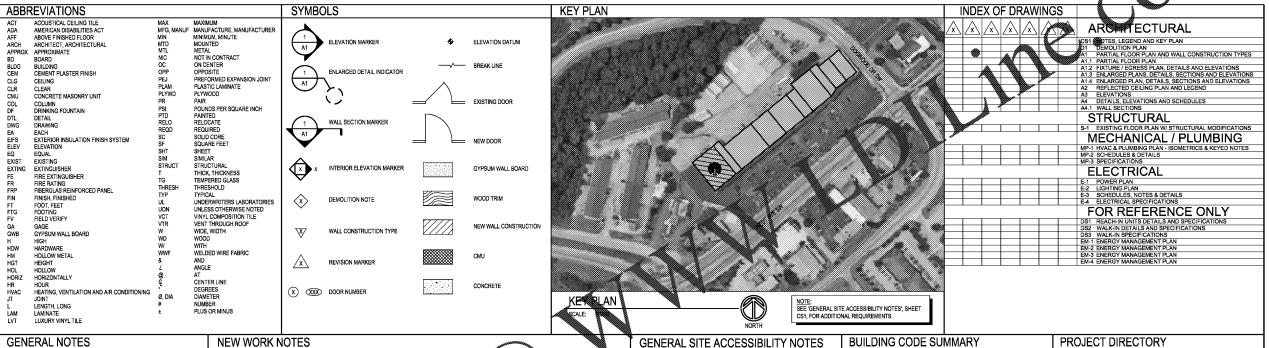
ROCKDALE PLAZA CONYERS, GA **DEAL # 11733**



- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE LOCAL STATE AND CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS. CONSTRUCTION SHALL ASSO COMPLY WITH LANDLORD'S CRITERIA (UNLESS PRECLUDED BY CODE). ALL WOOD FRAMEWORK, WOOD BLOCKING AND PLYWOOD SHALL BE FIRE RETARDANT TREATED PER CODE.

 ALL FINISH MATERIALS SHALL MEET FLAME SPREAD AND SMOKE DEVELOPMENT RATING CLASS (OR CLASS 3).

 WALL CONSTRUCTION BY THE TENANT'S CONTRACTOR IS SHOWN HATCHED. THE CONSTRUCTION BY THE TENANT'S CONTRACTOR IS SHOWN HATCHED.

- 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 AN
- DISCREPARCIES 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 ANDIOR MANUFACTURERS
- 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
- REPAIR IS IMPERCEPT IBLE.
 DURING THE COURSE OF CONSTRUCTION, IF THE CONTRACTOR UNCOVERS
 ANY CODE VIOLATION KNOWN TO HIM OR ANY DISCREPANCY WITH THE
 DESIGN, CONTRACTOR SHALL NOTIFY THE ARCHITECT OF SUCH
- STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDA AND INDUSTRIAL/ASSOCIATION STANDARDS.
- 10. FIELD VERIFY AND/OR REPORT ASBESTOS-CONTAINING MATERIAL ARCHITECT AND TENANT UPON DISCOVERY.
- PENETRATIONS SHALL BE PI
- 12. ALL INTERIOR CONCRETE SI PATCHING, FLOATING/LEVE 13. FIRE WALLS, FIRE BARRIERS. BARRIERS AND
- SMOKE PARTITIONS SHALL BE STENDILING. LETTERING SHALL BE NOT PRESENTED IN INTERVALS NOT BABVE AN ACCESSIBLE CEILING AND REPEATED IN INTERVALS NOT EXCEEDING 30 HORIZONTALLY ALONG THE WALL OR PARTITION. SUGGESTED WORDING SHALL BE "FIRE AND/OR SMOKE BARRIER-PROTECT ALL OPENINGS."
 4. ANY DETAIL WHICH MAY BE INCOMPLETE OR LACKING IN THE PLANS OR
- COMPENSATION, SUCH DETAIL, IF REQUESTED BY THE CONTRACTOR. SHALL BE SUPPLIED BY THE ENGINEER/ARCHITECT AND SUBMITTED TO TH CONTRACTOR IN ADVANCE OF ITS REQUIREMENT ON THE JOB. THE TRUE INTENT OF THE PLANS AND SPECIFICATIONS IS TO PRODUCE A COMP WORKING FACILITY AND INCOMPLETE DETAIL WILL NOT ABROGATE T
- IN LEN I.

 5. THE CONTRACTOR SHALL PROVIDE ALL SHOP DRAWINGS (WITH THEIR STAMP OF APPROVAL) AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION FOR APPROVAL BY THE ARCHITECT/ENGINEER OF RECORD.

- PROVIDE TENANT IDENTIFICATION SIGN AT REAR DOOR PER LANDLORD'S CRITERIA.

 (****) 2A-10BC RATED FIRE EXTINGUISHERS TO BE TENANT, SUPPLIED.
- ("") 24-09C RATE DIE EXTINGUISHERS TO BE TENANT SUPPLIED. SIMILAR TO JUNIUSHERS AU SIMILAR TO JUNIUSHERS AU 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
- THE CONTRACTOR SHALL VERIFY THAT TOILET ROOM(S), INCLUDING FIXTURES AND ACCESSORIES (BOTH EXISTING AND NEW) MEET ALL APPLICABLE LOCAL, STATE AND FEDERAL ACCESSIBILITY CODES AN
- APPLICABLE LOVAL, STATE AND FEDERAL ROCKSCHAFT TO A PROVIDE EXTERIOR LIGHT ABOVE REAR DOOR, AS APPROVED BY LANDLORD, IF ONE DOES NOT EXIST WITHIN 10 FEET OF BEILDON, PORNIT ALL EXPOSED SURFACE MOUNTED ANDUIT TO ATC DU WALL COLOR (IE WHITE OR YELLOW), CONTRACTOR SHALL CAULK, TO A PROVIDE AND A STATE OF TOP AS BOTTOM EXCESS COLUMN SURROLINDS TO TOP AS BOTTOM SURROLI

- REPAIR AND CLEAN AND GLAZING WALLS
- NOTIFY DOLLAR TREE'S C EXPOSED CONCRETE BLC DOLLAR TREE WILL MAKE
- HALL INSTALL TENANT SUPPLIED FIXTURES TO INCLUDE O CART CORRAL, PERIMETER WALL GONDOLA, FLOOR CENTER, HANGING BALLOON CORRALS, HELIUM TANK BALES (LOOR), HELIUM TANK BRACKETS (STOCKROOM, SEE CONVEYOR SYSTEM AND MOBILE FIXTURES PER
- STALL FRAVITY CONVEYOR SYSTEM, AND MOBILE FIXTURES PER
 FIXTURE PLAN CALIFORNIA PROLECTS ONLY, CONTRACTOR
 SHALL STRAP ALL FIXTURES AS PER THE SEISMIC DRAWINGS PROVIDED.
 CONTACT THE CONSTRUCTION FM IF FIXTURESEISMIC DRAWING WAS NOT
 MADE AVAILABLE TO YOU DURING YOUR BIDDION PROCESS.
 DOORS AND FRAMES (OTHER THAN THOSE LISTED AS EXIST) ARE TENDE
 SUBJEILED FOR CONTRACTOR DIFFER IN ANTI- THOSE LISTED AS EXIST) ARE TENDER
 DOORS AND FRAMES (OTHER THAN THOSE LISTED AS EXIST) ARE TENDER
 SUBJEILED FOR CONTRACTOR DIFFER IN A DEFENDANT POOR MULEIN.
- SUPPLIED FOR CONTRACTOR INSTALLATION, STOREFRONT DOORS (WHEN NOTED) SHALL BE SUPPLIED AND INSTALLED BY CONTRACTOR AS REQUIRED, AUTOMATIC DOORS (WHEN NOTED) WILL BE SUPPLIED AND INSTALLED BY TENANT'S VENDOR (CONTRACTOR IS RESPONSIBLE FOR
- INSTALLED BY TENANTS VENDOR (CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL CONNECTION.)

 1. CONTRACTOR SHALL REMOVE ANY EXISTING SIGNAGE THAT HAS PREVIOUS TENANTS NAME (INTERIOR ANDOR 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 TENANTS SIGNAGE. IF ACCESS PANEL DOES NOT EXIST, INSTALL 2-0" X 2-0" CONTRACTOR EXPLANEL VERIFY IS THE OF THE STALL SHAPE AND THE CONTRACTOR OF THE OWNER OF THE STALL SHAPE AND THE OWNER OWN ACCESS PANEL EITHER INSIDE AT DOLLAR TREE'S SPACE ABOVE THE CEILING (VERIFY FIRE RATINGS AND CODE REQUIREMENTS) OR IN THE EXTERIOR SOFFIT TO MATCH CANOPY CONSTRUCTION AS ALLOWED BY LANDLORD. CONFIRM WITH SIGN VENDOR FOR LOCATION PRIOR TO

- PM OF ANY NECESSARY 13 CONTRACTOR SHALL
- OF ALL WORK.

 ANY AND ALL PREVIOUS
 ENSTING MATERIALS TO
 DISTURBED BY REMOVE REPAIRS TO ROOF UDE THIS SCOPE OF CHANGE ORDER AFTER SITE CONTRACTOR SHALL FORWARD AND PRICE QUOTE TO THE CONSTRUCTION PM FOR
- PAPPOVAL BILDER ID PERFORMING ANY AND ALL WORK.

 SON BACKER SHALL INSTALL FENANT SUPPLIED INTERIOR GRAPHICS AND
 SIGNS TO INCLUDE BUT NOT LIMITED TO PERIMETER WALL

 WASHINGSIGNAGE, HANGING GRAPHICS/GIGNAGE AND STOREFRONT
 WINDOW DECALS, CONTACT THE CONSTRUCTION PM FOR
- GRAPHIC/SIGNAGE DRAWINGS. 6. 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
- PERMANENT NOUTH-PROOF INFILE (INSULATION SYRAY FUNNI S NOT ACCEPTABLE FINISHED MATERIAL.)

 17. CONTRACTOR SHALL POST ON BULLETIN BOARD IN OFFICE FINAL INSPECTIONS & CERTIFICATE OF OCCUPANCY,

 18. ALL PLAQUE SIGNAGE INCLUDING BUT NOT LIMITED TO TOILET SIGNS, LADDER STORAGE SIGN, AND FLEX CONVEYOR SIGN SHALL BE ATTACHED TO MOUNTING SURFACE WITH CONSTRUCTION ADHESIVE.
- . WALK-IN FREEZER COOLER UNIT IS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. THE UNIT IS SELF-CONTAINED AND DOES NOT REQUIRE A SPECIFICATIONS. THE OWN IS SELF-COUNTAINED AND DOES NOT REQUIRE FILOOR SINK DRAIN. THE INTERIOR CELLING AND WALL FINISH ARE A NSF APPROVED GALVANIZED FINISH. THE FREEZER FLOOR IS TO HAVE AN ALUMINUM DIAMOND TREAD FINISH.
- 20. AT ROOF, FLASH NEW MECHANICAL EQUIPMENT CURBS IN ACCORDANCE WITH ROOFING MANUFACTURER'S RECOMMENDATIONS. REFER TO MECHANICAL AND STRUCTURAL DRAWINGS FOR MORE INFORMATION. GENERAL CONTRACTOR SHALL COORDINATE WITH CONSTRUCTION PM PRIOR TO STARTING WORK AT ROOF SO AS NOT TO VOID LANDLORD ROOF

GENERAL SITE ACCESSIBILITY NOTES

IN ACCORDANCE WITH CHAPTER 11, ACCESSIBILITY - SECTIONS 1104 AND 1106 OF THE INTERNATIONAL BLUI DING CODE 2012 EDITION THE EXTERIOR OF THE INTERNATIONAL BUILDING CODE, 2012 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 OCCUP WITHOUT PRIOR PERMITTING AND COMPLIANCE TO ABOVE MENTIONED CODE, REQUIRED SITE DEVELOPMENT OR COMPLIANCE TO ABOVE MENTIONED CODE, BEQUIRED SITE DEVELOPMENT OR COMPLIANCE TO ABOVE MENTIONED CODE SHALL BE SOLE RESPONSIBILITY. OF LANDLORD AND/OR OWNER OF EXISTING BUILDING AND SITE.

GENERAL FIRE PROTECTION NOTE

THERE IS NO FIRE SPRINKLER SYSTEM SERVING THE PROPOSED DOLLAR TRE SPACE. THE PROPOSED DOLLAR TREE SPACE HAS AN OCCUPANT LOAD OF LOWER THAN 500 AND THEREFORE DOES NOT REQUIRE OCCUPANT NOTIFICATION. THEREFORE, A FIRE ALARM SYSTEM IS NOT REQUIRED AND WIL

ENVIRONMENTAL HEALTH NOTES

- . THIS FACILITY CARRIES ONLY 100 % PRE-PACKAGED FOOD TO INCLUDE TH REEZER/COOLER PRODUCT.
- 2. THIS FACILITY IS A NON DINING FACILITY, NO DINING SEATING WILL BE 2. THIS FACILITY IS A NON DINING FACILITY. NO DINING SEATING WILL BE PROVIDED TO CUSTOMERS.

 3. THIS FACILITY DOES NOT PERFORM ANY TYPE OF FOOD PREPARATION WITHIN THE STORE FOR CUSTOMER CONSUMPTION AND/OR EMPLOYEE CONSUMPTION.

 4. 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. 6. EMPLOYEE LOCKERS- EASILY CLEANABLE LOCKERS WILL BE PROVIDED TO
- ALL EMPLOYEES. REFER TO FIXTURE PLAN FOR LOCATION. MOP SINK- THIS FACILITY WILL BE SUPPLIED WITH A 24"X36" FLOOR MOUNTED MOP SINK WITH APPROVED VACUUM BREAKER FAUCET, WALLS MOF SIRK WITH APPROVED VACUOUS MEARING FRETO'S VALUE SURROUNDING MOP SIRK WILL HAVE FRET TO S'0" ABOVE FINISH FLOOR FOR EASY CLEANABLE SURFACE.

 NSF, ANSI AND UL APPROVED, CUT SHEETS FOR EQUIPMENT WITHIN THIS FACILITY IS NSF, ANSI AND UL APPROVED, CUT SHEETS FOR EQUIPMENT AVAILABLE UPON
- FINISH SCHEDULE- A FINISH SCHEDULE IS INCLUDED IN THIS SET OF
- CONSTRUCTION DOCUMENTS AND LOCATED ON SHEET A4 FOR YOUR USE 10. QUESTIONS- EXAMINER PLEASE FEEL FREE TO CONTACT THE ARCHITECT QUESTIONS - EXAMINENT PLEASE FEEL THEE IT OF CONTINUE THE ARY AND EMBRINESS ISSTED ON SHEET CST WITH ANY QUESTIONS OR ITEMS YOU NEED CLARIFICATION ON, ALSO YOU CAN CONTACT KEITH JOHNSON, DIRECTION OF ARCHITECTURAL SERVICES FOR DOLLAR TREE STORES, INC AT 757-321-5435.

(IBC) INTERNATIONAL BUILDING CODE

(IFGC) INTERNATIONAL FUEL GAS CODE, 2012 EDITION WITH GEORGIA AMENDMENTS

(IMC) INTERNATIONAL MECHANICAL CODE

2012 EDITION WITH GEORGIA AMENDMENTS

(IPC) INTERNATIONAL PLUMBING CODE, 2012 EDITION WITH GEORGIA AMENDMENTS

(ECC) INTERNATIONAL ENERGY CONSERVATION CODE,

(NEC) NATIONAL ELECTRICAL CODE, 2014 EDITION WITH NO AMENDMENTS

(NEPA) NATIONAL FIRE PROTECTION ASSOCIATION 101 LIFE SAFETY CODE (NPFA) WATIONAL THE PROTECTION ASSOCIATION 10 THE SAFETY CODE, 2012 EDITION WITH GEORGIA AMENDMENTS RULES AND REGULATIONS OF SAFETY FIRE COMMISSIONER FOR STATE MINIMUM FIRE SAFETY STANDARDS, CHAPTER 120-3-3, JANUARY 15,2014 (GEORGIA SAFETY FIRE LAW)

GEORGIA STATE HANDICAPPED ACCESSIBILITY LAW 120-3-20A / 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

M - MERCANTILE CONSTRUCTION TYPE: VВ

NUMBER OF STORIES ONE (PLUS MEZZANINE) SPRINKLERED:

PROJECT ADDRESS

BUILDING DEPARTMENT PHONE NO: 770-929-4280

ARCHITECT RRMM ARCHITECTS, PC 1317 EXECUTIVE BLVD. SUITE 200 CHESAPEAKE, VIRGINIA 23320 PHONE (757) 622-2828

PLUMB, MECH, ELEC ENGINEER OLG ENGINEERING

OLG ENGINEERING 301 INDUSTRIAL BLVD TULLAHOMA, TENNESSEE 37388 PHONE (931) 454-9940 FAX (931) 454-2338 TIM LITTLE, PM

STRUCTURAL ENGINEER
CLARK, GEER, LATHAM & ASSOCIATES, INC
3901 SPRINGHILL AVENUE
MOBILE, ALABAMA 36608 PHONE (251) 344-7073 FAX (251) 343-9179

LANDLORD ROCKDALE PLAZA, LLC 994 INSTITUTE ST CONYERS, GA 30012 PHONE (678) 910-331-3318

TENANT DOLLAR TREE STORES

4361 WELLESLEY DRIV OOLTEWAH, TN 37363 PHONE (423) 463-1186 RUSSELL CRERAR

SIGN CONTRACTOR ANCHOR SIGN, INC.

2200 DISCHER AVENUE CHARLESTON, SC 29405 PHONE (843) 576-3259 TOM CARR

DOLLAR TREE: RISK CLASS "LOW/MEDIUM"

NO SECURITY MEASURE NECESSAF

Š ate mark 31/2019 8109-91 CGC CGC 1317 Executive Blvd. Suite 200 Chesapeake, VA 23320 (757)622-2828 / fax (757)622-6883 DOLLAR TREE

CS1