

FAMILY DOLLAR

1018 HIGHLAND AVE.
SELMA, ALABAMA
FD PROJECT #791901

STORE #	TURNOVER DATE	OPEN DATE	CONTRACTOR	SVN	TWN	ASHS	SHELL	WALL	RELOCATION	EXPANSION

ABBREVIATIONS	SYMBOLS	KEY PLAN	INDEX OF DRAWINGS	
<p>ACT ACOUSTICAL CEILING TILE ADA AMERICAN DISABILITIES ACT AFF ABOVE FINISHED FLOOR ARCH ARCHITECT, ARCHITECTURAL APPROX APPROXIMATE BD BOARD BLDG BUILDING CEM CEMENT PLASTER FINISH CLG CEILING CLR CLEAR CMU CONCRETE MASONRY UNIT COL COLUMN DFL DRINKING FOUNTAIN DTL DETAIL DWG DRAWING EA EACH EFS EXTERIOR INSULATION FINISH SYSTEM ELEV ELEVATION EQ EQUAL EXIST EXISTING EXTING EXTINGUISHER FE FIRE EXTINGUISHER FR FIRE RATING FRP FIBERGLAS REINFORCED PANEL FIN FINISH, FINISHED FT FOOT, FEET FTG FOOTING FV FIELD VERIFY GA GAGE GWB GYPSUM WALL BOARD H HIGH HDW HARDWARE HM HOLLOW METAL HGT HEIGHT HOL HOLLOW HORIZ HORIZONTALLY HR HOUR HVAC HEATING, VENTILATION AND AIR CONDITIONING JT JOINT L LAMINATE LVT LUXURY VINYL TILE</p>	<p>MAX MAXIMUM MFG, MANUF MANUFACTURE, MANUFACTURER MIN MINIMUM, MINUTE MNT MOUNTED MTL METAL NIC NOT IN CONTRACT OC ON CENTER OPP OPPOSITE PEJ PREFORMED EXPANSION JOINT PLAM PLASTIC LAMINATE PLYWD PLYWOOD PR PAIR PSI POUNDS PER SQUARE INCH PTD PAINTED RELO RELOCATE REQD REQUIRED SC SOLID CORE SF SQUARE FEET SHT SHEET SIM SIMILAR STRUCT STRUCTURAL T THICK, THICKNESS TG TEMPERED GLASS THRESH THRESHOLD TYP TYPICAL UL UNDERWRITERS LABORATORIES UN UNLESS OTHERWISE NOTED VCT VINYL COMPOSITION TILE VTR VENT THROUGH ROOF W WIDE, WIDTH WD WITH WV WELDED WIRE FABRIC AND AND @ ANGLE AT AT C CENTER LINE DEGREES Ø DIA # NUMBER ± PLUS OR MINUS</p>	<p>1 ELEVATION MARKER 1 ENLARGED DETAIL INDICATOR 1 WALL SECTION MARKER X INTERIOR ELEVATION MARKER X DEMOLITION NOTE WALL CONSTRUCTION TYPE X REVISION MARKER X DOOR NUMBER</p> <p>ELEVATION DATUM BREAK LINE EXISTING DOOR NEW DOOR GYPSUM WALL BOARD WOOD TRIM NEW WALL CONSTRUCTION CMU CONCRETE</p>	<p>ARCHITECTURAL DS1 NOTES, LEGEND AND KEY PLAN DEMOLITION PLAN FLOOR PLAN, WALL CONSTRUCTION TYPES, AND NOTES EGRESS PLAN, DETAILS, AND ELEVATIONS ENLARGED PLAN, DETAILS, SECTIONS, AND ELEVATIONS ENLARGED PLAN, DETAILS, SECTIONS, AND ELEVATIONS REFLECTED CEILING PLAN AND LEGEND ELEVATIONS ELEVATIONS SECTIONS, DETAILS, ELEVATIONS, AND SCHEDULES SECTIONS AND DETAILS</p> <p>STRUCTURAL S-1 EXISTING FLOOR PLAN W/STRUCTURAL MODIFICATIONS</p> <p>PLUMBING P-1 PLUMBING COVER SHEET P-2 PLUMBING UPFIT PLANS AND DETAILS</p> <p>MECHANICAL M-1 MECHANICAL COVER SHEET M-2 MECHANICAL UPFIT PLAN</p> <p>ELECTRICAL E-1 ELECTRICAL COVER SHEET E-2 ELECTRICAL UPFIT POWER PLAN AND DETAILS E-3 ELECTRICAL UPFIT LIGHTING PLAN AND DETAILS E-4 ELECTRICAL DETAILS</p> <p>FIRE N/A</p> <p>FOR REFERENCE ONLY DS1 REACH-IN UNITS DETAILS AND SPECIFICATIONS EM-1 ENERGY MANAGEMENT PLAN EM-2 ENERGY MANAGEMENT PLAN EM-3 ENERGY MANAGEMENT PLAN EM-4 ENERGY MANAGEMENT PLAN</p>	
<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 FRAMEWORK, 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). WALL CONSTRUCTION BY THE TENANT'S CONTRACTOR IS SHOWN HATCHED. 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. 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. 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 IMMEDIATELY. CONTRACTOR SHALL ASSEMBLE AND INSTALL MATERIALS/ PRODUCTS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INDUSTRIAL ASSOCIATION STANDARDS. FIELD VERIFY AND/OR REPORT ASBESTOS-CONTAINING MATERIAL TO ARCHITECT AND TENANT UPON DISCOVERY. ALL INTERIOR CONCRETE SHALL BE PORTLAND CEMENT BASED TO INCLUDE PATCHING, FLOATING/LEVELING OF FLOORS AND INFILLING. ANY DETAIL WHICH MAY BE INCOMPLETE OR LACKING IN THE PLANS OR SPECIFICATIONS SHALL NOT CONSTITUTE CLAIM FOR EXTENDED 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 JOB. THE INTENT OF THE PLANS AND SPECIFICATIONS IS TO PROVIDE A COMPLETE WORKING FACILITY AND INCOMPLETE DETAIL WILL NOT NEGOTIATE THIS INTENT. THE CONTRACTOR SHALL PROVIDE ALL SIGNAGE (WITH THEIR STAMP OF APPROVAL) AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION FOR APPROVAL BY THE ARCHITECT/ENGINEER OF RECORD. 	<p>NEW WORK NOTES</p> <ol style="list-style-type: none"> PROVIDE TENANT IDENTIFICATION SIGN AT REAR DOOR PER LANDLORD'S CRITERIA. (4) 2A-10BC RATED FIRE EXTINGUISHERS TO BE TENANT SUPPLIED, SIMILAR TO JIL 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 TOILET ROOM(S), INCLUDING FIXTURES AND ACCESSORIES (BOTH EXISTING AND NEW) MEET ALL APPLICABLE LOCAL, STATE AND FEDERAL ACCESSIBILITY CODES AND LAWS. PROVIDE EXTERIOR LIGHT ABOVE REAR DOOR, AS APPROVED BY LANDLORD. IF ONE DOES NOT EXIST WITHIN 10 FEET OF REAR DOOR. PAINT ALL EXPOSED SURFACE MOUNTED COMPONENT TO MATCH EXISTENT WALL COLOR (IE WHITE OR YELLOW). CONTRACTOR SHALL CAULK AROUND TOP AND BOTTOM EDGES OF COLUMN SURROUNDS TO AVOID LEAKAGE. REPAIR AND CLEAN ALL EXISTING MATERIALS FROM STAINING AND GLAZING, WALLS, CEILING(S) TO REMAIN TO A LIKE NEW CONDITION. NOTIFY FAMILY DOLLAR CONSTRUCTION AS TO THE CONDITION OF EXPOSED CONCRETE BLOCK WALLS TO REMAIN ON THE SALES FLOOR. FAMILY DOLLAR WILL MAKE THE DETERMINATION AS TO WHETHER THE WALL'S CONDITION IS SUITABLE FOR FINISHING OR NEEDS TO BE FURRED OUT WITH MESH, STUDS AND GWB. CONTRACTOR SHALL INSTALL TENANT SUPPLIED FIXTURES TO INCLUDE BUT NOT LIMITED TO: CART CORRAL, PERIMETER WALL GONDOLA, FLOOR CANDLE, BALLOON CENTER, HANGING BALLOON CORRALS, HELIUM TANK CABINET (SALES FLOOR) AND MOBILE FIXTURES PER TENANT'S FIXTURE LIST. DOORS AND FRAMES (OTHER THAN THOSE LISTED AS EXIST) ARE TENANT SUPPLIED. 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 ELECTRICAL CONNECTION). 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. IF ACCESS PANEL DOES NOT EXIST, INSTALL 2'-0" X 2'-0" 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 INSTALLING. 	<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>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>APPLICABLE FIRE CODE: INTERNATIONAL FIRE CODE 2015 EDITION</p> <p>USE GROUP: M - MERCANTILE & S1 - STORAGE NON-SEPARATED MIXED OCCUPANCY</p> <p>CONSTRUCTION TYPE: IIB</p> <p>NUMBER OF STORIES: ONE</p> <p>SPRINKLERED: NO</p> <p>TOTAL LEASE AREA: 10,858 SF</p> <p>OCCUPANCY LOAD: SALES AREA 9,229 / 60 = 154 STOCKROOM 1,629 / 300 = 6 TOTAL = 160</p> <p>PROJECT ADDRESS: 1018 HIGHLAND AVE SELMA, AL 36701</p> <p>BUILDING DEPARTMENT PHONE NO: (334) 874-2104</p> <p>FIRE MONITORING REQUIRED: NO</p>	<p>PROJECT DIRECTORY</p> <p>ARCHITECT RRMM ARCHITECTS, PC 1317 EXECUTIVE BLVD, SUITE 200 CHESAPEAKE, VIRGINIA 23320 PHONE (757) 622-2828 FAX (757) 622-6883 TOM HENNESSEY, PM</p> <p>TENANT FAMILY DOLLAR STORES, INC. 4361 WELLESLEY DRIVE COLTENEAH, TN 37363 PHONE (423) 463-1186 RUSSELL CRERAR</p> <p>PLUMB, MECH, ELEC ENGINEER CORBETT ENGINEERING, PC 2120 DILWORTH RD EAST CHARLOTTE, NORTH CAROLINA 28209 PHONE (704) 333-1020 CORBETT THOMASON, PE</p> <p>STRUCTURAL ENGINEER / INSPECTING ENGINEER CLARK GEEB, LATHAM & ASSOCIATES, INC 3901 SPRINGHILL AVENUE MOBILE, ALABAMA 36608 PHONE (251) 344-7073 FAX (251) 343-9179 THOMAS LATHAM</p> <p>SIGN CONTRACTOR ALLEN INDUSTRIES 6434 BURNT POPLAR RD GREENSBORO, NC 27409 PHONE (866) 294-2007 EXT. 3117 BRYAN DANIEL</p> <p>LANDLORD JOHN STANLEY AND ASSOCIATES 4747 WOODMERE BLVD MONTGOMERY, AL 36106 PHONE (334) 271-2475 JOHN STANLEY</p>
<p>EXTERIOR SITEWORK</p> <p>PROPERTY DEFINED - THE PROPERTY FAMILY DOLLAR WILL OCCUPY AFTER TURNOVER FROM CONTRACTOR TO INCLUDE BUT NOT LIMITED TO LANDSCAPED AREAS, PARKING LOT, RETENTION/DETENTION PONDS, ROOF SURFACE ETC.</p> <ol style="list-style-type: none"> THE CONTRACTOR SHALL PROVIDE WRITTEN PROPOSAL TO THE CPM FOR THE BELOW WORK PRIOR TO COMMENCING WITH SAID WORK. THIS SCOPE OF WORK WILL BE TREATED AS A CHANGE ORDER AND SHALL NOT BE INCLUDED IN THE ORIGINAL BID. THE CONTRACTOR SHALL REMOVE ALL TRASH & CONSTRUCTION DEBRIS FROM SITE (1) DAY PRIOR TO TURNOVER TO DOLLAR TREE. THE CONTRACTOR SHALL ALSO MAINTAIN A TRASH & CONSTRUCTION DEBRIS FREE SITE DURING CONSTRUCTION. THE CONTRACTOR SHALL GET THE EXISTING SITE IRRIGATION SYSTEM IN GOOD WORKING ORDER PRIOR TO TURNOVER TO FAMILY DOLLAR. IF THE EXISTING SYSTEM REQUIRES MAJOR REPAIRS PLEASE CONSULT THE CPM FOR DIRECTION. THE CONTRACTOR SHALL REPLACE ALL EXISTING SITE LIGHTING BULBS & GET ALL EXISTING SITE LIGHTING IN GOOD WORKING ORDER PRIOR TO TURNOVER TO FAMILY DOLLAR. THE CONTRACTOR SHALL SEAL & STRIPE THE EXISTING PARKING AREA, REPLACE ANY MISSING OR BROKEN WHEEL STOPS, REPLACE ANY MISSING OR DAMAGED DIRECTIONAL SIGNS & REPAIR ANY POTHOLES OR DAMAGED AREAS PRIOR TO TURNOVER TO FAMILY DOLLAR. 	<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 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 SURROUNDING MOP SINK WILL HAVE FRP TO 8'-0" 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 STEVEN MCMAHON, MANAGER OF ARCHITECTURAL SERVICES FOR FAMILY DOLLAR STORES, INC AT 757-321-8630. 	<p>GENERAL FIRE NOTE</p> <p>NEITHER A FIRE ALARM NOR A SPRINKLER SYSTEM IS REQUIRED FOR THE DOLLAR TREE STORE UNDER CHAPTER 11 OF THE 2015 IBC & IFC.</p>	<p>SECURITY NOTES:</p> <p>NO SECURITY MEASURE NECESSARY</p>	

description	mark	date	revisions

date	project	designed	drawn	checked



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project	drawing

FAMILY DOLLAR
FAMILY DOLLAR STORE, FDS #791901
SELMA, AL

NOTES, LEGEND AND KEY PLAN

sheet

CS1