



DOLLAR TREE

NORTHSIDE PLAZA DALTON, GA DEAL # 12293

DDIline.com

ABBREVIATIONS		SYMBOLS		KEY PLAN		INDEX OF DRAWINGS	
ACT	ACOUSTICAL CEILING TILE	MAX	MAXIMUM			ARCHITECTURAL	
ADA	AMERICAN DISABILITIES ACT	MFG, MANUF	MANUFACTURE, MANUFACTURER				
AFF	ABOVE FINISHED FLOOR	MIN	MINIMUM, MINUTE	STRUCTURAL		S-1 EXISTING ROOF FRAMING PLAN W/ STRUCTURAL MODIFICATIONS	
ARCH	ARCHITECT, ARCHITECTURAL	MTD	MOUNTED				
APPROX	APPROXIMATE	MTL	METAL	MECHANICAL / PLUMBING		P-1 PLUMBING COVER SHEET P-2 PLUMBING UPFIT PLANS AND DETAILS M-1 MECHANICAL COVER SHEET M-2 MECHANICAL UPFIT PLAN	
BD	BOARD	NIC	NOT IN CONTRACT				
BLDG	BUILDING	OC	ON CENTER	ELECTRICAL		E-1 POWER PLAN E-2 LIGHTING PLAN E-3 SCHEDULES, NOTES & DETAILS E-4 ELECTRICAL SPECIFICATIONS	
CEM	CEMENT PLASTER FINISH	OPP	OPPOSITE				
CLG	CEILING	PEJ	PREFORMED EXPANSION JOINT	FIRE PROTECTION		FP-001 FIRE PROTECTION GENERAL NOTES AND LEGEND FP-101 SPRINKLER FLOOR PLAN FP-501 SPRINKLER DETAILS FP-601 SPRINKLER CONCEPTUAL RISER	
CLR	CLEAR	PLAM	PLASTIC LAMINATE				
CMU	CONCRETE MASONRY UNIT	PLYWD	PLYWOOD	FOR REFERENCE ONLY		DS-1 REACH/IN UNITS DETAILS AND SPECIFICATIONS DS-2 WALK-IN DETAILS AND SPECIFICATIONS DS-3 WALK-IN SPECIFICATIONS EM-1 ENERGY MANAGEMENT PLAN EM-2 ENERGY MANAGEMENT PLAN EM-3 ENERGY MANAGEMENT PLAN EM-4 ENERGY MANAGEMENT PLAN	
COL	COLUMN	FR	PAIR				
DF	DRINKING FOUNTAIN	PSI	POUNDS PER SQUARE INCH	GENERAL NOTES		NEW WORK NOTES	
DTL	DETAIL	PTD	PAINTED				
DWG	DRAWING	RELO	RELOCATE	GENERAL SITE ACCESSIBILITY NOTES		BUILDING CODE SUMMARY	
EA	EACH	REQD	REQUIRED				
EIFS	EXTERIOR INSULATION FINISH SYSTEM	SC	SOLID CORE	ENVIRONMENTAL HEALTH NOTES		PROJECT DIRECTORY	
ELEV	ELEVATION	SF	SQUARE FEET				
EQ	EQUAL	SHT	SHEET	GENERAL NOTES		NEW WORK NOTES	
EXIST	EXISTING	SIM	SIMILAR				
EXTING	EXTINGUISHER	STRUCT	STRUCTURAL	GENERAL NOTES		NEW WORK NOTES	
FE	FIRE EXTINGUISHER	T	THICK, THICKNESS				
FR	FIRE RATING	TG	TEMPERED GLASS	GENERAL NOTES		NEW WORK NOTES	
FRP	FIBERGLAS REINFORCED PANEL	THRESH	THRESHOLD				
FIN	FINISH, FINISHED	TYP	TYPICAL	GENERAL NOTES		NEW WORK NOTES	
FT	FOOT, FEET	UL	UNDERWRITERS LABORATORIES				
FTG	FOOTING	UN	UNLESS OTHERWISE NOTED	GENERAL NOTES		NEW WORK NOTES	
FV	FIELD VERIFY	UON	UNLESS OTHERWISE NOTED				
GA	GAGE	VCT	VINYL COMPOSITION TILE	GENERAL NOTES		NEW WORK NOTES	
GWB	GYPSUM WALL BOARD	VTR	VENT THROUGH ROOF				
H	HIGH	W	WIDE, WIDTH	GENERAL NOTES		NEW WORK NOTES	
HDW	HARDWARE	WD	WOOD				
HM	HOLLOW METAL	WTH	WITH	GENERAL NOTES		NEW WORK NOTES	
HGT	HEIGHT	WWF	WELDED WIRE FABRIC				
HOL	HOLLOW	& L	AND ANGLE	GENERAL NOTES		NEW WORK NOTES	
HORIZ	HORIZONTALLY	@	AT				
HR	HOURLY	¢	CENTER LINE	GENERAL NOTES		NEW WORK NOTES	
HVAC	HEATING, VENTILATION AND AIR CONDITIONING	DEGREES	DEGREES				
JT	JOINT	Ø, DIA	DIAMETER	GENERAL NOTES		NEW WORK NOTES	
L	LENGTH, LONG	#	NUMBER				
LAM	LAMINATE	±	PLUS OR MINUS	GENERAL NOTES		NEW WORK NOTES	
LVT	LUXURY VINYL TILE						

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 FRAMEWORK, 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. WALL CONSTRUCTION BY THE TENANT'S CONTRACTOR IS SHOWN HATCHED.</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. 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.</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. FIELD VERIFY AND/OR REPORT ASBESTOS-CONTAINING MATERIAL TO ARCHITECT AND TENANT UPON DISCOVERY.</p> <p>11. SMOKE AND FIRE PARTITIONS SHALL BE CONSTRUCTED PER THE DESIGNATED UL DESIGN AND SHALL BE EXTENDED VERTICALLY TO THE BOTTOM OF THE STRUCTURE ABOVE FROM THE FIRE STOP AND SEAM AND CONDUIT PENETRATIONS WITH SEALANT THAT COMPLIES WITH THE MINIMUM FIRE RATED REQUIREMENTS FOR PARTITION DUCT PENETRATIONS SHALL BE PROTECTED WITH SMOKE AND/OR FIRE STOPPERS.</p> <p>12. ALL INTERIOR CONCRETE SHALL BE PORTLAND CEMENT BASE TO INCLUDE PATCHING, FLOATING, LEVELING, FLOORS AND INSULING.</p> <p>13. FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS SHALL BE PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. LETTERING SHALL BE NOT LESS THAN 3" IN HEIGHT LOCATED ABOVE 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".</p> <p>14. 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 JOB. THE TRUE INTENT OF THE PLANS AND SPECIFICATIONS IS TO PRODUCE A COMPLETE WORKING FACILITY AND INCOMPLETE DETAIL WILL NOT ABROGATE THIS INTENT.</p> <p>15. 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.</p>	<p>1. PROVIDE TENANT IDENTIFICATION SIGN AT REAR DOOR PER LANDLORD'S CRITERIA.</p> <p>2. (A) 2A-10BC RATED FIRE EXTINGUISHERS TO BE TENANT SUPPLIED, SIMILAR TO JL INDUSTRIES MODEL COSMIC SE. LOCATE EXTINGUISHERS AS SHOWN. PROVIDE FIRE EXTINGUISHER SIGNS ON WALL DIRECTLY ABOVE EACH UNIT. CONTRACTOR SHALL HAVE EXTINGUISHERS INSPECTED AND TAGGED.</p> <p>3. 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.</p> <p>4. PROVIDE EXTERIOR LIGHT ABOVE REAR DOOR, AS APPROVED BY LANDLORD, IF ONE DOES NOT EXIST WITHIN 10 FEET OF REAR DOOR.</p> <p>5. PAINT ALL EXPOSED SURFACE MOUNTED CONDUIT TO MATCH EXISTING WALL COLOR (IE WHITE OR YELLOW).</p> <p>6. CONTRACTOR SHALL CAUTION PROTECT TOP AND BOTTOM EDGES OF COLUMN SURROUNDS TO AVOID INJURY TO PERSONS.</p> <p>7. REPAIR AND CLEAN ALL EXISTING MASONRY (IE STOREFRONT FRAMING AND GLAZING WALLS, CELLULOSE FIBER GLASS INSULATION, SEE DETAIL) HEAVY CONVEYOR SYSTEM AND MOBILE FIXTURES PER TENANT'S FIXTURE PLAN. CALIFORNIA PROJECTS ONLY, CONTRACTOR SHALL STRAP ALL FIXTURES AS PER THE SEISMIC DRAWINGS PROVIDED. CONTACT THE CONSTRUCTION PM IF FIXTURE/SEISMIC DRAWING WAS NOT MADE AVAILABLE TO YOU DURING YOUR BIDDING PROCESS.</p> <p>10. DOORS AND FRAMES (OTHER THAN THOSE LISTED AS EXIST) ARE TENANT 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 ELECTRICAL CONNECTION.)</p> <p>11. 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.</p> <p>12. 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>	<p>IN ACCORDANCE WITH CHAPTER 11, ACCESSIBILITY - SECTIONS 1104 AND 1106 OF THE INTERNATIONAL BUILDING CODE, 2018 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>CONTRACTOR SHALL NOTIFY CONSTRUCTION PM OF ANY NECESSARY REPAIRS TO ROOF PRIOR TO PERFORMING ANY OR ALL WORK.</p> <p>CONTRACTOR SHALL REMOVE AND DISPOSE OF ANY AND ALL PREVIOUS TENANT'S EXTERIOR SIGNAGE LEFT BEHIND, AND ALL EXISTING MATERIALS TO REMAIN WHICH ARE DAMAGED OR OTHERWISE DISTURBED BY REMOVAL OF PREVIOUS TENANT'S 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 AND PRICE QUOTE TO THE CONSTRUCTION PM FOR APPROVAL PRIOR TO PERFORMING ANY AND ALL WORK.</p> <p>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>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>CONTRACTOR SHALL POST ON BULLETIN BOARD IN OFFICE FINAL INSPECTIONS & CERTIFICATE OF OCCUPANCY.</p> <p>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.</p> <p>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>APPLICABLE BUILDING CODE: 2018 INTERNATIONAL BUILDING CODE w/ GEORGIA AMENDMENTS</p> <p>APPLICABLE FIRE PREVENTION CODES: 2018 INTERNATIONAL FIRE CODE w/ GEORGIA AMENDMENTS 2018 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101 LIFE SAFETY CODE w/ GEORGIA AMENDMENTS</p> <p>APPLICABLE GAS CODE: 2018 INTERNATIONAL FUEL GAS CODE w/ GEORGIA AMENDMENTS</p> <p>APPLICABLE MECHANICAL CODE: 2018 INTERNATIONAL MECHANICAL CODE w/ GEORGIA AMENDMENTS</p> <p>APPLICABLE PLUMBING CODE: 2018 INTERNATIONAL PLUMBING CODE w/ GEORGIA AMENDMENTS</p> <p>APPLICABLE ENERGY CODE: 2015 INTERNATIONAL ENERGY CONSERVATION CODE w/ GEORGIA SUPPLEMENTS AND AMENDMENTS</p> <p>APPLICABLE ELECTRICAL CODE: 2017 NATIONAL ELECTRICAL CODE w/ NO AMENDMENTS</p> <p>APPLICABLE ACCESSIBILITY CODE: GEORGIA ACCESSIBILITY CODE 120-3-20 / 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN</p> <p>USE GROUP: M - MERCANTILE</p> <p>CONSTRUCTION TYPE: IIB</p> <p>NUMBER OF STORIES: ONE</p> <p>DECK HEIGHT: 16'-11" - 18'-2"</p> <p>SPRINKLERED: YES</p> <p>TOTAL LEASE AREA: 10,138 SF</p> <p>OCCUPANCY LOAD: SALES AREA 8,406/60 = 141 PRE-SALES 1,732/300 = 6 TOTAL = 147</p> <p>PROJECT ADDRESS: NORTHSIDE PLAZA 1281 N GLENWOOD AVE DALTON, GA 30721</p> <p>BUILDING DEPT PHONE NO: 706-876-2530</p> <p>FIRE MONITORING REQUIRED: NO</p>	<p>ARCHITECT RRMM ARCHITECTS, PC 1317 EXECUTIVE BLVD, SUITE 200 CHESAPEAKE, VIRGINIA 23320 PHONE (757) 622-2828 FAX (757) 622-6883 KRISTIN HINSON, PM</p> <p>TENANT DOLLAR TREE STORES 4361 WELLESLEY DRIVE COLETTA, TN 37363 PHONE (423) 463-1186 RUSSELL CREEAR</p> <p>PLUMB, MECH, ELEC ENGINEER CORBETT ENGINEERS, PC 2120 DILLWORTH RD EAST CHARLOTTE, NC 28203 (704) 333-1020 CORBETT THOMASON, PE</p> <p>STRUCTURAL ENGINEER CLARK, GERR, LATHAM & ASSOCIATES, INC 3901 SPRINGHILL AVENUE MOBILE, ALABAMA 36608 PHONE (251) 344-7073 FAX (251) 343-9179 THOMAS LATHAM</p> <p>SIGN CONTRACTOR ANCHOR SIGN, INC 2200 DISCHER AVENUE CHARLESTON, SC 29405 PHONE (843) 576-3259 TOM CARR</p> <p>LANDLORD BRIXMOR GA POLLO I SUB LLC C/O BRIXMOR PROPERTY GROUP 1003 HOLCOMB WOODS PARKWAY ROSWELL, GA 30076 TRACY LOJKEK 770-360-8445 TRACY.LOJKEK@BRIXMOR.COM</p> <p>FIRE PROTECTION ENGINEER KCI TECHNOLOGIES, INC 11830 WEST MARKET PLACE, SUITE F FULTON, MD 20579 PHONE (410) 316-7888 CHRISTOPHER CLEMENTS, PM</p>
<p>DOLLAR TREE: RISK CLASS "LOW/MEDIUM"</p> <p>NO SECURITY MEASURES NECESSARY</p>				

STORE # _____
TURNOVER DATE _____
OPEN DATE _____
CONTRACTOR _____
SYN. TVN. AS-IS SHELL WALL / RELOCATION EXPANSION

description _____
by _____
date _____
mark _____
revisions _____

date _____
project _____
designer _____
drawn _____
checked _____

RRMM
ARCHITECTS, PC
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DUANE M. HARVER
REGISTERED ARCHITECT

DOLLAR TREE
NORTHSIDE PLAZA, DEAL #12293
DALTON, GA
NOTES, LEGEND AND KEY PLAN

sheet _____
drawing _____
CS1