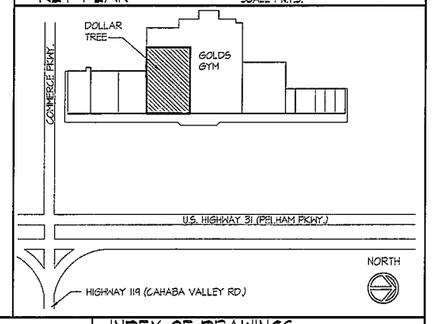
DOLLAR TREE

OAK MOUNTIAN MARKETPLACE

HIGHWAY 119 AND HIGHWAY 31
PELHAM, AL. 35124

KEY PLAN

SCALE : N.T.S.



ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE	MDO	MEDIUM DENSITY OVERLAY
ADA	AMERICAN DISABILITIES ACT	MFG, MANUF	MANUFACTURE, MANUFACTURER
AFF	ABOVE FINISHED FLOOR	MIN	MINIMUM, MINUTE
ARCH	ARCHITECT, ARCHITECTURAL	MTD	MOUNTED
APPROX	APPROXIMATE	MTL	METAL
BD	BOARD	NIC	NOT IN CONTRACT
BLDG	BUILDING	OC	ON CENTER
CLG	CEILING	OPP	OPPOSITE
CLR	CLEAR	PEJ	PREFORMED EXPANSION JOINT
CMU	CONCRETE MASONRY UNIT	PLAM	PLASTIC LAMINATE
COL	COLUMN	PLYWD	PLYWOOD
DTL	DETAIL	PR	PAIR
DWG	DRAWING	PSI	POUNDS PER SQUARE INCH
EA	EACH	PTD	PAINTED
EIFS	EXTERIOR INSULATION FINISH SYSTEM	RELO	RELOCATE
ELEV	ELEVATION	REQD	REQUIRED
EQ	EQUAL	SC	SOLID CORE
EWC	ELECTRIC WATER COOLER	SF	SQUARE FEET
EXIST	EXISTING	SHT	SHEET
EXTING	EXTINGUISHER	SIM	SIMILAR
FE	FIRE EXTINGUISHER	STRUCT	STRUCTURAL
FR	FIRE RATING	T	THICK, THICKNESS
FRP	FIBERGLAS REINFORCED PANEL	TG	TEMPERED GLASS
FIN	FINISH, FINISHED	THRESH	THRESHOLD
FT	FOOT, FEET	TYP	TYPICAL
FTG	FOOTING	UL	UNDERWRITERS LABORATORIES
FV	FIELD VERIFY	UON	UNLESS OTHERWISE NOTED
GA	GAGE	VCT	VINYL COMPOSITION TILE
GWB	GYPSUM WALL BOARD	VTR	VENT THROUGH ROOF
H	HIGH	W	WIDE, WIDTH
HDW	HARDWARE	WD	WOOD
HM	HOLLOW METAL	W/	WITH
HGT	HEIGHT	WWF	WELDED WIRE FABRIC
HOL	HOLLOW	&	AND
HORIZ	HORIZONTALLY	∠	ANGLE
HR	HOUR	@	AT
HVAC	HEATING, VENTILATION AND AIR CONDITIONING	℄	CENTER LINE
		°	DEGREES
JT	JOINT	Φ, DIA	DIAMETER
L	LENGTH, LONG	#	NUMBER
LAM	LAMINATE	±	PLUS OR MINUS
MAX	MAXIMUM		

SYMBOLS

- ELEVATION MARKER
- ENLARGED DETAIL INDICATOR
- WALL SECTION MARKER
- INTERIOR ELEVATION MARKER
- DEMOLITION NOTE
- WALL CONSTRUCTION TYPE
- REVISION MARKER
- DOOR NUMBER
- ELEVATION DATUM
- BREAK LINE
- EXISTING DOOR
- NEW DOOR
- GYPSUM WALL BOARD
- WOOD TRIM
- NEW WALL CONSTRUCTION
- CMU
- CONCRETE

GENERAL MECHANICAL NOTES

1. EXISTING HVAC TO REMAIN. REVISE DUCT WORK AND DISTRIBUTION SYSTEM AS REQUIRED BY NEW PLAN. PROVIDE SHOP DRAWINGS AS REQUIRED BY THE BUILDING DEPARTMENT.
2. CONTRACTOR SHALL SERVICE EXIST AIR CONDITIONING SYSTEM COMPLETELY INCLUDING, BUT NOT LIMITED TO CLEANING INTERIOR AND EXTERIOR OF ALL COMPONENTS, TOUCH UP PAINTING, REPLACING AIR FILTERS, INSPECTING AND REPLACING FAN BELTS (IF REQUIRED) CHECKING EVAPORATOR AND CONDENSER FANS AND FAN MOTORS CLEANING AND COMBING EVAPORATOR AND CONDENSER COILS, CHECKING AND TRIMMING REFRIGERANT CHARGE, CHECKING COMPRESSOR AMP DRAW, INSPECTING HEAT EXCHANGER, INSPECTING AND VERIFYING OPERATION OF GAS TRAIN, CHECKING DAMPER OPERATION AND DAMPER MOTORS, CLEANING CONDENSATE TRAP, ETC, TO INSURE PROPER OPERATION. SHOULD ANY REPAIRS BE REQUIRED, CONTRACTOR SHALL IMMEDIATLY NOTIFY OWNER'S REPERSENTATIVE AND SUBMIT A WRITTEN COST PROPOSAL INCLUDING COMPLETE COST TO PLACE UNIT IN "LIKE NEW" CONDITION AND TIME ESTIMATE TO COMPLETE REPAIRS.
3. VERIFY HVAC SYSTEM IS IN THE OFFICE, STOCKROOM, TOILET AND CORRIDOR AND EXTEND SYSTEM AS REQUIRED. FOR THE OFFICE, PROVIDE "TITUS" TMSA 24" X 24" DIFFUSER WITH A 12"ø NECK LOCATED DIRECTLY ABOVE THE OFFICE, ADJUST FOR FULL VERTICAL DISCHARGE INTO THE OFFICE AREA.
4. INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY PRECAUTIONS AND PROCEDURES.
5. COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
6. REFER TO TENANT SUPPLIED NOVAR DRAWINGS FOR ADDITIONAL WORK.

GENERAL PLUMBING NOTE

1. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE INDICATED PLUMBING CODE AND ALL OTHER APPLICABLE STATE AND LOCAL CODES. ADDITIONALLY, ALL WORK SHALL COMPLY WITH STATE, LOCAL AND FEDERAL HANDICAPPED ACCESSIBILITY CODES AND LAWS.

FIRE PROTECTION NOTES

1. MODIFY EXISTING SPRINKLER SYSTEM AS REQUIRED TO ACCOMODATE THE FLOOR PLAN.
2. THE CONTRACTOR SHALL SUBMIT THE APPROVED SPRINKLER DRAWINGS TO THE LANDLORD PRIOR TO MAKING ANY MODIFICATIONS.
3. SPRINKLER CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS NECESSARY TO PROVIDE A COMPLETE AND CODE ACCEPTABLE SPRINKLER SYSTEM.
4. SPRINKLER PIPING SHALL BE COORDINATED WITH DUCTWORK, CONDUIT, LIGHTS, PLUMBING, STRUCTURE AND OTHER RELATED TRADES TO INSURE ALL INTERFERENCES HAVE BEEN RESOLVED PRIOR TO INSTALLATION.
5. SPRINKLER SYSTEM SHALL BE HYDRAULICALLY CALCULATED PER NFPA 13 AND ANY STATE OR LOCAL CODES.
6. ALL SPRINKLER HEADS SHALL BE LOCATED SYMMETRICALLY IN ROOMS BUT NOT NECESSARILY CENTERED IN CEILING TILES.
7. ABOVE GROUND SPRINKLER SYSTEM PIPING SHALL BE SHALL BE BLACK CARBON STEEL PER NFPA 13. EXPOSED PIPING SHALL BE PRIMED AND PAINTED WITH FINISH COAT AS SELECTED BY ARCHITECT.
8. RECONFIGURE EXISTING SPRINKLER SYSTEM NEW TO TENANT LAYOUT PER NFPA 13.
9. TENANT SPACE SHALL BE HYDRAULICALLY CALCULATED TO NFPA 13 ORDINARY HAZARD, GROUP 2 REQUIREMENTS.
10. SPRINKLER SYSTEM MODIFICATIONS SHALL BE ACCOMPLISHED PER LANDLORD & NFPA REQUIREMENTS.
11. SHOP DRAWINGS OF THE SPRINKLER SYSTEM MODIFICATIONS SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE APPROPRIATE DEPARTMENTS OF THE COUNTY FIRE INSPECTION DIVISION, STATE FIRE MARSHALL, INSURANCE UNDERWRITERS, MECHANICAL ENGINEER AND ANY OTHER OFFICES HAVING JURISDICTION OVER THE SPRINKLER SYSTEM. THE CONTRACTOR SHALL RECEIVE WRITTEN APPROVALS PRIOR TO PERFORMING ANY MODIFICATIONS.
12. LANDLORD SHALL PROVIDE FIRE SUPPRESSION RISER (OR MAIN STUB-IN INTO TENANT SPACE). TENANT TO INSTALL SPRINKLER MAIN AND ALL ASSOCIATED PIPING, SPRINKLER HEADS, ETC IN ACCORDANCE WITH NFPA 13 REQUIREMENTS.

NOTE:
SPRINKLER SYSTEM IS EXISTING WITHIN TENANT SPACE.
SPRINKLER PIPING SHALL BE MODIFIED TO ACCOMMODATE TENANT SPACE IN ACCORDANCE WITH NFPA & LANDLORD REQUIREMENTS.

INDEX OF DRAWINGS

CS1	NOTES AND LEGEND, RESPONSIBILITY CHART, AND KEY PLAN
A1	FLOOR PLAN, WALL CONSTRUCTION TYPES AND ENLARGED OFFICE, TOILET PLANS
A2	REFLECTED CEILING PLAN, LEGEND & NOTES, OFFICE ELEVATIONS AND TOILET ELEVATIONS
A3	EXTERIOR ELEVATION & INTERIOR ELEVATIONS
A4	DETAILS, SECTIONS, AND SCHEDULES
E1	NOVAR DETAILS
E2	NOVAR DETAILS

RESPONSIBILITY CHART

	EXISTING AND/OR BY LANDLORD'S CONTRACTOR	BY TENANT'S CONTRACTOR	PROVIDED BY TENANT FOR TENANT'S CONTRACTOR INSTALLATION	PROVIDED AND INSTALLED BY TENANT'S VENDOR	COMMENTS
DEMISING PARTITION	●				
STOREFRONT	●				
SIGNBAND/CANOPY	●				
REAR/SIDE DOOR	●				
CEILING	●				
LIGHTING (GENERAL)	●				
LIGHTING (OTHER)	●				
TOILET ROOM	●				INCLUDING FINISHES
WATER HEATER	●				
STOCKROOM WALL	●				
WATER FOUNTAIN	●				
SERVICE SINK	●				
HVAC	●				MODIFICATIONS BY TENANT'S CONTRACTOR
ELECTRICAL SERVICE	●				MODIFICATIONS BY TENANT'S CONTRACTOR
SPRINKLER SYSTEM	●				MODIFICATIONS BY TENANT'S CONTRACTOR
EXTERIOR SIGNAGE				●	
TOILET ACCESSORIES	●		●		
LVT			●		
SHEET VINYL	●				
INSPECTIONS AND CERT OF OCCUPANCY		●			POST ON BULLETIN BOARD
PAINTING		●			
UNDERCANOPY SIGN		●			UNLESS PROVIDED BY LANDLORD
OFFICE		●			
INTERIOR WALL SIGNAGE			●		
STOREFRONT DECALS			●		REFER TO STORE IMAGE DRAWINGS
LOCKERS & COAT RACK			●		SEE DETAIL SHEET A4
CHECKOUTS			●		
SAFE			●		BOLT SAFE TO FLOOR
BULLETIN BOARD (2)			●		
KABA CYLINDER			●		
DONES			●		
MIRROR PANELS			●		
SLATWALL			●		
CARPET TILE			●		
RESTROOM LIGHT & FAN CONTROLS ONLY			●		
NOVAR			●		
DOOR HARDWARE			●		
POWER POLES			●		
FIRE MONITORING SYSTEM				●	
TOILET PAPER DISPENSER	●				
TOILET ACCESSORIES	●				
TOILET & LAVATORIES	●				
ELECTRIC HAND DRYER			●		

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BUILDING DEPARTMENT
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PROJECT ADDRESS: OAK MOUNTIAN MARKETPLACE
HIGHWAY 119 & HIGHWAY 31
PELHAM, AL. 35124

NOTE:
THIS DESIGN CRITERIA IS PROVIDED FOR BUILDING OFFICIAL REVIEW CONVENIENCE ONLY AND IS NOT INTENDED FOR USE BY COMPONENT DESIGNERS OR MANUFACTURERS AS THEIR SOLE DESIGN CRITERIA WITHOUT VERIFICATION. EACH DESIGNER AND/OR MANUFACTURER MUST INDEPENDENTLY CONFIRM ALL CODE CRITERIA WITH WHICH HIS ELEMENTS OR COMPONENTS MUST COMPLY, INCLUDING BUT NOT LIMITED TO LOADING, APPLICATION FUNCTIONALITY, ETC. PERFORMANCE CRITERIA PROVIDED ELSEWHERE BY A SPECIFIC DISCIPLINE SHOULD BE REGARDED AS THE MINIMUM STANDARDS ACCEPTABLE TO THE CLIENT. EACH SUPPLIER MUST EVALUATE THESE MINIMUMS AGAINST SPECIFIC INDUSTRY STANDARDS AS WELL AS CODES, LAWS, ORDINANCES, AND UNDERWRITER REQUIREMENTS GOVERNING HIS PRODUCTS AS WELL AS OWNER INSURER REQUIREMENTS, AS APPLICABLE. THE MOST STRINGENT OF THESE CRITERIA SHALL GOVERN.

BUILDING CODE SUMMARY

APPLICABLE BUILDING CODE:	INTERNATIONAL BUILDING CODE 2003, EDITION
APPLICABLE PLUMBING CODE:	INTERNATIONAL PLUMBING CODE 2003, EDITION
APPLICABLE MECHANICAL CODE:	INTERNATIONAL MECHANICAL CODE 2003, EDITION
APPLICABLE ELECTRICAL CODE:	NATIONAL ELECTRIC CDE 2002, EDITION
APPLICABLE FIRE CODE:	INTERNATIONAL FIRE CODE 2003, EDITION
APPLICABLE ENERGY CODE.	IECC 2003 EDITION
APPLICABLE ACCESSIBILITY CODE:	ICC/ANSI A117.1 1998, EDITION
TYPE OF CONSTRUCTION:	TYPE II B
USE GROUP:	M - MERCANTILE
NUMBER OF STORIES:	ONE (1)
SPRINKLERED:	YES
FIRE MONITORING REQUIRED:	UNKNOWN
TOTAL LEASE AREA:	9,865 SF

AREA CALCULATIONS: DOLLAR TREE SPACE

SALES	=	7,893 S.F.
NON-SALES	=	1,972 S.F.
TOTAL	=	9,865 S.F.

OCCUPANCY CALCULATIONS:

SALES	7,893 S.F. / 30	= 264
NON - SALES	1,972 S.F. / 300	= 7
TOTAL		= 271

EGRESS CALCULATIONS:

SALES:	264 x .15	= 39.6 INCHES
NON-SALES:	7 x .15	= 1.05 INCHES
TOTAL EGRESS WIDTH REQUIRED		= 40.65 INCHES

EGRESS PROVIDED 99 INCHES > 40.65 REQUIRED THEREFORE OK

GENERAL NOTES

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.)
2. ALL WOOD FRAMEWORK, WOOD BLOCKING AND PLYWOOD SHALL BE FIRE RETARDANT TREATED PER CODE.
3. ALL FINISH MATERIALS SHALL MEET FLAME SPREAD AND SMOKE DEVELOPMENT RATING CLASS C (OR CLASS B).
4. WALL CONSTRUCTION BY THE TENANT'S CONTRACTOR IS SHOWN HATCHED.
5. TENANT'S 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.
6. ALL MATERIALS INDICATED ARE NEW, UNLESS SPECIFICALLY NOTED AS EXISTING, AND SHALL BE PROVIDED BY THE TENANT'S CONTRACTOR UNLESS OTHERWISE NOTED. REFER TO THE RESPONSIBILITY CHART ON THIS SHEET.
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.
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.
9. CONTRACTOR SHALL ASSEMBLE AND INSTALL MATERIALS/ PRODUCTS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INDUSTRIAL/ASSOCIATION STANDARDS.
10. REFER TO TENANT'S CONSTRUCTION MANUAL FOR ADDITIONAL SPECIFICATIONS NOT SPECIFIED HEREIN.
11. FIELD VERIFY AND/OR REPORT ASBESTOS-CONTAINING MATERIAL TO ARCHITECT AND TENANT UPON DISCOVERY.
12. SMOKE AND FIRE PARTITIONS SHALL BE CONSTRUCTED PER THE DESIGNATED UL DESIGN AND SHALL BE EXTENDED VERTICALLY TO THE BOTTOM OF THE STRUCTURE ABOVE. PROVIDE FIRE STOPS AND SEAL ALL PIPE AND CONDUIT PENETRATIONS WITH SEALANT THAT COMPLIES WITH THE MINIMUM FIRE RATED REQUIREMENTS FOR THE PARTITION. DUCT PENETRATIONS SHALL BE PROTECTED WITH SMOKE AND/OR FIRE DAMPERS

NEW WORK NOTES

1. PROVIDE TENANT IDENTIFICATION SIGN AT REAR DOOR PER LANDLORD'S CRITERIA.
2. TENANT TO PROVIDE, FOR CONTRACTOR INSTALLATION, (4) 2A-10BC RATED FIRE EXTINGUISHERS SIMILAR TO JL INDUSTRIES MODEL COSMIC 5E. LOCATE EXTINGUISHERS AS SHOWN. PROVIDE WALL BRACKETS AND MOUNT CONTROLS AT 54" AFF MAX. PROVIDE "FIRE EXTINGUISHER" SIGNS ON HALL DIRECTLY ABOVE EACH UNIT. CONTRACTOR SHALL HAVE EXTINGUISHERS INSPECTED AND TAGGED.
3. TENANT'S 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.
4. PROVIDE UNDERCANOPY SIGN, IF ALLOWED PER LANDLORD'S CRITERIA UNLESS PROVIDED BY LANDLORD.
5. INSTALL DECALS ON STOREFRONT GLAZING AS INDICATED ON STORE IMAGE / SPI DRAWINGS. CONTACT DEREK KAST (800) 532-8433 WITH QUESTIONS.
6. PROVIDE EXTERIOR LIGHT ABOVE REAR DOOR, AS APPROVED BY LANDLORD, IF ONE DOES NOT EXIST WITHIN 10 FEET OF REAR DOOR.
7. PAINT ALL EXPOSED SURFACE MOUNTED CONDUIT TO MATCH ADJACENT WALL COLOR (IE WHITE OR YELLOW)
8. CAULK EDGES AROUND COLUMN SURROUNDS TO AVOID INJURY.
9. REPAIR AND CLEAN ALL EXISTING MATERIALS (IE STOREFRONT FRAMING AND GLAZING, WALLS, CEILING, ETC) TO REMAIN TO A LIKE NEW CONDITION.
10. NOTIFY DOLLAR TREE'S CONSTRUCTION PM AS TO THE CONDITION OF EXPOSED CONCRETE BLOCK WALL TO REMAIN ON THE SALES FLOOR. DOLLAR TREE WILL MAKE THE DETERMINATION AS TO WHETHER THE WALL'S CONDITION IS SUITABLE FOR PAINTING OR NEEDS TO BE FURRED OUT WITH METAL STUDS AND GWB.
11. TENANT'S CONTRACTOR SHALL HIRE THE LANDLORD'S ROOFER TO PROVIDE ROOF PENETRATION AS A POINT OF ENTRY FOR TENANT'S SATELLITE VENDOR. POINT OF ENTRY SHALL BE LOCATED OVER TENANT'S OFFICE OR AS CLOSE AS POSSIBLE. REFER TO FLOOR PLAN AND FIXTURE PLAN FOR EXACT OFFICE LOCATION PRIOR TO PENETRATING ROOF.
12. TOILET ROOMS, FINISHES AND ACCESSORIES ARE EXISTING. TENANT'S CONTRACTOR SHALL INSTALL SOAP DISPENSER AS SUPPLIED BY TENANT.

GENERAL ELECTRICAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE STATE AND LOCAL CODES AND ADA LAWS.
2. ALL WIRING SHALL BE IN CONDUIT, UON. ALL CONDUIT SHALL BE RUN CONCEALED EXCEPT WHERE APPROVED BY TENANT.
3. EXISTING RECEPTACLES IN SALES AREA TO REMAIN. PROVIDE ADDITIONAL RECEPTACLES AS REQUIRED BY THE PLAN.
4. PROVIDE BREAKER LOCKS ON ALL SIGN CIRCUITS, DEDICATED RECEPTACLES IN THE OFFICE AND AT THE CHECKOUT, FOR THE ALARM AND NIGHT LIGHTS. SIGN CIRCUITS SHALL BE GROUNDED.
5. STOREFRONT SIGN NOTE: COORDINATE INSTALLATION OF STOREFRONT SIGN WITH TENANT'S SIGN CONTRACTOR AND LANDLORD'S CRITERIA.
6. ADD CIRCUIT BREAKERS AS REQUIRED. VERIFY SPACE AVAILABLE FOR NEW CIRCUITS.
7. PROVIDE NEW LIGHT FIXTURES TO MATCH EXISTING WITH ENERGY SAVING T-8 BULBS AND ELECTRONIC BALLASTS. REFER TO REFLECTED CEILING LEGEND FOR FIXTURE TYPE.
8. REFER TO TENANT SUPPLIED NOVAR DRAWINGS FOR ADDITIONAL WORK.
9. SIGN JUNCTION BOX NOTE: ELECTRICAL CONTRACTOR SHALL COORDINATE FINAL JUNCTION BOX LOCATION WITH SIGN VENDOR. JUNCTION BOXES NEED TO BE WITHIN (5) FEET OF SIGN FOR SIGN VENDOR TO MAKE FINAL ELECTRICAL CONNECTION.
10. THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE SIGN VENDOR FOR ANY ADDITIONAL EXTERIOR SIGNAGE AND THE ASSOCIATED ELECTRICAL REQUIREMENTS. AFTER THE ELECTRICAL DESIGN IS COMPLETE, IT MAY BE DETERMINED THAT CERTAIN SITES REQUIRE SIDE OR REAR SIGNAGE.
11. CONTRACTOR SHALL INSTALL ELECTRIC HAND DRYER COMPLETE. REFER TO PLANS AND DETAILS FOR LOCATION.

MOLD & MILDEW NOTES

NOTES TO CONTRACTORS REGARDING MOLD AND MILDEW

1. THE FOLLOWING REQUIREMENTS SHALL APPLY TO ALL NEW AND REMODEL CONSTRUCTION PROJECTS.

2. IN THE EVENT THE CONTRACTOR DISCOVERS, AT ANY TIME DURING EXPANSION, CONSTRUCTION, AND/OR REMODELING OPERATIONS, EXISTING CONDITIONS THAT COULD INDICATE THE PRESENCE OF MOLD AND/OR MILDEW, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND THE ARCHITECT/ENGINEER OF RECORD, IN WRITING, OF THE CONDITIONS AND/OR SUSPICIONS.

3. CONSEQUENTLY, THE CONTRACTOR SHALL BE RESPONSIBLE TO RETAIN A MOLD AND MILDEW CERTIFIED TESTING AGENCY TO PERFORM AN INVESTIGATION AND TESTING AS REQUIRED TO EVALUATE THE NATURE AND EXTENT OF THE PROBLEM. IF THE TESTING AGENCY CONFIRMS HAZARDS, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN A MINIMUM OF TWO (2) BIDS FROM CONTRACTORS QUALIFIED AND LICENSED TO PERFORM ALL NECESSARY REMEDIATION WORK, COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS, GUIDES, AND STATUTES.

4. ONCE DISCOVERY OF SUSPICION OF MOLD AND/OR MILDEW IS MADE, THE CONTRACTOR SHALL TAKE ALL REASONABLE AND PRACTICAL PRECAUTIONS TO PROTECT ALL CONSTRUCTION PERSONNEL AND THE PUBLIC FROM EXPOSURE TO MOLD AND/OR MILDEW, AND SUCH PRECAUTIONS SHALL REMAIN IN PLACE UNTIL SUCH TIME AS THE OWNER OR HEALTH AUTHORITY DIRECTS OTHERWISE. CONSTRUCTION OPERATIONS SHALL NOT BE STOPPED OR CURTAILED, EXCEPT IN THE AREA OF MOLD/MILDEW CONCERN, DUE TO THESE REQUIRED PRECAUTIONS.

5. THE CONTRACTOR SHALL MAKE ALL REASONABLE EFFORTS TO AVOID CONDITIONS FAVORABLE TO THE DEVELOPMENT OF MOLD AND MILDEW, ESPECIALLY IN AREAS WHERE WALLS ARE CLOSED AND NOT VENTILATED. IN ALL CASES, INTERIOR SPACES AND INTERIOR FINISHED CONSTRUCTION SHALL BE MAINTAINED IN DRY AND WELL-VENTILATED CONDITIONS.

6. THE CONTRACTOR SHALL COMPLY WITH FEDERAL ENVIRONMENTAL AND OSHA REGULATIONS AND ALL LOCAL AND STATE HEALTH DEPARTMENT REQUIREMENTS AND RECOMMENDATIONS REGARDING MOLD AND MILDEW.

7. ALL PENETRATIONS SHALL BE SEALED WATER-TIGHT TO PREVENT MOISTURE MIGRATION FROM ENTERING THE BUILDING OR WALL CAVITIES.

8. ALL CONDENSATE DRAIN PANS SHALL BE CLEANED AND KEPT FREE FROM DEBRIS UNTIL AND WHEN THE FACILITY IS TURNED OVER TO THE OWNER OR TENANT. INSURE POSITIVE DRAINAGE AT ALL DRAIN PANS. INSURE THAT ALL "DOUBLE SURFACES" ARE INSULATED AND COVERED WITH A FULLY SEALED AND CONTINUOUS VAPOR BARRIER. "DOUBLE SURFACES" INCLUDE, BUT ARE NOT LIMITED TO, DOMESTIC COLD WATER PIPING, CHILLED WATER PIPING, INTERIOR RAIN LEADERS, OUTDOOR AIR DUCTWORK, AND DISCHARGE CARBONATED AIR CONDITIONED SUPPLY AIR.

9. INSURE THAT THERE ARE NO WATER LEAKS IN CONCEALED PLUMBING CHASES, RETURN AIR PATHS, AND PLENUMS. SHALL BE KEPT DRY. ALL EXISTING SUPPLY AIR PATHS AND ALL EXISTING RACEWAYS TO BE RE-USED SHALL BE CLEANED AND TREATED AS REQUIRED TO REMOVE THE POTENTIAL FOR MOLD AND MILDEW. ALL DAMP AREAS SHALL BE DRIED THOROUGHLY PRIOR TO ENCLOSURE.

VESTIBULE NOTE

A VESTIBULE IS NOT INCLUDED ON THIS PROJECT BASED ON EXCEPTION (a) OF ASHRAE STANDARD 90.1-2001, PARAGRAPH 5.5.3.4 AND ASHRAE STANDARD 90.1-2004 PARAGRAPH 5.4.3.4. EXCEPTION (b) ALLOWS FOR OMISSION OF VESTIBULES FOR COMMERCIAL BUILDINGS LESS THAN 4 STORIES ABOVE GRADE.

COMPLIANCE WITH IECC-2006 WITH REGARD TO VESTIBULE OMISSION IS BASED UPON CODE PARAGRAPH 501.1 WHICH PERMITS [EXCLUSIVE] COMPLIANCE WITH ASHRAE STANDARD 90.1.

COMPLIANCE WITH IECC-2003 WITH REGARD TO VESTIBULE OMISSION IS BASED UPON CODE CHAPTER 1 WHICH REQUIRES COMPLIANCE WITH ASHRAE STANDARD 90.1.

IN LIEU OF THE PRESCRIPTIVE COMPLIANCE UNDER CHAPTERS 5 AND 8 OF THE IECC (2006 AND 2003 EDITIONS), THIS PROJECT IS DESIGNED PER THE CODE ALTERNATIVES TO COMPLY WITH ASHRAE STANDARD 90.1, AND, AS SUCH IS HEREBY SUBMITTED WITHOUT A VESTIBULE.

STORE #
TURNOVER DATE
OPEN DATE
CONTRACTOR
SVN TVM AS-15 SHELL MALL / RELOCATION EXPANSION

mark	date	by	description
revisions			

date	02/23/07
project	3671253
designed	TG
drawn	TG
checked	RSN

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OAK MOUNTAIN MARKETPLACE
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drawing: NOTES AND LEGEND RESPONSIBILITY CHART AND KEY PLAN

sheet: CS1
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