

**GENERAL NOTES:**

- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCOPE OF WORK AS DEFINED IN THE CONTRACT DOCUMENT, INCLUDING BUT NOT LIMITED TO THESE CONSTRUCTION DOCUMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROPERLY NOTIFY THE ARCHITECT AND CONSTRUCTION MANAGER OF ANY CONFLICTS, ERRORS OR OMISSIONS IN THESE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN SUBCONTRACTOR, VENDORS, ETC. AS NECESSARY TO COMPLETE THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS. IN THE CASE OF INCONSISTENCIES OR DISCREPANCIES BETWEEN THE DRAWINGS, THE MOST STRINGENT NOTE CONDITION SHALL APPLY.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VISIT THE SITE PRIOR TO PREPARING THE BID, TO VERIFY EXISTING CONDITIONS DURING THE BID PHASE AND UPON COMPLETION OF THE DEMOLITION WORK (IF ANY). PRIOR TO THE START OF ANY CONSTRUCTION WORK THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ANN INC. PROJECT MANAGER OF ANY UNCOVERED CONDITION AFFECTING THE CONSTRUCTION, FIXTURES, ETC. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS INCURRED IF HE/SHE DOES NOT NOTIFY THE CONSTRUCTION MANAGER IN A TIMELY MANNER.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAINTAIN COMPLIANCE WITH INSURANCE REQUIREMENTS OF THE TENANT AND LANDLORD AS STIPULATED IN THE CONTRACT DOCUMENTS.
- THE GENERAL CONTRACTOR SHALL MAINTAIN A CONSTRUCTION SET ON SITE AT ALL TIMES. AT THE COMPLETION OF THE PROJECT THE GC SHALL PROVIDE THE AS-BUILT SET, STORED IN A PVC PIPE, ON THE WALL IN THE STOCKROOM PER PLAN.
- SUBSTITUTION WILL NOT BE ALLOWED UNLESS REQUESTED IN WRITING TO CONSTRUCTION MANAGER WITHIN (10) DAYS OF CONTRACT AWARD. APPROVAL MUST BE IN WRITING.
- ALL WORK COMPLETED UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE CONSTRUCTION DOCUMENTS. THE CONSTRUCTION CRITERIA OF THE LANDLORD AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS ANY MODIFICATIONS TO THE WORK REQUIRED BY SUCH AUTHORITIES SHALL BE PERFORMED BY THE GENERAL CONTRACTOR FOLLOWING WRITTEN NOTIFICATION TO THE ANN INC. PROJECT MANAGER. CHANGES IN THE SCOPE OF WORK REQUIRED BY SUCH AUTHORITIES SHALL ONLY BE CONSIDERED FOR CHANGE ORDERS IF SUBMITTED IN WRITING PRIOR TO ANY PERFORMANCE OF THE WORK.
- THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE A SUBCONTRACTOR LIST WITHIN (10) DAYS OF THE CONTRACT AWARD.
- OSHA REQUIREMENTS SHALL BE INCORPORATED INTO THE SCOPE OF WORK EVEN THOUGH THEY MAY NOT BE LISTED SEPARATELY, SHORE AND BRACE ALL EXCAVATIONS IN ACCORDANCE WITH CITY, STATE AND OSHA REQUIREMENTS.
- THESE GENERAL NOTES SHALL APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED. THE GENERAL CONTRACTOR SHALL ALSO REFERENCE THE NOTES ON EACH DRAWING SHEET AND INCORPORATE SUCH INTO THE SCOPE OF WORK.
- ANY WORK INVOLVING CUTTING, PENETRATION THROUGH, NEW ROOF PENETRATIONS, TRENCHING OR MODIFICATION OF STRUCTURAL ELEMENTS OF THE BUILDING SHELL OR THE INTERRUPTION OF LANDLORD/BASE BUILDING UTILITY SYSTEMS, ETC. SHALL BE COORDINATED WITH THE LANDLORD PRIOR TO THE COMMENCEMENT OF WORK. IF SO STIPULATED IN THE LANDLORD'S CONSTRUCTION CRITERIA, PERMISSION SHALL BE SECURED IN WRITING. IF REQUIRED, THE LANDLORD'S DESIGNATED SUBCONTRACTOR SHALL BE CONTRACTED TO PERFORM THE WORK. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO BE FAMILIAR WITH ALL THE REQUIREMENTS OF THE LANDLORD'S CONSTRUCTION CRITERIA, TO SECURE PERMISSIONS AS REQUIRED BY THE LANDLORD, AND TO ONLY OPERATE DURING HOURS DESIGNATED BY THE LANDLORD.
- ALL FINISHES MUST MEET FLAME SPREAD RATINGS AND SMOKE DEVELOPED RATION REQUIRED BY CODE. FOR SPACES PROJECTED BY A SPRINKLER SYSTEM - CLASS C OR (75-200 SMOKE DEVELOPED RATION) FOR UNSPRINKLERED SPACES - CLASS A1 (0-25 SMOKE DEVELOPED RATION). IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SUBMIT SPREAD RATING INFORMATION TO THE LOCAL BUILDING OFFICIAL IF SO REQUESTED.
- THE GENERAL CONTRACTOR SHALL PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 3A 40 BC WITH A SEVENTY-FIVE FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE TENANT SPACE OR AS DIRECTED BY THE FIRE DEPARTMENT FILED INSPECTOR.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING IN AND VERIFYING ALL SHIPMENTS OF OWNER-SUPPLIED MATERIALS, PER ANN INC. PROCUREMENT GUIDELINES. THE CONTRACTOR WILL BEAR THE COST OF RECEIPT. THE CONTRACTOR IS RESPONSIBLE FOR FILING DAMAGE REPORTS FOR GOODS RECEIVED DAMAGED UPON COMPLETION OF THE PROJECT. THIS ENVELOPE SHALL BE GIVEN TO THE OWNER.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DAILY CLEANUP OF THE PROJECT SITE AS WELL AS THE FINAL CLEANUP JUST PRIOR TO CONSTRUCTION COMPLETE. ALL TOOLS, MACHINERY, EQUIPMENT AND MATERIALS SHALL BE REMOVED AND THE PREMISES SHALL BE LEFT IN A NEAT AND ORDERLY MANNER.
- UPON COMPLETION OF THE PROJECT THE GENERAL CONTRACTOR SHALL DELIVER TO THE OWNER A COPY OF THE CERTIFICATE OF OCCUPANCY AND THE ORIGINAL SHALL BE FRAMED AND ATTACHED TO THE BACK OF THE MANAGER'S OFFICE DOOR.
- THE GENERAL CONTRACTOR SHALL PREPARE A BID TO PROVIDE ANY ITEMS LISTED AS LANDLORD RESPONSIBILITY ABOVE BUT NOT EXISTING ON-SITE. PROVIDE A SINGLE LINE ITEM ON FINAL BID SUBMISSION, SPECIFICALLY, BUT NOT EXCLUSIVELY, ALL FINISH DRYWALL ABOVE THE FORMER SUSPENDED CEILING FOLLOWING DEMOLITION OF CEILING FINISH.
- THE ARCHITECT HAS ENDEAVORED TO SPECIFY AND/OR INDICATE MATERIALS THAT DO NOT CONTAIN HAZARDOUS MATERIALS OR ITEMS IN VIOLATION OF APPLICABLE CODES AND LAWS OR REASONABLE RETAIL BUILDING PRACTICES. ALL CONTRACTORS AND VENDORS SHALL BE RESPONSIBLE TO LIKEWISE ENDEAVOR TO PROVIDE MATERIALS THAT DO NOT CONTAIN HAZARDOUS COMPONENTS. NOTIFY ARCHITECTS IF ANY MATERIALS SPECIFIED OR INDICATED FOR USE ON THE PROJECT SITE THAT CONTAIN HAZARDOUS MATERIALS AND/OR ASBESTOS.
- WORK TO BE PERFORMED UNDER THIS CONTRACT IS DEFINED BY ALL INFORMATION INCLUDED IN THIS SET OF DOCUMENTS. CONTRACTOR SHALL BE FAMILIAR AND FOLLOW ALL CONSTRUCTION DRAWINGS.
- ALL LABOR, MATERIALS, FINISHED EQUIPMENT AND THE FINAL FINISHED PROJECT AS INDICATED BY THE PLANS, SPECIFICATIONS, AND OTHER CONTRACT DOCUMENTS SHALL BE SUPPLIED BY THE CONTRACTOR AS PER GOVERNING STATE AND LOCAL CODES.
- THESE DRAWINGS ARE PREPARED FOR PURPOSES OF CONSTRUCTION ONLY. THESE DRAWINGS ARE NOT TO BE USED FOR MAINTENANCE PURPOSES AS ACTUAL CONDITIONS MAY VARY FROM THOSE SHOWN ON DRAWINGS DUE TO CHANGE ORDERS, ALTERATIONS BY OTHERS, FILED CONDITIONS, ETC.
- THESE DRAWINGS AND RELATED DOCUMENTS DETAIL THE WORK FOR THE SPECIFIC STORE INDICATED BY JOB NUMBER AND LOCATION. THESE DOCUMENTS REMAIN THE PROPERTY OF ANN INC. AND THE ARCHITECT.
- THE GENERAL CONTRACTOR AND THEIR SUBCONTRACTORS AND ANY OTHER PARTIES RELYING ON THE GC FOR DIMENSIONAL INFORMATION SHALL NOT GET DIMENSIONS FROM SCALING OFF THE PLANS. IF THERE ARE REQUIRED DIMENSIONS, THE GC SHALL SUBMIT A RFI OR CONTACT THE ARCHITECT.
- EXISTING WORK - WHEN APPROPRIATE & WITH WRITTEN APPROVAL FROM ANN INC., EXISTING WORK WHICH MEETS NEW SCOPE MAY BE RETAINED PROVIDED THE PROPER CREDIT IS RETURNED TO ANN INC.
- DEMOLITION - REMOVE ALL INTERIOR PARTITIONS, CASEWORK, STOREFRONT, CEILING, FINISHED FLOORING AND ALL OTHER ITEMS NOT USED IN THIS SCHEME. ALSO SEE SPECIFICATIONS FOR SELECTIVE DEMOLITION AND ITS RELATED PORTIONS OF ELECTRICAL AND MECHANICAL DRAWINGS. VERIFY EXTENT OF DEMOLITION ALREADY PERFORMED BY LANDLORD AND COORDINATE ADDITIONAL DEMOLITION REQUIRED, IF ANY WITH THE ANN INC. PROJECT MANAGER AND THE LANDLORD.
- IF REQUIRED AND NOT PROVIDED BY THE LANDLORD, THE GENERAL CONTRACTOR SHALL INSTALL A CONSTRUCTION BARRICADE AT THE STOREFRONT, INCLUDING INSTALLATION OF GRAPHICS AND FINISH DICTATED BY ANN INC. AND GOVERNING AUTHORITIES HAVING JURISDICTION. INSTALL DUST PROOF POLYETHYLENE BARRIER INSIDE LINE OF THE BARRICADE. AFTER REMOVAL OF THE BARRICADE, THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL BLACK OR WHITE PLASTIC ON THE INSIDE FACE OF THE STOREFRONT GLASS. INSTALL FROM THE TOP OF THE BASE TO 8'-0" A.F.F. MIN. TAPE ALL JOINTS.
- GENERAL CONTRACTOR SHALL VERIFY THAT DEMISING WALLS EXTEND TO STRUCTURE ABOVE AND ALL PENETRATIONS ARE SEALED TIGHTLY, AND SHALL PROVIDE ALL WORK REQUIRED TO CORRECT DEFICIENT CONDITIONS.
- ALL WALL FRAMING NOT BRACED TO DEMISING WALLS SHALL BE SECURED OR DIAGONALLY BRACED AT 4'-0" O.C.
- DEMISING WALLS ARE NOT DESIGNATED TO ACCOMMODATE LOADING. ALL FIXTURES MUST BE SUPPORTED BY THE FLOOR OR NEW WALL.
- ALL FRAMING LUMBER, PLYWOOD, AND CONCEALED WOOD SHALL BE FIRE RETARDANT TREATED (FRT). NO FRT WOOD BLOCKING IN CEILING PLENUM OR ABOVE SPRINKLER COVERING.
- PROVIDE FRT WOOD BLOCKING FOR ALL SIGNS, HOOKS, TOILET ROOM ACCESSORIES AND ANY OTHER WALL MOUNTED EQUIPMENT.
- ANY DRILLING, WELDING OR OTHER ATTACHMENT TO THE STRUCTURAL SYSTEM SHALL BE SUBJECT TO APPROVAL BY THE LANDLORD PRIOR TO THE COMMENCEMENT OF SUCH WORK.
- ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CITY AND STATE CODES AND STANDARDS.
- THE ARCHITECT HAS MADE NO INVESTIGATION TO DETERMINE IF ASBESTOS OR ANY OTHER MATERIALS IS PRESENT IN THE EXISTING WORK, THE ARCHITECT AND ANN INC. ASSUME NO RESPONSIBILITY WITH REGARD TO ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL. NO WARRANTY OR REPRESENTATION, EITHER EXPRESSED OR IMPLIED IS MADE BY THESE PLANS AS TO THE SUITABILITY OF REMOVING AND HAZARDOUS MATERIAL INCLUDING ASBESTOS. ALL PERSONS USING THESE PLANS MUST PROCEED AT THEIR OWN RISK WITH REGARD TO ALL MATERIALS INCLUDING ASBESTOS. IF ANY MATERIAL SUSPECTED OF BEING HAZARDOUS IS ENCOUNTERED, LEAVE INTACT AND UNDISTURBED AND NOTIFY THE OWNER (ANN INC.) IMMEDIATELY.
- \*TYPICAL\* MEANS THAT THE SITUATION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT THE STORE. UNLESS OTHERWISE NOTED DETAILS ARE KEYS AND NOTES AS \*TYP\* ONLY THE FIRST TIME THEY APPEAR.
- \*HOLD\* DIMENSIONS INDICATE THAT PREFABRICATED SYSTEMS ARE TO BE INSTALLED THAT REQUIRE A MINIMUM DIMENSION. MAINTAIN THIS DIMENSION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL SUBCONTRACTORS AND VENDORS TO COORDINATE CONSTRUCTION REQUIREMENTS, DELIVERY SCHEDULE, ETC.
- \*SM\* SHALL MEAN COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
- ALL ITEMS SHOWN AS FURNISHED BY ANN INC. REQUIRE GC COORDINATION.
- ALL EXISTING WALLS AND/OR COLUMN COVERS, AND EXISTING SLABS TO REMAIN SHALL BE REPAIRED AND PATCHED AS REQUIRED TO COMPLY WITH LOCAL CODES, LANDLORD REQUIREMENTS AND FINISHING REQUIREMENTS.
- DO NOT SUPPORT ANY CONSTRUCTION FROM THE LANDLORD'S STRUCTURE OR PENETRATE ANY FLOOR SLABS WITHOUT APPROVAL FROM THE LANDLORD PRIOR TO CONSTRUCTION. NO DUCTWORK, LIGHTING OR SPRINKLERS ARE TO BE HUNG DIRECTLY FROM THE ROOF DECK. INTERMEDIATE FRAMING IS REQUIRED TO PRIMARY FRAMING. DO NOT SUSPEND ANY ITEMS FROM THE BOTTOM CHORD OF ROOF JOIST AND JOIST GIRDERS WITHOUT PRIOR WRITTEN APPROVAL OF STRUCTURAL ENGINEER OF RECORD FOR BUILDING.
- THE CONTRACTOR SHALL MAINTAIN, FOR THE ENTIRE DURATION OF THE WORK, ALL EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
- DURING ALL PHASES OF WORK DO NOT DISTURB THE DELIVERIES AND FUNCTIONS OF ADJACENT AND NEIGHBORING TENANTS. COORDINATE WITH LANDLORD REPRESENTATIVE.
- PROVIDE NON-COMBUSTIBLE BLOCKING AND/OR SUPPORT FRAMING TO ASSURE A COMPLETE INSTALLATION OF FINISHES. TRIM AND MILLWORK AS INDICATED IN THE DOCUMENTS REQUIRED BY ANN INC. PRODUCT MANUFACTURERS AND AS REQUIRED FOR PROPER INSTALLATION. PROVIDE ADEQUATE BLOCKING AS REQUIRED TO SUPPORT ELECTRIC WATER COOLER, FOR BASE AND UPPER WALL CABINETS, LAVATORIES, TOILET FIXTURES, AND ACCESSORIES, ELECTRIC PANELS, ACCESS LADDERS ETC.
- THE GENERAL CONTRACTOR SHALL CONFIRM ALL LOCATIONS FOR BLOCKING FOR ALL FIXTURES AND CASEWORK AS REQUIRED BY THE FIXTURE MANUFACTURER.
- REMOVE ALL EXISTING CONSTRUCTION WHICH INTERFERES WITH THE WORK SHOWN ON THESE DRAWINGS. PATH THE SUB-FLOOR TO A UNIFORM LEVEL AS REQUIRED TO ACCOMMODATE THE NEW FLOORING. VERIFY NEW FLOOR SCOPE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE OWNER'S VENDORS FOR COORDINATION OF ALL WORK INVOLVED.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL UTILITY COMPANIES AND PERFORMING ALL WORK REQUIRED BY THEM. THE CONTRACTOR IS RESPONSIBLE FOR PROPER COMPACTION OF UTILITY TRENCHES, BOTH INTERIOR AND EXTERIOR. THE CONTRACTOR SHALL PAY FOR AND OBTAIN ALL PERMITS AND CERTIFICATES OF OCCUPANCY AND UTILITY REQUEST FORMS).
- UNLESS OTHERWISE INDICATED, EACH SUBCONTRACTOR AND GENERAL CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY BRACING AND SUPPORTING ALL ITEMS FROM THE ROOF STRUCTURE FOR GRAVITY LOADS AND RESIST SEISMIC MOVEMENTS AS REQUIRED BY ALL APPLICABLE CODES. (ANY BRACING W/ A SIGNIFICANT VISUAL IMPACT IS SUBJECT TO ARCHITECTURAL REVIEW AND APPROVAL). THIS INCLUDES M BUT IS NOT LIMITED TO ALL ITEMS BRACED TO, SUSPENDED FROM OR SUPPORTED BY ROOF STRUCTURE.
- THE G.C. IS RESPONSIBLE FOR VERIFYING AND PRICING ALL A.D.A. REQUIREMENTS PRIOR TO BIDDING.

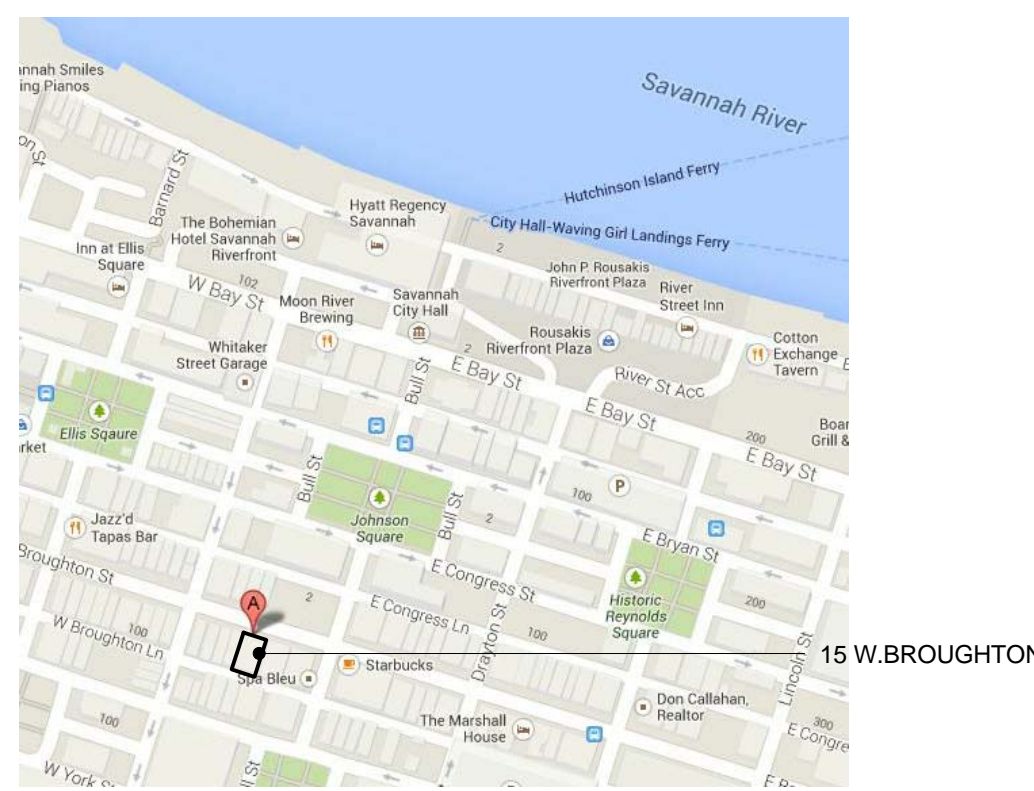


15 W. BROUGHTON ST.  
SAVANNAH, GA 31401  
LOFT STORE #1886  
(BASE PROTOTYPE)

**PROJECT DESCRIPTION**

NEW TENANT IMPROVEMENT OF A NEW RETAIL LEASE APPROXIMATELY 4,447 S.F. LOCATED AT 15 WEST BROUGHTON STREET, SAVANNAH GA. A NEW LOFT RETAIL STORE # 1886. SCOPE OF WORK INCLUDES NEW INTERIOR BUILD-OUT INCLUDING STOREFRONT GLAZING SYSTEM, PARTITIONS, DOORS, CEILINGS, FINISHES AND ASSOCIATED MECHANICAL, ELECTRICAL AND PLUMBING WORK.

**AREA MAP**



**BUILDING KEY PLAN**



**ABBREVIATIONS**

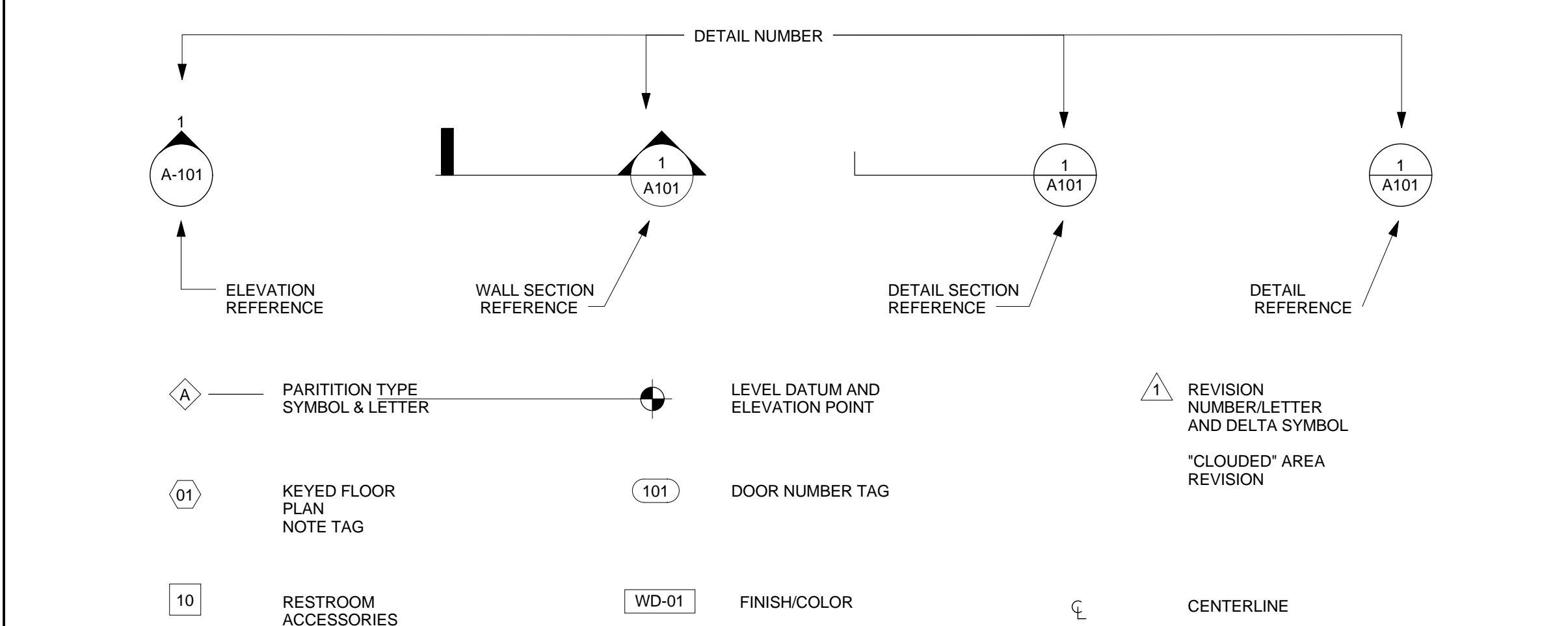
ACT	ACOUSTICAL CEILING TILE	MAX.	MAXIMUM
ALUM	ALUMINUM	MFG.	MANUFACTURER
A.F.F.	ABOVE FINISHED FLOOR	MIN.	MINIMUM
BD.	BOARD	MISC.	MISCELLANEOUS
BLDG.	BUILDING	N/A	NOT APPLICABLE
BOT.	BOTTOM	N.I.C.	NOT IN CONTRACT
CL	CENTERLINE	NO.	NUMBER
CLG.	CEILING	N.T.S.	NOT TO SCALE
CNU	CONCRETE MASONRY UNIT	O.C.	OPPOSITE
COL	COLUMN	OPP.	OPPOSITE
CONC.	CONCRETE	P.LYVD.	PLYWOOD
CONT.	CONTINGUOUS	PAINTED	PAINTED
DCB	DESIGN CHANGE BULLETIN	P.O.S.	POINT OF SALE
DA	DIAMETER	RAD.	RADIUS
DIFF.	DIFFUSER	REQD.	REQUIRED
DMS(S)	DIMENSION(S)	REV.	REVISED/ REVISION
DWG(S)	DRAWING(S)	ROOM	ROOM
DN.	DOWN	RO.	ROUGH OPENING
DEPT.	DEPARTMENT	RM.	SIMILAR
ELC.	ELECTRICAL	RO.	ROUGH OPENING
ELEV.	ELEVATION	S.F.	SQUARE FOOT
EQU.	EQUAL	SHT.	SHEET
EXIST.	EXISTING	S.S.	STAINLESS STEEL
FIN.	FINISHED	STO.	STORAGE
F.R.T.	FIRE RETARDANT	STL.	STEEL
FURN.	FURNISHED	SUSP.	SUSPENDED
GA.	GAUGE	T.B.D.	TO BE DETERMINED
G.C.	GENERAL CONTRACTOR	TEL.	TELEPHONE
GYP. BD.	GYPSPUM WALL BOARD	THK.	THICK
H.M.	HOLLOW METAL	TCC.	TENANT'S GENERAL CONTRACTOR
HT.	HIGH	TEMP.	TEMPERED
IN.	INCH	TYP.	TYPICAL
INCH	LEVEL	V.C.T.	VINYL COMPOSITION TILES
LEV.	LEVEL	V.I.F.	VERIFY IN FIELD
LANDLORD	LANDLORD	W.C.	WATER CLOSET
		W/O	WITHOUT

**SQUARE FOOTAGE**

SPACE NAME	AREA	AREA PERCENTAGE
BOH		
LLNCH/BREAK AREA	144 SF	3%
MANAGER'S OFFICE	86 SF	2%
PROCESSING	198 SF	4%
RESTROOM	134 SF	3%
STOCK ROOM	307 SF	7%
	868 SF	20%
SALES FLOOR		
POS	105 SF	2%
SALES AREA	3019 SF	68%
WARDROBING	454 SF	10%
Grand total	4447 SF	100%

NUMBER OF P.O.S.	3	-
NUMBER OF FITTING ROOMS	6+1 ADA	-
STOREFRONT WIDTH	-60'-0"	-

**SYMBOL KEY**



**CODE ANALYSIS**

CODES:

- BUILDING - 2012 INTERNATIONAL BUILDING CODE & 2012 INTERNATIONAL RESIDENTIAL CODE. (INCLUDING GEORGIA AMENDMENTS AS ADOPTED BY GEORGIA DEPT. OF COMM. AFFAIRS (DCA))
- STRUCTURAL - 2012 INTERNATIONAL BUILDING CODE.
- PLUMBING - 2012 INTERNATIONAL PLUMBING CODE.
- MECHANICAL - 2012 INTERNATIONAL MECHANICAL CODE.
- ELECTRICAL - 2011 NATIONAL ELECTRIC CODE.
- ENERGY - 2012 INTERNATIONAL FUEL GAS CODE.
- ENERGY - 2009 INTERNATIONAL ENERGY CONSERVATION CODE.
- FIRE - 2012 INTERNATIONAL FIRE CODE.
- LIFE SAFETY - 2000 LIFE SAFETY CODE, NFPA 101
- ACCESSIBILITY - 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.

TYPES OF CONSTRUCTION - FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601):  
[TYPE: 2B COMBUSTIBLE - FULLY AUTOMATIC FIRE SUPPRESSION SYSTEM]

- STRUCTURAL FRAME - INCLUDING COLUMNS, GIRDERS, TRUSSES = 0 HR.
- FLOOR CONSTRUCTION = 0 HR.
- ROOF CONSTRUCTION - INCLUDING SUPPORTIONS BEAMS AND JOISTS = 0 HR.
- REQUIRED SEPARATION OF OCCUPANCIES = 0 HR. (TABLE 508.4)
- TENANT SPACE SEPARATIONS = 1 HR. (SECTION 402.2 & 709.3)
- CORRIDOR WALL [W/SPRINKLER SYSTEM] = 0 HR. (TABLE 1018.1)
- STORAGE SEPARATION FROM SALES [W/SPRINKLER SYSTEM] = 0 HR. (TABLE X508.4)

MEANS OF EGRESS: (CHAPTER 10)  
MINIMUM EGRESS REQUIREMENTS: (TABLE 1004.1.2)  
MERCANTILE  
AREA ON OTHER FLOORS = 60 GROSS  
BASEMENT & GRADE FLOOR AREAS = 30 GROSS  
STORAGE, STOCK SHIPPING AREAS = 300 GROSS

OCCUPANT LOAD:  
SALES: 3,577 S.F. / 30 = 120 PERSONS  
STOCK: 869 S.F. / 300 = 3 PERSONS  
TOTAL PERSONS = 123 PERSONS

EGRESS WIDTH PER OCCUPANT SERVED (SECTION 1005.3.2)  
MERCANTILE: GROUP M = 0.15' PER PERSON  
[W/SPRINKLER SYSTEM]  
(2) DOORS [MAIN] = 80' NET WIDTH (AT ENTRY DOORS)  
(1) DOORS [REAR] = 36' NET WIDTH (AT REAR EXIT DOORS)  
TOTAL NET EGRESS DOOR WIDTH = 116' [PROVIDED]

DOOR 116' / 0.15 = 774 PERSON CAPACITY

ACTUAL CAPACITY = 123 PERSONS  
PROVIDED EGRESS CAPACITY = 774 PERSONS  
PROPOSAL IS LESS ALLOWABLE - OKAY

SIZE OF DOORS (SECTION 1008.1.1)  
MINIMUM OF 32" CLEAR DOOR WIDTH REQUIRED.

EXIT ACCESS - GROUPS 'A' (SECTION 1014)  
AISLES IN GROUP 'M' = 36" (SECTION 1017.3)  
CORRIDOR WIDTH = 44" (TABLE 1018.2)  
DEAD ENDS = 50 FEET (SECTION 1018.4)

EXIT ACCESS TRAVEL DISTANCE: (TABLE 1018.2)  
GROUP 'M' [W/SPRINKLER SYSTEM] = 250 FT.

PLUMBING SYSTEMS  
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURE: (TABLE 403.1)  
OCCUPANT LOAD = 123 PERSONS  
123 PERSONS X 50% = 62 MALE  
123 PERSONS X 50% = 62 FEMALE

MALE FACILITIES:  
NUMBER OF WATER CLOSETS | 1 PER 500 | = 1  
NUMBER OF LAVATORIES | 1 PER 750 | = 1

PROVIDED:  
(1) WATER CLOSET  
(1) LAVATORY

FEMALE FACILITIES:  
NUMBER OF WATER CLOSETS | 1 PER 500 | = 1  
NUMBER OF LAVATORIES | 1 PER 750 | = 1

PROVIDED:  
(1) WATER CLOSET  
(1) LAVATORY

DRINKING FOUNTAINS | 1 PER 1,000 | = (2) PROVIDED

SERVICE SINK = (1) PROVIDED

**LIST OF DRAWINGS**

DRAWING No.	DRAWING TITLE	UP TO AND INCLUDING CURRENT DCB No.	ISSUED FOR INTERIOR, EXTERIOR, AWNING/SIGNAGE PERMITS	CURRENT REVISION	CURRENT REVISION DATE
01 - ARCHITECTURAL					
A-0.1	TITLE SHEET	35	INT. & EXT. & AWN/SIGN.	1	05/06/2014
A-0.2	RESPONSIBILITY SCHEDULE	35	INTERIOR		
A-0.3	SQUARE FOOTAGE CHECK PLAN	35	INTERIOR		
AS-1.1	ARCHITECTURAL SPECIFICATIONS	35	INTERIOR		
AS-1.2	ARCHITECTURAL SPECIFICATIONS	35	INTERIOR		
AS-1.3	ARCHITECTURAL SPECIFICATIONS	35	INTERIOR		
AS-1.4	ARCHITECTURAL SPECIFICATIONS	35	INTERIOR		
AS-1.5	ARCHITECTURAL SPECIFICATIONS	35	INTERIOR		
A-1.1	DEMOLITION PLAN AND NOTES	35	INT. & EXT. & AWN/SIGN.	1	05/06/2014
A-2.1	ARCHITECTURAL FLOOR PLAN	35	INT. & EXT. & AWN/SIGN.		
A-2.2	ARCHITECTURAL WALL & FLOOR FINISH PLAN	35	INTERIOR		
A-3.1	ARCHITECTURAL REFLECTED CEILING PLAN	35	INTERIOR		
A-3.2	POWER/DATA PLAN	35	INTERIOR		
A-4.1	ELEVATIONS - SALES FLOOR	35	INTERIOR		
A-4.2	ELEVATIONS - STOCK ROOM	35	INTERIOR		
A-4.3	ELEVATIONS - FITTING ROOM	35	INTERIOR		
A-4.4	ENLARGED PLANS & ELEVATIONS OF RESTROOMS & OFFICE	35	INTERIOR		
A-5.1	STOREFRONT PLANS - FRONT	35	EXTERIOR & AWNING/SIGNAGE	1	05/06/2014
A-5.2	STOREFRONT ELEVATIONS	35	EXTERIOR & AWNING/SIGNAGE	1	05/06/2014
A-5.2a	EXISTING STOREFRONT PHOTOGRAPHS	35	EXTERIOR & AWNING/SIGNAGE	1	05/06/2014
A-5.2b	PROPOSED STOREFRONT PERSPECTIVE	35	EXTERIOR & AWNING/SIGNAGE	1	05/06/2014
A-5.3	STOREFRONT SECTIONS	35	EXTERIOR & AWNING/SIGNAGE		
A-5.4	SIGNAGE	35	AWNING/SIGNAGE		
A-5.5	AWNING	35	AWNING/SIGNAGE		
A-6.1	PARTITION TYPES	35	INTERIOR		
A-7.1	DOOR SCHEDULES & FLOOR TRANSITION DETAILS	35	INTERIOR		
A-8.1	ARCHITECTURAL DETAILS	35	INTERIOR		
F-1.1	ARCHITECTURAL FIXTURE PLAN	35	INTERIOR		
02 - MECHANICAL					
M-1.1	MECHANICAL PLAN	35	3/17/2014		
M-2.1	MECHANICAL SCHEDULES & DETAILS	35	3/17/2014		
MS-1.1	MECHANICAL SPECIFICATIONS	35	3/17/2014		
03 - ELECTRICAL					
E-1.1	ELECTRICAL POWER PLAN	35	3/17/2014		
E-2.1	ELECTRICAL LIGHTING PLAN	35	3/17/2014		
E-3.1	ELECTRICAL DETAILS	35	3/17/2014		
E-4.1	ELECTRICAL RISER DIAGRAM, NOTES, & PANEL SCHEDULES	35	3/17/2014		
ES-1.1	ELECTRICAL SPECIFICATIONS	35	3/17/2014		
04 - PLUMBING					
P-1.1	PLUMBING PLAN	35	3/17/2014		
PS-1.1	PLUMBING SPECIFICATIONS	35	3/17/2014		
05 - FIRE PROTECTION					
FA-1.1	FIRE ALARM PLAN	35	3/17/2014		
FP-1.1	SPRINKLER PLAN	35	3/17/2014		

NOTE: REFER TO SHEET A-0.2 FOR DCB SCHEDULE

**PROJECT TEAM**

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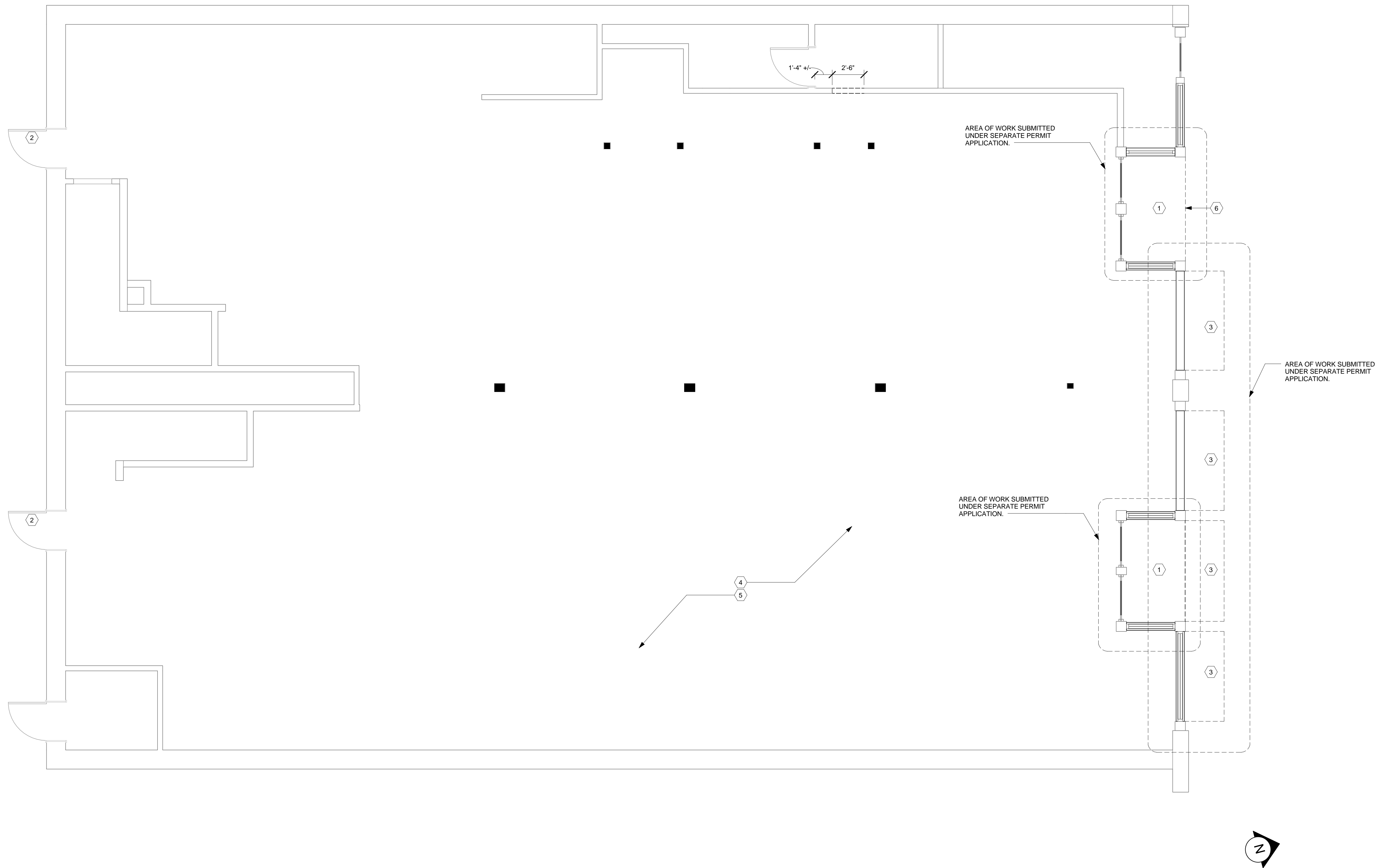
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**1 DEMOLITION PLAN**  
Scale: 1/4" = 1'-0"

**DEMOLITION GENERAL NOTES:**

1. THE SCOPE OF THE WORK INCLUDES ALL INTERIOR ELEMENTS NECESSARY TO ACCOMMODATE THE NEW WORK. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL INDICATED NON-LOAD BEARING INTERIOR AND EXTERIOR WALLS, ALL CEILING, ALL FLOOR FINISHES DOWN TO A CLEAN AND LEVEL WORKING SURFACE AND ALL SYSTEMS THAT ARE NOT TO BE REUSED IN THE NEW CONSTRUCTION. NO STRUCTURAL ELEMENTS SHALL BE REMOVED WITHOUT ANN TAYLOR AND LANDLORD APPROVAL.
2. THE GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF THE WORK.
3. DURING THE DEMOLITION PHASE THE GENERAL CONTRACTOR SHALL SUPPORT ALL EXISTING STRUCTURES AS REQUIRED TO MAINTAIN A SAFE WORKING ENVIRONMENT. ANY DAMAGE CAUSED BY THE DEMOLITION PROCESS WILL BE CORRECTED BY THE G.C. AT NO COST TO ANN TAYLOR.
4. IF THE DEMOLITION PROCESS RESULTS IN AN UNSAFE WORKING ENVIRONMENT, STOP WORK IMMEDIATELY AND NOTIFY THE APPROPRIATE AUTHORITY, ANN TAYLOR AND ARCHITECT PRIOR TO PROCEEDING.
5. PROVIDE ALL LIFE SAFETY SYSTEMS INCLUDING, BUT NOT LIMITED TO, TEMPORARY LIGHTING BARRICADES, GUARD RAILS AND VENTILATION SYSTEMS AS REQUIRED BY LOCAL, STATE AND FEDERAL JURISDICTIONS.
6. ANY SYSTEMS THAT WERE CONNECTED TO A UTILITY SHALL BE REMOVED BY A TRADE FAMILIAR WITH THAT UTILITY. CAP ALL REMAINING UTILITIES AND MARK THEIR LOCATIONS AT THE SITE AND ON THE AS-BUILTS SET OF PLANS. G.C. TO NOTIFY THE UTILITY COMPANY AND THE LANDLORD OF YOUR INTENTIONS PRIOR TO PROCEEDING WITH THE DEMOLITION/REMOVAL PROCESS.
7. NOTIFY LANDLORD'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF WORK, INCLUDING CUTTING, REMOVING, ALTERING, OR SHUTTING OFF ANY MECHANICAL SYSTEMS. COORDINATE ALL EFFORTS WITH THE LANDLORD'S REPRESENTATIVE. REFER TO MECHANICAL/ELECTRICAL PLANS FOR SPECIFIC WORK REQUIREMENTS.
8. PROCEED WITH DEMOLITION IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
9. COORDINATE WITH LANDLORD RUBBISH REMOVAL PROCEDURES, LOCATION OF TRASH DUMPSTERS TIME SCHEDULES, ETC. DISPOSE OF ALL RUBBISH IN A MANNER COMPLIANT WITH ALL LAWS, REGULATIONS, ETC. G.C. TO ABANDON ANY MECHANICAL OR ELECTRICAL SYSTEMS. ALL EQUIPMENT NOT TO BE REUSED IS TO BE REMOVED AND ARRANGE TO IMMEDIATELY REMOVE AND LEGALLY DISPOSE OF ALL DEMOLITION MATERIALS.
10. AREAS IN WHICH DEMOLITION AND SALVAGE WORK IS DONE SHALL BE CLEANED DAILY. ALL DUST, DIRT, DEBRIS, UNSALVAGEABLE AND UNREUSEABLE ITEMS SHALL BE TOTALLY REMOVED FROM THE PROJECT SITE DAILY. UNDER NO CIRCUMSTANCE SHALL REFUSE BE ALLOWED TO BLOCK OR IMPAIR CIRCULATION IN CORRIDORS, STAIRS, SIDEWALKS, OR OTHER TRAFFIC AREAS AT ANY TIME.
11. EXISTING SPRINKLER HEAD GRID, MAIN, & BRANCH PIPES TO REMAIN FUNCTIONAL DURING THE DURATION OF THE DEMOLITION WORK. COORDINATE ANY ALTERATIONS OF THE SPRINKLER SYSTEM WITH THE SPRINKLER CONTRACTOR.

12. PRIOR TO THE START OF ANY NEW CONSTRUCTION, CLEAN THE SITE OF ALL DEMOLITION DEBRIS. G.C. SHALL ASSURE THAT THE DEMOLITION WORK IS COMPLETE TO THE POINT WHERE NO ADDITIONAL DEMOLITION SHALL BE REQUIRED.
13. IF AN EXISTING SECURITY SYSTEM IS IN PLACE, NOTIFY ANN TAYLOR TO DETERMINE IF ANY OR ALL OF THE SYSTEM CAN BE RE-USED.
14. COORDINATE WITH ANN TAYLOR PRIOR TO THE START OF DEMOLITION TO DETERMINE THE SCOPE OF ALL MATERIALS, FINISHES AND SYSTEMS THAT ARE TO BE REUSED.
15. REMOVE ALL ABANDONED PIPING ABOVE THE CEILING LINE TO A LOGICAL POINT AND CAP. VERIFY THAT ANY PIPING TO REMAIN IS SECURELY ATTACHED TO THE LANDLORD'S STRUCTURE.
16. REMOVE ALL ELECTRICAL WORK WITHIN TENENAT'S SPACE UNLESS NOTED OTHERWISE. REMOVE ALL EXISTING CEILING LIGHT FIXTURES, COORDINATE WITH MECHANICAL AND ELECTRICAL DOCUMENTS.
17. PATCH AND REPAIR ALL WALLS TO REMAIN WHICH ARE DAMAGED DURING THE DURATION OF DEMOLITION WORK. PREPARE SURFACES AS REQUIRED FOR APPLICATION OF NEW SCHEDULED FINISHES. MAINTAIN ALL EXISTING FIRE RATINGS.
18. ALL EXISTING FLOOR FIXTURES/MERCHANDISE WALL HARDWARE NOT REMOVED BY PREVIOUS OWNER ARE TO BE REMOVED BY G.C.
19. AFTER DEMOLITION, GENERAL CONTRACTOR SHALL VERIFY ELEVATION OF EXISTING FLOOR SUBSTRATE AND SHALL BE RESPONSIBLE FOR FLASH PATCH TO SMOOTH NO MORE THAN 1/8" PER 10 INCHES OUT OF LEVEL.
20. MAINTAIN FIRE RATING ON ALL INTERIOR COLUMNS AND BEAMS, UNLESS OTHERWISE NOTED. (PER VERIFICATION OF RATING REQUIRED)
21. IT IS THE RESPONSIBILITY OF THE TENANT'S G.C. TO FILED VERIFY EXISTING CONDITIONS AND DIMENSIONS.
22. NOTHING SHALL BE ATTACHED TO, SUSPENDED FROM, OR PENETRATE THROUGH THE FLOOR OR ROOF DECK ABOVE.
23. TENANT'S G.C. IS REQUIRED TO FRAME, BRACE AND/OR SUSPEND AS REQUIRED TO/FROM THE TOP CHORD OF JOISTS OR STRUCTURAL STEEL WHICH EXIST ABOVE TENANT'S SPACE.
24. IT IS THE RESPONSIBILITY OF THE TENANT'S G.C. TO FIELD VERIFY EXISTING ELECTRICAL SERVICE AND TO MAKE ANY AND ALL MODIFICATIONS REQUIRED TO ENSURE THAT THE TOTAL CONNECTED LOAD DOES NOT EXCEED ELECTRICAL SERVICE.
25. NEW SLABS OR TOPPING TO BE 4000 PSI WITH 6X6 #10 W.I.M. ON COMPACTED FILL AND 4MIL VAPOR BARRIER TO EXTEND VERTICALLY AT EXISTING MALL SLAB AND TILE MUD BED.
26. MEZZANINES TO BE FRAMED INDEPENDENTLY OF BUILDING STEEL, FOR FIRST FLOOR TENANT MAX. 1/3 OF STORE LEASE AREA.
27. 4" HIGH WATERPROOF MEMBRANCE REQUIRED FOR TENANTS WITH DEEP SEALED FLOOR DRAINS AND 4" CLEAN OUT IN CORRIDOR.

28. EXPOSED DECK AND STRUCTURE TO BE DETAILED FOR EXPOSURE. ALL CONDUITS, DUCT WORK AND PIPING SHALL BE GANGED TOGETHER AND RUN PARALLEL AND PERPENDICULAR TO LEASE LINES. ALL EQUIPMENTS (GRID, PIPES, DUCTS, FIXTURES, ETC.) SHALL BE HUNG BY HANG RODS (NOT WIRE). DUCT WORK TO BE ROUND OR SPIRAL WITH NO EXTERIOR INSULATION.
29. TENANT SHALL PROVIDE ADEQUATE EXIT SIGNS AND EMERGENCY LIGHT ALONG EGRESS PATH.
30. TENANT SHALL PROVIDE A COMPLETELY HYDRAULICALLY CALCULATED FIRE SPRINKLER SYSTEM. (CALCULATIONS AND SPRINKLER PLAN TO BE INCLUDED WITH CONSTRUCTION DOCUMENTS TO CITY AS PART OF PERMIT SET FOR PREMISES REQUIRING 50 HEADS OR MORE. (THE FINAL DESIGN MUST BE CONFIRMED BY HYDRAULIC CALCULATION. MAXIMUM AREA PER SPRINKLER HEAD TO BE 120 SF. SPRINKLER HEAD TYPE TO BE QUICK RESPONSE K-8.6).
31. SCREEN BACKSIDES OF EXIT SIGNS AT STOREFRONT.
32. TRAP PRIMERS REQUIRED.
33. DO NOT ABANDON ANY UTILITY OR MATERIAL WITHIN THE LEASE SPACE. REMOVE BACK TO SOURCE. COVER RETURNS AIR OPENINGS BEFORE AND DURING CONSTRUCTION.
34. TENANT TO REPAIR AND/OR REPAIR LANDLORD PROPERTY (NEUTRAL PIERS, BULKHEAD, REAR CORRIDOR, ETC.) DAMAGED DURING TENANT IMPROVEMENTS.
35. TENANT SHALL PERFORM FIRST-CLASS WORKMANSHIP. ACCEPTANCE CONTINGENT UPON LANDLORD APPROVAL.
36. TENANT'S G.C. TO COORDINATE CONSTRUCTION WITH MALL AUTHORITY. ALL REUSED MATERIAL AND EQUIPMENT MUST BE REFURBISHED TO LIKE-NEW CONDITION.
37. IT IS RESPONSIBILITY OF THE TENANT'S ARCHITECT TO FIELD VERIFY DIMENSIONS, UTILITY LOCATIONS AND SITE CONDITIONS PRIOR TO AND DURING CONSTRUCTION.
38. ALL PENETRATION OR OR MODIFICATION TO STRUCTURAL STEEL OR CONCRETE MUST BE COORDINATE WITH LOCAL MALL AUTHORITY.
39. ALL MATERIALS USED IN THE CONSTRUCTION OF THIS SPACE MUST BE ASBESTOS FREE.
40. IT IS THE RESPONSIBILITY OF THE TENANT AND THE TENANT'S G.C. TO COMPLY WITH ALL APPLICABLE LAWS CONCERNING HAZARDOUS MATERIALS. THE TENANT SHALL NOT PERMIT INSTALLATION OR USE OF ANY HAZARDOUS SUBSTANCES IN ANY COMPONENT DURING TENANCY.
41. THE TENANT'S LEASE PREMISES MUST COMPLY WITH TITLE III OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES. COMPLIANCE WILL INCLUDE, BUT IS NOT LIMITED TO, THE DESIGN, CONSTRUCTION AND/OR ALTERATION OF THE LEASED PREMISES. UPON COMPLETION OF WORK, TENANT OR TENANT'S ARCHITECT MUST SUPPLY A LETTER TO LANDLORD STATING THAT THE LEASED PREMISES HAS BEEN DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ADAAG.
42. ALL DEMOLITION AND DEBRIS REMOVAL IS TO TAKE PLACE DURING NON-MALL HOURS.
43. CONTRACTOR MUST HALL DEBRIS AWAY DAILY.
44. DURING DEMO FIRE SPRINKLER SYSTEM MUST BE BLANKED OFF PRIOR TO COMMENCING DEMOLITION.

**KEYNOTES:**

- 1 REMOVE EXISTING SOFFIT BOARD & INSULATION, DISCONNECT & REMOVE EXISTING DOWNLIGHTS & WIRING.
- 2 EXISTING REAR SERVICE DOOR(S) AND FRAME(S) TO REMAIN. G.C. TO REPLACE EXISTING HARDWARE WITH NEW HARDWARE PER ANN TAYLOR'S SPECIFICATION. SEE SHEET A-7.1 FOR SPECIFICATIONS.
- 3 REMOVE EXISTING AWNINGS, FRAMING, SUPPORTS AND ATTACHMENTS. PATCH AND REPAIR FACADE AS REQUIRED.
- 4 EXISTING DUCTWORK, MAIN SUPPLY/RETURN, OUTSIDE AIR, CONIC ENCLOSURE ETC. TO REMAIN. T.G.C. TO COORDINATE WITH MALL'S MANAGER MALL DUCTWORK THAT NEED TO REMAIN UNDISTURBED PRIOR TO ANY DUCT REMOVAL.
- 5 G.C. TO MODIFY FIRE ALARM SYSTEM AS REQ'D. REFER TO FIRE ALARM SHEET FOR ADDITIONAL INFORMATION.
- 6 REMOVE EXISTING BLADE SIGN AND PATCH EXISTING STOREFRONT.

**WALL LEGEND - DEMO PLAN:**

- MATERIAL TO BE DEMOLISHED
- MATERIAL TO BE DEMOLISHED AND SAVED WITHIN THE SAME SITE
- EXISTING WALL TO REMAIN
- EXISTING COLUMN TO REMAIN

**DEMOLITION PLAN NOTES**

- A. EXISTING WALLS TO REMAIN. PATCH AND REPAIR AS REQUIRED TO PROVIDE A SMOOTH, PAINT READY FINISH.
  - B. DEMOLISH EXISTING WALLS AND DOORS AS NECESSARY.
  - C. DEMOLISH EXISTING FLOOR FINISHES AS NECESSARY. REPAIR OR REPLACE SUB-FLOORING REQUIRED TO PROVIDE AN EVEN WALKING SURFACE/FINISH FLOOR CONDITION.
  - D. DEMOLISH EXISTING GYPSUM WALL BOARD, CEILING TILE, GRID AND/OR OTHER CEILING FINISH AS NECESSARY TO PROVIDE FOR NEW CEILING READY CONDITION.
  - E. DEMOLISH EXISTING WALL FINISHES AS NECESSARY.
  - F. REMOVE EXISTING LIGHT FIXTURES, AUXILIARY EQUIPMENT/FIXTURES AND POWER LINES AS NECESSARY.
  - G. REMOVE EXISTING PLUMBING FIXTURES AS NECESSARY. CAP LINES AS NECESSARY FOR THOSE NOT BEING RE-USED.
  - H. REMOVE EXTRANEIOUS EQUIPMENT AS NECESSARY.
- I. GENERAL CONTRACTOR TO NOTIFY ARCHITECT OF SIZE OF EXISTING RESTROOM AND LOCATION AND CONDITION OF FIXTURES PRIOR TO DEMOLITION OR CONSTRUCTION. PLUMBING FIXTURES TO BE RE-USED ARE TO BE REMOVED AND PROPERLY STORED FOR RE-INSTALLATION.

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Project  
**LOFT** #1886  
15 W. BROUGHTON ST.  
SAVANNAH, GA 314041

Drawing Title  
**DEMOLITION PLAN AND NOTES**

Seal Date: 03/17/2014  
Project No.: 1513936-00  
Scale: 1/4" = 1'-0"  
Drawn By: Author  
Drawing No.:

**A-1.1**

**KEYNOTES:** NOTE: NOT ALL KEY NOTES MAY BE USED ON ALL PROJECTS. SEE FLOOR PLAN FOR SPECIFIC NOTES WITHIN THIS PROJECT.

- ① LEASE LINE
- ② DEMISING WALL PROVIDE 5/8" TYPE "X" GYP. BD. TIGHT TO STRUCTURE ABOVE AS REQUIRED IN ORDER TO MAINTAIN REQ'D. TENANT SEPARATION RATING. SEE A-0.2 FOR RESPONSIBILITY SCHEDULE.
- ③ EXISTING NEUTRAL PIER CONTRACTOR TO PROTECT DURING CONSTRUCTION.
- ④ EXISTING ENTRY DOORS MODIFY HARDWARE AS PER HARDWARE SCHEDULE ON SHEET A - 7.1
- ⑤ SIGN BY WOVEN INTO AWNING BY AWNING VENDOR.
- ⑥ TRAFFIC COUNTER
- ⑦ GRAPHIC DISPLAY TRACK- PROVIDE 1/2" F.R.T. PLYWOOD SHEATHING AS REQUIRED FOR GRAPHIC FRAME AT DISPLAY
- ⑧ MARKETING FRAME - 54" X 69".
- ⑨ NEW TWO-SIDED, NON-ILLUMINATED BLADE SIGN. G.C. TO PROVIDE BLOCKING FOR NEW BLADE SIGN.
- ⑩ SENSORMATIC DIGITAL DOOR MAX SYSTEM.
- ⑪ 1/2" F.R.T. PLYWOOD SHEATHING AS REQUIRED FOR GRAPHIC FRAME AT DISPLAY WALL.
- ⑫ NEW AWNING & FRAME FURNISHED AND INSTALLED BY ANN TAYLOR VENDOR. (GC TO COORDINATE)
- ⑬ PAINT EXISTING AND NEW STOREFRONT BENJAMIN MOORE "ONYX" 2133-10
- ⑭ NEW PLATFORM @ 1'-4" A.F.F. AT STOREFRONT DISPLAY AREAS. REFER TO 1/A-5.3.
- ⑮ REPLACE EXISTING AWNINGS WITH NEW.
- ⑯ REMOVE EXISTING BLADE SIGN AND PATCH EXISTING STOREFRONT.

**GENERAL NOTES:**

- 1. ALL SIGNAGE TO BE FURNISHED AND INSTALLED BY SIGN VENDOR. SHOP DRAWINGS TO BE SUBMITTED TO ALL PARTIES FOR APPROVAL & FILED UNDER SEPARATE PERMIT.
- 2. G.C. TO VERIFY ATTACHMENT TO BUILDING STRUCTURE REQUIREMENTS WITH LANDLORD PRIOR TO CONSTRUCTION.
- 3. STOREFRONT CONSTRUCTION SHALL BE SELF SUPPORTING FROM THE FLOOR OR BRACED HORIZONTALLY/LATERALLY TO THE OVERHEAD INDEPENDENT OF THE MALLBUILDING FACIA AND BULKHEAD STRUCTURE.

**GRAPHIC TRACK NOTES:**

- 1. GRAPHIC TRACKS TO BE INSTALLED SURFACE MOUNTED ON GYP. BD. CEILING BY G.D.
- 2. END CAPS TO BE INSTALLED AT ENDS OF GRAPHIC TRACKS.

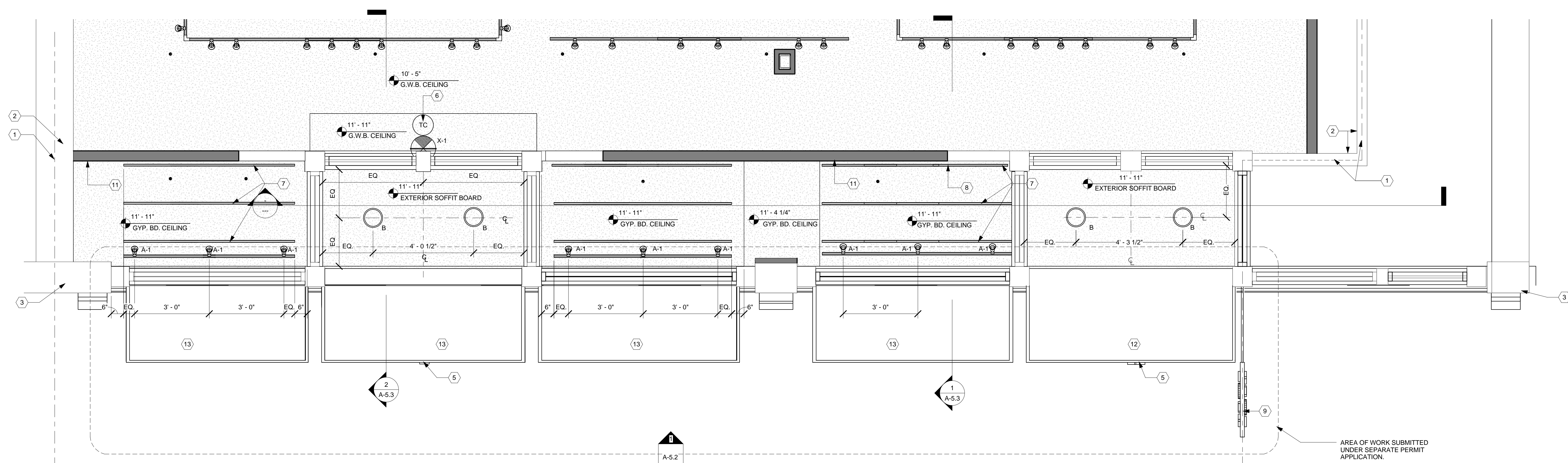
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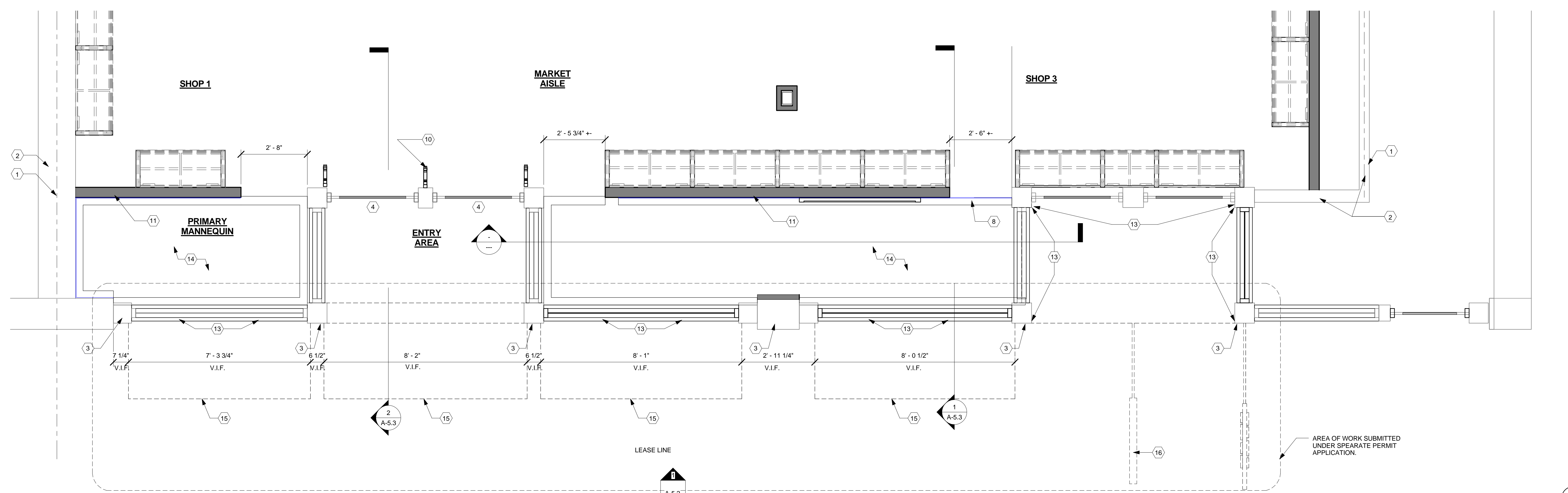
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LOFT STORE #1886

05/06/2014 - ISSUED FOR EXTERIOR PERMIT



① ENLARGED STOREFRONT REFLECTED CEILING PLAN  
Scale: 1/2" = 1'-0"



② ENLARGED STOREFRONT PLAN  
Scale: 1/2" = 1'-0"

Rev	Date	By	Description
	05/05/2014		ADDENDUM #4
1	05/06/2014		ISSUED FOR EXTERIOR PERMIT

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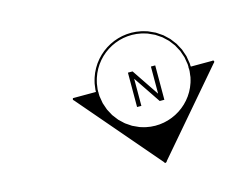
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Project  
**LOFT** #1886  
15 W. BROUGHTON ST.  
SAVANNAH, GA 31401

Drawing Title  
**STOREFRONT PLANS - FRONT**

Seal Date: 03/17/2014  
Project No.: 1513936-00  
Scale: As indicated  
Drawn By: DS  
Drawing No.: A-5.1

5/6/2014 4:43:36 PM



**KEYNOTES:**

- ① LEASE LINE
- ② DEMISING WALL PROVIDE 5/8" TYPE 'X' GYP. BD. TIGHT TO STRUCTURE ABOVE AS REQUIRED IN ORDER TO MAINTAIN REQ'D. TENANT SEPARATION RATING. SEE A-0.2 FOR RESPONSIBILITY SCHEDULE.
- ③ EXISTING NEUTRAL PIER CONTRACTOR TO PROTECT DURING CONSTRUCTION.
- ④ EXISTING ENTRY DOORS MODIFY HARDWARE AS PER HARDWARE SCHEDULE ON SHEET A - 7.1
- ⑤ SIGN BY WOVEN INTO AWNING BY AWNING VENDOR.
- ⑥ TRAFFIC COUNTER
- ⑦ GRAPHIC DISPLAY TRACK- PROVIDE 1/2" F.R.T. PLYWOOD SHEATHING AS REQUIRED FOR GRAPHIC FRAME AT DISPLAY
- ⑧ MARKETING FRAME - 54" X 69".
- ⑨ NEW TWO-SIDED, NON-ILLUMINATED BLADE SIGN. G.C. TO PROVIDE BLOCKING FOR NEW BLADE SIGN.
- ⑩ SENSORMATIC DIGITAL DOOR MAX SYSTEM.
- 11 1/2" F.R.T. PLYWOOD SHEATHING AS REQUIRED FOR GRAPHIC FRAME AT DISPLAY WALL.
- 12 NEW AWNING & FRAME FURNISHED AND INSTALLED BY ANN TAYLOR VENDOR. (GC TO COORDINATE)
- 13 PAINT EXISTING AND NEW STOREFRONT BENJAMIN MOORE "ONYX" 2133-10
- 14 NEW PLATFORM @ 1'-4" A.F.F. AT STOREFRONT DISPLAY AREAS. REFER TO 1/A-5.3.
- 15 NEW STOREFRONT TO MATCH EXISTING.
- 16 NEW 4" HIGH BRONZE "LOFT" SIGNAGE ON REAR OF CABINET BEYOND EXTERIOR DOORS

NOTE: NOT ALL KEY NOTES MAY BE USED ON ALL PROJECTS. SEE FLOOR PLAN FOR SPECIFIC NOTES WITHIN THIS PROJECT.

**GENERAL NOTES:**

- 1. ALL SIGNAGE TO BE FURNISHED AND INSTALLED BY SIGN VENDOR. SHOP DRAWINGS TO BE SUBMITTED TO ALL PARTIES FOR APPROVAL & FILED UNDER SEPARATE PERMIT.
- 2. G.C. TO VERIFY ATTACHMENT TO BUILDING STRUCTURE REQUIREMENTS WITH LANDLORD PRIOR TO CONSTRUCTION.
- 3. STOREFRONT CONSTRUCTION SHALL BE SELF SUPPORTING FROM THE FLOOR OR BRACED HORIZONTALLY/LATERALLY TO THE OVERHEAD STRUCTURE (NOT TO DECK). STOREFRONT TO BE INDEPENDENT OF THE MALL/BUILDING FACIA AND BULKHEAD STRUCTURE.

**GRAPHIC TRACK NOTES:**

- 1. GRAPHIC TRACKS TO BE INSTALLED SURFACE MOUNTED ON GYP. BD. CEILING BY G.C.
- 2. END CAPS TO BE INSTALLED AT ENDS OF GRAPHIC TRACKS.

**PYLON SIGN NOTES:**

- 1. SIGN VENDOR TO COORDINATE FINAL LOCATION AND SIZE WITH LANDLORD.
- 2. SIGN VENDOR TO SUBMIT SHOP DRAWINGS TO ALL PARTIES FOR APPROVAL PRIOR TO INSTALLATION.
- 3. PYLON SIGN BY LANDLORD AT TENANT'S EXPENSE.

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Revision Schedule			
Rev	Date	By	Description
	05/05/2014		ADDENDUM #4
1	05/06/2014		ISSUED FOR EXTERIOR PERMIT

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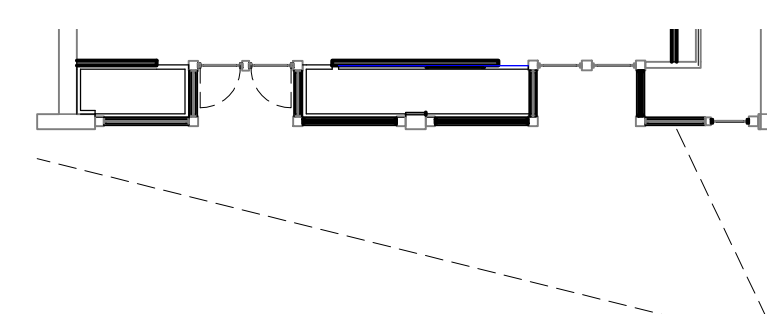
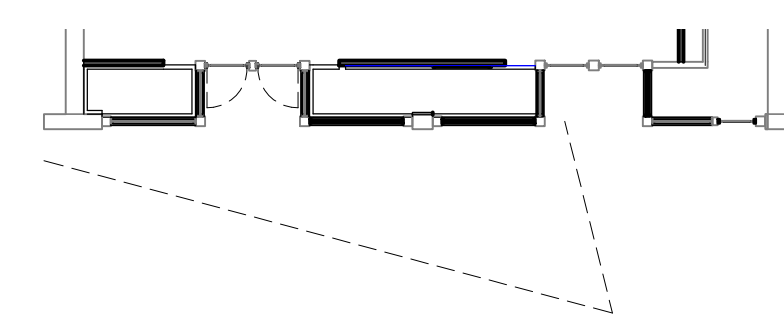
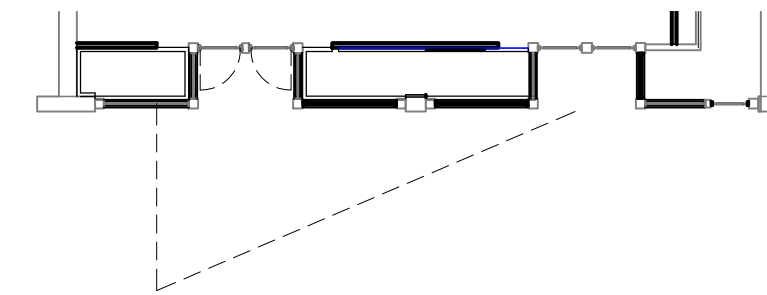
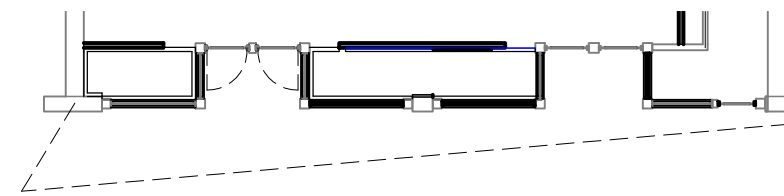
Drawing Title  
**STOREFRONT ELEVATIONS**

Seal Date: 03/17/2014  
Project No.: 1513936-00  
Scale: As indicated  
Drawn By: DS  
Drawing No.: A-5.2



① STOREFRONT ELEVATION - FRONT  
Scale: 1/2" = 1'-0"

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LOFT STORE #1886

Rev	Date	By	Description
1	05/06/2014		ISSUED FOR EXTERIOR PERMIT

**MGAC** Mark G. Anderson  
Consultants, Inc.

**TBA**  
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CONSULTING ENGINEERS  
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**TPG**architecture

TPG ARCHITECTURE, LLP  
31 PENN PLAZA  
132 WEST 31ST STREET, 5TH FLOOR, NEW YORK, NY 10001  
212.768.0800 | TPGARCHITECTURE.COM

IN CONSIDERATION OF RECEIVING DRAWINGS FROM TPG ARCHITECTURE LLP IN AN ELECTRONIC FORM, THE RECIPIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO HOLD HARMLESS AND INDEMNIFY TPG ARCHITECTURE LLP FROM AND AGAINST ALL CLAIMS, LIABILITIES, LOSSES, DAMAGES, AND COSTS, INCLUDING BUT NOT LIMITED TO ATTORNEYS FEES, ARISING OUT OF, OR IN ANY WAY CONNECTED WITH THE USE, RE-USE, MIS-USE, MODIFICATION, OR MISINTERPRETATION OF THE MACHINE-READABLE INFORMATION PROVIDED BY TPG ARCHITECTURE LLP UNDER THIS AGREEMENT.

Project  
**LOFT** #1886  
15 W. BROUGHTON ST.  
SAVANNAH, GA 310401

Drawing Title  
**EXISTING STOREFRONT PHOTOGRAPHS**

Seal Date: 03/17/2014  
Project No.: 1513936-00  
Scale: 1/16" = 1'-0"  
Drawn By: Author  
Drawing No.:

A-5.2a

# LOFT

15 W. BROUGHTON  
 SAVANNAH, GA 31401  
 LOFT STORE #1886

05/06/2014 - ISSUED FOR EXTERIOR PERMIT



Revision Schedule			
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Project  
**LOFT** #1886  
 15 W. BROUGHTON ST.  
 SAVANNAH, GA 310401

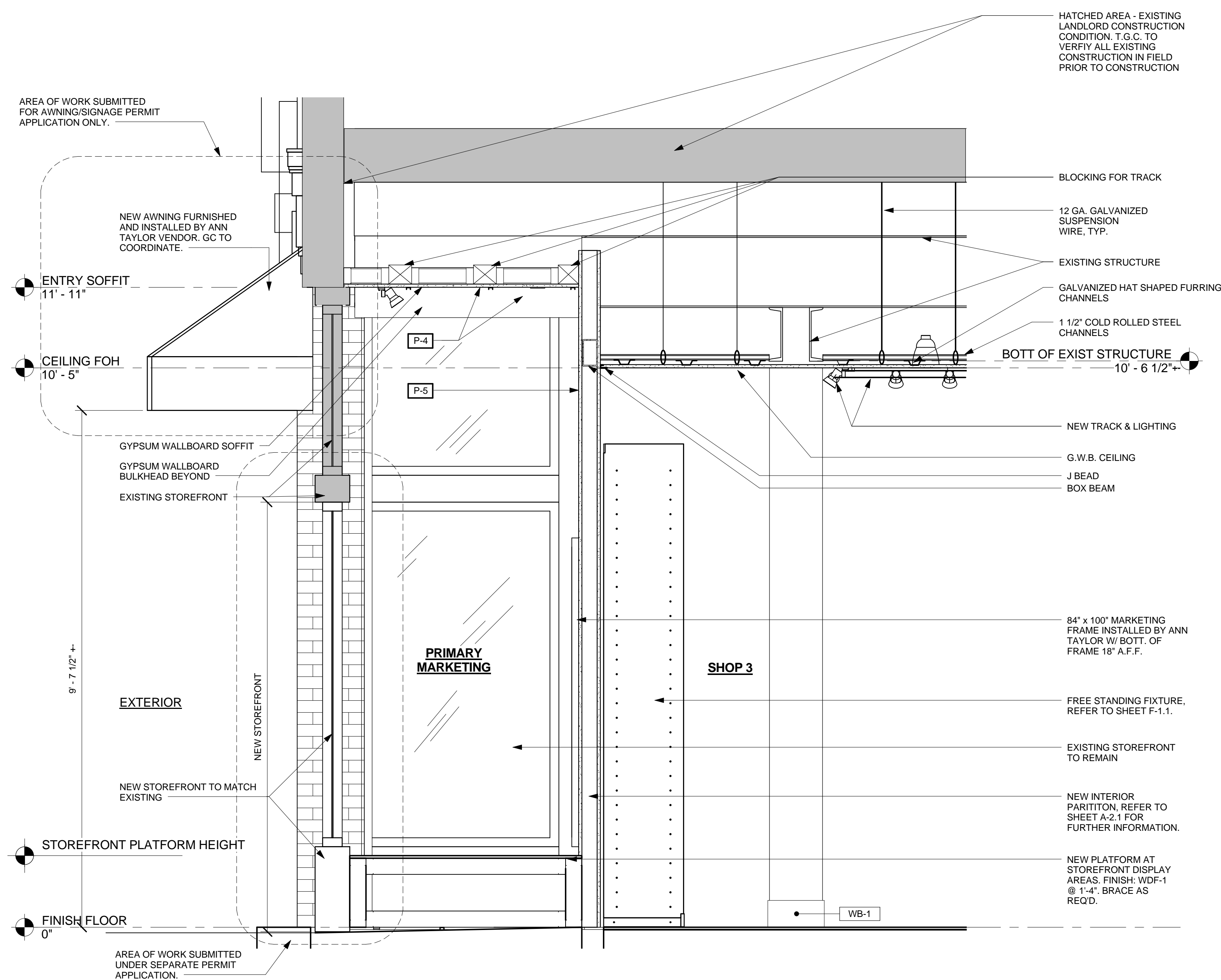
Drawing Title  
**PROPOSED STOREFRONT PERSPECTIVE**

Seal Date: 03/17/2014  
 Project No.: 1513936-00  
 Scale:  
 Drawn By: Author  
 Drawing No.:

A-5.2b

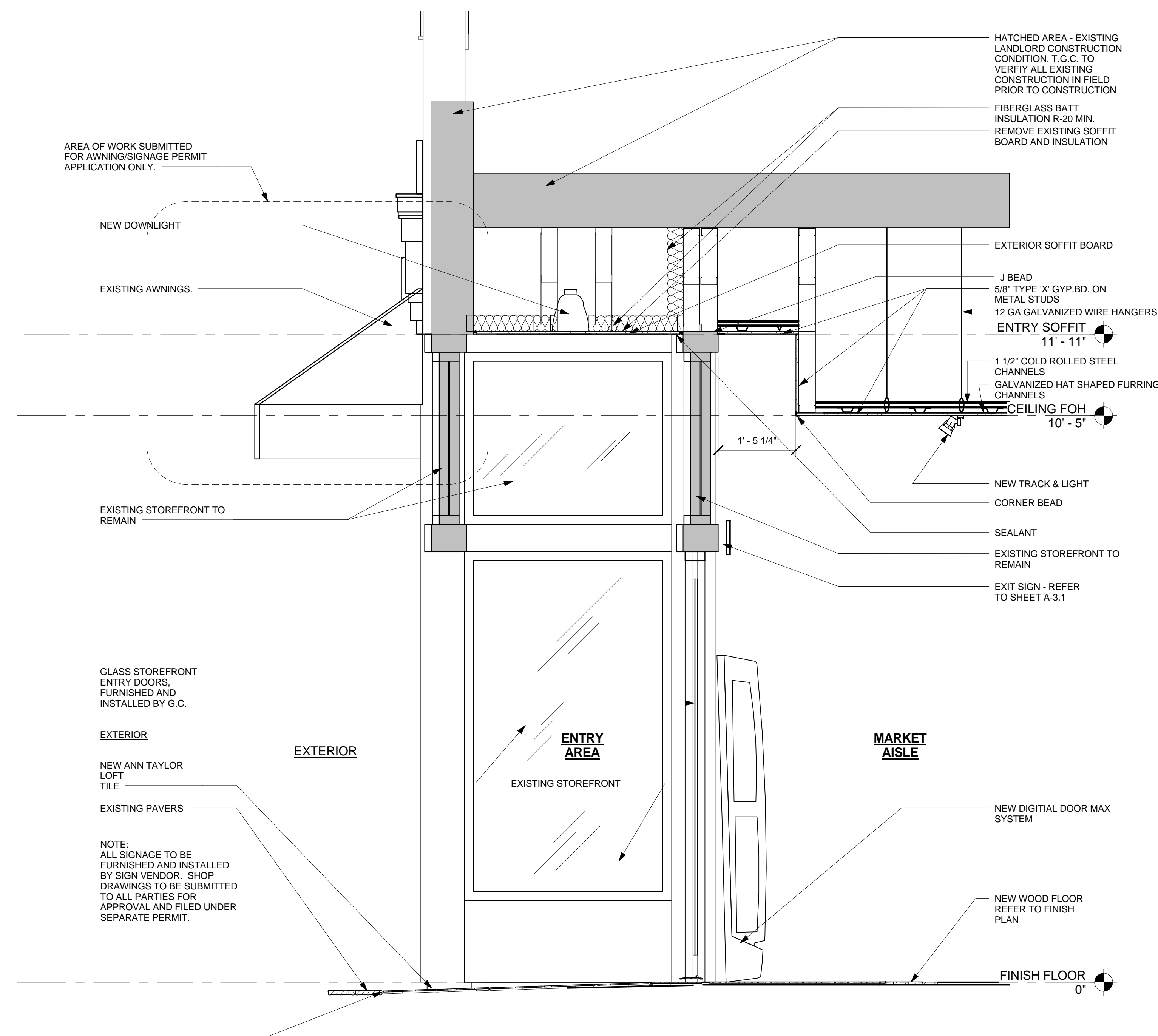
1 EXTERIOR PERSPECTIVE

Scale:



1 STOREFRONT SECTION THROUGH PRIMARY MARKETING AREA

Scale: 3/4" = 1'-0"



2 STOREFRONT SECTION THROUGH ENTRY AREA

Scale: 3/4" = 1'-0"

**NOTE:**  
G.C. TO VERIFY ATTACHMENT TO BUILDING  
STRUCTURE REQUIREMENTS W/  
LANDLORD PRIOR TO CONSTRUCTION.

Revision Schedule			
Rev	Date	By	Description
04.18.2014			ISSUED FOR AWNING/SIGNAGE PERMIT

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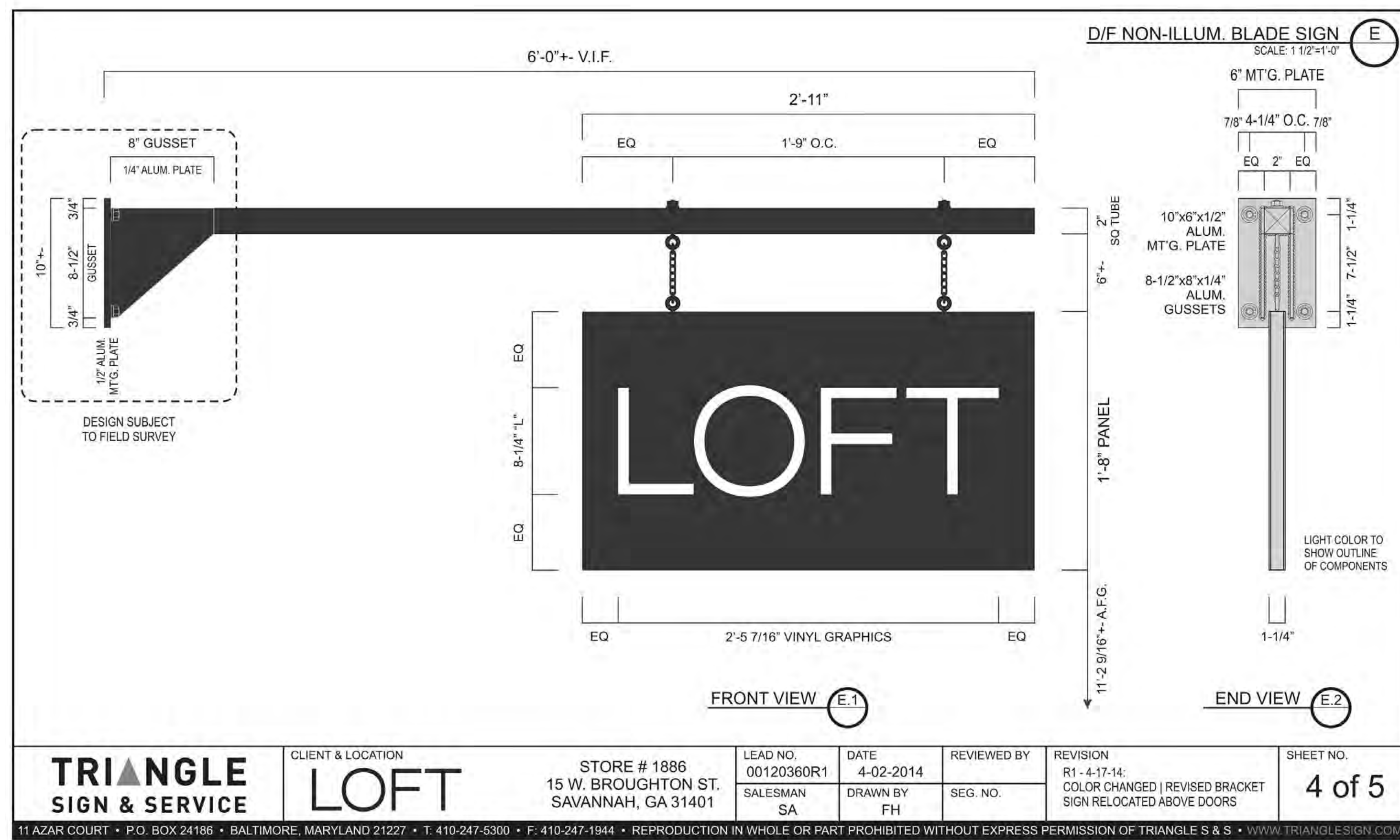
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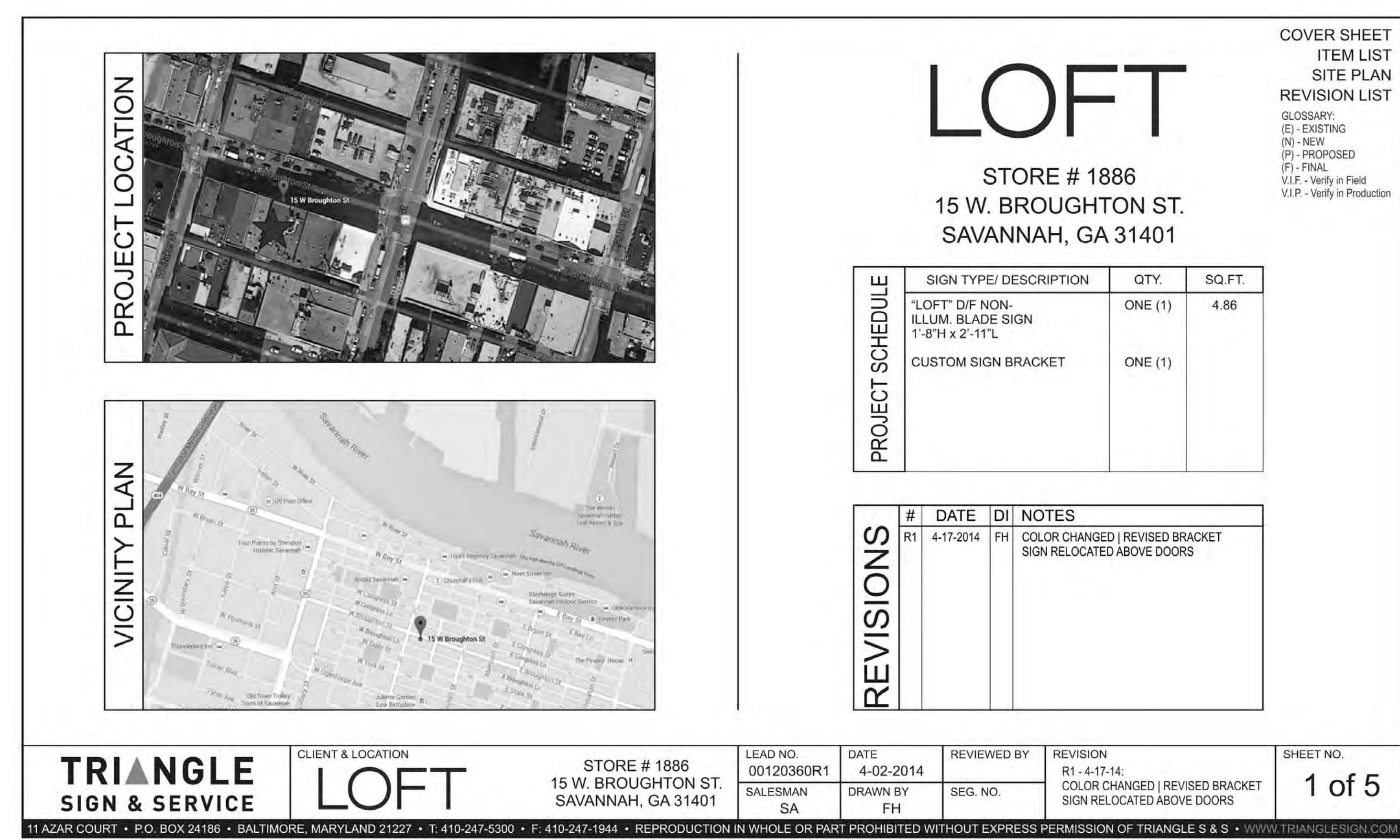
Project  
**LOFT** #1886  
15 W. BROUGHTON ST.  
SAVANNAH, GA 31401

Drawing Title  
**STOREFRONT SECTIONS**

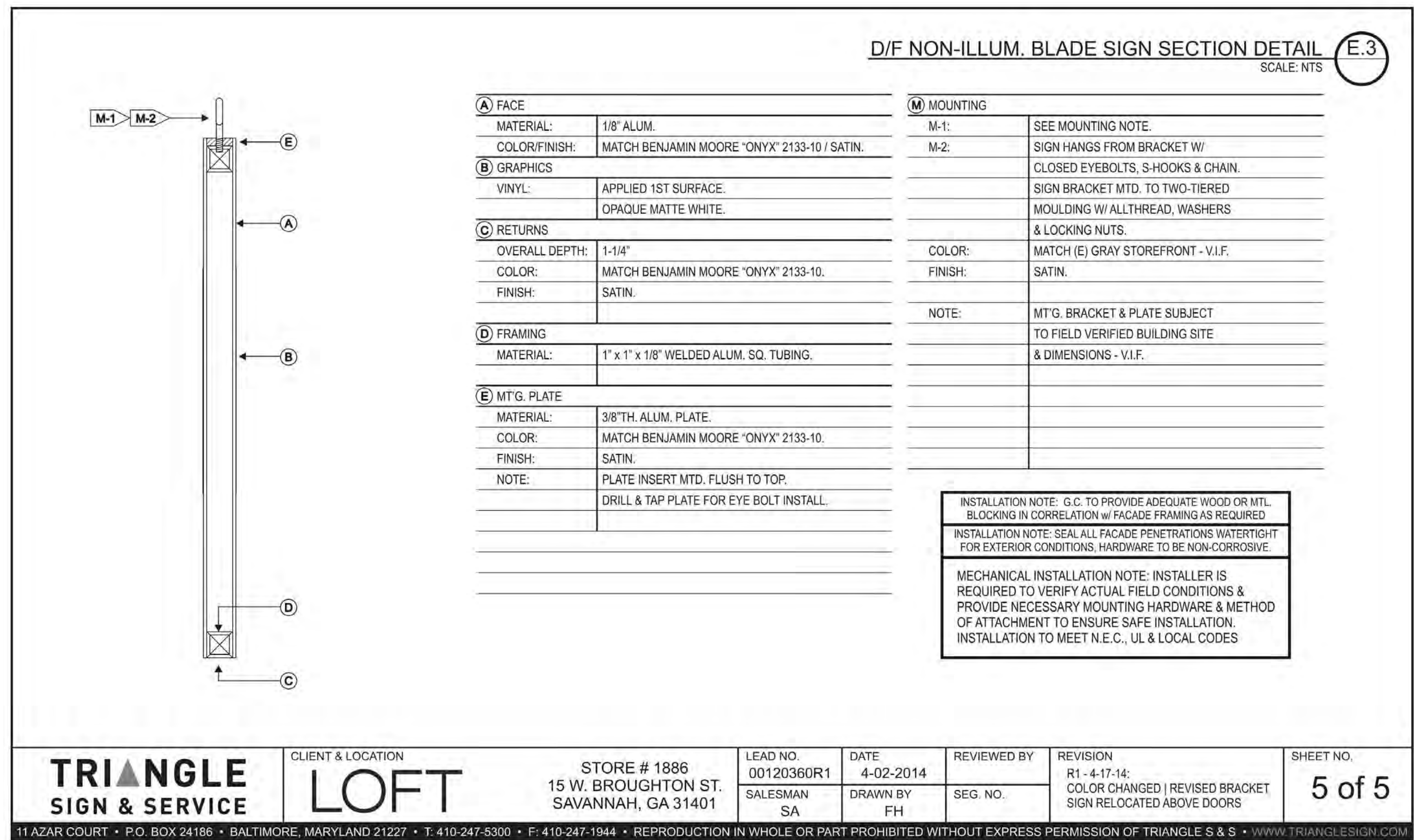
Seal Date: 03/17/2014  
Project No.: 1513936-00  
Scale: As indicated  
Drawn By: DS  
Drawing No.: A-5.3



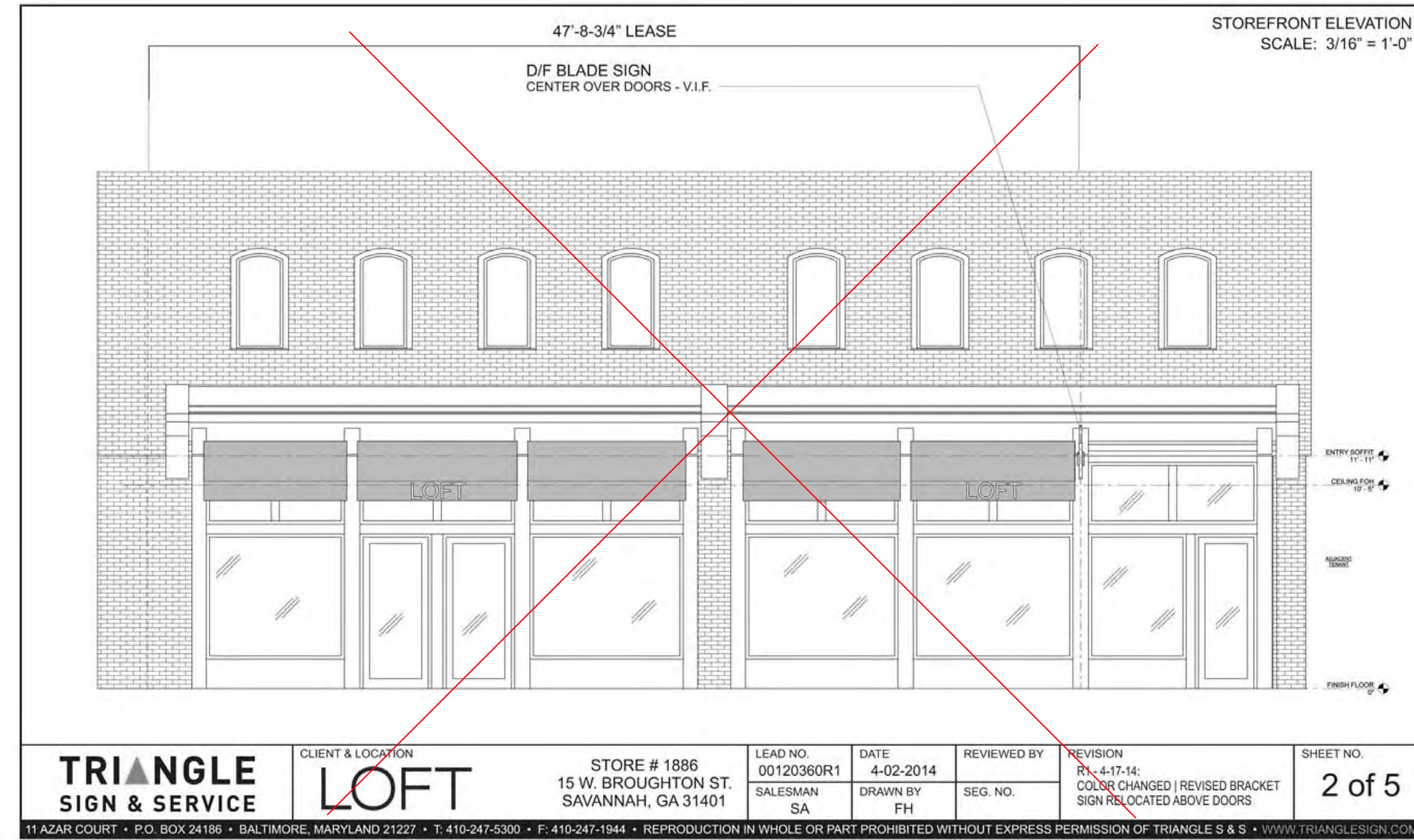
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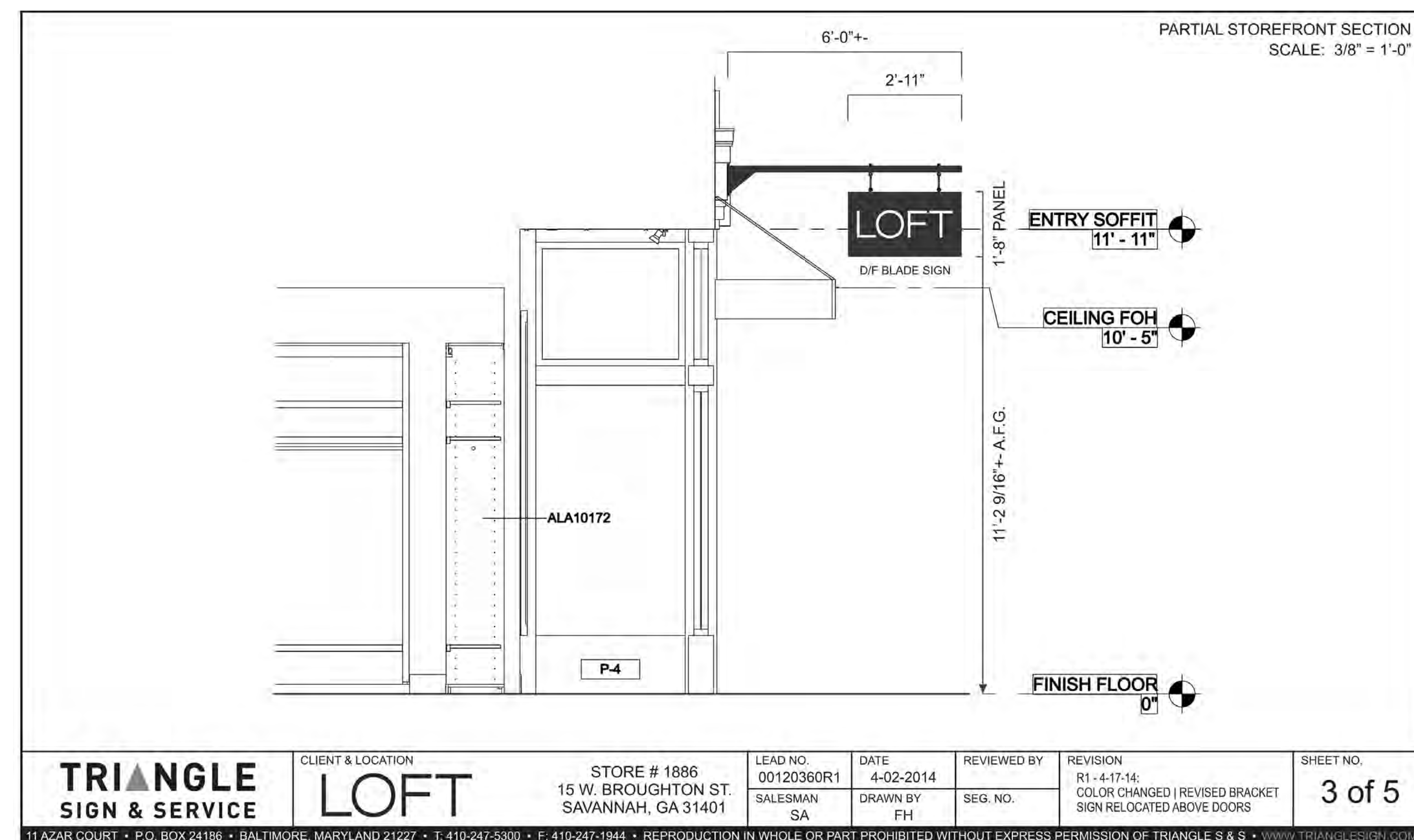
<b>TRIANGLE SIGN &amp; SERVICE</b>	CLIENT & LOCATION <b>LOFT</b>	STORE # 1886 15 W. BROUGHTON ST. SAVANNAH, GA 31401	LEAD NO. 00120360R1	DATE 4-02-2014	REVIEWED BY SALESMAN SA DRAWN BY FH	REVISION R1 - 4-17-14: COLOR CHANGED   REVISED BRACKET SIGN RELOCATED ABOVE DOORS	SHEET NO. <b>1 of 5</b>
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<b>TRIANGLE SIGN &amp; SERVICE</b>	CLIENT & LOCATION <b>LOFT</b>	STORE # 1886 15 W. BROUGHTON ST. SAVANNAH, GA 31401	LEAD NO. 00120360R1	DATE 4-02-2014	REVIEWED BY SALESMAN SA DRAWN BY FH	REVISION R1 - 4-17-14: COLOR CHANGED   REVISED BRACKET SIGN RELOCATED ABOVE DOORS	SHEET NO. <b>5 of 5</b>
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<b>TRIANGLE SIGN &amp; SERVICE</b>	CLIENT & LOCATION <b>LOFT</b>	STORE # 1886 15 W. BROUGHTON ST. SAVANNAH, GA 31401	LEAD NO. 00120360R1	DATE 4-02-2014	REVIEWED BY SALESMAN SA DRAWN BY FH	REVISION R1 - 4-17-14: COLOR CHANGED   REVISED BRACKET SIGN RELOCATED ABOVE DOORS	SHEET NO. <b>3 of 5</b>
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ANN INC.

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T (212) 541-3300 F (212) 541-3379  
www.anninc.com

LOFT

15 W. BROUGHTON  
SAVANNAH, GA 31401  
LOFT STORE #1886

Rev	Date	By	Description
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Project  
**LOFT** #1886  
15 W. BROUGHTON ST.  
SAVANNAH, GA 310401

Drawing Title  
**SIGNAGE**

Seal	Date: 03/17/2014
	Project No.: 1513936-00
	Scale:
	Drawn By: Author
	Drawing No.: A-5.4

4/18/2014 3:26:46 PM \\TPGSANICAD\131513936-00\Arch\Revit\Central\_Models\1513936\_LOFT\_15W\_BROUGHTON\_CD.rvt

04.18.2014 - ISSUED FOR AWNING/SIGNAGE PERMIT



Exterior Storefront Awning, Typ. of 5 Units  
Sunbrella #6008 FT Black Fabric



**Storefront Elevation**

**LOFT**  
Location: Ann Taylor Loft-  
W Broughton

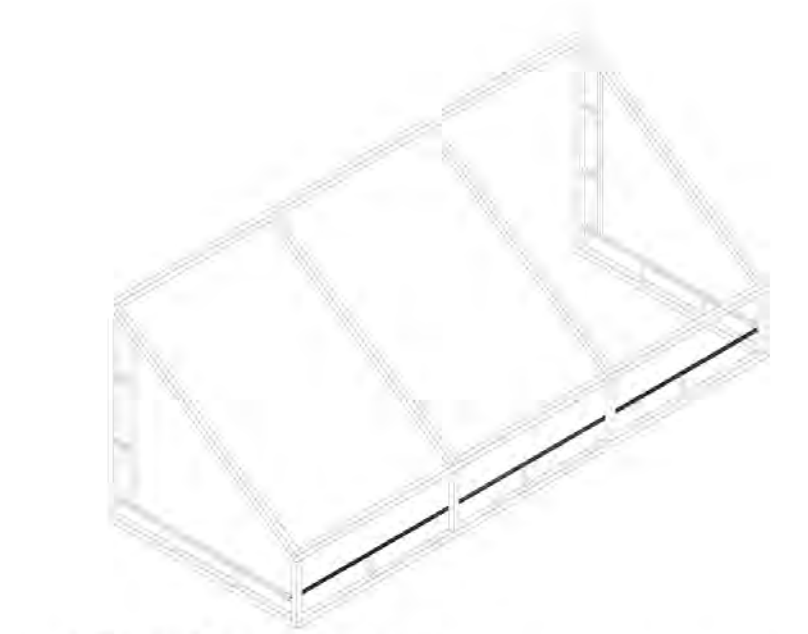
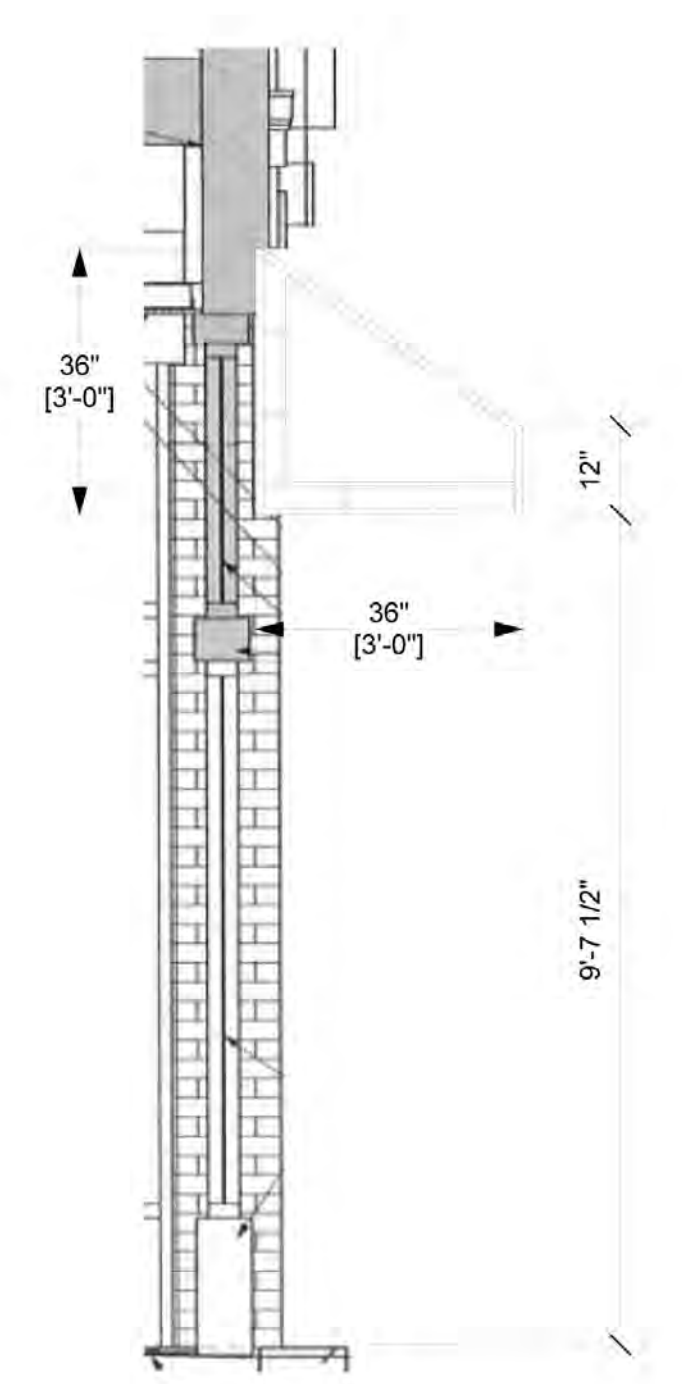
Job #:  
Revisions:  
No. Date Description  
1 4-1-14 Preliminary

Contact: Dana Robinson  
Designer: Jade Reed

**KE DURASOL AWNINGS**  
COMMERCIAL DIVISION

Commercial Division  
38 Pond Lane Suite B  
Middlebury, VT 05753  
tel: 802-388-7309  
fax: 802-388-9825

Sheet #:  
AWN 1



1" Sq 6061 T-6 Aluminum.  
Fabric Attachment: T-5 Top, Lace-On Remainder.  
Frames Powder Coated Black.

10" **LOFT**

**Graphics**  
Sunbrella #6008 FT Black Fabric.  
SGS 10" Logo on Valance.  
Fabric on Sides. (Closed Ends)

**LOFT**  
Location: Ann Taylor Loft-  
W Broughton

Job #:  
Revisions:  
No. Date Description  
1 4-1-14 Preliminary

Contact: Dana Robinson  
Designer: Jade Reed

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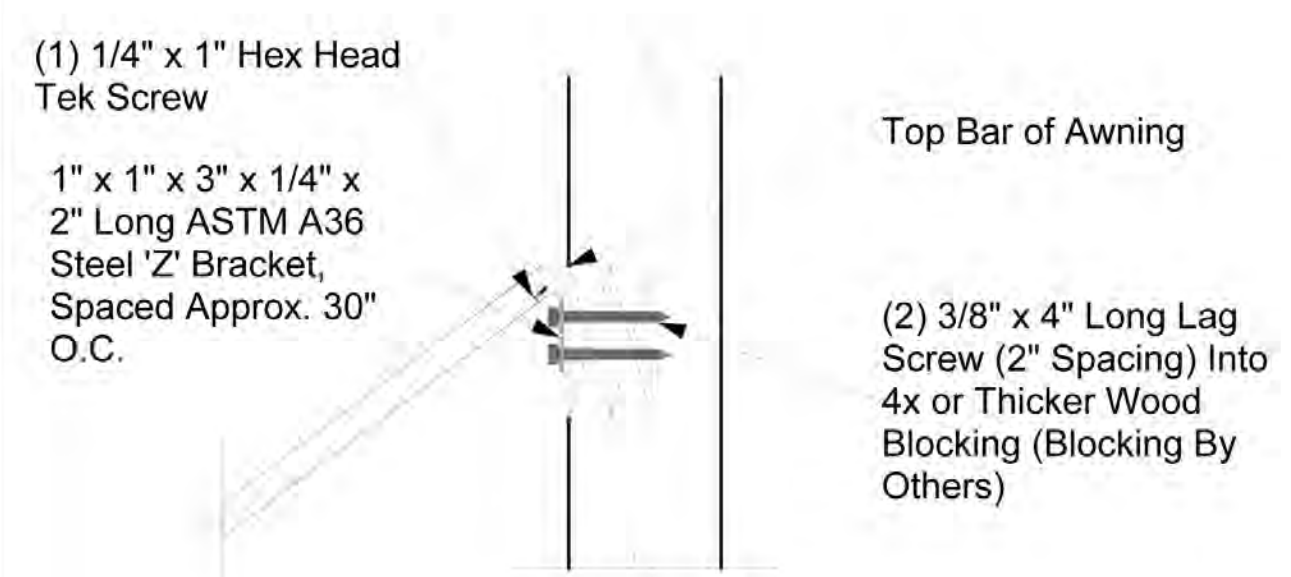
Sheet #:  
AWN 2

Revision Schedule			
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**Attachment Details**



**Top Attachment Detail**



**Bottom Attachment Detail**

**LOFT**  
Location: Ann Taylor Loft-  
W Broughton

Job #:  
Revisions:  
No. Date Description  
1 4-1-14 Preliminary

Contact: Dana Robinson  
Designer: Jade Reed

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Sheet #:  
AWN 3

**TPG Architecture**

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Drawing Title  
**AWNING**

Seal Date: 03/17/2014  
Project No.: 1513936-00  
Scale:  
Drawn By: Author  
Drawing No.: **A-5.5**