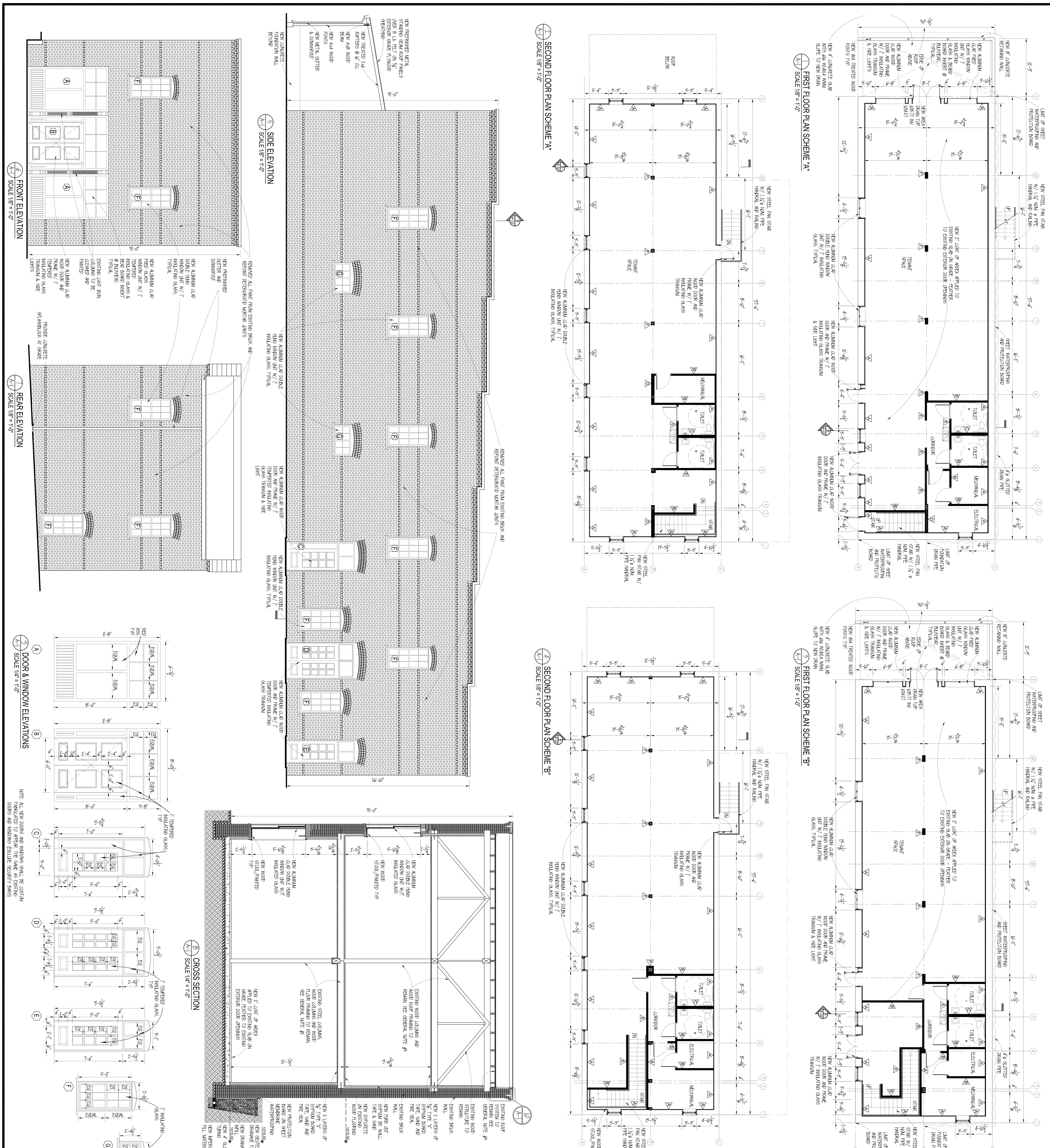


PARTITION SCHEDULE:

A — EXISTING BRICK 1" AIR SPACE 2 1/2" METAL STUDS @ 16" O.C. ONE LAYER OF 5/8" TYPE "X" GYPSUM BOARD (3 7/8")

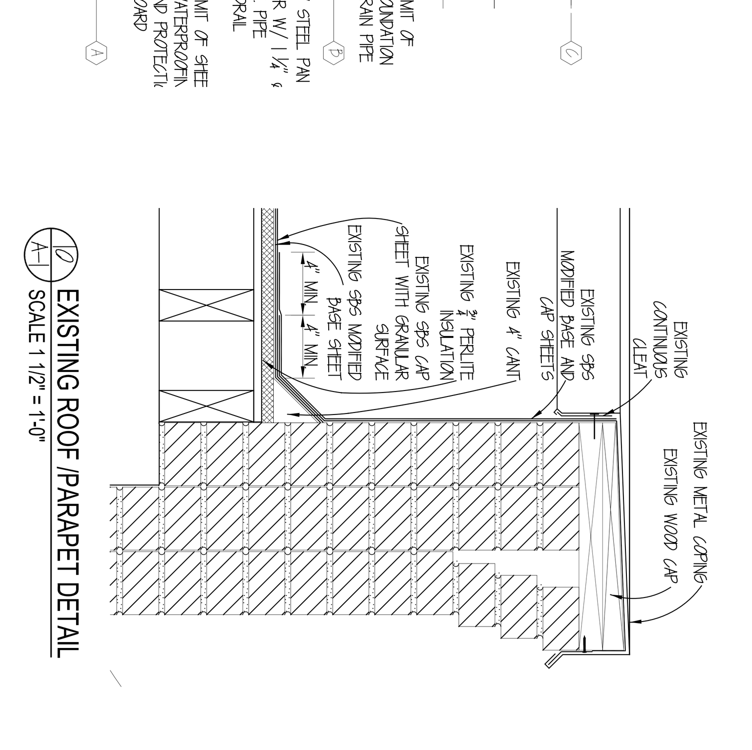
B — 1 HOUR RATED PARTITION: 1 HOUR RATED PARTITION: 3 5/8" METAL STUDS @ 16" O.C. 5/8" TYPE "X" GYPSUM BOARD ON BOTH SIDES WITH SOUND ATTENUATION BATTS, PARTITION UP TO STRUCTURE ABOVE (4 7/8")

C — 6" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM BOARD ON BOTH SIDES WITH SOUND ATTENUATION BATTS, PARTITION UP TO STRUCTURE ABOVE (7 1/4")

D — 1 HOUR RATED PARTITION: 5/8" TYPE "X" GYPSUM BOARD BOTH SIDES, 2 ROWS OF 3 5/8" METAL STUDS @ 16" O.C. 5/8" TYPE "X" GYPSUM BOARD PARTITION UP TO STRUCTURE ABOVE (8")

E — 3 5/8" METAL STUDS @ 16" O.C. 5/8" TYPE "X" GYPSUM BOARD ON BOTH SIDES WITH SOUND ATTENUATION BATTS, PARTITION UP TO STRUCTURE ABOVE (4 7/8")

F — 3 5/8" METAL STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD ON ONE SIDE (4 1/4")



PAINT REMOVAL FROM BRICK

1. CLEAN THE BRICKS OF ANY DIRT OR COBWEBS WITH HOT, SOAPY WATER AND A BRISTLE BRUSH, THEN LET DRY COMPLETELY.
2. APPLY MULTI-LAYER PAINT REMOVER SUCH AS DIEDRICH 606, BY DIEDRICH TECHNOLOGIES, INC. OR EQUAL, USING A SYNTHETIC FIBER BRUSH OR ROLLER, OR STAINLESS STEEL CORROSION - RESISTANT AIRLESS SPRAYER SET AT THE LOWEST SETTING.
3. APPLY FULL STRENGTH AND LET STAND AS LONG AS NECESSARY TO SOFTEN THE PAINT COMPLETELY.
4. TO RINSE, FOG LIGHTLY WITH A WATER MIST. WAIT 10 MINUTES THEN RINSE WITH A 1,000 - 1500 PSI PRESSURE SPRAYER.
5. REMOVE ANY RESULTING CHALK FILM BY APPLYING DIEDRICH 101 MASONRY RESTORER, 5 TO 1 RATIO, ACCORDING TO MANUFACTURER'S DIRECTIONS.

REPOINTING BRICK MORTAR JOINTS

1. DETERIORATED MORTAR SHALL BE REMOVED, BY MEANS OF A TOOTHING CHISEL OR A SPECIAL POINTER'S GRINDER, TO A UNIFORM DEPTH THAT IS TWICE THE JOINT WIDTH OR UNTIL SOUND MORTAR IS REACHED. REMOVE ALL DUST AND DEBRIS FROM THE JOINT BY BRUSHING, BLOWING WITH AIR OR RINSING WITH WATER.
2. TYPE O MORTAR IS GENERALLY RECOMMENDED AND SHALL BE PREHYDRATED TO REDUCE EXCESSIVE SHRINKAGE. ALL DRY INGREDIENTS SHALL BE THOROUGHLY MIXED. ONLY ENOUGH CLEAN WATER SHALL BE ADDED TO THE DRY MIX TO PRODUCE A DAMP CONSISTENCY WHICH WILL RETAIN ITS SHAPE WHEN FORMED INTO A BALL. THE MORTAR SHALL BE MIXED TO THIS DAMPENED CONDITION 1 TO 1-1/2 HR BEFORE ADDING WATER FOR PLACEMENT.
3. THE JOINTS TO BE REPOINTED SHALL BE DAMPENED, BUT TO ENSURE A GOOD BOND, THE BRICKWORK MUST ABSORB ALL SURFACE WATER BEFORE REPOINTING MORTAR TO BRING IT TO A WORKABLE CONSISTENCY. THE MORTAR SHALL BE PACKED TIGHTLY INTO THE JOINTS IN THIN LAYERS (1/4 INCH MAXIMUM), AND THEN TOOLED TO MATCH THE ORIGINAL PROFILE AFTER THE LAST LAYER IS "THUMBPRINT" HARD.

GENERAL NOTES FOR PRICING AND ALTERNATES

1. CONTRACTOR TO PROVIDE ALTERNATE PRICING TO COMPLETELY REMOVE INTERIOR SLAB ON GRADE, EXCAVATE & RE-COMPACT SOILS, PROVIDE 4" OF GRANULAR FILL, PROVIDE 15 MIL POLYOLEFIN VAPOR BARRIER AND 4" CONCRETE SLAB ON GRADE WITH 6X6 W1.4XW1.4 WWM.
2. CONTRACTOR TO REVIEW EXISTING STRUCTURAL REPORT AND PROVIDE A LUMP SUM PRICE IN THE BASE BID TO REFRAME 50% OF THE ELEVATED FLOOR TO ALLOW FOR UNFORSEEN DEFICIENCIES WHICH MAY BE UNCOVERED DURING INTERIOR SELECTIVE DEMOLITION.
3. CONTRACTOR TO REVIEW EXISTING STRUCTURAL REPORT AND PROVIDE A LUMP SUM PRICE IN THE BASE BID TO SELECTIVELY MODIFY/SISTER/REPLACE WOOD MEMBERS IN THE ROOF TRUSS SYSTEM WHILE MAINTAINING THE INTEGRITY OF THE MODIFIED BITUMEN ROOF MEMBRANE ABOVE. THIS ALLOWANCE WILL BE UTILIZED FOR DEFICIENCIES WHICH MAY BE UNCOVERED DURING INTERIOR SELECTIVE DEMOLITION.
4. CONTRACTOR TO PROVIDE DEDUCTIVE ALTERNATE PRICING TO REMOVE ALL NEW INTERIOR METAL STUD AND GYPSUM BOARD WALL AT THE PERIMETER OF THE STRUCTURE AS WELL AS ALL METAL STUD AND GYPSUM BOARD WALL WHICH CREATE TOILET ROOM, MECHANICAL ROOMS AND ELECTRICAL ROOMS. WALLS WHICH CREATE LOBBIES AND STAIRS ARE TO REMAIN FOR TENANT SEPARATION. GYPSUM BOARD CEILINGS AT THE UNDERSIDE OF FLOOR AND ROOF FRAMING ARE TO REMAIN FOR TENANT SEPARATION. THE ALTERNATE SHALL ALSO INCLUDE THE DEDUCTION OF INTERIOR MECHANICAL AND ELECTRICAL WORK WITH THE EXCEPTION OF SETTING INTERIOR ELECTRICAL PANELS, INSTALLING UNDERSLAB PIPING & CAPPING ALL NEW UTILITIES WITHIN THE STRUCTURE ON THE FIRST FLOOR.

A-1a

STATE OF GEORGIA — KYLE P. EPSTEIN — CERTIFIED NO. 8291 — REGISTERED ARCHITECT

COMM. PROJECT # 1931	DATE: 7 SEPT. 2010
DRAWN	CHECKED
REVISED	

FILENAME

SCHEMES A & B FLOOR PLANS, BUILDING ELEVATIONS, BUILDING CROSS SECTION & WINDOW ELEVATIONS

PIERCE'S CORNER

SUWANEE GEORGIA

FOR

DOWNTOWN DEVELOPMENT AUTHORITHY

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WARREN M. EPSTEIN, A.I.A
1785 CHESHIRE BRIDGE ROAD, N.E.
ATLANTA, GEORGIA 30324 404-873-5111

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WARREN EPSTEIN & Associates, Architects, Inc.