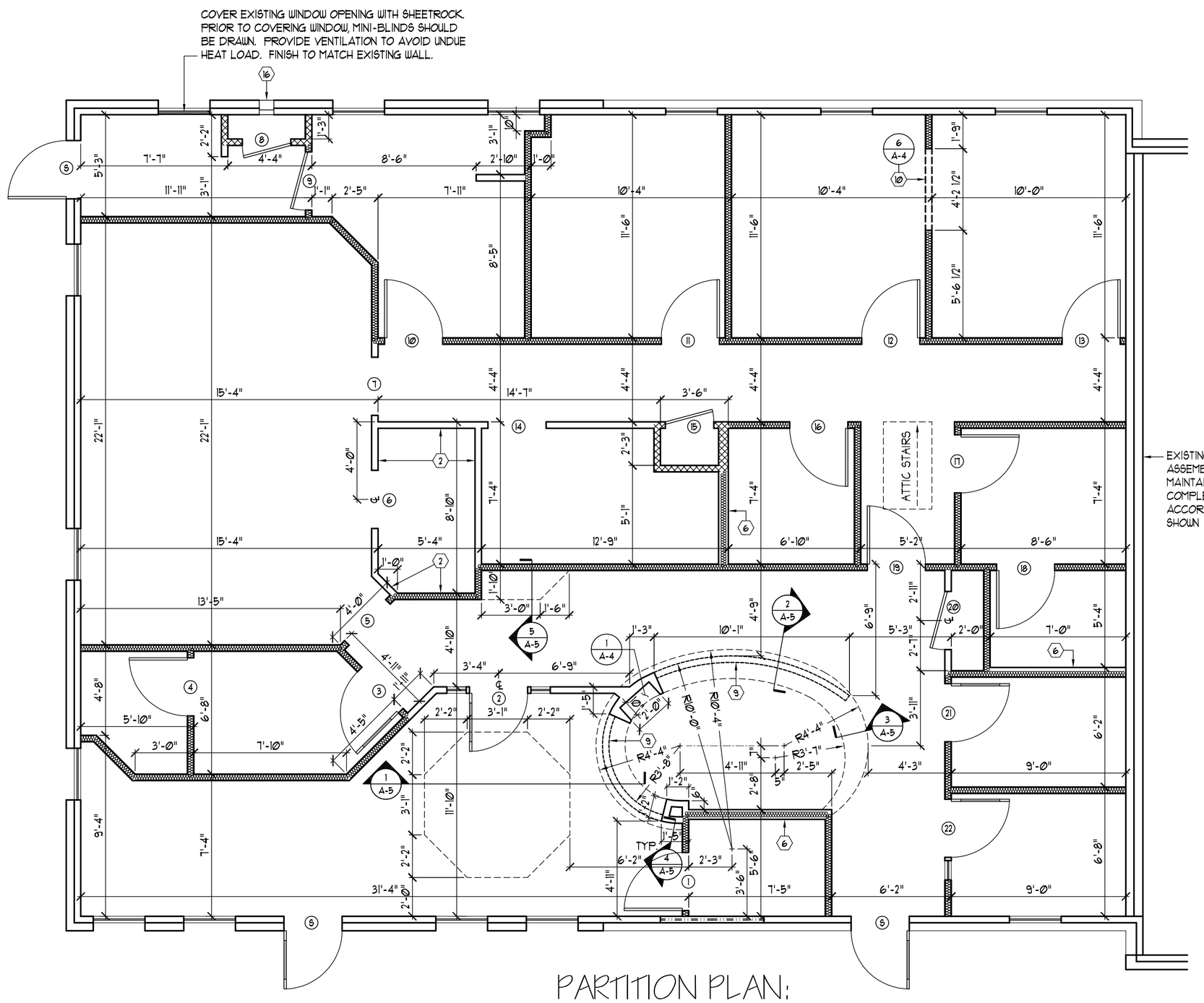

PARTITION PLAN:

SCALE: 1/4" = 1'-0"

LANDLORD LEASE AGREEMENT NOTES:

- FFER EXHIBIT ENTITLED 'STANDARD SHELL SPECIFICATION'- CONTRACTOR TO INSTALL R30 INSULATION IN THE ATTIC, R13 INSULATION IN EXTERIOR WALLS AND R11 BATT INSULATION BETWEEN STUDS AT DEMISING WALLS ON TENANT'S SIDE OF WALL.
- ATTIC ACCESS STAIR ROUGH OPENING 30"x54", RATED FOR MAXIMUM LOAD 350 LBS. COORDINATE LOCATION w/ ROOF TRUSS LAYOUT. PROVIDE A MINIMUM OF 24" WIDE, 1/2" PLYWOOD WALK FROM ATTIC STAIR TO 24"X24" PLATFORMS ADJACENT TO ACCESS DOORS FOR EACH FAN COIL UNITS. MINIMUM 24'-0" WALK BETWEEN UNITS.
- OPEN TENANT SIDE OF EXISTING DEMISING WALL TO BE CONSTRUCTED IN ACCORDANCE WITH UL U336 - 2 HOUR FIRE WALL. GYPSUM BOARD TO BE MIN 1/2" THICK, 4 FT WIDE, APPLIED EITHER HORIZONTALLY OR VERTICALLY. GYPSUM BOARD ATTACHED TO STUDS WITH 1-1/4" LONG STEEL DRYWALL NAILS SPACED 8" O.C. VERTICAL JOINTS LOCATED OVER STUDS. JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND. NAIL HEADS COVERED WITH JOINT COMPOUND.
- CONTRACTOR TO INSTALL 1" WHITE MINI-BLINDS AT ALL WINDOWS.

WALL LEGEND

ALL EXTERIOR WALLS , WINDOWS, AND DOORS ARE EXISTING, UNLESS OTHERWISE NOTED.

- NEW 1-HOUR FIRE-RATED WALLS TO BE CONSTRUCTED. SEE SPECIFICATIONS ON THIS SHEET.
- NEW INTERIOR WALLS TO BE CONSTRUCTED.
- NEW INTERIOR WALLS TO BE CONSTRUCTED WITH SOUND INSULATION. SEE SPECIFICATIONS ON THIS SHEET.
- KNEE WALL FRAMED TO SUPPORT COUNTERTOP IN BUSINESS OFFICE. SEE DETAIL(6) 1/A-5 FOR FRAMING REQUIREMENTS.
- CASE DOWN FRAMING. SEE DETAILS ON SHEET A-5.

NOTES LEGEND:

(2) - PROVIDE 2 LAYERS OF 1/2" GYPSUM BOARD AT WALLS INDICATED.

(6) - 6" STUD FRAMING AT WALLS INDICATED.

(9) - TOP OF KNEE WALL AT 3'-7 1/2" A.F.F. SEE FRAMING DETAIL 2/A-5, AND CABINET SECTION 1/A-3 FOR SPECIFICATIONS.

(10) - TOP OF KNEE WALL AT 3'-7 1/2" A.F.F. SEE DETAIL 6/A-4.

(16) - TANK ROOM VENTILATION SHALL CONSIST OF TWO LOUVERED OPENINGS, WITH FIRE DAMPERS, EACH HAVING A MINIMUM OF 72 SQ. IN. FREE AREA. ONE TO BE LOCATED 1'-0" OFF THE FLOOR AND ONE LOCATED 1'-0" FROM THE CEILING. CONTRACTOR TO INSTALL LOUVERS COMPLEMENTARY WITH THE OTHER LOUVERS ON THE BUILDING.

GENERAL NOTES:

SEE DETAILS ON SHEET A-5 FOR SPECIAL FRAMING.

CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE COORDINATION AND EXECUTION OF ALL WORK IN ACCORDANCE WITH THE TRUE INTENT OF THE DRAWINGS AND SPECIFICATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR FURNISHING ALL LABOR AND MATERIALS REQUIRED TO COMPLETE THE JOB IN A FIRST CLASS MANNER.

CONTRACTOR MAY CONTACT ATLANTA DESIGN ASSOCIATES (A.D.A.) BEFORE STARTING CONSTRUCTION TO DISCUSS QUESTIONS REGARDING THE WORK TO BE PERFORMED, OR MATERIALS PROVIDED. CONTRACTOR SHALL VERIFY AND CHECK ALL DIMENSIONS. ANY CHANGES IN PLANS OR SPECIFICATIONS SHALL BE REVIEWED AND APPROVED BY A.D.A.

DURING CONSTRUCTION, DEAN COX WITH ATLANTA DENTAL SUPPLY (A.D.S.), OR HIS AUTHORIZED REPRESENTATIVE WILL PERIODICALLY CHECK THE JOB SITE FOR DENTAL EQUIPMENT COORDINATION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONTACT A.D.S. FOR INSPECTIONS. INSPECTIONS ARE REQUIRED BEFORE CONCRETE SLAB IS PLACED, BEFORE WALLS AND CEILINGS ARE SEALED, AND AT FINAL INSPECTION. CONTRACTOR TO CALL 10 DAYS PRIOR TO INSPECTION.

CONTRACTOR SHALL COORDINATE EQUIPMENT INSTALLATION DATE WITH THE EQUIPMENT SUPPLIER. ALL DENTAL EQUIPMENT SHALL BE INSTALLED BY THE SUPPLIER AND CONNECTED BY THE CONTRACTOR.

CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATING, BACK FILLING CUTTING, PATCHING AND REPAIR NECESSARY FOR THE COMPLETION OF THE PROJECT.

APPLICABLE CONSTRUCTION INDUSTRY STANDARDS AND BUILDING CODES HAVE THE SAME FORCE AND EFFECT ON PERFORMANCE OF THE WORK AS IF COPIED DIRECTLY INTO THESE CONTRACT DOCUMENTS. GOVERNING REGULATIONS HAVE PRECEDENCE OVER NON-REFERENCED STANDARDS, IN CASES WHERE DIFFERENT STANDARDS MAY CONTAIN OVERLAPPING OR CONFLICTING REQUIREMENTS. COMPLY WITH STATE AND LOCAL BUILDING CODES AND INDUSTRY STANDARDS. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THESE STANDARDS AND REGULATIONS. CONTRACTOR SHALL SECURE ALL PERMITS AND PAY ALL FEES REQUIRED FOR THE COMPLETION OF THE PROJECT.

CONTRACTOR TO PROVIDE MECHANICAL, ELECTRICAL & PLUMBING ENGINEERING DOCUMENTS AS REQUIRED BY LOCAL CODES. ENGINEERING FEES & SERVICES TO BE INCLUDED IN COST OF CONSTRUCTION.

PARTITION PLAN SPECIFICATIONS:

WOOD FRAMING: FOR INTERIOR PARTITIONS USE 2x4 WOOD STUDS AT 16" O.C. WITH SINGLE BASE, DOUBLE TOP PLATE, AND FIRE BLOCKING AT CEILING AND FLOOR LEVELS. TYPICAL WALL HEIGHT TO BE 9'-0" AFF, UNLESS NOTED OTHERWISE.

GYPSUM BOARD: WALLBOARD SHALL BE 1/2" THICK, EQUAL TO UNITED STATES GYPSUM "SHEETROCK." TYPE "X" WALLBOARD SHALL BE 5/8" THICK, EQUAL TO UNITED STATES GYPSUM "SHEETROCK FIRE CODED GYPSUM PANELS." LOCAL CODES TO DETERMINE LOCATION. INSTALL ALL MATERIAL IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS. DRIVE NAILS TO LEAVE A HAMMER HEAD DEPRESSION. TAPE ALL JOINTS. ALL NAIL DEPRESSIONS AND TAPE JOINTS TO RECEIVE TWO TROWELED COATS OF APPROVED COMPOUND. AFTER FINAL COAT HAS DRIED, ALL COMPOUNDS SHALL BE SANDED TO GIVE A SMOOTH AND CONSISTENT FINISH. GYPSUM BOARD CEILING TO BE APPLIED TO UNDERSIDE OF TRUSSES.

ALL DOORS TO BE INSTALLED 4" OFF THE WALL ON HINGE SIDE, UNLESS DIMENSIONED TO CENTERLINE OF DOOR OPENING.

ALL DIAGONALS TO BE BUILT AT 45° UNLESS OTHERWISE NOTED.

SOUND INSULATION:
INSTALL 1/2" SOUND ATTENUATION BATTS IN WALLS AS INDICATED. INSTALL R11 INSULATION IN THE TENANT SEPARATION WALL.

ONE-HOUR FIRE-RATED WALL CONSTRUCTION:
ONE LAYER 5/8" TYPE "X" GYPSUM WALLBOARD OR VENEER BASE APPLIED AT RIGHT ANGLES OR PARALLEL TO EACH SIDE OF 2X4 WOOD STUDS 24" O.C. WITH 6D COATED NAILS 1 1/8" LONG, 0.0915" SHANK, 1/4" HEADS, 1" O.C. WALLBOARD NAILED TO TOP AND BOTTOM PLATES AT 7" O.C. STAGGER JOINTS 24" O.C. EA. SIDE. (LOAD BEARING)

THICKNESS: 4 3/4"
APPROX. WEIGHT: 7 PSF
FIRE TEST: UL R3501-47,48,9-17-65
DESIGN U309
R1319-129, 7-22-70
DESIGN U314
SOUND TEST: NGC 2404, 10-14-70

NOTE: SUBSTITUTE 2X6 STUDS FOR 2X4 STUDS WHERE REQUIRED.

ALL NEW FIRE-RATED WALLS TO EXTEND TO UNDERSIDE OF RATED CEILING. CONTRACTOR TO MAINTAIN FIRE RATING OF EXISTING RATED ASSEMBLY. ALL FIRE-RATED WALLS TO HAVE SOUND BATT INSULATION.

ALL FIRE AND/OR SMOKE BARRIERS OR WALLS SHALL BE EFFECTIVELY & PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING ABOVE A DECORATIVE CEILING AND/OR IN CONCEALED SPACES w/ LETTERS A MINIMUM OF 2" HIGH ON A CONTRASTING BACKGROUND SPACED MAXIMUM 12' ON CENTER. PROVIDE MINIMUM OF ONE PER WALL OR BARRIER. HOURLY RATING SHALL BE INCLUDED ON ALL RATED BARRIERS OR WALLS. SUGGESTED WORDING: "( ) HOUR FIRE AND SMOKE BARRIER-PROTECT ALL OPENINGS." SEE SECTION 703.5, GA INTERNATIONAL FIRE CODE AMENDMENTS 2001

FIRE STOPPING REQUIREMENTS
PENETRATIONS THROUGH RATED WALLS AND FLOORS SHALL BE SEALED WITH A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASES, WHEN SUBJECTED TO THE REQUIREMENTS OF THE TEST STANDARD SPECIFIC FOR FIRE STOPS ASTM E-814.

INSULATING MATERIALS INSTALLED IN BUILDINGS OF ANY TYPE OF CONSTRUCTION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450, AS DETERMINED IN ACCORDANCE WITH ASTM E-84.

ARCHITECTURAL DRAWINGS BY HISCUTT & ASSOCIATES INC. WERE PROVIDED BY CROWN TENANT ADVISORS, E-MAILED TO US ON APRIL 10, 2013.

NOTE: THIS PLAN IS PREPARED WITHOUT AS-BUILT FIELD MEASUREMENTS. PLEASE VERIFY WHETHER DIMENSIONS ARE TO INSIDE EDGE OF WALL OR TO CENTERLINE OF WALL.

#	DATE	REVISIONS

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THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF THIS WORK.

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SHEET
PARTITION PLAN
A-1