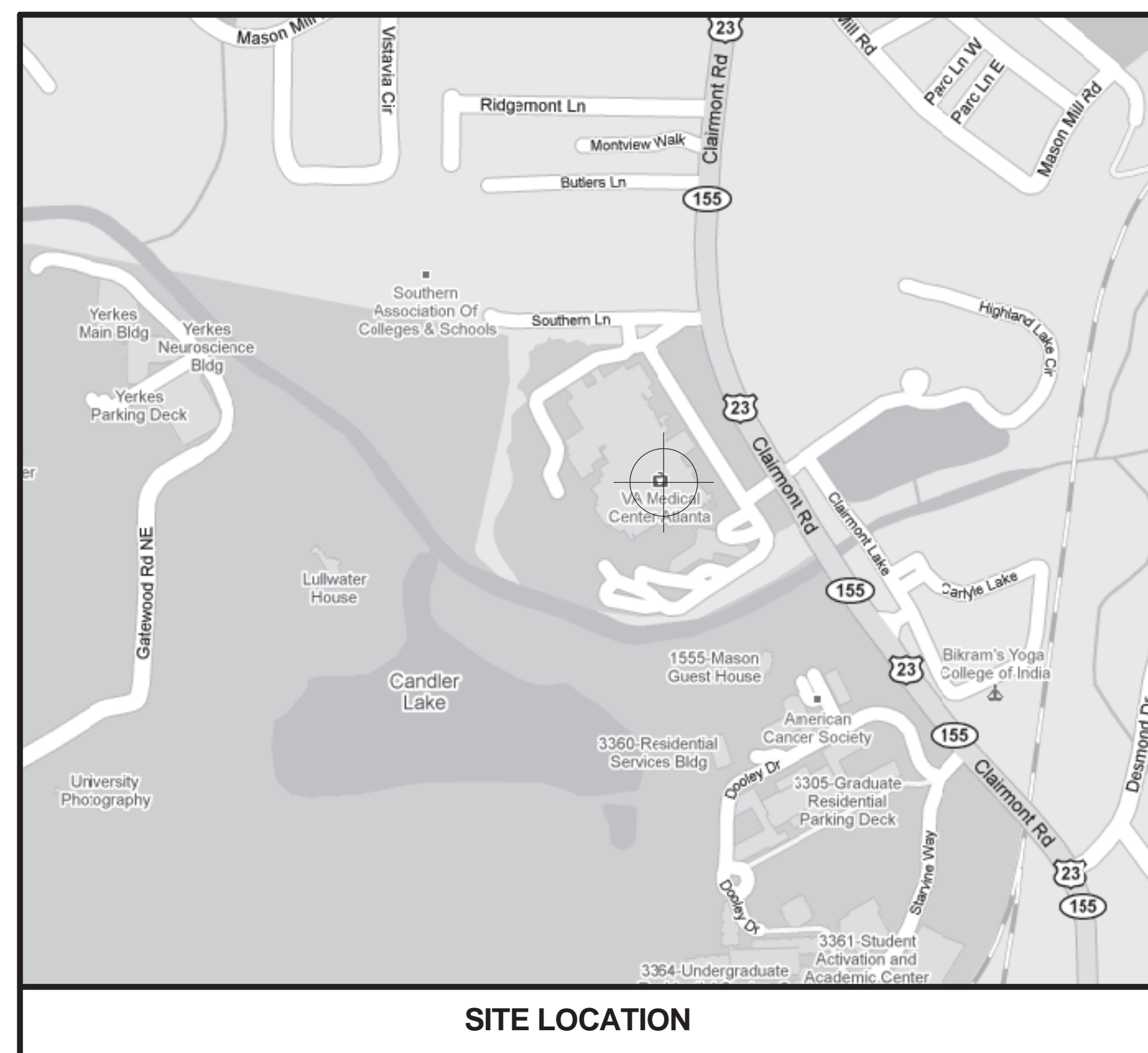


Department of Veterans Affairs

Repair Building Façade Deficiencies

Atlanta VA Medical Center
1670 Clairmont Road
Decatur, GA 30033-4004
Project No. 508-10-105

Construction Documents



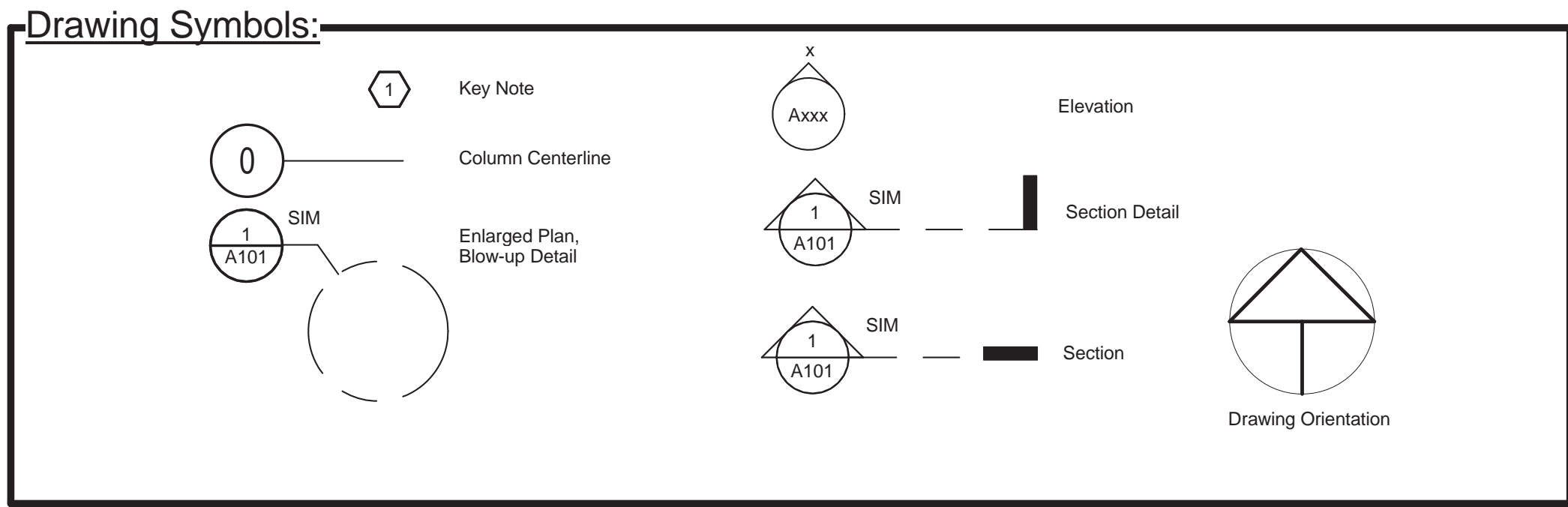
Drawing Abbreviations:

CONT	CONTINUOUS
DFT	DRY FILM THICKNESS
DIA	DIAMETER
EXIST	EXISTING
FLR	FLOOR
FV	FIELD VERIFY
GA	GLAZE
MAX	MAXIMUM
MIN	MINIMUM
MILS	MILLIMETERS
O/C	ON CENTER
SS	STAINLESS STEEL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
W/	WITH

- General Notes:**
- Prior to commencement of work, contractor and all sub-contractors shall visit the site and shall thoroughly acquaint themselves with all conditions which may affect the work. The contractor shall verify all dimensions and existing field conditions. All discrepancies discovered shall be brought to the attention of the VAMC for consideration and resolution before proceeding with the work.
 - All work shall be performed in accordance with the drawings and specifications for this project and in accordance with all applicable codes, regulations and requirements.
 - The contractor shall confine the storage of all construction materials, tools and equipment, including vehicles, to areas designated by the VA Project Engineer.
 - The contractor shall provide material safety data sheets for all chemicals used at the site for the review of the VAMC. This documentation must be kept on site and readily accessible at all times during the project.
 - Required demolition work shall not be limited to that portion shown on plans alone but shall include all necessary work as assessed by the contractor and sub-contractors after visiting the site prior to bidding.
 - Contractor shall provide all required demolition work indicated in these drawings. The scheduling of demolition work shall be coordinated with the VA Project Engineer prior to performing the work.
 - All debris shall be transported from the site and properly disposed of in suitably permitted landfills by the respective prime contractors unless otherwise specified.
 - Contractor shall clean the project site at the end of each working day.
 - Contractor working hours shall be as specified in the Project Manual. Any additional hours will be contingent upon approval from the VA Project Engineer.
 - Any utility lines/pipes, equipment, portions of the existing or new building, finishes, or any other item damaged during demolition or construction work shall be repaired or replaced per the VA Project Engineer's direction at the general contractor's expense, and as specified in the Project Manual.
 - The contractor shall restore, correct and repair all incidental damage done to the building during the course of construction. Any existing or new finishes damaged or disturbed during demolition of construction, shall be patched to match existing unless indicated otherwise, any pre-existing or new penetrations in rated partitions shall be sealed per VAMC requirements.
 - The contractor shall complete the project in its entirety, whether or not items of work are indicated on the drawings.

Materials:

	Concrete
	Brick
	Rigid Insulation
	Plywood



Drawing Index

Sheet No.	Sheet Name
General	
G001	Cover Sheet
Architectural	
A101	Key Plan
A201	Elevations
A202	Elevations
A203	Partial East Elevations
A204	Partial East Elevations
A205	Partial West Elevations
A206	Partial West Elevations
A207	Partial North and Penthouse Level Elevations
A208	Partial South Elevation
S501	Details
S502	Details
S503	Details
S504	Details
S505	Details

PROJECT NARRATIVE

CORRECTION OF THE CENTRAL TOWER'S BUILDING FAÇADE DEFICIENCIES AT DEPARTMENT OF VETERANS AFFAIRS MEDICAL CENTER (VAMC) ATLANTA, GA. THE OBJECTIVE OF THIS PROJECT IS TO RESTORE THE INTEGRITY OF THE BUILDING ENVELOPE. WORK SHALL INCLUDE BUT IS NOT LIMITED TO INSTALLING THROUGH-WALL FLASHING AND OPEN HEAD JOINT WEEPS AT SHELF ANGLES, REPLACING ALL DAMAGED BRICK AND REPOINTING DAMAGED MORTAR JOINTS, REMOVING AND REPLACING BACKER ROD AND SEALANT, SEALING ALL OPEN PENETRATIONS AND REPLACING ALL BROKEN STONE TILES; AS REQUIRED BY DRAWINGS AND SPECIFICATIONS.

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ATLANTA VAMC CONTRACTING OFFICER
R. ANTHONY STEPHENS

FACADE SPECIALIST:
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ATLANTA VAMC CONTRACTING OFFICER'S TECHNICAL REPRESENTATIVE AND PROJECT ENGINEER
KENNETH QUINTANA

Approved: Chief, Maintenance and Operations	Approved: Safety Manager	Approved:
Approved: Chief, Engineer	Approved: Environment of Care Manager	Approved:
Approved: Utility Management Supervisor	Approved: Facilities Service Line Manager	Approved:

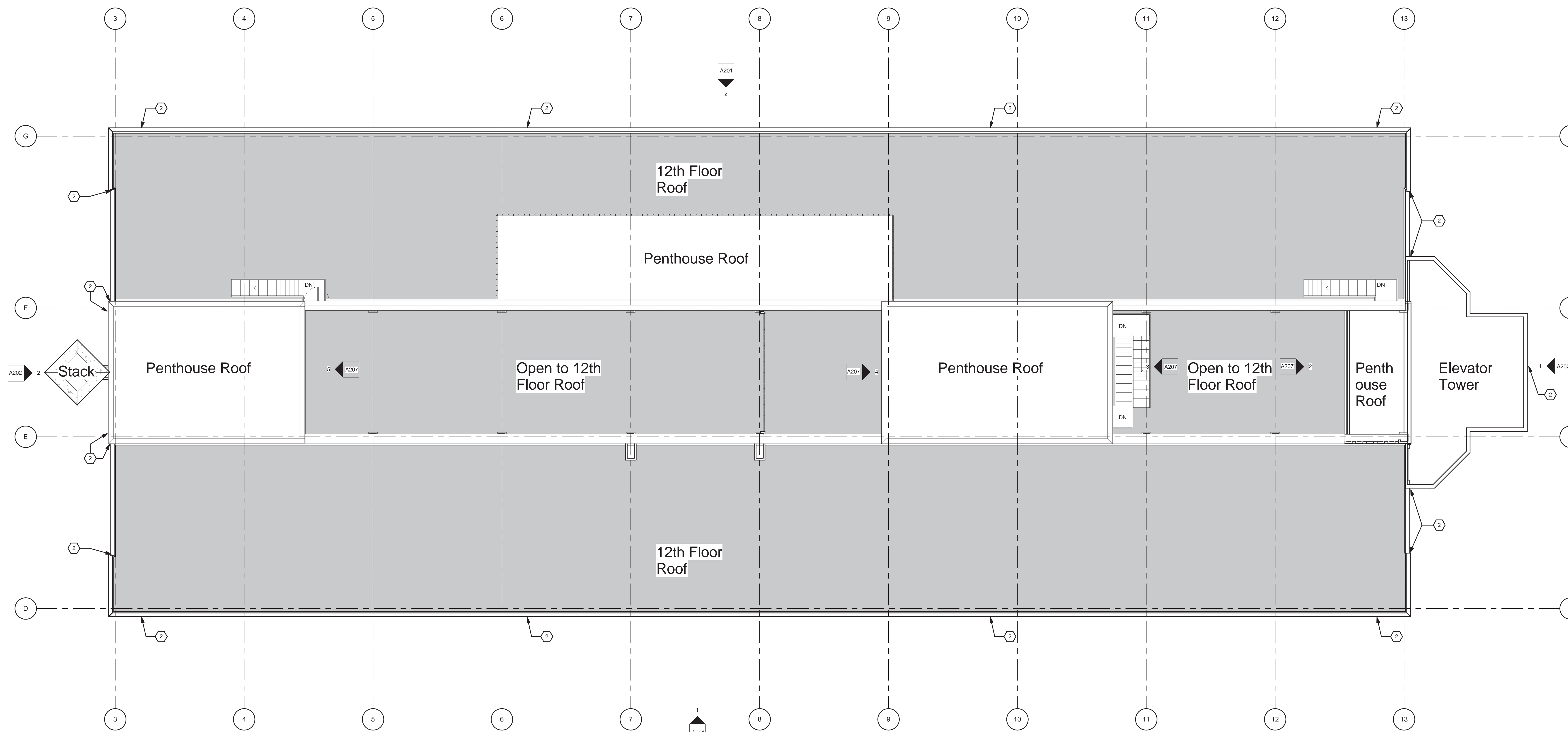
Architect/Engineer:
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Architecture
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www.willowdesign.biz
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Seal:

Drawing Title
Cover Sheet
Scale
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Construction Documents

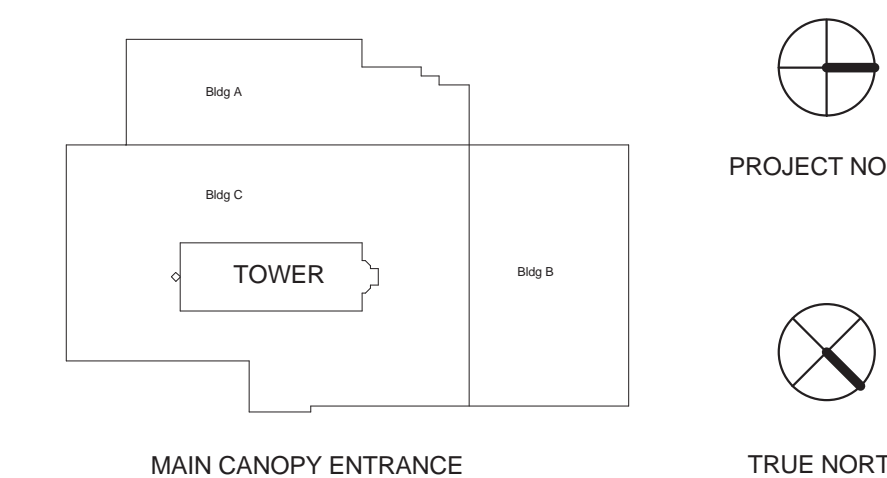
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Repair Building Façade Deficiencies
Date
September 13, 2011
Project No.
508-10-105
Building Number
C
Checked
SCS
Drawn
DCB
Drawing No.
G001
Location
1670 Clairmont Road
Decatur, GA 30033-4004





1 KEY PLAN
Scale: 1/8" = 1'-0"

BUILDING C TOWER



Revisions:	Date

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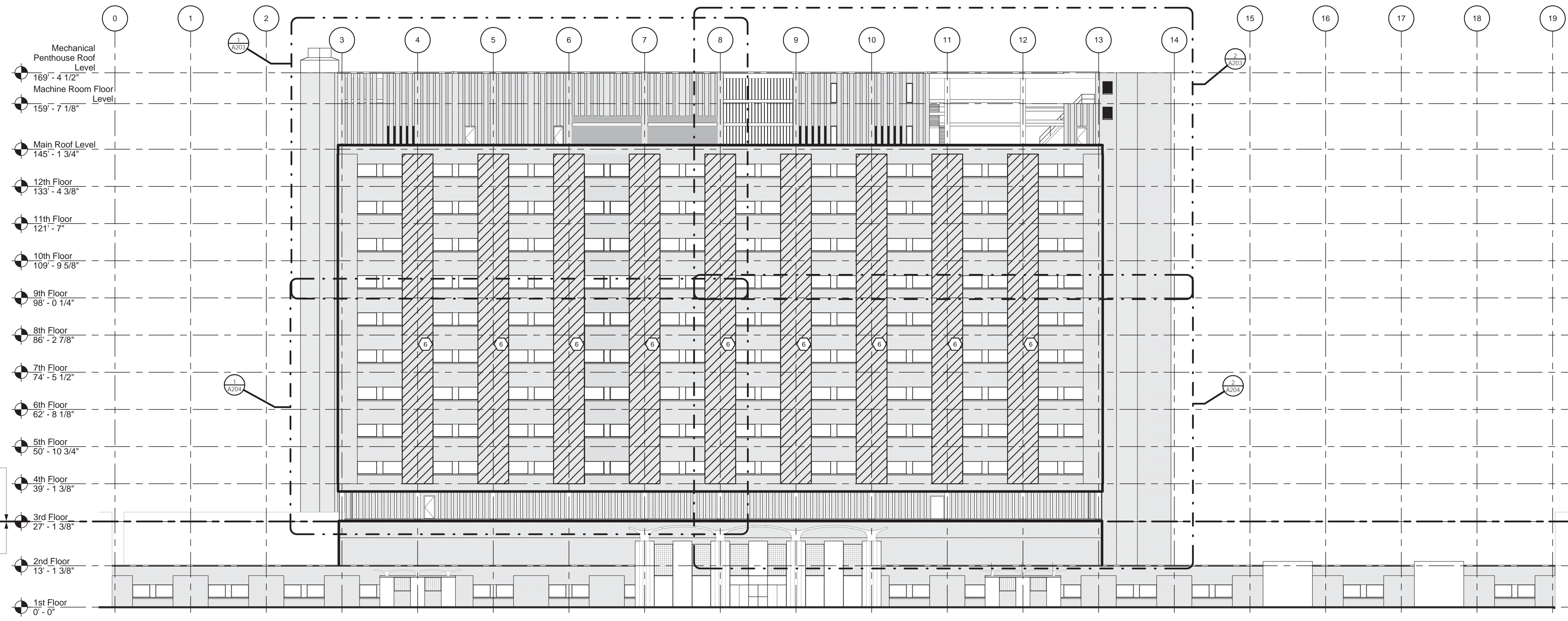
SKA
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Seals:

Drawing Title
Key Plan
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Project Title
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September 13, 2011
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508-10-105
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A101
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**1670 Clairmont Road
Decatur, GA 30033-4004**

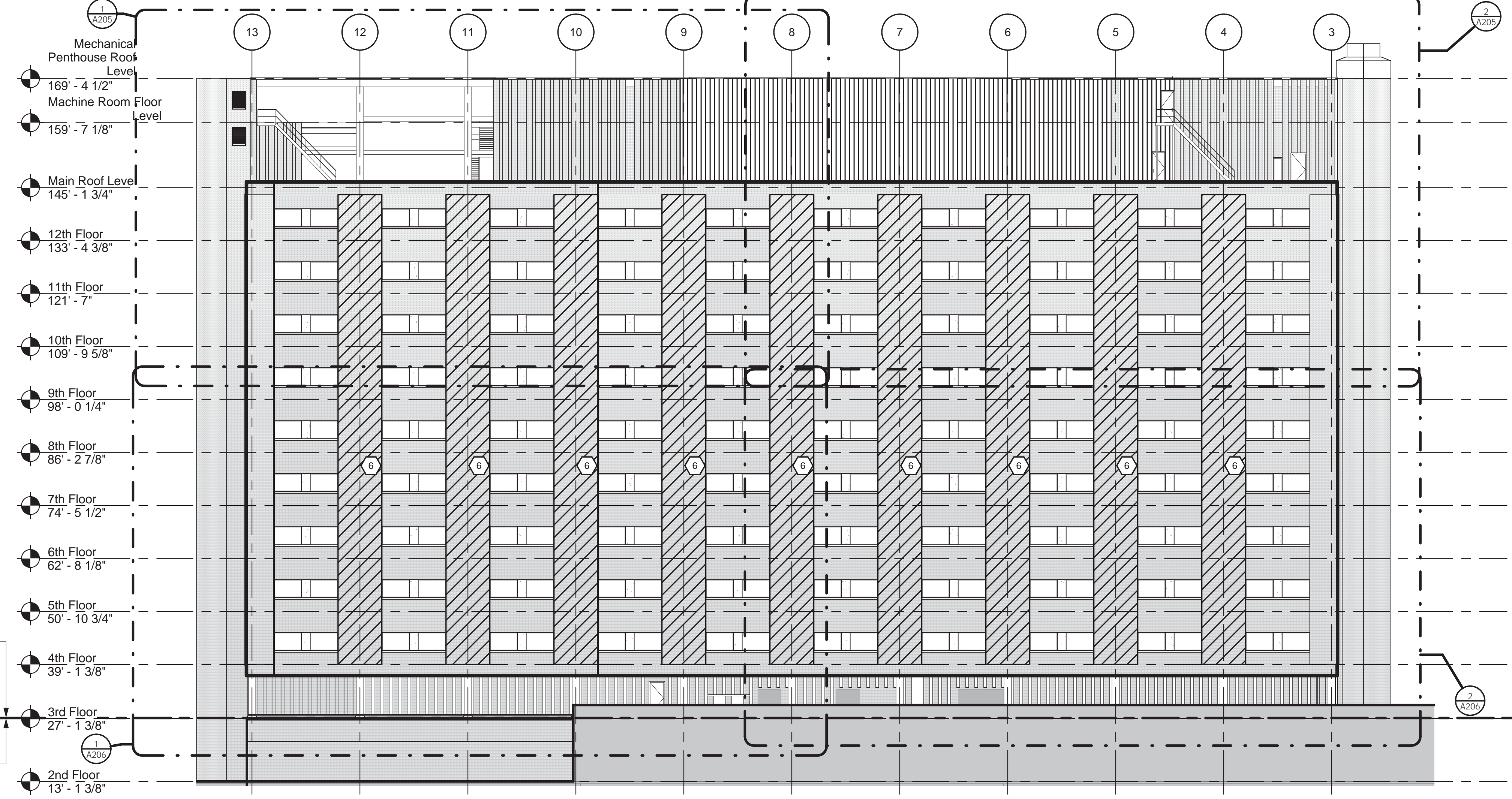
Department of Veterans Affairs



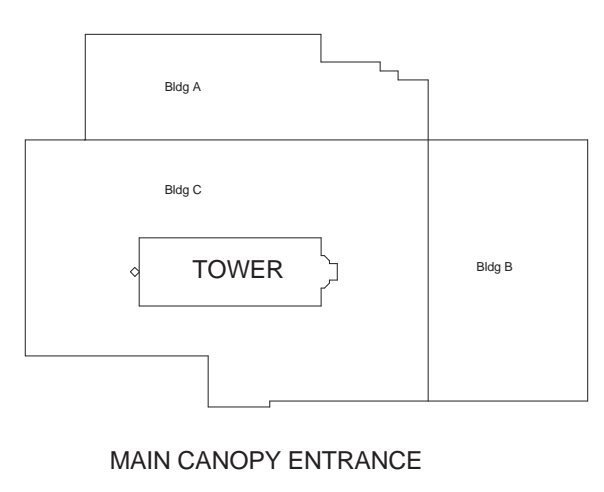
1 East Elevation
Scale: 1/16" = 1'-0"

Elevation Key Notes	
Schedule is for entire project. Not all symbols are necessarily on this sheet.	
Key Note #	Description
1	Provide continuous horizontal joints at indicated locations. Remove one course of brick below each floor level shelf angle and install a new horizontal relief joint. Per details and procedure notes, saw-cut to obtain the properly sized joint. (Refer to Details 1, 2, 5 / S503 and all other applicable details, notes and specifications.)
2	Remove and replace sealant in existing vertical expansion joints. Obtain all mortar, debris and other obstructions. Per details and procedure notes, saw-cut to ensure sufficient movement capabilities. (Refer to Details 4 / S501; 1, 2 / S505 and all other applicable details, notes and specifications.)
3	Remove three to five courses of brick to access the steel shelf angle. Install new flashing system with metal drip edge. Provide new brick to match existing. (Refer to Details 1, 2, 3, 5, 6 / S503 and all other applicable details, notes and specifications.)
4	Remove and replace steel shelf angle and repair concrete spandrel beam as per Details 1, 2, 3, 5 / S502 and 4 / S503.
5	Above existing openings, remove three to five courses of brick to access the steel shelf angle. Install new flashing system with metal drip edge. Provide new brick to match existing. (Refer to Details 5, 6 / S503 and all other applicable details, notes and specifications.)
6	Install Retrofit Ties. (Refer to Details 3, 6, 8, 9 / S501 and all other applicable details, notes and specifications.)
7	Repair flashing at base of wall. (Refer to Detail 1 / S504 and all other applicable details, notes and specifications.)
8	Extent of New Reglet Flashing Continuous along the top at areas indicated. (Refer to Detail 7 / S501 and all other applicable details, notes and specifications.)

HATCH LEGEND	
	BRICK
	BLUE BRICK REQUIRING REPAIR SEE ELEVATIONS & DETAILS
	AREA OF WORK



2 West Elevation
Scale: 1/16" = 1'-0"

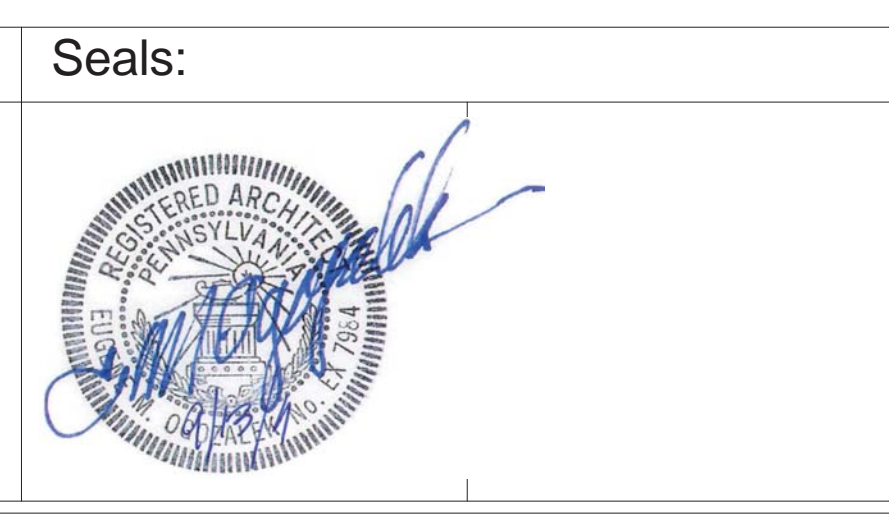


Revisions:	Date

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Drawing Title
Elevations
Scale
As Noted
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Project Title
Repair Building Facade Deficiencies
Date
September 13, 2011
Project No.
508-10-105
Drawing No.
A201
Building Number
C
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SCS
Drawn
DCB
Location
1670 Clairmont Road
Decatur, GA 30033-4004

Department of Veterans Affairs

Mechanical Penthouse Roof Level
169' - 4 1/2"
Machine Room Floor Level
159' - 7 1/8"
Main Roof Level
145' - 1 3/4"
12th Floor
133' - 4 3/8"
11th Floor
121' - 7"
10th Floor
109' - 9 5/8"
9th Floor
98' - 0 1/4"
8th Floor
86' - 2 7/8"
7th Floor
74' - 5 1/2"
6th Floor
62' - 8 1/8"
5th Floor
50' - 10 3/4"
4th Floor
39' - 1 3/8"
3rd Floor
27' - 1 3/8"
2nd Floor
13' - 1 3/8"
1st Floor
0' - 0"

1 North Elevation
Scale: 1/16" = 1'-0"

Repair all masonry above this line

No work below this line UNO

Repair all masonry above this line

No work below this line UNO

Mechanical Penthouse Roof Level
169' - 4 1/2"
Machine Room Floor Level
159' - 7 1/8"
Main Roof Level
145' - 1 3/4"
12th Floor
133' - 4 3/8"
11th Floor
121' - 7"
10th Floor
109' - 9 5/8"
9th Floor
98' - 0 1/4"
8th Floor
86' - 2 7/8"
7th Floor
74' - 5 1/2"
6th Floor
62' - 8 1/8"
5th Floor
50' - 10 3/4"
4th Floor
39' - 1 3/8"
3rd Floor
27' - 1 3/8"
2nd Floor
13' - 1 3/8"
1st Floor
0' - 0"

2 South Elevation
Scale: 1/16" = 1'-0"

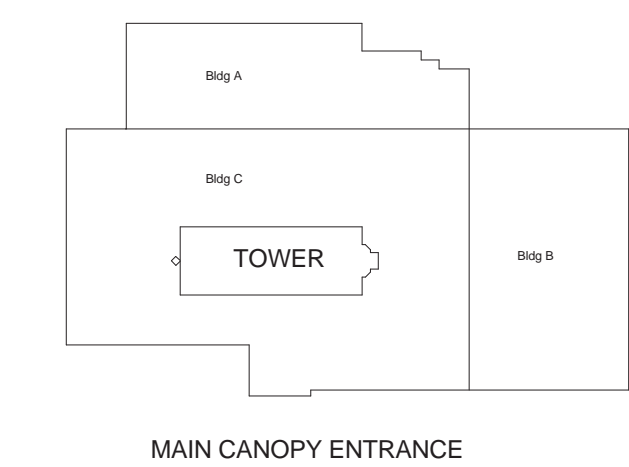
Repair all masonry above this line

No work below this line UNO

Repair all masonry above this line

No work below this line UNO

HATCH LEGEND	
	BRICK
	BLUE BRICK REQUIRING REPAIR SEE ELEVATIONS & DETAILS
	AREA OF WORK



Revisions:	Date

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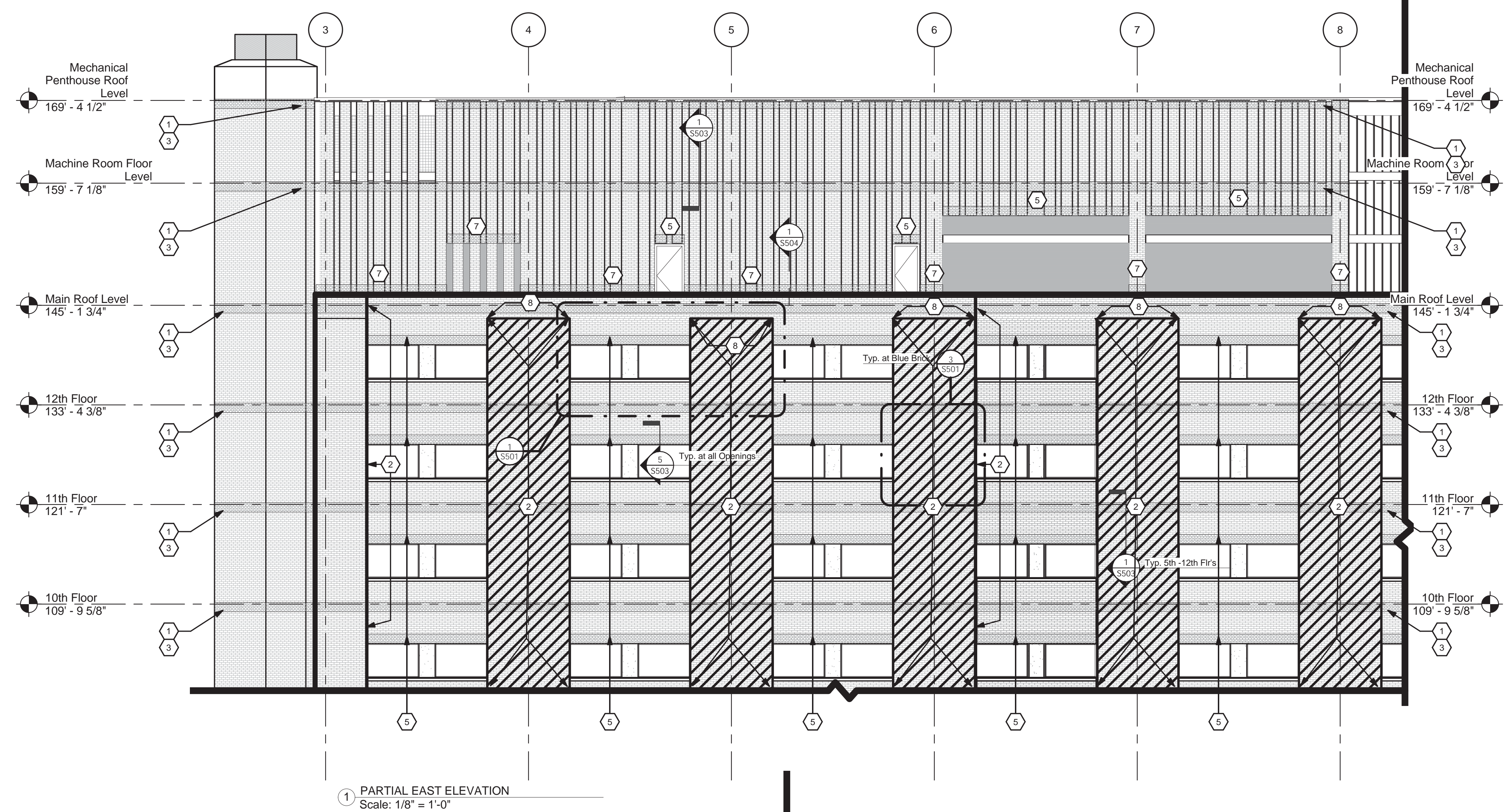
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Seals:

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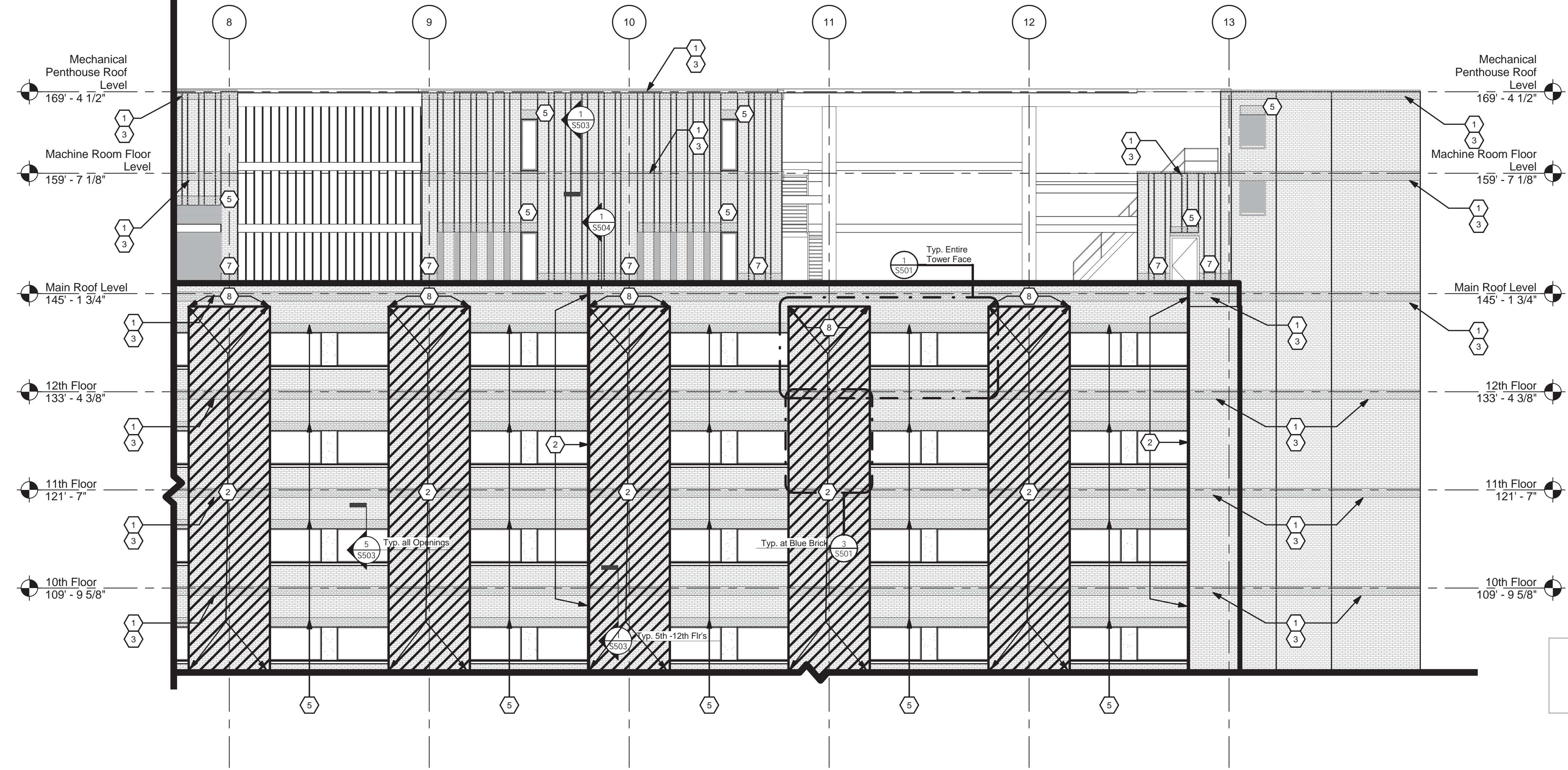
Project Title
Repair Building Facade Deficiencies
Date
September 13, 2011
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508-10-105
Building Number
C
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SCS
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Drawing No.
A202
Location
**1670 Clairmont Road
Decatur, GA 30033-4004**

Department of Veterans Affairs



1 PARTIAL EAST ELEVATION
Scale: 1/8" = 1'-0"

HATCH LEGEND	
	BRICK
	BLUE BRICK REQUIRING REPAIR SEE ELEVATIONS & DETAILS
	AREA OF WORK



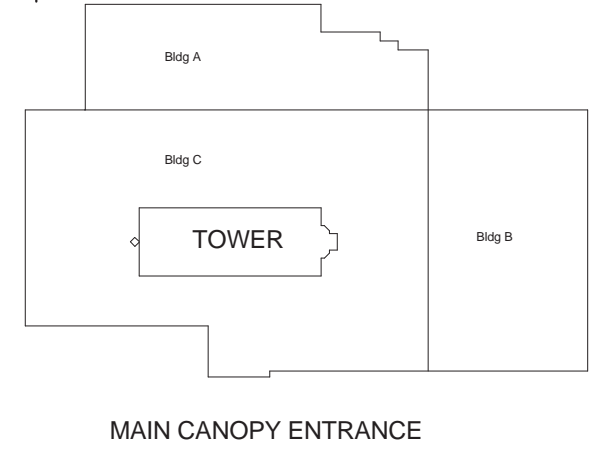
2 PARTIAL EAST ELEVATION
Scale: 1/8" = 1'-0"

Elevation Key Notes	
Schedule is for entire project. Not all symbols are necessarily on this sheet.	
Key Note #	Description
1	Provide continuous horizontal joints at indicated locations. Remove one course of brick below each floor level shelf angle and install a new horizontal relief joint. Per details and procedure notes, saw-cut to obtain the properly sized joint. (Refer to Details 1, 2, 5 / S503 and all other applicable details, notes and specifications.)
2	Remove and replace sealant in existing vertical expansion joints. Remove all mortar, debris and other obstructions. Per details and procedure notes, saw-cut to ensure sufficient movement capabilities. (Refer to Details 4 / S501, 1, 2 / S505 and all other applicable details, notes and specifications.)
3	Remove three to five courses of brick to access the steel shelf angle. Install new flashing system with metal drip edge. Provide new brick to match existing. (Refer to Details 1, 2, 3, 5, 6 / S503 and all other applicable details, notes and specifications.)
4	Remove and replace steel shelf angle and repair concrete spandrel beam as per Details 1, 2, 3, 5 / S502 and 4 / S503.
5	Above existing openings, remove three to five courses of brick to access the steel shelf angle. Install new flashing system with metal drip edge. Provide new brick to match existing. (Refer to Details 5, 6 / S503 and all other applicable details, notes and specifications.)
6	Install Retrofit Ties. (Refer to Details 3, 6, 8, 9 / S501 and all other applicable details, notes and specifications.)
7	Repair flashing at base of wall. (Refer to Detail 1/S504 and all other applicable details, notes and specifications.)
8	Extent of New Reglet Flashing Continuous along the top at areas indicated. (Refer to Detail 7/S501 and all other applicable details, notes and specifications.)

- General Notes:
- All mortar joints are to be tuckpointed on the entire building tower as per detail 3/S501.
 - Windows: During the flashing replacement process, the steel lintels above windows should be cleaned and coated. This will require removing the brick masonry above the lintel, abrasively cleaning the steel, priming and replacing the brick.
 - Shelf Angles: In the process of exposing shelf angles, the steel shelf angles should be cleaned and coated. This will require removing the brick masonry below and above the shelf angles, abrasively cleaning the steel, priming and painting the steel with a rust inhibitor paint, installing a new flashing system to divert water out of the wall system, and replacing the brick.
 - Remove and replace cracked and broken brick at various locations around the building. Provide unit price to make repairs.
 - Clean all staining present throughout the facade.
 - Remove and replace all sealant joints at the window perimeters.
 - Remove and replace sealant joints in the precast concrete sills.
 - There are several different types of brick present. This is especially noticeable in the blue brick. Remove and replace odd colored bricks in various locations around the building. Provide unit price to make repairs.
 - Several of the columns of brick at the 3rd floor brick screen wall are loose and can be moved by hand. Reinstall loobricks. Provide unit price to make repairs.
 - Remove and replace sealant at all pipe penetrations through the brick.
 - Remove and replace shelf angle at the 4th floor on the south elevation appears to have rotated away from the wall. See detail 3/S503.
 - The steel items that are installed into the brick veneer on the roof are corroded. This includes louvers, stairs, laddermounting brackets, and other items. Clean and remove and replace sealant at same locations.

TYP SEALANT JOINT -- PROCEDURE NOTES:

- IT IS THE INTENT OF THIS REPAIR TO REMOVE ALL EXISTING SEALANT AT LOCATIONS DEPICTED ON THE ELEVATIONS ON THE EXTERIOR OF THE BUILDING AND INSTALL NEW SEALANT WITH BACKER ROD OR BOND BREAKER TAPE WHERE APPROPRIATE. THE FOLLOWING PROCEDURES AND MATERIALS APPLY TO THIS REPAIR.
- THE CONTRACTOR SHALL REMOVE THE SEALANT BY CUTTING, SCRAPING, GRINDING OR OTHER MEANS BUT SHALL AT ALL TIMES TAKE CARE TO AVOID DAMAGE TO THE EXISTING SUBSTRATE. THE SURFACE SHALL BE CLEANED SUFFICIENTLY TO REMOVE RESIDUE IN ORDER THAT THE NEW SEALANT CAN ACHIEVE BOND TO THE SUBSTRATE. PRIME BONDING SURFACES WITH APPROVED MANUFACTURER'S PRIMER. BOND SHALL BE DEMONSTRATED DURING INITIAL TESTING AND PERIODICALLY DURING THE INSTALLATION BY PERFORMING ADHESION TESTS.
 - INSTALL LOW DIRT PICK UP SILICONE SEALANT AT ALL LOCATIONS WHERE SEALANT REMOVED.
 - WHERE BACKER ROD IS REQUIRED USE CLOSED CELL BACKER ROD.



Revisions:	Date

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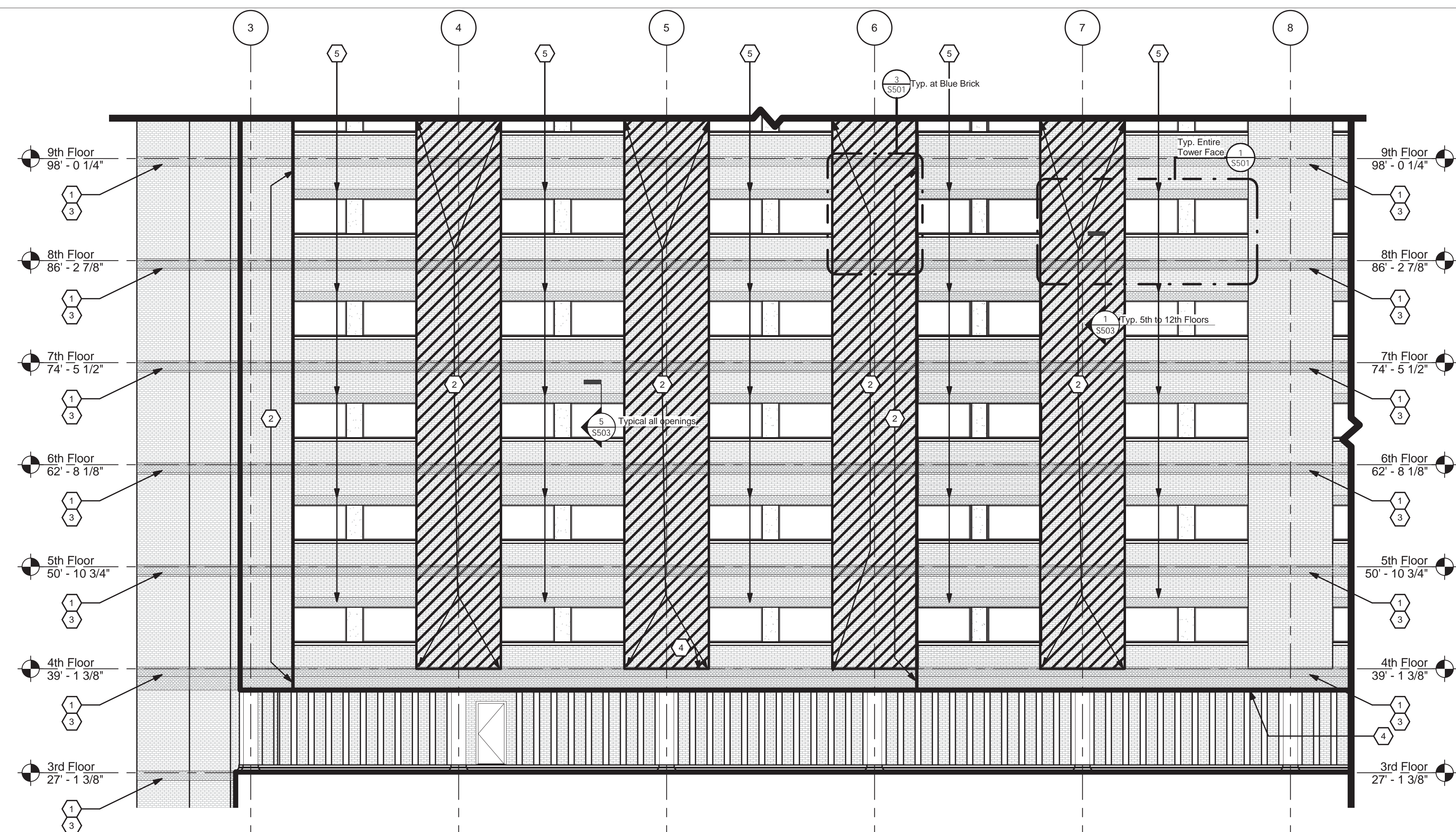
SKA
CONSULTING ENGINEERS
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Seals:

Drawing Title
Partial East Elevations
Scale
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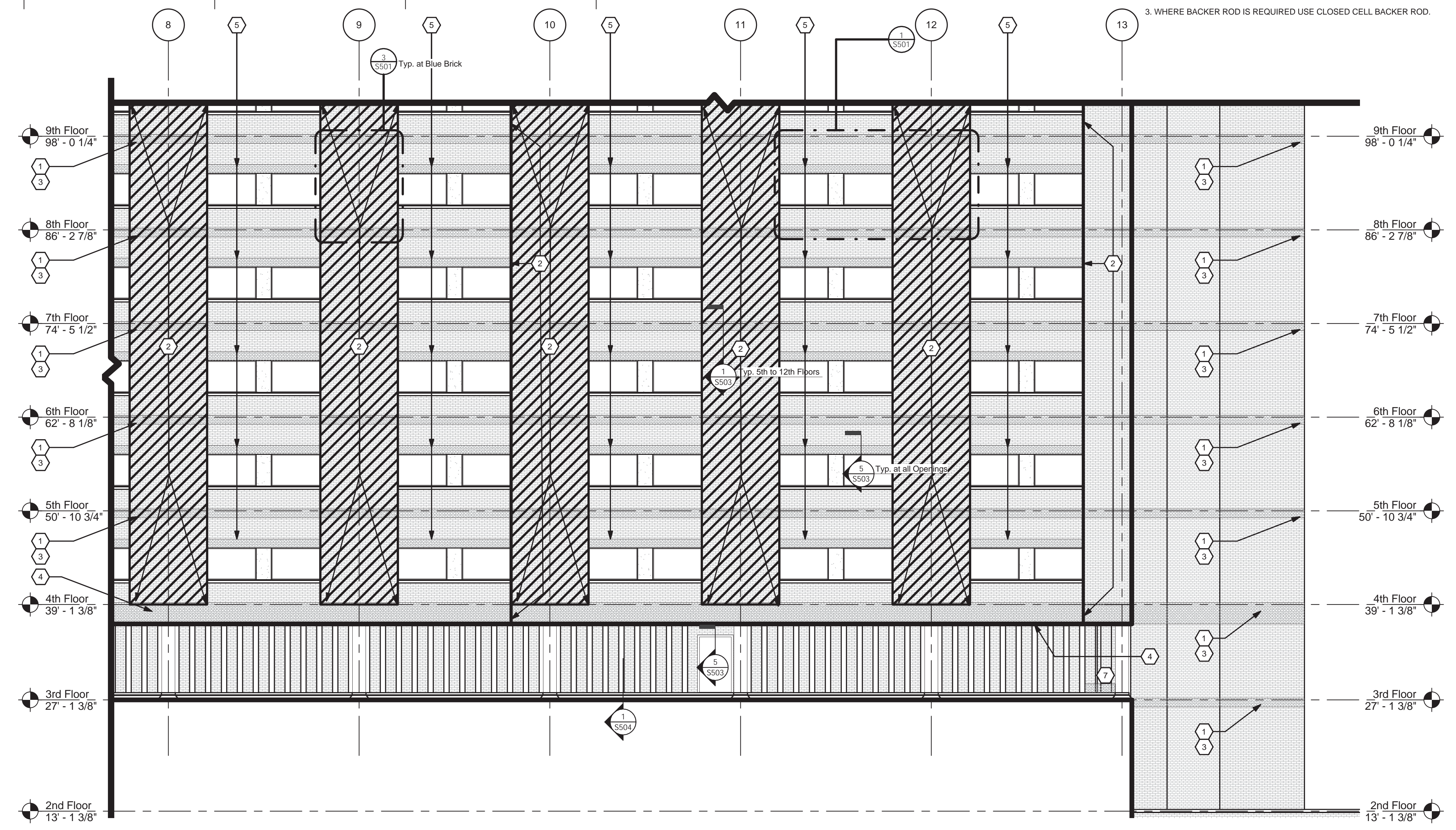
Project Title
Repair Building Facade Deficiencies
Date
September 13, 2011
Project No.
508-10-105
Building Number
C
Checked
SCS
Drawn
DCB
Drawing No.
A203
Location
**1670 Clairmont Road
Decatur, GA 30033-4004**

Department of
Veterans Affairs



1 Partial East Elevation - (Southwest Area Face)
Scale: 1/8" = 1'-0"

HATCH LEGEND	
	BRICK
	BLUE BRICK REQUIRING REPAIR SEE ELEVATIONS & DETAILS
	AREA OF WORK



2 Partial Enlarged East Elevation - (Southeast Area Face)
Scale: 1/8" = 1'-0"

Elevation Key Notes	
Schedule is for entire project. Not all symbols are necessarily on this sheet.	
Key Note #	Description
1	Provide continuous horizontal joints at indicated locations. Remove one course of brick below each floor level shelf angle and install a new horizontal relief joint. Per details and procedure notes, saw-cut to obtain the properly sized joint. (Refer to Details 1, 2, 5, S503 and all other applicable details, notes and specifications.)
2	Remove and replace sealant in existing vertical expansion joints. Remove all mortar, debris and other obstructions. Per details and procedure notes, saw-cut to ensure sufficient movement capabilities. (Refer to Details 4, S501-1, 2, S505 and all other applicable details, notes and specifications.)
3	Remove three to five courses of brick to access the steel shelf angle. Install new flashing system with metal drip edge. Provide new brick to match existing. (Refer to Details 1, 2, 3, 5, 6, S503 and all other applicable details, notes and specifications.)
4	Remove and replace steel shelf angle and repair concrete spandrel beams as per Details 1, 2, 3, 5, S502 and 4, S503.
5	Above existing openings, remove three to five courses of brick to access the steel shelf angle. Install new flashing system with metal drip edge. Provide new brick to match existing. (Refer to Details 5, 6, S503 and all other applicable details, notes and specifications.)
6	Install Ratchet Ties. (Refer to Details 3, 8, 9, S501 and all other applicable details, notes and specifications.)
7	Repair flashing at base of wall. (Refer to Detail 7/S504 and all other applicable details, notes and specifications.)
8	Extent of New Reglet Flashing Continuous along the top at areas indicated. (Refer to Detail 7/S501 and all other applicable details, notes and specifications.)

- General Notes:
- All mortar joints are to be tuckpointed on the entire building tower as per detail 3/S501.
 - Windows: During the flashing replacement process, the steel lintels above windows should be cleaned and coated. This will require removing the brick masonry above the lintel, abrasively cleaning the steel, priming and painting the steel with a rust inhibitor paint, installing a new flashing system to divert water out of the wall system, and replacing the brick.
 - Shelf Angles: In the process of exposing shelf angles, the steel shelf angles should be cleaned and coated. This will require removing the brick masonry below and above the shelf angles, abrasively cleaning the steel, priming and painting the steel with a rust inhibitor paint, installing a new flashing system to divert water out of the wall system, and replacing the brick.
 - Remove and replace cracked and broken brick at various locations around the building. Provide unit price to make repairs.
 - Clean all staining present throughout the facade.
 - Remove and replace all sealant joints at the window perimeters.
 - Remove and replace sealant joints in the precast concrete sills.
 - There are several different types of brick present. This is especially noticeable in the blue brick. Remove and replace odd colored bricks in various locations around the building. Provide unit price to make repairs.
 - Several of the columns of brick at the 3rd floor brick screen wall are loose and can be moved by hand. Reinstall lockbricks. Provide unit price to make repairs.
 - Remove and replace sealant at all pipe penetrations through the brick.
 - Remove and replace shelf angle at the 4th floor on the south elevation appears to have rotated away from the wall. See detail 3/S503.
 - The steel items that are installed into the brick veneer on the roof are corroded. This includes louvers, stairs, ladder mounting brackets, and other items. Clean and remove and replace sealant at same locations.

TYP SEALANT JOINT -- PROCEDURE NOTES:

- IT IS THE INTENT OF THIS REPAIR TO REMOVE ALL EXISTING SEALANT AT LOCATIONS DEPICTED ON THE ELEVATIONS ON THE EXTERIOR OF THE BUILDING AND INSTALL NEW SEALANT WITH BACKER ROD OR BOND BREAKER TAPE WHERE APPROPRIATE. THE FOLLOWING PROCEDURES AND MATERIALS APPLY TO THIS REPAIR.
- THE CONTRACTOR SHALL REMOVE THE SEALANT BY CUTTING, SCRAPING, GRINDING OR OTHER MEANS BUT SHALL AT ALL TIMES TAKE CARE TO AVOID DAMAGE TO THE EXISTING SUBSTRATE. THE SURFACE SHALL BE CLEANED SUFFICIENTLY TO REMOVE RESIDUE IN ORDER THAT THE NEW SEALANT CAN ACHIEVE BOND TO THE SUBSTRATE. PRIME BONDING SURFACES WITH APPROVED MANUFACTURER'S PRIMER. BOND SHALL BE DEMONSTRATED DURING INITIAL TESTING AND PERIODICALLY DURING THE INSTALLATION BY PERFORMING ADHESION TESTS.
 - INSTALL LOW DIRT PICK UP SILICONE SEALANT AT ALL LOCATIONS WHERE SEALANT REMOVED.
 - WHERE BACKER ROD IS REQUIRED USE CLOSED CELL BACKER ROD.

Revisions:	Date

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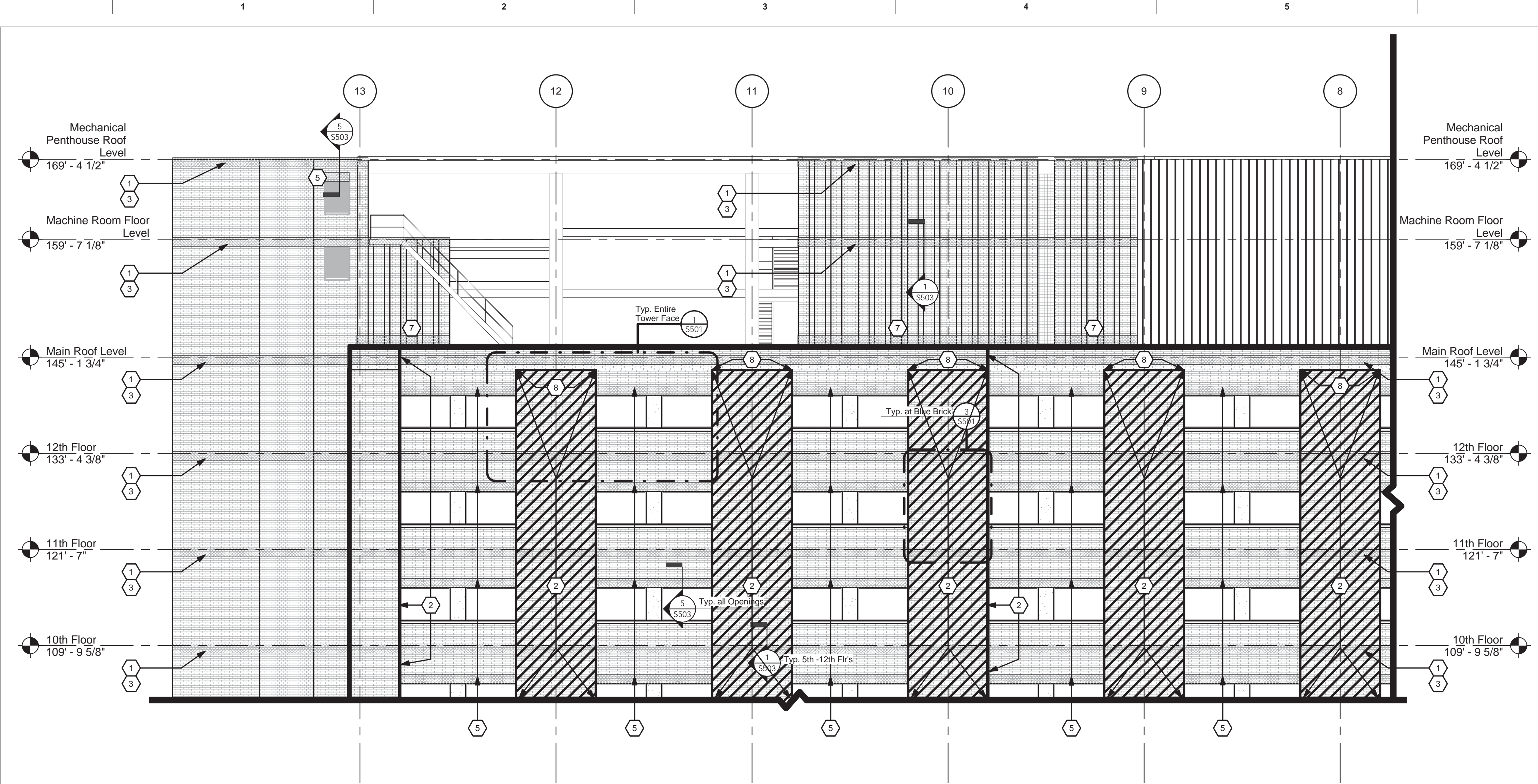
SKA
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300 Pomona Drive
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Seals:

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Department of
Veterans Affairs



Elevation Key Notes	
Schedule is for entire project. Not all symbols are necessarily on this sheet.	
Key Note #	Description
1	Provide continuous horizontal joints at indicated locations. Remove one course of brick below each floor level shelf angle and install a new horizontal relief joint. Per details and procedure notes, saw-cut to obtain the properly sized joint. (Refer to Details 1, 2, 5 / S503 and all other applicable details, notes and specifications.)
2	Remove and replace sealant in existing vertical expansion joints. Remove all mortar, debris and other obstructions. Per details and procedure notes, saw-cut to ensure sufficient movement capabilities. (Refer to Details 4 / S501; 1, 2 / S505 and all other applicable details, notes and specifications.)
3	Remove three to five courses of brick to access the steel shelf angle. Install new flashing system with metal drip edge. Provide new brick to match existing. (Refer to Details 1, 2, 3, 5, 6 / S503 and all other applicable details, notes and specifications.)
4	Remove and replace steel shelf angle and repair concrete spandrel beam as per Details 1, 2, 3, 5 / S502 and 4 / S503.
5	Above existing openings, remove three to five courses of brick to access the steel shelf angle. Install new flashing system with metal drip edge. Provide new brick to match existing. (Refer to Details 5, 6 / S503 and all other applicable details, notes and specifications.)
6	Install Rainfall Ties. (Refer to Details 3, 8, 9 / S501 and all other applicable details, notes and specifications.)
7	Repair flashing at base of wall. (Refer to Detail 7/S504 and all other applicable details, notes and specifications.)
8	Extent of New Reglet Flashing Continuous along the top at areas indicated. (Refer to Detail 7/S501 and all other applicable details, notes and specifications.)

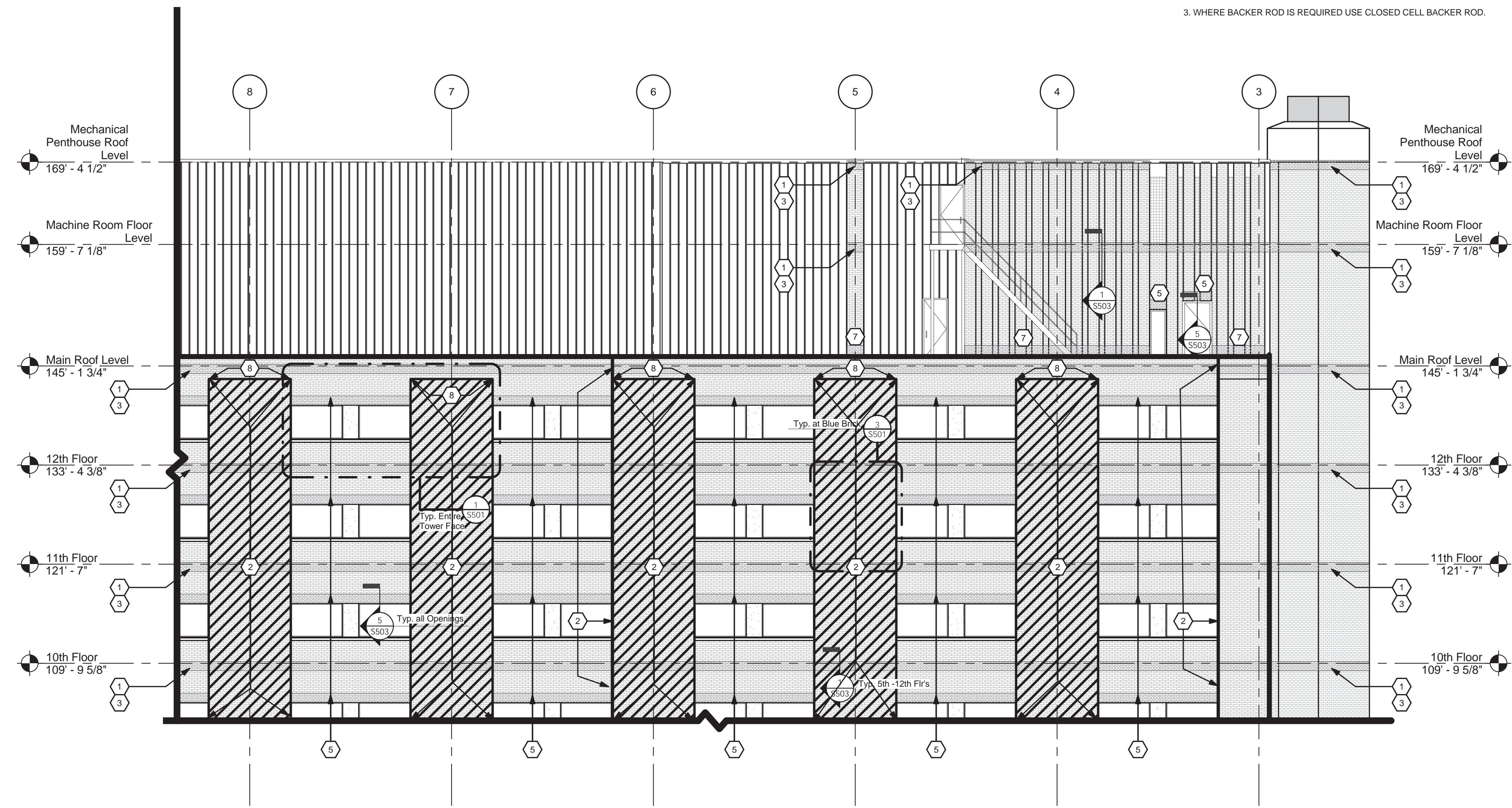
- General Notes:
- All mortar joints are to be tuckpointed on the entire building tower as per detail 3/S501.
 - Windows: During the flashing replacement process, the steel lintels above windows should be cleaned and coated. This will require removing the brick masonry above the lintel, abrasively cleaning the steel, priming and replacing the brick.
 - Shelf Angles: In the process of exposing shelf angles, the steel shelf angles should be cleaned and coated. This will require removing the brick masonry below and above the shelf angles, abrasively cleaning the steel, priming and painting the steel with a rust inhibitor paint, installing a new flashing system to divert water out of the wall system, and replacing the brick.
 - Remove and replace cracked and broken brick at various locations around the building. Provide unit price to make repairs.
 - Clean all staining present throughout the facade.
 - Remove and replace all sealant joints at the window perimeters.
 - Remove and replace sealant joints in the precast concrete sills.
 - There are several different types of brick present. This is especially noticeable in the blue brick. Remove and replace odd colored bricks in various locations around the building. Provide unit price to make repairs.
 - Several of the columns of brick at the 3rd floor brick screen wall are loose and can be moved by hand. Reinstall lockbricks. Provide unit price to make repairs.
 - Remove and replace sealant at all pipe penetrations through the brick.
 - Remove and replace shelf angle at the 4th floor on the south elevation appears to have rotated away from the wall. See detail 3/S503.
 - The steel items that are installed into the brick veneer on the roof are corroded. This includes louvers, stairs, laddermounting brackets, and other items. Clean and remove and replace sealant at same locations.

TYP SEALANT JOINT -- PROCEDURE NOTES:

- IT IS THE INTENT OF THIS REPAIR TO REMOVE ALL EXISTING SEALANT AT LOCATIONS DEPICTED ON THE ELEVATIONS ON THE EXTERIOR OF THE BUILDING AND INSTALL NEW SEALANT WITH BACKER ROD OR BOND BREAKER TAPE WHERE APPROPRIATE. THE FOLLOWING PROCEDURES AND MATERIALS APPLY TO THIS REPAIR.
- THE CONTRACTOR SHALL REMOVE THE SEALANT BY CUTTING, SCRAPING, GRINDING OR OTHER MEANS BUT SHALL AT ALL TIMES TAKE CARE TO AVOID DAMAGE TO THE EXISTING SUBSTRATE. THE SURFACE SHALL BE CLEANED SUFFICIENTLY TO REMOVE RESIDUE IN ORDER THAT THE NEW SEALANT CAN ACHIEVE BOND TO THE SUBSTRATE. PRIME BONDING SURFACES WITH APPROVED MANUFACTURER'S PRIMER. BOND SHALL BE DEMONSTRATED DURING INITIAL TESTING AND PERIODICALLY DURING THE INSTALLATION BY PERFORMING ADHESION TESTS.
 - INSTALL LOW DIRT PICK UP SILICONE SEALANT AT ALL LOCATIONS WHERE SEALANT REMOVED.
 - WHERE BACKER ROD IS REQUIRED USE CLOSED CELL BACKER ROD.

1 PARTIAL WEST ELEVATION
Scale: 1/8" = 1'-0"

HATCH LEGEND	
	BRICK
	BLUE BRICK REQUIRING REPAIR SEE ELEVATIONS & DETAILS
	AREA OF WORK



2 PARTIAL WEST ELEVATION
Scale: 1/8" = 1'-0"

Revisions:	Date

Architectural Consultant:
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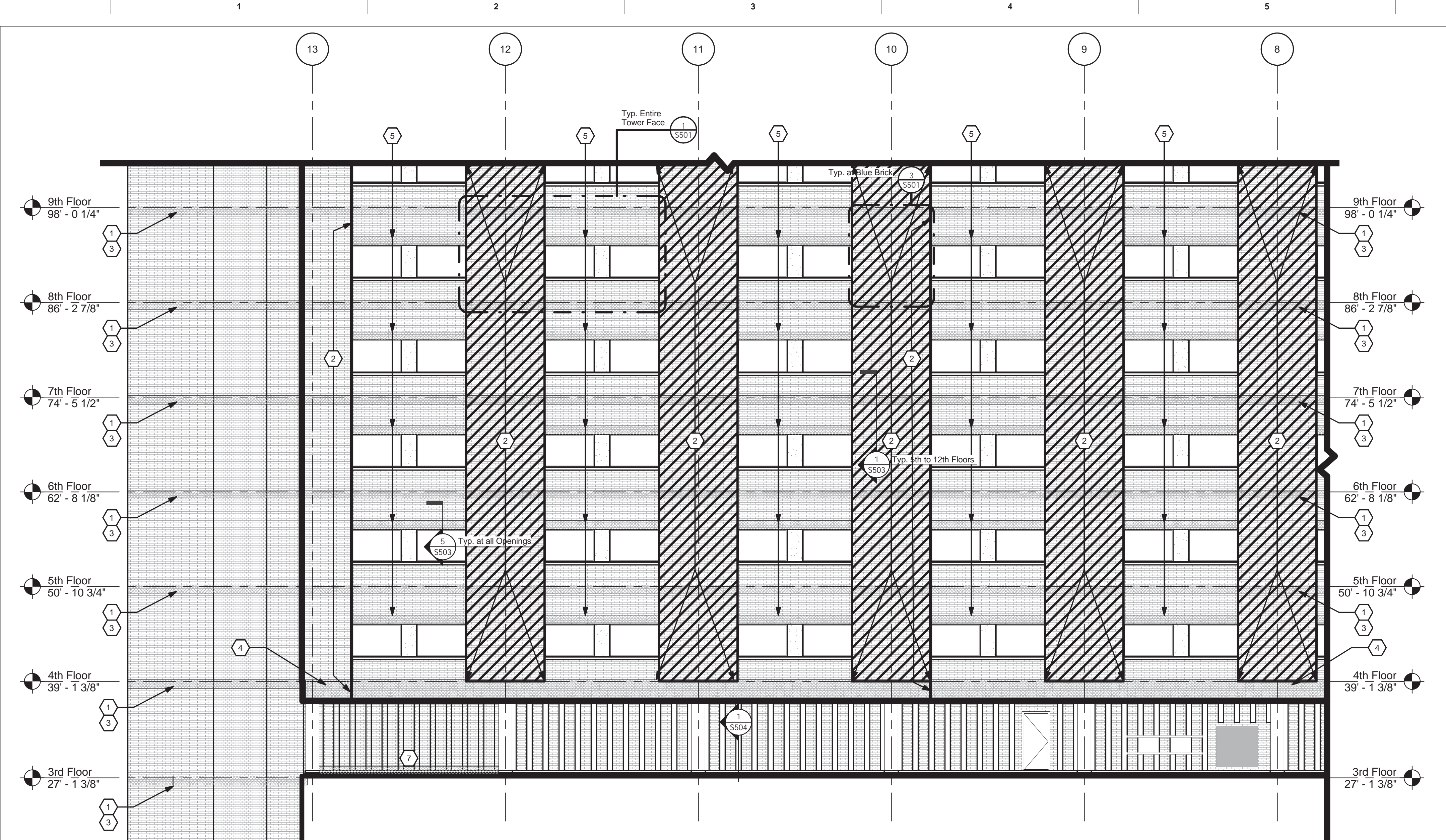
SKA
CONSULTING ENGINEERS
300 Pomona Drive
Greensboro, North Carolina 27407-1620

Seals:

Drawing Title
Partial West Elevations
Scale
As Noted
Issued For
Construction Documents

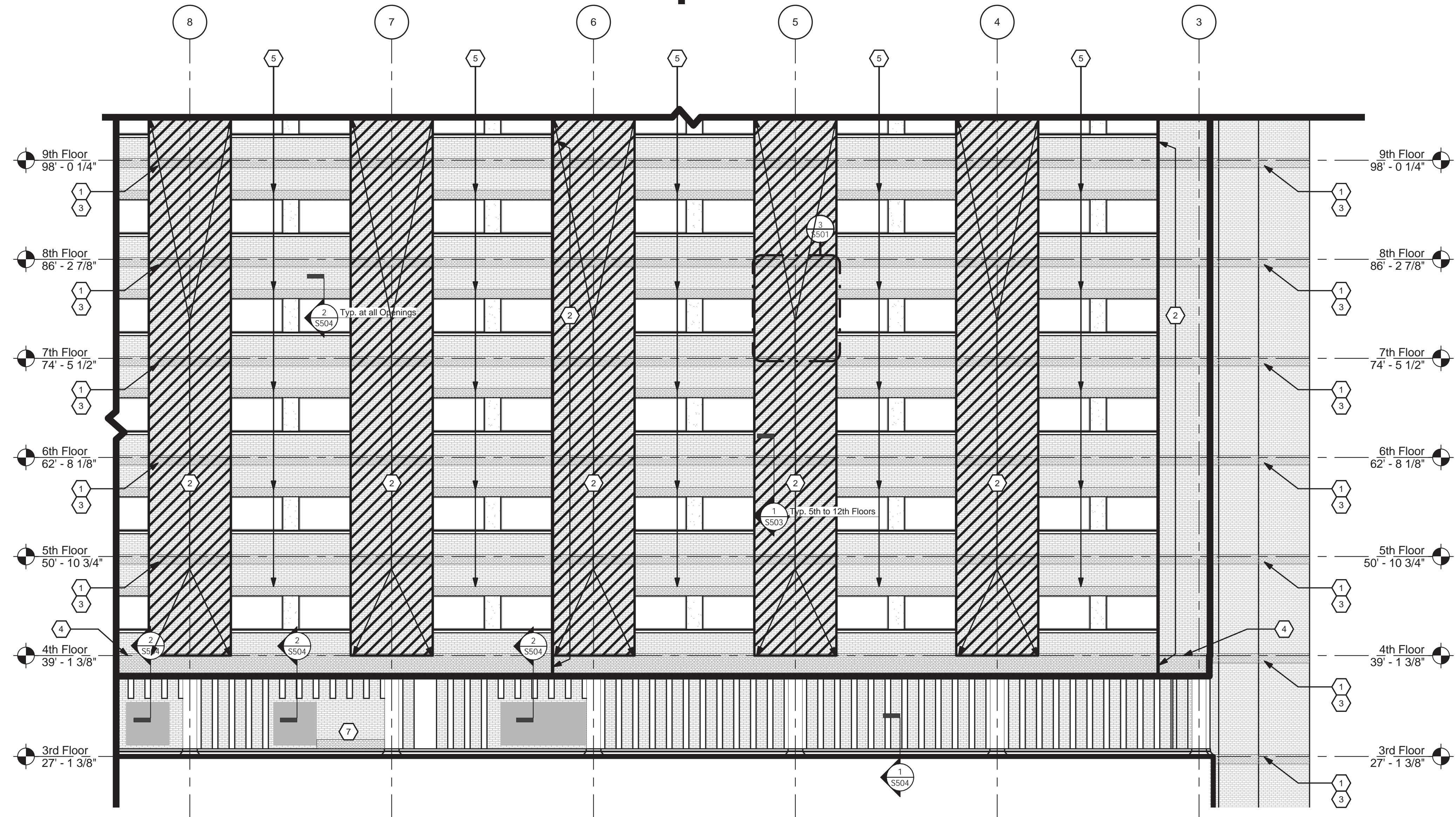
Project Title
Repair Building Facade Deficiencies
Date
September 13, 2011
Project No.
508-10-105
Building Number
C
Checked
SCS
Drawn
DCB
Drawing No.
A205
Location
**1670 Clairmont Road
Decatur, GA 30033-4004**

Department of
Veterans Affairs



1 PARTIAL WEST ELEVATION
Scale: 1/8" = 1'-0"

HATCH LEGEND	
	BRICK
	BLUE BRICK REQUIRING REPAIR SEE ELEVATIONS & DETAILS
	AREA OF WORK



2 PARTIAL WEST ELEVATION
Scale: 1/8" = 1'-0"

Elevation Key Notes	
Schedule is for entire project. Not all symbols are necessarily on this sheet.	
Key Note #	Description
1	Provide continuous horizontal joints at indicated locations. Remove one course of brick below each floor level shelf angle and install a new horizontal relief joint. Per details and procedure notes, saw-cut to obtain the properly sized joint. (Refer to Details 1, 2, 5, S503 and all other applicable details, notes and specifications.)
2	Remove and replace sealant in existing vertical expansion joints. Remove all mortar, debris and other obstructions. Per details and procedure notes, saw-cut to ensure sufficient movement capabilities. (Refer to Details 4, S501; 1, 2, S505 and all other applicable details, notes and specifications.)
3	Remove three to five courses of brick to access the steel shelf angle. Install new flashing system with metal drip edge. Provide new brick to match existing. (Refer to Details 1, 2, 3, 5, 6, S503 and all other applicable details, notes and specifications.)
4	Remove and replace steel shelf angle and repair concrete spandrel beams as per Details 1, 2, 3, 5, S502 and 4, S503.
5	Above existing openings, remove three to five courses of brick to access the steel shelf angle. Install new flashing system with metal drip edge. Provide new brick to match existing. (Refer to Details 5, 6, S503 and all other applicable details, notes and specifications.)
6	Install Retrofit Tape. (Refer to Details 3, 6, 9, S501 and all other applicable details, notes and specifications.)
7	Repair flashing at base of wall. (Refer to Detail 1, S504 and all other applicable details, notes and specifications.)
8	Extent of New Reglet Flashing Continuous along the top at areas indicated. (Refer to Detail 7, S501 and all other applicable details, notes and specifications.)

- General Notes:
- All mortar joints are to be tuckpointed on the entire building tower as per detail 3/S501.
 - Windows: During the flashing replacement process, the steel lintels above windows should be cleaned and coated. This will require removing the brick masonry above the lintel, abrasively cleaning the steel, priming and replacing the brick.
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 - Remove and replace cracked and broken brick at various locations around the building. Provide unit price to make repairs.
 - Clean all staining present throughout the facade.
 - Remove and replace all sealant joints at the window perimeters.
 - Remove and replace sealant joints in the precast concrete sills.
 - There are several different types of brick present. This is especially noticeable in the blue brick. Remove and replace odd colored bricks in various locations around the building. Provide unit price to make repairs.
 - Several of the columns of brick at the 3rd floor brick screen wall are loose and can be moved by hand. Reinstall lockbricks. Provide unit price to make repairs.
 - Remove and replace sealant at all pipe penetrations through the brick.
 - Remove and replace shelf angle at the 4th floor on the south elevation appears to have rotated away from the wall. See detail 3/S503.
 - The steel items that are installed into the brick veneer on the roof are corroded. This includes louvers, stairs, laddermounting brackets, and other items. Clean and remove and replace sealant at same locations.

TYP SEALANT JOINT -- PROCEDURE NOTES:

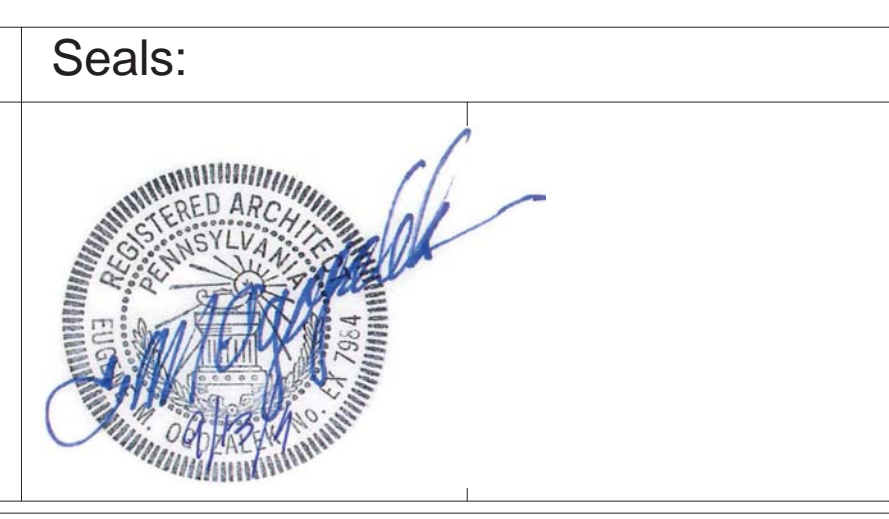
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 - INSTALL LOW DIRT PICK UP SILICONE SEALANT AT ALL LOCATIONS WHERE SEALANT REMOVED.
 - WHERE BACKER ROD IS REQUIRED USE CLOSED CELL BACKER ROD.

Revisions:	Date

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Seals:
SKA
CONSULTING ENGINEERS
300 Pomona Drive
Greensboro, North Carolina 27407-1620



Drawing Title
Partial West Elevations
Scale
As Noted
Issued For
Construction Documents

Project Title
Repair Building Facade Deficiencies
Building Number
C
Checked
SCS
Drawn
DCB
Location
1670 Clairmont Road
Decatur, GA 30033-4004

Date
September 13, 2011
Project No.
508-10-105
Drawing No.
A206



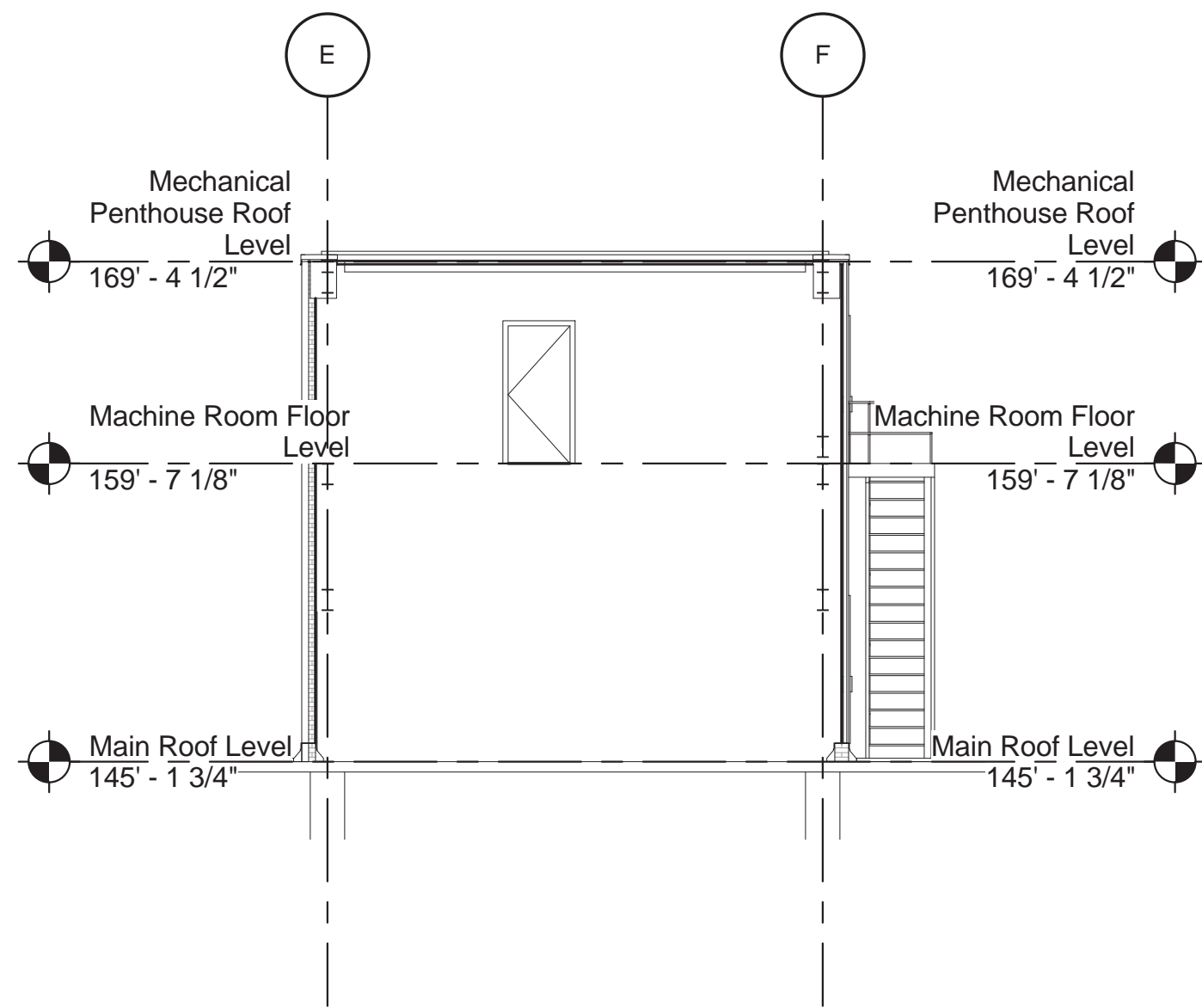
- General Notes:
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Elevation Key Notes	
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3	Remove three to five courses of brick to access the steel shelf angle. Install new flashing system with metal drip edge. Provide new brick to match existing. (Refer to Details 1, 2, 3, 5, 6 / S503 and all other applicable details, notes and specifications.)
4	Remove and replace steel shelf angle and repair concrete spandrel beam as per Details 1, 2, 3, 5 / S502 and 4 / S503.
5	Above existing openings, remove three to five courses of brick to access the steel shelf angle. Install new flashing system with metal drip edge. Provide new brick to match existing. (Refer to Details 5, 6 / S503 and all other applicable details, notes and specifications.)
6	Install Retrofit Ties (Refer to Details 3, 6, 9 / S501 and all other applicable details, notes and specifications.)
7	Repair flashing at base of wall. (Refer to Detail 1/S504 and all other applicable details, notes and specifications.)
8	Extent of New Reglet Flashing Continuous along the top at areas indicated. (Refer to Detail 7/S501 and all other applicable details, notes and specifications.)

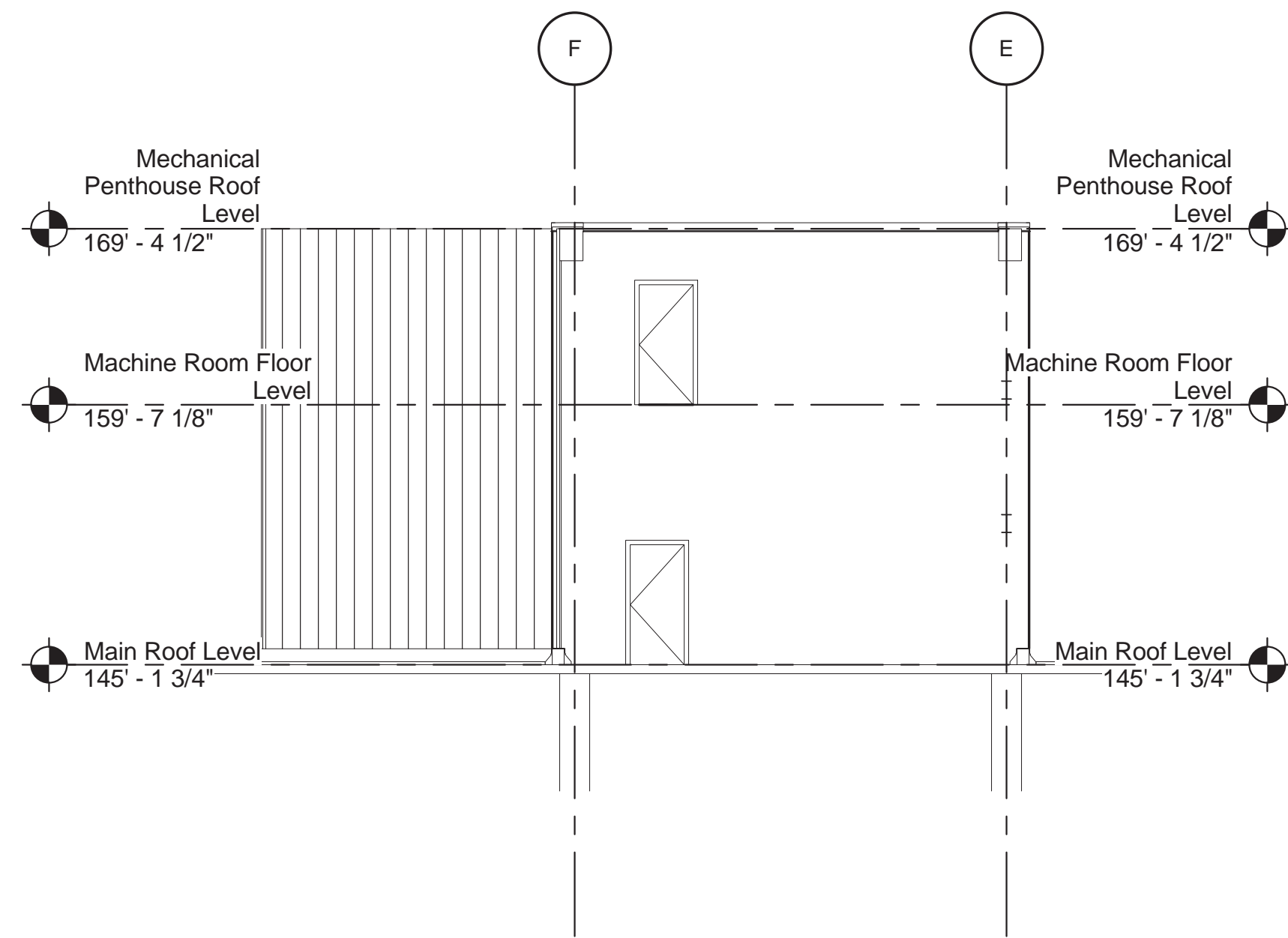
TYP SEALANT JOINT -- PROCEDURE NOTES:

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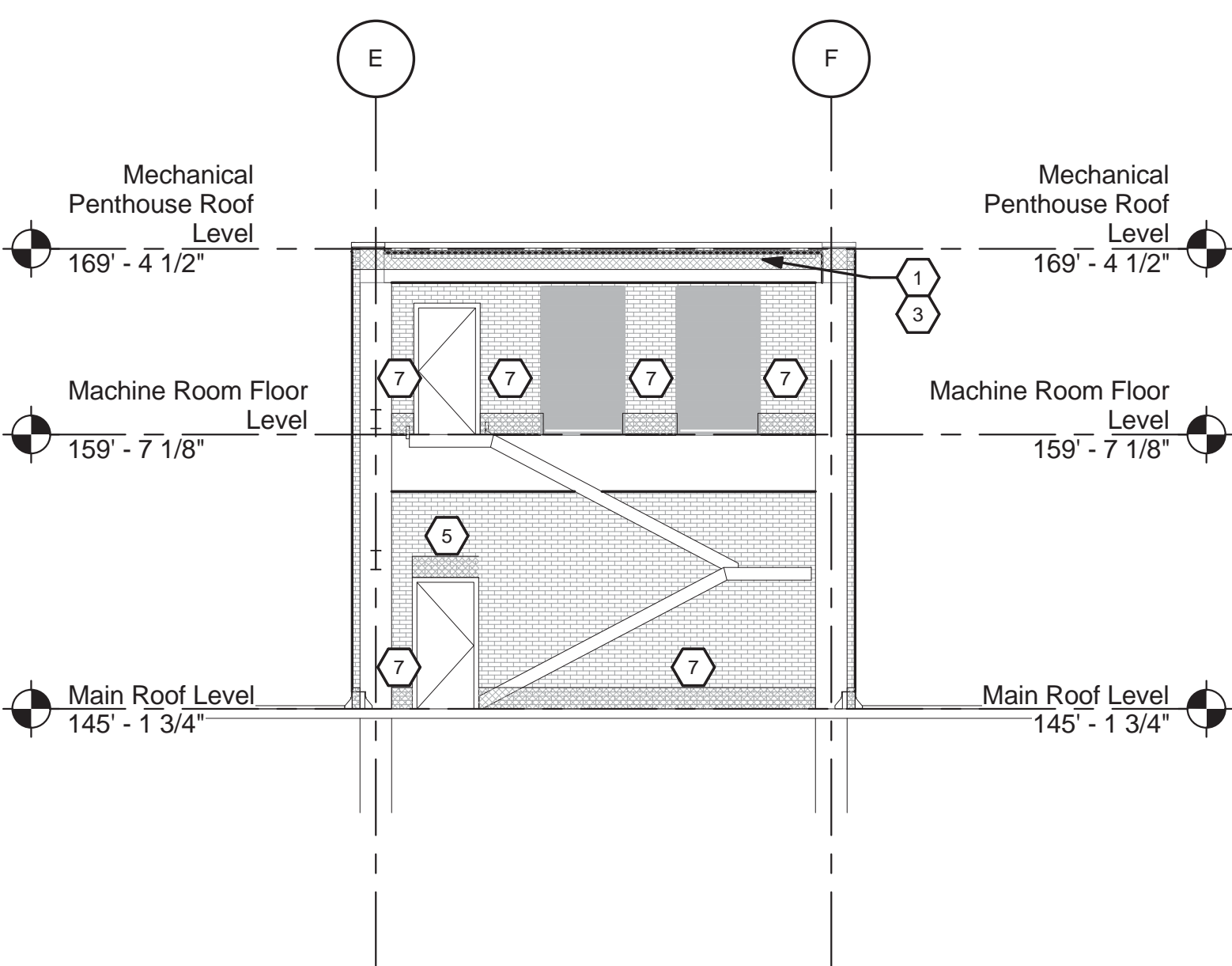
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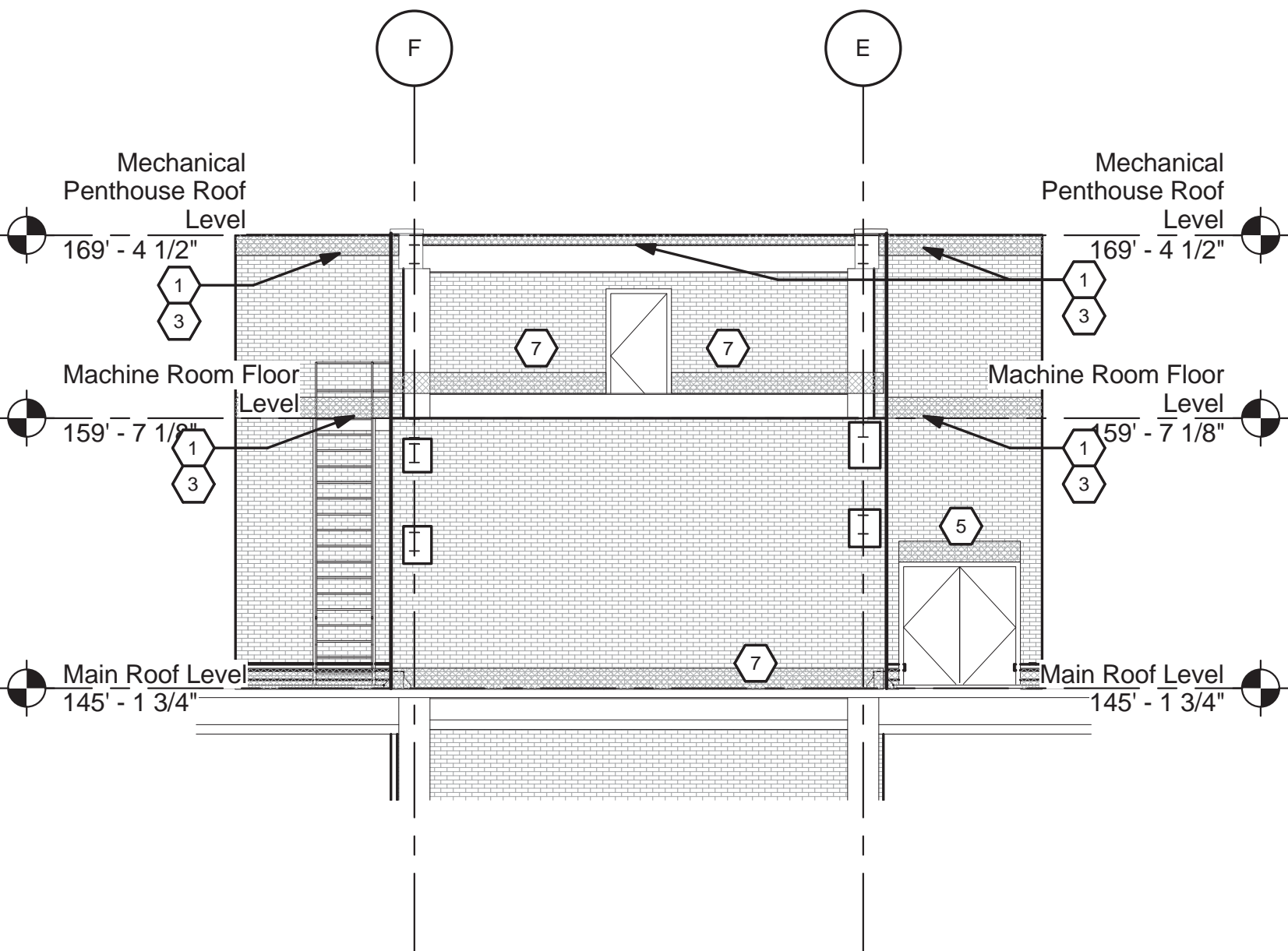
5 Elevation 1 - a
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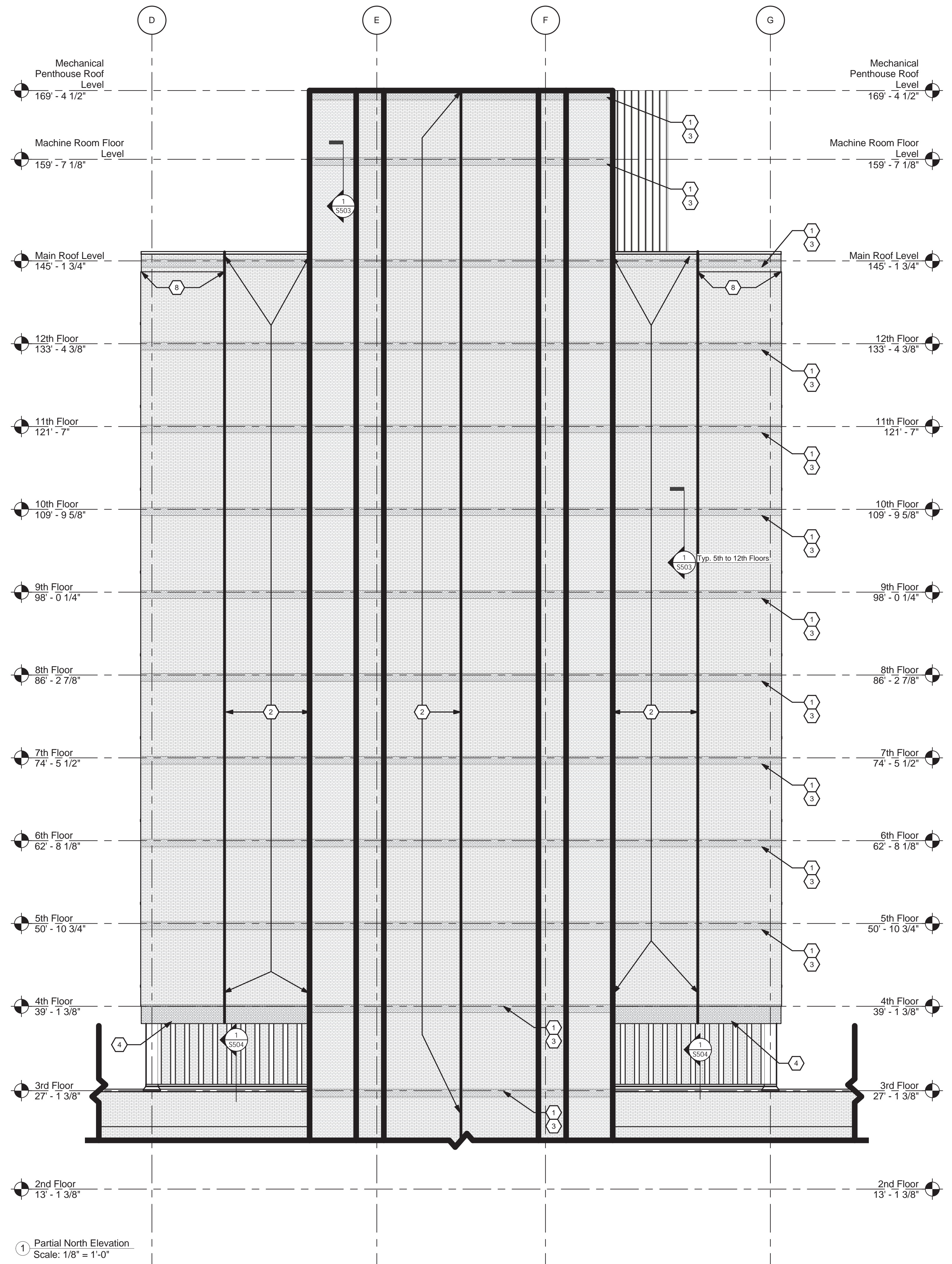
4 Elevation 2 - a
Scale: 1/8" = 1'-0"



3 Elevation 3 - a
Scale: 1/8" = 1'-0"



2 Elevation 4 - a
Scale: 1/8" = 1'-0"



1 Partial North Elevation
Scale: 1/8" = 1'-0"

Revisions:	Date

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SKA
CONSULTING ENGINEERS
300 Pomona Drive
Greensboro, North Carolina 27407-1620

Seals:

Drawing Title: **Partial North and Penthouse Level Elevations**
Scale: **As Noted**
Issued For: **Construction Documents**

Project Title: **Repair Building Facade Deficiencies**
Date: **September 13, 2011**
Project No.: **508-10-105**
Building Number: **C**
Checked: **SCS**
Drawn: **DCB**
Location: **1670 Clairmont Road Decatur, GA 30033-4004**
Drawing No.: **A207**

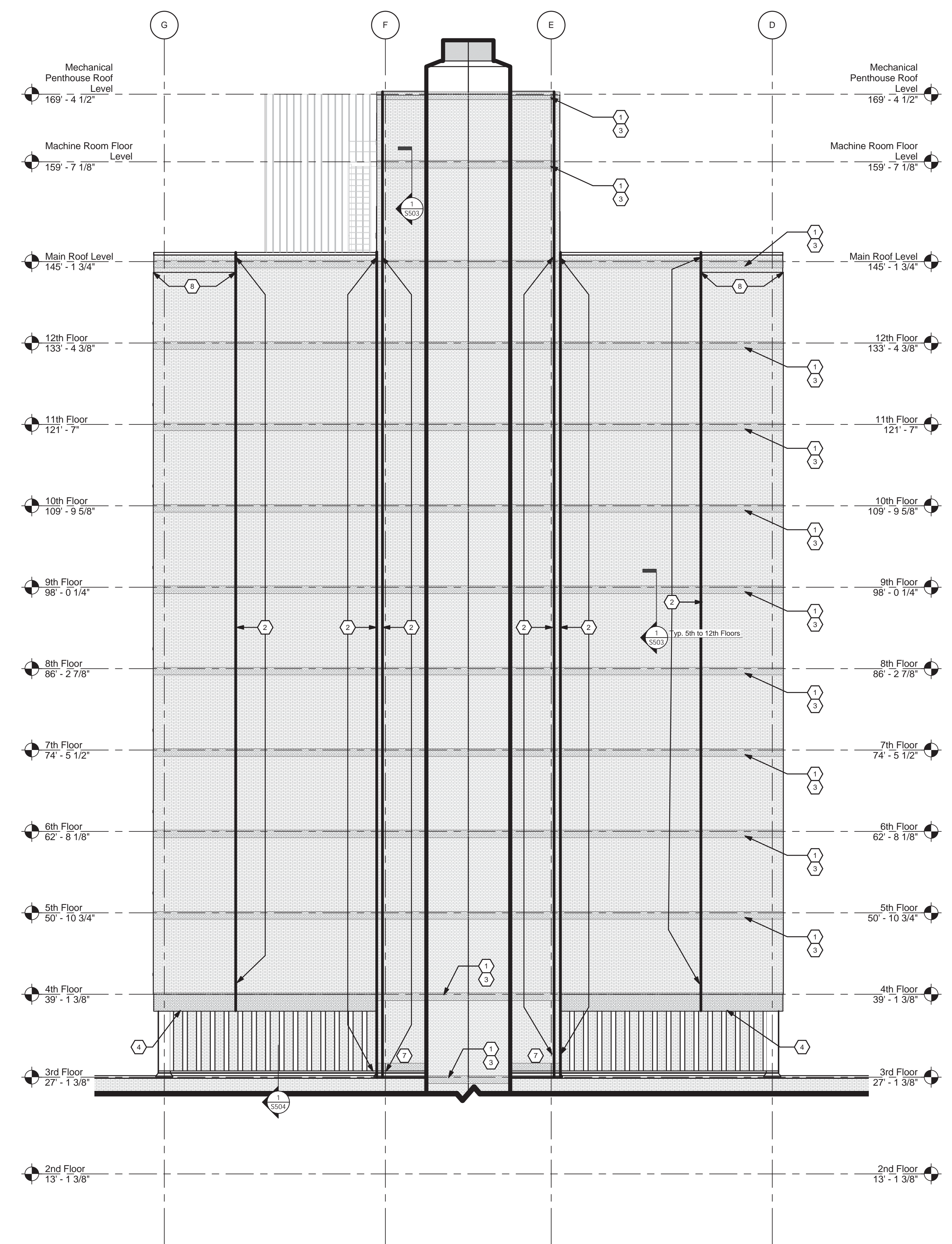
Department of Veterans Affairs

Elevation Key Notes	
Schedule is for entire project. Not all symbols are necessarily on this sheet.	
Key Note #	Description
1	Provide continuous horizontal joints at indicated locations. Remove one course of brick below each floor level shelf angle and install a new horizontal relief joint. Per details and procedure notes, saw-cut to obtain the properly sized joint. (Refer to Details 1, 2, 5 / S503 and all other applicable details, notes and specifications.)
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3	Remove three to five courses of brick to access the steel shelf angle. Install new flashing system with metal drip edge. Provide new brick to match existing. (Refer to Details 1, 2, 3, 5, 6 / S503 and all other applicable details, notes and specifications.)
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 - Remove and replace sealant at all pipe penetrations through the brick.
 - Remove and replace shelf angle at the 4th floor on the south elevation appears to have rotated away from the wall. See detail 3/S503.
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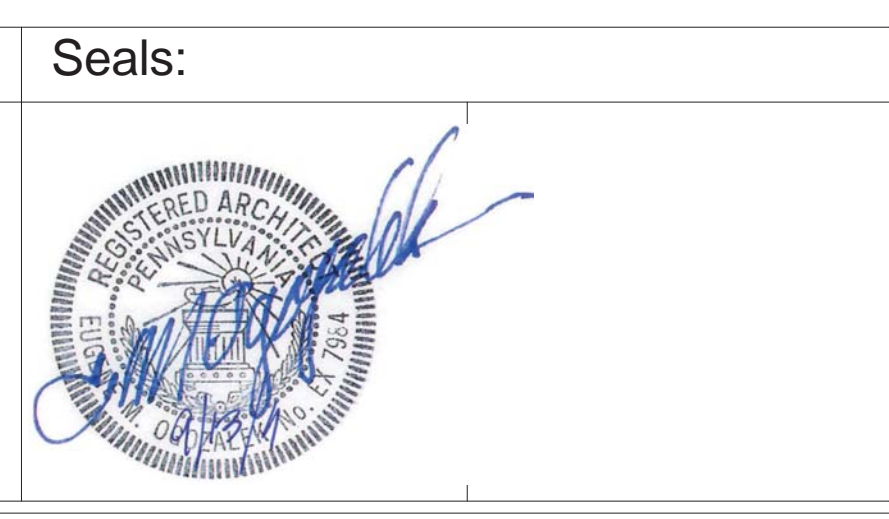
1 Partial South Elevation
Scale: 1/8" = 1'-0"

Revisions:	Date

Architectural Consultant:
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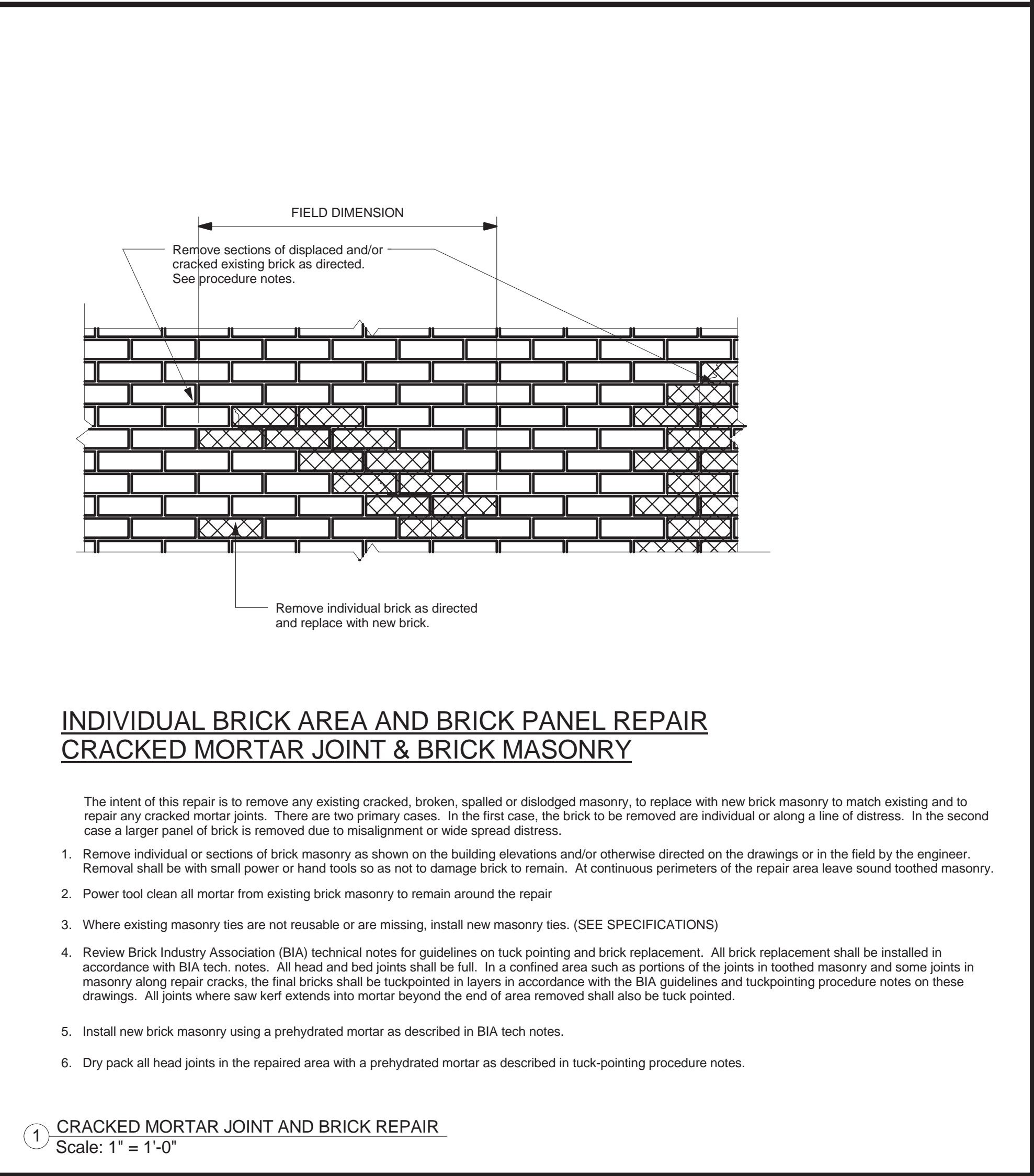
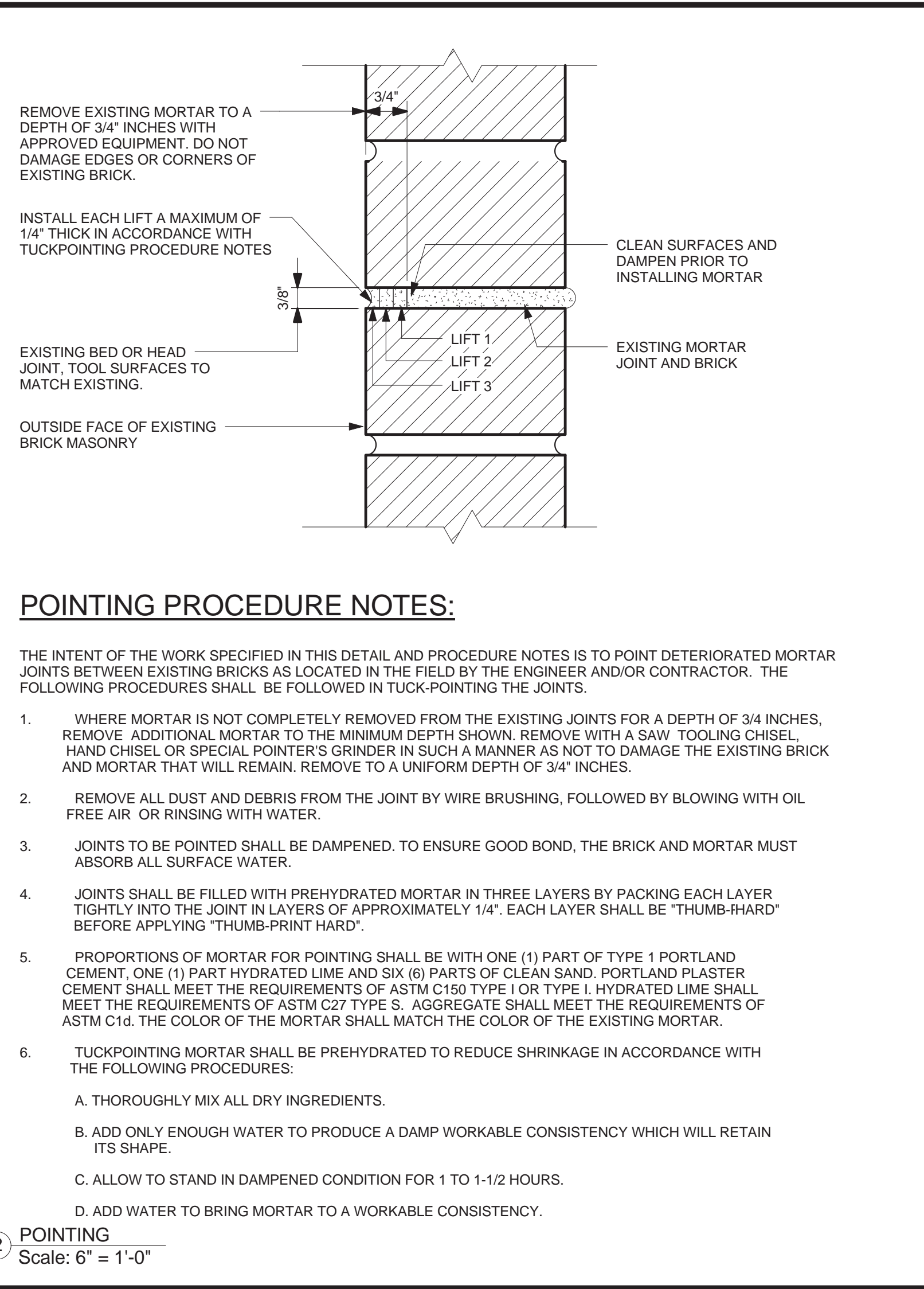
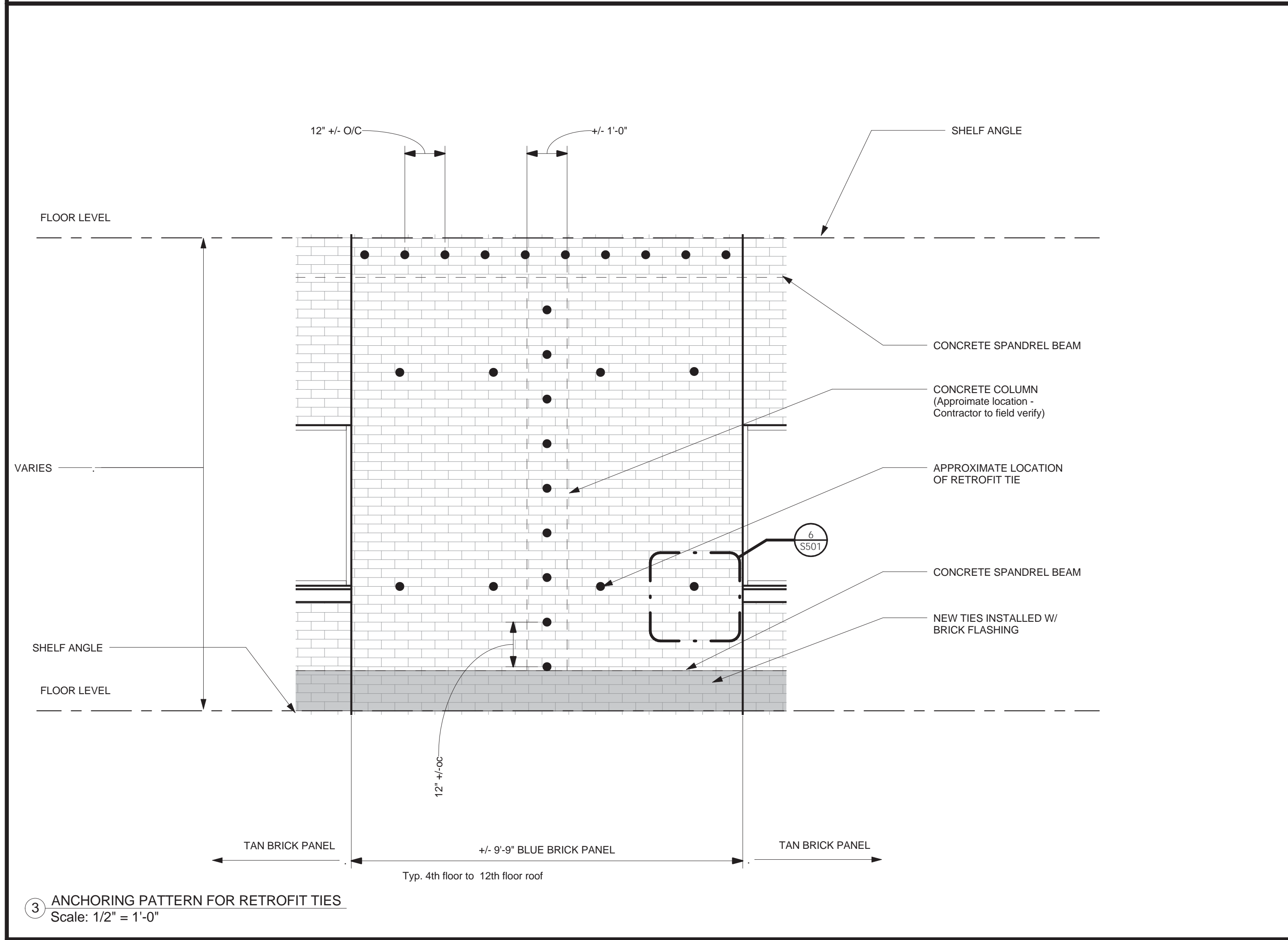
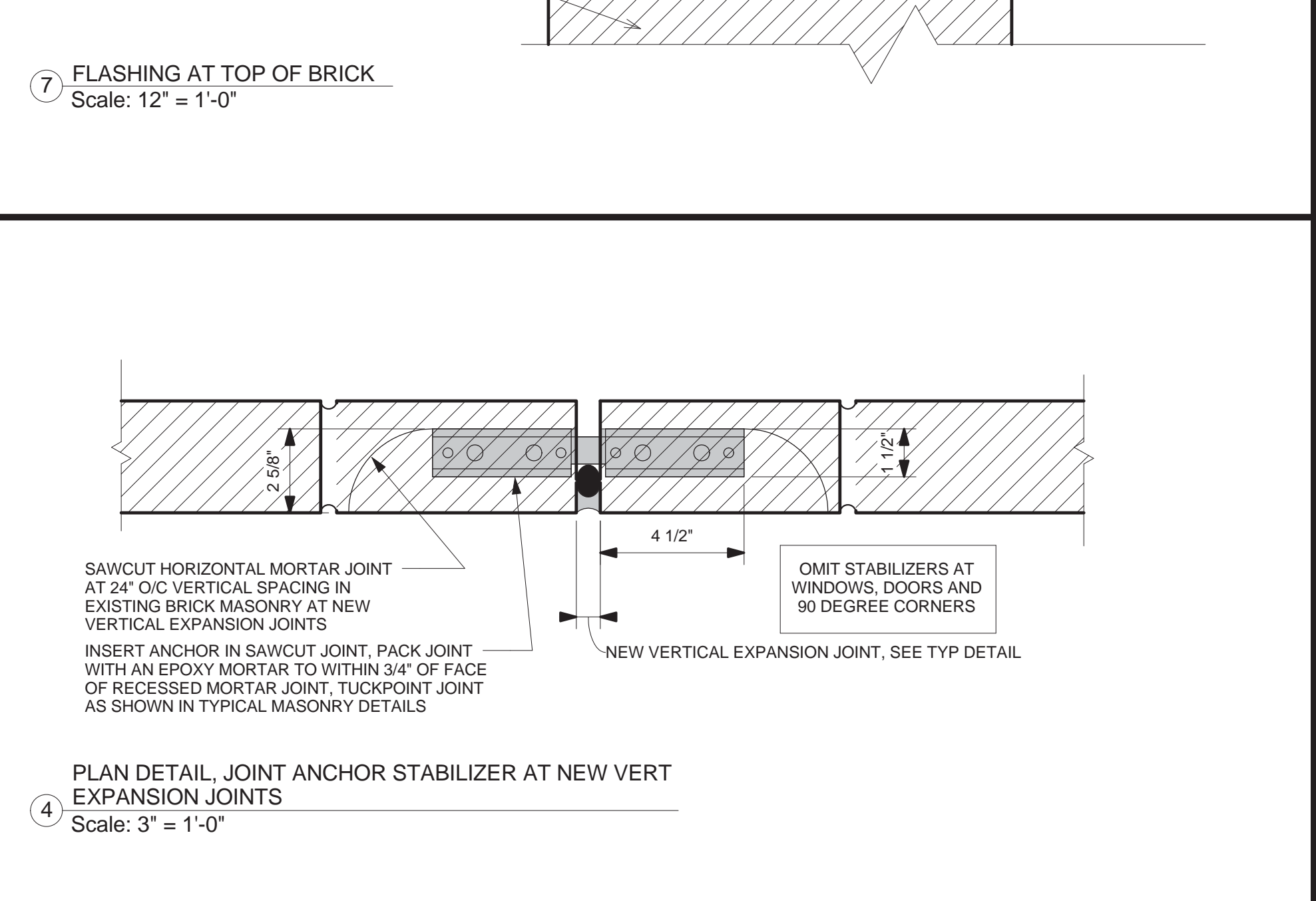
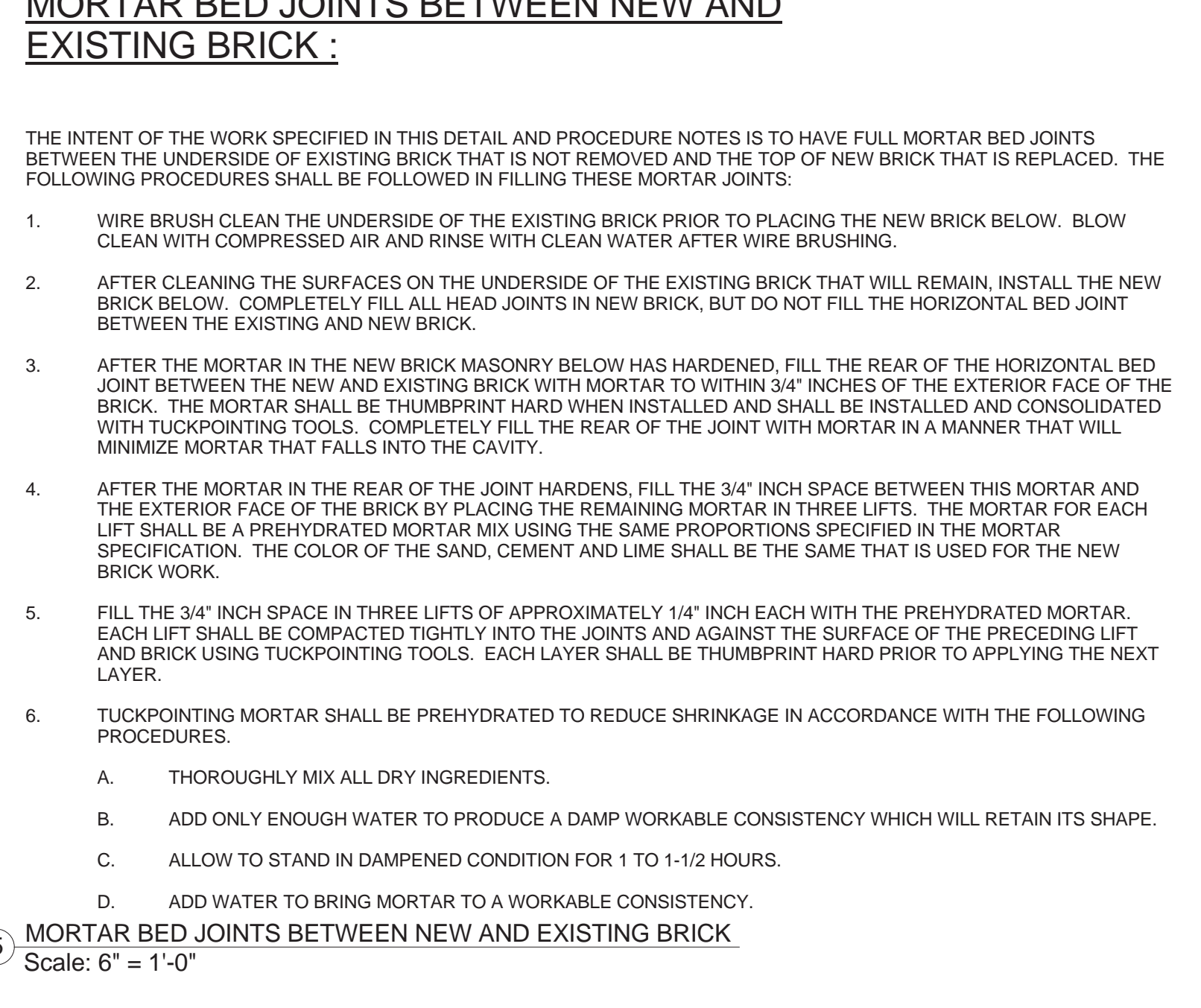
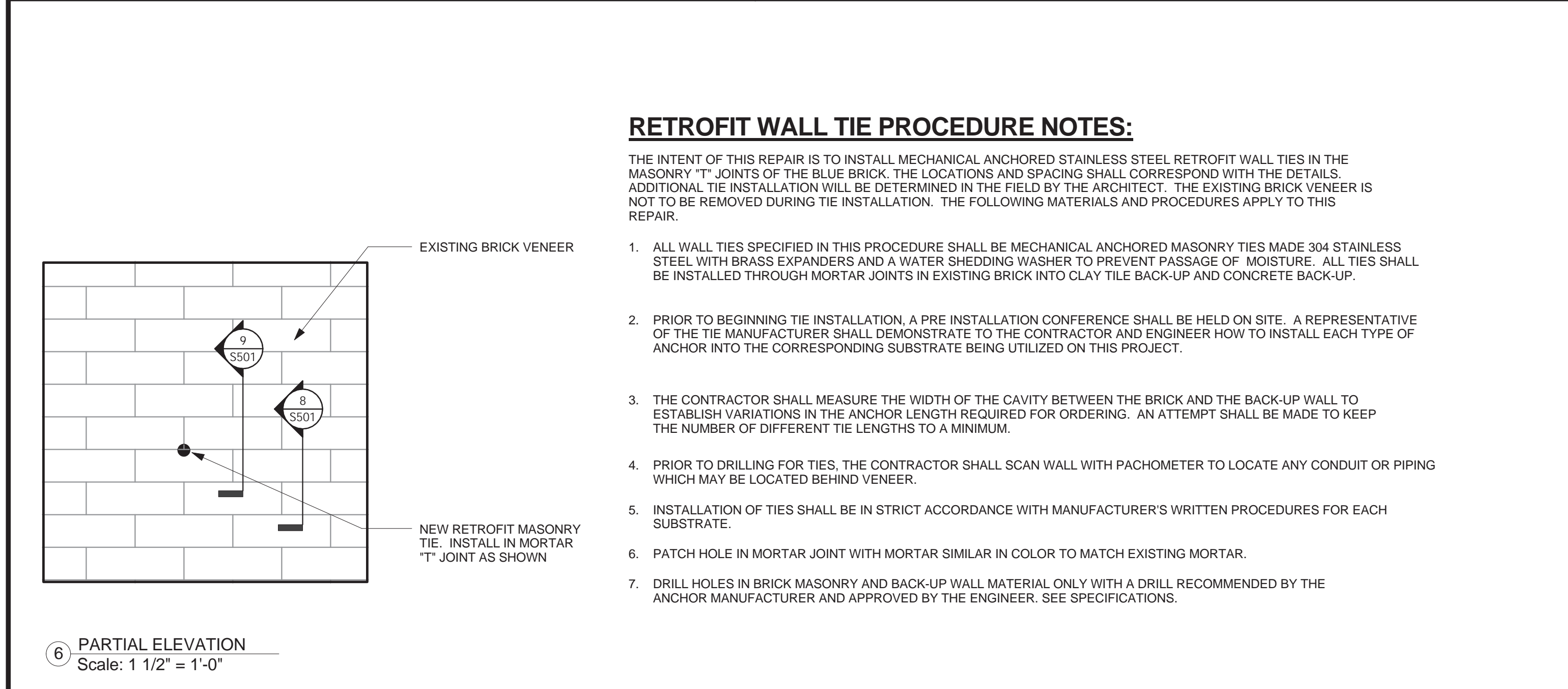
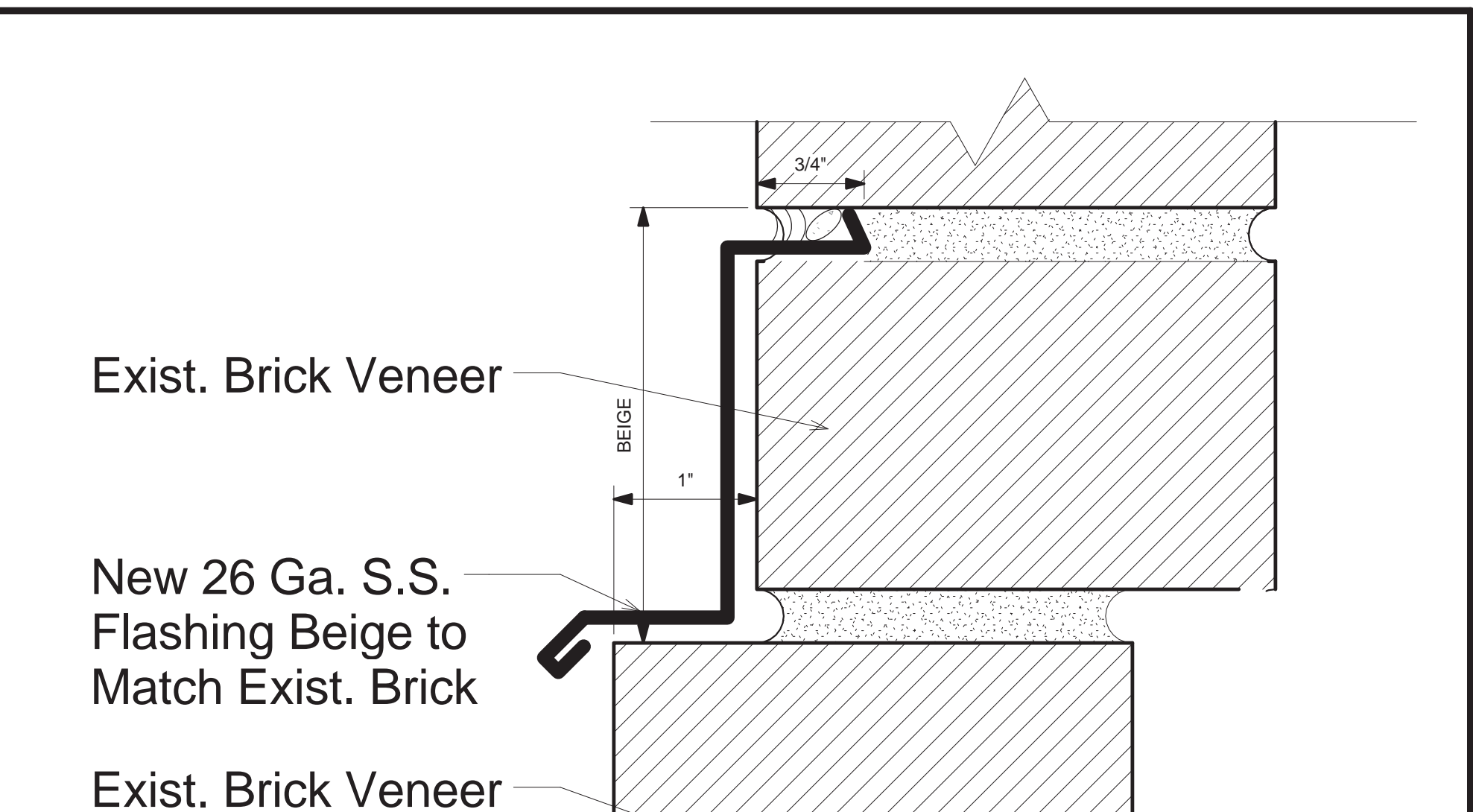
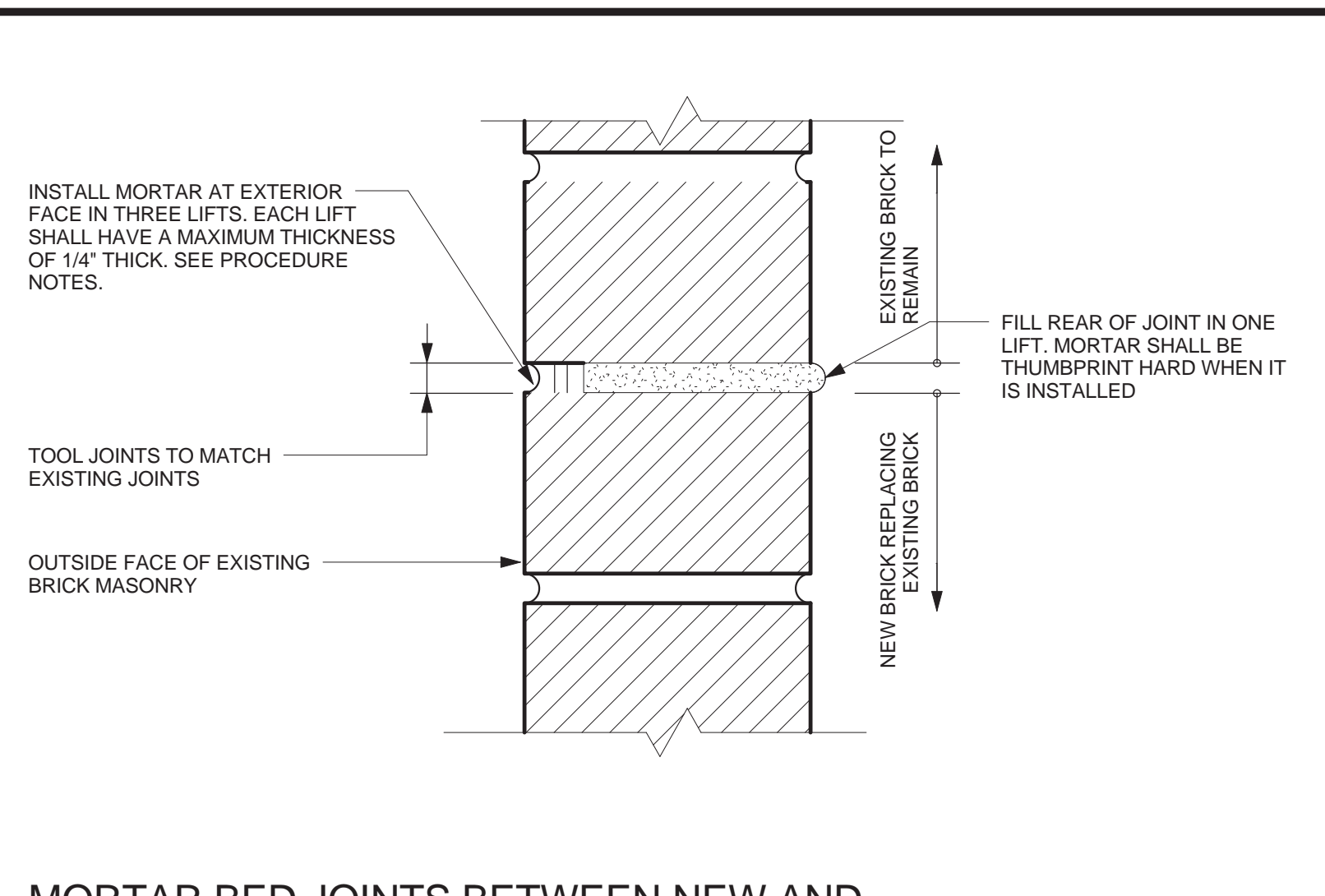
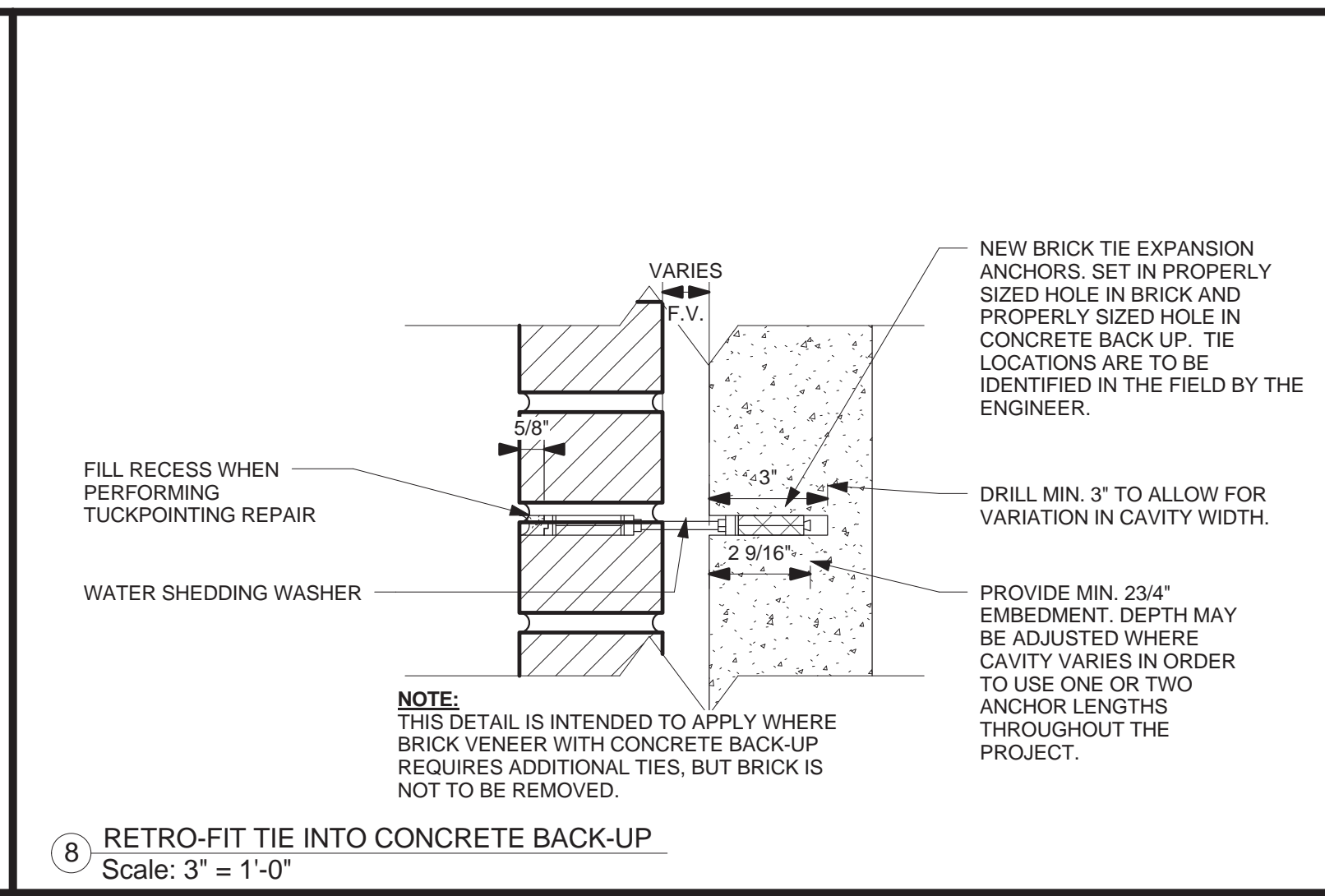
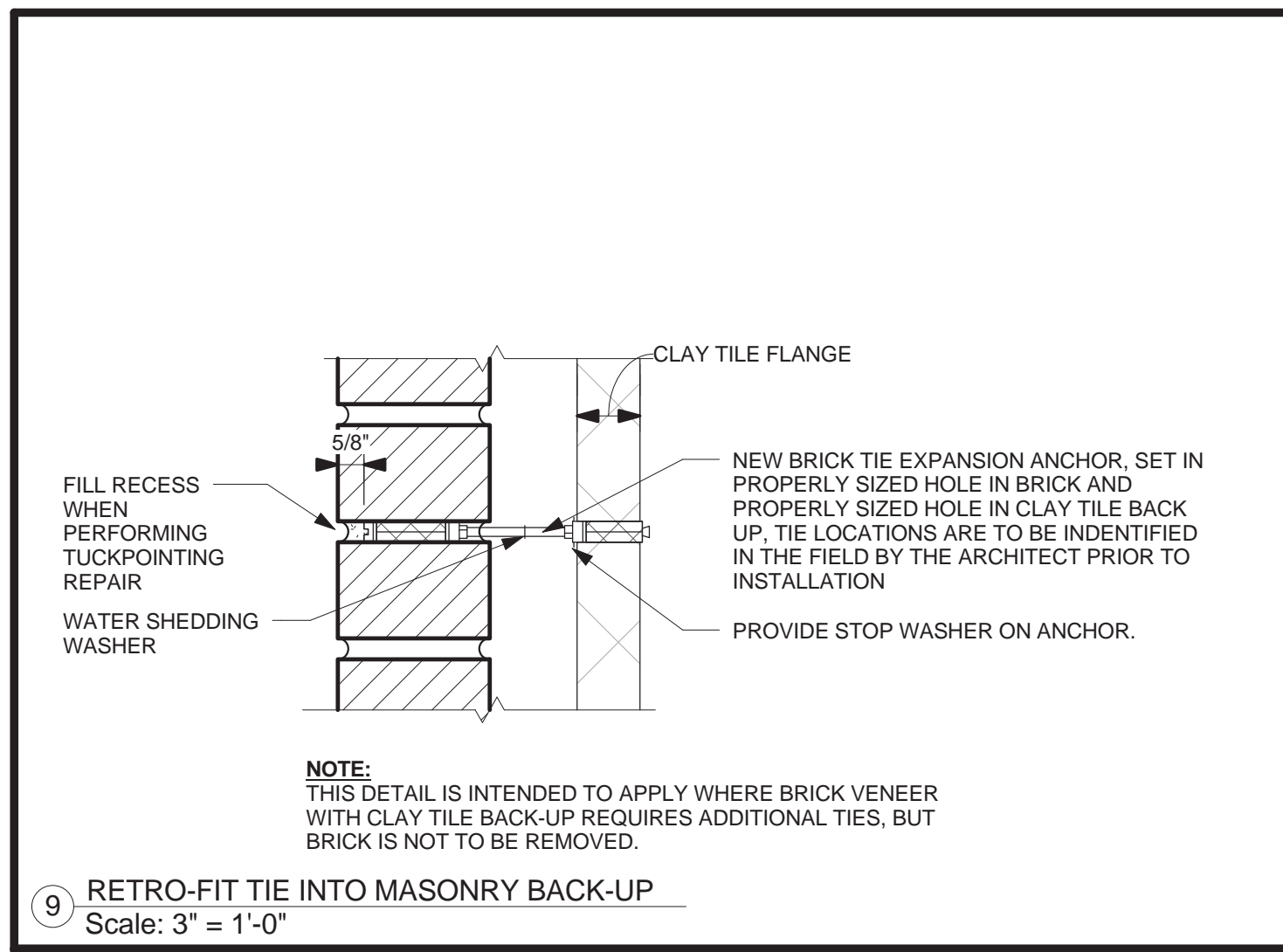
Seals:
SKA
CONSULTING ENGINEERS
300 Pomona Drive
Greensboro, North Carolina 27407-1620



Drawing Title
Partial South Elevation
Scale
As Noted
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Construction Documents

Project Title
Repair Building Facade Deficiencies
Date
September 13, 2011
Project No.
508-10-105
Drawing No.
A208
Building Number
C
Checked
SCS
Drawn
DCB
Location
**1670 Clairmont Road
Decatur, GA 30033-4004**





Revisions:	Date

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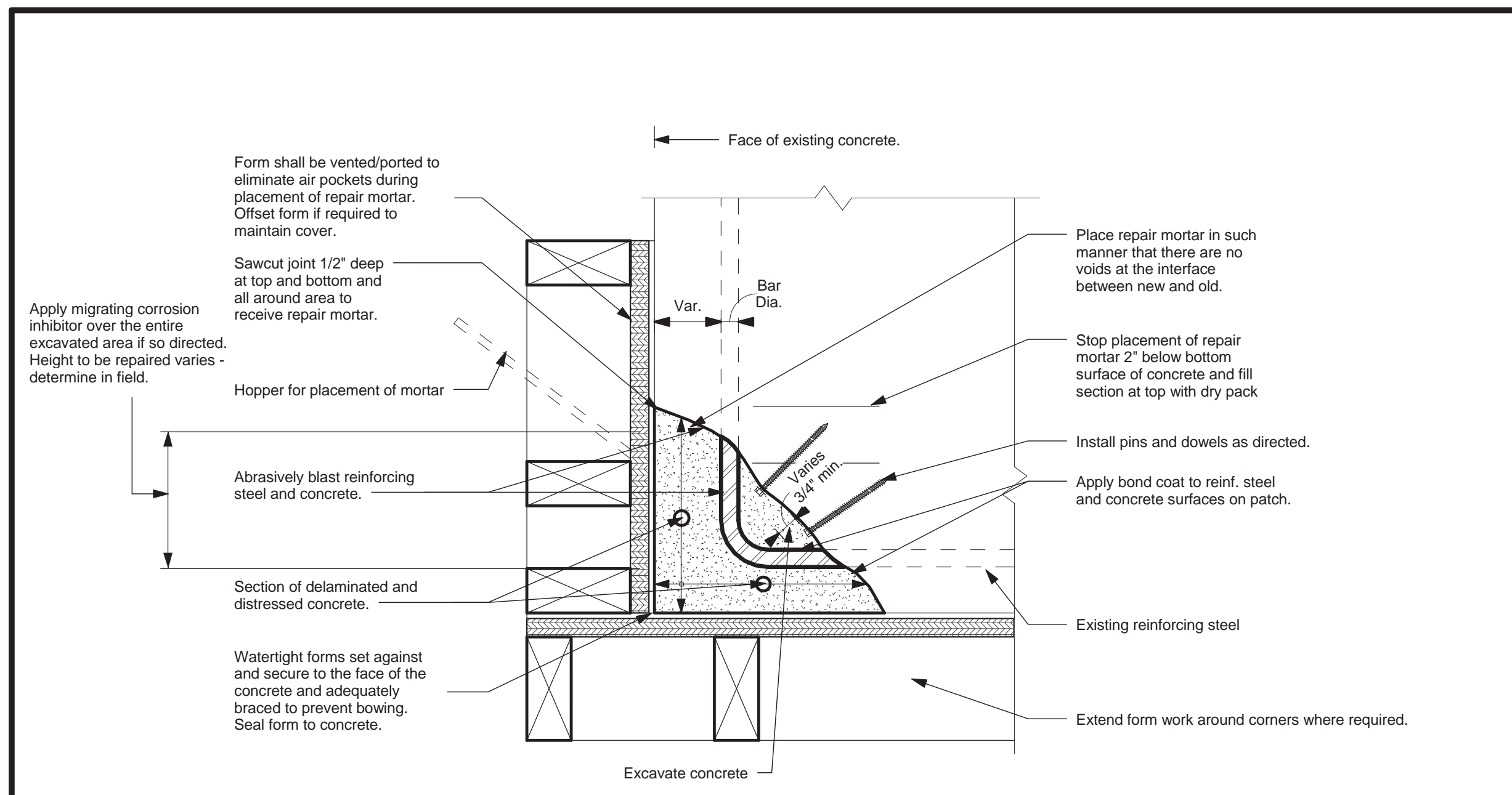
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SCOTT C. SINGLETON
REGISTERED PROFESSIONAL ENGINEER
No. PE 085101
EXPIRES 12/31/2011

Drawing Title
Details
Scale
As Noted
Issued For
Construction Documents

Project Title
Repair Building Facade Deficiencies
Building Number
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SCS
Drawn
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September 13, 2011
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508-10-105
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S501

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GENERAL

- PURPOSE:** REPAIR OF CONCRETE DISTRESS, DETERIORATION, PREVIOUS REPAIRS, ETC. AT LOCATIONS WITH EXISTING EMBEDDED METAL COMPONENTS. THE REPAIR INCLUDES CLEANING, COATING AND REPAIR OF REINFORCING STEEL.
- LOCATIONS AND RELATED REPAIRS:**

- LOCATIONS AT COMMON COMPONENT TYPES AS SHOWN ON THE PLANS, DETAILS OR AS IDENTIFIED IN THE FIELD. ONCE STANDARD CONDITIONS ARE DETERMINED BY THE ENGINEER, THE CONTRACTOR WILL LOCATE ADDITIONAL LOCATIONS TO BE VERIFIED BY THE ENGINEER. SIMILAR PREPARATION PROCEDURES APPLY TO HORIZONTAL, VERTICAL AND OVERHEAD REPAIRS.**
- PORTIONS OF THE REPAIR ARE TYPICALLY RELATIVELY DEEP (>2") BUT NOT FULL DEPTH. FORM AND CAST METHOD PROVIDES BETTER CONTINUITY OF THE REPAIR THAN REPAIR TYPE 'CVR-2A'. FORM AND PUMP METHOD IS SIMILAR BUT REQUIRES ADDITIONAL DETAILING FOR PRESSURE. SEE OTHER REPAIR TYPES FOR FULL DEPTH, NO EMBEDDED STEEL OR SHALLOWER APPLICATIONS.**
- PINS, DOWELS AND REBAR SPLICES PER CONCRETE AUXILIARY REPAIR SERIES 'CANC' AND 'CSPL' AS DIRECTED TO ASSIST IN BOND AND INTEGRITY OF THE REPAIR IF REQUIRED. ALSO SEE SEPARATE AUXILIARY AND PREPARATION REPAIRS.**

- MATERIALS:**
- SPECIFICATIONS: SECTION 0807400 CEMENTITIOUS REPAIR MORTARS AND GROUTS.**
- REPAIR MORTAR SHALL TYPICALLY BE FLOWABLE AND EXTENDED WITH AGGREGATE. THE AGGREGATE MAY BE OMITTED IF SIGNIFICANT PORTIONS OF THE REPAIR ARE LESS THAN THE MINIMUM DEPTH REQUIRED.**

EXCAVATION AND PREPARATION

- DETERMINE THE APPROXIMATE AREA OF THE REPAIR BY OBSERVATION, SOUNDING OR EXPLORATORY EXCAVATION. THE BOUNDARY AND EXTENT MAY BE ADJUSTED DURING EXCAVATION. NOTE THAT ADJACENT REPAIRS OF THIS TYPE WITH A RAISED WEARING SURFACE MAY BE MADE UNIFORM WITH AN OVERLAY BETWEEN AT THE DIRECTION OF THE ENGINEER.**
- VERIFY THE LOCATION OF EMBEDDED COMPONENTS WITH A METAL DETECTOR, TRACING UTILITIES OR CAREFUL EXCAVATION. MARK THE LOCATIONS AND TYPE ON THE SURFACE. EMBEDDED COMPONENTS MAY INCLUDE REBAR, TENDONS, PLATES, PIPES, CONDUIT, ETC. THE TYPE OF COMPONENT MAY REQUIRE THE MODIFICATIONS TO THE REPAIR.**

- COORDINATE WITH THE OWNER TO TURN OFF PLUMBING AND ELECTRICAL LINES PRIOR TO PROCEEDING.**
- IF EMBEDDED COMPONENTS ARE DAMAGED NOTIFY THE ENGINEER AND OTHER PARTIES AS APPROPRIATE.**
- REINFORCING MAY BE REMOVED ONLY WITH THE APPROVAL OF THE ENGINEER OR IN ACCORDANCE WITH THE PROCEDURES.**
- NOTIFY THE ENGINEER PRIOR TO PROCEEDING IF COMPONENTS OR SPECIAL CONDITIONS ARE FOUND THAT WILL AFFECT COMPLETION OF THE WORK.**
- SAWCUT THE PERIMETER OF THE REPAIR AREA TO A DEPTH OF 3/4". REDUCE THE DEPTH OF CUT TO PREVENT DAMAGE TO EMBEDDED COMPONENTS. SAWCUTS ARE TO BE AT A RIGHT ANGLE TO THE SURFACE. REPEAT THIS PROCESS FOR CONSTRUCTABILITY, SERVICEABILITY OR IF THE REPAIR IS EXTENDED.**

- REMOVE UNSOUND AND SUBSTANDARD CONCRETE FROM THE REPAIR AREA. SOUND CONCRETE MAY HAVE TO BE REMOVED TO SHAPE THE REPAIR.**
- REMOVE CONCRETE WITH REPAIR TYPE 'CPR-HYDR' OR WITH SMALL ELECTRIC OR PNEUMATIC HAMMERS WITH POINTED BITS SUITABLE TO THE APPLICATION.**
- DURING EXCAVATION REVIEW THE REINFORCING. REINFORCING THAT HAS LIGHT TO MODERATE CORROSION AND IS BONDED TO THE CONCRETE FOR 60% OR MORE OF THE CIRCUMFERENCE MAY REMAIN, SUBJECT TO APPROVAL OF THE ENGINEER.**
- EXCAVATE AROUND REINFORCING STEEL THAT HAS SIGNIFICANT CORROSION OR IS NOT SOUNDLY BONDED TO THE CONCRETE. EXCAVATE A CLEARANCE OF 3/4" AROUND THE REBAR ALONG THE LENGTH UNTIL 4" OF SOUND CONDITIONS ARE FOUND. DO NOT DAMAGE THE REBAR. DAMAGE CAUSED BY THE CONTRACTOR'S PROCEDURES SHALL BE REPAIRED AT NO COST TO THE OWNER.**

- DO NOT DAMAGE CONCRETE TO REMAIN WITH EXCESSIVE IMPACT. VERIFY THE ABSENCE OF MICRO-CRACKING PER ICRI GUIDELINE 03732. REMOVE FRACTURED, BRUISED AND DAMAGED CONCRETE BY MEANS WITH LESS IMPACT. APPLY ABRASIVE BLASTING OF THESE AREAS.**
- QC - THE EXCAVATION WILL BE INSPECTED TO DETERMINE IF ADDITIONAL REMOVAL IS REQUIRED OR THERE ARE SPECIAL CONDITIONS. REPEAT THE PREVIOUS STEPS AS REQUIRED UNTIL THE CONDITIONS ARE APPROVED FOR THE FOLLOWING STEPS.**

- WHERE THE EXISTING REINFORCING HAS LOST SIGNIFICANT EFFECTIVE AREA, INSTALL NEW REINFORCING PER THE ENGINEER'S DIRECTIONS. THE NEW REBAR SHALL BE EFFECTIVELY CONTINUOUS WITH THE EXISTING REBAR. SEE CONCRETE AUXILIARY REPAIR SERIES 'CANC' AND 'CSPL' FOR STANDARD METHODS. THIS PROCEDURE MAY REQUIRE THE REMOVAL OF ADDITIONAL CONCRETE.**
- REMOVE DETERIORATED AND UNSOUND SURFACE CONCRETE. CORROSION ON THE STEEL AND BOND INHIBITING CONTAMINANTS BY OIL FREE ABRASIVE DRY BLASTING. THE CONCRETE SURFACE SHALL MEET A MINIMUM PROFILE OF CSP-8 WITH EXPOSED AGGREGATE. THE STEEL SHALL MEET A MINIMUM PROFILE OF SSPC-6 UNLESS OTHERWISE DIRECTED.**

- INSTALL AUXILIARY PINS OR DOWELS PER REPAIR TYPE 'CANC-PIN' IF SO DIRECTED. THESE ARE TYPICALLY NOT REQUIRED EXCEPT WHERE THE EXISTING REINFORCING IS WIDELY SPREAD.**
- QC - BLOW THE REPAIR SURFACE CLEAN WITH OIL-FREE COMPRESSED AIR. VISUALLY INSPECT THE CONCRETE SURFACE CLOSELY FOR AND REMOVE ANY LOOSE OR FRACTURED MATERIAL. USE ADDITIONAL POWER EXCAVATION IF REQUIRED. INSPECT THE REBAR FOR SURFACES NOT FULLY CLEANED AND CORRECT.**

REPAIR APPLICATION

- FABRICATE ALL FORMWORK AND PREINSTALL ANCHORS PRIOR TO BEGINNING THE APPLICATION PROCEDURE. PERFORM A MOCKUP INSTALLATION TO ENSURE ALL COMPONENTS FIT PROPERLY AND SECURELY. PROVIDE OPENINGS FOR MORTAR PLACEMENT AND AIR REMOVAL AS REQUIRED.**
- WITHIN 30 MINUTES AFTER CLEANING THE REBAR, APPLY A BOND AND/OR ANTI-CORROSIVE COATING PER REPAIR TYPE 'CBND'.**

- APPLY REPAIR TYPE 'CCT-MC' MIGRATING CORROSION INHIBITOR IF SO DIRECTED BY THE ENGINEER. TYPICALLY IT WOULD BE USED TO PROTECT STEEL NEAR BUT OUTSIDE THE REPAIR. APPLY IN ACCORDANCE WITH THE REPAIR NOTES AND MANUFACTURER'S PRINTED INSTRUCTIONS. COMPLY WITH THE REQUIRED PENETRATION PERIOD. NOTE THAT SOME MATERIALS REQUIRE PRESSURE WASHING AFTER THE TREATMENT.**
- ACHIEVE THE SPECIFIED DEGREE OF SURFACE MOISTURE IN THE CONCRETE. COORDINATE THE TIMING WITH THE APPLICATION.**

- HIGH PRESSURE WATER BLAST CLEAN THE SURFACE OF THE REPAIR. REMOVE ALL CONTAMINANTS AND LOOSE MATERIAL.**
- MAINTAIN THE SURFACE WET FOR A MINIMUM OF TWELVE (12) HOURS PRIOR TO PLACING THE REPAIR MORTAR. DO NOT ALLOW THE SURFACE TO DRY. USE AN APPROVED ABSORBENT MATERIAL AND IMPERMEABLE SHEET COVERINGS.**
- IMMEDIATELY PRIOR TO PLACING THE BOND COAT OR REPAIR MORTAR REMOVE ANY FREE WATER BY OIL FREE COMPRESSED AIR. THE SURFACE SHALL BE SATURATED SURFACE DRY (SSD) AT THE TIME OF PLACEMENT.**

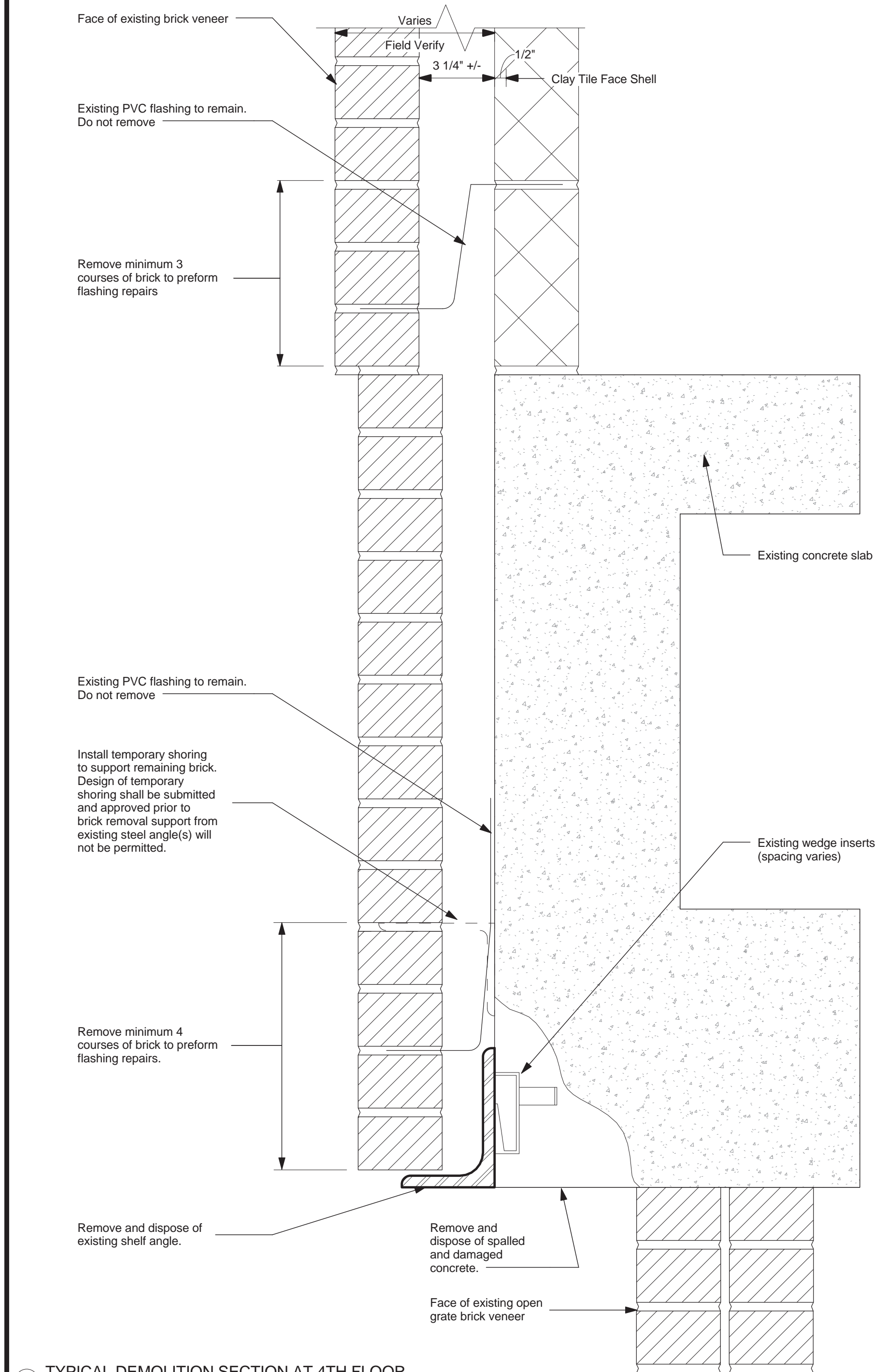
- QC - INSPECT THE PREPARATION AND MOISTURE CONDITIONS AND CORRECT AS REQUIRED.**
- APPLY REPAIR TYPE 'CBND' BOND COATS TO THE CONCRETE AND REBAR UNLESS OTHERWISE SPECIFIED. APPLY UNIFORMLY TO ALL SURFACES. STRICTLY COMPLY IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS, INCLUDING TIME RESTRICTIONS.**

- APPLY A SCRUB COAT OR BONDING AGENT TO THE CONCRETE AS SPECIFIED. NOTE OMIT THE COAT ON THE CONCRETE IF REQUIRED BY CORROSION PROTECTION SYSTEMS.**
- APPLY A SECOND BOND AND/OR ANTI-CORROSIVE COAT TO THE REBAR.**
- QC - INSTALL THE FORMWORK SECURED AGAINST MOVEMENT AND DEFLECTION. INCLUDE SEAL MATERIAL BETWEEN THE FORMWORK AND CONCRETE TO PREVENT LEAKS. THE SURFACE OF THE FORMWORK SHALL BE SMOOTH.**

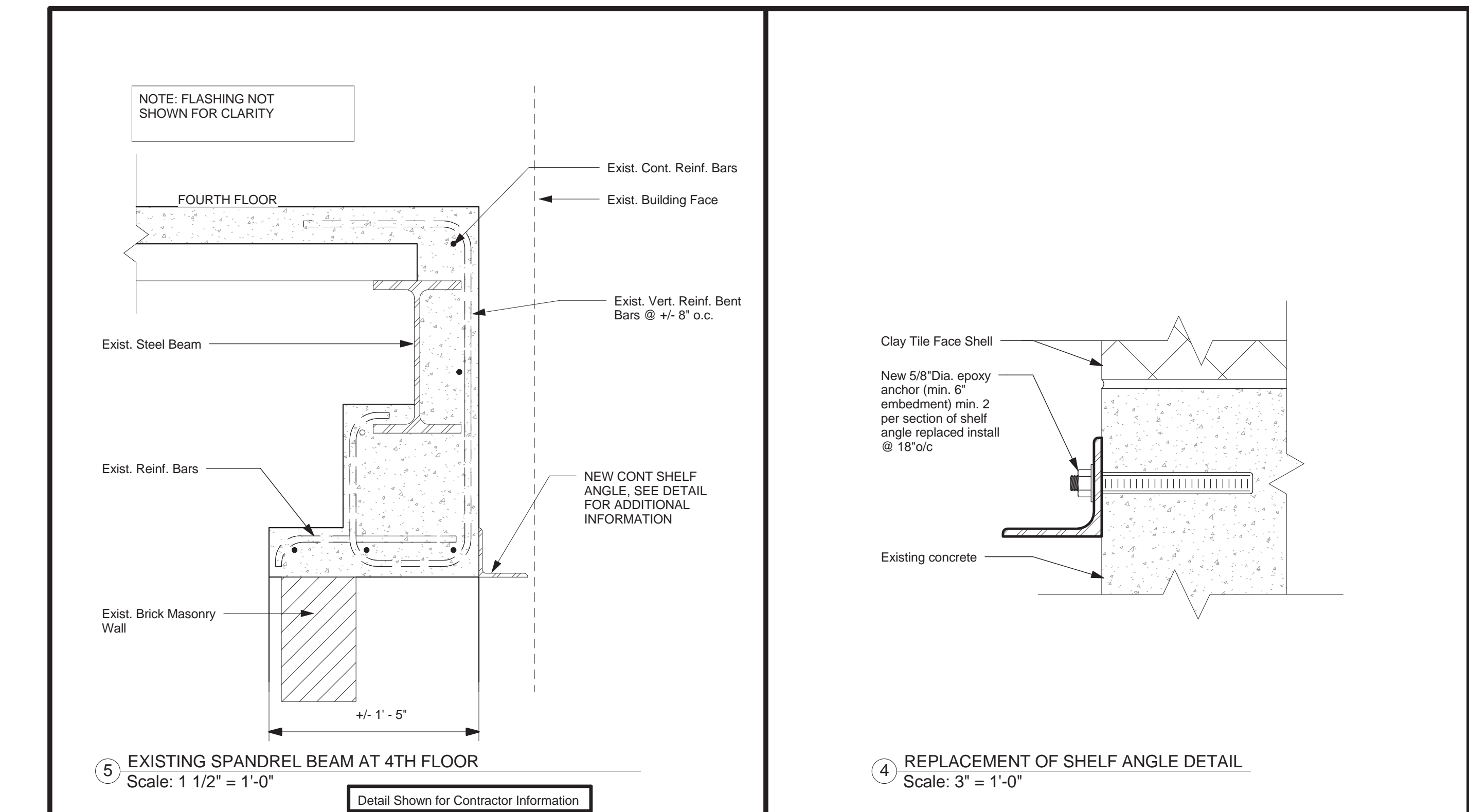
- PLACE THE REPAIR MORTAR IN MAXIMUM LIFTS OF TWO FEET. CONSOLIDATE THE MORTAR WITH A SMALL FORM VIBRATOR. PROVIDED THERE IS ACCESS A 'PENCIL' VIBRATOR MAY BE USED IN THE MORTAR.**
- CAREFULLY REMOVE THE FORMWORK AS SOON AS THE REPAIR MORTAR HAS HARDENED SUFFICIENTLY.**
- CURE THE REPAIR IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS. USE A WET CURE UNLESS SPECIFIED TO BE A DRY CURE. COVER THE REPAIR WITH AN APPROVED WET ABSORBENT MATERIAL AND IMPERMEABLE SHEET. MAINTAIN WET FOR THE SPECIFIED DURATION.**

- QC - CUT OUT AND REPAIR ANY VOIDS, STONE POCKETS OR HONEYCOMB. DRY PACK LARGER VOIDS SUCH AS ABOVE THE FORM PLACEMENT HOLE. GRIND SMOOTH ANY TRANSITIONS. FINISH THE SURFACE TO MATCH THE ADJACENT EXISTING CONCRETE.**

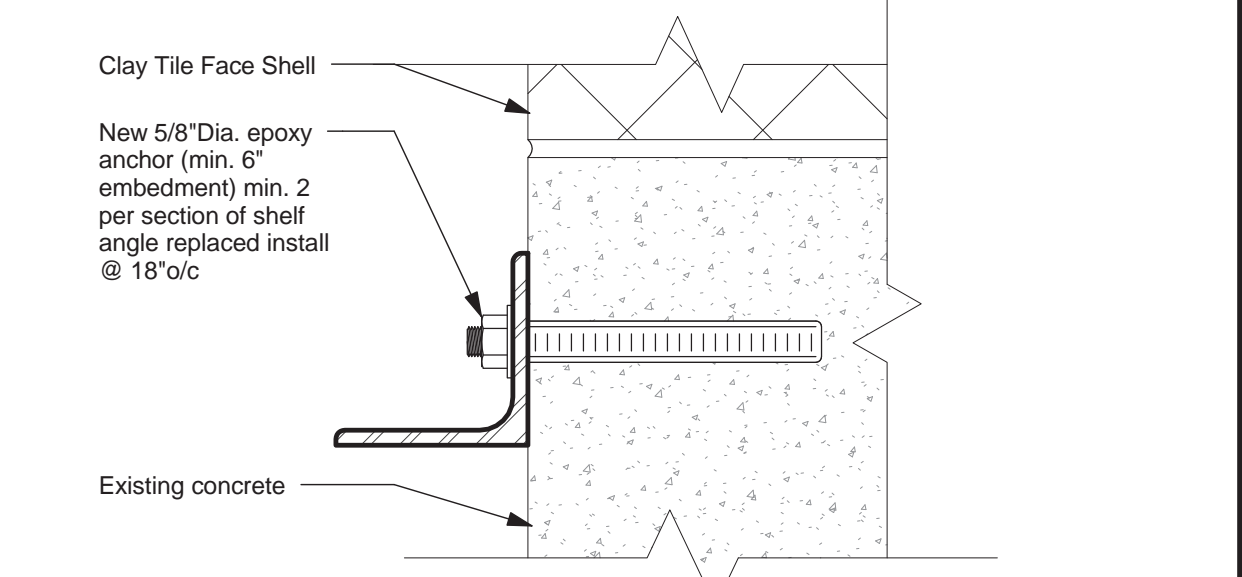
3 FORM AND POUR METHODS AND PROCEDURES
Scale: NTS



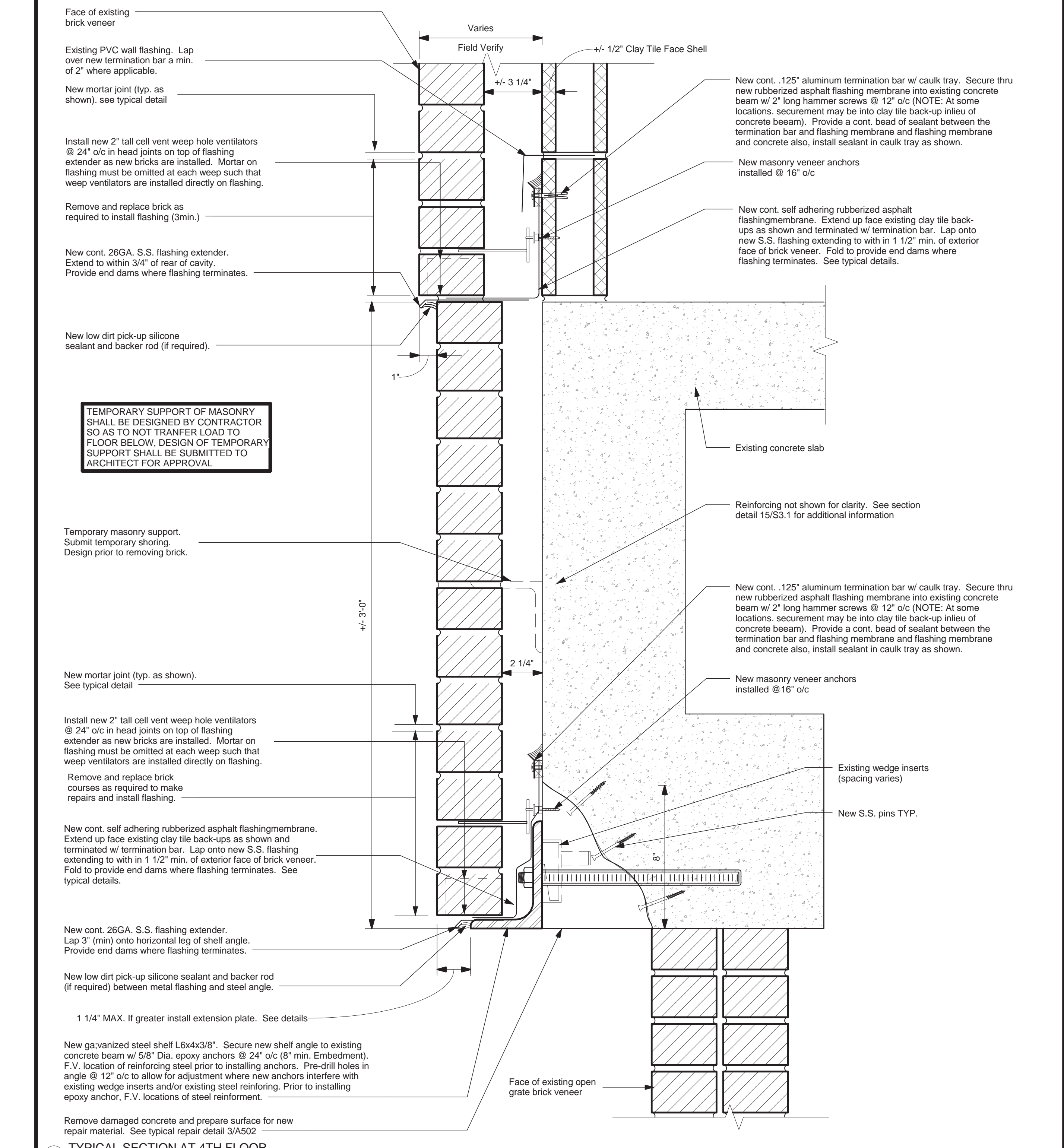
2 TYPICAL DEMOLITION SECTION AT 4TH FLOOR
Scale: 3" = 1'-0"



5 EXISTING SPANDREL BEAM AT 4TH FLOOR
Scale: 1 1/2" = 1'-0"



4 REPLACEMENT OF SHELF ANGLE DETAIL
Scale: 3" = 1'-0"



1 TYPICAL SECTION AT 4TH FLOOR
Scale: 3" = 1'-0"

Revisions:	Date

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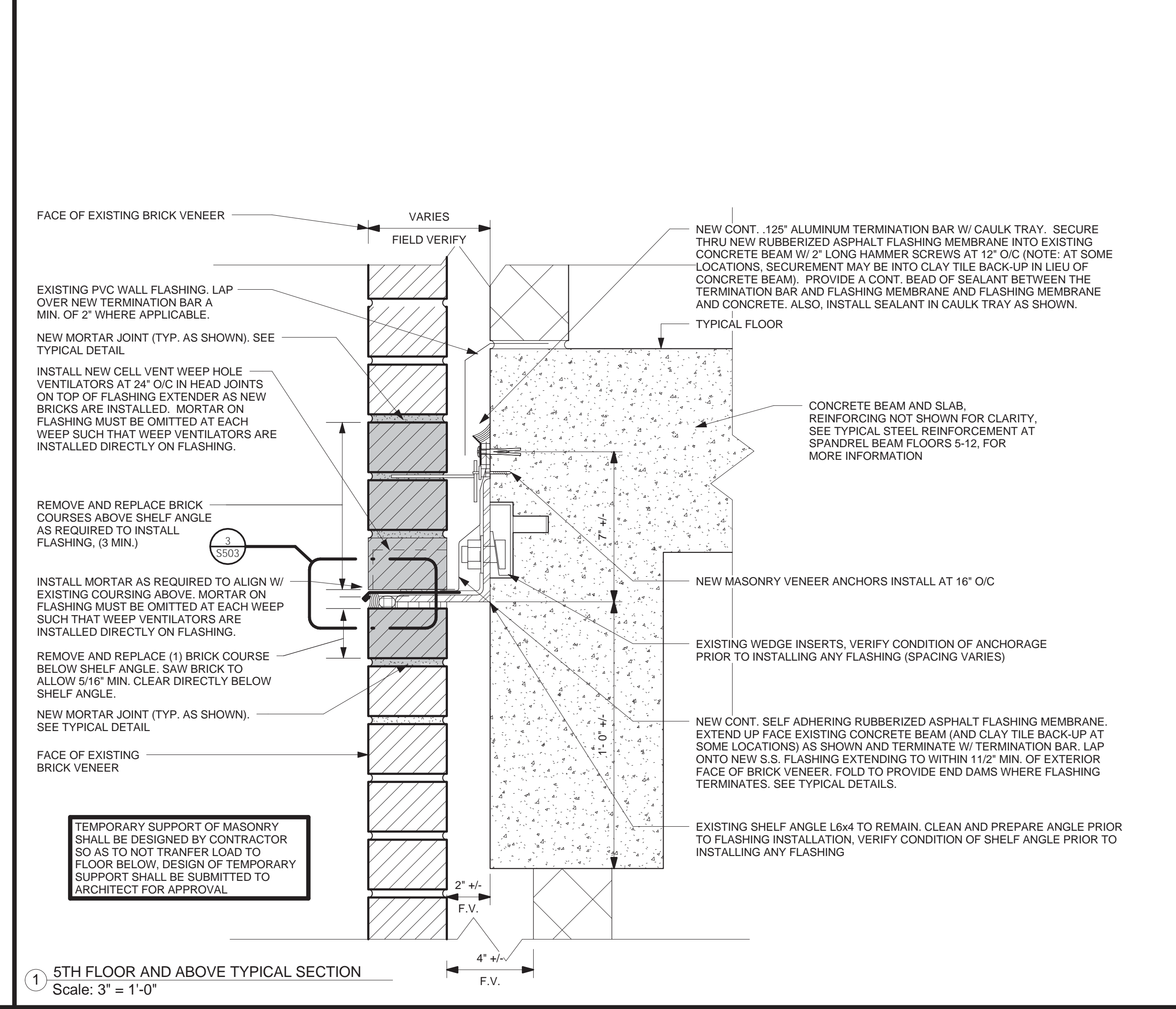
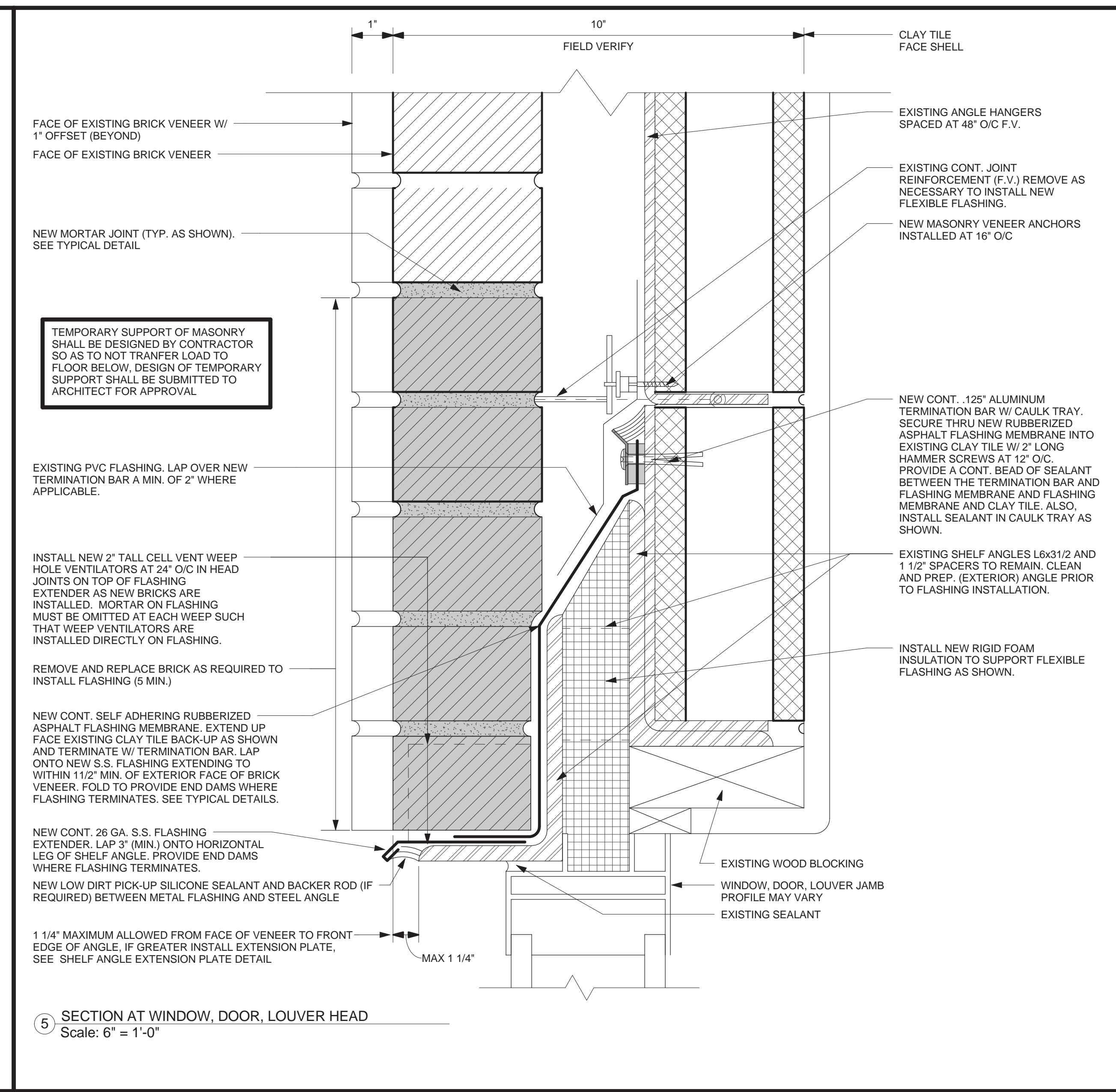
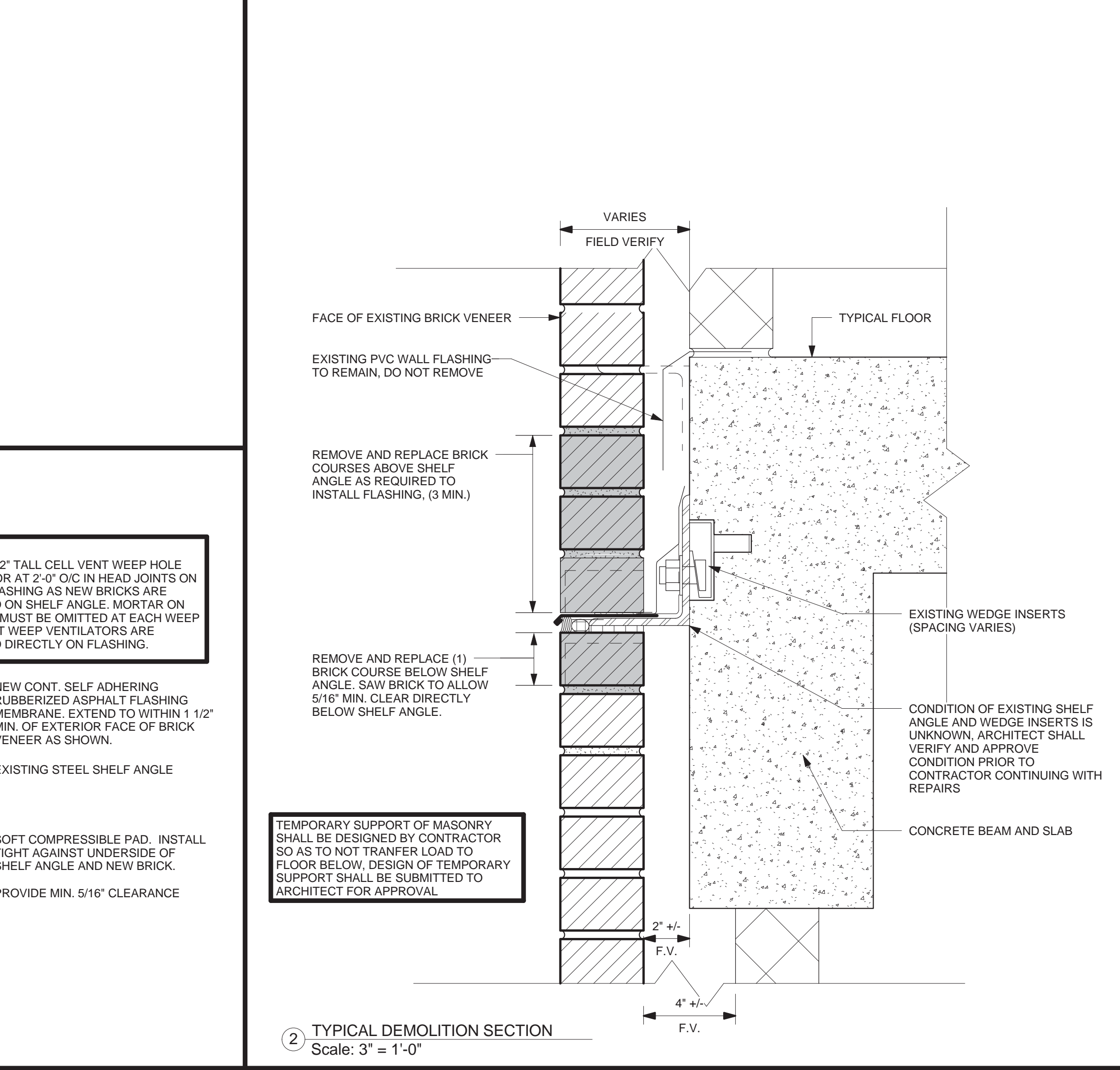
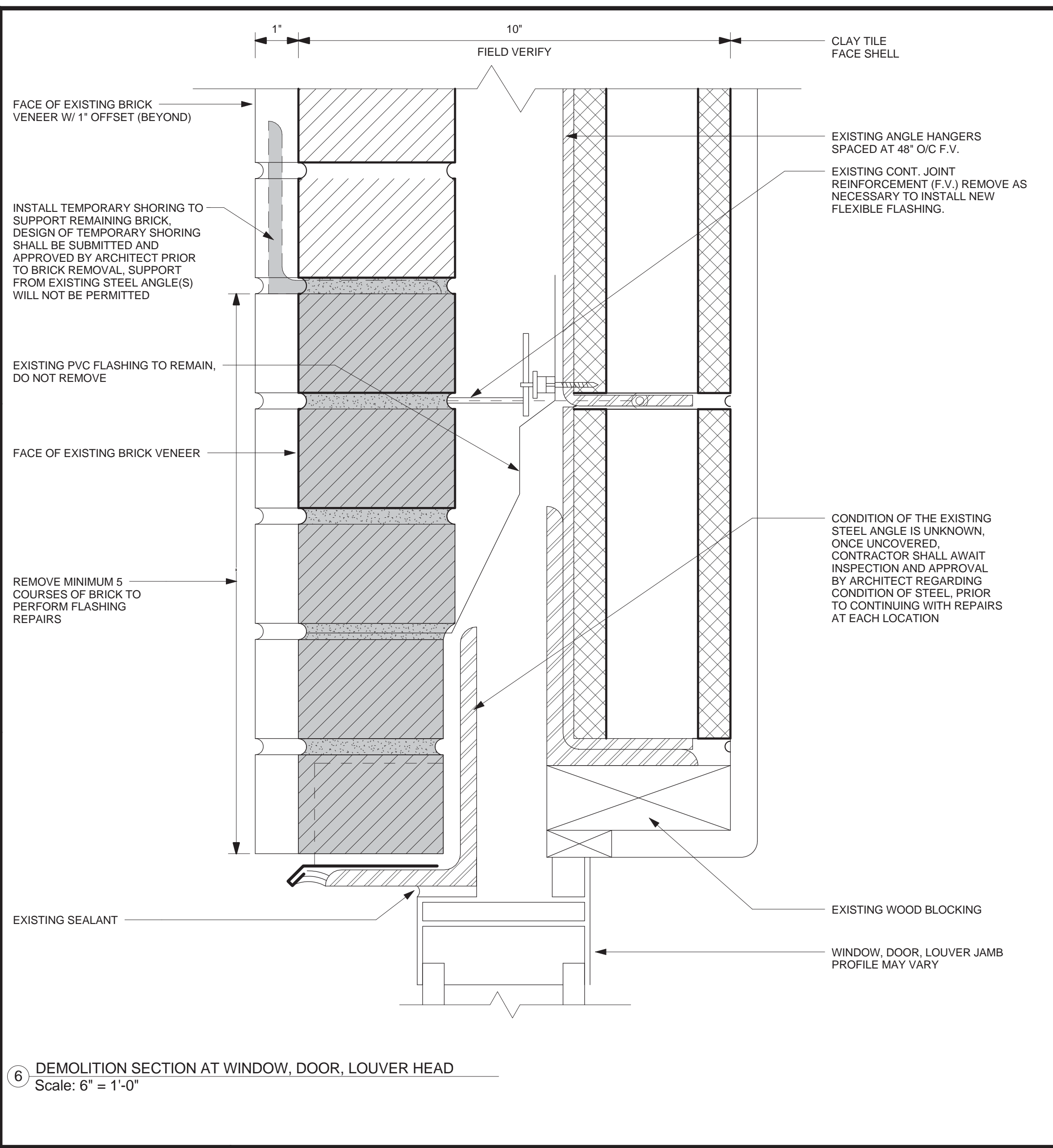
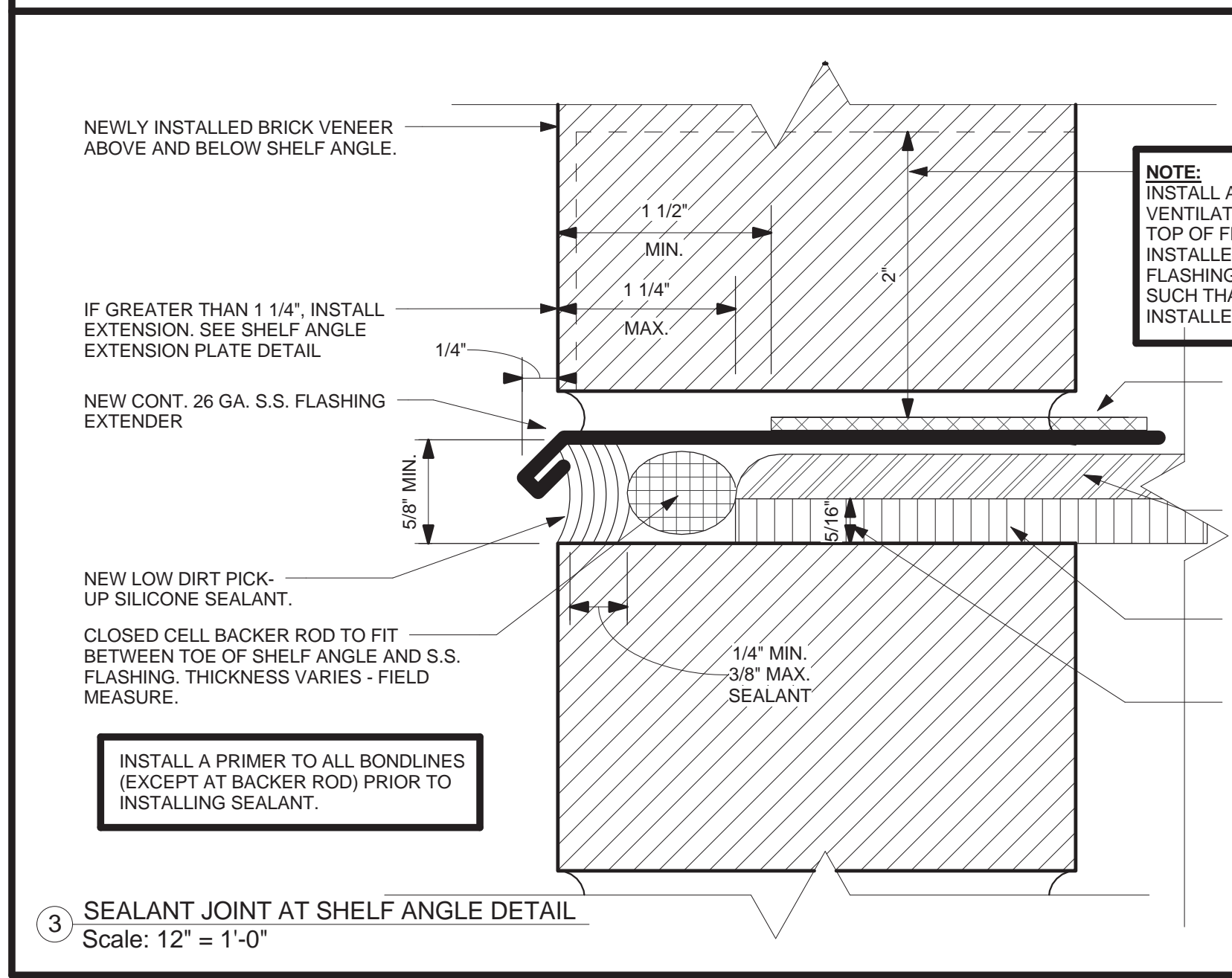
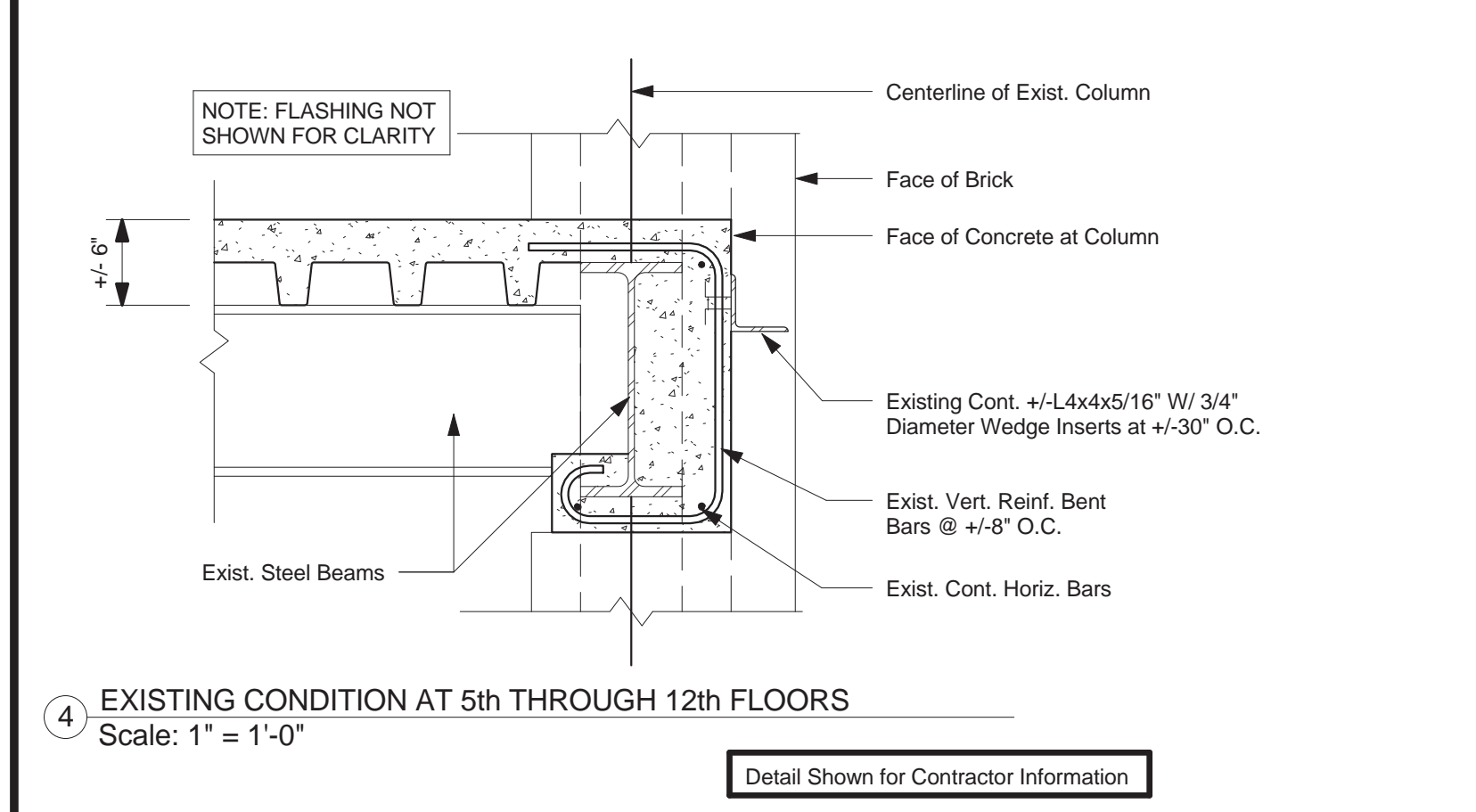
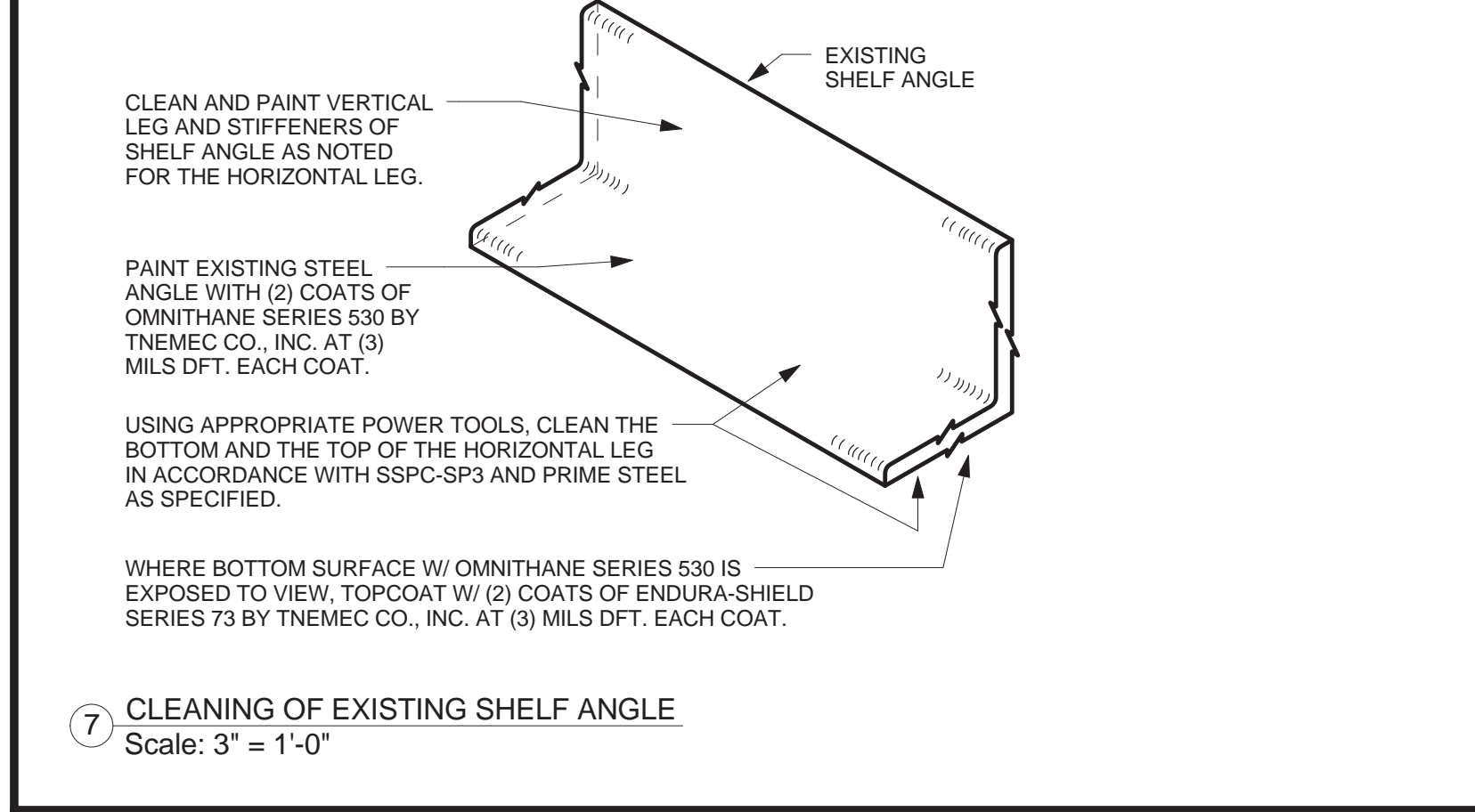
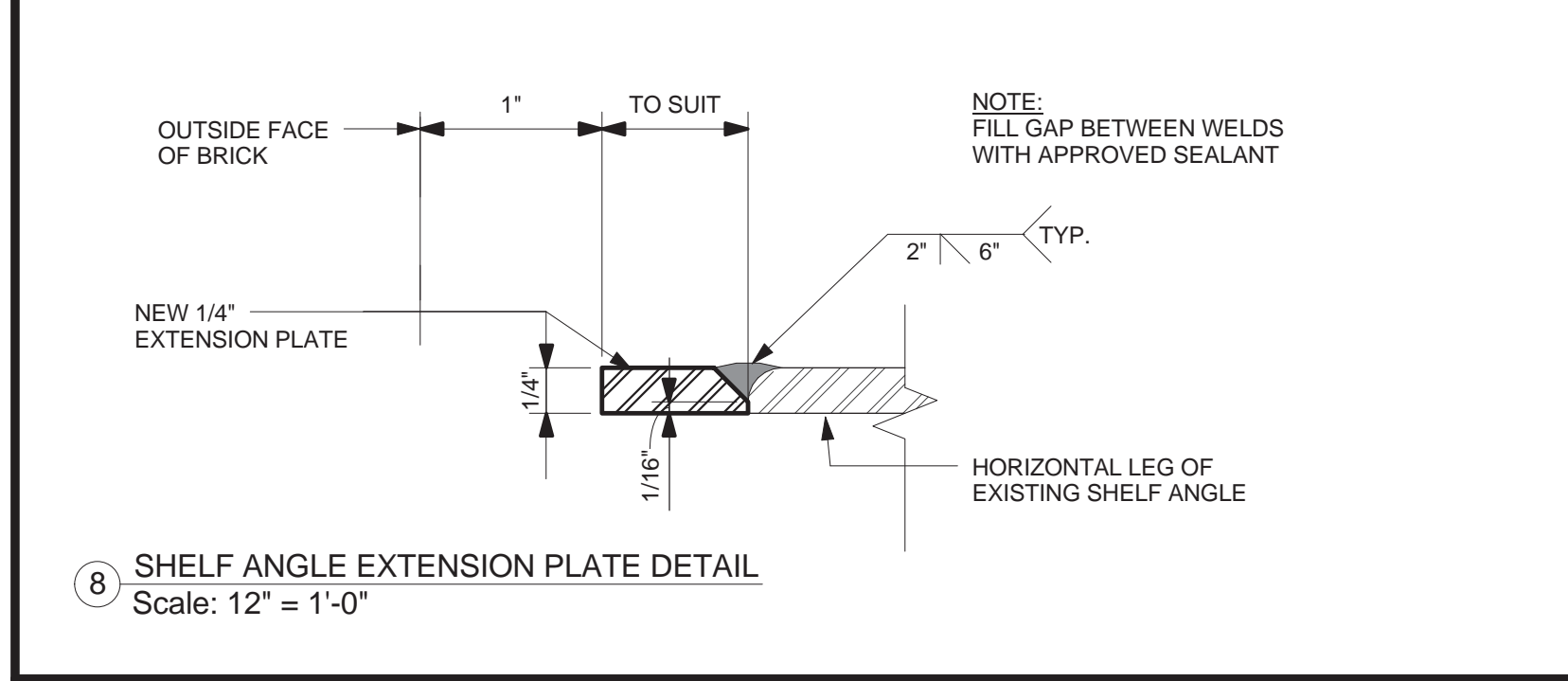
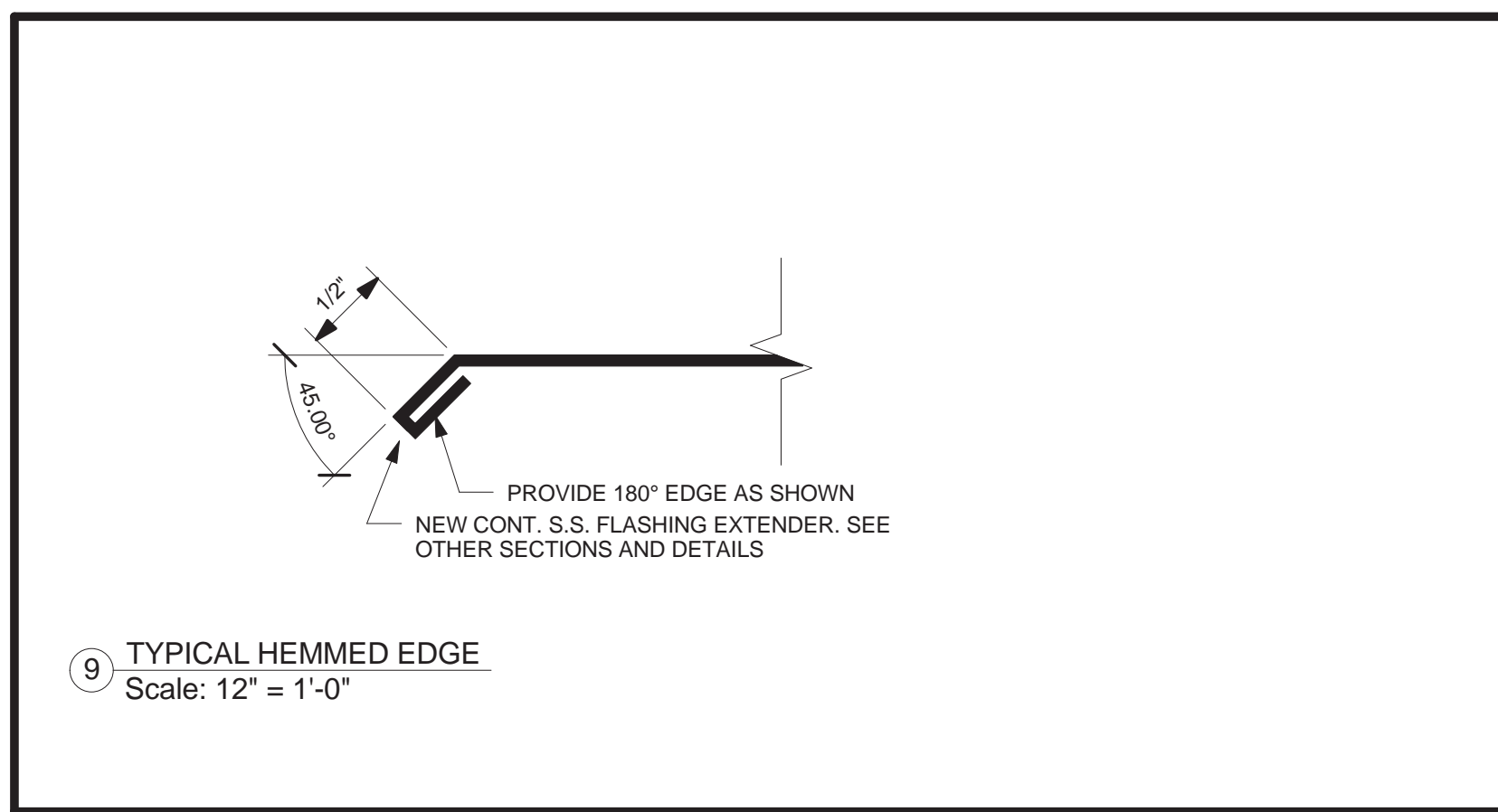
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Drawing Title
Details
As Noted
Construction Documents

Project Title
Repair Building Facade Deficiencies
Building Number C
Checked SCS
Drawn DCB
Date September 13, 2011
Project No. 508-10-105
Location 1670 Clairmont Road Decatur, GA 30033-4004
Drawing No. S502



Revisions:	Date

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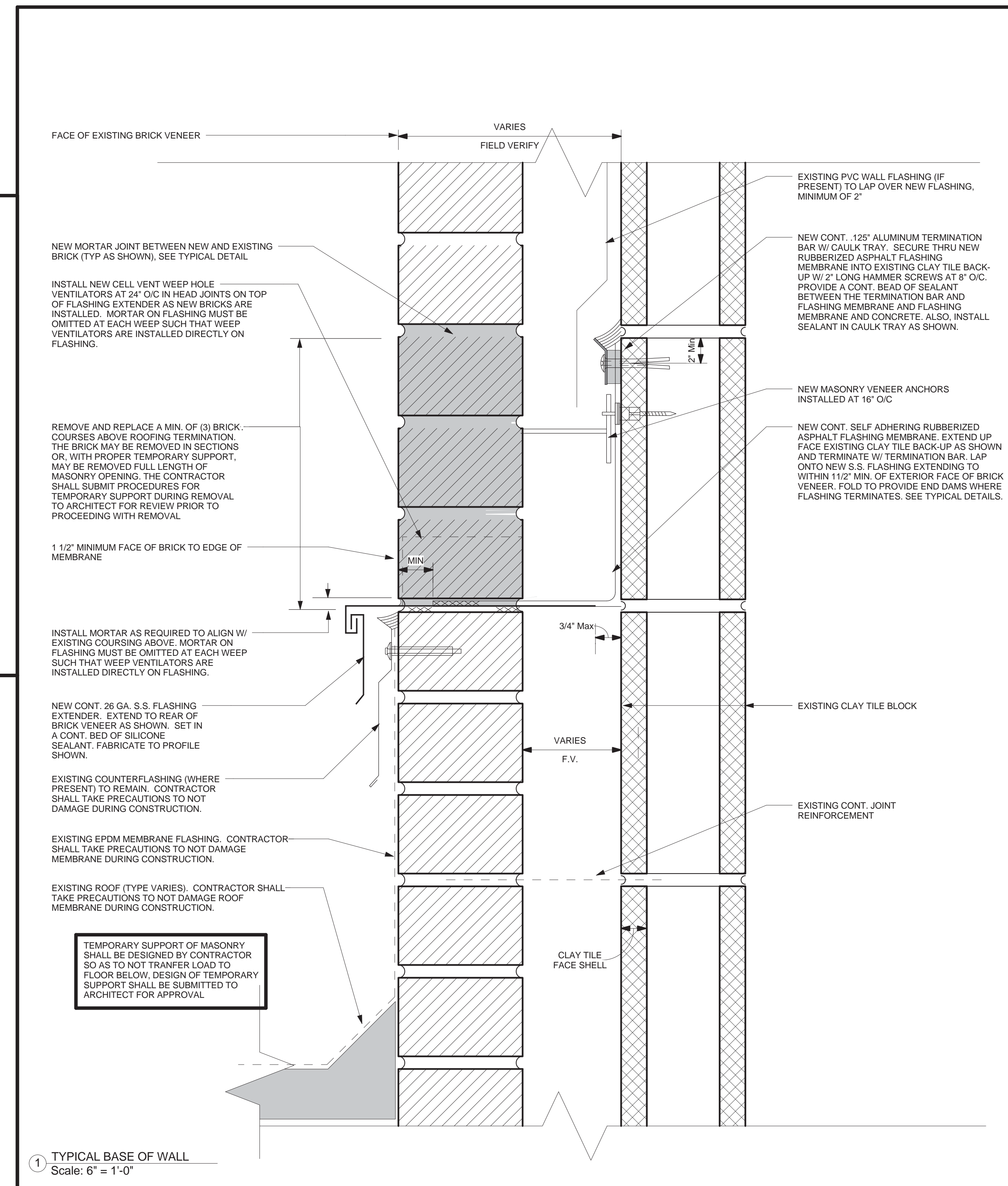
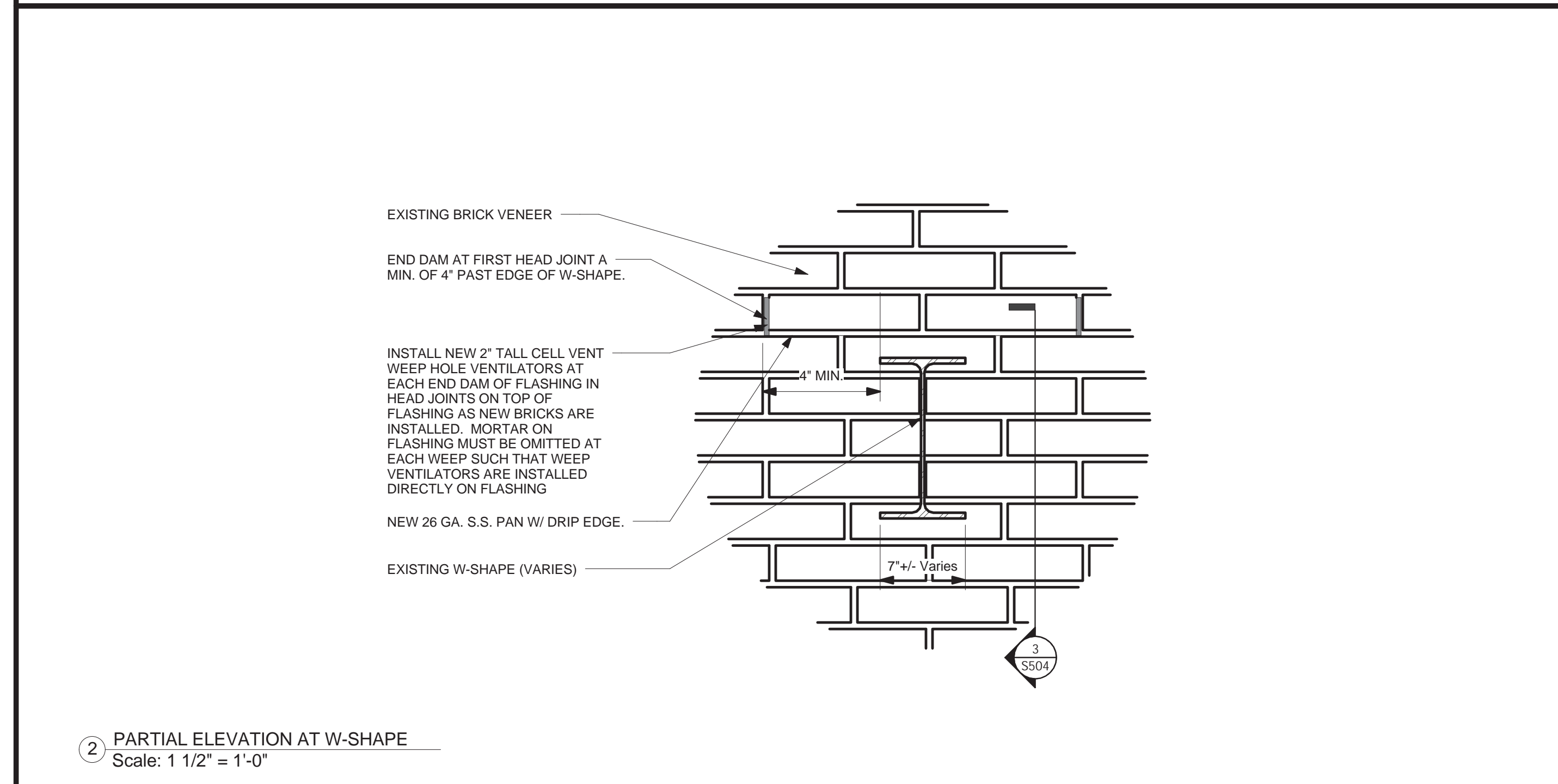
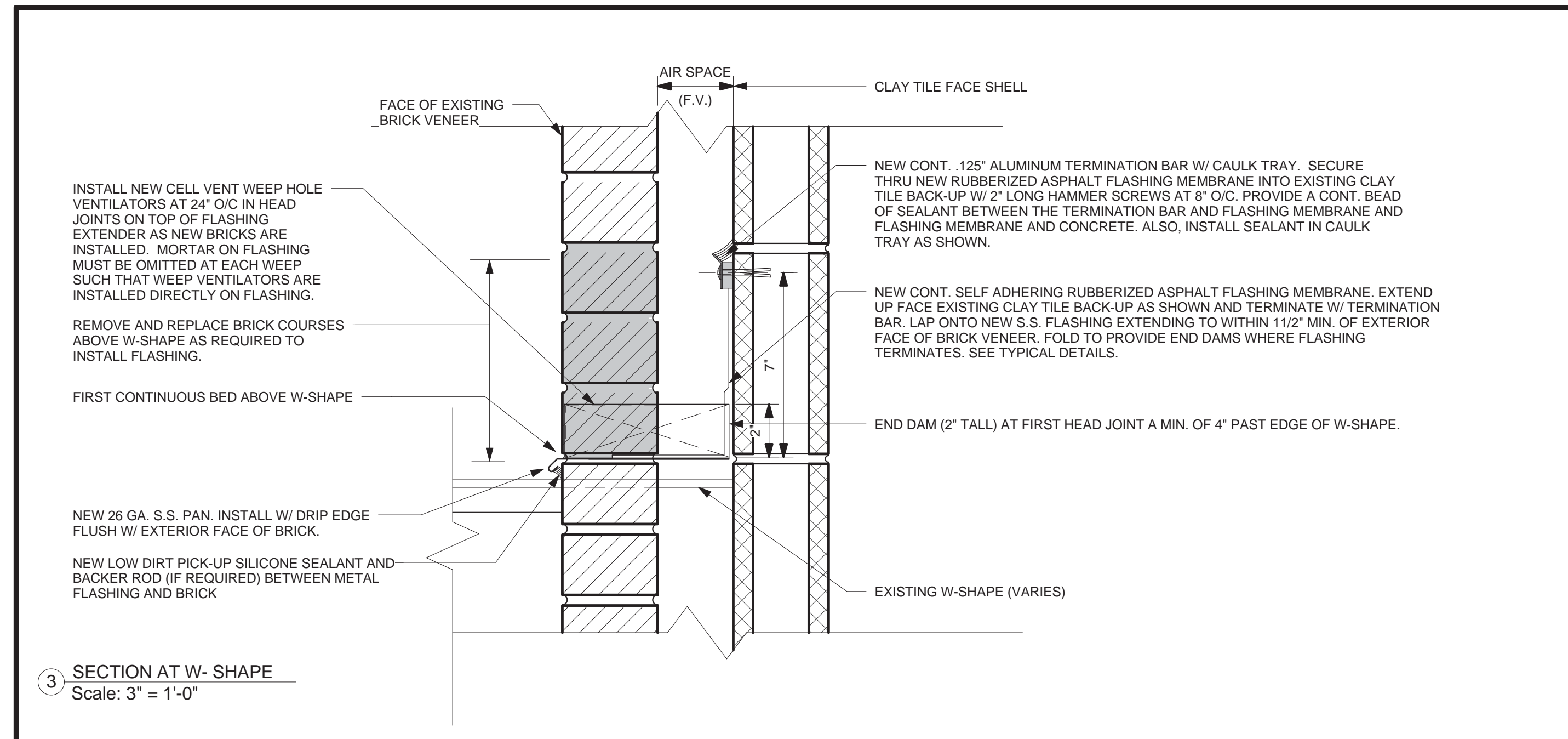
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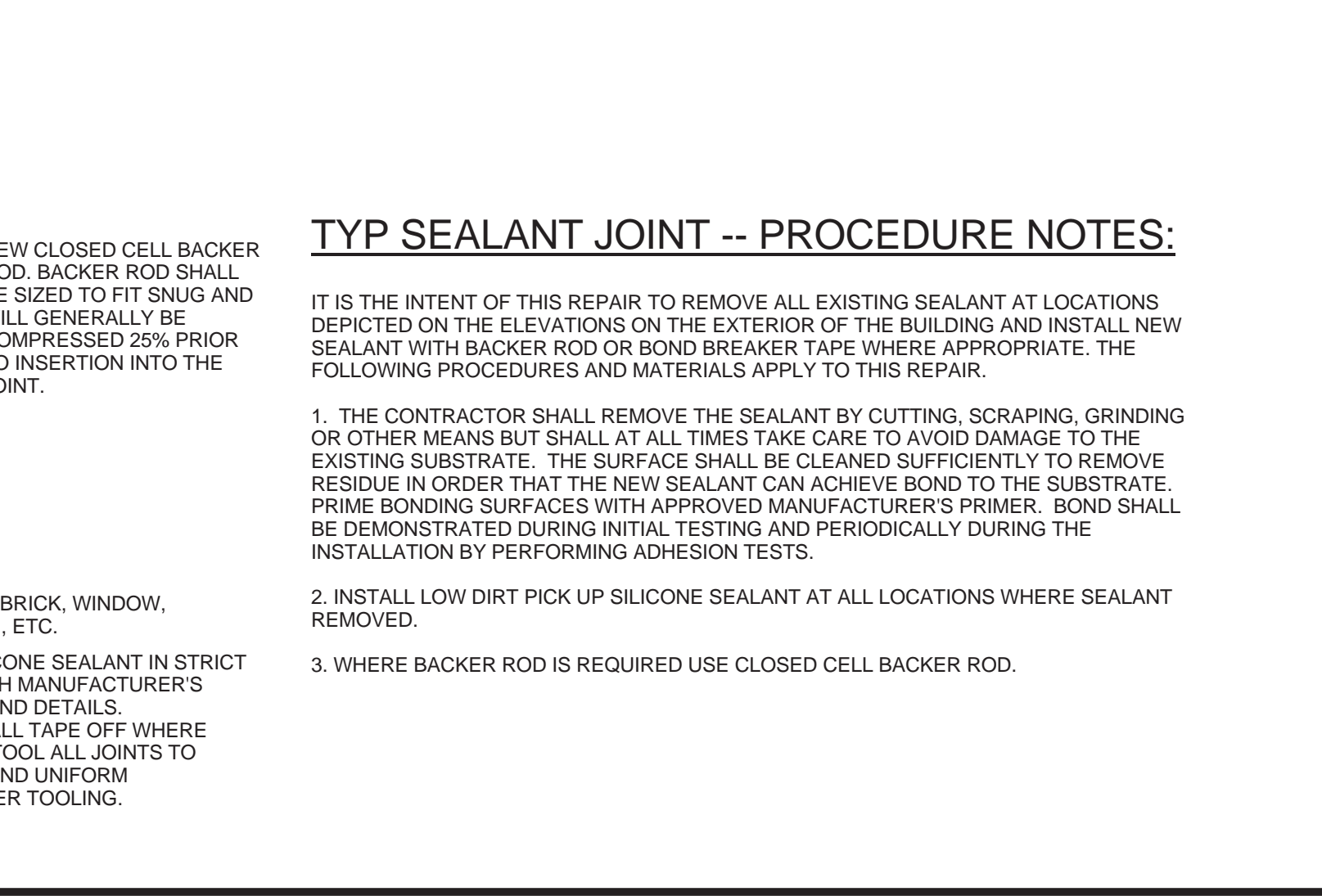
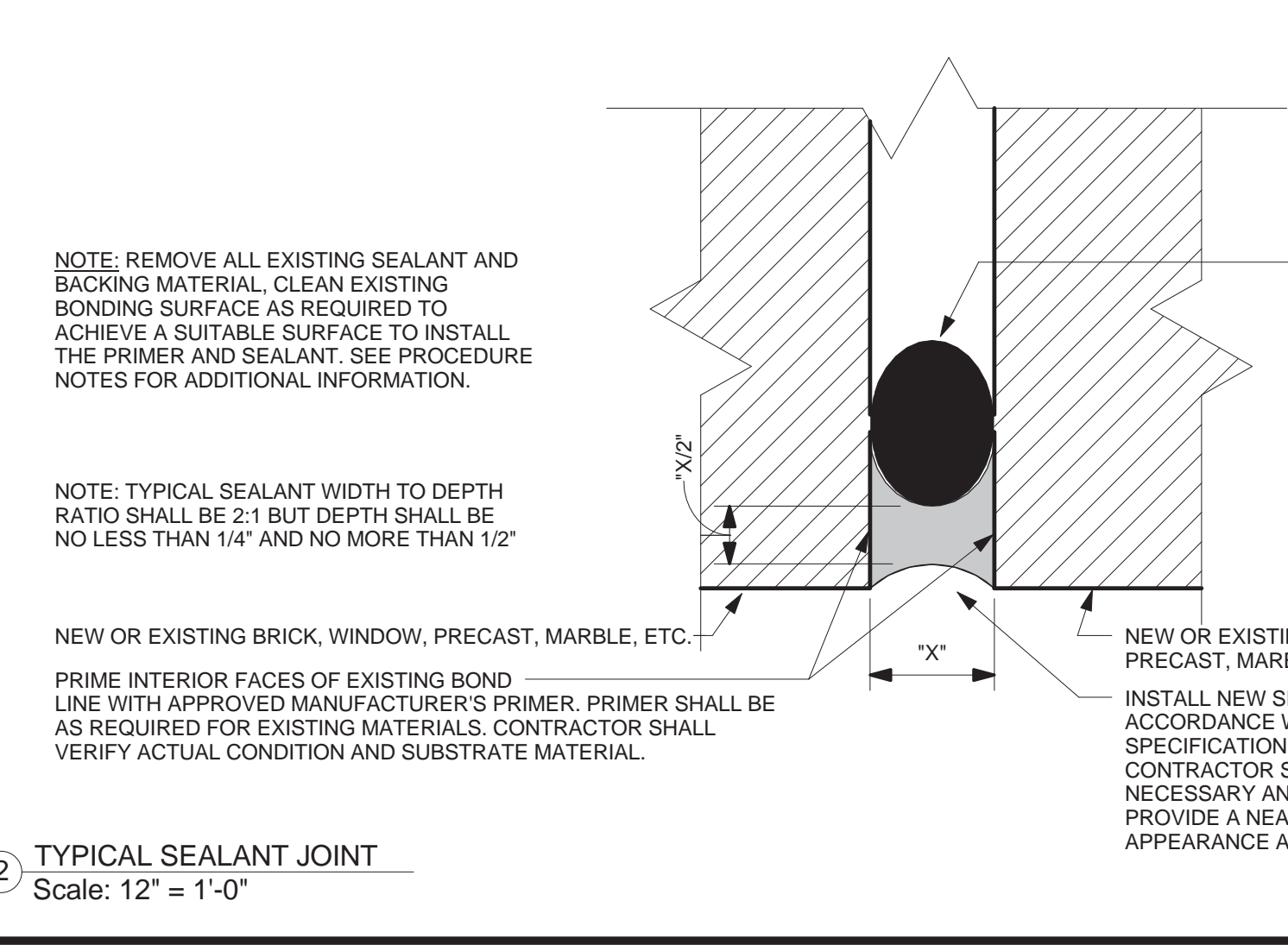
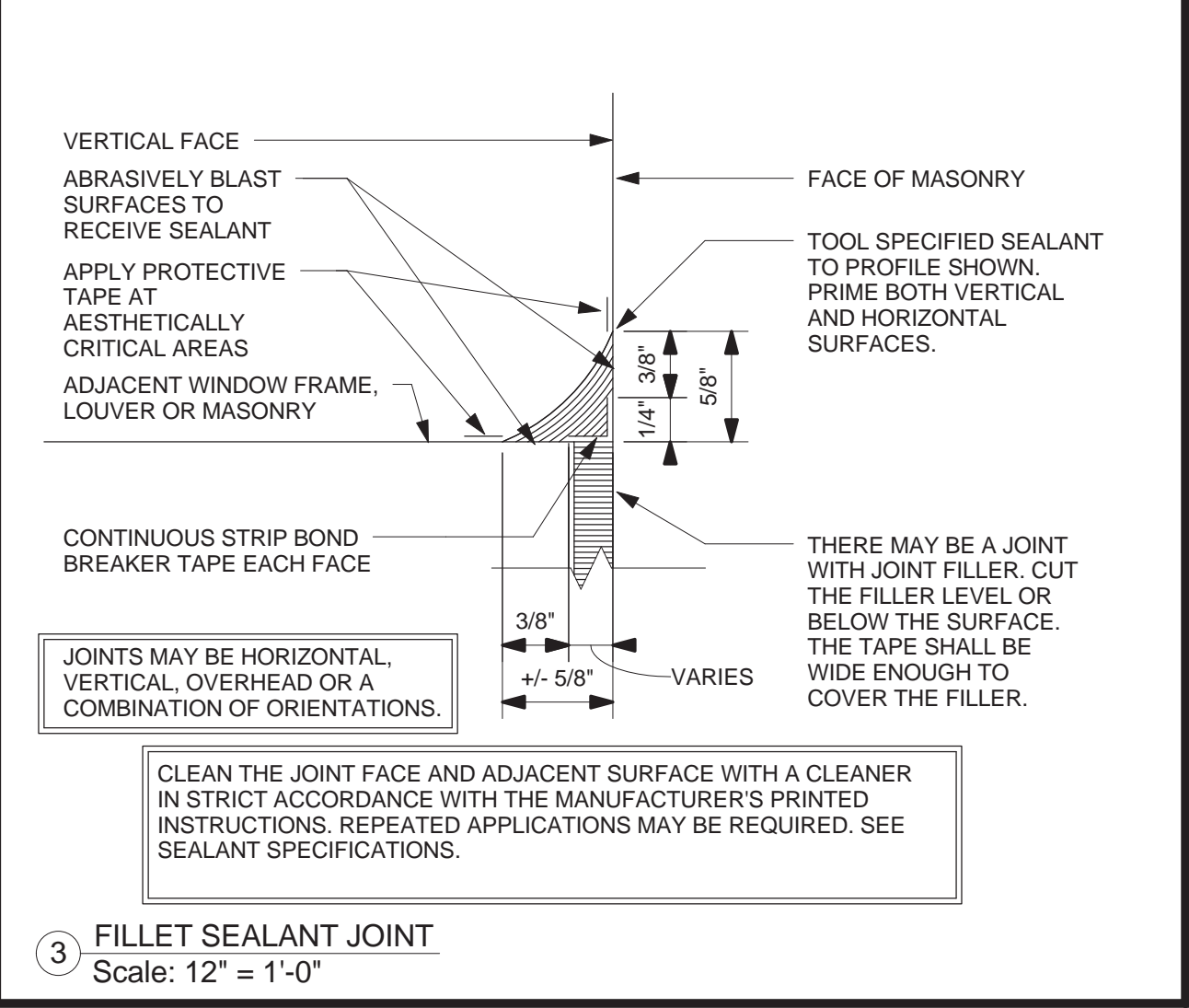
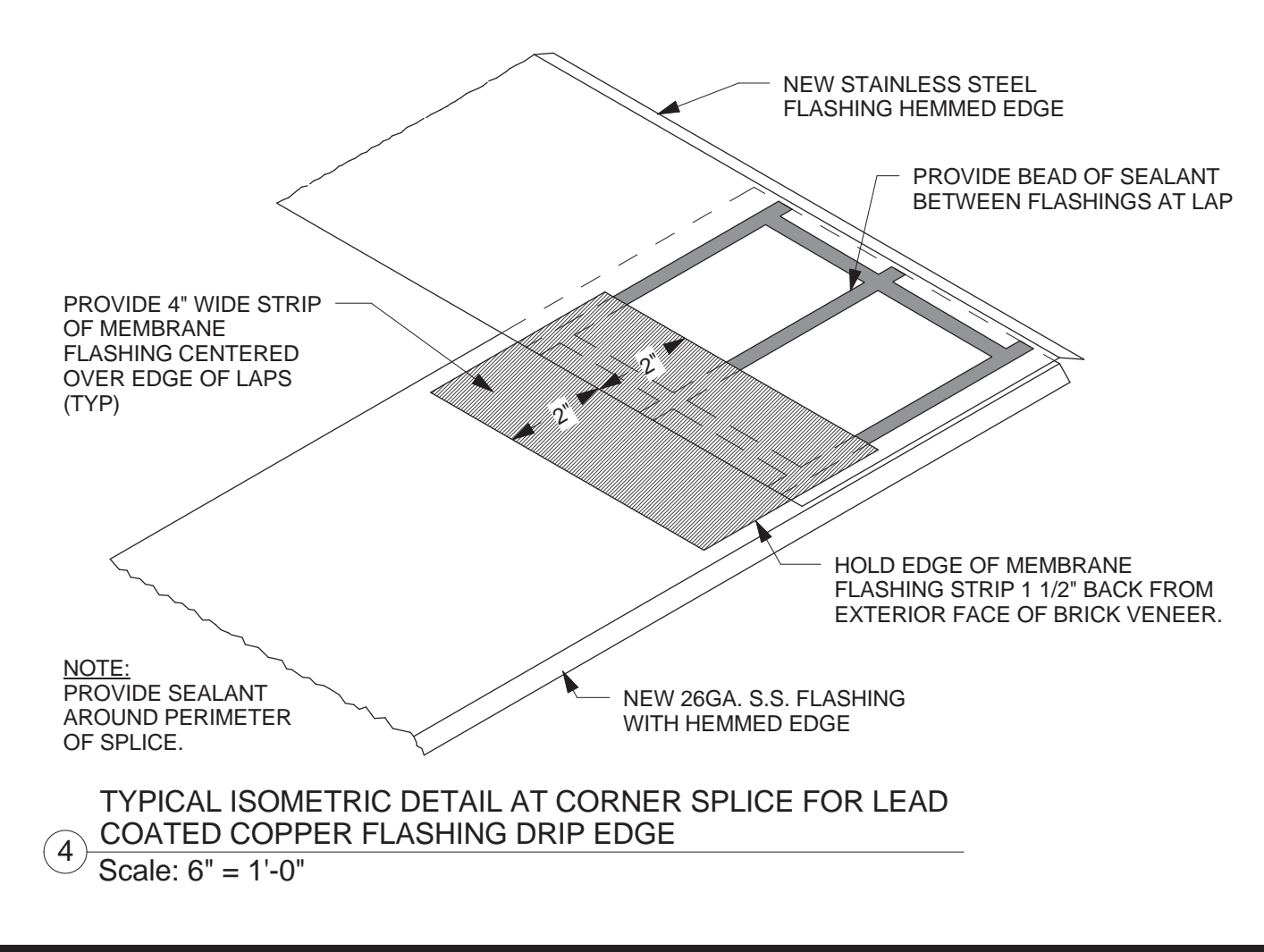
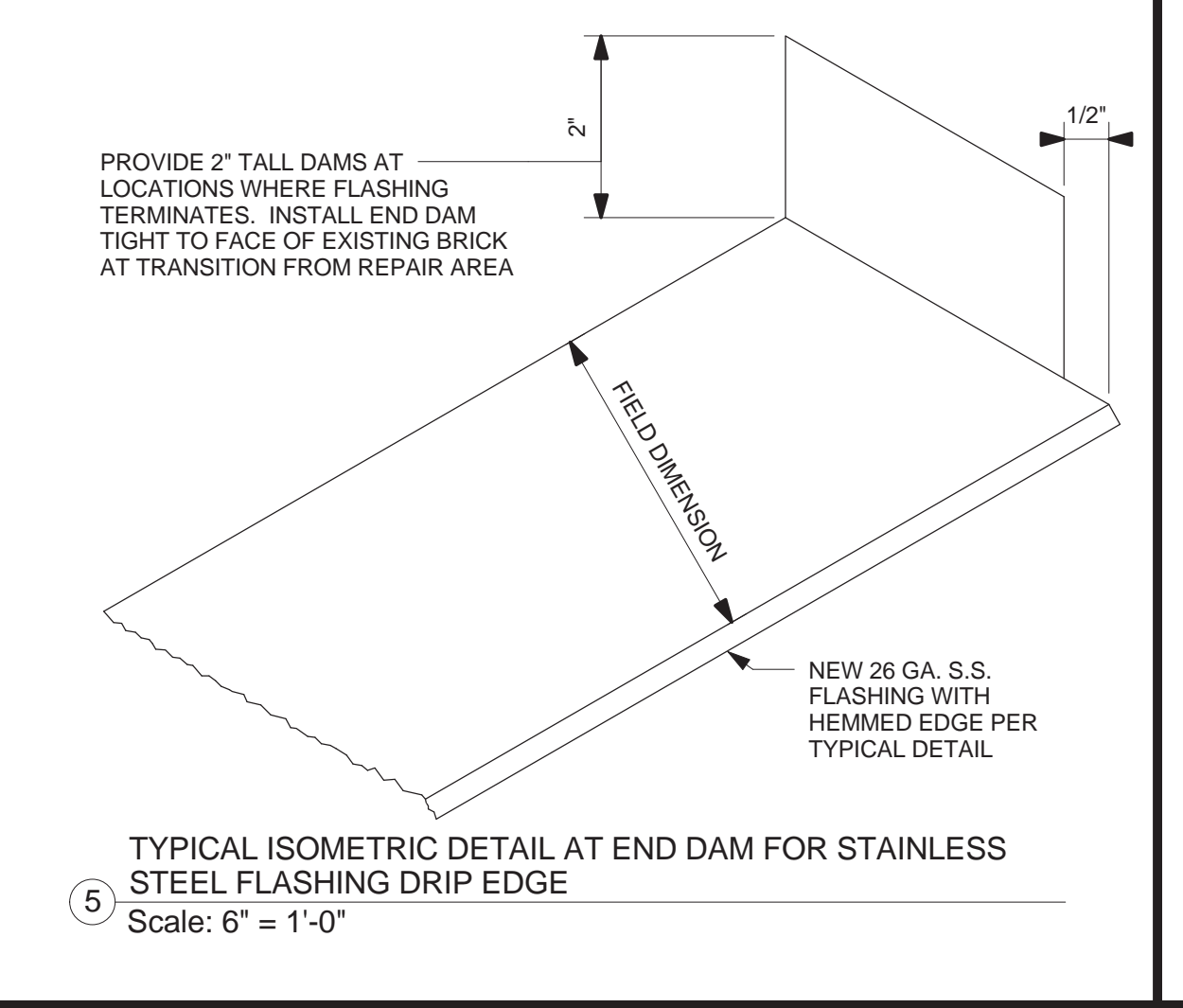
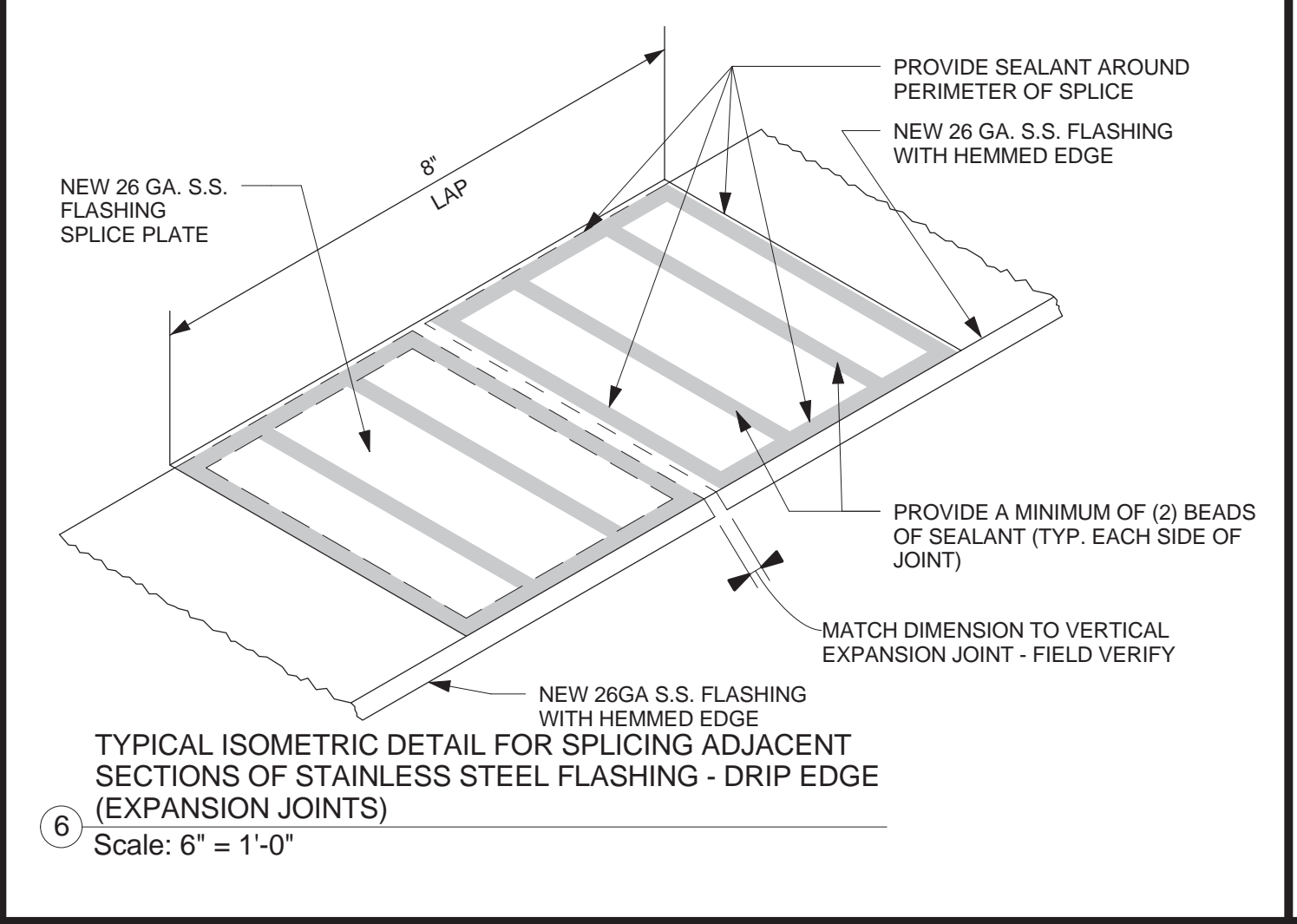
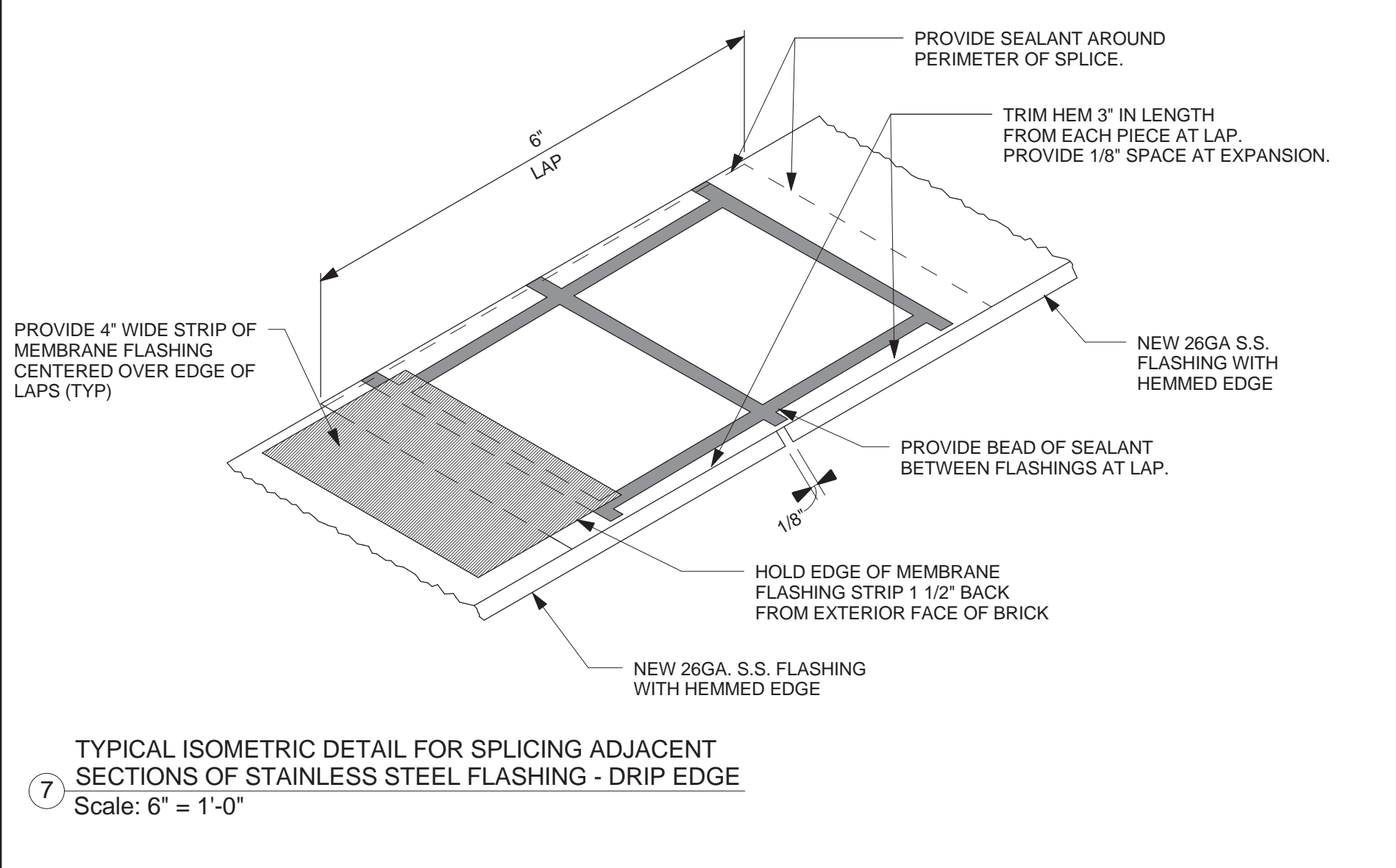
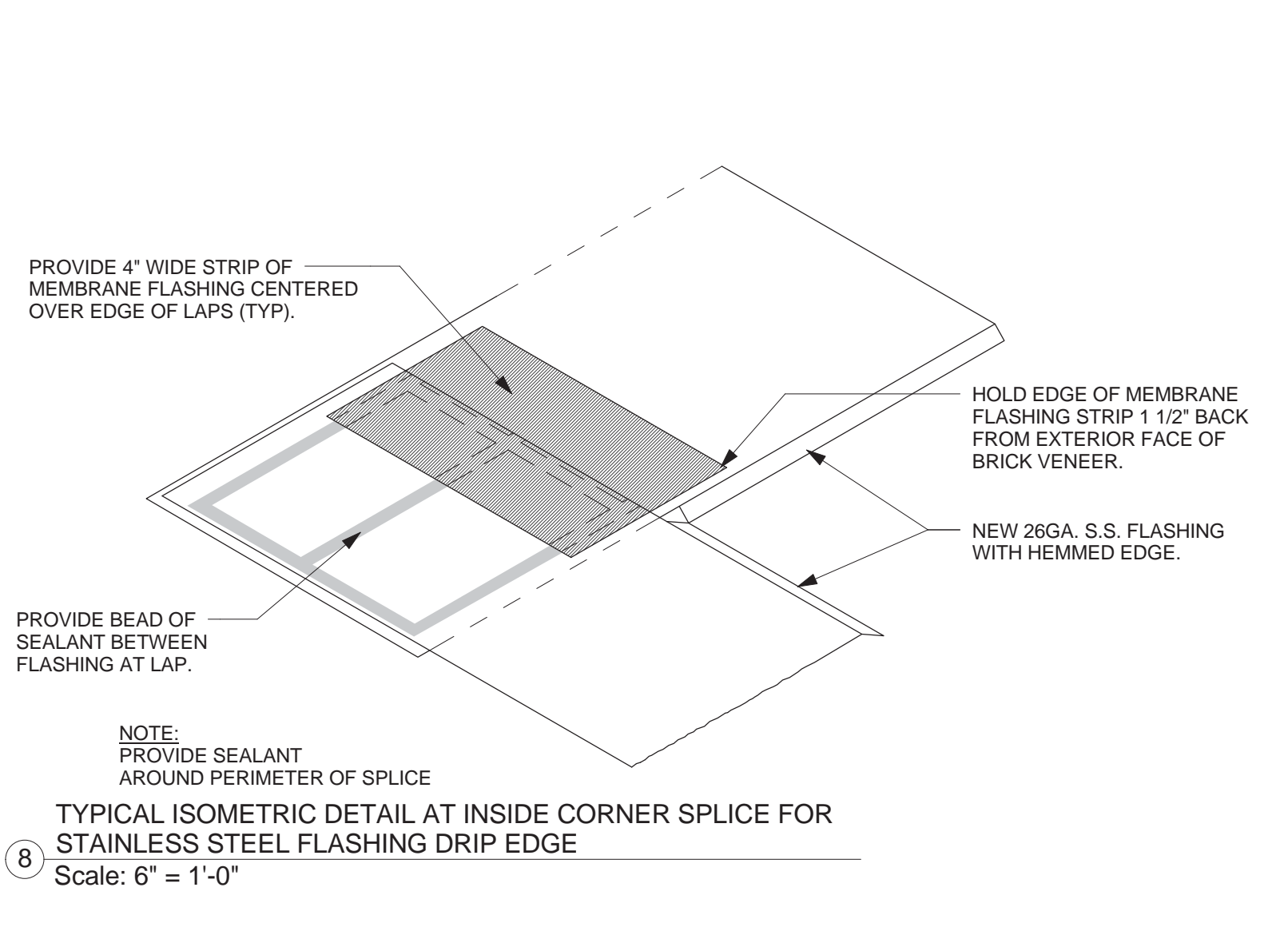
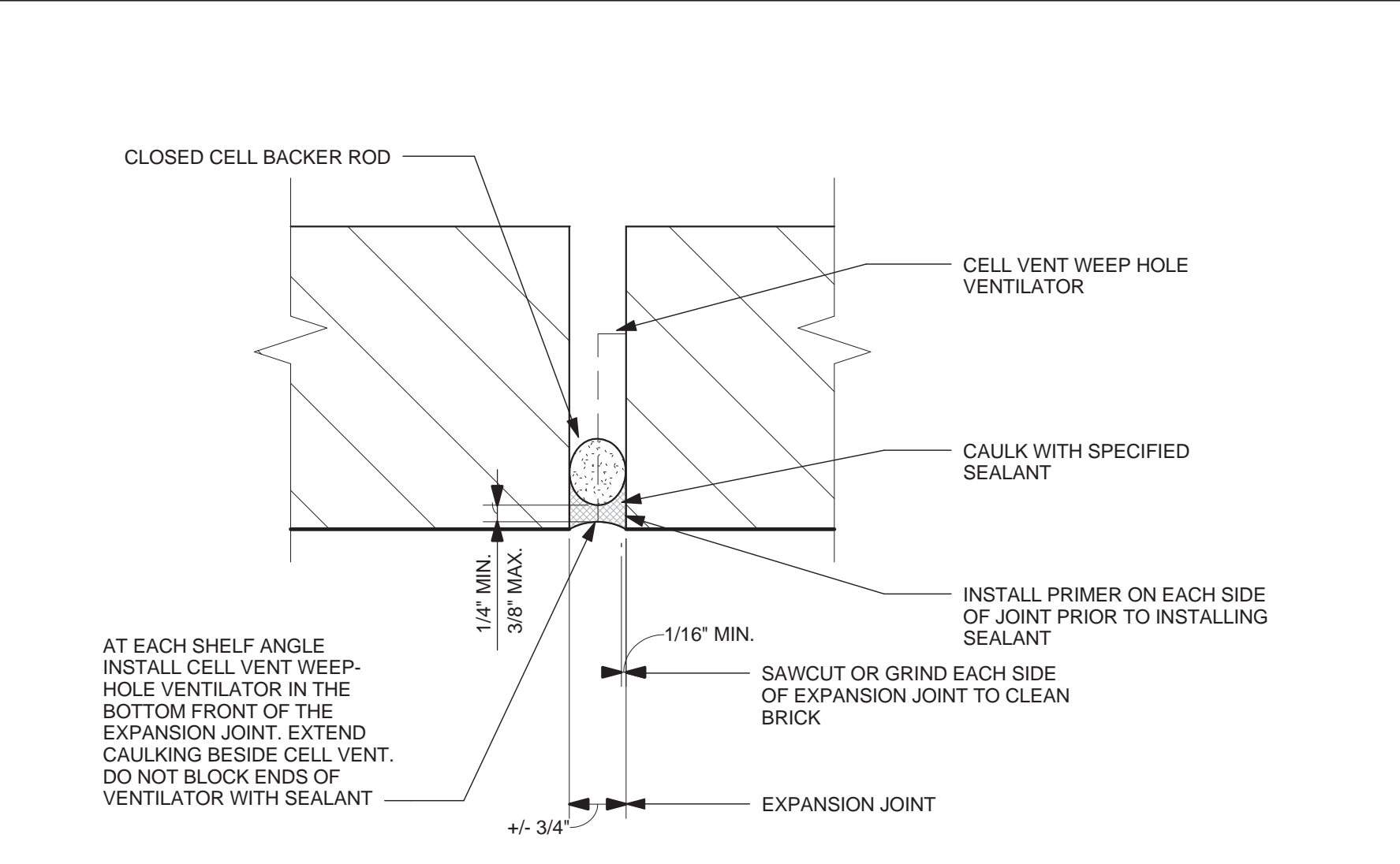
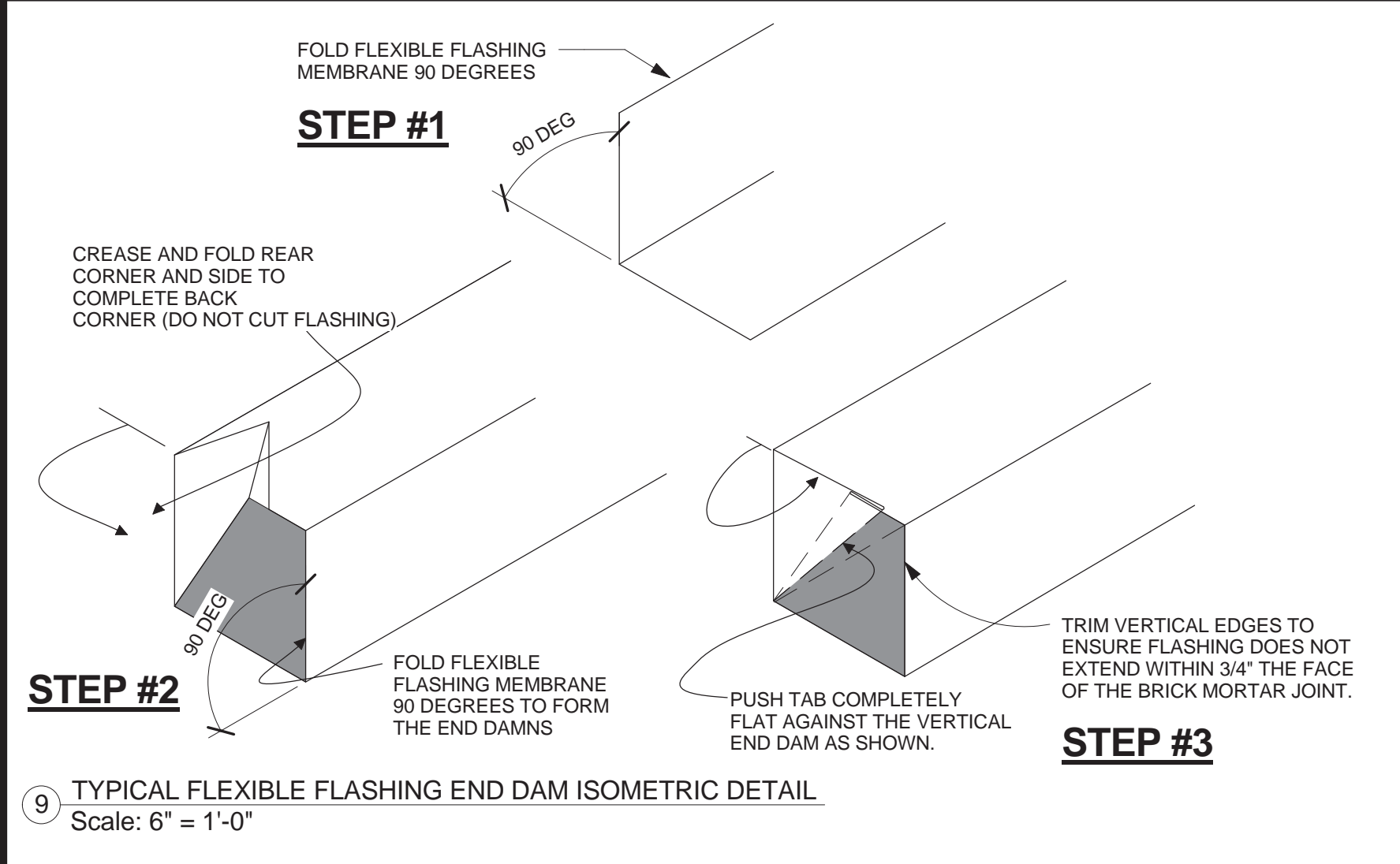
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