Stephanie Leathers, Esq.
243115 (GA)

706.201.8751 (m)   706.559.4520 (o)
stephanie.leathers@corcoranclassic.com
Associate Broker

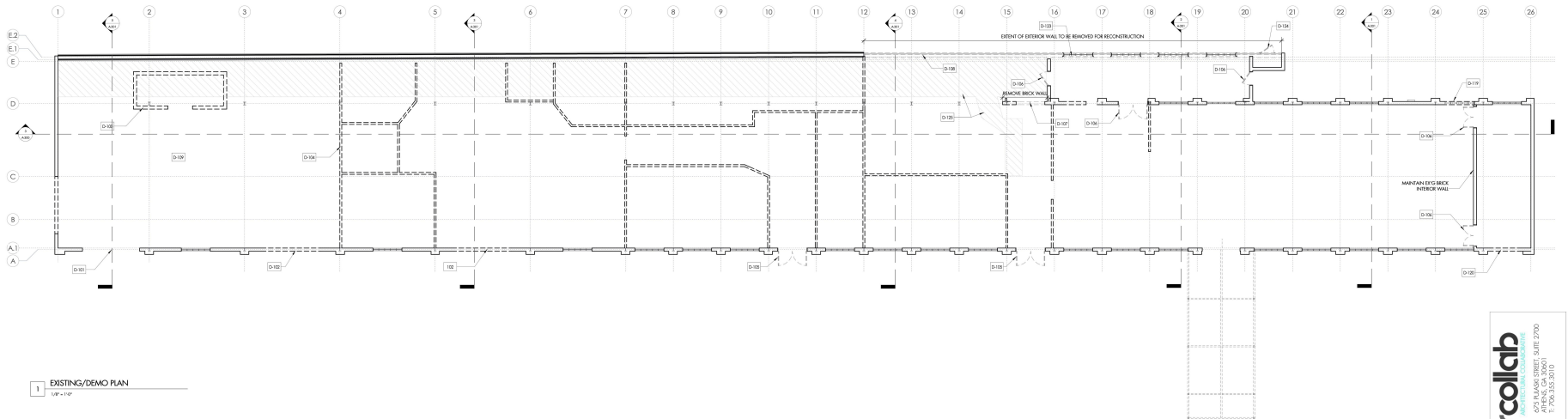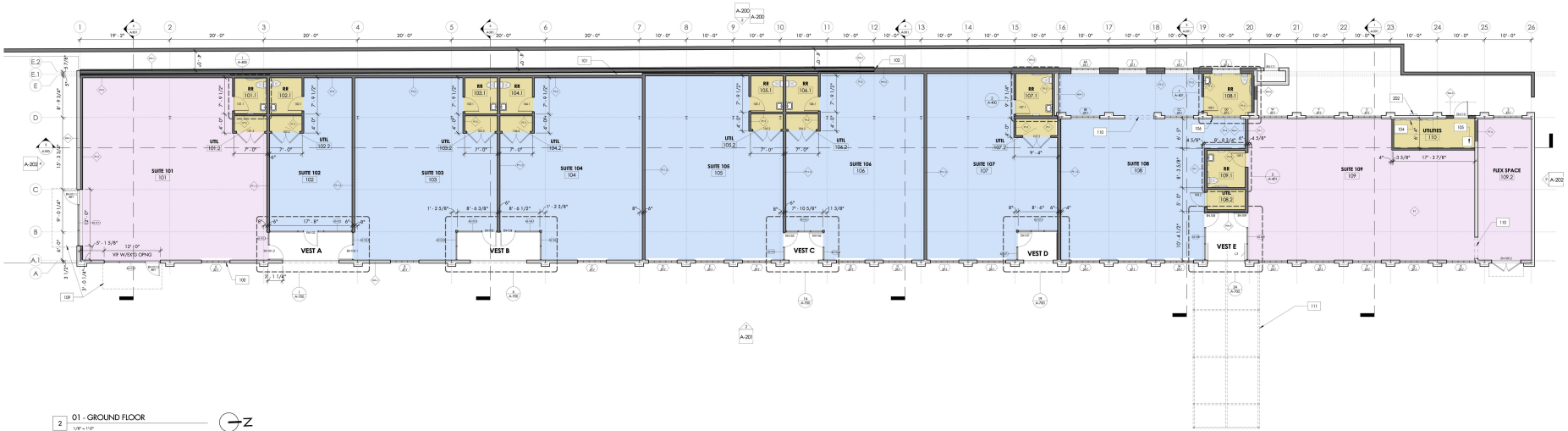*corcoran*

CLASSIC LIVING

Historic Cotton Seed Oil Warehouse

600 Pulaski Street $1,800,000
Sq. Ft.: 7,000   MLS #: 10061247

Adaptive re-use opportunity of a 7,000 SF existing historic Cotton Seed Oil warehouse in the hippest coolest neighborhood & most proximate to Downtown Athens, GA. Proposed redesign includes 8 office spaces. The Pulaski Heights Neighborhood is less than a mile from Downtown, Athens, GA. Pulaski Heights was originally home to a diverse mix of homes for clerks, craftsmen and mill employees. Today, it offers modern, architecturally significant homes, renovated mill cottages, while also hosting art, dining, and shopping experiences. Described as the west-end gateway to Downtown, the Pulaski Heights Neighborhood is within walkable proximity to the shopping and dining of Downtown Athens, The Leathers Building, The Bottleworks, The University of Georgia, and Sanford Stadium. Commercial owners and tenants will be uniquely poised to enjoy a greater sense of community with pedestrian access to the restaurant, retail and offices of Downtown, and all that UGA has to offer. In addition, 600 Pulaski is steps away from the Pulaski Heights Trail, a paved multi-use walk/bike path that connects Pulaski Heights to Downtown. The sale includes architectural plans by Bork Design (Lori Bork, AIA, Leed - AP) & site work by Josh Koons, with Koons Environmental. LDP has been submitted to Athens-Clarke Co. This is a "shovel ready" opportunity.

01 - GROUND FLOOR — 1/8" = 1'-0" (detail 2)

Suite labels (left to right):
SUITE 101 / 101 · SUITE 102 / 102 · SUITE 103 / 103 · SUITE 104 / 104 · SUITE 105 / 105 · SUITE 106 / 106 · SUITE 107 / 107 · SUITE 108 / 108 · SUITE 109 / 109 · FLEX SPACE / 109.2

Restroom / utility labels: RR 101.1, RR 102.1, UTIL 101.2, UTIL 102.2, RR 103.1, RR 104.1, UTIL 103.2, UTIL 104.2, RR 105.1, RR 106.1, UTIL 105.2, UTIL 106.2, RR 107.1, RR 108.1, UTIL 107.2, RR 109.1, UTIL 109.2, UTILITIES 110, 104, 105

Vestibules: VEST A, VEST B, VEST C, VEST D, VEST E

1 EXISTING/DEMO PLAN — 1/8" = 1'-0"

EXTENT OF EXTERIOR WALL TO BE REMOVED FOR RECONSTRUCTION
REMOVE BRICK WALL
MAINTAIN EX'G BRICK INTERIOR WALL

LEGEND

◇ ASSEMBLY TAG, RE A-500 FOR ADDITIONAL INFORMATION

- NEW WALLS
- EXISTING WALLS
- DEMO WALLS
- REMOVED SECTION OF WALL OR SLAB

DEMO KEYED NOTES

- D-100 DEMO EXISTING LOFT STRUCTURE
- D-101 DEMO EXISTING GARAGE DOOR; PREPARE OPENING FOR NEW STOREFRONT
- D-102 REMOVE EXISTING BRICK (AND DOOR IF NECESSARY) FOR 12'X12' OPENING (RE EAST ELEVATION - 12' HT IS MEASURED FROM T.O. EXISTING SLAB); PREPARE OPENING FOR NEW VESTIBULE
- D-104 DEMO EXISTING INT PARTITIONS; RE FLOOR PLAN FOR NEW STUD PARTITION LOCATIONS
- D-105 REMOVE EXISTING DOOR; PREPARE OPENING FOR NEW VESTIBULE
- D-106 DEMO EXISTING DOOR & FRAME
- D-107 REMOVE EXISTING WINDOW "B8" FOR RESTORATION; WINDOW WILL BE MOVED FROM BAY 15-16 TO BAY 16-17 (ALTERNATIVELY, WINDOW "I" MAY BE USED IF IN BETTER CONDITION AFTER REMOVAL)
- D-108 DEMO EXISTING CMU AND BRICK WALL BETWEEN GRIDLINES "12" AND "20", TO BE REPLACED BY NEW MASONRY WALL PER ASSEMBLY DETAILS. CONTRACTOR RESPONSIBLE FOR ALL TEMPORARY SHORING OF ROOF STRUCTURE AND PERPENDICULAR WALLS; RE STRUCTURAL NOTES FOR MORE INFO
- D-109 DEMO/REPAIR EXISTING SLAB WHERE NECESSARY; PREPARE FOR NEW 4" SLAB TO BE POURED ON TOP OF EXISTING; RE: STRUCTURAL DWGS
- D-119 EX'G WINDOW TO BE REMOVED; ALIGN DEMOED WALL EXTENTS WITH EXISTING WINDOW JAMBS IN ORDER TO MAINTAIN EXISTING LINTEL (RE: WEST ELEVATION)
- D-120 DEMO EX'G BRICK FOR NEW 4070 DOOR; RE: EAST ELEVATION FOR DEMOED EXTENTS
- D-123 SALVAGE WINDOW FOR REUSE IN RECONSTRUCTED WALL; FOLLOW WINDOW REHABILITATION NOTES ON G-003
- D-124 DEMO EXISTING DOOR; TO BE REPLACED
- D-125 CUT/TRENCH EXISTING SLAB FOR SANITARY LINE AS SHOWN - CONTRACTOR TO FIELD VERIFY EXACT LOCATION

KEYED NOTES

- 100 ALL STEEL WINDOWS TO BE REHABILITATED ACCORDING TO NOTES ON A-701
- 101 AIR GAP DIMENSION VARIES BY LOCATION; NOTE: FURRING WALL RUNS HORIZONTALLY WHERE EXISTING STONE & MASONRY WALL RUNS AT A SLIGHT ANGLE
- 102 EXISTING MASONRY WALL TO BE DEMOED FROM GRIDLINE "12" NORTH TO END OF WALL BEYOND GRIDLINE "20"; NEW MASONRY WALL RUNS NORTH-SOUTH ALONG WITH FURRING WALL, WITH 2" AIR GAP BETWEEN; RE: WEST ELEVATION
- 104 (4) EX'D ELECTRICAL PANEL BOXES - CONTRACTOR TO VERIFY POTENTIAL REUSE
- 105 A/U FOR SUITE 109
- 106 INFILL STUD WALL BELOW WINDOW
- 109 AWNING ABOVE; RE: EXTERIOR DETAILS
- 110 CONTRACTOR TO VERIFY HEAD & JAMB CONDITION - ADD NEW CASING AS NEEDED
- 111 EXISTING STEEL STRUCTURE; RE: STRUCTURAL DWGS FOR REPAIRS - PAINT STRUCTURE W/ COLOR TBD BY ARCHITECT
- 202 EX'G ELECTRICAL METER - CONTRACTOR TO VERIFY POTENTIAL REUSE

GENERAL NOTES

1. GRIDLINES AND DIMENSIONS ARE TO FACE OF WALL FRAMING OR CL OF STEEL COLUMN - TYP
2. REMOVE ALL EXISTING INTERIOR PARTITIONS DESIGNATED WITH DASHED LINES
3. REFER TO PROPOSED FLOOR PLAN AND DETAIL DRAWINGS FOR DIMENSIONS OF NEW OPENINGS AT DEMOED WALL AREAS

AREA TABULATION

SUITE CUMULATIVE AREAS

SUITE	AREA
101	1329 SF
102	271 SF
103	1121 SF
104	1120 SF
105	1112 SF
106	1112 SF
107	1039 SF
108	1388 SF
109	1746 SF
110	112 SF
Ground total	22891 SF

PROJECT:
PULASKI STREET MILL
600 PULASKI STREET,
ATHENS, GA 30601

TITLE:
DEMO & PROPOSED FLOOR PLAN

A-100

DATE:
JUNE 3, 2022
ISSUE:
DRAFT CONSTRUCTION DOCUMENTS

arcollab
675 PULASKI STREET, SUITE 2700
ATHENS, GA 30601
T: 706.355.3010