

SECTION 01010 - SUMMARY OF WORK

The work consists of the construction and completion of the building, including all its appurtenances, site work, landscaping and any off site improvement required or necessary, or shown on the drawings, excepting only those items specifically shown, noted or specified as not in contract (NIC).

PROJECT:

Project Name: Circle 75 - II  
Owner's Name: Atlantic Realty Partners  
Architect's Name: The Preston Partnership, LLC

PROJECT DESCRIPTION:

Second phase residential development in an existing master-planned community, and situated adjacent the future home of the Atlanta Braves, southeast Cobb County; the project will deliver 275 up-scale and for-rent multi-family dwelling units on a 3.4 acre site. The proposed residential buildings (contiguous) are 5-story, wood-framed structures with 5/6 split wood framed structures/basement conditions. These buildings wrap around a pool amenity courtyard and a 6-level precast parking deck. The precast parking garage will accommodate approximately 394 vehicles for apartment residents and guests. Some special features of the project include: an enclosed and private pool courtyard space; a second partially enclosed dog walk open-air courtyard; an elevated amenity terrace (top floor above Leasing); a club room/amenity space; and state-of-the-art exercise facilities.

CODE OVERVIEW:

The multi-family residential portion of the project will be a mix of Type III construction type. All residential 'buildings' (as defined by firewalls) will be protected throughout by approved automatic NFPA 13 fire sprinkler system, as well as wet standpipes (for Fire Department use). Exterior walls will be two-hour-rated exterior bearing walls with unprotected openings. The proposed Parking Deck structure will be Type II-B construction and "open" (naturally ventilated) on upper levels and enclosed, mechanically ventilated on levels 1-3. The project will be designed in accordance with the following reference codes and standards:

- 1. Primary
  - International Fire Code (IFC), 2012 Edition, with 2014 Georgia Amendments
  - NFPA 101, Life Safety Code (LSC), 2012 Edition, with 2014 Georgia Amendments
  - International Building Code (IBC), 2012 Edition, with 2014 Georgia Amendments
  - International Plumbing Code (IPC), 2012 Edition, with 2014 Georgia Amendments
  - International Mechanical Code (IMC), 2012 Edition, with 2014 Georgia Amendments
  - International Fuel Gas Code, 2012 Edition, with 2014 Georgia Amendments
  - National Electrical Code (NEC), 2011 Edition, with 2014 Georgia Supplements and Amendments
  - International Energy Conservation Code (IECC), 2009 Edition, with Georgia Supplements and Amendments
  - 2010 ADA Standards for Accessible Design (aka New Georgia Access Code)
  - 1991 Fair Housing Accessibility Guidelines (FHAG)
  - ANSI A117.1-2003.

- 1. The general construction type is fiber cement siding over wood frame, with concrete foundations and slab-on-grade, platform framed walls, wood truss floors, aluminum single-hung windows, drywall interior finish, wood and metal clad doors and hardware.
- 2. Areas around the building and in the courtyard are developed with walkways and planting areas.
- 3. The construction includes required systems such as HVAC, plumbing, fire protection, electrical, lighting and telecommunications.
- 4. The work also includes paving, curbs, retaining walls, stairs, walkways, and drainage structures.

CONTRACT DESCRIPTION:

Contract Type: A single prime contract based upon a Guaranteed Maximum Price as described in the Agreement.

CONTRACTOR USE OF SITE AND PREMISES:

Construction Operations: Phase III area across the street may be used. Laydown area is in logistics between Owner and GC. Arrange use of site and premises to allow:

- 1. Use of adjacent sites by the Public.
- 2. Presentation of the project to prospective tenants and the Owner's invited guests.

SECTION 01200 - PAYMENT PROCEDURES

SCHEDULE OF VALUES:

Submit a printed schedule on AIA Form G703 - Application and Certificate for Payment Continuation Sheet. Contractor's standard form or electronic media printout will be considered. Submit Schedule of Values within 20 days after date of Owner-Contractor Agreement. Format: Identify each line item with number and title of the specification Section. Identify site mobilization, bonds and insurance. Revise schedule to list approved Change Orders with each Application for Payment.

APPLICATIONS FOR PROGRESS PAYMENTS:

Submit at intervals stipulated in the Agreement. Present all required information on electronic media printout. Submit on Form: AIA G702 Application and Certificate for Payment and AIA G703 - Continuation Sheet including continuation sheets when required. Execute certification by signature of authorized officer. Use data from approved Schedule of Values. Provide dollar value for each line item for portion of work performed and for stored Products. List each authorized Change Order as a separated line item, listing Change Order number and dollar amount as for an original item of work. Submit three original copies of each Application For Payment. Provide substantiating data when requested by Developer and affidavits and other supporting documents as required for off-site stored products.

MODIFICATION PROCEDURES:

Architect or Owner will advise of minor changes in the Work not involving an adjustment to Contract Sum or Contract Time. Construction Change Directive: Architect or Owner may issue a document instructing Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order. The document will describe changes to the Work and guidelines for any change in Contract Sum or Contract Time. Promptly execute the change in Work. Proposal Request: Architect or Owner may issue a document which includes a detailed description of proposed change with supplementary of revised Drawings and Specifications, a change in Contract Time and time frame during which the requested price will be considered valid. Contractor shall prepare and submit fixed price quotation within 10 days. Computation of Change in Contract Amount: For predetermined unit prices and quantities, the amount will be based on the fixed unit prices. After execution of Change Order, promptly revise Schedule of Values and Application for Payment forms to record each authorized Change Order as a separate line item and adjust the Contract Sum.

Promptly record changes in Project Record Documents.

APPLICATION FOR FINAL PAYMENT

Prepare Application for Final Payment as specified for progress payments, identifying total adjusted Contract Sum, previous payments and sum remaining due. Application for Final Payment will not be considered until all closeout procedures have been completed.

UNIT PRICES- SECTION 01270

Provide a list of unit prices, for use in preparing Bids.

- A. Unit Prices included on the Bid Form shall include full compensation for all required labor, products, tools, equipment, plant, transportation, services and incidentals; erection, application or installation of an item of the Work; overhead and profit.

MEASUREMENT OF QUANTITIES

A. Measurement methods delineated in the individual specification sections complement the criteria of this section. In the event of conflict, the requirements of the individual specification section govern. B. Take all measurements and compute quantities. Measurements and quantities will be verified by Owner's representative. C. Perform surveys required to determine quantities, including control surveys to establish measurement reference lines. Notify Architect prior to starting work.

PAYMENT

A. Payment for Work governed by unit prices will be made on the basis of the actual measurements and quantities of Work which is incorporated in or made necessary by the Work and accepted by the Owner, multiplied by the unit sum/price. B. Payment will not be made for any of the following:

- 1. Products wasted or disposed of in a manner that is not acceptable.
- 2. Products determined as unacceptable before or after placement.
- 3. Products not completely unloaded from the transporting vehicle.
- 4. Products placed beyond the lines and levels of the required Work.
- 5. Products remaining on hand after completion of the Work.
- 6. Loading, hauling, and disposing of rejected Products.

DEFECT ASSESSMENT

A. Repair Work or portions of the Work, not conforming to specified requirements.

SCHEDULE OF UNIT PRICES

A. Item: Clearing site of Phase 1 pile. B. Item: Provision and placement of topsoil from off-site. C. Item: Excavating Soil Materials. D. Item: General Fill. E. Item: Rock Removal: By the cubic yard measured before disintegration. F. Item: Grassed Areas. G. Item: Sodded Areas.

ADMINISTRATIVE REQUIREMENTS - SECTION 01300

This section includes the following meeting agendas and standard procedures to be followed:

- A. Preconstruction meeting.
- B. Site mobilization meeting.
- C. Progress meetings.
- D. Construction progress schedule.
- E. Progress photographs.
- F. Submittals for review, information, and project closeout.
- G. Number of copies of submittals.
- H. Submittal procedures.

PRECONSTRUCTION MEETING

A. General Contractor will schedule a meeting after Notice to Proceed. B. Attendance Required:

- 1. Owner.
- 2. Contractor.
- 3. Architect

C. Agenda:

- 1. Execution of Owner-Contractor Agreement, if not already complete.
- 2. Submission of executed bonds and insurance certificates.
- 3. Distribution of Contract Documents.
- 4. Submission of list of Subcontractors, list of Products, schedule of values, and progress schedule.
- 5. Designation of personnel representing the parties to General Contractor, and Sub-contractor.
- 6. Procedures and processing of field decisions, submittals, and substitutions, applications for payments, proposal request, Change Orders, and Contract closeout procedures.
- 7. Scheduling.
- 8. Scheduling activities of testing agencies to be employed by Owner.

D. Record minutes and distribute copies within two days after meeting to participants and those affected by decisions made.

SITE MOBILIZATION MEETING

A. General Contractor will schedule a meeting at the Project site prior to Contractor occupancy. B. Attendance Required:

- 1. Contractor.
- 2. Owner.
- 3. Architect.
- 4. Contractors Superintendent.
- 5. Major Subcontractors.

C. Agenda:

- 1. Use of premises by Owner and Contractor.
- 2. Owner's requirements.
- 3. Survey and building layout.
- 4. Security and housekeeping procedures.
- 5. Schedules.
- 6. Application for payment procedures.
- 7. Procedures for testing.
- 8. Procedures for maintaining record documents.

D. Record minutes and distribute copies within two days after meeting to participants and those affected by decisions made.

PROGRESS MEETINGS

A. Schedule and administer meetings throughout progress of the Work at maximum monthly intervals. B. Make arrangements for meetings, prepare agenda with copies for participants, and preside at meetings. C. Attendance Required: Job superintendent, major Subcontractors and suppliers, Owner, General Contractors Project Manager, Architect, others as appropriate to agenda topics for each meeting.

D. Agenda:

- 1. Review minutes of previous meetings.
  - 2. Review of Work progress.
  - 3. Field observations, problems, and decisions.
  - 4. Identification of problems which impede planned progress.
  - 5. Review of submittals schedule and status of submittals.
  - 6. Review of off-site fabrication and delivery schedules.
  - 7. Maintenance of progress schedule.
  - 8. Corrective measures to regain projected schedules.
  - 9. Planned progress during succeeding work period.
  - 10. Coordination of projected progress.
  - 11. Maintenance of quality and work standards.
  - 12. Effect of proposed changes on progress schedule and coordination.
  - 13. Other business relating to Work.
- E. Record minutes and distribute copies within two days after meeting to participants and those affected by decisions made.

CONSTRUCTION PROGRESS SCHEDULE

A. Within 10 days after date established in Notice to Proceed, submit preliminary schedule defining planned operations for the first 60 days of Work, with a general outline for remainder of Work. B. Within 20 days after review of preliminary schedule, submit draft of proposed complete schedule for review. C. Within 10 days after joint review, submit complete schedule. D. Submit updated schedule with each Application for Payment.

PROGRESS PHOTOGRAPHS

A. Provide photographs of site and construction throughout progress of Work. B. Take photographs on a monthly basis. Schedule to allow submittal of photographs with each Application for Payment and as follows:

- 1. Site clearing.
- 2. Excavations.
- 3. Foundations.
- 4. Structural framing.
- 5. Enclosure of building.
- 6. Final completion.

C. Views:

- 1. Provide non-aerial photographs from four cardinal views at each specified time, plus other views as necessary to reasonably record the status of the work, until Date of Substantial Completion.
- 2. Provide factual presentation.

D. Provide correct exposure and focus, high resolution and sharpness, maximum depth of field, and minimum distortion. E. Deliver prints with each Application for Payment with transmittal letter specified in this Section.

SUBMITTALS FOR REVIEW

A. When the following are specified in individual sections, submit them for review:

- 1. Product data.
- 2. Shop drawings.
- 3. Samples for selection.
- 4. Samples for verification.

B. Submittals from the General Contractor will be reviewed for the limited purpose of checking for conformance with information given and the design concept expressed in the contract documents. C. Samples will be reviewed only for aesthetic, color, or finish selection. D. After review, provide copies and distribute in accordance with SUBMITTAL PROCEDURES article below and for record documents purposes described in Section 01780 - CLOSEOUT SUBMITTALS.

SUBMITTALS FOR INFORMATION

A. When the following are specified in individual sections, submit them for information:

- 1. Design data.
- 2. Certificates.
- 3. Test reports.
- 4. Inspection reports.
- 5. Manufacturer's instructions.
- 6. Other types indicated.

B. Submittals for Information are for Architects knowledge as contract administrator or for Owner. No action will be taken.

SUBMITTALS FOR PROJECT CLOSEOUT

A. When the following are specified in individual sections, submit them at project closeout:

- 1. Project record documents.
- 2. Operation and maintenance data.
- 3. Warranties.
- 4. Bonds.
- 5. Other types as indicated.

B. Submit for Owners benefit during and after project completion.

NUMBER OF COPIES OF PHYSICAL SUBMITTALS

A. Documents for Review: Electronic acceptable.

- 1. Small Size Sheets, Not Larger Than 8 1/2 x 11 inches: Submit the number of copies which the Contractor requires, plus two copies which will be retained by the Architect.
- 2. Larger Sheets, Not Larger Than 36 x 48 inches: Submit one reproducible transparency and one opaque reproduction.

B. Documents for Information: Submit two copies. C. Documents for Project Closeout: Make one reproduction of submittal originally reviewed. Submit one extra of submittals for information. D. Samples: Submit the number specified in individual specification sections; one of which will be retained by Architect.

- 1. After review, produce duplicates.
- 2. Retained samples will not be returned to Contractor unless specifically so stated.

SUBMITTAL PROCEDURES - Electronic acceptable

A. Transmittal each submittal with approved form. B. Sequentially number the transmittal form. Revise submittals with original number and a sequential alphabetic suffix. C. Identify Project, Contractor, Subcontractor or supplier; pertinent drawing and detail number, and specification section number, as appropriate on each copy. D. Apply Contractor's stamp, signed or initialed certifying that review, approval, verification of Products required, field dimensions, adjacent construction Work, and coordination of information is in accordance with the requirements of the Work and Contract Documents. E. Deliver submittals to Architect at business address or use Architect's electronic submittal procedure.

F. Schedule submittals to expedite the Project, and coordinate submission of related items. G. For each submittal for review, allow 15 days excluding delivery time to and from the Contractor. H. Identify variations from Contract Documents and Product or system limitations which may be detrimental to successful performance of the completed Work. I. Provide space for Contractor and Architect review stamps. J. When revised for resubmission, identify all changes made since previous submission. K. Distribute copies of reviewed submittals as appropriate. Instruct parties to promptly report any inability to comply with requirements. L. Submittals not requested will not be recognized or processed.

QUALITY REQUIREMENTS - SECTION 01400

This section includes the following quality requirements:

- A. Submittal Procedure.
- B. References and standards.
- C. Testing and Inspection Agencies.
- D. Mock-ups.
- E. Control of installation.
- F. Tolerances.
- G. Testing and inspection services.
- H. Manufacturers' field services.

CONSTRUCTION PROGRESS SCHEDULE

A. Within 10 days after date established in Notice to Proceed, submit preliminary schedule defining planned operations for the first 60 days of Work, with a general outline for remainder of Work. B. Within 20 days after review of preliminary schedule, submit draft of proposed complete schedule for review. C. Within 10 days after joint review, submit complete schedule. D. Submit updated schedule with each Application for Payment.

PROGRESS PHOTOGRAPHS

A. Provide photographs of site and construction throughout progress of Work. B. Take photographs on a monthly basis. Schedule to allow submittal of photographs with each Application for Payment and as follows:

- 1. Site clearing.
- 2. Excavations.
- 3. Foundations.
- 4. Structural framing.
- 5. Enclosure of building.
- 6. Final completion.

C. Views:

- 1. Provide non-aerial photographs from four cardinal views at each specified time, plus other views as necessary to reasonably record the status of the work, until Date of Substantial Completion.
- 2. Provide factual presentation.

D. Provide correct exposure and focus, high resolution and sharpness, maximum depth of field, and minimum distortion. E. Deliver prints with each Application for Payment with transmittal letter specified in this Section.

SUBMITTALS FOR REVIEW

A. When the following are specified in individual sections, submit them for review:

- 1. Product data.
- 2. Shop drawings.
- 3. Samples for selection.
- 4. Samples for verification.

B. Submittals from the General Contractor will be reviewed for the limited purpose of checking for conformance with information given and the design concept expressed in the contract documents. C. Samples will be reviewed only for aesthetic, color, or finish selection. D. After review, provide copies and distribute in accordance with SUBMITTAL PROCEDURES article below and for record documents purposes described in Section 01780 - CLOSEOUT SUBMITTALS.

A. When specified in individual specification sections, submit certification by the manufacturer and Contractor or installation/application subcontractor, in quantities specified for Product Data. 1. Indicate material or product conforms to or exceeds specified requirements. Submit supporting reference data, affidavits, and certifications as appropriate. 2. Certificates may be recent or previous test results on material or product but must be acceptable to General Contractor. D. Manufacturer's Instructions: When specified in individual specification sections, submit printed instructions for delivery, storage, assembly, installation, start-up, adjusting, and finishing, for the Owner's information. Indicate special procedures, perimeter conditions requiring special attention, and special environmental criteria required for application or installation. E. Manufacturer's Field Reports: Submit reports as required:

- 1. Submit for information for the limited purpose of assessing conformance with information given and the design concept expressed in the contract documents.
- 2. Data indicating inappropriate or unacceptable Work may be subject to action by General Contractor or Owner.

REFERENCES AND STANDARDS

A. For products and workmanship specified by reference to a document or documents not included in the Project Manual, also referred to as reference standards, comply with requirements of the standard, except when more rigid requirements are specified or are required by applicable codes. E. Conform to reference standard of date of issue current on date of Contract Documents, except where a specific date is established by applicable code. F. Obtain copies of standards where required by product specification sections. G. Maintain copy at project site during submittals, planning, and progress of the specific work, until Substantial Completion. H. Should specified reference standards conflict with Contract Documents, request clarification from Architect before proceeding. I. Neither the contractual relationships, duties, or responsibilities of the parties in Contract nor those of Architect shall be altered from the Contract Documents by mention or inference otherwise in any reference document.

TESTING AND INSPECTION SERVICES

A. Owner will employ and pay for services of an independent testing agency to perform specified testing and inspection. B. Employment of agency in no way relieves Contractor of obligation to perform Work in accordance with requirements of Contract Documents. C. Owner Employed Agency:

- 1. Testing Agency: Comply with requirements of ASTM E 329, ASTM E 548, ASTM E 543, ASTM C 1021, ASTM C 1077, ASTM C 1093, and ASTM C 1021.
- 2. Inspection Agency: Comply with requirements of ASTM D290.
- 3. Laboratory: Authorized to operate in State in which Project is located.
- 4. Laboratory Staff: Maintain a full time registered Engineer on staff to review services.
- 5. Testing Equipment: Calibrated at reasonable intervals with devices at an accuracy traceable to either National Bureau of Standards or accepted values of natural physical constants.

CONTROL OF INSTALLATION

A. Monitor quality control over suppliers, manufacturers, products, services, site conditions, and workmanship, to produce Work of specified quality. B. Comply with manufacturers' instructions, including each step in sequence. C. Should manufacturers' instructions conflict with Contract Documents, request clarification from Architect before proceeding.

D. Comply with specified standards as minimum quality for the Work except where more stringent tolerances, codes, or specified requirements indicate higher standards or more precise workmanship. E. Have Work performed by persons qualified to produce required and specified quality. F. Verify that field measurements are as indicated on shop drawings or as instructed by the manufacturer. G. Secure products in place with positive anchorage devices designed and sized to withstand stresses, vibration, physical distortion, and disfigurement.

MOCK UPS

A. Tests will be performed under provisions identified in this section and identified in the respective product specification sections. B. Assemble and erect specified items with specified attachment and anchorage devices, flashings, seals, and finishes. C. Accepted mock-ups shall be a comparison standard for the remaining Work. D. Where mock-up has been accepted and is specified in product specification sections to be removed, remove mock-up and clear area when directed to do so.

TOLERANCES

A. Monitor fabrication and installation tolerance control of products to produce acceptable Work. Do not permit tolerances to accumulate. B. Comply with manufacturers' tolerances. Should manufacturers' tolerances conflict with Contract Documents, request clarification from Architect before proceeding. C. Adjust products to appropriate dimensions; position before securing products in place.

TESTING AND INSPECTION

A. See individual specification sections for testing and inspection required. B. Testing Agency Duties:

- 1. Provide qualified personnel at site. Cooperate with General Contractor in performance of services.
- 2. Perform specified sampling and testing of products in accordance with specified standards.
- 3. Ascertain compliance of materials and mixes with requirements of Contract Documents.
- 4. Promptly notify General Contractor of observed irregularities or non-conformance of Work or products.
- 5. Perform additional tests and inspections required.
- 6. Submit reports of all tests/inspections specified.

C. Limits on Testing/Inspection Agency Authority:

- 1. Agency may not release, revoke, alter, or enlarge on requirements of Contract Documents.
- 2. Agency may not approve or accept any portion of the Work.
- 3. Agency may not assume any duties of Contractor.
- 4. Agency has no authority to stop the Work.

D. Contractor Responsibilities:

- 1. Deliver to agency at designated location, adequate samples of materials proposed to be used which require testing, along with proposed mix designs.
- 2. Cooperate with laboratory personnel, and provide access to the Work and to manufacturers' facilities.
- 3. Provide incidental labor and facilities:
  - a. To provide access to Work to be tested/inspected.
  - b. To obtain and handle samples at the site or at source of products to be tested/inspected.
  - c. To facilitate testing and inspection.
  - d. To provide storage and curing of test samples.
- 4. Notify General Contractor and laboratory 24 hours prior to expected time for operations requiring testing/inspection services.
- 5. Arrange with Owner's agency and pay for additional samples, tests, and inspections required by Contractor beyond specified requirements.
- 6. Retesting required because of nonconformance to specified requirements shall be performed by the same agency on instructions by General Contractor. Payment for re-testing will be charged to the Contractor by deducting testing charges from the Contract Price.

MANUFACTURERS' FIELD SERVICES

A. When specified in individual specification sections, require material or product suppliers or manufacturers to provide qualified staff personnel to observe site conditions, conditions of surfaces and installation, quality of workmanship, start-up of equipment, and test, adjust and balance of equipment as applicable, and to initiate instructions when necessary. B. Report observations and site decisions or instructions given to applicators or installers that are supplemental or contrary to manufacturers' written instructions.

DEFECT ASSESSMENT

A. Replace Work or portions of the Work not conforming to specified requirements. B. If, in the opinion of Owner or Architect, it is not practical to remove and replace the Work, Owner or Architect will direct an appropriate remedy or adjust payment.

TEMPORARY FACILITIES AND CONTROLS - SECTION 01500

This section includes the following temporary facilities and controls:

- A. Temporary utilities.
- B. Temporary telephone service.
- C. Temporary sanitary facilities.
- D. Temporary Controls: Barriers and enclosures.
- E. Security requirements.
- F. Vehicular access and parking.
- G. Waste removal facilities and services.
- H. Project identification sign.
- I. Field offices

TEMPORARY UTILITIES

A. Provide and pay for all electrical power, lighting, water, heating and cooling, and ventilation required for construction purposes. B. New permanent facilities may be used.

TEMPORARY TELEPHONE SERVICE

A. Provide, maintain, and pay for telephone service to field office at time of project mobilization. B. Provide, maintain and pay for facsimile service and a dedicated telephone line to field office at time of project mobilization.

TEMPORARY SANITARY FACILITIES

A. Provide and maintain required facilities and enclosures. Provide at time of project mobilization. B. Maintain daily in clean and sanitary condition.

BARRIERS

A. Provide barriers as appropriate to prevent unauthorized entry to construction areas, to allow for owners use of site and to protect adjacent properties from damage from construction operations and demolition. B. Provide barricades and covered walkways required by governing authorities for public rights-of-way and for public access to existing buildings. C. Should manufacturers' instructions conflict with Contract Documents, request clarification from Architect before proceeding.

EXTERIOR ENCLOSURES

A. Provide temporary insulated weather tight closure of exterior openings to accommodate acceptable working conditions and protection for Products, to allow for temporary heating and maintenance of required ambient temperatures identified in individual specification sections, and to prevent entry of unauthorized persons. Provide access doors with self-closing hardware and locks.

SECURITY

A. Provide security and facilities to protect Work and operations from unauthorized entry, vandalism, or theft. B. Coordinate with Owners security program.

VEHICULAR ACCESS AND PARKING

A. Coordinate access and haul routes with governing authorities and Owner. B. Provide and maintain access to fire hydrants, free of obstructions. C. Provide means of removing mud from vehicle wheels before entering streets. D. Provide temporary parking areas to accommodate construction personnel. When site space is not adequate, provide additional off-site parking. E. Do not allow vehicle parking on existing public roads.

WASTE REMOVAL

A. Provide waste removal facilities and services as required to maintain the site in clean and orderly condition. B. Provide containers with lids. Dispose of waste off-site periodically. C. Open free-fall chutes are not permitted. Terminate closed chutes into appropriate containers with lids.

PROJECT IDENTIFICATION

A. Provide project identification sign of design and construction as required by Owner. B. Erect on site at location as directed by Owner. C. No other signs are allowed without Owner permission except those required by law.

FIELD OFFICES

A. Office: Weathertight, with lighting, electrical outlets, heating, cooling and ventilating equipment, and equipped with sturdy furniture, drawing rack and drawing display table. B. Provide space for Project meetings, with table and an adequate number of chairs.

REMOVAL OF UTILITIES, FACILITIES, AND CONTROLS

A. Remove temporary utilities, equipment, facilities, materials, prior to Substantial Completion inspection. B. Remove underground installations to a minimum depth of 2 feet. Grade site as indicated. C. Clean and repair damage caused by installation or use of temporary work. D. Restore existing and permanent facilities used during construction to original condition. E. Restore permanent facilities used during construction to specified condition.

PRODUCT REQUIREMENTS - SECTION 01600

This section includes the following product requirements:

- A. General product requirements.
- B. Transportation, handling, storage and protection.
- C. Product option requirements.
- D. Substitution limitations and procedures.
- E. Spare parts and maintenance materials.

SUBMITTALS

A. Proposed Products List: Submit list of major products proposed for use, with name of manufacturer, trade name, and model number of each product.

- 1. Submit within 20 days after date of Notice to Proceed.
- 2. For products specified only by reference standards, list applicable reference standards.

B. Product Data Submittals: Submit manufacturer's standard published data. Mark each copy to identify applicable products, models, options, and other data. Supplement manufacturers' standard data to provide information specific to this Project. C. Shop Drawing Submittals: Prepared specifically for this Project. D. Sample Submittals: Illustrate functional and aesthetic characteristics of the product, with integral parts and attachment devices. Coordinate sample submittals for interfacing work. 1. For selection from standard finishes, submit samples of the full range of the manufacturer's standard colors, textures, and patterns. E. Indicate utility and electrical characteristics, utility connection requirements, and location of utility outlets for service for functional equipment and appliances.

PRODUCT OPTIONS

A. Products Specified by Reference Standards or by Description Only: Use any product meeting those standards or description. B. Products Specified by Naming One or More Manufacturers: Use a product of one of the manufacturers named and meeting specifications, no options or substitutions allowed. C. Products Specified by Naming One or More Manufacturers with a Provision for Substitutions: Submit a request for substitution for any manufacturer not named

SPARE PARTS AND MAINTENANCE PRODUCTS

A. Provide spare parts, maintenance, and extra products of types and in quantities specified in individual specification sections. B. Deliver to Project site; obtain receipt prior to final payment.

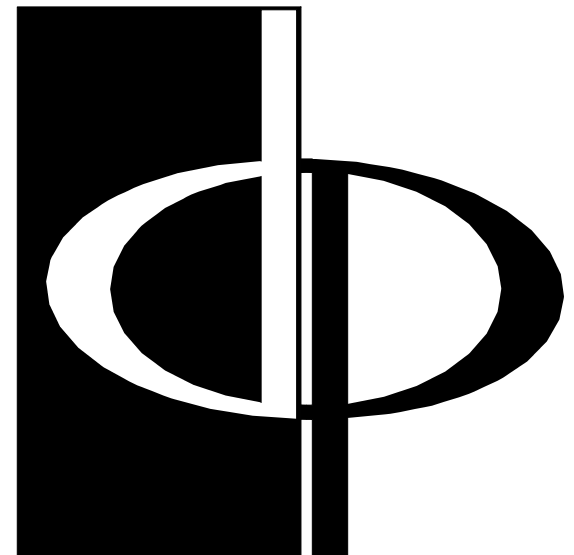
SUBSTITUTION PROCEDURES

A. Instructions to Bidders specify time restrictions for submitting requests for substitutions during the bidding period. Comply with requirements specified in this section.

B. Document each request with complete data substantiating compliance of proposed substitution with Contract Documents.

C. A request for substitution constitutes a representation that the submitter:

- 1. Has investigated proposed product and determined that it meets or exceeds the quality level of the specified product.
- 2. Will provide the same warranty for the substitution as for the specified product.
- 3. Will coordinate installation and make changes to other Work which may be required for the Work to be complete with no additional cost to Owner.
- 4. Waives claims for additional costs or time extension which may subsequently become apparent.
- 5. Will reimburse Owner and Architect for review or redesign services associated with re-approval by authorities.



THE PRESTON  
PARTNERSHIP, LLC  
A MULTI-DISCIPLINARY DESIGN FIRM

SOUTH TERRACES  
115 PERIMETER CENTER PLACE, SUITE 950  
ATLANTA, GEORGIA 30346  
TELEPHONE: 770 396 7248  
FAX: 770 396 2945

WWW.THEPRESTONPARTNERSHIP.COM

CONSULTANT

SEAL



PROJECT

RESERVE AT THE  
BALLPARK, PHASE II,  
AKA REVEL AT THE  
BALLPARK  
2885 CRESCENT PKWY  
SMYRNA, GA 30080

FOR



ATLANTIC REALTY  
PARTNERS

3438 PEACHTREE ROAD  
SUITE 1425  
ATLANTA, GA 30326

ISSUES & REVISIONS

NO.	DESCRIPTION	DATE
1	CONCEPTUAL DESIGN	08/21/2015
2	SCHEMATIC DESIGN	09/28/2015
3	GRAPHIC DESIGN DEVELOPMENT	10/15/2015
4	GMP	04/03/2017
5	PERMIT SET	05/22/2017
6	BUILDING PERMIT	07/25/2017

DATE

DATE