

Statement of Special Inspections

Project: CIRCLE 75 APARTMENTS PHASE II
Location: Atlanta, GA
Owner: Atlantic Realty Partners
Owner's Address: 3378 Peachtree Rd NE
Atlanta, GA 30326

Architect of Record: The Preston Partnership, LLC
Structural Engineer of Record: M2 Structural, LLC

This statement of Special Inspections is submitted as a condition for permit issuance in accordance with the 2012 International Building Code w/ 2014 Georgia amendments. It includes a Schedule of Special Inspection Services applicable to this project.

The Special Inspections Engineer of Record shall keep record s of specified special inspections and testing and shall furnish copies of inspection and testing reports to the building official and to the appropriate registered design professionals of record. Discrepancies from the approved plans and specification and code violations observed during the conduct of special inspections services shall be brought to the immediate attention of the contractor for correction and to the attention of the appropriate registered design professionals of record. A Final Report of Special Inspections documenting completion of specified special inspections and correction of any discrepancies and observed code violations noted in the inspection and testing reports shall be submitted periodically at a frequency agreed upon by the perm it applicant and the building official prior to the start of work.

Statement of Special Inspections

Project: CIRCLE 75 APARTMENTS PHASE II

Schedule of Special Inspection Services

The following sheets comprise the required schedule of special inspections for this project. The construction divisions which require special inspections for this project are as follows:

- ☒ Soils and Foundations
☒ Cast-in-Place Concrete
☒ Precast Concrete
☒ Masonry
☒ Finish System
☒ Structural Steel
- ☐ Cold-Formed Steel
☒ Spray Fire Resistant Wood Construction
☐ Exterior Insulation and Special Cases

Inspection Agents Firm Address

- Special Inspector
- Testing Laboratory
- Other

Note: The qualifications of all personnel performing Special Inspection activities are subject to the approval of the Building Official.

The inspection and testing agent shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official, prior to commencing work.

The credentials of all Inspectors and testing technicians shall be provided if requested.

It is recommended that the person administering the Special Inspections program be a Professional Engineer experienced in the design of buildings.

Key for Minimum Qualifications of Inspection Agents (where indicated on Schedules)	
PE	Professional Engineer
EIT	Engineering in Training
ACI	American Concrete Institute Certified Concrete Field Testing Technician
AWS	American Welding Society Certified Welding Inspector
ASNT	American Society of Non - Destructive Testing - Level II or III

Qualifications of inspection agents may be indicated on the Schedule in instances where the Structural Engineer deems such requirements are appropriate.

Statement of Special Inspections

Schedule of Special Inspection Services

Soils and Foundations

Project: CIRCLE 75 APARTMENTS PHASE II

Item	Agent No. (Qualif.)	Scope
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- Shallow Foundations

1 & 2)
PE or
EIT

Verify that unsuitable materials are removed and that subgrade conforms to requirements of the project soils report. Verify that steel reinforcement, and accessories & embedded materials are placed in accordance with the Contract Documents and approved shop drawings. Verify that the depth and width of footings and turn downs are in conformance with contract documents.

- Controlled Structural Fill

1
PE or
EIT

Inspect compacted fill operations to verify that fill material, lift heights, level of compaction are in conformance with the requirements of the project soils report..

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Cast-in-Place Concrete

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Item	Agent No. (Qualif.)	Scope
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- Mix Design

1,2,3
1705.4.1

EIT

Review for compliance with Contract Documents and ACI 301.
- Material Certification

1
1705.4.1

2
PE

Review for compliance with Contract Documents and ASTM.
- Reinforcement Installation

2
1705.4.2

EIT or
ACI

Review the size, grade, spacing, location, cover and condition of the reinforcing steel for compliance with the structural contract documents and the approved shop drawings.
- Post - Tensioning Operations

2
1705.4.5

EIT or
ACI

Verify that post-tensioning operations are performed in strict accordance with the Contract Documents, Approved Shop Drawings and PTI including, but not limited to: initial stressing, elongation reports, and anchorages.
- Batching Plant

4
1705.4.4

N/A
- Formwork Geometry

CT 1705.4.3

2
EIT or
ACI

Review geometry for compliance with the structural contract documents.
- Concrete Placement

5,24,25
1705.4.4

2
ACI

Inspect the placement of concrete for compliance with the structural contract documents. Test slump and temperature of each batch and verify conformance with contract documents. Test air content when compressive strength specimens are molded. Verify that hot and cold weather concreting is in conformance with ACI 305R and 306R when required, respectively.
- Evaluation of Concrete Strength

1
1705.4.4

2
ACI

Perform testing in accordance with ACI 318 Sections 3.1 & 3.8. Obtain minimum 1 set of 4 cylinders for each compressive strength test. Test one specimen 7 days, 2 at 28 days and retain one in reserve for later testing if required. Perform minimum one test for every

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Masonry

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Item	Agent No. (Qualif.)	Scope
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- Material Certification

4
1705.5

2
EIT

Review certificates of compliance for masonry units; mortar mix designs and strength tests; grout mix designs and strength tests; and manufacturer's catalog data for joint reinforcing and metal accessories.
- Mixing of Mortar and Grout

9
1705.5

2
ACI

Verify mortar and grout meet standards & strength set in the contract documents and ACI 530.
- Installation of Masonry

10
1705.5

2
ACI

Verify concrete masonry units (CMU) are installed properly and within plumbness tolerances as established in ACI 530.
- Reinforcement Installation

11
1705.5

2
ACI or
EIT

Review the size, grade, spacing, cover and condition of the reinforcing steel for compliance with the structural contract documents and the approved shop drawings.
- Grouting Operations

12
1705.5

2
ACI

Verify all cells below grade with reinforcing are grouted solid full height. Inspect the placement of grout (including grout vibration) for conformance with ACI 530.1.8.8, Section 4.3.3, and the construction documents.
- Weather Protection

13
1705.5

2
ACI

Cover top of unfinished masonry works to protect it from the weather. Verify the implementation of hot and cold weather procedures listed in Section 1.8 of ACI - 530.1 - 08/ASCE 6 - 08/TMS 602 - 08 " Specification for Masonry Structures." Implement procedures at temperatures and wind speeds listed in the above referenced section.
- Evaluation of Masonry Strength

14
1705.5

2
ACI

Verify CMU meets or exceeds strength specified in the contract documents.
- Anchors and Ties

15
1705.5

2
EIT

Verify that installation of anchors and ties are in conformance with design documents and ACI 530.

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Structural Steel

Project: CIRCLE 75 APARTMENTS PHASE II

Item	Agent No. (Qualif.)	Scope
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- Fabricator Certification/ Quality Control Procedures

1705.2; 1705.3.1

2
PE or
AWS

Verify that the fabricator maintains detailed fabrication and quality control procedures which conform to the requirements of the American Institute of Steel Construction's Quality Certification Program.
- Material Certification

17, 18, 19
1705.3.2

2
PE &
AWS

(1) Review mill certificates for plates and shapes. Review weld manufacturer's certificate of compliance for weld filler metal. (2) Verify bolt identification markings.
- Open Web Steel Joists

N/A
- Bolting

20
1705.3.3.1

2
PE or
EIT

Inspect installation of high strength bolts for conformance with the "Specification for Structural Joints Using ASTM A325 of A490 Bolts" by the Research Council on Structural Bolts, and the construction documents.
- Welding

21
1705.3.3.2

2
AWS

Perform visual inspection of all welds in accordance with AWS D1.1. Perform visual inspection of metal deck welding in accordance with AWS D1.3. Perform ultrasonic testing of all groove welds. Submit welder qualification statements.
- Shear Connectors

22

N/A
- Structural Details

1705.3.3.3

2
EIT

Verify that the general geometry and elevation of the erected steel frame conforms to the construction documents and the approved shop drawings.
- Metal Deck

2
EIT

Verify that the general geometry and elevation of metal deck conforms to the construction documents and the approved shop drawings

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Wood Construction

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Item	Agent No. (Qualif.)	Scope
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- Fabricator Certification/ Quality Control Procedures

1705.2; 1705.6

2
EIT

Verify that truss and wall panel suppliers meet or exceed standards of practice established by the Wood Truss Council of America (WTCA) and ANSI / TPI - 1 "National Design Standard for Metal Plate Connected Wood Truss Construction". Also verify that lumber is well marked and conforms to standards established by a national governing agency, i.e. Southern Pine Inspection Bureau (SPIB), West Coast Lumber Inspection Bureau (WCLIB) or Western Wood Products Association (WWPA)
- Material Grading

2
EIT

Verify that the size, location, spacing, species, and grade of all wood beams, headers, studs and trusses are in conformance with the structural construction documents and reviewed shop dwgs. Verify type and thickness of roof and floor sheathing.
- Connections

1705.6

2
EIT

Verify that the nailing patterns, strapping, and anchors to foundation of horizontal diaphragms and shear walls are in conformance with the structural construction documents. Verify that truss & beam hangers are installed per manufacturer's recommendations.
- Framing and Details

2
EIT

Verify that the wood structural details in the design documents have been properly implemented at the required locations.

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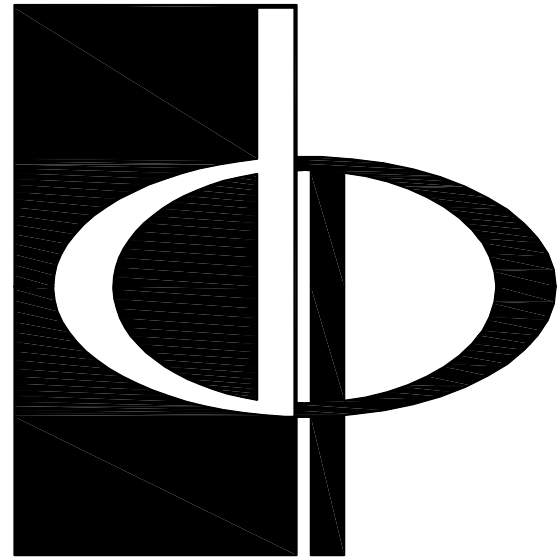
Schedule of Special Inspection Services

References

Project: CIRCLE 75 APARTMENTS PHASE II

- ACI 318 - 08, Building Code Requirements for Structural Concrete , Chapter 3.
- ACI 318 - 08, Building Code Requirements for Structural Concrete , § 7.4, 7.5, 7.6 and 7.7.
- ACI 318 - 08, Building Code Requirements for Structural Concrete , § 18.18.
- ACI 318 - 08, Building Code Requirements for Structural Concrete , Chapter 4 and § 5.2, 5.3, 5.4 and 5.8.
- ACI 318 - 08, Building Code Requirements for Structural Concrete , § 5.9 and 5.10.
- ACI 318 - 08, Building Code Requirements for Structural Concrete , § 5.6.
- ACI 318 - 08, Building Code Requirements for Structural Concrete , § 5.11, 5.12 and 5.13.
- NDS - 05, National Design Specification for Wood Construction - Revised Edition

- ACI 301 - 08, Specifications for Structural Concrete
- ACI 305R, Hot Weather Concreting
- ACI 306R, Cold Weather Concreting
- PTI Design manual, 5th Edition
- ASCE, Standard Guidelines for the Design and Installation of Pile Foundations
- AISC, Load and Resistance Factor Design Specification for Structural Steel Buildings
- AISC, Specification for Structural Steel Buildings - Allowable Stress Design and Plastic Design
- AWS, Structural Welding Code - Steel



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SEAL



PROJECT

REVEL AT THE
BALLPARK

2885 CRESCENT PKWY
SMYRNA, GA 30080

FOR



ATLANTIC REALTY
PARTNERS

3438 PEACHTREE ROAD, SUITE 1425
ATLANTA, GA 30326
404-591-2900

△ ISSUE DATE

SCHEMATIC DESIGN SET	08/28/2015
DD PROGRESS SET	10/07/2015
DD/GMP	10/15/2015
FOUNDATION PERMIT	12/07/2015
75% CDs	01/28/2016
GMP SET	04/03/2017
PERMIT SET	05/22/2017

DATE 05/22/2017

JOB NUMBER 1493101

DRAWN BY CTK

CHECKED BY JWS

SHEET TITLE

SPECIAL INSPECTIONS

SHEET NUMBER

S0-02

COMMENTS RELEASED FOR CONSTRUCTION