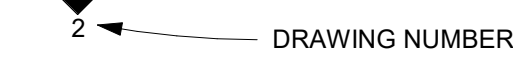
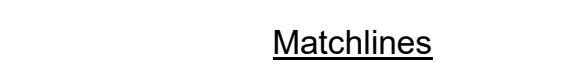
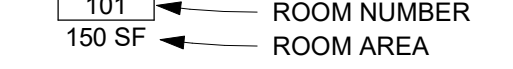
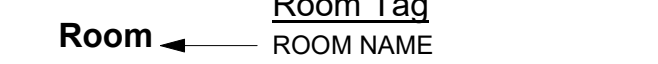
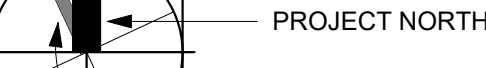
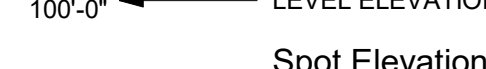
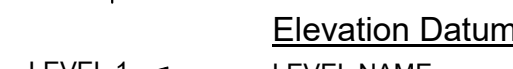
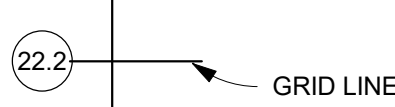
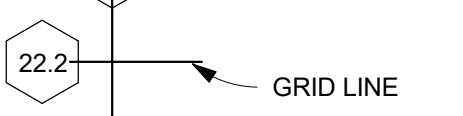
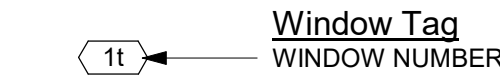
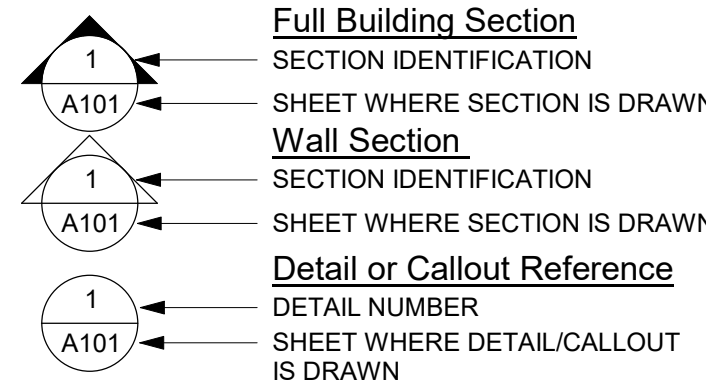
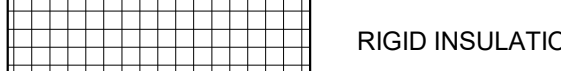
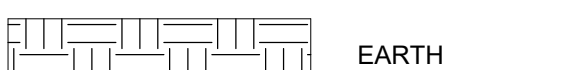
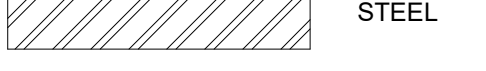
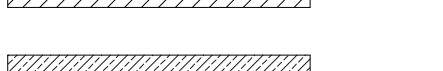
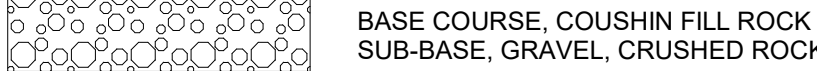


SYMBOL LEGEND



MATERIAL LEGEND



ABBREVIATIONS

AFF	ABOVE FINISH FLOOR (SLAB)	INT	INTERIOR
AFG	ABOVE FINISH GRADE	LAV	LAVATORY
BLK	BLOCK	MECH	MECHANICAL
B.O.	BOTTOM OF	MISC	MISCELLANEOUS
BLDG	BUILDING	NIC	NOT IN CONTRACT
		NTS	NOT TO SCALE
CW	COLD WATER	OPP	OPPOSITE
CL	CENTER LINE	PLBG	PLUMBING
CLR	CLEAR/CLEARANCE	PLYWD	PLYWOOD
COL	COLUMN		
CONC	CONCRETE	RD	ROOF DRAIN
CU	CONDENSING UNIT	RET	RETAINING
CMU	CONCRETE MASONRY UNIT	REF	REFERENCE
CONT	CONTINUOUS	REV	REVISE/REVISION
CJ	CONTROL JOINT	REINF	REINFORCING
DN	DOWN	RTU	ROOF TOP UNIT (HVAC)
EA	EACH	SAN	SANITARY SEWER LINE
EFS	EXTERIOR INSULATED FINISHING SYSTEM	SIM	SIMILAR
EL	ELEVATION	SPECS	SPECIFICATIONS
ELEC	ELECTRIC/ELECTRICAL		
EQUIV	EQUIVALENT	TS	TUBE STEEL
EXIST	EXISTING	T.O.	TOP OF
EXT	EXTERIOR	TOC	TOP OF CONCRETE
EJ	EXPANSION JOINT	TOS	TOP OF STEEL
FD	FLOOR DRAIN	TYP	TYPICAL
FF	FINISHED FLOOR		
FLR	FLOOR	UNO	UNLESS NOTED OTHERWISE
GA	GAGE/GAUGE		
GC	GENERAL CONTRACTOR	WC	WATER CLOSET
GALV	GALVANIZED	WH	WATER HEATER
GYP	GYPSPUM	WWF	WELDED WIRE FABRIC
HVAC	HEATING VENTILATING AIR CONDITIONING		
HW	HOT WATER		

Seidel Commercial Development DUMPSTER

AMENDMENT #1 – VE
8810 SEIDEL ROAD
WINTER GARDEN, FLORIDA 34787



PROJECT SITE



LEGAL PROPERTY DESCRIPTION:

COMM AT THE SW CORNER SEC 34-23-27 TH N00-01-58W 167.11 FT TH N84-58-24E 620.2 FT TH N02-31-41W 107.3 FT TO A POC CONCAVE ELY HAVING A RADIUS 1260 FT CHORD BRG N03-17-40E DELTA 11-38-43 AN ARC LENGTH 256.09 FT TO THE POB BEING ON A CURVE CONCAVE ELY HAVING A RADIUS 1260 FT CHORD BRG N18-32-29E DELTA 18-50-54 AN ARC LENGTH 414.5 FT TO A PRC CONCAVE WLY HAVING A RADIUS 35 FT CHORD BRG N20-08-38W DELTA 96-13-08 AN ARC LENGTH 58.78 FT TH N68-15-12W 141.4 FT TO A POC CONCAVE SLY HAVING A RADIUS 25 FT CHORD BRG S73-45-41W DELTA 75-58-15 AN ARCL LENGTH 33.15 FT TO A PCC CONCAVE SELY HAVING A RADIUS 1206.52 FT CGRD BRG S24-34-33W DELTA 22-24-01 AN ARC LENGTH 471.7 FT TH S76-37-28E 249.31 FT TO THE POB & BEG AT THE NE CORNER OF THE SW 1/4 OF THE SW 1/4 SEC 34-23-27 TH N89-42-31E 51.46 FT TO THE WLY R/W SEIDEL RD TH S20-01-47W 107.43 FT TH S34-28-49E 9.44 FT TH S23-27-12W 51.23 FT TH N00-10-39E 155.75 FT TO THE POB

SHEET INDEX - CIVIL

Sheet #	Sheet Name	Current Revision Date
C-1.0	COVER	
C-1.1	GENERAL NOTES	
C-2.0	EXIST CONDITIONS, DEMOLITION AND EROSION CONTROL	
C-2.1	EROSION CONTROL DETAILS	
C-2.2	AERIAL AND SIGHT DISTANCE	
C-2.3	TURN LANE DESIGN	
C-3.0	SITE PLAN	
C-3.1	GEOMETRY PLAN	
C-4.0	UTILITY PLAN	
C-4.1	AUTOTURN EXHIBIT	
C-5.0	PAVING, GRADING, AND DRAINAGE PLAN	
C-6.0	UTILITY DETAILS	
C-7.0	WATER DETAILS	
C-7.2	WATER DETAILS 2	
C-7.3	WATER DETAILS 3	
C-8.1	DRAINAGE DETAILS 1	
C-8.2	DRAINAGE DETAILS 2	
C-8.3	DRAINAGE DETAILS 3	
L-1.0	LANDSCAPE PLAN	
P-1.0	PHOTOMETRIC PLAN	

SHEET INDEX - ARCHITECTURAL

Sheet #	Sheet Name	Current Revision Date
A000	COVER SHEET	
A001	SPECIFICATIONS AND GENERAL NOTES	
A002	GENERAL CONDITIONS	
A100	SITE PLAN/SITE DETAILS	
A102	DUMPSTER	

SHEET INDEX - STRUCTURAL

Sheet #	Sheet Name	Current Revision Date
1S-100	STRUCTURAL NOTES	
1S-101	STRUCTURAL NOTES & WIND PRESSURES	
1S-201	FOUNDATION PLAN	
1S-202	ROOFING PLAN	
1S-203	HIGH ROOF FRAMING PLAN	
1S-302	BUILDING SECTIONS	
1S-303	BUILDING SECTIONS	
1S-501	STRUCTURAL DETAILS	
1S-502	STRUCTURAL DETAILS	

SHEET INDEX - ELECTRICAL

Sheet #	Sheet Name	Current Revision Date
E000	ELECTRICAL LEGEND	
E001	ELECTRICAL SPECIFICATIONS	
E100	ELECTRICAL SITE PLAN	
E201	ELECTRICAL LEVEL 01 RETAIL 1	
E202	ELECTRICAL ROOF RETAIL 1	
E501	ELECTRICAL ONE-LINE & SCHEDULES	
E601	ELECTRICAL DETAILS	

STUDIO 407

STUDIO 407 LLC
1222 Woodward Street #103
Orlando, Florida 32803
(407) 392-3150
jeff@407studio.com | www.407studio.com

DUMPSTER

Shoppes at Lakeview

8810 SEIDEL ROAD, WINTER GARDEN, FLORIDA 34787

CONSULTANT:

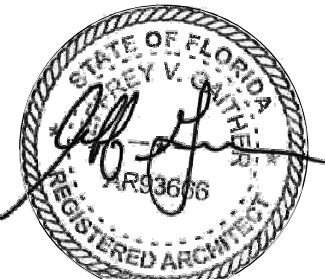
Issued For

AMENDMENT #1 – VE 06/10/24

Revisions

#	Description	Date
---	-------------	------

Seal



This item has been electronically signed and sealed by: Jeff Gaither, AIA, on the Date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Project No: 21-171
Drawn By: Author Jeff Gaither, AIA AR93666

© Studio 407 LLC

Sheet Title

COVER SHEET

A000

PROJECT NOTES

GENERAL NOTES

- THIS PROJECT AND ALL WORK ASSOCIATED WITH PROJECT SHALL CONFORM TO THE STATE AND LOCAL JURISDICTION CODE REQUIREMENTS.
2. THE TERM "ARCHITECT" OR "DESIGNER" AS USED IN THESE DOCUMENTS REFERS TO JEFF GAITHER, AIA.
3. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE ON PROCEDURE, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, ALL OF WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE DESIGN ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. DURING DEMOLITION AND/OR CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER OR ARCHITECT.
5. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OF PLANS FOR BID PURPOSES PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
6. ALL WORK NOTED "N.I.C." OR "NOT IN CONTRACT" IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE PART OF THE CONSTRUCTION AGREEMENT. THE GENERAL CONTRACTOR SHALL COORDINATE WITH "OTHER" CONTRACTORS PER REQUIREMENTS ESTABLISHED BY OWNER AND TENANT.
7. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR EXAMINING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ITEMS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION OR RELATED WORK.
8. CONTRACTOR SHALL MAINTAIN RECORD DOCUMENTS OF CONSTRUCTION CHANGES ("AS-BUILT DRAWINGS") AND SHALL PROVIDE SAID DOCUMENTATION TO THE ARCHITECT UPON COMPLETION OF CONSTRUCTION - NO EXCEPTION ALLOWED.
9. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE TO COORDINATE WITH ALL SUBCONTRACTORS PER REQUIREMENTS ESTABLISHED BY OWNER, TENANT, OR BOTH, WHICH ARE UNDER SEPARATE CONTRACT WITH THE OWNER, OR TENANT, OR BOTH.
10. THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, OTHER DRAWINGS, AND JOB SPECIFICATIONS ARE SUPPLEMENTARY TO ARCHITECTURAL CONSTRUCTION DRAWINGS. ANY DISCREPANCY BETWEEN THESE DOCUMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
11. THE INTENT OF DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, MATERIALS, AND SERVICES NECESSARY FOR THE COMPLETION OF ALL WORK SHOWN, DESCRIBED, OR REASONABLY IMPLIED, BUT NOT LIMITED TO THAT EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS.
12. INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, UNLESS NOTED OTHERWISE.
13. ANY WORK INSTALLED IN CONFLICT WITH THE CONSTRUCTION DRAWINGS, WITHOUT THE PRIOR APPROVAL OF THE OWNER AND THE ARCHITECT SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
14. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY SPECIFIED MATERIALS OR EQUIPMENT WHICH ARE EITHER UNAVAILABLE OR THAT WILL CAUSE A DELAY IN THE CONSTRUCTION COMPLETION SCHEDULE. THE CONTRACTOR SHALL SUBMIT CONFIRMATIONS OF DELIVERY DATES FOR ORDERS OF MATERIALS AND EQUIPMENT HAVING LONG LEAD TIMES.
15. ALL REQUESTS FOR SUBSTITUTIONS OF ITEMS SPECIFIED SHALL BE SUBMITTED IN WRITING AND WILL BE CONSIDERED ONLY IF BETTER SERVICE FACILITIES, A MORE ADVANTAGEOUS DELIVERY DATE, OR A LOWER PRICE WITH CREDIT TO THE OWNER/TENANT WILL BE PROVIDED WITHOUT SACRIFICING QUALITY, APPEARANCE, AND FUNCTION. UNDER NO CIRCUMSTANCES WILL THE ARCHITECT BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT EQUAL QUALITY TO THE PRODUCT SPECIFIED.
16. PROJECT SPECIFICATIONS ARE AN INTEGRAL PART OF THESE PLANS - SUBSTITUTIONS FOR SPECIFIED MATERIALS REQUIRE WRITTEN APPROVAL FROM THE ARCHITECT.
17. UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SUBMIT ONE (1) SET OF SHOP DRAWINGS. SHOP DRAWINGS SHOULD INCLUDE DETAILED, FABRICATION AND ERECTION DRAWINGS, SETTING DRAWINGS, DIAGRAMMATIC DRAWINGS, AND MATERIAL SCHEDULES. LOCATION AND ORIENTATION OF ALL ITEMS SHOULD BE CLEARLY INDICATED. BEGIN FABRICATION OF SHOP ITEMS AFTER RECEIVING ARCHITECT'S OR DESIGNER'S APPROVAL OF SHOP DRAWINGS.
18. THE ARCHITECT'S REVIEW OF SHOP DRAWINGS SHALL NOT RELIEVE THE GENERAL CONTRACTOR OR SUBCONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS UNLESS HE HAS, IN WRITING, AND BROUGHT TO THE ATTENTION OF THE ARCHITECT SUCH DEVIATIONS AT THE TIME OF THE SUBMISSION, NOR SHALL IT RELIEVE HIM (GENERAL CONTRACTOR) FROM THE RESPONSIBILITY FOR ERRORS OF ANY SORT IN THE SHOP DRAWINGS.
19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING PERMITS PRIOR TO STARTING CONSTRUCTION.
20. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL HAVE EVIDENCE OF CURRENT WORKMAN'S COMPENSATION INSURANCE COVERAGE ON FILE WITH THE STATE LABOR DEPARTMENT IN COMPLIANCE WITH CURRENT LABOR CODES.
21. PROVIDE CONTINUOUS INSPECTIONS AS SET FORTH IN STATE AND LOCAL CODES AND PER CONTRACT DOCUMENTS AS NEEDED.
22. PRIOR TO THE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY FOR THIS PROJECT, THE GENERAL CONTRACTOR SHALL SUBMIT A SIGNED CERTIFICATE TO THE DEPARTMENT OF BUILDING AND SAFETY STATING THAT ALL WORK HAS BEEN PERFORMED AND MATERIALS INSTALLED ACCORDING TO THE PLANS AND SPECIFICATIONS AFFECTING NON-RESIDENTIAL ENERGY.

DRAWING NOTES

1. UNLESS OTHERWISE NOTED OR INDICATED, ALL DIMENSIONS ON THESE DOCUMENTS SHALL BE TO FACE OF CURB, FACE OF CONCRETE OR MASONRY, FACE OF FINISH OR CENTERLINE OF GRIDS.
2. ALL VERTICAL DIMENSIONS SHOWN ARE FROM FLOOR SLAB, UNLESS OTHERWISE NOTED.
3. DIMENSIONS SHOWN IN FIGURES TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS. LARGE SCALE DRAWINGS AND DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
4. THE TERM "ALIGN", AS USED IN THESE DOCUMENTS, SHALL MEAN TO ACCURATELY LOCATE FINISHES IN THE SAME PLANE.
5. "TYPICAL", AS USED IN THESE DOCUMENTS, SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE.
6. DETAILS ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY ONCE, WHEN THEY FIRST OCCUR AND ARE REPRESENTATIVE OF ALL SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE.
7. COLUMN CENTERLINES (GRID LINES) ARE SHOWN FOR DIMENSIONING PURPOSES.

INTERIOR / EXTERIOR NOTES

1. WHERE ELECTRICAL, MECHANICAL, AND/OR PLUMBING ITEMS, SUCH AS LIGHTS, DUCTS, PIPING, DOWNSPOUTS, ETC. ARE TO PENETRATE ANY BUILDING FOOTINGS, SLABS, FLOORS, STRUCTURAL FRAMING, WALL PARTITIONS, CEILINGS, ETC., IT IS REQUIRED THAT AN APPROPRIATELY SIZED OPENING OR CLEARANCE BE FURNISHED. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL ITEMS WITH THE CONSTRUCTION DOCUMENTS PRIOR TO THE INSTALLATION OF STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL WORK. ANY CONFLICT OR DISCREPANCY WITHIN CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION.
2. CONTRACTOR, ALONG WITH MECHANICAL CONTRACTOR, SHALL PROVIDE AND LOCATE ACCESS DOORS/ PANELS IN WALL & CEILING CONSTRUCTION AS REQUIRED TO PROVIDE ACCESS TO MECHANICAL, FIRE SPRINKLER, PLUMBING, AND ELECTRICAL WORK. CONTRACTOR SHALL SUBMIT A PLAN OF ALL PROPOSED ACCESS PANEL LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
3. ALL PENETRATIONS AT RATED CONSTRUCTION SHALL BE PROTECTED TO MAINTAIN RATING.
4. WHERE OCCURS, CONTRACTOR SHALL PATCH ANY EXISTING WALLS AND/OR CEILINGS AS NEEDED TO REFINISH THE LEASE SPACE AND REPAIR ALL DAMAGES CAUSED BY CONTRACTOR.
5. INTERIOR WALLS AND CEILINGS SHALL BE INSTALLED IN ACCORDANCE TO STATE AND LOCAL CODES, INCLUDING REQUIREMENTS FOR FLAME SPREAD AND SMOKE DENSITY RATINGS FOR FINISH MATERIALS.
6. WHEN USED, ALL NOISE BARRIER BATS (SOUND INSULATION) AND INSULATION BATTS SHALL BE NON-COMBUSTIBLE AND SHALL NOT CONTAIN OR UTILIZE OZONE DEPLETING COMPOUNDS.
7. ALL NEW CONSTRUCTION MATERIALS SHALL BE 100% ASBESTOS-FREE.

JOB SITE NOTES

1. WHERE EXISTING TENANTS/BUSINESSES ARE ADJACENT TO THE JOB SITE/TENANT, THE CONTRACTOR SHALL MINIMIZE CONSTRUCTION NOISE - EXTREME NOISE CONSTRUCTION SHALL OCCUR AT NON-TYPICAL BUSINESS HOURS, CONTRACTOR SHOULD NOTIFY BUILDING REPRESENTATIVE OF SPECIAL CIRCUMSTANCES IN ADVANCE PRIOR TO WORK.
2. THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL KEEP THE PROJECT AND SURROUNDING AREA FREE FROM DUST AND DEBRIS. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR AND WATER POLLUTION CONTROL STANDARDS AND REGULATION OF THE STATE DEPARTMENT OF HEALTH.
3. CONSTRUCTION DEBRIS AND WASTES SHALL BE DEPOSITED AT AN APPROPRIATE SITE. THE CONTRACTOR SHALL INFORM THE BUILDING REPRESENTATIVE OF THE LOCATION OF DISPOSAL SITES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CLEANING OF THE JOB AFTER ITS COMPLETION. WHERE APPLICABLE, CLEANING SHALL INCLUDE, BUT NOT BE LIMITED TO, THE EXTERIOR AND THE INTERIOR OF THE BUILDING, THE PATH OF TRAVEL TO THE JOB SITE, PARKING LOTS, ELEVATORS, LOBBIES, AND CORRIDOR CARPETS.
5. THE CONTRACTOR SHALL PROVIDE PEDESTRIAN PROTECTION, WHERE REQUIRED PER STATE AND LOCAL CODES.
6. IF TRENCHES OR EXCAVATIONS 5'-0" OR MORE IN DEPTH ARE REQUIRED OBTAIN ISSUANCE OF A BUILDING OR GRADING PERMIT.
7. NO HAZARDOUS MATERIALS SHALL BE USED OR STORED WITHIN THE BUILDING WHICH DOES NOT COMPLY WITH THE LOCAL FIRE AUTHORITY AND STATE & COUNTY REQUIREMENTS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR BLOCKING OFF SUPPLY AND RETURN AIR GRILLES, DIFFUSERS, AND DUCTS TO KEEP DUST FROM ENTERING INTO BUILDING AIR DISTRIBUTION SYSTEMS.
9. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE DONE SO IN ACCORDANCE WITH STATE AND LOCAL CODES.

GENERAL CONDITIONS

2. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, GUYS OR TIE-DOWNS MAY BE NECESSARY.
3. NOT USED
4. IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. ALL CONTRACTORS SHALL DO THEIR WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
5. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. CONTRACTOR SHALL REPORT ALL DISCREPANCIES IN THE DRAWINGS AND EXISTING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.
6. CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD IN THE WORK ALL INSERTS, ANCHORS, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS, AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
7. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED OR REPRODUCED WITHOUT EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.
8. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
9. CONTRACTOR WILL INCORPORATE ALL NECESSARY LOCAL/STATE/FEDERAL BUILDING, FIRE AND HANDICAP CODES INTO THE DESIGN AND BASE PROPOSAL FOR A COMPLETE TURNKEY PROJECT.
10. PROJECT SHALL BE TURNED OVER TO TENANT IN CLEAN CONDITION WITH ALL TRASH AND DEBRIS REMOVED FROM THE SITE. ALL WINDOWS AND GLASS CLEAN, ALL FLOORS CLEAN, ALL HORIZONTAL SURFACES DUSTED AND CLEANED, AND ALL TOILET AND PLUMBING FIXTURES CLEAN AND IN GOOD WORKING ORDER.
11. CONTRACTOR SHALL HAUL RUBBISH FROM SITE ON A REGULAR BASIS. DO NOT ALLOW TRASH AND DEBRIS TO ACCUMULATE.
12. CONTRACTOR TO OBTAIN ALL PERMITS, PAY ALL FEES AND TAXES.
13. DIMENSIONS INDICATED ON THE DRAWINGS IN REFERENCE TO EXISTING CONDITIONS ARE THE BEST AVAILABLE DATE OBTAINABLE, BUT ARE NOT GUARANTEED. BEFORE PROCEEDING WITH ANY WORK DEPENDENT UPON THE DATA INVOLVED, THE CONTRACTOR SHALL FIELD CHECK AND VERIFY ALL DIMENSIONS, GRADES, LINES, LEVELS, OR OTHER CONDITIONS OF LIMITATIONS TO THE SITE TO AVOID CONSTRUCTION ERRORS. IF ANY WORK IS PERFORMED BY THE CONTRACTOR OR ANY OF HIS SUBCONTRACTORS PRIOR TO ADEQUATE VERIFICATION OF APPLICABLE DATA, ANY RESULTANT EXTRA COST FOR ADJUSTMENT OF WORK AS REQUIRED TO CONFORM TO EXISTING LIMITATIONS SHALL BE ASSUMED BY THE CONTRACTOR WITHOUT REIMBURSEMENT OR COMPENSATION BY THE OWNER.
14. A DESIGNATED LOCATION FOR STORAGE OF CONSTRUCTION MATERIAL AND EQUIPMENT SHALL BE DETERMINED BY OWNER AND IDENTIFIED AT THE PRE-CONSTRUCTION MEETING.
15. CONTRACTOR'S PERSONNEL ARE CONFINED TO AREAS OF BUILDING NECESSARY FOR COMPLETING THE WORK, FREE ACCESS TO ALL PARTS OF THE BUILDING IS NOT ALLOWED. ALL CONTRACTOR TOOL BOXES, CONTAINERS, ETC., ARE SUBJECT TO THE OWNER'S INSPECTION.

THERMAL AND MOISTURE PROTECTION

1. PROVIDE THERMAL BUILDING INSULATION AT ASSEMBLIES ADJACENT TO EXTERIOR OR UNHEATED SPACES IN ACCORDANCE WITH GOVERNING CODES AND UNLESS NOTED OTHERWISE, MEETING THE FOLLOWING REQUIREMENTS:

EXTERIOR CMU WALLS

- PROVIDE R-4.2 FI-FOIL AA-2 VAPOR SHIELD
REFLECTIVE INSULATION/VAPOR BARRIER IN ALL
AREAS WHICH RECEIVE GYPSUM BOARD OVER CMU WALLS.
FILL CELLS WITH COREFILL 500 INSULATION OR EQUIVALENT PRODUCT

EXTERIOR FRAME WALLS

- A. 2x4 - GLASS FIBER BATTS: R-13
B. 2x6 - GLASS FIBER BATTS: R-19

CEILINGS

- A. ATTIC AREAS - GLASS FIBER, BLOWN-IN: R-30
B. VAULTED/RAFTER FRAMED - GLASS FIBER, BATTS: R-30

WOOD FRAMED FLOORS OVER UNHEATED AREAS

- A. GLASS FIBER BATTS: R-19

2. PROVIDE FLASHING AND SHEET METAL REQUIRED TO PREVENT INFILTRATION OF WATER THROUGHOUT THE EXTERIOR SHELL OF THE BUILDING
3. PROVIDE GUTTERS AND DOWNSPOUTS AS REQUIRED.
4. ALL JOINTS OF COPPER FLASHING SHALL BE FULLY SOLDERED.
5. ALL JOINTS OF ALUMINUM FLASHING SHALL BE FULLY WELDED.
6. ALL ALUMINUM USED WITHIN OR ON THE STRUCTURE SHALL NOT COME IN DIRECT OR INDIRECT CONTACT WITH ANY ZINC COATED (GALVANIZED) METALS OF ANY TYPE.
7. PROVIDE A CONTINUOUS VAPOR BARRIER AT ALL EXPOSED EXTERIOR WALLS WITH THE BARRIER LOCATED PER THE PRODUCT MFR'S SPECIFICATIONS PURSUANT TO THE LOCAL PREVAILING CLIMATIC CONDITIONS.

DOORS AND WINDOWS

1. DOORS: SEE PLANS AND EXTERIOR ELEVATIONS FOR SIZE AND TYPE. GLAZING IN DOORS, SIDELITES AND EXTERIOR TRANSOMS SHALL BE DOUBLE-PANED, INSULATED, AND TEMPERED.
2. WINDOWS: SEE PLANS AND EXTERIOR ELEVATIONS FOR SIZE AND TYPE. GLAZING SHALL BE DOUBLE-PANED, INSULATED, AND TEMPERED AS REQUIRED BY THE FLORIDA BUILDING CODE, LATEST EDITION.

FINISHES

1. GYPSUM WALL PANEL USAGE SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:
WALLS: 5/8" GYPSUM WALLBOARD AT ALL APPLICABLE FACES
CEILINGS: 5/8" GYPSUM CEILING BOARD AT ALL APPLICABLE FACES
2. PROVIDE METAL CORNER BEAD AS REQUIRED BY THE DESIGN AND INSTALLED PER THE USG CONSTRUCTION HANDBOOK.
3. TAPE, FLOAT AND SAND JOINTS AND OTHER REQUIRED AREAS AT ALL WALLS, CEILINGS, BEAMS, SOFFITS, COLUMNS AND ALL OTHER GYPSUM BOARD COVERED AREAS AS REQUIRED TO OBTAIN A UNIFORMLY SMOOTH, CLEAN SURFACE, UNLESS NOTED OTHERWISE.
4. "DURAROCK" PANELS SHALL BE INSTALLED AT ALL WALLS AND CEILINGS THAT ARE ADJACENT TO OR SURROUND TUBS, SHOWERS AND ALL "WET" AREAS AS REQ D.

EQUIPMENT/SPECIALTIES

1. APPLIANCES: ALL APPLIANCES SHALL BE INSTALLED PER THE MFRS. SPECIFICATIONS.

GENERAL NOTES

1. THE DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCE, AND TYPICAL DETAILS OF CONSTRUCTION. THE DRAWINGS DO NOT INDICATE EVERY CONDITION - WORK NOT INDICATED BUT NECESSARILY DETAILED SHALL BE OF CONSTRUCTION SIMILAR TO PARTS THAT ARE DETAILED.
2. WRITTEN DIMENSIONS PREVAIL. DO NOT SCALE THESE DRAWINGS. IF DIMENSIONS ARE IN CONFLICT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
3. DETAILED DRAWINGS AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
4. PARTITION DIMENSIONS ARE GIVEN TO THE FACE OF FRAMING/FURRING MEMBER UNLESS OTHERWISE NOTED.
5. WHERE BUILDING ELEMENTS ARE TOO LARGE TO FIT INSIDE THE CAVITY OF WALLS, WALLS ARE TO BE FURRED TO CONCEAL OR "BUILD IN" PIPING, ELECTRICAL PANELS AND OTHER RECESSED OBJECTS.
6. DOOR OPENING LOCATIONS ARE DIMENSIONED TO ROUGH OPENING.
7. IF THE CONTRACTOR DISCOVERS ANY CONFLICT BETWEEN THE DRAWINGS AND THE CONDITIONS WHERE WORK IS TO BE PERFORMED, HE SHALL PROMPTLY NOTIFY THE ARCHITECT.
8. DOCUMENTS ARE FOR CORE AND SHELL STRUCTURE ONLY. BUILDOUTS OF UNITS AND PUBLIC SPACES AND ASSOCIATED FINISHES SHALL BE BY SEPARATE PERMIT DOCUMENTS.

STUDIO 407

STUDIO 407 LLC
1222 Woodward Street #103
Orlando, Florida 32803
(407) 392-3150
jeff@407studio.com | www.407studio.com

DUMPSTER

Shoppes at Lakeview

8810 SEIDEL ROAD, WINTER GARDEN, FLORIDA 34787

CONSULTANT:

[illegible]

Revisions

[illegible]

Sea



This item has been electronically signed and sealed by Jeffrey Galtner, RA on the Date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Project No: 21-17
Drawn By: Author

Jeff Gaither, AIA
AR93666

© Studio 407 LLC

Sheet Title

SPECIFICATIONS AND GENERAL NOTES

A001

General Requirements

Contractor shall be responsible for the safety of all persons (Workers, Guests, Owners, Staff, Outside Contractors, etc.) and property, as affected by the Contractor's presence and work during performance of the work. This requirement applies continuously and is not limited to working hours. Work shall be done in a workman-like manner and shall be in accordance with governing codes and regulatory agencies. The Contractor shall be solely and completely responsible for code installation requirements.

1. Contract Documents

- A. The Contract Documents shall consist of the "Agreement", which is a written contract between the Owner and Contractor, the General Conditions and the Contract Documents.
- B. The Contract Documents shall include these drawings and written notes and specifications, the Contractor Bid Form, Interior Finish Index, all Addendum, Requests for Information (RFI) and Contract Process Documents.
- C. In the case of possible conflict or ambiguity within any referenced documents, these drawings, written project notes and specification shall take precedence.
- D. Work under other multiple contracts shall be conducted simultaneously with the work under the contract referenced herein. Cooperate with the separate Contractor(s), to allow the work performed under both contract(s) to be carried out without interference or delay.
- E. Full Drawing Sets: Drawings are to be issued to each subcontractor in complete sets, so that they are fully aware of all aspects of the project and other details affecting their work.

2 General Intent

- A. These notes, specifications and drawings show the general extent of the project and do not necessarily indicate or describe all work required for full performance and completion of the requirements, nor do they show all of the conditions which may be encountered to properly execute the work, on the basis of the general design scope indicated or described. The Contractor shall furnish all work items required for the proper execution and completion of the work. The Contractor is responsible for the integration of the various components of the work, so that no part shall be left in an unfinished or incomplete condition owing to any disagreement between various subcontractors, or the Subcontractor(s) and the Contractor as to where the work of one begins and ends in relation to the work of another.

3 Verification of Conditions

- A. All existing conditions shall be verified in the field by the Contractor. Each bidder shall schedule a visit to the site of the proposed work and fully acquaint / familiarize himself / herself with the conditions as they exist, thoroughly examining the documents prepared by the Architect, including other parts of the proposed Contract Documents and fully understand the conditions, difficulties and restrictions in relation to the execution of the work. It is understood that omissions from the bid due to failure of the bidder to fully acquaint himself with the site conditions and the requirements of the documents will not entitle the bidder to additional consideration, compensation or extension of time if awarded the contract for construction. No extras will be authorized for work, which is required to complete the project scope and intent due to conditions that are readily observable at the project site.
- B. Condition verification includes verifying that exposed interior surfaces of walls, floors, ceilings, etc., and discolored exterior surfaces of wall soffits, fascias and floors are clear of visible mold. Alert the Project Manager and the Property if mold is detect anywhere in the building.

4. Contractor Use of Premises

- A. Confine operations to areas permitted by law, ordinances, permits and Contractor Documents to the extent possible so as not to unreasonably encumber the site with materials and equipment. Do not disturb areas beyond construction operations and take necessary precautions to protect the existing building from damage due to demolition and construction operations. The Contractor shall repair or replace, at his cost, elements which are not specified to be demolished during the project.
- B. The other areas of the building (outside of the subject property) will be occupied during the project. The safety of building occupants and property shall be maintained at all times during the project. All work shall be done so as not to interfere with access to required exits for any occupied part of the building and to cause the least possible interference with the operations or egress paths of the building. Noise and dust shall be held to a minimum consistent with reasonable construction methods.
- C. The Contractor shall be responsible for coordinating the work around and temporary protection of the existing in-place services. Existing equipment and services entering and leaving the building shall remain intact in their existing locations, undisturbed during the work. The Contractor shall coordinate the activities of his work crews with the building Owner and provide any supplemental support, bracing and reconnection of existing piping, ductwork, conduits, etc., as necessary to maintain the existing systems in good working order.
- D. The Owner, Project Manager and the Architect and their representatives shall have complete, unrestricted access to the site during construction.
- E. The General Contractor shall follow all building rules and regulations for construction.

5. Quality Assurance

- A. The Contractor is solely responsible for quality control of the work. All work is to be performed in a manner that meets or exceeds industry standards for quality.
- B. Use only new materials and equipment.
- C. The installer of each building component or individual system shall verify that the condition under which the work is to be performed are as required. The contractor shall remedy conditions detrimental to proper and timely completion of the work. Do not proceed until unsatisfactory conditions have been corrected.

6. Project Coordination

- A. The Contractor shall be responsible for coordination of the work of all trades. All trades shall be required to assist in working out functional considerations and space conditions to make satisfactory adjustments and shall be prepared in accordance with shop drawings submitted for review and approval.
- B. The Contractor shall coordinate the work with other work scheduled for execution by other contractors, vendors and suppliers commissioned independently by the Owner, the Owner's personnel and by the Project Manager.
- C. The Contractor will be assigned locations to stage gang boxes, materials, storage containers and vehicles by the Project Manager and Owner/Owner's Representative at the Pre-Construction Meeting and is responsible to ensure that all sub-contractors adhere to these assignments.
- D. The Contractor will be assigned a schedule of hours of operation and a project completion schedule, and is responsible for adhering to these schedules.
- E. The General Contractor shall have a Project Foreman on site at all times of scheduled work. Contractors Project Foreman shall attend a daily coordination meetings with the Owner/Owner's Representative and weekly Project Manager meetings. Additional meetings will be scheduled on an as-needed basis.

7. Clarity of Information

- A. If, at any time, the Contractor does not have sufficient information to proceed with the work with absolute clarity, or if the information provided to the Contractor is vague, unclear, conflicting or incorrect, the Contractor has the full responsibility to immediately direct question(s) or Requests for Information (RFIs) to the Project Manager and the Architect for clarification before proceeding with the work.
- B. Do not scale drawings, dimensions govern. Drawings govern over specifications, and large scale drawings govern over small scale drawings. Items not shown on the drawings or specifically indicated by the Owner's Representative to the installation, as required by applicable codes, as practiced by the trade or which are stipulated by the manufacturer of equipment being installed or connected shall be furnished and installed without additional expense.
- C. In the event that discrepancies or ambiguities be are identified in the drawings or specifications, such inconsistencies shall be reported to the Project Manager and the Architect for correction during the bidding period. Otherwise execute the work, as directed by the Owner or Project Manager per the Architect's recommendations.

8. Laying Out the Work

- A. The Contractor is solely responsible for properly laying out the work and for all lines, levels and measurements. The Contractor shall verify the figures shown on the drawings prior to commencing the work and shall lay out the actual partitions for review with the Architect or Project Manager and the furniture installer before stud installation begins. The Contractor shall be held responsible for any errors or inaccuracies resulting from his failure to do so. The Project Manager or the Architect does not assume responsibility for laying out the work.

9. Submittals

- A. Submit shop drawings and sample submittals to the Architect, allowing a maximum of fourteen (14) days for the Architect's review. Allow time for re-submittals for clarifications and corrections when necessary to comply with the intent of the drawing and variable conditions. Extensions of time will not be granted because of failure to furnish submittals in a timely manner.

10. Shop Drawings

- A. Submissions for Architect's review shall include dimensions, dimensions established by field measurements, notation of coordination requirements, identification of product and material uses, material specifications and equipment specifications. Where applicable, incorporate regulatory body stamps of approval and / or ratings (e.g. fire rating, UL rating, etc.), images or photographs as required to characterize the materials and equipment planned for installation.
- B. Furnish one (1) non-editable electronic copy of product data cut sheets and shop drawings for review and approval.
- C. Do not use shop drawing or PDFs without the Architect's stamp, indicating action taken in conjunction with the shop drawings prepared in conjunction project.

11. Submittal Reviews

- A. The Architect will review and take appropriate action upon the Contractor's submittals such as shop drawing, product data and samples but only for the limited purpose of checking for general conformance with the information given and the design concept and intent, as expressed in the project documents. Review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions, operating functions and quantities, or to substantiate instruction for the installation or performance of equipment of systems, all of which remain the responsibility of the Contractor, as required by the Contract Documents.
- B. The Architect will take responsive action to the following submittals: Product Data, Material Lists, Shop Drawings and Material Samples. The Architect may not take action on the following quality control submittals: Design Data, Test Reports, Temporary Work Submittals and Certificates.
- C. The Architect's review actions shall be noted as below:

- 1. "A" Action: The fabrication, manufacture and construction of the item identified in the submittal may proceed, provided that the work is in compliance with the Contract Documents
- 2. "B" Action: The fabrication, manufacture and construction of the item identified in the submittal may proceed as noted, provided that the work is in compliance with the Contract Documents
- 3. "C" Action: No work on the item identified in the submittal may be fabricated, manufactured or constructed.
- 4. Information: Receipt of a quality control submittal is acknowledged
- 5. Not Reviewed: Submittal is not prepared in accordance with the Contract Documents or is not a required submittal

12. Material Samples

- A. Submit samples identical to Product proposed for Architect's review. Furnish three (3) samples each, including a generic description, source, product name or manufacturer compliance, product specification, availability and delivery time.

13. Contractor's Construction Schedule

- A. General Contractor shall submit a Construction Schedule or the projected length of time anticipated by the General Contractor to complete the project with the General Contractor's bid.
- B. Within fourteen (14) days of the date established for the commencement of the work, the General Contractor is to submit a detailed Gantt-Chart illustrating the comprehensive construction schedule, as planned for the project, including detailed schedules prepared for each trade required for the project. Consider and incorporate required meeting schedules, coordination of individual trades and operational requirements of the property under renovation for the entire duration of the project. Include the anticipated dates for substantial and final completion milestones, and for other critical milestones necessary to successfully complete the work outlined in the Contract Documents. Provide updated schedules on a weekly basis for building management staff, as well as the Project Manager.

14. Sub-Contractors and Suppliers

- A. The Contractor shall submit, prior to commencement of the work, a sworn statement, identifying all subcontractors and material suppliers to be utilized on the project.

15. Temporary Facilities and Protection of the Premises

- A. The Contractor shall be responsible for arranging and providing general services and temporary facilities, as specified herein and as required for the proper and expeditious execution of the work, including, but not limited to: temporary storage, temporary electrical power and lighting, temporary mechanical ventilation, temporary enclosures, temporary partitions, temporary openings, temporary signage and temporary telephone.
- B. The Contractor shall provide and maintain refuse containers in an appropriate location, as determined jointly by the Project Manager, Owner / Operator / Manager of the Building and Site Superintendent for the disposal of debris and refuse throughout the construction period. It shall be the responsibility of the Contractor to remove all refuse from the work area and deposit it into these containers. Should the Owner/Owner's Representative deem it necessary to remove trash due to excessive accumulation, the Contractor shall be charged accordingly.
- C. Adequate protection shall be taken against fire throughout all the Contractor's and Sub-Contractor's operations. The integrity of the fire protection systems must be maintained and a fire watch be provided by the Contractor, as required. The General Contractor shall provide additional and temporary fire protection in all areas affected by the scope of the work.
- D. The project site shall be left in a clean and safe condition at the end of each day.

- E. Only those entrances designated by the Owner / Leasor shall be used during construction for personnel, deliveries, removal of materials. Removal of materials and equipment shall not be moved through common areas without prior written approval of the Owner / Leasor during the hours set by the Owner.
- F. Construction equipment and materials shall be located in confined areas approved by the Owner; truck traffic (when required) shall be routed to an from the project site, as coordinated with the Owner's Representative, and scheduled so as not to burden other building operators and users. Parking for the Contractor's personnel shall be in the drawings or specified in the Project Manual, but reasonably incidental to the installation, shall have the right to order any Contractor or Sub-Contractor who violates the above requirements to cease work and immediately remove it, all related equipment and its employees from the project site.
- G. The General Contractor shall protect all areas at all times, including the parking lot, entry pathway and doors, and shall anticipate incidental wear as a result of the construction process. Project scope shall include remedy(s) to repair all surfaces, materials and equipment to pre-construction condition. These remedies shall be included in the scope of work and under no circumstance become a billable expense to the Owner.
- H. The Contract shall protect all site and interior utilities, taking necessary precautions to protect them from any type of damage (such as loss of strength, capacity, performance and aesthetics). Immediately repair items damaged during construction to the satisfaction of the Owner and any Governing Authorities at no cost to the Owner.

16. Material Substitutions

- A. The Contractor may use an acceptable substitute product or process which fulfills the requirements of the Contract Documents only upon written acceptance by the Project Manager and Architect prior to procuring or installing the substitute item. Where a product is not specified, the Contractor is responsible for meeting the requirements of the Contract Documents and all local Governing Authorities.
- B. Substitutions that have a substantial impact on adjacent trade, or those that require significant revisions to the Contract Documents will not be accepted.
- C. The Contractor is to direct substitution requests to the Project Manager, in writing, using the sample Substitution Request furnished by the Project Architect. The Contractor must indicate the reason for the proposed substitution, compliance with the performance requirements, product data, drawings or descriptions as needed to describe the substituted product. Include any changes in the cost or effect upon the construction schedule.

17. Cutting and Patching

- A. The removal and installation of mechanical, electrical, plumbing and architectural items may require the penetration or removal of flooring, ceilings and walls or floors of adjacent rooms. During this process, verify that newly exposed interior spaces of wall, ceilings and floors are clear of mold. Alert the Owner's Representative and the Building Manager if mold is discovered, so that proper remediation can be added to the project scope. Patch and finish these areas only after mold has been fully remediated.
- B. Patch and finish new openings, penetrations and exposed areas to match adjacent and / or existing finish, with identical substructure material and finish construction (or as acceptable to the Owner's Representative), unless noted otherwise.
- C. Patch with durable seams that are invisible, eliminating evidence of patching. Use materials that are identical to in-place materials. Do not cut and patch structural elements, unless so noted in the Contract Documents. If cutting of structural elements is anticipated, submit engineering proposal for the work to the Owner's Representative and the Architect for information.

18. Cleaning and Protection

- A. The Contractor is responsible for maintaining a clean and safe construction area at all times. Remove trash daily to an area designated by the Owner's Representative. Protect the work so that it will be free of damage at final acceptance. Before final acceptance, remove construction materials, temporary protection and thoroughly clean the work to be ready for final occupancy and the intended use of the space.

19. Permits

- A. The Owner shall secure and pay for the Building Permit. The Contractor shall secure all other permits, licenses and inspections necessary for the proper execution and completion of the work, paying for all associated fees.
- B. The Contractor shall obtain occupancy certificates as required by the Governing Authorities.

20. Protection of Adjacent Properties

- A. The Contractor shall provide and maintain adequate protection for all properties adjacent to the site and the existing building. The Contractor, before commencement of any part of the work, shall give any notices required to be given to an adjoining property Owner or other party. The requirements for "CONTRACTOR USE OF PREMISES" shall apply to adjacent properties.

21. Execution

- A. All work is to be executed in accordance with the manufacturer's printed written specifications and recommendations, and in accordance with the highest industry standards.

22. Utility Coordination

- A. All utility shut-offs, as required by the Contractor for completion of their work such as electrical, gas, water, sewer, steam, etc., must be scheduled through the Owner's Representative and Project Manager prior to commencing with the work, and shall have prior written approval of the appropriate public utilities and authorities.
- B. Extend or re-route circuits to existing fixtures to remain where existing circuits are interrupted by the work and where fixtures are relocated.

23. Miscellaneous

- A. The Contractor shall protect, cut-off, cap and / or replace and relocate existing vacated pipes, ducts, electrical conduits, etc., which interferes with the work, as applicable and as necessary to maintain the existing building systems in a workable, fully functional state.

24. Finish Surfaces

- A. All finishes added during this renovation are to meet or exceed the flame spread and smoke rating per IBC Section 803 and Table(s) 803.9 for a sprinklered buildings. The Contractor shall check protection tags on all floor, wall and ceiling finishes, and to notify the Architect of any finishes that do not comply with this requirement. Do not install non-compliant materials.
- 1. It shall be the responsibility of the Contractor to verify area take-offs, counts and dimensions by making their own field measurements at the start of the work. This includes verifying carpet, base, vinyl wall coverings, wall fabric and window treatment quantities.
- 2. All finished surfaces, including factory-finished and job-finished items shall be clean and not marred upon delivery to the building. The Contractor shall, without extra compensation, replace all such surfaces where insufficient protective measures have been taken to avoid damage.
- 3. Install all finishes in accordance with Manufacturer's recommendations.

25. Pre-Construction Meeting

- A. Prior to the commencement of the work, the Contractor shall meet with the Owner's Representative and Project Manager to discuss the coordination and execution of the work, with the following documents:
- 1. At least one (1) set of the approved project drawings and specifications.
- 2. A construction schedule, to be approved by the Owner's Representative and Project Manager.
- 3. The Building Permit
- 4. Certificates of Insurance (Each Type Required)
- 5. The notification of appropriate Public Utilities
- 6. The sub-contractor and supplier list
- 7. Completion of any required on-site personnel orientation meetings

26. Project Meetings

- A. The Project Manager shall conduct weekly meetings at a date and time acceptable to the Owner and Architect. The Project Manager shall prepare minutes and an agenda, recording the review of job progress, recommendations, unresolved issues, incomplete items and potential problems which may affect the construction, the schedule and / or the cost of the project.

27. Applications for Payment

- A. The Contractor shall prepare a detailed breakdown schedule of values, in a line-item tabular format, indicating the generic trade name, name of subcontractor, name of supplier, change orders (where applicable), dollar values, percentage complete and any other relevant identifying information as required by the Owner.
- B. Progress payments shall be on a regular agreed-upon schedule, no later than thirty (30) days apart in frequency, or as agreed-to between the Owner and Contractor.
- C. Changes to the Contract sum may only occur after written approval by the Project Manager and Owner of the Change Order. The Contractor may submit charges for changes to the work only after the Project Manager's and Owner's written approval.
- D. Payment application forms AIA G702 and AIA G703, or Owner-furnished documents shall be used. Three (3) copies, notarized by the Contractor's authorized official, with the required lien-releases, waivers and affidavits shall be submitted.
- E. Submit waivers of mechanic liens for the full value of the work completed, from the Contractor, each sub-contractor, sub-subcontractor and supplier. Submit also affidavits of partial payment, as may be required by the Owner. Submit final waivers from every sub-contractor, supplier, etc., who could be lawfully entitled to a lien with the final application for payment. Use standard application and legally acceptable forms or Owner-furnished forms.
- F. Applications for Payment at substantial completion shall follow completion and submittal of the following: Occupancy Permits (including all approvals required for occupancy), warranties, project record documents, maintenance agreements / instructions, final cleaning, applications for reduction of retention, insurance coverage information and a list of incomplete work to be completed by the Contractor prior to a date stipulated by the Owner. Application for final payment shall follow completion and submittal of the following incomplete work and project closeout requirements, paid taxes and fees, removal of temporary facilities, removal of surplus materials and trash. Change of door locks to Owner's access, and assurance that any unsettled claims, incomplete work items, etc., will be resolved without delay.

28. Reports and Photographs

- A. The Contractor shall prepare monthly progress reports, indicating actual start and completion times for each activity correlated to scheduled completion dates.

29. Modification Procedures

- A. Minor changes in the work, Architect's Supplemental Instructions (ASI), authorizing minor changes in the work, not involving an adjustment to the contract sum or contract time, will be issued by the Project Manager or Architect on the ASI Form, supplied in front-end documents.
- B. Owner-initiated requests for proposals will be issued by the Project Manager or Architect for changes in the work, which will require and adjustment to the schedule or contract sum on the RFP Form supplied in the front-end documents. Proposal requests are for information only, and are not instructions to stop ongoing work or incorporate a change.
- C. Construction Change Authorizations (CCAs) must be issued by the Architect or the Project Manager, instructing the Contractor to proceed with the change in work, prior to its schedule and cost impacts being established on the CCA Form. The Contractor shall keep detailed records on a time-and-material basis, of the work required. The Contractor shall submit an itemized account, in order to substantiate the cost and time adjustment claims, prior to the Owner's review and approval of a change order and revisions to the schedule and contract sum.
- D. Change Order (CO) Procedures: Upon the Project Manager's approval of a change order proposal request, the Architect will issue a change order for signatures of the Owner and the Contractor, on the CO Form, provided by the Project Manager or Architect in the front-end documents, in accordance with the General Conditions of the contract.

30. Warranties

- A. The Contractor shall unconditionally warrant all systems, equipment, and materials; workmanship shall be free from defects for a period of one year after the date of substantial completion under this contract. The Contractor shall replace or repair the work which proves to be defective or not in compliance with the drawings and specifications without additional cost to the Owner and without interference with the Owner's operations. The Contractor shall submit the completed extended warranty form attached in the Project Manual.

31. Contract Close-Out

- A. The Contractor shall remove all trash, waste materials, temporary partitions, etc. The Contractor is responsible for final cleaning of the project site, as well as adjacent areas (carpet, walls, glass, etc. soiled during construction) through the date of substantial completion, and as required by later construction operations.
- B. The Contractor shall make adjustments to mechanical and electrical equipment as required for their proper operation.
- C. The Contractor shall maintain a record copy of drawings, specifications and document revisions marked-up by the Contractor, to record actual as-built conditions. The Contractor shall also maintain a record of project shop drawings, data submittals and complete mechanical and electrical equipment maintenance manuals in hard covered binders. The Contractor shall certify by stamp on a reproducible of the record documents, paid for by the Contractor, that each of the revised sheets represents a complete and accurate record of the work as executed. The Contractor shall also submit a completed statement of application form provided in the front-end documents.
- D. Provide the Owner with complete As-Built Drawings and electronic files only on a contractual add services. As-Built Drawings and electronic files are not in contract (NIC).

25. Submittals for Contract Close-Out

- A. In addition to the general warranty of the work and the additional items required by the General / Supplemental Conditions, furnish the following:
- 1. Final Waiver of Liens
- 2. Warranties (Outstanding)
- 3. Record Documents
- 4. Operating Maintenance Manuals
- 5. Certifications
- 6. Certificate of Occupancy

Specific Requirements

- 1. Floor plans and reflected ceiling plans are based upon the original construction drawings. GC to verify for accuracy with existing site conditions and notify the pm and/or architect if conditions vary and require variation and/or clarification to the intent of these documents and/or the scope of the contract work
- 2. GC to maintain the structural integrity of the building. Notify the owner and/or the architect preceding the demolition of any element that the GC is not sure is non-structural.
- 3. Protect existing finishes to remain.
- 4. Existing fire-life safety systems, including the sprinkler system to remain or be modified as required to remain operational throughout the renovation project. Protect all fire-life-safety, devices, fixtures, sprinkler heads, call boxes, panels etc., as required to maintain required working order and coverage of the site. Existing fire alarm devices and sprinklers conflicting with the construction to be relocated by the GC according to governing local codes. Notify and coordinate all shut-offs and inspections to assure compliance throughout the demolition and construction period. Remove all vacated f/s devices.
- 5. Provide directional and information signage as required by regulatory bodies, codes and PM.

Note:
For purposes of these specifications and notes:

Owner refers to the tenant/business owner for whom these documents were prepared.

Project manager refers to contractors project manager.

Building owner shall be advised of any modifications to the scope of work of these documents.

STUDIO 407

STUDIO 407 LLC
1222 Woodward Street #103
Orlando, Florida 32803
(407) 392-3150
jeff@407studio.com | www.407studio.com

DUMPSTER

Shoppes at Lakeview

8810 SEIDEL ROAD, WINTER GARDEN, FLORIDA 34787

CONSULTANT:

Issued For

AMENDMENT #1 – VE	06/10/24

Revisions

#	Description	Date

Seal

This item has been electronically signed and sealed by: Jeffery Gaither, P.E. on the Date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

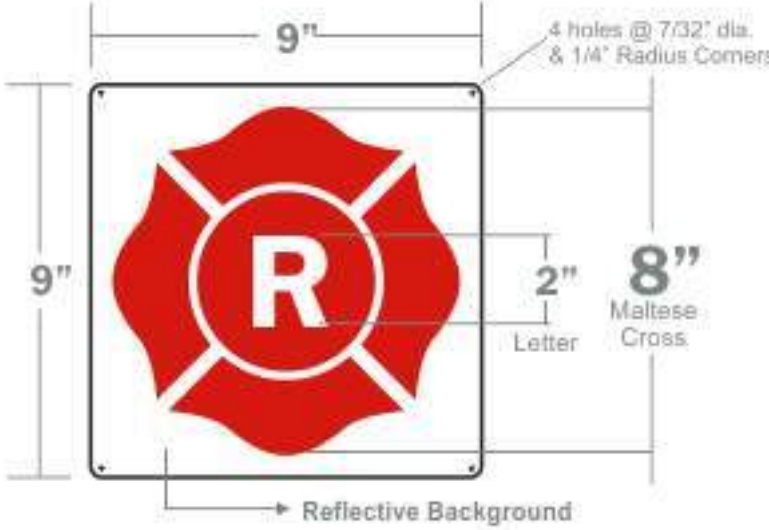
Project No: 21-171
Drawn By: Author
Jeff Gaither, AIA
AR93666

© Studio 407 LLC
Sheet Title

GENERAL CONDITIONS

A002

1 SITE PLAN
1" = 30'-0"



STRUCTURE SHALL BE MARKED WITH APPROVED FIREFIGHTER SAFETY WARNING SIGN IN ACCORDANCE WITH THE FLORIDA ADMINISTRATIVE CODE 69A-3.012(6).

- APPROVED SYMBOL SHALL BE PLACED WITHIN 24 INCHES TO THE LEFT OF THE MAIN ENTRY DOOR AND:
 - BE PERMANENTLY ATTACHED TO THE FACE OF THE STRUCTURE ON A CONTRASTING BACKGROUND OR
 - BE MOUNTED ON A CONTRASTING BASE MATERIAL WHICH IS THEN PERMANENTLY ATTACHED TO THE FACE OF THE STRUCTURE.

2. THE DISTANCE ABOVE THE GRADE WALKING SURFACE OR THE FINISHED FLOOR TO THE BOTTOM OF THE SYMBOL SHALL BE NOT LESS THAN 4 FEET (48 INCHES).

3. THE DISTANCE ABOVE THE GRADE, WALKING SURFACE, OR THE FINISHED FLOOR TO THE TOP OF THE SYMBOL SHALL NOT BE MORE THAN 6 FEET (72 INCHES).

STUDIO 407 LLC
1222 Woodward Street #103
Orlando, Florida 32803
(407) 392-3150
jeff@407studio.com | www.407studio.com

DUMPSTER
Shoppes at Lakeview

8810 SEIDEL ROAD, WINTER GARDEN, FLORIDA 34787

CONSULTANT:

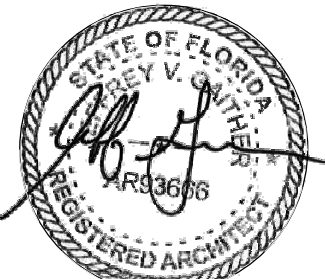
Issued For

AMENDMENT #1 - VE 06/10/24

Revisions

#	Description	Date

Seal



This form has been electronically signed and sealed by Jeffrey Gaither, AIA, on the Date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

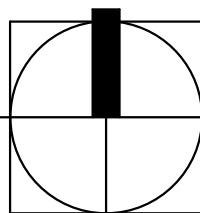
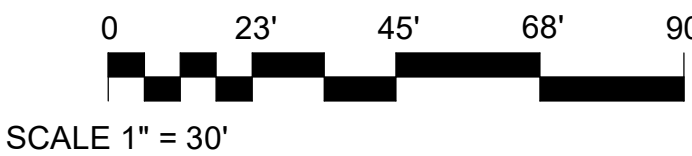
Project No: 21-171
Drawn By: Author
Jeff Gaither, AIA
AR93666

© Studio 407 LLC

Sheet Title

SITE PLAN/SITE
DETAILS

A100



DUMPSTER
Shoppes at Lakeview

8810 SEIDEL ROAD, WINTER GARDEN, FLORIDA 34787

CONSULTANT:

Issued For

AMENDMENT #1 - VE 06/10/24

Revisions

#	Description	Date

Seal



This item has been electronically signed and sealed by Jeffrey Gaither, P.E. on the Date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Project No: 21-171
Drawn By: Author

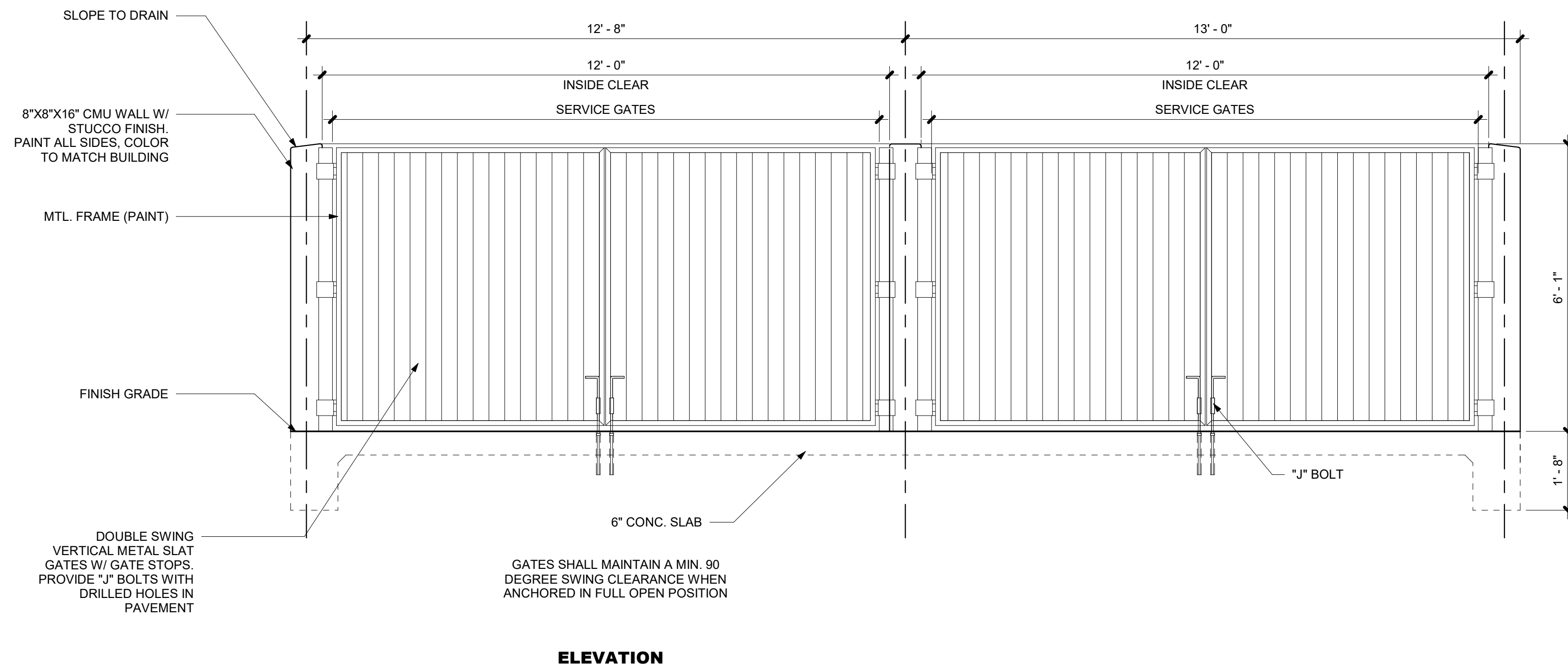
Jeff Gaither, AIA
AR93666

© Studio 407 LLC

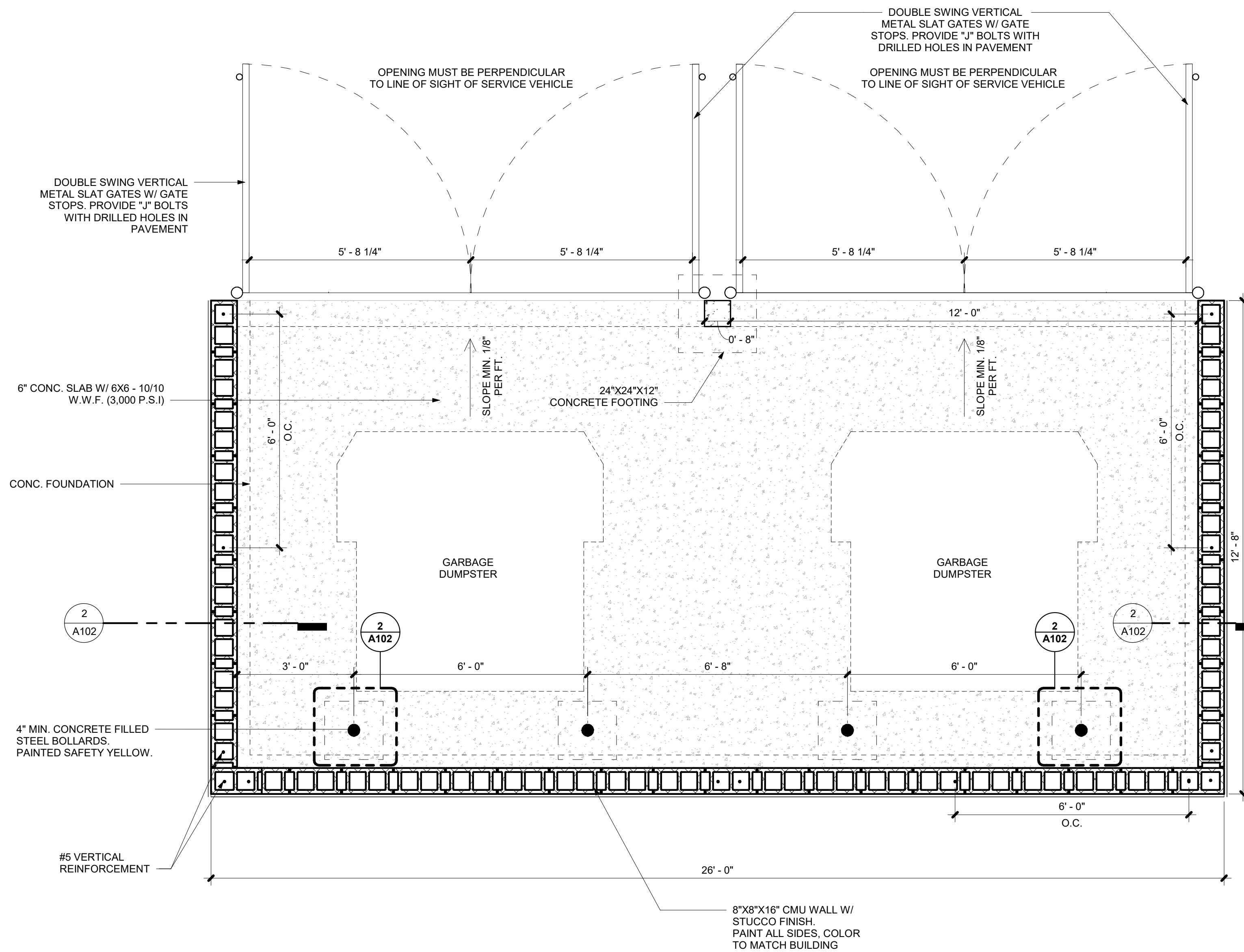
Sheet Title

DUMPSTER

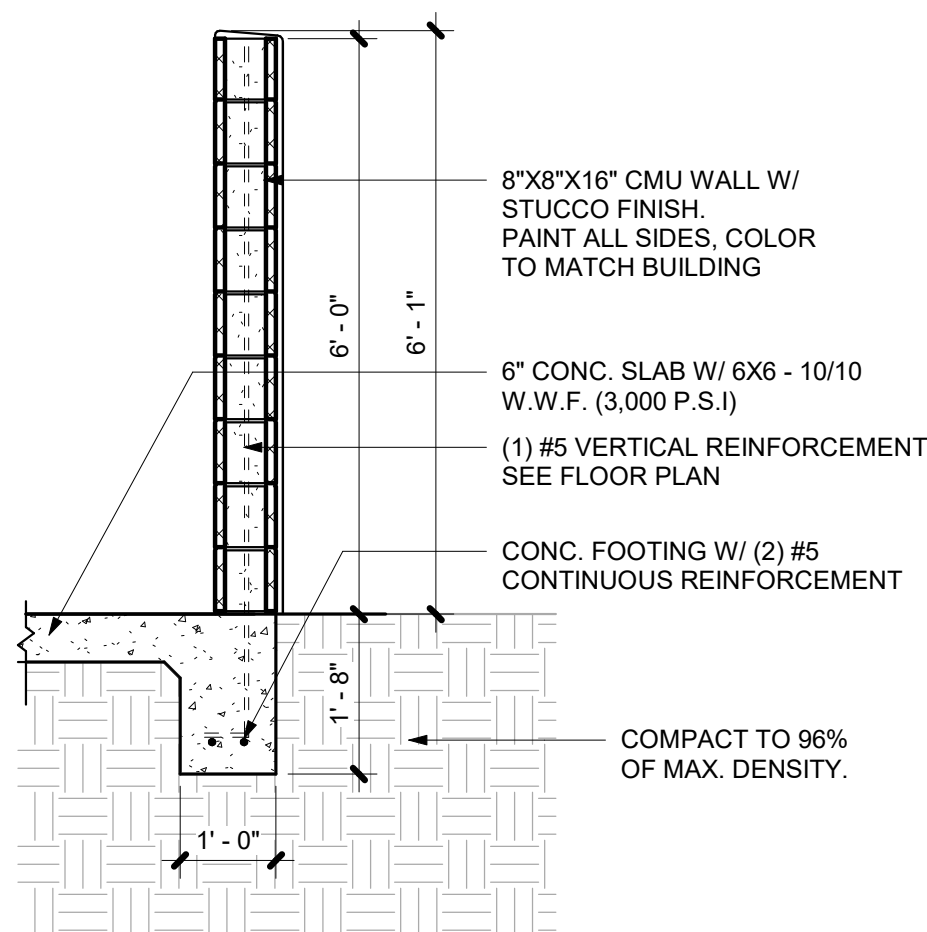
A102



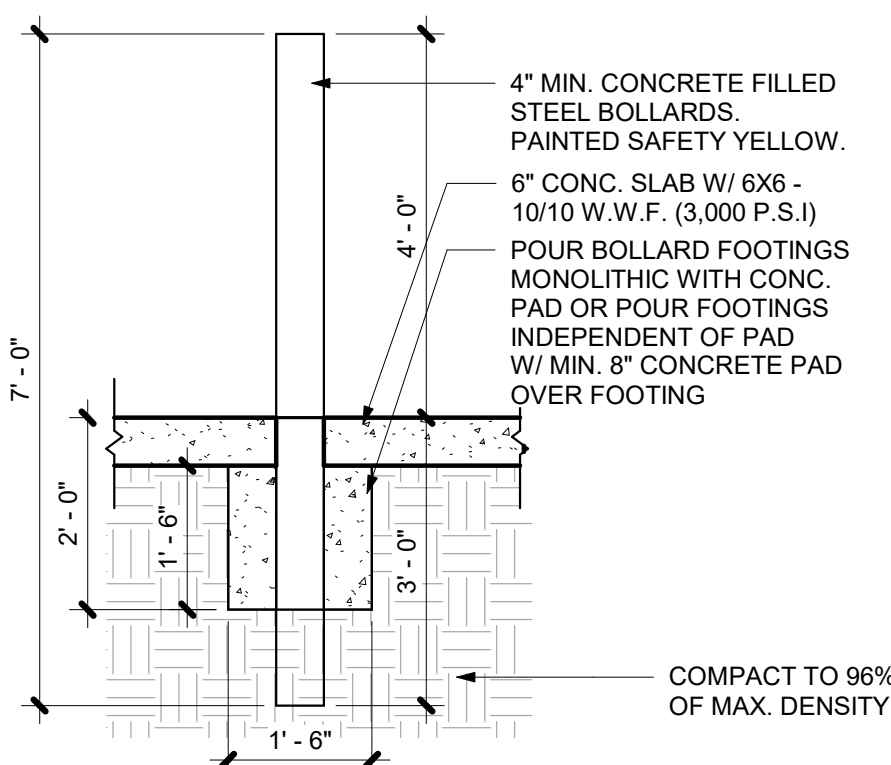
ELEVATION



1 DUMPSTER PLAN/ELEVATION
1/2" = 1'-0"



SECTION THRU WALL



BOLLARD FOOTING

2 DUMPSTER DETAIL SECTIONS
1/2" = 1'-0"

