

GENERAL NOTES

DIVISION 1 - GENERAL

- 1. THESE CRESCENT STANDARDS ARE TO BE INCLUDED IN THE PROJECT SCOPE. IF A CONFLICT EXISTS BETWEEN THESE STANDARD DOCUMENTS/DETAILS AND ANY OTHER PLANS AND/OR SPECIFICATIONS, THE CRESCENT STANDARD DOCUMENTS SHALL TAKE PRECEDENCE.
2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SECURING AGREEMENTS WITH ADJACENT LANDOWNER PERMITTING TEMPORARY USE OF AN ADJACENT PARCEL. SHOULD THIS AGREEMENT BE TERMINATED FOR ANY REASON, THE CONTRACTOR SHALL OBTAIN MEANS FOR CONSTRUCTION STAGING, PARKING, LAYDOWN, OR OTHER USE AT CONTRACTOR'S SOLE EXPENSE. AS IT SPECIFICALLY RELATES TO LICENSE AGREEMENTS WITH ADJACENT PROPERTY OWNERS, CONTRACTOR SHALL INDEMNIFY THE OWNER FOR ALL COSTS OR CLAIMS RESULTING FROM CONTRACTOR'S NEGLIGENCE. CONTRACTOR HAS MADE WRITTEN REQUEST TO THE OWNER FOR ANY AND ALL CONSTRUCTION AND ACCESS EASEMENTS THAT THE CONTRACTOR DEEMS AS NECESSARY TO BUILD THE PROJECT PRIOR TO THE PROJECT START DATE.
3. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING CRESCENT MOCK-UPS PER THE CONTRACT DOCUMENTS, INCLUDING INTERIOR, EXTERIOR, AND CORRIDOR. AT OWNER'S DIRECTION THE CONTRACTOR SHALL COMPLETELY REMOVE THE MOCKUPS, ALL ASSOCIATED COSTS AND FEES ARE INCLUDED IN THIS GMP. (A GENERIC MOCKUP IS INCLUDED IN THE CRESCENT STANDARD SHEETS FOR REFERENCE. ARCHITECT OF RECORD TO ISSUE PROJECT SPECIFIC MOCK UP DURING DESIGN DEVELOPMENT DOCUMENTATION.)
4. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COOPERATING WITH ALL OWNER OR ARCHITECTS' CONSULTANTS, INCLUDING, BUT NOT LIMITED TO: PHOTO DOCUMENTATION SERVICE, ACOUSTICAL ENGINEERS, ACCESSIBILITY/ADA/FHA CONSULTANTS, QUALITY CONTROL ENGINEERS AND OTHER OWNER THIRD PARTY VENDORS AND CONSULTANTS.
5. MONTHLY AERIAL PHOTOS WITH A MINIMUM OF FOUR DIFFERENT VIEWPOINTS ARE INCLUDED IN CONTRACTOR'S GENERAL CONDITIONS COSTS. CONTRACTOR SHALL PROVIDE A DIGITAL COPY OF THESE AERIAL PHOTOGRAPHS TO THE OWNER AND MULTIVISTA EACH MONTH.
6. CONTRACTOR HAS INCLUDED ALL TRADE PERMITS REQUIRED TO PERFORM THE WORK.
7. CONTRACTOR HAS INCLUDED TEMPORARY SECURITY FENCING AS CHAIN LINK FENCE WITH FABRIC AT THE ENTIRE SITE PERIMETER. AT OWNER DIRECTION, CONTRACTOR SHALL INSTALL 300 LF OF PAINTED PLYWOOD BARRICADE AT LOCATION CHOSEN BY THE OWNER.
8. ALL TRAFFIC CONTROL MEASURES AND PERMITS ARE INCLUDED AS REQUIRED BY ALL AUTHORITIES HAVING JURISDICTION.
9. ALL RESOLVED RFIS AND EXECUTED OWNER CHANGE ORDERS ARE TO BE UPLOADED AND MAINTAINED ON NEXTPLANS BY THE CONTRACTOR
10. CONTRACTOR MUST MAKE WRITTEN REQUEST TO THE OWNER 120 DAYS IN ADVANCE OF NEEDING DIAL TONE ON ANY OWNER PROVIDED PHONE LINES THAT ARE NEEDED FOR TELE-DATA OR LIFE SAFETY SYSTEMS.
11. ALL SITE RETAINING WALLS, ACCESSORY STRUCTURES, HARDSCAPE ITEMS, AND ANY ASSOCIATED FOUNDATIONS NOT ATTACHED TO THE BUILDING OR ENGINEERED ON THE PLANS ARE DESIGN-BUILD AND MUST BE STAMPED AND CERTIFIED BY THE SUBCONTRACTOR'S STRUCTURAL ENGINEER.
12. CONSTRUCTION SHALL BE SOLELY RESPONSIBLE FOR ANY CONSTRUCTION RELATED PARKING. PARKING COMPLAINTS WILL BE ADDRESSED BY THE CONTRACTOR IMMEDIATELY UPON NOTICE.
13. CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SECURITY, INCLUDING THE FOLLOWING REQUIREMENTS PER THE OWNER'S BUILDER'S RISK POLICY:
14. ALL COSTS AND FEES ASSOCIATED WITH COMPLIANCE, MONITORING, CORRECTIVE WORK REQUIRED FOR DAMAGE, AND REPORTING FOR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) OR STORM WATER PREVENTION PLANS (SWPP) OR SIMILAR PROGRAMS IS INCLUDED.
15. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY CONSTRUCTION UTILITY USE AND TEMPORARY METER COSTS, INCLUDING COORDINATION AND CONSTRUCTION OF ALL TEMPORARY UTILITIES FOR USE BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR ALL INDIVIDUAL UNIT UTILITY USE COSTS AND MUST ADMINISTRATIVELY PAY THE BILLS UNTIL THE UNIT IS ACCEPTED BY THE OWNER AND A NOTICE OF OWNER ACCEPTANCE FORM (EXHIBIT 15) IS ISSUED. OWNER IS RESPONSIBLE FOR PERMANENT 1) TAP FEES, INCLUDING ELECTRICAL, TELEPHONE, GAS, WATER, SEWER, AND CATV, 2) UTILITY CONNECTION PERMIT FEES, 3) METER COSTS, 4) SYSTEM DEVELOPMENT FEES, 5) FRONTAGE CHARGES AND ASSESSMENTS, 6) IMPACT FEES, 7) INDIVIDUAL UNIT SUB-METERS (INSTALLATION BY CONTRACTOR).
16. OWNER SHALL PROVIDE THREE (3) BENCHMARKS TO BE USED FOR CONSTRUCTION STAKING AND LAYOUT. CONTRACTOR IS RESPONSIBLE FOR ALL FIELD ENGINEERING AND LAYOUT.
17. CONTRACTOR IS RESPONSIBLE FOR ALL AS-BUILT SURVEYS OR DRAWINGS REQUIRED BY ANY AUTHORITY HAVING JURISDICTION, INCLUDING BIM MODELS AS REQUIRED. CONTRACTOR TO PROVIDE AS-BUILT FOUNDATION SURVEY WITHIN NINETY (90) DAYS AFTER PLACING FOUNDATION WORK. AN ALTA SURVEY IS NOT INCLUDED.
18. CONTRACTOR IS RESPONSIBLE FOR ALL DOCUMENT OR PLAN REPRODUCTION AS REQUIRED TO PERFORM WORK.
19. CONTRACTOR IS RESPONSIBLE FOR RECORDING AND SUBMITTING NOTICES OF COMMENCEMENT (OR SIMILAR DOCUMENTS) OR RECORDING ANY BONDS OR CONTRACTS WITH THE STATE, COUNTY, OR LOCAL AHJ AS REQUIRED TO PRESERVE THE CONTRACTOR'S LIEN RIGHTS PER APPLICABLE LAWS.
20. ALL SOILS AND MATERIAL TESTING, ENERGY TESTING, OR ANY OTHER REQUIRED THIRD PARTY TESTING NOT SPECIFICALLY STATED OTHERWISE WILL BE PROVIDED BY THE OWNER.
21. CONTRACTOR INCLUDED ALL PUMPING AND DEWATERING AS REQUIRED TO PERFORM THE WORK.

DIVISION 2 - SITE

- 1. ALL LANDSCAPE AND SOD AREAS ARE TO BE 100% IRRIGATED WITH PROPER ZONING AND PROGRAMING TO PROPERLY HYDRATE ALL PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR ALL SLEEVES, CONDUIT OR PIPING REQUIRED TO PERFORM THE IRRIGATION WORK. CONTRACTOR INCLUDED A SEPARATE SHUT OFF FOR IRRIGATION ON GRADE AND AN ADDITIONAL SHUT OFF FOR ALL ELEVATED IRRIGATION SYSTEM ABOVE GRADE. BACKFLOW PREVENTER SHALL BE PROVIDED IF REQUIRED BY AHJ BY CONTRACTOR. RAIN SENSORS INCLUDED WITH AGREEMENT.
2. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL WATER, SEWER, POWER, GAS, OR OTHER UTILITIES ON SITE, INCLUDING TAPS AND METER SETTING. OWNER IS RESPONSIBLE FOR SECURING SERVICE AGREEMENTS WITH EACH PROVIDER, AND MAKING PAYMENTS WITHIN THE SPECIFICS PUBLISHED TIME FRAMES IN EACH RESPECTIVE AGREEMENT AS REQUIRED TO ACQUIRE METERS AND/ OR INTAKE SERVICE.
3. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATING WITH UTILITY COMPANIES TO DETERMINE THE AMOUNT, MATERIAL, AND INSTALLATION SPECIFICATIONS, AND LOCATIONS OF REQUIRED SLEEVING. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS INCURRED AS A RESULT FROM THE FAILURE TO COORDINATE WITH THE UTILITY COMPANIES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL SLEEVING ASSOCIATED WITH ALL DESIGN BUILD SCOPES OF WORK.
5. CONTRACTOR SHALL COORDINATE THE INSTALLATION AND ROUTING OF ALL UTILITIES INCLUDING ELECTRICAL, WATER, SEWER AND FIRE SERVICE. THIS INCLUDES THE COORDINATION OF EACH UTILITY ENTRY INTO EACH BUILDING PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATING WITH EACH UTILITY PROVIDER IN SUFFICIENT TIME TO ALLOW THE UTILITY PROVIDER TO COORDINATE AND INSTALL THE WORK, SO AS TO NOT DELAY THE PROJECT. CONTRACTOR IS NOT RESPONSIBLE FOR UTILITY COMPANY DELAYS, NON PERFORMANCE, OR ASSOCIATED ACCELERATION COSTS.

DIVISION 6 - CARPENTRY

- 1. MOLD PREVENTION TREATMENT PER "CRESCENT MOLD PREVENTION PERFORMANCE SPECIFICATION" IS INCLUDED PRIOR TO INSTALLING INSULATION IN ALL WOOD-FRAME AREAS. RANDOM AIR TESTING OF 20% OF THE AREAS TREATED AND CERTIFICATION BY A QUALIFIED THIRD PARTY TESTING FIRM IS INCLUDED.
2. CONTRACTOR MUST INSTALL BLOCKING FOR AND PROVIDE ELECTRICAL SERVICE TO ALL EXTERIOR "LIT" BUILDING SIGNAGE OR MONUMENT SIGNAGE. ELECTRICAL SERVICE FOR THE SIGN SHALL BE PROVIDED IF SHOWN ON THE ELECTRICAL PLANS.
3. REFER TO UNIT FINISH MATRIX OR ID DRAWINGS FOR REQUIRED TRIM MATERIAL AND STYLE. IF NOT SPECIFIED, CONTRACTOR SHALL CARRY ALL TRIMS IN UNITS TO BE FINGER JOINTED PINE.
4. CONTRACTOR IS RESPONSIBLE FOR DESIGNING AND ENGINEERING A COMPLETE ROOF AND FLOOR TRUSS PACKAGE THAT MEETS THE FOLLOWING REQUIREMENTS AS WELL AS ANY OTHER REQUIREMENT PUT FORTH IN THE CONTRACT DOCUMENTS.
A. TRUSS DESIGNS SHALL MEET OR EXCEED MINIMUM REQUIREMENTS AS SHOWN ON THE PLANS AND SPECIFICATIONS.
B. ALL TRUSSES THAT ARE DAMAGED OR BROKEN IN ANY WAY THAT COMPROMISES THE DESIGN OF THE TRUSS DESIGN SHALL BE REPAIRED.
C. ALL TRUSS REPAIRS SHALL BE ACCOMPANIED BY A REPAIR LETTER SEALED BY THE DESIGN ENGINEER SPECIFYING THE REPAIR METHOD AND MATERIALS FOR THAT SPECIFIC TRUSS IN QUESTION.
D. ALL TRUSS PLATES THAT EXCEED 3/8" INCH TOOTH EMBEDMENT, NO MATTER THE CAUSATION, SHALL BE REPAIRED.
E. ALL TRUSS PLATE REPAIRS SHALL STRICTLY ADHERE TO THE TRUSS PLATE INSTITUTE (TPI) GUIDELINES.
F. NO REPRESSING OF TRUSS PLATES WILL BE ALLOWED AFTER DELIVERY TO THE PROJECT.

DIVISION 7 - THERMAL AND MOISTURE

- 1. CONTRACTOR INCLUDES CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS NOT TIED IN THE STORM SYSTEM.
2. CONTRACTOR SHALL FLOOD TEST ALL BALCONIES PER ASTM D5957 PRIOR TO PLACING CONCRETE. CONTRACTOR SHALL PROVIDE TO OWNER A RECORD OF ALL FLOOD TESTING INCLUDING PASSING TESTS AND DOCUMENTATION OF CORRECTIVE WORK FOR FAILED TESTS.
3. CONTRACTOR SHALL PROVIDE GREEN BOARD OR MOISTURE RESISTANT GYPSUM BOARD AT THE FOLLOWING LOCATIONS
- ALL BATHROOM WALLS AND CEILINGS OUTSIDE OF TILED WALLS WHERE TILE BACKER BOARD IS TO BE PROVIDED
- AT WALLS WHERE WATER UTILITIES PENETRATE, INCLUDING, BUT NOT LIMITED TO, WHERE ICE MAKER BOXES ARE INSTALLED.
- SINK UTILITIES ARE INSTALLED, LAUNDRY WASHER BOXES ARE INSTALLED, HVAC CLOSET WALLS AND/OR WATER HEATER CLOSET WALLS
- AROUND EXTERIOR WINDOW AND DOOR OPENINGS

DIVISION 8 - DOORS AND WINDOWS

- 1. CONTRACTOR IS RESPONSIBLE FOR PROPERLY INSTALLING ALL THRESHOLD IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND ADA/FHA.
2. CONTRACTOR HAS INCLUDED MIRROR FRAME SIZING AS REQUIRED TO MEET ADA/FHA REQUIREMENTS IN ANSI TYPE A UNITS.
3. CONTRACTOR HAS INCLUDED TEMPERED GLASS IN ALL LOCATIONS WHERE REQUIRED BY CODE.
4. PAINTABLE HINGES ARE NOT ACCEPTABLE FOR USE.

DIVISION 9 - FINISHES

- 1. ALL FIRE RATING AND UL RATING STICKERS WILL BE KEPT FREE OF PAINT OR OTHER OBSTRUCTION.
2. ALL FIRE SPRINKLER RISERS IN STAIRWELLS SHALL BE PAINTED BLACK.
3. THIS CONTRACT INCLUDES INSTALLING DIFFERENT PAINT COLORS IN ALL ROOMS OF UP TO 2 MODEL UNITS TO BE SPECIFIED BY THE INTERIOR DESIGNER.
4. CONTRACTOR SHOULD REFER TO UNIT FINISH MATRIX FOR UNIT FINISHES AND INTERIOR DRAWINGS FOR COMMON SPACES. IF NOT SPECIFIED THE CONTRACTOR SHALL INCLUDE A LEVEL 4 SMOOTH FINISH FOR ALL INTERIOR WALLS AND CEILINGS.
5. ALL VENT HOODS, FLASHING, OR OTHER PREFINISHED SURFACES SHALL BE KEPT FREE OF PAINT UNLESS SPECIFICALLY ALLOWED BY THE PRODUCT'S MANUFACTURER. IF ALLOWED, PAINT TO MATCH ADJACENT SURFACE AND APPLICATION MUST BE PER MANUFACTURER'S REQUIREMENTS.
6. FIRE SPRINKLER FILAMENT AND FUSIBLE LINKS IN MECHANICAL DEVICES SHALL BE KEPT FREE OF PAINT OR OTHER COATINGS.
7. ALL BALCONY HANDRAILS PAINTED ONSITE MUST BE PAINTED PER PROJECT SPECIFICATIONS.
8. WHERE ELECTRICAL SWITCHGEAR / DEVICES ARE MOUNTED TO AN EXTERIOR WALL, THE BOXES SHALL BE PAINTED TO MATCH THE ADJACENT EXTERIOR WALL FINISH.

DIVISION 10 - SPECIALTIES

- 1. CONTRACTOR SHALL PROVIDE AND INSTALL 5-LB ABC FIRE EXTINGUISHERS IN EACH UNIT IF REQUIRED BY LOCAL AHJ.
2. CONTRACTORS SHALL PROVIDE FULLY RECESSED STAINLESS STEEL FIRE EXTINGUISHER CABINETS IN THE CLUBHOUSE, LEASING, AND AMENITY AREAS.
3. ALL CORRIDOR FIRE EXTINGUISHER CABINETS SHALL BE SEMI-RECESSED UNLESS NOTED OTHERWISE.
4. ACCESS PANEL LOCATIONS TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS. CONTRACTOR TO AVOID INSTALLING ACCESS PANELS IN CLUBHOUSE/ AMENITY AREAS. ACCESS PANEL MUST BE PAINTED TO MATCH THE ADJACENT SURFACE. DRYWALL INSERT ACCESS PANELS SHALL BE INSTALLED WHERE POSSIBLE. REGARDLESS OF WHETHER THE ARCHITECTURAL DRAWINGS SHOW AN ACCESS PANEL THE CONTRACTOR SHALL PROVIDE AN ACCESS PANEL AT ALL LOCATIONS WHERE NECESSARY TO ACCESS FIXTURES, VALVES, EQUIPMENT OR OTHER DEVICES THAT ARE REQUIRED EITHER BY CODE OR FOR MAINTENANCE PURPOSES.
5. PERMANENT SIGNAGE SHALL BE PROVIDED AND INSTALLED BY THE OWNER'S SIGNAGE VENDOR. CONTRACTOR TO INSTALL ALL ANCHORAGE/ SYSTEMS FOR SUCH SIGNAGE. CONTRACTOR SHALL COORDINATE WITH OWNER'S SIGNAGE VENDOR. THE OWNER SHALL SUBMIT TO THE CONTRACTOR SHOP DRAWINGS FOR ALL SIGNAGE SHOWING TYPES, LOCATIONS, AND SPECIFICATIONS OF ALL OWNER PROVIDED SIGNAGE. ANY ADDITIONAL TEMPORARY SIGNAGE REQUIRED BY THE AUTHORITIES HAVING JURISDICTION TO FACILITATE PHASED TURNOVER OR TCO CONDITIONS SHALL BE RESPONSIBLE OF THE CONTRACTOR. IF ANY OWNER PROVIDED PERMANENT SIGNAGE IS UNAVAILABLE AT THE TIME OF TCO OR PHASED TURNOVER, THE OWNER SHALL PROVIDE TEMPORARY SIGNAGE.

DIVISION 12 - FURNISHINGS

- 1. IF LOUVERED BLINDS ARE USED, CONTRACTOR SHALL ENSURE THAT BLINDS ON BALCONY DOORS ALLOW FOR UNOBSTRUCTED OPERATION OF BALCONY DOOR HARDWARE AND THAT METAL CLIPS ARE USED TO SECURE THE BOTTOM OF THE BLIND TO THE DOOR.
2. FOR TRANSOM WINDOWS, CONTRACTOR SHALL PROVIDE WINDOW BLINDS TO MATCH THE WINDOW CONDITION IMMEDIATELY BELOW.

dwell design studio logo and address: 100 E PINE STREET SUITE 200 ORLANDO, FL 32801 PHONE: 321.306.6800 dwelldesignstudio.com

NOVEL LAKE NONA 11815 NARCOOSSEE RD. ORLANDO, FL 32832

CRESCENT COMMUNITIES logo and text

ISSUE table with columns: DATE, DESCRIPTION, RESUBMITTED. Includes entries for 05/08/2020 SCHEMATIC DESIGN, 07/02/2020 DESIGN DEVELOPMENT, 08/20/2020 DESIGN DEVELOPMENT, 11/08/2020 REV A, 12/02/2020 REV B, 02/02/2021 REV E.

REVISION table with columns: DATE, DESCRIPTION, REV. Includes entry for 03/10/2021 REV E - PERMIT COMMENTS.



PROJ. NAME: CRESCENT STANDARDS - ARCHITECTURE - GENERAL NOTES - REV 1 - ASI-1 IFC

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