

GENERAL NOTES



NEW RETAIL BUILDING  
KITTIES CROSSING  
21 BLUFFTON ROAD  
BLUFFTON, SC, 29910  
CNNA ARCHITECTS, INC.

THIS DRAWING IS FOR THE ABOVE LOCATION ONLY

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GENERAL NOTES

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- DIMENSIONING AND SCALING DRAWINGS**
  - DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. SUBMIT TO ARCHITECT ANY DISCREPANCIES FOR CLARIFICATION. GENERAL CONTRACTOR SHALL NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES. IN THE EVENT OF OMISSION OF NECESSARY DIMENSIONS, THE CONTRACTOR SHALL NOTIFY ARCHITECT OR OWNER'S REP.
  - THE CONTRACTOR IS TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AND SHALL NOTIFY ARCHITECT OR OWNER'S REP. IMMEDIATELY OF ANY CONFLICTS OR DEVIATIONS FOUND BEFORE SUCH CONDITIONS ARE DISTURBED.
  - ALL VERTICAL DIMENSIONS SHOWN ARE TO LINE OF FINISHED FLOOR. ALL HORIZONTAL DIMENSIONS ARE FACE OF FINISHED WALL, UNLESS NOTED OTHERWISE.
- CODES, PERMITS AND COMPLIANCE**
  - ALL WORK SHALL BE IN COMPLIANCE WITH THE LOCAL JURISDICTIONS REQUIRED IBC CODES & STATE AMENDMENTS, RECOGNIZED INDUSTRY STANDARDS, AND CRAFTSMANSHIP STANDARDS IN THE AREA, ALL MANUFACTURERS' RECOMMENDATIONS, AND ALL OTHER APPLICABLE CODES.
  - MECHANICAL, ELECTRICAL, AND PLUMBING SUBCONTRACTORS SHALL SUBMIT AFFIDAVITS FOR EACH BUILDING PERMIT TO THE BUILDING PERMITS SECTION BEFORE REQUESTING INSPECTIONS.
  - GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL SECURE ALL PERMITS, INSPECTION CERTIFICATES, ETC., AND PAY ALL CHARGES THEREWITH. EACH CONTRACTOR OR SUBCONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, AND LICENSES REQUIRED FOR PROPER EXECUTION.
  - GENERAL CONTRACTOR TO COMPLY WITH LANDLORD'S AND OWNER'S RULES AND REGULATIONS REGARDING CONSTRUCTION WITHIN THE BUILDING.
  - EACH CONTRACTOR OR SUBCONTRACTOR SHALL COMPLY WITH ALL PROVISIONS OF ALL APPLICABLE LAWS AND ORDER OF PUBLIC OFFICIALS WITH JURISDICTION FOR SAFETY OF PERSONS/PROPERTY.
  - ALL WORK SHALL BE DONE BY LICENSED GENERAL CONTRACTOR AND SUB-CONTRACTORS AND IN CONFORMANCE WITH ALL NATIONAL, STATE, COUNTY, AND LOCAL CODES. ANY VARIANCE/NON-COMPLIANCE WITH LOCAL CODE TO BE REPORTED TO OWNER IN WRITING PRIOR TO BIDS.
- SITE VISITS AND PROJECT EXAMINATION**
  - CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL JOB CONDITIONS. NO PLEAS OF IGNORANCE OR SITE CONDITIONS WILL BE ACCEPTED. VISITS TO THE SITE DURING THE BID PHASE MUST BE COORDINATED WITH OWNER'S REPRESENTATIVE.
  - GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO VISIT THE SITE AND VERIFY ALL CONDITIONS PERTAINING TO THIS PROJECT PRIOR TO SUBMISSION OF BIDS. ANY DISCREPANCIES FOUND DURING SITE INVESTIGATION TO BE REPORTED TO OWNER'S REP IN WRITING PRIOR TO BID SUBMISSION AND NO ADJUSTMENT TO BID PRICE SHALL BE MADE. SUBMISSION OF BID SHALL BE UNDERSTOOD AND CONSTRUED AS, CONTRACTOR HAVING VERIFIED ALL EXISTING CONDITIONS WHETHER OR NOT SHOWN ON DRAWINGS AND HAVING TAKEN INTO ACCOUNT ANY ADJUSTMENT NECESSARY TO FULFILL THE DESIGN INTENT FULLY AND COMPLETELY.
- DOCUMENTS AND DOCUMENTATION REQUIREMENTS**
  - THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR BUILDING THIS PROJECT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS UNLESS A WRITTEN NOTIFICATION FROM THE OWNER OR ARCHITECT TO THE CONTRARY IS RECEIVED.
  - ALL DRAWINGS IN THIS SET OF CONSTRUCTION DOCUMENTS SHALL BE CONSIDERED PART OF THE CONTRACT DOCUMENTS. ALL WORK INDICATED ON DRAWINGS SHALL BE PERFORMED EVEN IF ONLY INDICATED ON A SINGLE SHEET.
  - THE 'GENERAL CONDITIONS' AND 'CONTRACT' BETWEEN OWNER AND CONTRACTOR SHALL BE AS PER THE LATEST EDITION(S) OF STATE OF GEORGIA. ALL PORTIONS AND ARTICLES SHALL BE CONSIDERED INCLUSIVE AND ARE TO BE PART OF THIS CONTRACT UNLESS SPECIFICALLY ADDRESSED OTHERWISE. IN WRITING, BY ALL PARTIES INVOLVED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE CONTENTS OF SAID DOCUMENTS. ANY ADDITIONAL WORK COMPLETED WITHOUT PRIOR APPROVAL SHALL BE DONE AT THE CONTRACTORS EXPENSE.
  - GENERAL CONTRACTOR TO ENSURE THAT A COMPLETE SET OF CONSTRUCTION DOCUMENTS IS GIVEN TO ALL SUBCONTRACTORS PRIOR TO BID SUBMISSION.
  - REFER TO EQUIPMENT SHEETS FOR ALL EQUIPMENT LOCATIONS. REFER TO ENGINEERING DRAWINGS FOR EQUIPMENT REQUIREMENTS. NOTIFY OWNER OF ANY DISCREPANCIES.
  - GENERAL CONTRACTOR TO PROVIDE AS BUILT DRAWINGS, TO OWNER, WITHIN TWO WEEKS OF COMPLETION OF PROJECT, PRIOR TO FINAL PAYMENT, IN REPRODUCIBLE FORMAT.
  - GENERAL CONTRACTOR SHALL PROVIDE TRUSS SHOP DRAWING SUBMITTALS INCLUDING THE REQUIRED COORDINATION FOR THE MECHANICAL PLATFORMS, ACCESS TO THE MECHANICAL UNITS AND DUCT DISTRIBUTION. REFERENCE STRUCTURAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
  - GENERAL CONTRACTOR SHALL PROVIDE ROOFING SHOP DRAWING SUBMITTALS
- DEFINITIONS:**
  - "TYPICAL" MEANS THE CONDITION IS THE SAME FOR ALL SIMILAR CONDITIONS, UNLESS NOTED OTHERWISE.
  - "ALIGN" MEANS SIMILAR COMPONENTS OR CONSTRUCTION, I.E., PARTITIONS, JAMBS, ETC. SHALL ALIGN ACROSS VOIDS.
  - FINISH FLOOR LEVEL: FINISH FLOOR LEVELS DEFINED AS THE TOP SURFACE OF THE FINISH FLOORING MATERIAL: CARPET, TILE, ETC.
- GENERAL CONTRACTOR RESPONSIBILITIES**
  - THE GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND SHORING FOR ALL WORK DURING THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE ENTIRELY RESPONSIBLE FOR ALL SHORING, BRACING, SCAFFOLDING, ETC., AND THEIR STRENGTH AND ADEQUACY, PROPER USE, OPERATION & MAINTENANCE.
  - THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR DELAYS CREATED BY LONG LEAD TIME ITEMS, NON-STANDARD ITEMS OR OTHER SPECIALTY ITEMS. THIS INCLUDES UP-GRADE WALL COVERING, CARPET, STONE OR OTHER ENHANCEMENTS (IF APPLICABLE).
  - IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR CONDUCT THE ACQUISITION OF THE APPROPRIATE SUB-CONTRACTORS AND SCHEDULE ANY DOCUMENTATION REQUIREMENTS SUCH AS SHOP DRAWINGS WITH ADEQUATE TIME FOR REVIEW CYCLES AND OBTAIN MATERIALS. SHOP DRAWING REVIEW TIMES ARE TEN BUSINESS DAYS. GENERAL CONTRACTOR FAILURE TO SCHEDULE APPROPRIATE REVIEW TIME MAY REQUIRE ACCELERATION FEES TO BE PAID TO EXPEDITE REVIEWS.
  - IT IS THE INTENT OF THESE DRAWINGS, NOTES AND SPECIFICATIONS TO CALL FOR CONSTRUCTION WORK, CLEANED AND READY FOR NEW CONSTRUCTION. ANY APPARATUS, EQUIPMENT OR MATERIAL WHICH MAY BE REQUIRED TO MAKE WORK COMPLETE AND READY FOR CONSTRUCTION, EVEN IF NOT SPECIFICALLY SPECIFIED, SHALL BE FURNISHED, DELIVERED AND INSTALLED BY CONTRACTOR WITHOUT ANY ADDITIONAL EXPENSE TO THE OWNER.
  - GENERAL CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE DUST OCCURRING DUE TO DEMOLITION AND CONSTRUCTION OPERATIONS. CONTRACTOR SHALL PERFORM DAILY CLEAN UP OF ANY DIRT AND DEBRIS OCCURRING AS A RESULT OF DEMOLITION OR CONSTRUCTION, INCLUDING ROUTES USED TO HAUL DEBRIS TO EXTERIOR AND EXTERIOR AREAS WHERE WASTE CONTAINERS AND DISPOSAL OPERATIONS ARE LOCATED.
  - THE GENERAL CONTRACTOR SHALL ADHERE, CONFORM, AND INSTALL ALL OF THE CEMENTITIOUS MATERIAL AND COMPONENTS TO ALL OF THE REQUIREMENTS AND SPECIFICATIONS OF THE MANUFACTURER'S TECHNICAL DATA AND INSTALLATION GUIDELINES TO ACHIEVE THE REQUIRED MANUFACTURER'S WARRANTY AND APPROVAL. A MANUFACTURER'S INSTALLATION REPRESENTATIVE SHALL BE REQUIRED TO ATTEND AN ON-SITE MEETING WITH OWNER'S REPRESENTATIVE, ARCHITECT, INSPECTION AND CERTIFICATION FOR ALL THE CEMENTITIOUS MATERIALS AND ASSEMBLIES INCLUDING BUT NOT LIMITED TO INSIDE AND OUTSIDE CORNERS, BANDING BOARDS, SIDING, SOFFITS, FASTENERS, DOOR AND WINDOW PENETRATIONS AND TRIM, RAKE AND FASCIA BOARDS, FLASHING AND DRIP EDGES, BATTENS, SUBSTRATES, JOINTS, WATER RESISTIVE MEMBRANES AND WATER PROOFING FEATURES.
  - KEEP DRIVEWAYS AND ENTRANCES CLEAR AT ALL TIMES. EACH SUBCONTRACTOR SHALL REMOVE RUBBISH AT THE COMPLETION OF HIS WORK. PROMPTLY REPAIR ANY DAMAGE DONE TO ADJACENT PROPERTY/TENANT SPACES AT NO COST TO OWNER AND/OR ADJACENT TENANT.
- EQUIPMENT COORDINATION**
  - VERIFY WITH THE MANUFACTURER/SUPPLIER THE SIZE, LOCATION AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT THAT IS TO BE FURNISHED BY THE OWNER OR OTHER CONTRACTORS PRIOR TO ANY CONSTRUCTION PERTAINING TO THE SAME IS BEGUN.
  - GENERAL CONTRACTOR TO RECEIVE, STORE, AND INSTALL ALL OWNER SUPPLIED MATERIAL AND EQUIPMENT AS REQUIRED.
- ACCESSIBILITY RESPONSIBILITY**
  - PROVIDE ACCESSIBILITY FOR THE PHYSICALLY HANDICAPPED CONFORMING TO THE GEORGIA HANDICAPPED ACCESSIBILITY LAW 120-3-20.
  - ALL ACCESSIBLE ELEMENTS/SPACES SHALL BE IN ACCORDANCE WITH IBC CHAPTER 11 & ICC/ANSI 117.1-2009.
  - EVERY INTERIOR AND EXTERIOR DOOR IN THE BUILDING SHALL BE PROVIDED WITH HANDICAP HARDWARE (LEVERS, PANIC HARDWARE, OR U-SHAPE DESIGNED DEVICES, ETC.) TO MEET GEORGIA HANDICAPPED ACCESSIBILITY LAW 120-3-20.
  - ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL LAWS, REGULATIONS, AND APPLICABLE BUILDING CODES AND ORDINANCES, AS WELL AS THE AMERICANS FOR DISABILITIES ACT.
- UTILITY COORDINATION**
  - THE LOCATION OF THE EXISTING UTILITIES AND STRUCTURES SHOWN HEREON ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND ACTUAL LOCATION OF SUCH, WHETHER SHOWN HEREON OR NOT, PRIOR TO ANY EXCAVATION, ANY DAMAGES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
  - ONLY "LEAD-FREE" PIPE AND SOLDER FOR DOMESTIC WASTE SYSTEM IS ACCEPTABLE. (SAFE DRINKING WATER ACT OF 1986 AND G.S.P.C., SECTION 1210.1.4.)
  - MOUNTING HEIGHT OF WALL ELECTRICAL OUTLETS SHALL BE 1'-4" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH ALL CODE REQUIREMENTS, REFERENCE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION AND REQUIREMENTS.
  - THE REFLECTED CEILING PLAN IS A DRAWING THAT REPRESENTS BUILD OUT OF FIXTURES, FEATURES AND LIGHTING. IT IS NOT INTENDED TO INDICATE CIRCUITING OR NUMBER OF FIXTURES ON A CIRCUIT. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CODE COMPLIANCE AND CIRCUITING NOT INDICATED BY ENGINEERING DRAWINGS.
  - ALL ADJACENT OUTLETS AND/OR SWITCHES SHALL BE GANGED. WHERE MULTIPLE OUTLET COVERS OR SWITCH COVERS MUST BE USED, SUBMIT LAYOUT TO OWNER/ARCHITECT FOR APPROVAL.
  - THE GENERAL CONTRACTOR SHALL IDENTIFY AND TAG ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE OWNER'S CONSTRUCTION MANAGER, ARCHITECT AND MEP ENGINEER FOR THE PROJECT SHALL BE NOTIFIED AND ADVISED OF UTILITY IDENTIFICATION PRIOR TO THE BEGINNING OF CONSTRUCTION.
  - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE FULL COORDINATION AND FINAL CONNECTION OF ALL UTILITIES SERVICES AND ROOF DRAINAGE SYSTEMS TO THE BUILDING. THE COORDINATION OF THE UTILITIES CONNECTION REQUIREMENTS SHALL BE CONFIRMED BY THE OWNER'S REPRESENTATIVE AND THE PHASE I SITE CONTRACTOR IN WRITING. THE CONTRACT BID PRICING FOR THESE UTILITIES CONNECTION REQUIREMENTS SHALL BE INCLUDED IN THE BASE CONTRACT BETWEEN THE OWNER AND GENERAL CONTRACTOR FOR THE BUILDING (PHASE II).
- BUILDING COMPONENTS**
  - EXIT DOORS SHALL NOT BE SUBJECT TO THE USE OF A KEY OR REQUIRE SPECIAL KNOWLEDGE TO OPERATE.
  - ALL EXIT DOORS AND DOORS IN THE MEANS OF EGRESS SHALL BE SIDE HINGED AND SWING IN THE DIRECTION OF EXIT TRAVEL AND IF ANY CLOSERS, LOCKING OR LATCHING DEVICE IS TO BE PROVIDED, ONLY APPROVED HARDWARE MAY BE USED.
  - ALL DOOR HARDWARE TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR AND SPECIFIC CRITERIA, SPECIFICATION AND TYPES TO BE COORDINATED BY OWNER
  - THE FLOOR ON BOTH SIDES OF A DOOR SHALL BE LEVEL AND SHALL HAVE THE SAME ELEVATION FOR A DISTANCE ON EACH SIDE EQUAL TO THE WIDTH OF THE WIDEST SINGLE DOOR.
  - A HANDRAIL SHALL BE ON EACH SIDE OF ALL NEW STAIRS OR RAMPS THAT EXCEED A 1:12 SLOPE. THIS HANDRAIL SHALL BE SET AT 34" TO 38" FROM FINISH SURFACE TO TOP OF HANDRAIL AND COMPLY WITH ALL LOCAL CODES AND ACCESSIBILITY REQUIREMENTS, I.E. ADA.
  - PROVIDE OSHA APPROVED RAILING SYSTEM AS APPROPRIATE AT ALL FLOOR PENETRATIONS AND WITH MORE THAN AN 18" VERTICAL DROP. ADDITIONALLY, ANY BUILDING SURFACE, SUCH AS THE ROOF, ABOVE THE VERTICAL DROP REQUIREMENT SHALL HAVE RAILINGS OR SAFETY CAGE THAT COMPLYS WITH ALL BUILDING CODES AND OSHA REQUIREMENTS.
  - EACH WINDOW AND DOOR LOCATED IN WALLS WHICH SEPARATE CONDITIONED AND UNCONDITIONED SPACE (INCLUDING BUILDING EXTERIOR) SHALL BE LABELED BY THE MANUFACTURER TO CERTIFY COMPLIANCE WITH THE REQUIREMENTS OF NATIONAL FENESTRATION RATING COUNCIL PER NFRC 100 AND 200 FOR FIELD VERIFICATION BY THE INSPECTOR.
  - ALL EXTERIOR JOINTS IN THE BUILDING ENVELOPE THAT ARE SOURCES OF AIR LEAKS SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED, OR OTHERWISE SEALED IN ACCORDANCE WITH SPECIFICATIONS OR PLANS.
  - PROVIDE ALL ANCHORS, FURRING, BLOCKING, STUDS AND SIMILAR PROVISIONS FOR CONCEALED SUPPORT OR ATTACHMENT OF ANY WALL MOUNTED FIXTURES, CABINETS, GRAB BARS, ETC., AT LOCATIONS INDICATED IN PLANS, ELEVATIONS AND/OR DETAILS.
  - PROVIDE PERIMETER INSULATION EQUAL TO R-13 PER ASHRAE 90.1-2007 MINIMUM ENERGY CODE VALUES.
  - PROVIDE JOINT FLASHING AT ALL CEMENTITIOUS SIDING JOINTS.
  - PROVIDE MOISTURE/WEATHER RESISTANT MEMBRANE IN ALL WALL ASSEMBLIES.
  - ALL PARTITIONS ARE DIMENSIONED TO FACE OF DRYWALL UNLESS OTHERWISE NOTED.
  - ALL WALL, FLOOR, CEILING PENETRATIONS TO BE PACKED WITH ROCK WOOL AND COVERED WITH STEEL PLATES.
  - IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO PROVIDE LEVELING AGENT AS DEEMED NECESSARY TO ALLOW ACCEPTABLE FLOOR TILE FINISH.
  - ALL WOOD BLOCKING TO BE FIRE RETARDANT TREATED.
  - ALL INTERIOR FINISHES SHALL, IN ACCORDANCE WITH NFPA 101 SECTION 12.3.3, HAVE A FLAME SPREAD RATING OF 0 TO 200 AND A SMOKE DEVELOPMENT RATING OF 0 TO 450.
- FIRE RESISTANCE REQUIREMENTS (IF REQUIRED)**
  - WHEN A BEAM OR COLUMN BECOMES PART OF A FIRE RATED WALL OR CEILING IT MUST BE PROTECTED AND BE FIRE RATED AS IS THE WALL OR CEILING.
  - FIRE EXTINGUISHERS, IN ACCORDANCE WITH NFPA 10, TO BE PROVIDED BY G.C. LOCATED BY FIRE MARSHAL.
  - PENETRATIONS INTO OR THROUGH, OF EITHER VERTICAL OR HORIZONTAL FIRE RATED BARRIERS SHALL BE PROTECTED BY A SYSTEM LISTED BY A RECOGNIZED TESTING AGENCY. PROVIDE A DETAIL AND LISTING NUMBER. (NFPA 101 6-2.3.6.2 1991 EDITION)
  - FIRE BARRIER SHALL BE CONTINUOUS FROM OUTSIDE WALL TO OUTSIDE WALL, FROM ANOTHER FIRE BARRIER TO A FIRE BARRIER, OR A COMBINATION THEREOF, INCLUDING CONTINUITY THROUGH ALL CONCEALED SPACES SUCH AS THOSE FOUND ABOVE A CEILING, INCLUDING INTERSTITIAL SPACES.
  - PASSAGES OF PIPES, CONDUITS, BUS DUCTS, CABLES, WIRES, AIRDUCTS, PNEUMATIC DUCTS, AND SIMILAR BUILDING SERVICES EQUIPMENT THROUGH FIRE BARRIERS SHALL BE PROTECTED AS FOLLOWS:
    - THE SPACE BETWEEN PENETRATING ITEM AND FIRE BARRIER SHALL BE FILLED WITH A MATERIAL CAPABLE OF MAINTAINING THE FIRE RESISTANCE RATING OF THE FIRE BARRIER PRODUCT.
  - PRODUCT USED MUST MEET TEST METHODS ASTM E814 OR UL 1479 FOR FIRE RATING.
  - IDENTIFICATION OF FIRE BARRIERS SHALL BE PERMANENTLY INSTALLED ABOVE ANY DECORATIVE CEILING AND/OR IN CONCEALED SPACES. THE LETTERING SHALL BE 2" IN HEIGHT AND SPACED EVERY 12". THE FOLLOWING WORDING IS RECOMMENDED "\_\_\_\_ HOUR FIRE AND SMOKE BARRIER PROTECT ALL OPENINGS." (NFPA 101 AND STATE AMENDMENTS)

119 LUCKIE STREET NW | ATLANTA, GEORGIA 30303-2146 | 404-522-0077 | 404-522-0069 FAX  
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