

NOTICE TO BIDDERS

THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSION WILL RECEIVE BIDS FOR THE FOLLOWING:

BID NO. 2012-B WESTSIDE COMMUNITY CENTER BIRLEY AVENUE
COLUMBIA COUNTY BOARD OF COMMISSIONERS

COLUMBIA COUNTY WILL ACT AS THE GENERAL CONTRACTOR FOR 2012-B WESTSIDE COMMUNITY CENTER, BUT DESIRES BIDS ON THE TWENTY-FIVE (25) SCOPES OF WORK IDENTIFIED IN THE BID PACKET. CONTRACTORS MAY BID ON ANY NUMBER OF SCOPES FOR WHICH THEY ARE QUALIFIED. THE BID PACKAGE CAN BE DOWNLOADED AT WWW.COLUMBIACOUNTYFLA.COM UNDER THE PURCHASING TAB. HARD COPIES MAY BE PURCHASED AT CONTRACTOR EXPENSE FROM HUNTER PRINTING 1330 SW MAIN BLVD, LAKE CITY, FL 32025.

SEALED BIDS WILL BE DUE MARCH 8, 2012 AT 2:00 PM IN THE BOARD OF COUNTY COMMISSION OFFICE LOCATED AT 135 NE HERNANDO AVE, ROOM 203 LAKE CITY, FL 32055. BIDS WILL BE OPENED AT 3:00 PM ON MARCH 8 AT THE SOUTHSIDE COACH'S BUILDING LOCATED AT 1114 SW KUHN RD., LAKE CITY, FL 32025 IN THE SOUTHSIDE RECREATION COMPLEX. ALL BIDS MUST BE CLEARLY MARKED AS A SEALED BID FOR PROJECT 2012-B, MUST IDENTIFY THE SCOPE BEING BID, AND INCLUDE THE NAME OF THE BIDDER. FAXED BIDS WILL NOT BE ACCEPTED. THERE WILL BE A MANDATORY PRE-BID CONFERENCE ON FEBRUARY 28, 2012 AT THE COLUMBIA COUNTY SCHOOL BOARD AUDITORIUM LOCATED AT 372 W. DUVAL ST., LAKE CITY, FL 32055. ALL CONTRACTORS WISHING TO BID THIS PROJECT MUST SUBMIT THE COMPLETED CONTRACTOR'S QUALIFICATIONS FORMS WITH THEIR BID. THE FORMS ARE INCLUDED IN THE BID PACKAGE.

COLUMBIA COUNTY RESERVES THE RIGHT TO WAIVE IRREGULARITIES AND/OR INFORMALITIES IN ANY BID AND TO REJECT ANY OR ALL BIDS IN WHOLE OR IN PART, WITH OR WITHOUT CAUSE, AND/OR ACCEPT THE BID THAT IN ITS JUDGMENT WILL BE FOR THE BEST INTEREST OF THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS.

A LOCAL BUSINESS PREFERENCE ALLOWANCE OF 5% IS AVAILABLE FOR THIS PROJECT AND WILL BE APPLIED ACCORDING TO THE POLICY AND PROCEDURES OF COLUMBIA COUNTY.

NON-CONSTRUCTION RELATED QUESTIONS SHOULD BE DIRECTED TO THE COLUMBIA COUNTY PURCHASING DEPARTMENT AT 386-719-2028. CONSTRUCTION RELATED QUESTIONS SHOULD BE DIRECTED TO TOMMY MATTHEWS, CONSTRUCTION MANAGER, AT 386-758-1039.

Dates of Advertisement February 15 & 22

FOR THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSION

By: Scarlet Frisina, Chairperson

**Columbia County, Florida
Purchasing Department
General Instructions to Bidders**

These instructions will bind bidders and conditions herein set forth, except as specifically qualified in special bid and contract terms issued with any individual bid.

1. The following criteria are used in determining low responsible bidder:
 - A. The ability, capacity and skill of bidder to perform required service.
 - B. Whether the bidder can perform service promptly or within specified time.
 - C. The character, integrity, reputation, judgment, experience and efficiency of bidder.
 - D. The performance of previous contracts with Columbia County.
 - E. The suitability of equipment or material for county use.
 - F. The ability of bidder to provide future maintenance.
2. Payment Terms are net (30) unless otherwise specified. Favorable terms, discounts, may be offered and will be considered in determining low bids if they are deemed by Purchasing Department to be advantageous to the County.
3. All bids should be tabulated, totaled and checked for accuracy. Unit price will prevail in case of errors.
4. All requested information shall be included in the envelope. All desired information must be included for your bid to receive full consideration.
5. If anything on the bid request is not clear, you should contact the Purchasing Director immediately.
6. A bidders list is available at the Purchasing Office.
7. Quote all prices F.O.B. our warehouse or as specified in bid documents.
8. Each proposal shall be clearly marked on the outside of the envelope including Fed Ex, UPS or other delivery service envelopes, as a sealed bid. The name of the item being bid shall be shown on the outside in full.
9. No responsibility shall attach to any County representative or employee for the premature opening of bids not properly addressed or identified.
10. If only one (1) bid is received, the bid may be rejected and re-advertised or excepted if determined to be in the counties best interest.
11. Bids received late will not be accepted, and the County will not be responsible for late mail delivery.
12. Telephone and facsimile bids will not be acceptable in formal bid openings (sealed bids). Should a bid be misplaced by the County and found later, it will be considered. Any bidder may request and shall receive a receipt showing the day and time any bid is delivered to the appropriate office of the County from the personnel thereof.

13. Bids requiring bid bonds will not be accepted if bond is not enclosed. Cash or certified check will be accepted in lieu of bond except on construction projects where cost exceeds \$40,000.
14. All bidders must be recognized dealers in the materials or equipment specified and is qualified to advise in their application or use. A bidder at any time requested must satisfy the Purchasing Office and the County Manager that he has the requisite organization, capital, plant, stock ability and experience to satisfactorily execute the contract in accordance with the provisions of the contract in which he is interested.
15. Any alterations, erasures, additions, or admissions of required information or any changes to specifications or bidding schedule are done at the risk of the bidder. Any bid will be rejected that has a substantial variation, that is; a variation that affects price, quantity, and quality or delivery date (when delivery is required by a specific time).
16. When requested, samples will be furnished to the County free of expense, properly marked for identification and accompanied by a list where there is more than one (1) sample. The County reserves the right to mutilate or destroy any sample submitted whenever it may be to the best interest of the County to do so for the purpose of testing.
17. The County will reject any material, supplies or equipment that did not meet the specifications, even though the bidder lists the trade names or names of such material on the bid or price quotation form.
18. The unauthorized use of patented articles is done entirely at the risk of the successful bidder.
19. The ESTIMATED QUANTITY given in the specifications or advertisements is for the purpose of bidding only. The County may purchase more or less than the estimated quantity and the vendor must not assume that such estimated quantity is part of the contract.
20. Only the latest model equipment as evidenced by the manufacture's current published literature will be considered. Obsolete models of equipment not in production will not be acceptable. The equipment shall be composed of new parts and materials. Any unit containing used parts or having seen any service other than the necessary tests will be rejected. In addition to the equipment specifically called for in the specification, all equipment catalogued by the manufacturer as standard or required by the State of Florida shall be furnished with the equipment. Where required by the State of Florida Motor Vehicle Code, vehicles shall be inspected and bear the latest inspection sticker of the Florida Department of Revenue.
21. The successful bidder on motor vehicle equipment shall be required to furnish with delivery of vehicle, certificate of origin and any other appropriate documentation as required by the Florida Motor Vehicle Department.
22. Prospective bidders are required to examine the location of the proposed work or delivery and determine, in their own way, the difficulties, which are likely to be encountered in the prosecution of the same.

23. All materials, equipment and supplies shall be subject to rigid inspection, under the immediate supervision of the Purchasing Department, its designee and /or the department to which they are delivered. If defective material, equipment, or supplies are discovered, the contractor, upon being instructed by the Purchasing Department or designee, shall remove, or make good such material, equipment, or supplies without extra compensation. It is expressly understood and agreed that the inspection of materials by the County will in no way lessen the responsibility of the Contractor release him from his obligation to perform and deliver to the County Sound and satisfactory materials, equipment, or supplies. The Contractor agrees to pay the costs of all tests upon defective material, equipment, or supplies or allow the costs to be deducted from any monies due him from the County.
24. Unless otherwise specified by the Purchasing Department all materials, supplies, or equipment quoted herein must be delivered within thirty (30) days from the day of notification or exceptions noted on bid sheets.
25. A contract will not be awarded to any corporation, firm, or individual who is, from any cause, in arrears to the County or who has failed in former contracts with the County to perform work satisfactorily, either to the character of the work, the fulfillment or guarantee, or the time consumed in completing the work.
26. Reasonable grounds for supposing that any bidder is interested in more than one proposal for the same item will be considered sufficient cause for rejection of all proposals in which he is interested.
27. Submitting a proposal when the bidder intends to sublet the contract may be a cause for rejection of bids or cancellation of the contract by the County Manager.
28. Unless otherwise specified the County reserves the right to award each items separately or on a lump sum basis whichever is in the best interest of the County.
29. The County reserves the right to reject any and/or all quotations, to waive any minor discrepancies in the bids for all bidders equally, quotations, or specifications, when deemed to be in the best interest of the County and also to purchase any part, all or none of the materials, supplies, or equipment specified.
30. Failure of the bidder to sign the bid or have the signature of an authorized representative or agent on the bid proposal in the space provided will be cause for rejection of the bid. Signature must be written in ink. Typewritten or printed signatures will not be acceptable.
31. Any bidder may withdraw his bid at any time before the time set for the opening of the bids. No bid may be withdrawn in the thirty- (30) day period after bids are opened.

32. It is mutually understood and agreed that if at any time the Purchasing Department or designee shall be of the opinion that the contract or any part thereof is unnecessarily delayed or that the rate of progress or delivery is unsatisfactory, or that the contractor is willfully violating any of the conditions or covenants of the agreement, or executing the same in bad faith, the Purchasing Department or his designee shall have the power to notify the aforesaid contractor of the nature of the complaint. Notification shall constitute delivery of notice, or letter to address given in the proposal. If after three (3) working days of notification the conditions are not corrected to the satisfaction of the Purchasing Director, he shall thereupon have the power to take whatever action he may deem necessary to complete the work or delivery herein described, or any part thereof, and the expense thereof, so charged, shall be deducted from any paid by the County out of such monies as may become due to the said contractor, under and by virtue of this agreement. In case such expense shall exceed the last said sum, then and in that event, the bondsman or the contractor, his executors, administrators, successors, or assigns, shall pay the amounts of such excess to the County on notice made by the Purchasing Department or his designee of the excess due.
33. If the bidder proposes to furnish any item of foreign make or product, he shall write "foreign" together with the name of the originating country opposite such item on a proposal.
34. Any complaint from bidders relative to the invitation to bid or attached specifications shall be made prior to the time of opening bids; other wise, the bidder waives any such complaint.
35. Contracts may be cancelled by the County with or without cause on thirty- (30) days advance written notice.
36. All contractors submitting bids for road projects in excess of \$150,000 must be pre-qualified with the Florida Department of Transportation and shall provide proof of such qualification upon request.
37. Any bidder affected adversely by an intended decision with respect to the award of any bid, shall file with the Purchasing Department for Columbia County, a written notice of intent to file a protest not later than seventy-two (72) hours (excluding Saturdays, Sundays and legal holidays), after the posting of the bid tabulation. Protest procedures may be obtained in the Purchasing Department.
38. A person or affiliate who has been placed on the convicted vendor's list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to Columbia County, may not submit a bid on a contract with Columbia County for the construction or repair of a public building or public work, may not submit bids on leases of real property to Columbia County, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with Columbia County, and may not transact business with Columbia County for a period of 36 months from the date of being placed on the convicted vendor list.
39. Vendor/Contractor shall utilize the U.S. Department of Homeland Security's E-Verify system, in accordance with the terms governing use of the system, to confirm the employment eligibility of;
 - A. all persons employed by the Vendor/Contractor during the term of the Contract to perform employment duties within Florida; and
 - B. all persons, including subcontractors, assigned by the Vendor/Contractor to perform work pursuant to the contract with the County.



BID PACKAGE LISTING OF CONTENTS

Invitation to Bid	1 Page
Instructions for Bidding	7 Pages
General Scope of Work	2 Pages
Specific Trade Scope of Work	26 Pages
Project Schedule	1 Page
Request for Bid	2 Pages
Company Qualification Statement	4 Pages
Document Listing	1 Page
Insurance Requirements	2 Pages
Hold Harmless Agreement	2 Pages
Door Hardware	3 Pages
Bath Accessory Schedule	1 Page
Site Plan	1 Page
General Conditions	9 Pages
Special Conditions	9 Pages



INVITATION TO BID
WESTSIDE COMMUNITY CENTER
SW BIRLEY ROAD
COLUMBIA COUNTY, FL

BIDS NEEDED BY: 3/08/2012 2:00 PM

SUBMIT QUESTIONS TO:

Columbia County Board of Commissioners
135 NE Hernando Ave., B-21
Lake City, Florida 32055

Tommy Matthews, Projects Superintendent

Phone: (386) 758-1039

Fax: (386) 758-2160

Cell: (386) 623-6371

Email:

tommy_matthews@columbiacountyfla.com

LOCATION TO SUBMIT BIDS:

Courthouse Annex, Suite 203

SCOPE OF WORK: Includes the construction of a 6,864 sq. ft. single story Community Center with wood framing, truss roof, drywall interior, activity area, kitchen, multiple baths and 1,080 sq. ft. Porte-Co.

- Septic Tanks
 - Cast-in-Place Concrete
 - Ready Mix Concrete
 - Masonry
 - Metal Fabrications
 - Rough Carpentry (Wood)
 - Trusses
 - Interior Trim Carpentry
 - Exterior Trim Carpentry
 - Cabinetry
 - Shingle Roofing
 - Metal Roofing
 - Vinyl Soffits
 - Windows
 - Steel & Wood Doors, Frames with hardware
 - Metal Framing, Insulation, Drywall & Dryvit Finish
 - Acoustical Ceiling
 - Floor Covering & Ceramic Tile
 - Painting & Sealants
 - Toilet Partitions
 - Bath Accessories
 - Appliances
 - H.V.A.C.
 - Plumbing
 - Electrical
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INSTRUCTIONS TO BID WITH GENERAL TERMS AND CONDITIONS

The following Instructions to Subcontractors will become an integral part of the Contract Documents. Where the terms and conditions set forth in these instructions conflict with the other Contract Documents, the terms and conditions of these instructions will prevail.

1.0 General

- 1.0.1 Columbia County Board of Commissioners will receive sealed proposals for portions of the project on the date and time stated and described in the Invitation to Bid. The scope of the project is described in the Special Conditions within the Bid Package. The scope of each division of the project is described in the Bid Package.
- 1.0.2 The Owner reserves the right to reject any or all quotes, accept quotes in any order or combination, accept or reject portions of quotes, make modifications to the work after quotes are in, and waive any information in quotes as the interest of the project and the Owner may dictate.
- 1.0.3 The owner reserves the right to award to a LOCAL BUSINESS that submitted the lowest responsive and responsible bid that was not greater than five percent (5%) of the otherwise lowest responsive and responsible bid amount. A LOCAL BUSINESS shall mean an individual entity whose primary residence is within Columbia County; a partnership entity where at least one of its principals is a resident of Columbia County; and a Florida corporation entity or other business entity whose principal place of business is within Columbia County, or which maintains a full-time business office open to the public within Columbia County, Florida, and at least one of its officers or directors or shareholders is a resident of Columbia County, Florida. (See revision to Columbia County Purchasing Policies and Procedures amended on January 20, 2011).

2.0 Bids

- 2.0.1 All Bids must be submitted on the Proposal Form within this package, and shall be subject to all requirements of the Contract Documents. No special conditions shall be made or included on the form. Erasures or other changes in the Bids must be explained or noted over the signature of the Contractor. Conditional Bids will not be accepted. Oral, telephone or telegraphic bids will not be accepted.
- 2.0.2 Bids shall be enclosed in a sealed envelope which shall be clearly labeled "Bid Enclosed" and be identified with the project name, number (2012-B) name and address of the Subcontractor and what Scope they are bidding. If bidding multiple scopes, each shall be place in a separate envelope.

3.0 Time for Receiving Bids and Opening of Bids

3.0.1 Time and date for receipt of bids are set forth in the "Invitation to Bid." All Bids will be opened with representatives of the County in attendance. As soon as possible, all proposed Subcontractors with the apparent low bid will be advised verbally or in writing.

4.0 Preliminary Meeting Prior to Bid

4.0.1 A mandatory meeting will be held on February 28, 2012 at 10:00 A.M., Columbia County Board Administration Complex, 327 West Duval Street, Lake City, FL. to discuss to Construction Documents and requirements. The results of this meeting would be reflected in Supplements issued promptly thereafter. Representation by all contractors desiring to bid is required. No hard copies will be available for handouts.

5.0 Requests for Information (RFI)

5.0.1 Last day for submitting RFI's will be seven (7) days prior to Deadline for Bids. Submit RFI's in writing by hand delivery, fax or e-mail to:

Columbia County Board of Commissioners
Attn: Tommy Matthews
135 NE Hernando Ave., B-21
Lake City, FL 32055
Fax: 386-758-2160
e-mail: tommy_matthews@columbiacountyfla.com

6.0 Material Safety Data Sheets

6.0.1 In accordance with Chapter 442 of the Florida Statutes, it is the Respondent's responsibility to identify and to provide the Columbia County Board of Commissioners Office a Material Safety Data Sheet for any material, as may apply to this project.

7.0 Waiver of Claims

7.0.1 Once final payment has been requested and made, the Subcontractor shall have no more than 30 calendar days to present or file any claims against the County concerning this Contract. After that period, the County will consider the Subcontractor to have waived any rights to claims against the County concerning this agreement.

8.0 Selection Criteria

8.0.1 Each Bid shall be evaluated using the following criteria:

- A. That **ALL** bid documentation was submitted timely and in conformance with all requirements of the Bid Package.
- B. That the following elements of Subcontractor's bid meet or exceed the requirements of this Bid package and cumulatively provide the scope of work to the County deemed to be in the County's best interest:
 - 1. The qualifications of the Subcontractor
 - 2. The bid amount
 - 3. Experience/Past Performance
 - 4. Financial stability of the Subcontractor
 - 5. Submission of all required documentation as required with the Bid Package

9.0 Termination / Cancellation of Contract

9.0.1 The County reserves the right to cancel the Contract without cause with a minimum 30 days written notice.

Termination or cancellation of the Contract will not relieve the Subcontractor of any obligations for any deliverables entered into prior to the termination of the Contract (i.e., reports, statements of accounts, etc., required and not received).

Termination or cancellation of the Contract will not relieve the Subcontractor of any obligations or liabilities resulting from any acts committed by the Subcontractor prior to the termination of the Contract.

10.0 Incurred Expenses

10.0.1 This Bid does not commit the County of Columbia to award a Contract, nor shall the County of Columbia be responsible for any cost or expense which may be incurred by the Subcontractor in preparing and submitting the Bid called for in this Bid Package, or any cost or expense incurred by the Subcontractor prior to the execution of a Contract Agreement.

11.0 Post-Quotation Discussion with Subcontractors

11.0.1 It is the County's intent to award a Contract(s) to the Subcontractor deemed most advantageous to the County in accordance with the evaluation criteria specified. The County reserves the right however, to conduct post-closing discussions with the Subcontractor who has a realistic possibility of Contract award including, but, not limited to: request for additional information and competitive negotiations.

12.0 Minimum Specifications

12.0.1 The specifications listed on the Design Drawings or the Scope of Work is minimum required performance specifications for this Bid Package. They are not intended to limit competition nor specify any particular Subcontractor but to ensure that the County receives quality services.

13.0 Compliance with Laws and Regulations

13.0.1 The Subcontractor shall be responsible to know and to apply all applicable federal and state laws, all local laws, ordinances, rules, regulations, and all orders and decrees of bodies or tribunals having jurisdiction or authority which in any manner affect the work, or which in any way affect the conduct of the work. The Subcontractor shall always observe and comply with such laws, ordinances, rules, regulations, orders, and decrees. The Subcontractor shall protect and indemnify County and all its officers, agents, servants, or employees against any claim or liability arising from or based on the violation of any such law, ordinance, rule, regulation, order, or decree caused or committed by Subcontractor, its representatives, sub-sub-contractors, sub-consultants, professional associated, agents, servants, or employees.

At time of bid submittal, Subcontractor shall hold the required licensure to perform the Scope of Work required of the Bid Package. If Subcontractor proposes to use a subcontractor to perform any work under the Contract such subcontractor, at the time of the quote submittal, hold the required licensure for all work to be performed under this Contract as a subcontractor and shall maintain such license(s) in full force and effect during the term of this Contract. All licenses and permits required to perform Trade Contractors work under this Contract whether such license or permit is required by the State of Florida or Columbia County shall be the Subcontractor's sole cost and expense, and shall not be a cost of the County. All required licenses and permits shall be maintained in full force and effect during the term of this Contract.

14.0 Changes In Scope of Work

14.0.1 The County may order changes in the work consisting of additions, deletions, or other revisions within the general scope of the Contract. No claims may be made by the Subcontractor that the scope of work has been changed, requiring changes to the amount of compensation to the Subcontractor or other adjustments to the Contract, unless such changes or adjustments have been by written amendment to the Contract signed by the County Representative, County's Director of Purchasing, and the Subcontractor.

14.0.2 If the Subcontractor believes that any particular work is not within the scope of work of the Contract, is a material change, or will otherwise require more compensation to the

Subcontractor, the Subcontractor must immediately notify the County's Representative in writing of his belief. If the County's Representative believes that the particular work is within the scope of the Contract as written, the Subcontractor will be ordered to and shall continue the work as changed and at the cost stated for the work within the scope. The Subcontractor must assert its right to an adjustment under this clause within 30 (thirty) days from the date of receipt of the written order.

14.0.3 The County reserves the right to negotiate with the awarded Subcontractor(s) without completing the competitive Bid process for materials, products, and/or services similar in nature to those specified within this Bid Package for which requirements were not known when the Bid Package was released.

15.0 Safety

15.0.1 The Subcontractor shall take the necessary precautions and bear the sole responsibility for the safety of the methods employed in performing the work. The Subcontractor shall at all times comply with the regulations set forth by federal, state, and local laws, rules, and regulations concerning "OSHA" and all applicable state labor laws, regulations, and standards. The Subcontractor shall indemnify and hold harmless the County from and against all liabilities, suits, damages, costs, and expenses (including attorney's fees and court costs) which may be imposed in the County because of the Subcontractor, sub-sub-Contractor, or supplier's failure to comply with the regulations.

16.0 Subcontractor's Personnel

16.0.1 The Subcontractor shall be responsible for ensuring that its employees, agents and subcontractors comply with all applicable laws and regulations and meet all federal, state, and local requirements related to their employment and position.

The Subcontractor certifies that it does not and will not during the performance of the Contract employ illegal alien workers or otherwise violate the provisions of the federal Immigration Reform and Control Act of 1986, as amended.

During the performance of the Contract, the Subcontract agrees to the following:

- The Subcontractor shall not discriminate against any employee or applicant for employment because of race, religion, color, sex, age, handicap or national origin, except when such condition is a bona fide occupational qualification reasonably necessary for the normal operations of the Subcontractor. The Subcontractor agrees to post in conspicuous places, visible to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.**

- **The Subcontractor, In all solicitations or advertisements for employees placed by or on behalf of the Subcontractor, shall state that such Subcontractor is an Equal Opportunity Employer.**

Notices, advertisements, and solicitations placed in accordance with federal law, rule, or regulation shall be deemed sufficient for the purpose of meeting the requirements of this section.

The Subcontractor shall include the provisions of the foregoing paragraphs above in every subcontract or purchase order so that the provisions will be binding upon each Subcontractor.

The Subcontractor and any sub-subcontractor shall pay all employees working on this Contract not less than minimum wage specified in the Fair Labor Standards Act (29 CFR 510-794) as amended.

Any information concerning the County, its products, services, personnel, policies or any other aspect of its business learned by the Subcontractor or personnel furnished by the Subcontractor in the course of providing services pursuant to the Agreement, shall be held in confidence and shall not be disclosed by the Subcontractor or any employee or agents of the Subcontractor or personnel furnished by the Subcontractor, without the prior written consent of the County.

17.0 Claim Notice

- 17.0.1 The Subcontractor shall immediately report in writing to the County's designated representative or agent any incident that might reasonably be expected to result in any claim under any of the coverage mentioned herein. The Subcontractor agrees to cooperate with the County in promptly releasing reasonable information periodically as to the disposition of any claims, including a resume of claims experience relating to all Subcontractors operations at the County project site.**

18.0 New Material

- 18.0.1 Unless otherwise provided for in this specification, the Subcontractor represents and warrants that the goods, materials, supplies, or components offered to the County under this Bid package are new, not used or reconditioned. It represents that they are not of such age or so deteriorated as to impair their usefulness or safety and that the goods, materials, supplies, or components offered are current production models of the respective manufacturer. If the Subcontractor believes that furnishing used or reconditioned goods, materials, supplies, or components will be in the County's interest,**

the Subcontractor shall so notify the County's Representative in writing no later than ten (10) working days prior to the date set for opening of proposals. The notice shall include the reasons for the request and any benefits that may accrue to the County if the County authorizes the inclusion of used or reconditioned goods, materials, supplies, or components.

19.0 Proposal Acceptance/Rejection

19.0.1 The County reserves the right to accept or reject any or all proposals received as a result of this Bid package, or to negotiate separately with competing Subcontractors, and to waive any informalities, defects, or irregularities in any proposal, or to accept that proposal or proposals, which in the judgment of the proper officials, is in the best interest of the County.

Project: West Side Community Center

Project Number: 2012-B

Scope of Work

GENERAL (All Subcontractors)

1. The Owner is the Columbia County Board of Commissioners (CCBC).
2. The Owner will serve as General Contractor.
3. The term Subcontractor and Trade Contractor shall be one in the same.
4. All bids must be submitted on the Bid Form supplied in this package and must conform to all requirements of the Contract Documents.
5. Bids may not be acceptable if the Subcontractor has not returned a Pre Qualification Package, a copy of which is included in this package.
6. Purchase Order agreements will be issued only with responsible Subcontractors found to be satisfactory to the Owner, qualified by experience, and a financial position to do the work specified.
7. Subcontractors that will be offering a bid shall promptly notify the Owner of any ambiguity, inconsistency, or error they discover upon examination of the Contract Documents or local conditions. Oral interpretations will not be made to any Subcontractor offering a bid. Therefore, every request must be in writing to the Owner. All request for information or clarifications must be received in writing by 9 calendar days prior to cutoff of receiving bids.
8. The Owner reserves the right to direct purchase any materials required for this project. All bids must include sales tax for materials.
9. All contract requirements regarding warranty; coordination, handling, testing, certifications, inspections, erection, submittals, shop drawings, inventory, insurance, field measuring, is the responsibility of the Subcontractor.
10. The following scopes of work have been prepared to clarify items of responsibility and are not intended to be all-inclusive. Any and all scope items reasonably necessary for a complete installation of your trade must be included.
11. If any inconsistencies within the Contract Documents arise, the most stringent shall govern.
12. Unless otherwise noted, all work should include labor, material, equipment, supervision, insurance, and taxes (including sales tax).
13. All equipment warranties shall become effective on the date of Substantial Completion regardless of when actual start-up/installation date(s) occurred.
14. All work will be completed according to the Schedule prepared by Columbia County Board of Commissioners (CCBC) and furnished to subcontractor.
15. All Subcontractors will include the following as it relates to their scope of work:
 - a. All hoisting, unloading, receiving and proper storage of the materials.

- b. All scaffolding, operators, fuel and associated equipment necessary to properly perform the Work.
 - c. Compliance with project rules and regulations set forth by CCBC and in accordance with applicable laws.
 - d. Cost of all permits, licenses and fees (no Building Permit Fees required).
 - e. Protection of the work of his/her trade and adjacent finishes. Subcontractors will be held accountable for damage caused as the result of his/her negligence.
 - f. Furnish and install access panels and/or access doors required by the Contract Documents or required for his/her subcontract work.
 - g. Coordinate locations and sizes of penetrations with respective trades during construction of walls, ceilings and floors.
16. A responsible supervisor must be on site at all times while his/her company is working. This supervisor must have the authority to make final decisions regarding the allocation of subcontractor's resources.
17. CCBC's Superintendent will conduct jobsite meetings as necessary. A supervisor from each active trade shall attend. Meetings will be at a location on site.
18. Subcontractors will be required to haul their construction trash and debris to a centralized dumpster provided by CCBC on a daily basis.
19. This project, at the discretion of the CCBC's Superintendent, will require a subcontractor that has men working during any period of time, to provide cleanup as determined to be in the best interest of a clean and safe site. This cleanup crew will be supervised by CCBC personnel and all debris collected will be put in the CCBC dumpsters. **NO EXCEPTIONS.** CCBC will call the labor pool to get laborers for any subcontractor in non compliance. Each subcontractor found to be in non conformance with this cleanup, will held responsible for all costs associated with such cleanup. The cost of this cleanup is established at \$ 20.00/hr. Any subcontractor not complying will be charged this amount.
20. Chemical toilets will be furnished and paid for by CCBC.
21. All material deliveries must be coordinated with the Superintendent of CCBC. CCBC will not accept or sign for a sub trades deliveries.
22. Build to and accommodate the permissible tolerances of work constructed by others.
23. Any damage done to another's work shall be repaired and restored to its original condition at the expense of the trade contractor who damages the work.
24. No on site field offices will be permitted without permission from CCBC.
25. Provide cell phones for all superintendents and project managers associated with this project.
26. Subcontractor must include provisions to comply with all General and Special Requirements including compliance with permitting, submittals, close-out, and recycling.
27. As-built drawings will be maintained on a daily basis and turned in prior to project completion. This will apply only for the Mechanical and Electrical Trades.

END OF GENERAL

Scope of Work

WORK DESCRIPTION: CAST-IN-PLACE CONCRETE

- **Specification: All General and Special Conditions, General Structural Notes (S-1)**
 - **Scope**
1. **Install all cast in place concrete.**
 2. **Provide for all receiving, unloading, placing of all cast in place concrete furnished by others.**
 3. **Includes all foundations, footings, slabs, housekeeping pads, columns, slab-on-grade, slab-on-deck, piers and all sidewalks.**
 4. **Install all steel reinforcing materials (furnish by others), as shown and required for cast in place concrete.**
 5. **Install all anchor bolts required for other trades.**
 6. **Install Bollards furnish by others.**
 7. **This contractor is responsible for reinstalling mis-located masonry dowels and anchor bolts.**
 8. **Includes providing and installation of all column pad grouting after item is installed.**
 9. **Install plastic vapor barrier at all slab on grade as specified, includes minimum slab and seam sealants.**
 10. **Tolerances, curing, surface finishes and jointing as specified. All concrete to be cured as specified, regardless of what has been done on previous jobs. No exceptions.**
 11. **Furnish Concrete Pumping equipment and labor.**
 12. **Hosing and removal of concrete slop and spillage from adjacent surfaces. Clean-up and remove all concrete spills and concrete truck wash out material left onsite at completion of each day.**
 13. **Saw-cut joints and tooled slab edges, as specified and shown.**
 14. **Includes providing and installation of all expansion joint filler, water stops, keyways and bulkheads that may be required.**
 15. **Include excavation and backfill of all footings, foundation and sidewalks.**
 16. **Includes the forming of recesses, block-outs and slab openings for other trades. Including but not limited to: mechanical, electrical and plumbing.**
 17. **Includes the forming of Block-outs around steel columns.**
 18. **All forming materials will be furnished by this subcontractor.**
 19. **Fine grading of soil before termite control is applied.**
 20. **Includes the installation and forming of all concrete housekeeping pads and piers required for mechanical, electrical and plumbing equipment.**

21. Includes all Field engineering and layout.
22. This concrete scope of work will be coordinated between the Civil, Architectural and Structural drawings.
23. All reinforcing, welded wire fabric and vapor barrier for all concrete as shown will be furnished by others.
24. Subcontractor shall be responsible for coordination of all testing work with the testing agency. Initial concrete materials, soil density and inspections and testing shall be provided by others, however, subcontractor shall be responsible for any additional testing required due to failure.
25. Provide and maintain OSHA compliant temporary railings and reinforcing bar caps for all areas related to this scope.
26. Subcontractor acknowledges that he has made a project site visit and is aware of existing site conditions.

END OF CAST-IN-PLACE CONCRETE

Project: West Side Community Center

Project Number: 2012-B

Scope of Work

WORK DESCRIPTION: MASONRY

- **Specification: All General and Special Conditions, General Structural Notes (S-1)**
- **Scope**
 1. **Includes all approved concrete and stone masonry units as shown on contract documents, including and special shapes that may be required.**
 2. **Provide and install all grout as shown under the through-wall flashing**
 3. **Layout and provide recessed openings in CMU and brick/stone walls for other trades materials.**
 4. **Provide and install mortar, masonry rebar, masonry ties, dur-o-wire, rebar spacers, mortar nets and metal lath required as per the design documents.**
 5. **Cleaning of brick/stone shall be done as quickly as practical but no more than 48 hours of topping masonry brick/stone walls out.**
 6. **Provide and install through wall flashing, mortar net weeps as specified.**
 7. **Tolerances, surface finishes and jointing as specified.**
 8. **Includes Field engineering, grades and layout.**
 9. **Maintain rebar caps supplied by others.**
 10. **Provide for an alternate price to substitute Brick in place of Stone. Brick will be furnished by others.**

END OF MASONRY

Project: West Side Community Center

Project Number: 2012-B

Scope of Work

WORK DESCRIPTION: STRUCTURAL STEEL AND MISCELLANEOUS METALS

- **Specification Sections: All General and Special Conditions, General Structural Notes (S-1)**
- **Scope**
 1. **Provide all structural columns, miscellaneous metals (bollards) and lintel angles per Contract Documents. Bollards will be installed by others.**
 2. **Include complete structural steel submittal package including detailed shop drawings for each metal fabrication no later than two weeks after bid award, secured through letter of intent (LOI).**
 3. **Includes anchor bolts, touchup painting materials and any miscellaneous accessories required for the complete metal fabrications installation by others.**
 4. **Include all testing as specified.**
 5. **All exposed welds to be smoothed and finished PRIOR to arriving on site. Field grinding and welding shall be kept to a minimum as this turns into rust stains and causes damage to others work.**
 6. **All welding is to be performed by a certified welder and a copy of current certification will be required to be submitted prior to fabrication.**

END OF STRUCTURAL STEEL AND MISCELLANEOUS METALS

Project: West Side Community Center

Project Number: 2012-B

Scope of Work

WORK DESCRIPTION: ROUGH CARPENTRY (FRAMING)

- **Specification Sections: All General and Special Conditions, as per design drawings**
- **Scope**
 1. **Install all lumber, trusses, decking, sheathing, house wrap, fasteners, clips, anchors, beams, headers, felt and preservative treated wood sill plates furnished by others for a complete dry-in of the structure.**
 2. **Provide and install all threaded rod as require by code and the Design Drawings.**
 3. **Coordinate with the Owner as well as all other trades.**
 4. **Provide and install all blocking as required for chair rail, bath accessories, toilet partitions, millwork of any other items requiring blocking.**
 5. **Includes coordination and field measuring to ensure proper blocking locations for all items prior to installation.**
 6. **Install only all windows furnished by others.**
 7. **Install all structural columns per Contract Documents. Bollards will be installed by others.**
 8. **Includes field touch-up painting of all structural steel after erection is complete. Touch up paint furnished by others.**

END OF ROUGH CARPENTRY (FRAMING)

Project: West Side Community Center

Project Number: 2012-B

Scope of Work

WORK DESCRIPTION: INTERIOR TRIM CARPENTRY

- **Specification Sections: All General and Special Conditions, as per design drawings**
- **Scope**
 1. **Provide and install all Chair Rail, Paneling, Window Sills and Wood Base as required by Design Drawings.**
 2. **All wood base and chairrail to be clear, stain grade.**
 3. **Window sills will be marble.**
 4. **Install only all Owner provided Toilet and Bath Fixtures, Doors, Door Frames, Door Hardware, fire extinguishers and cabinets, and Corner Guards as required by the Design Drawings. (See attached Door Hardware Schedule to clarify notes on Sheet A-9 of Design Drawings) (See attached Bath Accessory Schedule for clarification of schedule shown on Sheet A-11 of Design Drawings).**
 5. **Coordinate with the Owner as well as all other trades.**
 6. **Includes coordination and field measuring to ensure proper rough-in sizes and blocking locations for all items prior to installation.**
 7. **Provide and install all plywood scheduled for Storage Room walls and outside restroom walls and ceiling.**
 8. **Provide and install all FRP panels scheduled for outside restroom walls.**
 9. **Provide and install plywood backing panels for Power Supply.**
 10. **No plywood will be required for the ceiling in the storage room as indicated on the finish schedule.**
 11. **Door Frames will be installed prior to drywall installation and checked for plumb and level by this subcontractor prior to final coat applied.**
 12. **Clarification: The FRP scheduled to be installed over the plywood in the exterior Restrooms shall be from floor to ceiling.**
 13. **Clarification: The area between the Serving Area and the Restrooms shall have vinyl base.**

END OF INTERIOR TRIM CARPENTRY

Project: West Side Community Center

Project Number: 2012-B

Scope of Work

WORK DESCRIPTION: CASEWORK AND MILLWORK

- **Specification Sections: All General and Special Conditions, as per design drawings**
 - **Scope**
1. **Provide and install all finish carpentry millwork, shelving, countertops and backsplashes as per plans, specifications and clarifications herein listed.**
 2. **Millwork will be constructed using ¾" stock for doors, shelved and boxes (all plywood, no particleboard).**
 3. **Includes, but not limited to, wall cabinets, shelving, counters, back splashes, counter supports, storage cabinets, plastic laminate base and hardware and built in units.**
 4. **Use Standard Grade for laminate color choices.**
 5. **The Island cabinet is to have cabinet is to have full height doors on both long sides (no drawers) and a full shelf. At sink area, to remain consistent, there will be a false door both sides. The sink end will have double doors for access to plumbing.**
 6. **The intent is to have base cabinets on all four sides of the serving area with doors and drawers as per cabinet section on Sheet A-7. Upper cabinets are included only on two sides.**
 7. **All doors will have concealed hinges with ½" overlay.**
 8. **All doors and drawers will have 3" wire pulls.**
 9. **All drawers will have self closing metal door runners.**
 10. **This Subcontractor to develop detailed engineered shop drawings in accordance with the project specifications. Submittal to include any product information and/or material samples required by the project specifications or requested by the Owner.**
 11. **Wood blocking heights and locations to be clearly marked on the shop drawings.**
 12. **Coordinate with Owner, general trades and all other trades as required for complete finish casework and countertop installation. Coordination and field measuring to ensure proper rough-in sizes and blocking locations for all items prior to installation. This subcontractor to coordinate with electric/mechanical subcontractors regarding locations and sizes of necessary penetrations and electrical chases within the boundaries of casework/millwork.**
 13. **All casework bases to be pressure treated 2x6 lumber ripped to be full 4" high to allow for vinyl base.**
 14. **All cabinets shall be vacuumed clean and all markings and labels removed after installation and prior to substantial completion.**
 15. **This subcontractor to caulk all casework to adjacent surfaces during installations.**
 16. **Provide closure/filler panels at all base and upper cabinets to prevent bugs from entering filler cavities.**

17. Coordinate and cut holes for other trades work inside cabinets and countertops. This includes holes for wiring.
18. This trade to provide and install all support brackets, external bracing and/or suspension systems that may be required to support casework included.
19. This trade to evaluate casework configurations for compliance with American Disabilities Act guidelines as defined within the most recent issue of the Florida Building Code. Knee spaces, railing heights, vanity aprons and all other applications must be in compliance.
20. Includes sample submittals for all finished casework including shop drawings.

END OF CASEWORK AND MILLWORK

Project: West Side Community Center

Project Number: 2012-B

Scope of Work

WORK DESCRIPTION: SHINGLE ROOFING

- **Specification Sections: All General and Special Conditions, as per design drawings.**
- **Scope**
 1. **Provide and install watertight, shingle roofing, drip edge, vents and necessary base flashing system as per plans and specifications.**
 2. **Approved roofing fasteners (nails) will be furnished by this subcontractor.**
 3. **Provide and install all sealant integral with the roofing system and necessary blocking to create a complete roofing system.**
 4. **Provide and install all underlayment at all roofs.**
 5. **Examine all surfaces to assure they are dry, clean, and free of substances or conditions adverse to roofing and that all joints, plane changes, perimeters, and penetrations are properly prepared. Owner shall be notified in writing of defects and is not to commence work until conditions are corrected. Subcontractor accepts the substrate once work commences.**
 6. **Provide and install all flashings that are integral with the roofing system, such as drip edge, valleys, expansion joints, etc., whether shown or not, in order to provide a watertight system.**
 7. **Coordinate all roof penetrations with other trades.**
 8. **Install lead roof boots furnished by others.**

END OF SHINGLE ROOFING

Scope of Work

WORK DESCRIPTION: PREFORMED METAL ROOFING

- **Specification Sections: All General and Special Conditions, as per design drawings.**
- **Scope**
 1. **Provide and install a watertight, metal roofing and base flashing system.**
 2. **Coordinate with penetrations prior to installation.**
 3. **Provide and install all standing seam or SM Rib galvalume metal roofing as required.**
Material shall be 24 ga. Hot dipped galvanized steel ASTM A446-85 Grade C, G-90 Coating ASTM A 653-94 & A 924-94. Paint finish shall be Kynar 500 or Hylar 5000 Fluorocarbon Coating with top side film thickness of 0.80 to 0.90 mil over .020 to .025 mil Prime Coat to provide a total film thickness of 1.0 to 1.15 mil. The reverse side shall be coated with a backer coating of .025 mil nominal dry film thickness. Finish shall conform to all test for adhesion, flexibility and longevity as specified by Kynar 500 or Hylar 500 finish supplier.
 4. **Proposed Roof System/Contractor must be capable of providing a 20 year watertightness warranty upon completion (cost not in proposal).**
 5. **Include all wood blocking at all roof systems.**
 6. **Provide and install all self adhering underlayment (40 mil "peel and stick").**
 7. **Examine all surfaces to assure they are dry, clean, and free of substances or conditions adverse to roofing and that all joints, plane changes, perimeters, and penetrations are properly prepared. Owner shall be notified in writing of defects and is not to commence work until conditions are corrected. Subcontractor accepts the substrate once work commences.**
 8. **Install appropriate boots furnished by Plumbing Contractor.**
 9. **Furnish and install all flashing and trim material of like material that are integral with the roofing system, such as drip edge, valleys, expansion joints, etc., to provide a watertight system.**
 10. **Furnish and install all sealant required and/or integral with the roofing system.**
 11. **Coordinate all roof penetrations with other trades.**
 12. **Storage of material in areas as directed by the Owner. Protection of material while stored is the responsibility of the subcontractor. Damaged material will not be accepted.**
 13. **Standing Seam Metal Roofing panels shall have as Profile, at least 1 ¼" high vertical legs, spaced approximately 16" on center with no exposed fasteners.**

14. Use manufacturers' approved clips.
15. Include 6x6 box gutter with a minimum of 15 – 4x4 Downspouts of like material.
16. Include Concrete Slash Blocks at each downspout.

END OF PREFORMED METAL ROOFING

Project: West Side Community Center

Project Number: 2012-B

Scope of Work

WORK DESCRIPTION: PREFORMED SOFFITS AND TRIM

- **Specification Sections: All General and Special Conditions, as per design drawings.**
- **Scope**
 1. **Provide and install all aluminum fascia cladding, vented vinyl soffit, gutters, downspouts, concrete splash-blocks and all other exterior metal trim shown on the design drawings.**
 2. **Include a minimum of 15 downspouts.**
 3. **Storage of material in areas as directed by the owner. Protection of material while stored is the responsibility of the Trade Contractor. Damaged material will not be accepted.**
 4. **Includes coordination with the Owner as well as other trades.**
 5. **Provide breakout cost for Gutter, Downspouts and Concrete Splash Blocks on separate listing included with your bid.**

END OF PREFORMED SOFFITS AND TRIM

Scope of Work

WORK DESCRIPTION: FLOORING AND CERAMIC TILE

- **Specification Sections: All General and Special Conditions, as per design drawings**
- **Scope**
 1. Provide and install all Ceramic Tile and matching trim pieces.
 2. Provide and install all resilient flooring and wall base and accessories.
 3. Interior restrooms (Nos. 105 & 106) will have ceramic tile flooring instead of VCT as scheduled. See Sheet A-10 for tile specifications.
 4. The area between the Serving Area and the Restrooms shall have vinyl base.
 5. This trade to include provisions for minor patching/preparation (+/- ¼") required for all installations references above.
 6. Furnish and install of thresholds or appropriate transition strips at door openings with finished floor material on one or both sides.
 7. Clean tile and install tile grout sealer, as specified, immediately after installation.
 8. All patterns are to be laid out and reviewed for accuracy with the Owner. Owner must approve all flooring and tile patterns prior to installation.
 9. This Subcontractor to develop detailed shop drawings in accordance with the project specifications. Submittal to include any product information and/or material samples required by the project specifications or requested by the Owner.
 10. All ceramic tile is to be acid washed with an approved solvent by this subcontractor immediately following installation according to manufacturers specifications.
 11. All flooring materials shall be compatible with concrete sealing and curing compounds.
 12. Provide moisture testing, Calcium Chloride, Bond, and pH tests of slabs before installation. Include sealing of new concrete floors in areas of direct applied flooring.
 13. Include sealing of the existing floors if moisture content is higher than manufacturer's recommendations.
 14. Includes special ceramic tile shapes such as coved internal angles and bullnose external angles.
 15. Fill voids at masonry or irregular surfaces with adhesive filler.
 16. All saw-cut joints at hard tile applications shall receive crack isolation membrane by this trade subcontract.
 17. Includes protection of all flooring installations until substantial completion is achieved.
 18. Furnish extra material to the Owner (10% of each type of Ceramic Tile & 5% of VCT).

END OF FLOORING AND CERAMIC TILE

Project: West Side Community Center

Project Number: 2012-8

Scope of Work

WORK DESCRIPTION: ACOUSTICAL CEILINGS

- **Specification Sections: All General and Special Conditions, as per design drawings**
- **Scope**
 1. **Provide and install all Ceiling Suspension Systems and Acoustical Ceiling Tiles.**
 2. **This trade will coordinate with electrical and mechanical trades regarding finished grid configuration and positioning of lay-in or cut-in style fixtures and accessories.**
 3. **All patterns are to be laid out and reviewed for accuracy with the County Superintendent.**
 4. **Include caulking the edge of all support channel/angle at all gypsum board partitions. Caulk to match adjacent finishes.**
 5. **Install grid as shown and as specified.**
 6. **This Subcontractor to develop detailed shop drawings and submit any product information and/or material samples for review and approval as requested by the Owner.**
 7. **Includes all support grid, hangers, clips, suspension wire, fasteners, hold-down clips and accessories required for complete Acoustical Ceiling system installation.**
 8. **Includes touch-up paint kit of type and color to match all acoustic grid units.**
 9. **Verify method of hanger attachment prior to installation.**
 10. **Furnish extra material (one box of tile) to the Owner.**
 11. **This contractor to provide one ceiling suspension wire for each corner of the light fixture and provide one extra wire for the electrical contractor to fasten his light.**
 12. **Deliver a sufficient amount of each type of ceiling tile to be installed following the mechanical and electrical trades immediately following grid installation.**
 13. **This trade to provide cutouts for all lights, ducts, fans, registers, diffusers, exit lights and any other boxes or grid ceiling penetrations.**
 14. **All suspension wires must be properly fastened to structural elements above. All fasteners must be approved prior to use. Suspension from conduit, duct hangers, etc. will not be accepted.**
 15. **Change Acoustical Ceiling tile from what is specified to Armstrong "Fine Fissured" HumiGuard Plus sag resistant ceiling tile, 2x4 square edge item # 1729.**
 16. **Furnish extra ceiling tile (5%) to the Owner for stock.**

END OF ACOUSTICAL CEILINGS

Project: West Side Community Center

Project Number: 2012-B

Scope of Work

WORK DESCRIPTION: METAL FRAMING, INSULATION, DRYWALL AND DRYVIT

- **Specification Sections: All General and Special Conditions, as per design drawings**
 - **Scope**
1. **Provide and install all Insulation, Baffles and support 1"x2" furring strips attached to bottom for trusses.**
 2. **Provide and install a continuous air barrier fastened to bottom of trusses and sealed at joints and where the barrier meets vertical walls.**
 3. **Provide and install all Metal Stud Framing (Exterior Application), Gypsum Board Walls, Exterior Dryvit System, Cementitious Backer Board, Dense Shield Tile Backer, Moisture Resistant Board, and Fire Rated Assemblies.**
 4. **Includes all miscellaneous accessories necessary for a complete drywall installation, including, but not limited to, drywall screws, mud, corner beads, metal reveals, zip beads, furring strips, wall reinforcing, anchors, fasteners, and control and expansion joints.**
 5. **This Subcontractor to develop detailed shop drawings, if required by Owner. Submittal to include any product information and/or material samples required or requested by the Owner. Include provisions for fire-safing and rate sealants at tops and bottoms of all rated walls. Note; All trades will fire-safe their own penetrations through gypsum board assemblies.**
 6. **Sanding dust is to be VACUUMED cleaned from all walls and floors by this trade prior to mobilization of the painting subcontractor.**
 7. **Includes finish rework as required after prime and finish applications.**
 8. **Wall finishes (paint) will be applied after Owner has approved the quality of work.**
 9. **Do not furnish and install drywall in Storage Room (Rm. # 102) except as required for one (1) hour partition.**

END OF METAL FRAMING, INSULATION, DRYWALL AND DRYVIT

Scope of Work

WORK DESCRIPTION: PAINTING & SEALANTS

- **Specification Sections: All General and Special Conditions, as per design drawings.**
- **Scope**
 1. **Provide and install all Painting work as shown and specified.**
 2. **This trade to include all surfacing preparation, primer coats and finish coats in accordance with the construction documents.**
 3. **Includes painting of all wall assemblies (including exterior hardi-board siding), ceiling assemblies (excluding Acoustical Ceilings), door lite kits, metal doors and frames.**
 4. **Wood base and chairrail will receive stain finish.**
 5. **Includes provisions for temporary lighting. Lighting conditions in a given space are to match ambient conditions during all painting activities. Only safety lighting will be furnished by the Electrical subcontractor.**
 6. **Include all interior caulking. Includes but is not limited to door/window frames, specialties, countertops, toilets, louvers, extinguisher cabinets, acoustical ceiling support angle, access panels, glazing systems and expansion joints.**
 7. **Wood doors are to be factory finished.**
 8. **Include provisions for areas touched up by the drywall subcontractor after the prime coat and finish coats are applied. Areas patched must be re-primed before applying the finish coat.**
 9. **Furnish extra material, approximately one (1) gallon of paint per color.**
 10. **Exclude the finishing of all millwork and casework.**
 11. **Minor surface preparation and sanding as required.**
 12. **Include painting of all exposed structural steel (including bollards), conduits, piping, hangers, etc., in exposed areas.**
 13. **All hollow metal doors and frames shall be painted, unless galvanized or otherwise specified.**
 14. **Provide touch up painting as required prior to acceptance. If flashing occurs or patches are visible, entire surface must be painted from corner to corner.**
 15. **Subcontractor shall assume that all rooms are painted, whether or not schedule to be painted if no other finish is called for.**
 16. **Examine all surfaces to assure they are dry, clean of uniform texture, and free of bond-inhibiting substances or conditions adverse to adhesion, protective properties or appearance. Notify contractor in writing of any defects found and do not start work on any**

- defective areas until conditions are satisfactory and verified by Owner. Clean concrete or masonry walls if required to reduce alkalinity or to ensure performance of the applied finish.
17. Requirements for painting Hardi-Board Siding are to use either 2 coats of 'Top Coat A100 Satin' or 'Super Paint Satin' by Sherwin Williams or approved equal.
 18. Do not apply curing or hardening material where concrete floors are to be painted.
 19. Paint floors with 'ArmorSeal Tread-Plex' by Sherwin Williams or equal.

END OF PAINTING & SEALANTS

Project: West Side Community Center

Project Number: 2012-B

Scope of Work

WORK DESCRIPTION: EXTERIOR TRIM CARPENTRY

- **Specification Sections: All General and Special Conditions, as per design drawings**
- **Scope**
 1. **Provide and install all hardi board siding as per manufacturer's recommendation.**
 2. **Provide and install all exterior trim as per design drawings.**
 3. **Change from original design: Water Table to be Cedar, not Pressure Treated.**
 4. **This subcontractor will be responsible for furnishing and installing the flashing indicated above the Cedar Water table as shown on Detail A, Sheet A-7. The caulking will also be included.**

END OF EXTERIOR TRIM CARPENTRY

Project: West Side Community Center

Project Number: 2012-B

Scope of Work

WORK DESCRIPTION: SEPTIC TANKS

- **Specification Sections: All General and Special Conditions, Plumbing Specifications (P-1)**
 - **Scope**
1. **Provide and install all Septic Tanks as required by Construction Documents and specified by the Columbia County Department of Environmental Health.**
 2. **All field engineering, layout and surveying.**
 3. **All excavation, backfill and compaction as per design drawings.**
 4. **Includes coordination with site, plumbing subcontractors or any other trades, as required for this scope of work.**
 5. **All receiving, hoisting, loading, unloading, storage, setting-in-place all equipment and materials furnished under this scope.**
 6. **Provide for all PVC joints to be glued at all joints including header pipe.**

END OF SEPTIC TANKS

Scope of Work

WORK DESCRIPTION: HVAC

- **Specification Sections: All General and Special Conditions, HVAC Specifications (M-4)**
- **Scope**
 1. **Provide and install all mechanical equipment, including but not limited to: fans, pumps, electric heating terminals, split units, power ventilators, adjustable/variable frequency drives, smoke dampers, fire dampers, package units and variable air volume terminals, supports, isolators, connections, grilles/diffusers, ductwork, insulation, duct detectors, identification, and thermostats, as specified and required for complete HVAC system installation.**
 2. **All long lead items shall be identified and addressed immediately following contract award. A detailed list of items shall be provided to Owner. Submittals shall be provided within two (2) weeks of notice of award.**
 3. **Complete test and balance of all mechanical systems. Include multiple mobilizations for test and balance work.**
 4. **Include all louvers connected to HVAC system, including relief louvers and vents.**
 5. **Include all field engineering, layout and surveying required for this trade to complete work.**
 6. **This subcontractor to develop detailed shop drawings in accordance with the project specifications. Submittal to include any product and/or material samples required by the project specifications or requested by the Owner.**
 7. **Subcontractor will participated in MEP Coordination meetings and prepare coordinated drawings from these meetings for submission to the Engineer of Record.**
 8. **Support all above grade piping as specified and required.**
 9. **Provide for any excavation, backfill and compaction required for this subcontractor's work per Design Drawings.**
 10. **Certified welders shall perform welded connections.**
 11. **Power ventilators, ductwork, insulation, mastic sealants, trapeze supports, vibration isolators, hangers, grills, duct detectors and accessories as specified and required for complete air distribution system. R/O sizes for curb supports shall be clearly marked on the shop drawings for coordination with the truss framing shop drawings.**
 12. **Complete support system and curbs at rooftop power ventilators and exhaust fans.**
 13. **Electric Heaters supports, connections, insulation, hangers, thermostats, testing, inspections, etc. as specified and required for complete system installation.**

14. Test and balance and commissioning of all mechanical systems. Coordination during the mechanical equipment commissioning process.
15. As-built drawings will be maintained on a daily basis and turned in prior to project completion.
16. Include all coring and penetrations through rated walls and floors. All penetrations at these locations will be fire sealed/safed to maintain ratings. Provide rated sleeve assemblies as specified and required.
17. Bath exhaust fans will be supplied by the Electrical Contractor and ducted by the HVAC Contractor. The HVAC Contractor will provide roof mounted covers for exhaust ducting to be installed by roofing contractor.
18. Range Hood will be provided by Owner and ducted by this subcontractor. Roof cap will be provided by this subcontractor coordinated with Roofing Contractor. Roofing Contractor will install Roof Cap.
19. Clarification: Reference Drawing M1. The main trunk line for AH-5 shall be a 14"x12" then reduce to an 8"x12" after the first two branch takeoffs. Round snap lock duct of the same gauge and equivalent area is acceptable.
20. Clarification: Reference Drawing M2. The voltage for the TWA120 condensing unit shall be 208V, 3 phase, NOT single phase as listed on the schedule. The air handler is a single point connection, 208V, 3 phase, NOT single phase as listed on the drawings.
21. Clarification: Reference Drawing M2. Air handler AH-1 and its heat strip is a 208V, 3 phase. All other air handlers are 208V, single phase. All heat pump condensing units are 208V, 3 phase EXCEPT air heat pump HP-5 which is 208V, single phase.
22. Clarification: Reference Drawing M2. The correct model number for HP-5 shall be 4TEC3F24B1000A.
23. Clarification: Reference Drawing M4. With regard to test and balance, provide a duct leak test for the supply and return on each unit.
24. Change: Eliminate Air Conditioning for outside Restrooms.

END OF HVAC

Project: West Side Community Center

Project Number: 2012-B

Scope of Work

WORK DESCRIPTION: PLUMBING

- **Specification Sections: All General and Special Conditions, Plumbing Specifications (P-1)**
- **Scope**
 1. Provide and install all plumbing piping and equipment, including but limited to, pumps, valves, and water heater.
 2. Provide and install all plumbing fixtures and equipment as scheduled.
 3. All field engineering, layout and surveying. All Dimensions shall be taken from the contract documents, shop drawings and coordinated with the wall finishes layout.
 4. This Subcontractor to submit any product information and/or material samples requested by the Owner.
 5. Support all above grade piping as specified and required.
 6. Includes all below and above ground plumbing piping and insulation.
 7. All excavation, backfill and compaction as per design drawings.
 8. Only certified welders shall perform welded connections.
 9. Final connections and testing for all equipment and fixtures.
 10. Isolate piping and equipment as described in Specifications.
 11. This subcontractor is responsible for secondary structural members and blocking required for this scope of work.
 12. Includes all drinking fountains.
 13. Includes coordination with site, mechanical and electrical subcontractors or any other trades, as required for this scope of work.
 14. All clean-outs to grade must have a concrete pad (12" x 12" x 4") around them.
 15. Furnish templates for cut-outs in countertops and coordinate exact fixture locations with countertop shop drawings.
 16. Provide appropriate boots for the roofing contractor to install. If shingle roofing is selected, provide lead boots.
 17. Protect installed fixtures during construction.
 18. Cutting and patching as required for this scope of work.
 19. Includes all coring and penetrations through rated walls and floors. All penetrations at these locations will be fire sealed/safed to maintain ratings. Provide rated sleeve assemblies as required.
 20. Plumbing piping systems labeling and identification as specified and required.
 21. Conduct all pressure tests, weld testing, cleaning, monitoring, training and sterilization as Specified. County Superintendent will witness these tests.

22. All receiving, hoisting, loading, unloading, storage, distribution, setting-in-place all plumbing equipment and materials furnished under this scope.
23. Place plugs in ends of uncompleted piping at end of day or whenever work stops.
24. Provide and install insulation necessary for Hot water and drain pipes exposed under sinks so as to protect against contact.+
25. All plumbing systems shall conform to, local codes, standard mechanical code, NFPA and Life Safety Codes.
26. Sleeve, block outs and other accessories for concrete pours. Provide field personnel during concrete placement adjacent to plumbing systems. Inspection and maintenance of work during overtime concreting.
27. Provide for the Owner all shop drawings, submittals, samples, and operation and maintenance manuals.
28. As-built drawings will be maintained on a daily basis and turned in prior to project completion.
29. Dewatering, well pointing and shoring as required by code, OSHA, contract documents required to complete plumbing piping installation.
30. Coordination drawings will be furnished by this contractor to show all work. Coordination drawings will be reviewed with MEP trades, compiled and submitted to the Owner for approval.
31. Provide and install all piping specialty items such as: Escutcheons, Strainers, Clean out covers, Dielectric Unions, Fire Barrier Penetrations Seals.
32. Provide, install and remove temporary hose bib as required to furnish water for construction activities. Also provide plumbing connection for potable water supply for field office if the Owner decides to provide (approximately +/- 150 lineal feet).
33. **Change: All floor drains will be changed to a minimum of 3" diameter.**
34. **Change: Furnish and Install a Gas tankless Water heater (Rinnal Model # 7.5) on the South exterior wall in lieu of specified Whirlpool Water Heater.**
35. **Change: Furnish and install backflow assembly (2" Reduced pressure, RPZ)**

END OF PLUMBING

Scope of Work

WORK DESCRIPTION: ELECTRICAL

- Specification Sections: All General and Special Conditions, Electrical Specifications (E-1, E-2)
 - Scope
1. Provide and install branch circuitry, conduits, raceways, wiring and electrical panels per specifications and applicable NFPA and UL codes.
 2. Provide and install all secondary underground feeder cables, and raceways from main transformer to meter centers. Assume 75 Lin. Ft. horizontally and offer a price per foot for credit or add if it is determined to be a different length.
 3. Provide and install all light fixtures, exit signs, receptacles, switches, clocks, exhaust fans, and accessories as specified and required for complete electrical system installation.
 4. **Clarification: Provide and Install exhaust fans specified on HVAC Design Drawings. Ducting will be the responsibility of the HVAC Contractor.**
 5. **Provide and install any Audio/Visual equipment indicated in the Design Drawings.**
 6. Electrical system equipment and raceways will be identified as described in Specifications.
 7. Also included are transformers, switchboards, panel boards, circuit breakers, safety switches, disconnects, circuit switching and protective devices, fuses and grouped metering equipment, terminations, splices and surge protection.
 8. **Change: Include Manual Blade type full load transfer switch in quote.**
 9. Concrete walls, floors, CMU walls and footings shall be sleeved.
 10. Includes complete underground conduit and raceway rough-in for data/communication, cable TV, intercom, fire alarm, and A/V system, including labeling.
 11. All excavation, backfill and compaction as per Design Drawings.
 12. Include temporary power for project and to Owner field office and locations, determined by Owner, required at the building.
 13. All field engineering, layout and surveying.
 14. This subcontractor to develop detailed shop drawings in accordance with the project specifications. Submittal to include any product and/or material samples required by the project specifications or requested by the Owner.
 15. Subcontractor will participated in MEP Coordination meetings and prepare coordinated drawings from these meetings for submission to the Engineer of Record.
 16. Final connections and testing for all mechanical, plumbing, pumps and fixtures.
 17. Includes coordination with site, mechanical, plumbing and data/com subcontractors or any other trades, as required for this scope of work.
 18. Protect installed fixtures during construction.
 19. Cutting, coring and patching as required for this scope of work.

20. Includes all coring and penetrations through rated walls and floors. All penetrations at these locations will be fire sealed/safed to maintain ratings. Provide rated sleeve assemblies as specified and required.
21. Include trade permit, licensing, testing and inspection fees.
22. All shop drawings, submittals, samples and operation and maintenance manuals.
23. As-built drawing will be maintained on a daily basis and turned in prior to project completion. As-builts will be maintained at the jobsite, available for Owner review.
24. Sleeves, block outs and other accessories for concrete pours. Provide field personnel during concrete placement adjacent to electrical systems. Includes inspection and maintenance of work during overtime concreting.
25. Make arrangements to have equipment delivered prior to the building exterior being closed in. This contractor will be responsible for any delays.
26. All receiving, hoisting, loading, storage, distribution, setting in-place all electrical equipment and materials furnished under this scope.
27. Dewatering, well pointing and shoring as required by code, OSHA, contact documents required to complete secondary feeder, duct bank and any underground electrical raceway installation.
28. Coordination drawings will be furnished by this contractor to show all work. Coordination drawings will be reviewed with mechanical and electrical contractors. Weekly coordination meetings will be required.
29. Testing of system will be completed on an area basis as determined by Owner in order to maintain project schedules. Any valve, blank-offs and other accessories required are included.
30. **Clarification: Do not include fire alarm system.**
31. Provide and install all cable tray/J-hook hangers for complete A/V. Data/Communication system.
32. Provide and install all rough-in conduit and boxes for intercom, voice/data, TV cameras as required.
33. Provide and install all motors starters and disconnects as required whether or not shown on the contact documents.
34. Provide power for control transformers as needed whether or not shown on contract documents. Note panel & circuit on as-built drawing.
35. Provide all motor starters and disconnects as required whether or not shown on contract documents.
36. Connect all duct detectors. Installation of duct detector into ductwork will be performed by the mechanical subcontractor.
37. Provide safety lighting within the building as required meeting safety regulations.
38. Install Owner provided appliances. Ducting of Range Hood by HVAC Contractor.
39. **Offer value engineering for use of MC Cable in lieu of EMT in appropriate locations.**
40. **Clarification: Sheet E-5, Change Bus Rating & Type to 225A Copper under General Information "Main Lugs Only 225A. Change Bus Rating & Type to 400A Copper under General Information "Bus Cover 6X.**

- 41. Change: Add 110 v. connection for Gas Tankless Water Heater as specified in changes indicated in the Scope for Plumbing.**
- 42. Clarification: Provide and install Lighting Troffers – 2SPG332A12MVOLT 1/3 GEB101SLP741 Lithonia 2x4 3 lamp layin troffer with Electronic Ballast and T8 Lamps.**
- 43. Clarification: Provide and Install Recessed cans – L16F 26/32TRT MVOLT Cans & 602A Trims Lithonia 6 inch IC Florescent cans with Clear Aizak Trim.**
- 44. Clarification: Provide and install Wall Mount Lights – TWAC35S12OPELPI LPI Lithonia Wallpack 35 watt HPS with Photocell.**
- 45. Clarification: Provide and install Emergency Lights – ELM2 Lithonia Two head emergency lights.**
- 46. Clarification: Provide and install Exit Lights – LQMS3R 120/277 ELN Lithonia Exit sign with battery.**
- 47. Clarification: Provide and install Paddle fans – 77525-6 Quorum with 6-24-6 Downrods Paddle fans 5 blade white with two foot downrods.**
- 48. Clarification: Provide and install receptacles – CR 201 P&S 20 amp duplex receptacle construction grade 20951 P&S 20 amp GFI receptacle.**
- 49. Clarification: provide and install the following type switches: CSB20AC1I P&S Single Pole, CSB20AC3I P&S Three way & CSB20AC4I P&S Four way construction grade 20 amp switches.**
- 50. Include switches for all light fixtures and ceiling fans in cases where not shown on design drawings.**

END OF ELECTRICAL



Columbia County Board of Commissioners
P. O. Box 1529
Lake City, Florida 32056
Phone: 386-755-4100
Fax: 386-758-2160

Date: _____

REQUEST FOR BID

Place Company name here: _____

Project: Columbia County Westside Community Center
Project #: 2012-B

Hand Delivered to:
Columbia County Board of Commissioners
Attn: Tommy Matthews
135 NE Hernando Ave., B-21
Lake City, FL 32055

Proposes to furnish all labor, materials, equipment and services required to satisfactorily complete all of the work described below in accordance with the drawings and specifications as prepared by Freeman Design Group, Inc. issued for construction on November 15, 2010 and this proposal form.

Indicate the Description of what you are Bidding _____

Note: With Roofing, indicate if you are bidding Shingles, Standing Seam Metal or Screw Down Metal.

The Trade Contractor listed above, hereby represents that he/she has received and carefully examined and acknowledged the Projects Procedures and Scope of Work for the Columbia County Westside Community Center located on SW Birley Rd. including any and all Addenda as listed below.

Addendum	No. _____	Date: _____
	No. _____	Date: _____
	No. _____	Date: _____
	No. _____	Date: _____

Based on the foregoing, the Trade Contractor hereby proposes and offers to complete the work for the lump sum amount as outline below:

_____ Dollars (\$ _____)

NO COMBINED BIDS (use separate quote forms)

By submitting this bid, the Subcontractor agrees to all terms and conditions included in this Bid Package.

The Lump Sum Price above **INCLUDES** all applicable sales and/or use taxes; **INCLUDES** all insurance premiums required to meet insurance requirements.

A. The Subcontractor agrees that if written notice of the acceptance of this quote is mailed or delivered to the undersigned within sixty (60) days after Proposed Due Date, or any time thereafter before it is withdrawn, the undersigned shall, within (10) calendar days, deliver to the Columbia County Board of Commissioners, where directed, a Certificate of Insurance in the specified amounts. **The Subcontractor acknowledges the right of the Owner to reject any and all proposals received and to accept proposals which are judged to best serve the interests of the project.**

B. The following portions of the work will be sublet to the following Subcontractor Indicated (list only firms that will supply labor at the job-site).

ITEMS OF WORK	SUBCONTRACTOR'S NAME
_____	_____
_____	_____
_____	_____

D. Alternates/Unit Prices

1. **Alternate No. 1:** Substitute regular Brick for Stone.

Alternate BID _____ Dollars (\$ _____)

2. **Alternate No. 2:** Breakout for Aluminum Gutter and Downspouts.

Deduct _____ Dollars (\$ _____)

3. **Alternate No. 3:** Use MC Cable In lieu of EMT in appropriate locations (Electrical)

Deduct _____ Dollars (\$ _____)

4. **Alternate No. 4:** "Voluntary Deduct"

Description of Deduction _____

Deduct _____ Dollars (\$ _____)

E. The undersigned represents that these proposals are made in good faith, without fraud, collusion or connection of any kind with any other subcontractor of the same work, that he is competing in his own interest and in his own behalf, without connection or obligation to any undisclosed person, that no other person has any interest in regard to all conditions pertaining to the work and in regard to the place where it is to be done, has made his own examination and estimates and from them makes this proposal.

Contractor: _____ (Legal Signature)
 _____ (Type/Print Name)

Company: _____

Address: _____

Business Phone: _____

Note: Bid Forms are to be sealed in an envelope (no faxed bids) and delivered to:

Columbia County Board of Commissioners
 Attn: Tommy Matthews, Projects Superintendent
 Court House Annex
 135 N.E. Hernando Ave., Suite 203
 Lake City, FL 32055



COMPANY QUALIFICATION STATEMENT

CONTACT INFORMATION

Company's Name: _____ Date: _____

Street Address: _____

City: _____ State: _____ Zip: _____

Contact Person #1 _____

E-mail Address: _____ TELEPHONE: _____

Contact Person #2 _____

E-mail Address: _____ TELEPHONE: _____

COMPANY PROFILE

Years performing work specialty _____ yrs. Years in business under present name: _____ yrs.

Avg. annual value of work Value of work in Value of work now
Completed in past 3 yrs. \$ _____ place in prev. year: \$ _____ under contract: \$ _____

Does your Company have a certified minority status?
If "Yes", enclose a copy of your certification(s). Yes ___ No ___ Classification: _____

Is your Company a "Drug-free Workplace"? Yes ___ No ___

CONTRACTOR LICENSING

Reference: the Florida Department of Business and Professional Regulation at <https://www.myfloridalicense.com>
Provide your Primary Qualifying Agent's Florida DBPR license information:

Last Name: _____ First Name: _____ Middle Name or Initial: _____

Licensing Board: _____ License Type: _____ License Number: _____



COMPANY QUALIFICATION STATEMENT

CURRENT & PAST PROJECTS AND REFERENCES

CURRENT PROJECTS

1. List two (2) of your Company's most significant projects in each category listed.
2. Select either the Project Manager or General Superintendent as current references.
3. Verify contact information for each reference.

Before submitting this form:

- Verify that e-mail addresses and telephone numbers are current and correct
- Invalid contact information will delay the qualification process.

<u>CURRENT PROJECT NO. 1</u>	<u>CURRENT PROJECT NO. 2</u>
Contracting Agency: _____	Contracting Agency: _____
Project Name: _____	Project Name: _____
Location: _____	Location: _____
Project % Complete: _____	Project % Complete: _____
Scheduled Completion Date: _____	Scheduled Completion Date: _____
\$ Value of Subcontract: _____	\$ Value of Subcontract: _____
Reference's Name: _____	Reference's Name: _____
Reference's Title: _____	Reference's Title: _____
Reference's E-mail: _____	Reference's E-mail: _____
Reference's Office Phone: _____	Reference's Office Phone: _____
Reference's Cell Phone: _____	Reference's Cell Phone: _____



COMPANY QUALIFICATION STATEMENT

RECENT PROJECT NO. 1
(within one year)

Contracting Agency: _____

Project Name: _____

Location: _____

Project % Complete: _____

Scheduled Completion Date: _____

\$ Value of Subcontract: _____

Reference's Name: _____

Reference's Title: _____

Reference's E-mail: _____

Reference's Office Phone: _____

Reference's Cell Phone: _____

RECENT PROJECT NO. 2
(within one year)

Contracting Agency: _____

Project Name: _____

Location: _____

Project % Complete: _____

Scheduled Completion Date: _____

\$ Value of Subcontract: _____

Reference's Name: _____

Reference's Title: _____

Reference's E-mail: _____

Reference's Office Phone: _____

Reference's Cell Phone: _____



COMPANY QUALIFICATION STATEMENT

TRADE REFERENCES (3)

Company Name: _____

Address: _____

Contact Person: _____

E-mail Address: _____

Phone Number: _____ Fax: _____

Company Name: _____

Address: _____

Contact Person: _____

E-mail Address: _____

Phone Number: _____ Fax: _____

Company Name: _____

Address: _____

Contact Person: _____

E-mail Address: _____

Phone Number: _____ Fax: _____

THE CONTENTS OF THIS FORM WILL BE USED TO DETERMINE THE APPLICANT'S QUALIFICATIONS.



CONSTRUCTION DOCUMENTS

GENERAL DRAWINGS	DATED
COVER SHEET – TITLE PAGE	
LIFE SAFETY	
LS-1 LIFE SAFETY PLAN	11/5/10
ARCHITECTURAL DRAWINGS	
A-1 ABBREVIATIONS, LEGEND, NOTES, ETC.	11/5/10
A-2 FLOOR PLAN	11/5/10
A-3 DIMENSION PLAN	11/5/10
A-4 ELEVATIONS	11/5/10
A-5 BUILDING SECTIONS	11/5/10
A-6 ROOF PLAN	11/5/10
A-7 BUILDING SECTIONS	11/5/10
A-8 PORCH PLAN & DETAILS	11/5/10
A-9 DOOR AND WINDOW DETAILS	11/5/10
A-10 ROOM FINISH SCHEDULES AND DETAILS	11/5/10
A-11 BATHROOM DIMENSIONS AND ACCESSORY SCHEDULE	11/5/10
STRUCTURAL DRAWINGS	
S-1 GENERAL STRUCTURAL NOTES	11/5/10
S-2 FOUNDATION PLAN	11/5/10
S-3 FOUNDATION NOTES AND DETAILS	11/5/10
S-4 STRUCTURAL FRAMING DETAILS	11/5/10
S-5 STRUCTURAL SHEARWALL DETAILS	11/5/10
MECHANICAL DRAWINGS	
M-1 MECHANICAL PLAN	11/9/10
M-2 MECHANICAL PLAN	11/9/10
M-3 MECHANICAL DETAILS	11/9/10
M-4 HVAC SPECIFICATIONS	11/9/10
PLUMBING DRAWINGS	
P-1 PLUMBING SPECIFICATIONS	11/5/10
P-2 PLUMBING PLAN – SANITARY WASTE VENT	11/5/10
P-3 PLUMBING FIXTURE SCHEDULE, PLUMBING PLAN DOMESTIC WATER, ETC.	11/5/10
ELECTRICAL DRAWINGS	
E-1 ELECTRICAL SPECIFICATIONS (1 OF 2)	11/5/10
E-2 ELECTRICAL SPECIFICATIONS (2 OF 2)	11/5/10
E-3 LIGHTING FLOOR PLAN	11/5/10
E-4 ELECTRICAL PLAN	11/5/10
E-5 ELECTRICAL RISER AND INFORMATION	11/5/10
E-6 ALARM/AUDIO/VISUAL PLAN	11/5/10

INSURANCE REQUIREMENTS

Furnish certificates of insurance with Columbia County Board of Commissioners named as additional insured on Accord 25 Form. Provide Waiver of Subrogation. Submit prior to beginning on-site operations. The coverage and amounts below are minimum requirements and do not establish limits to the Trade Contractor's liability. Other coverage and higher limits may be provided at the Trade Contractor's option expense.

Certificate Holder will be as follows:

Columbia County Board of Commissioners
Attn: Tommy Matthews, Projects Superintendent
P.O. Box 1529
Lake City, Florida 32056

Columbia County Board of Commissioners will be named as additional insured.

Insurance policies are to be written by companies authorized to do business under the laws of the State of Florida and be acceptable to the Columbia County Board of Commissioners.

All Certificates of Insurance are to contain the following statement: "The insurance covered by certificate shall not be canceled, nor materially altered, except after thirty (30) days written notice has been received by the Owner.

STATUTORY WORKER'S COMPENSATION

Provide proof of Worker's Compensation Insurance at Required State of Florida Statutory Limits. The Workers' Compensation policy shall state that it cannot be canceled or materially changed without first giving thirty (30) days prior notice thereof in writing to the County. Firms that have owner/operators that have filed a "Notice of Election to be exempt" shall supply a copy of said notice.

Requirements for bidders that qualify for an exemption under Florida Worker's Compensation law in Chapter 440 Florida Statutes are detailed below:

Incorporated or unincorporated firms shall be required to sign a "Hold Harmless Agreement" relieving the County of liability in the event they and/or their employees are injured while providing goods and/or services to the County.

The Hold Harmless Agreement mentioned above is included as an attachment to this Request for Bid. Said Agreements shall be provided to the County upon notice of award.

NOTE: The County reserves the right not to contract with firms that do not provide Worker's Compensation for their employees.

COMPREHENSIVE GENERAL LIABILITY

Provide extended coverage for explosion, collapse and underground hazards (XCU), Contractual, Products, Contractor's Protective, Completed Operations, Personal Injury, Broad Form Property Damage and the Additional Interest of Employees.

BODILY INJURY LIMITS

\$ 300,000 each occurrence

\$ 600,000 aggregate

PROPERTY DAMAGE LIMITS

\$ 300,000 each occurrence

\$ 600,000 aggregate

PERSONAL INJURY LIMITS

\$ 300,000 each occurrence

\$ 600,000 aggregate

AUTOMOBILE LIABILITY, including owned, non-owned and hired automobiles. Automobiles of Trade Contractors and material suppliers must have this protection.

\$ 100,000 Combined Single Limits

Note! No personnel automobile will be allowed on construction site unless "Any Auto" is checked on Certificate of Insurance. Only company vehicles covered under the Company Insurance Policy will be allowed without special permission from Columbia County Board of Commissioners. This is determined on a case by case basis.

HOLD HARMLESS AGREEMENT

I, _____, or I, _____ (print owner's name), am the owner of _____ (print company name), an incorporated/unincorporated business operating in the State of Florida. As such, I am bound by the laws of the State of Florida, including but not limited to those regarding the workers' compensation law.

I hereby affirm that I or (the above-named business) employs fewer than four employees, all of whom are listed below, including myself, and therefore, the business is exempt from the statutory requirement for workers' compensation insurance for its employees. I certify that I will provide the County of Columbia with the name of each new employee together with all required waivers and releases for each prior to any employee being allowed to work to provide services under the Contract set forth below. If any such employee is allowed to work without a signed waiver and release, such action will be a material breach of this agreement. All signed waivers and releases shall be furnished before the commencement of any work by an employee of the undersigned to the County Superintendent of designated count representative.

On _____, 2012, the County of Columbia Board of County Commissioners and (the above-named business) entered into a Contract for _____ (please insert name of Contract) (hereinafter "Agreement") which is incorporated by reference herein.

On behalf of myself, my business, and the employees listed below, I and they hereby agree to waive and release any and all workers' compensation claims or liens under Chapter 440, Florida Statutes, against the County of Columbia and its agents, officials and employees, arising from any work or services provided under the Agreement whether or not it shall be alleged or determined that the act was caused by intention, or through negligence or omission of the County of Columbia or its agents, officials and employees or subcontractors.

In the event that a workers' compensation claim or lien is made against the County of Columbia and/or its agents, officials or employees by myself or my employees of agents as result of any work or services performed under the Agreement, I agree to indemnify, keep and hold harmless the County of Columbia, Florida, its agents, officials and employees, against all injuries, deaths, losses damages, claims, liabilities, judgments, costs and expenses, direct, indirect or consequential (including, but not limited to, fees and charges of attorneys and other professionals) arising out of the Agreement with the County of Columbia, whether or not it shall be alleged of determined that the act was caused by intention or through negligence or omission of the County of Columbia or its employees, agents, or subcontractors. I or the above-named business shall pay all charges of attorneys and all costs and other expenses incurred in connection with the indemnity provided herein, and if any judgment shall be rendered against the County of Columbia in any action indemnified hereby, I or the above-named business shall, at my or its

own expense, satisfy and discharge the same. The foregoing is not intended nor should it be construed as, a waiver of sovereign immunity of the COUNTY OF COLUMBIA under Section 768.28, Florida Statutes.

Owner: _____ (print name) _____ (signature)

Employee 1: _____ (print name) _____ (signature)

Employee 2: _____ (print name) _____ (signature)

Employee 3: _____ (print name) _____ (signature)

STATE OF _____

COUNTY OF _____

Sworn to and subscribed before me this _____ day of _____, 20____, by
_____, who is/are personally known to me or who
has/have produced _____ as identification.

NOTARY PUBLIC – STATE OF FLORIDA

Type or print name:

Commission No: _____

Commission Expires: _____

(Seal)

Door Hardware (approved equals may be considered):

Listed below is "basis of design" -

Hinges – Manufacturer IVES

Product # 5BB1-NRP 4.5 x 4.5 w/BHMA 626 (interior doors)

Product # 5BB1-NRP 4.5 x 4.5 w/BHMA 630 (exterior doors)

Door Handles – Manufacturer Corbin Russwin

Passage Lever CL3310NZZ w/BHMA 626

Storeroom Lock Lever CL3357NZZ w/BHMA 626

Office Lock Lever CL3361NZZ w/BHMA 626

Exterior Restrooms DL3017 Deadbolt w/BHMA 626

Push/Pulls – Manufacturer Ives

Pull Plate Product # 8302s-8.3.5.15 w/BHMA 630

Push Plate Product # 8200s-3.12 w/BHMA 630

Door Closers – LCN Overhead Surface Mounted Series 4041-HO w/BHMA 626

Panic Hardware – Manufacturer Corbin Russwin

Product # ED8400 x ED 8200 x S02 x A655 w/BHMA 626

Product # ED 8200 x A655 w/BHMA 626

Trim: Product # N655 w/BHMA 626 (Newport Classroom Function)

Door Stops – Manufacturer IVES

Product # WS401CCVUS26

Product # FS13US26 Low Rise

Product # FS13US26 High Rise

G.E. Security AccessPoint KeySafe Battery-Powered Digital Key Box

Threshold – Manufacturer PEMKO

Product # 272-A 6'-0" HC Threshold

Product # 272-A 3'-0" HC Threshold

Door Bottoms - Manufacturer PEMKO

Product # 216-AV 3'-0" Door Bottom

Door Silencers – Manufacturer IVES

Product # SR64 Grey Door Silencer

Flush Bolts – Manufacturer IVES

Product # FB41P Top and Bottom Pair Flush Bolt

Weather-strip – Manufacturer PEMKO

Product # 303AV Perimeter Gasketing (Vinyl)

Astragal-Manufacturer PEMKO

Product # 355CS 84" AL

<u>Door #</u>	<u>Door Hardware (Quantities are for all doors listed)</u>		
101a, 101b	(12)	Each	5BB1-NRP 4.5 x 4.5 w/BHMA 630
	(2)	Each	ED8400 x 8200 x S02 x A655 w/BHMA 626
	(2)	Each	N655 w/BHMA 626
	(2)	Each	LCN Overhead Surface Mounted Series 4041-HO w/BHMA 626
	(1)	Each	G.E. Security AccessPoint KeySafe Battery-Power Digital Key Box
	(1)	Each	272-A 60 HC Threshold
	(4)	Each	216-AV 30 Door Bottom
	(2)	Each	303AV 20' Perimeter Gasketing (Vinyl)
	(2)	Each	355CS 84" AL
101c, 101d	(6)	Each	5BB1-NRP 4.5 x 4.5 w/BHMA 630
	(2)	Each	ED8200 x A655 w/BHMA 626
	(2)	Each	N655 w/BHMA 626
	(2)	Each	LCN Overhead Surface Mounted Series 4041-HO w/BHMA 626
	(1)	Each	G.E. Security AccessPoint KeySafe Battery-Power Digital Key Box
	(2)	Each	272-A 30 HC Threshold
	(2)	Each	216-AV 30 Door Bottom
	(6)	Each	SR64 Grey Door Silencer
(2)	Each	303AV 17" Perimeter Gasketing (Vinyl)	
102a (45 min. FR)	(6)	Each	5BB1-NRP 4.5 x 4.5 w/BHMA 626
	(1)	Each	CL3357N2D w/BHMA 626
	(1)	Each	FB-41P w/BHMA 626

	(2)	Each	LCN Overhead Surface Mounted Series 4041-HQ w/BHMA 626
	(1)	Each	272-A 60 HC Threshold
	(2)	Each	216-AV 30 Door Bottom
	(1)	Each	355CS 84" AL
	(1)	Each	WS401CCVUS26
102b	(3)	Each	5BB1-NRP 4.5 x 4.5 w/BHMA 626
	(1)	Each	CL3310NZD w/BHMA 626
	(1)	Each	WS401CCVUS26
	(3)	Each	SR64 Grey Door Silencer
103a	(3)	Each	5BB1-NRP 4.5 x 4.5 w/BHMA 626
	(1)	Each	CL3310NZD w/BHMA 626
	(1)	Each	WS401CCVUS26
	(3)	Each	SR64 Grey Door Silencer
104a	(3)	Each	5BB1-NRP 4.5 x 4.5 w/BHMA 626
	(1)	Each	CL3361NZD w/BHMA 626
	(1)	Each	WS401CCVUS26
	(3)	Each	SR64 Grey Door Silencer
105A, 106b	(6)	Each	5BB1-NRP 4.5 x 4.5 w/BHMA 626
	(2)	Each	CL3310NZD w/BHMA 626
	(2)	Each	WS401CCVUS26
	(6)	Each	SR64 Grey Door Silencer
107a, 110b	(6)	Each	5BB1-NRP 4.5 x 4.5 w/BHMA 630
	(2)	Each	LCN Overhead Surface Mounted Series 4041-HO w/BHMA 626
	(2)	Each	272-A 30 HC Threshold
	(2)	Each	216-AV 30 Door Bottom
	(2)	Each	303AV 17" Perimeter Gasketing (Vinyl)
	(2)	Each	DL3017 Deadbolt w/BHMA 626
	(2)	Each	Pull Plate # 8302s-8.3.5.15 w/BHMA 630
	(2)	Each	Push Plate # 8200s-3.12 w/BHMA 630
108a, 109a	(12)	Each	5BB1-NRP 4.5 x 4.5 w/BHMA 626
	(3)	Each	CL3310NZD w/BHMA 626
	(2)	Each	LCN Overhead Surface Mounted Series 4041-HO w/BHMA 626
	(2)	Each	FS13US26 High Rise
	(2)	Each	WS401CCVUS26
	(2)	Each	FB-41P w/BHMA 626

Bath Accessory Schedule

Mark	Quantity	Item	Description	Manufacturer/Model Number
A	4	Mirror	1/4" plate glass - type 304 # 18 gauge stainless steel frame, bright finish	"AJ Washroom Accessories" U700 24 x 36
B/B1	B = 4, B1 = 2	grab bar - 36" (B) or 30" (B1)	concealed grab bar, 1 1/2" O.D., type 304 SS satin finish 18 ga. w/3" dia. Flange, 1/2" deep, 11 gauge w/tamper-resistant screws	"AJ Washroom Accessories" UG 30 x 36"/UG30 x 30"
C	6	grab bar - 42"	concealed grab bar, 1 1/2" O.D., type 304 SS satin finish 18 ga. w/3" dia. Flange, 1/2" deep, 11 gauge w/tamper-resistant screws	"AJ Washroom Accessories" UG 30 x 42
D	2	hand dryer	automatic hand dryer - vitreous enamel cast iron (white) recessed wall unit	"AJ Washroom Accessories" U1621EA
E	8	toilet paper dispenser	surface mounted double roll dispenser # 18 ga. Type 304 18-8 alloy stainless steel - satin finish	"AJW Washroom Accessories" U804
F	2	baby changing station	surface mounted unit (horizontal) high impact polyethylene	"AJ Washroom Accessories" U945H
G	2	sanity napkin disposal	surface mounted, type 304 stainless steel - satin finish (2 gallon capacity)	"AJW Washroom Accessories" U591
H	7	soap dispenser	wall mounted liquid soap dispenser - stainless steel gravity feed valve (40 ounce capacity)	"AJW Washroom Accessories" U127
J	2	shower curtain rod flange	rods - type 304 # 18 ga s.s. 1 1/4" diameter, rings - stainless steel curtain - flame resistant, antibacterial, self - deodorizing	"AJ Washroom Accessories" ROD: UX2-H, RINGS: UX169, CURTAIN: 250A
K	2	folding shower seat	white hop seat, type 304 # 18 ga, stainless steel frame with satin finish (size: 22" W x 14" D)	"AJW Washroom Accessories" U939-1A
L	2	soap dish/grab bar	semi recessed soap dish, # 18 ga. Stainless steel W/bar	"AJ Washroom Accessories" UXB1M-A
M	2	S.S. access door	type 304 stainless steel, satin finish	WB-GP PREMIUM WILLIAMS BROS. CORP.
N	2	dry chemical fire ext.	20# ABC fire extinguisher in recessed cabinet	Larsens20MB-6H-KFF
P	4	security hook strip	surface mounted stainless steel hook strip (type 304 # 14 ga. S.S. with 4 pivoting ball joint collapsible hooks - 18" W x 5 1/4" H	"AJW Washroom Accessories" US40
Q	3	mirror	1/4" plate glass - type 304 # 18 gauge stainless steel frame, bright finish	"AJ Washroom Accessories" U717 72 x 36
R	1	mirror	1/4" plate glass - type 304 # 18 gauge stainless steel frame, bright finish	"AJ Washroom Accessories" U717 48 x 36
S	2	roll paper towel disp.	surface mounted hands free roll towel dispenser	"AJW Washroom Accessories" U199HF

GENERAL CONDITIONS

TABLE OF CONTENTS

Columbia County Board of Commissioners

<u>ARTICLES</u>	<u>PAGE</u>
1. CONTRACT DOCUMENTS	GC1
2. OWNER	GC2
3. ARCHITECT/ENGINEER	GC3
4. SUBCONTRACTORS	GC3
5. MISCELLANEOUS PROVISIONS	GC8

GENERAL CONDITIONS

For Trade Contractors

ARTICLE 1

CONTRACT DOCUMENTS

1.1 Definitions:

1.1.1 THE CONTRACT DOCUMENTS

The Contract Documents consist of the Agreement between the Owner and the Subcontractor, the Conditions of the Contract (General Conditions, General Requirements and other Conditions), the Drawings inclusive of specifications on drawings, all Addenda, Supplements, Invitation to Bid, Instructions for Bidding, and Proposal Form issued prior to execution of the Purchase Order and all Modifications issued after the execution of the Purchase Order. A Modification is a written amendment to the Purchase Order signed by both parties, more specifically, a Change Order.

1.1.2 THE PURCHASE ORDER

The Contract Documents form the Contract with the Subcontractor. This Contract represents the entire and integrated agreement and supersedes all prior negotiations, representations or agreements, either written or oral. The Purchase Order may be amended or modified only by a Modification as defined in Subparagraph 1.1.1

1.1.3 THE WORK

The Work comprises the complete construction required by a Subcontractor's Agreements and includes all labor and supervision necessary to produce such construction required of the Subcontractor, and all materials and equipment incorporated or to be incorporated in such construction, and all facilities, heat, water, utilities, tools, equipment, transportation, and services necessary for proper completion of the required construction except as expressly excluded in the Special Conditions or the proposal form of the Agreement. All materials in the project shall be new.

1.1.4 THE PROJECT

The Project is the total construction to be performed by the Owner of which the Work is a part.

1.1.5 THE CONTRACT DOCUMENTS

The Contract Documents consists of:

- a. Invitation to Quote
- b. Proposal Form (Including Drawing List)
- c. Instruction to Bidders

- d. General Conditions
- e. Special Conditions
- f. Drawings
- g. Supplements and Addenda (if applicable)

1.2 EXECUTIONS, CORRELATION AND INTENT

1.2.1 By executing the Agreement, each Subcontractor represents that he has visited the site, familiarized himself with the local condition under which the Work is to be performed, and correlated his observances with the requirements of the Contract Documents.

1.2.1.1

Claims, as a result of failure to do so, will not be considered.

1.2.1.2

The Contract Agreement shall be signed in duplicate by the Owner and Subcontractor.

1.2.2

The intent of the Contract Documents is to include all items necessary for the execution and completion of the Work. The Contract Documents are complementary, and what is required by any one shall be as binding as if required by all. Work not covered in the Contract Documents will not be required unless it is consistent therewith and is reasonably inferable there from as being necessary to produce the intended results. Words and abbreviations in the Contract Documents which have well-known technical or trade meanings are used in accordance with such recognized meaning.

ARTICLE 2

OWNER

2.1 DEFINITION

2.1.1 The Owner is:

Columbia County Board of Commissioners
135 N.E. Hernando Ave.
Lake City, Florida 32055

2.2 INFORMATION AND SERVICES FURNISHED BY THE OWNER

2.2.1

The Owner will furnish all surveys describing the physical characteristics, legal limitations and utility locations for the site of the project, and a legal description of the site.

2.2.2

The owner will secure and pay for necessary approvals, easements, assessments, and charges required for construction, use, or occupancy of permanent structures. The Owner will maintain Builder's Risk Insurance during the Construction operation.

2.2.3

Information or services under the Owner's control will be furnished by the Owner with reasonable promptness to avoid delay in the orderly progress of work.

ARTICLE 3

ARCHITECT/ENGINEER

3.1 DEFINITION

3.1.1 The Architect / Engineer is:

Freeman Design Group
128 S.W. Nassau Street
Lake City, Florida 32025

3.2 ARCHITECT / ENGINEER'S DUTIES DURING CONSTRUCTION

3.2.1 The Architect/Engineer will only be used in case of a suspected problem in the Design.

ARTICLE 4

SUBCONTRACTORS

4.1 DEFINITION

4.1.1 The Subcontractor is the person or entity identified as such in the Agreement between Owner and a Subcontractor and is referred to throughout the Contract Document as if singular in number and masculine in gender. The Subcontractor means the Subcontractor or his authorized representative.

4.2 SUPERVISION AND CONSTRUCTION PROCEDURES

4.2.1 The Subcontractor shall supervise and direct the Work, using his best skill and attention. He shall be solely responsible for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work under the Contract subject to the overall coordination of the County Superintendent.

4.2.2 The owner may reject any means, methods, techniques, sequences or procedures proposed by the Subcontractor, which might constitute or create a hazard to the Work, or to persons or property, or which will not provide Work in accordance with the Contract Documents.

4.2.3 The Subcontractor shall be responsible to the Owner for acts and omissions of his employees and all his Sub-Subcontractors and their employees and other persons performing any of the Work under a contract with the Subcontractor.

4.2.4 Neither observations nor inspections, tests, or approvals by persons other than the Subcontractor shall relieve the Subcontractor from his obligation to perform the Work in accordance with the Contract documents.

4.2.5 The Subcontractor shall do and be responsible for the correct laying out of the work as per drawings and written instruction of the Owner including all necessary leveling and checking. The Subcontractor shall check the established grades and bench marks, and shall lay out all partition lines and other significant reference lines or points which enable them to accurately place their boxes, openings, sleeves, conduits, pipe duct, controls, hangers, inserts, and other devices. Sub-subcontractors shall be responsible for laying out their Work from these reference points.

4.3 LABOR AND MATERIALS

4.3.1 The Subcontractor shall at all time enforce strict discipline and good order among his employees and shall not employ on the Work any unfit person or anyone not skilled in the task assigned to him. Unless otherwise provided in the Contract Documents, the Subcontractor shall provide and pay for all labor, materials, equipment, equipment, tools, construction equipment, and machinery, water, heat, utilities, transportation, and other facilities and services necessary for the proper execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated into the Work.

4.3.2 The Subcontractor shall accept delivery and store, protect, and provide security for any Owner-purchased materials, systems and equipment which are a part of the Work until such items are incorporated into the Work. The Subcontractor shall document receipt of such materials, system and equipment on forms acceptable to the Owner.

4.4 WARRANTY

4.4.1 The Subcontractor warrants to the Owner that all materials and equipment furnished under this Contract will be new unless otherwise specified, and that all Work will be of good quality, free from faults and defects and in conformance with the Contract Documents. All Work not so conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective. If required by the Owner, the Subcontractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment.

4.4.2 The warranty of materials, equipment, and workmanship defined in 4.4.1 is separate from, independent of, and in addition to any other guarantees or any other warranties required by the Contract Documents.

4.4.3 Except as otherwise specified, all work shall be guaranteed by the Subcontractor against defects resulting from the use of inferior materials, equipment or workmanship for one year from the date of final acceptance of the entire project by the Owner in writing, provided that if prior to the acceptance of the entire project the Owner occupies or uses any separate unit of the Work, the guarantee period shall, as to the unit so occupied or used, commence on the date of such occupancy or use, with the further provision that the Owner shall have agreed in writing that the separate unit is complete to such a degree as to permit its use or occupancy. No such separate unit shall be occupied or used by the Owner until such certificate has been given. Equipment and facilities, which seasonal limitations on their operation, shall be guaranteed for one full year from the date of test and acceptance by the Owner.

4.4.3.1 If within any guarantee period, repairs or changes are required in connection with the guarantee work, as the result of the use of materials, equipment or workmanship, which are defective, or inferior, or not in accordance with the terms of the Contract, the Subcontractor shall, promptly, within 48 hours after receipt of notice from the Owner and without expense to the Owner, commence to effect such repairs or changes to:

1. Place in satisfactory condition, in every particular, all of such guaranteed work and correct all defects therein;
2. Make good all changes to the structure of site or equipment or contents thereof, which, in the opinion of the Owner is the result of the use of materials, equipment, or workmanship which are inferior, defective or not in accordance with the terms of the Contract;

4.5 TAXES

4.5.1 The Subcontractor shall pay all sales, consumer, use, and other similar taxes for the Work or portions thereof provided by the Subcontractor which are legally required at the time bids or proposals are received, whether or not yet effective.

4.6 OWNER'S OPTION TO DIRECT PURCHASE MATERIALS

4.6.1 The Owner is tax exempt and may exercise their right to purchase directly various construction materials, supplies and equipment that will be a part of this contract. If the Owner chooses to exercise this option it will be done at no additional cost. The Owner will, via their purchase orders, purchase the materials, and the Subcontractor shall assist the owner in the preparation of purchase orders. The materials shall be purchased from the vendors / suppliers selected by the Subcontractor, for the price originally negotiated by the Subcontractor. Within ten days after the Pre-Award Conference, the successful Subcontractor will give a list of the vendors he proposes to purchase from with the necessary information necessary to issue the Owner purchase orders.

4.6.2 A Change Order to the Contract with the Subcontractor will be issued to reduce the amount agreed upon including the applicable sales tax. Issuance of the purchase orders and subsequent Change Order with the Owner shall not relieve the Subcontractor of any of his responsibilities regarding material purchases, or installations, with the exception of the payments for the material purchased. The Subcontractor shall remain fully responsible for coordination, correct quantities ordered, submittals,

protection, storage, scheduling, shipping, security, expediting, receiving, installation, cleaning and all applicable warranties to the limits established by the amended Rule 12A-1.094, F.A.C., effective January 12, 2011.

4.7 SUPERINTENDENT

4.7.1 The Subcontractor shall employ a competent supervisor and necessary assistants who shall be in attendance at the project site during the progress of the Work. The Subcontractor shall have full time supervision on the project site during those hours that he or his subcontractors are work on the site. The supervisor shall be satisfactory to the Owner and shall not be changed except with the consent of the Owner, unless the supervisor proves to be unsatisfactory to the Subcontractor or ceases to be in his employ. The supervisor shall represent the Subcontractor and all communications shall be confirmed in writing. Other communications shall be so confirmed on written request in each case.

4.7.2 A duly authorized representative of the Subcontractor shall be available for emergency telephone communication from the Owner on a 24-hour basis, seven days a week during the performance of the work.

4.7.3 The Subcontractor shall identify the key personnel he intends to assign to the project, to the Owner within 48 hours after the Subcontractor has been notified to proceed. The Owner reserves the right to approve the Subcontractor's proposed personnel, and anyone not so approved shall be immediately replaced by someone acceptable. If in the course of construction, the Owner feels that it would be in his best interests to request a change in the Subcontractor's personnel, he may do so; and the Subcontractor shall immediately assign a suitable replacement who is acceptable to the Owner at no additional cost.

4.8 SHOP DRAWINGS, PRODUCT DATA AND SAMPLES

4.8.1 Shop Drawings are drawings, diagrams, schedules and other data especially prepared for the Work by the Subcontractor, manufacturer, supplier or distributor to illustrate some portion of the Work.

4.8.2 Product Data are illustrations, standard schedules, performance charts, instructions, brochures, diagrams and other information furnished by the Subcontractor to illustrate a material, product or system for some portion of the Work.

4.8.3 Samples are physical examples which illustrate materials, equipment or workmanship and establish standards by which the Work will be judged.

4.8.4 The Subcontractor shall review, approve, and submit with reasonable promptness and in sequence as to cause no delay in the work or the work of any separate contractor, all Shop Drawings, Product Data and Samples required by the Contract Documents.

4.8.5 Submittals forwarded by the Subcontractor to the Owner shall be in conformance with the requirements of the Contract Documents. The Subcontractor shall notify the Owner in writing of any deviations in the submittals from the requirements of the Contract Documents at time of submission.

4.8.6 By approving and submitting Shop Drawings, Product data and samples, the Subcontractor represents that he has determined and verified all materials, field measurements, and field construction

criteria related thereto, or will do so, and that he has checked and coordinated the information contained within such submittal with requirements of the Work and of the Contract Documents.

4.8.7 The Owner will review such submittal with reasonable promptness, checking only for completeness and conformance with the Contract Documents. The Owner will return to the Subcontractor, without review, any submittal not bearing the Subcontractor approval stamp or other mark showing that they have been reviewed and approved by the Subcontractor. The Owner will return to the Subcontractor for correction or completion, any submittals found not to be complete or in proper form. The Owner, if he finds submittals to be in order, will return the submittals to the Subcontractor.

4.8.8 The Subcontractor shall not be relieved of responsibility for any deviation from the requirements of the Contract Documents by the Owner's approval of Shop Drawings, Product Data or Samples under Subparagraph 4.8 unless the Subcontractor specifically informed the owner in writing of such deviation at the time of submission and the Owner has given written approval to the specific deviation. The Subcontractor shall not be relieved from responsibility for errors or omissions in the Shop Drawings, Product Data or samples by the Owner's approval thereof.

4.8.9 No portion of the Work requiring submission of a Shop Drawing, Product Data or Samples shall be commenced until the submittal has been approved by the Owner. All such portions of the Work shall be in accordance with approved submittals.

4.9 USE OF SITE

4.9.1 The Subcontractor shall confine operations at the site to areas designated by the Owner, permitted by law, ordinances, permits and the Contract Documents, and shall not unreasonably encumber the site with any materials or equipment.

4.9.2 The Subcontractor shall coordinate all of his operations with the Owner and obtain his approval before using any portion of the project site and the Subcontractor shall comply with the Owner's Site Utilization Plan.

4.10 CUTTING AND PATCHING OF WORK

4.10.1 The Subcontractor shall be responsible for all cutting, fitting or patching that may be required to complete the Work or make its several parts fit together properly. He shall provide protection of existing Work as required.

4.10.2 The Subcontractor shall not cut, weld to or otherwise alter any structural member without the written consent of the Owner.

4.11 CLEANING UP

4.11.1 The Subcontractor at all times shall keep the premises free from accumulation of waste materials or rubbish caused by his operations. At the completion of the Work, he shall remove all his waste materials from and about the Project as well as all his tools, construction equipment, machinery and surplus materials.

4.12 COMMUNICATIONS

4.12.1 The Subcontractor shall promptly return telephone calls or respond to any other form of communication initiated by the owner. Failure to promptly do so shall be considered lack of performance on the part of the Subcontractor.

4.12.2 All written correspondence to the Owner shall be dated and signed by the Subcontractor or his authorized representative.

ARTICLE 5

MISCELLANEOUS PROVISIONS

5.1 GOVERNING LAW

5.1.1 The Contract shall be governed by the law of the place where the Project is located.

5.1.2 The Subcontractor shall give all notices and comply with all law ordinances, rules, regulations and lawful orders of any public authority bearing on performance of the Work.

5.2 WRITTEN NOTICE

5.2.1 Written notice shall be deemed to have been duly served if delivered in person to the individual or member of the firm or entity or an officer of the corporation for whom it was intended, or if delivered at or sent by registered or certified mail to the last business know to him who gives the notice.

5.3 DISPUTES

5.3.1 In the event of a dispute regarding contract construction issues, the matter shall be settled by an arbitration committee consisting of three (3) disinterested contractors with five (5) years experience or more, chosen as follows: one by Owner, one by Subcontractor, and one selected by said chosen arbitrators. The decision of a majority of the arbitrators shall be binding upon the parties.

5.3.2 The Subcontractor shall carry on the Work and maintain the progress schedule during any arbitration proceedings, unless otherwise agreed by him and the Owner in writing.

5.3.3 The award rendered by the arbitrators shall be final and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

5.3.4 The arbitrators shall conduct all arbitration proceedings in the municipality in which the work is to be performed.

5.3.5 The party initiating arbitration shall advance the arbitration cost, and the arbitrator cost, if any, shall be apportioned between the parties by the arbitrators.

SPECIAL CONDITIONS

TABLE OF CONTENTS

Columbia County Board of Commissioners

<u>ARTICLES</u>	<u>PAGE</u>
1. GENERAL	SC-1
2. GENERAL SCOPE OF THE PROJECT	SC-1
3. DIVISION OF WORK	SC-1
4. GENERAL DEFINITIONS	SC-1
5. INSURANCE	SC-3
6. CONSTRUCTION COORDINATION MEETING	SC-3
7. TEMPORARY SIGNS	SC-3
8. PROGRESS PAYMENTS	SC-3
9. FINAL PAYMENT	SC-4
10. SAFETY	SC-4
11. VALUE ENGINEERING	SC-4
12. CONSTRUCTION SCHEDULE	SC-5
13. SUBMITTAL SCHEDULE	SC-5
14. CHANGES IN WORK	SC-5
15. OPERATING AND MAINTENANCE INSTRUCTIONS	SC-6
16. HOURS OF WORK	SC-6
17. OVERTIME AND HOLIDAY WORK	SC-6
18. TEMPORARY ELECTRICITY	SC-6
19. TEMPORARY LIGHTING	SC-6
20. CONSTRUCTION WATER	SC-6
21. TEMPORARY SANITARY FACILITIES	SC-6
22. TRASH COLLECTION AND REMOVAL	SC-7
23. CLEANUP	SC-7
24. SECURITY	SC-7
25. PROTECTION OF WORK	SC-7
26. DOCUMENT ORDER OF PRECEDENCE	SC-7

SPECIAL CONDITIONS

GENERAL

The Special Conditions expand, modify and supplement the provisions in the General Conditions. The Special Conditions embody additional provisions pertaining to the conduct of the Work, work to be provided and limitations and restrictions affecting the Subcontractor's performance and activities. The Special Conditions provide additional direction on administrative requirements, procedural matters and temporary construction requirements.

1.0 GENERAL SCOPE OF THE PROJECT

1.0.1 The Project is a "stand alone" structure to be used as a Community Center.

2.0 DIVISION OF WORK

2.0.1 The project is to be constructed utilizing multiple trade contractors to perform the various portions of work of the Project. Where items of material, equipment and labor are referred to in singular, such item of items shall be provided in the number necessary for the proper completion of the facility.

3.0 GENERAL DEFINITIONS

3.0.1 Below is a list of definitions.

a. "Addenda": written or graphic instruments issued by the Owner prior to receipt of Quotes which modify or interpret the Construction Documents by additions, deletions, clarifications or corrections.

b. "Alternate": an amount stated in the Bid to be added or deducted from the amount of the Base Bid if the corresponding change in the Work is accepted.

c. "As approved": where used in conjunction with the Owner's response to submittals, requests, applications inquires, reports and claims by the Subcontractor, the meaning of the term "approved" shall not release the Subcontractor from the responsibilities to fulfill the requirements of the Contract Documents. Approval, where required for an item, shall be obtained from the Owner in writing.

d. "At no additional cost": shall mean at no additional cost to the Owner.

e. "Lump Sum" quote: sum stated on the properly signed Proposal Form for which the Subcontractor offers to perform the Work described in the Construction Documents as the base, to which Work may be added or from which Work may be deleted for sums stated in Alternate quotes as selected by the owner.

- f. **“Subcontractor”**: an entity sometimes referred to as a Trade Contractor that submits a Bid and subsequently enters into a Contract with the Owner.
- g. **“Directed, Required, Accepted, Permitted, etc.”**: terms such as these mean directed by the Owner.
- h. **“Exposed”**: shall mean any item or surface, exterior, or interior, which can be seen by a person outside the building, or seen by a person inside any usable space within the building during normal activity. Mechanical and electrical rooms, air handling rooms, storage rooms shall be considered to have exposed surfaces, as shall the mechanical and electrical construction within them.
- i. **“Furnish”**: procure and deliver, complete, with all related accessories.
- j. **“Including, such as, etc.”**: These terms shall always be taken in the most inclusive sense, namely, **“including, but limited to”** and **“such as, but not limited to.”**
- k. **“Indicated”**: a cross reference to details, notes, or schedules on the Construction Drawings. Where terms such as **“shown,” “noted,” “scheduled”** and **“specified”** are used instead of **“indicated,”** it is for the purpose of help the reader accomplish the cross reference, and no limitation of location is intended except as specifically noted.
- l. **“Install”**: unload, relocate, construct, erect, mount and connect complete and ready for safe and regular operation of a particular item of work.
- m. **“Option”**: shall mean a choice from among the specified products or procedures which shall be made by the Subcontractor. The choice is not **“whether”** the work is to be performed, but **“which”** procedure is to be used. The product or procedure chosen by the Subcontractor shall be provided at no increase in the cost to the Owner and no lessening of the Subcontractor’s responsibility for its performance. All or any options selected or proposed are still subject to all requirements for submittals and for approval of same.
- n. **“Product”**: materials, equipment and systems.
- o. **“Provide”**: furnish, install and connect up complete and ready for safe and regular operation of a particular item of work.
- p. **“Suitable,” “reasonable,” “proper,” “correct”** and **“necessary”**: terms such as these shall mean as for the purpose intended as required by the Contract Documents, subject to the judgment of the Owner.
- q. **“Supplements”**: graphic or written instruments issued by the Owner, prior to the receipt of Bid, which modify or interpret the Construct Documents and addenda by additions, clarifications or corrections.

r. **“Testing Laboratory”**: an independent entity engaged to perform specific inspections or tests of the work, either at the project site or elsewhere; and to report and interpret the results of those inspections or tests.

s. **“Tier Contractor”**: an entity who submits a quote to a Subcontractor for materials or labor for a portion of the Work.

t. **“Unit Price”**: an amount stated in the Bid as a price per unit of measurement for materials or services as described in the Construction Documents.

4.0 INSURANCE

4.0.1 Furnish Certificates of Insurance to the Owner within ten (10) calendar days after Purchase Order has been issued as per the requirement attached within the Bid package.

5.0 CONSTRUCTION COORDINATION MEETING

5.0.1 Whenever determined by the Owner, a job-site meeting will be held for coordination purposes. All Subcontractor’s representatives that are anticipating work within two weeks or on site working at the present time or if special reason to be at the meeting determined by the Owner will attend these meetings as required.

7.0 TEMPORARY SIGNS

7.0.1 A project identification sign will be furnished, install and maintained by the Owner. Subcontractors signs will be prohibited.

8.0 PROGRESS PAYMENTS

8.0.1 The Owner will pay the Subcontractor the purchase order price as agreed. The owner will make progress payments, every two weeks, for the performance of all work in place. Plus the value of contract amendments duly approved, as Work proceeds. In making such progress payments, there shall be retained, ten percent (10%) of the payment amount. After fifty percent (50%) of the aggregate cost of work in place has been invoiced, the Trade Contractor may be paid one hundred percent (100%) of the progress payment, if, in the opinion of the Owner, the work progress is satisfactory. The owner may increase retainage for unsatisfactory work and performance.

8.0.2 Seven (7) calendar days after Purchase Order has been issued and prior to the first progress payment, the Subcontractor shall furnish a schedule of values of the total contract price showing the amount included therein for each principal item of work, including quantities, if required, and in such detail as requested by the Owner in order to provide a basis for determining value of progress payments. The Subcontractor’s overhead and profit shall be prorated through the life of the contract. Preparatory work done will not be taken into consideration in preparing estimates upon which progress payments are based.

8.0.3 The Owner will require the Subcontractor to submit, after the first Progress Payment has been made and, thereafter, with each requisition for payment, waivers and release of liens for material and labor furnished.

8.0.4 Materials, equipment and associated components that are in compliance with the approved submittals and will be incorporated into the structure, will be take into consideration in computing progress payments, provided the material is delivered on the project site, or is delivered to the Subcontractor and the material is properly stored in a bonded warehouse, storage yard or similar suitable place as may be approved by the Owner. The Subcontractor shall remain responsible for all such stored materials.

8.0.5 Payment for materials, equipment and associated components stored on-site shall be 90% (until installed) of a valid invoice less standard retainage, indicating the unit quantity, description of the material or equipment and cost.

8.0.6 Payment for materials, equipment and associated components stored off-site shall be 75% of a valid invoice indicating the unit quantity, description of the material or equipment and costs. Before such payment is made, the Subcontractor shall furnish the Owner with a certified statement giving the exact location of the materials or equipment, that such material or equipment is properly stored and protected in a bonded warehouse, and that it will not be diverted for use of installation at a different project. The Subcontractor shall furnish the Owner properly executed bills of sale and a certificate of insurance coverage for the delivered material upon which payment is being made.

9.0 FINAL PAYMENT

9.0.1 Before submitting request for final payment, the Subcontractor shall provide the Owner the bonds and written warranties and guarantees required for the specified particular items of work.

9.0.2 Application for final payment shall be accompanied by properly executed release or waivers of lien.

9.0.3 Final payment will be made in accordance with the Agreement after final satisfactory completion of the work as determined by the Owner.

10.0 SAFETY

10.0.1 Follow the basic requirements and safety rules as per the attachment in the Bid Package.

11.0 VALUE ENGINEERING AND CONSTRUCTABILITY RECOMMENDATIONS

11.0.1 The Subcontractor, after a complete review of the Drawings and upon understanding the intent of the Owner, shall, when requested by the Owner, provide recommendations on construction feasibility, availability of material and labor and scheduling. The Subcontractor shall discuss such cost saving and best value recommendations with the Owner and, if requested, will explain his cost saving and best value recommendations to the Owner.

12.0 CONSTRUCTION SCHEDULE

12.0.1 It is intended that the project shall be scheduled by the Critical Path Method (CPM). The Subcontractor’s work shall be accomplished in accordance with the Owner’s construction progress schedule. The Subcontractor shall be responsible to cooperate and fully comply with the Owner’s construction schedule.

12.0.2 The Subcontractor agrees that, should he fail to maintain progress in accordance with the Owner’s construction schedule, he shall take immediate action to regain the schedule as indicated by the Owner’s construction schedule at no additional cost to the Owner.

12.0 SUBMITTAL SCHEDULE

12.0.1 Schedule all submittals for submission during the first fourteen (14) days after notice of award.

12.0.2 The Subcontractor shall allow reasonable time (14 calendar days) for review by the Owner, revision or correction, re-submittal and acceptance, sufficiently in advance of the time that the item is scheduled for incorporation into the Work.

12.0.3 Each Subcontractor is required to thoroughly review and certify, by his approval, that his submittal is complete and correct and fulfills the requirements.

13.0 CHANGES IN THE WORK

13.0.1 The Subcontractor shall not proceed with any changes in the Work unless directed, in writing, by the Owner.

13.0.2 The Subcontractor shall respond to the Owner’s request for a proposal within one (1) week. In his proposal, the Subcontractor shall furnish to the Owner an itemized breakdown of the quantities and prices used in computing the value of changes that might be ordered. The Subcontractor shall submit with his proposal, his request for time extension (if any). If time for completion of the Subcontractor’s work is not affected by change, the Subcontractor shall so state.

13.0.3 The actual cost of Changes in the Work may include all items of labor or material, power tools and equipment actually used, pro rata changes for foremen and all payroll charges such as Public Liability and Workmen’s Compensation Insurance. No percentage for overhead, profit and commission shall be allowed on items of Social Security, Unemployment tax and sales tax. If deductions are ordered, the credit shall be net cost. Items considered as overhead shall include insurance other than that mentioned above, superintendent, use of small tools, incidental job burdens and general office expenses. The percentages for overhead and profit shall be negotiated and may vary according to the nature, extent and complexity of the changed work, but in no case shall exceed the following:

	Overhead	Profit
To Subcontractor	7.5%	10%

14.0 OPERATING AND MAINTENANCE INSTRUCTIONS

14.0.1 Prior to completion of the Work, with respect to acceptance by the Owner prior to final payment, the Subcontractor shall furnish to the Owner, two (2) copies (sets) of all information required for the proper operation, maintenance and repair of all equipment.

15.0 HOURS OF WORK

15.0.1 Regular working hours shall be 7:00 a.m. to 4:00 p.m. or otherwise prescribed by the Owner.

16.0 OVERTIME AND HOLIDAY WORK

16.0.1 There is no allowance for overtime, weekend or holiday work. Any work necessary to bring work into conformance with the Owner's construction schedule will be accomplished by additional manpower at no additional cost to Owner.

17.0 TEMPORARY ELECTRICITY

17.0.1 The Owner will pay the cost of utility use charges for temporary electrical power furnished the Subcontractors during the construction period.

17.0.2 The Subcontractor responsible for installation of the permanent electrical system shall also furnish, install and maintain temporary electric power service for construction needs throughout the construction period and shall remove such service on completion of the Work.

18.0 TEMPORARY LIGHTING

18.0.1 The Subcontractor responsible for installation of the permanent electrical system shall also furnish, install and maintain temporary lighting, including replacements lamps, wiring and relocation as required to suit the conditions of the project in accordance with OSHA requirements for temporary construction lighting. The same Subcontractor shall remove such temporary lighting on completion of the Work and at the direction of the Owner.

19.0 CONSTRUCTION WATER

19.0.1 Each Subcontractor shall be responsible for providing water for his construction purposes and potable drinking water for his personnel and employees throughout the construction period. An on-site source of water for construction purposes will be available.

20.0 TEMPORARY SANITARY FACILITIES

20.0.1 The Owner shall furnish and maintain temporary sanitary facilities for the use of all Subcontractor's personnel and employees throughout the construction period. Use of the permanent facilities during the construction period is forbidden.

21.0 TRASH COLLECTION AND REMOVAL

21.0.1 The Owner will provide trash containers (Dumpsters), located in trash pick-up areas designated by the Owner. The Subcontractor, each day, shall collect and deposit in the containers, all rubbish, waste materials, debris and other trash from his operations, including any trash from food or beverage and by his employees. The Owner shall schedule periodic collection and disposal of trash.

22.0 CLEANUP

22.0.1 The Subcontractor, during the progress of the Work, and at completion of the Work, shall conduct cleaning and disposal operations as required by the Conditions of the Contract and all applicable codes, ordinances, regulations and anti-pollution laws.

22.0.2 The Subcontractor, during construction, shall perform a daily cleanup including sweeping of floors so as to be as dust free as possible to keep the Work, the site and adjacent properties free from accumulations of waste materials, rubbish, wind-blown debris and other trash resulting from his construction operations. The Subcontractor shall, daily, deposit all such trash in Dumpsters located at designated trash pickup areas. No job-site area will be permitted to remain unclean overnight.

23.0 SECURITY

23.0.1 Each Subcontractor shall be totally responsible for the security of his work, materials, facilities, supplies, tools, machinery, vehicles and construction equipment.

24.0 PROTECTION OF THE WORK

24.0.1 The Subcontractor shall take all necessary precautions to protect his Work and the Work of others and all material, equipment and apparatus shall be turned over in like new condition ready for satisfactory service, consistent with the Contract Documents. Each Subcontractor shall be wholly responsible for the protection of his finished Work. All finished surfaces, including factory finished items, shall be clean and unmarred at time of occupancy by Owner.

25.0 DOCUMENT ORDER OF PRECEDENCE

25.0.1 In the event of any conflict or discrepancy in the provisions of the Contract Documents, the Documents shall be interpreted on the basis of the following order or priority:

- 1. Modifications, including Change Orders and Addenda, with latest data taking precedence**
- 2. Agreement between Owner and Trade Contractor**
- 3. Proposal Form**
- 4. Special Conditions**
- 5. Modifications to Supplementary General Conditions**

6. General Conditions

7. Drawings

25.02 In case of conflicts between drawings and specifications on drawings, the owner may interpret the Documents so as to secure the most substantial and comprehensive performance of the Work, consistent with the intent and requirements of the Contract Documents, and such Work shall be performed by the Subcontractor at no additional cost.

COLUMBIA COUNTY WESTSIDE COMMUNITY CENTER

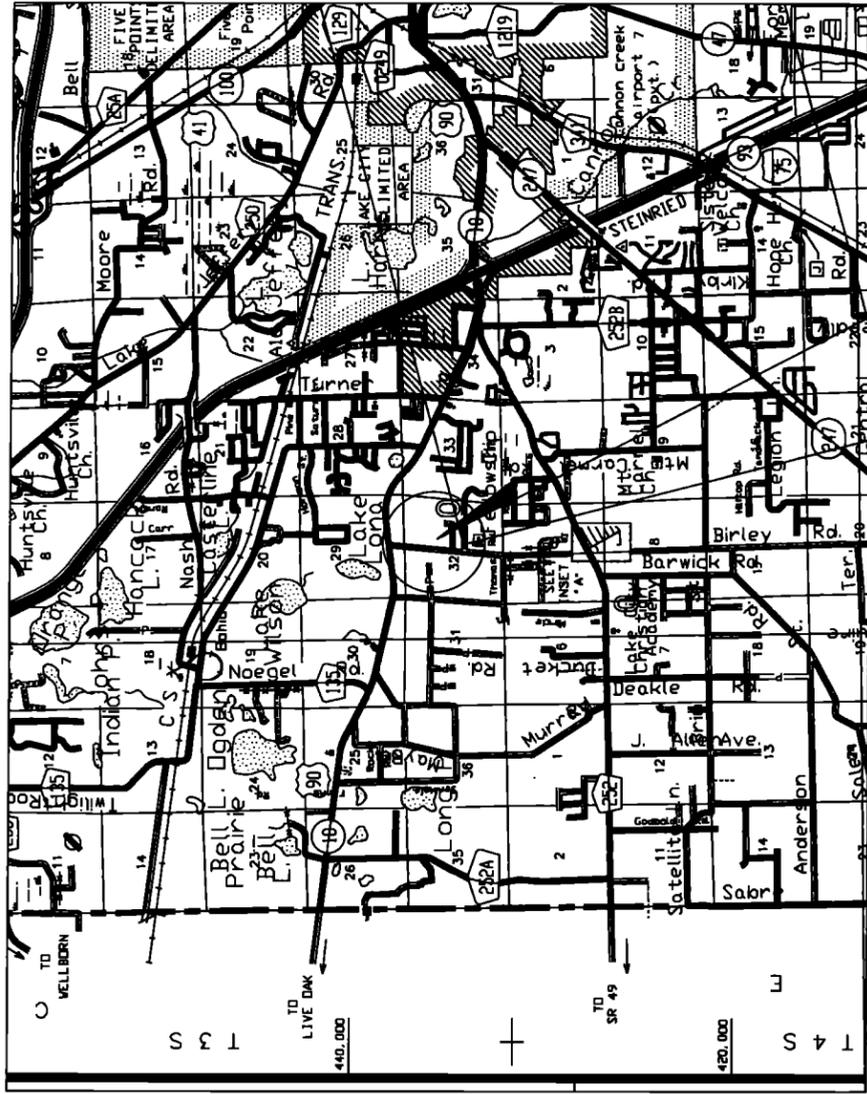
SW BIRLEY AVE., LAKE CITY
COLUMBIA COUNTY, FLORIDA

Development Information:

COLUMBIA COUNTY
WESTSIDE COMMUNITY CENTER
NEW CONSTRUCTION
PROJECT LOCATION:
LAKE CITY, FLORIDA

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
LS-1	LIFE SAFETY PLAN
A-1	GENERAL NOTES
A-2	FLOOR PLAN
A-3	DIMENSION PLAN
A-4	ELEVATIONS
A-5	SECTIONS AND DETAILS
A-6	ROOF PLAN
A-7	WALL SECTION AND DETAILS
A-8	POORCH PLAN AND DETAILS
A-9	DOOR AND WINDOW SCHEDULES
A-10	FINISH SCHEDULES
A-11	BATHROOM LAYOUT
S-1	STRUCTURAL NOTES
S-2	FOUNDATION PLAN
S-3	FOUNDATION DETAILS
S-4	STRUCTURAL FRAMING DETAILS
S-5	SHEARWALL DETAILS
M-1	MECHANICAL NOTES
M-2	HVAC LAYOUT
M-3	HVAC DETAILS
P-1	PLUMBING NOTES
P-2	PLUMBING PLAN - SANITARY
P-3	PLUMBING PLAN - SUPPLY
E-1	ELECTRICAL SPECIFICATIONS (1 OF 2)
E-2	ELECTRICAL SPECIFICATIONS (2 OF 2)
E-3	LIGHTING PLAN
E-4	ELECTRICAL PLAN
E-5	ELECTRICAL RISER
E-6	ALARM/AUDIOVISUAL PLAN



PLANS PREPARED FOR:

COLUMBIA COUNTY WESTSIDE COMMUNITY CENTER
LOCAL CONTACT:
BEN SCOTT
(888) 786-1125

ENGINEER AND PLANNER:

Freeman
Design Group

128 SW NASSAU STREET
LAKE CITY, FL 32025
(386) 754-4270
CERTIFICATE OF AUTHORIZATION # 0000701

NOTE:
THE SCALE OF THESE PLANS MAY HAVE
BEEN CHANGED DUE TO REPRODUCTION

P.E. NO. 56001

WEST SIDE COMMUNITY CENTER

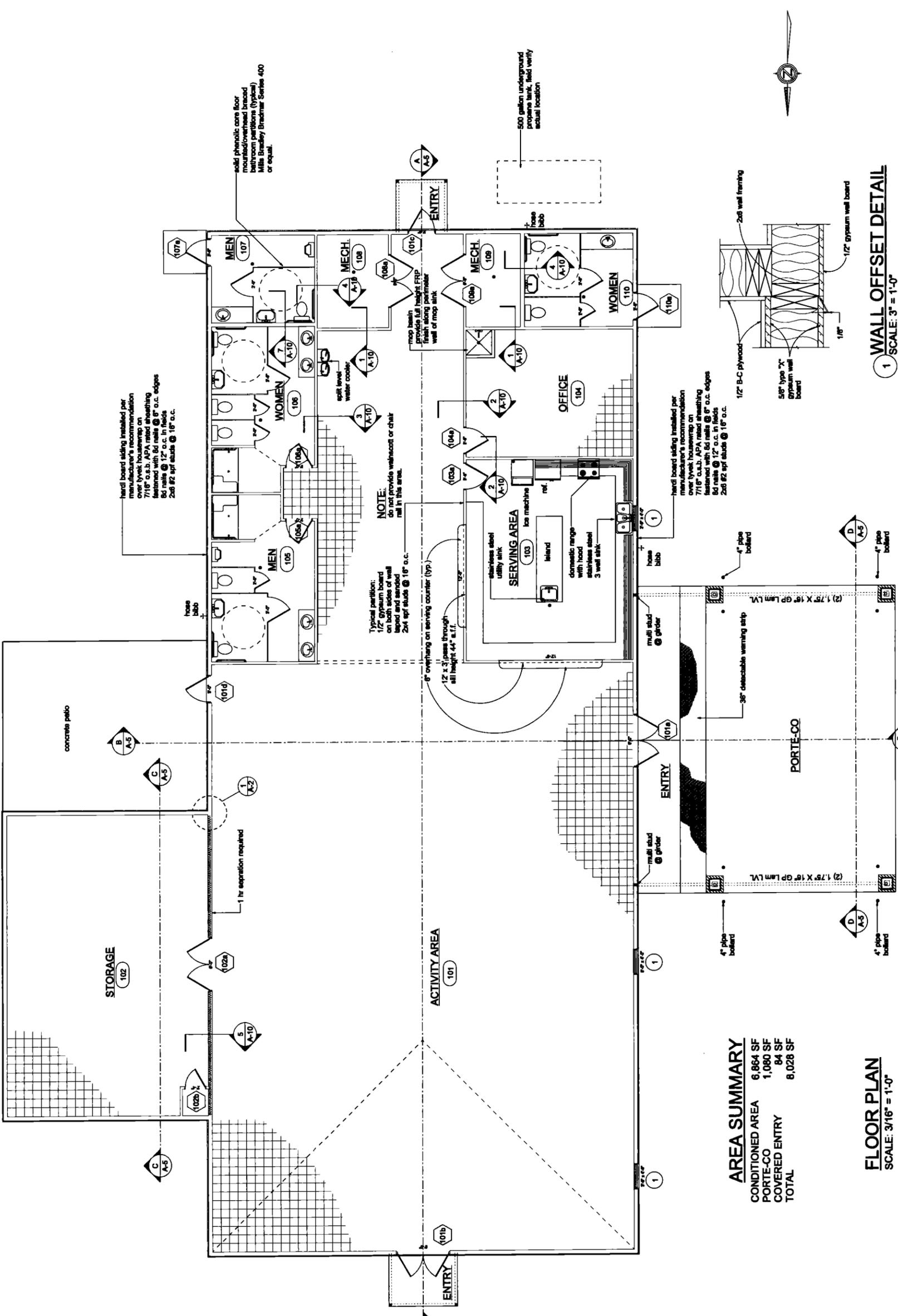
P.E. # 56001

Freeman Design Group, Inc.
 126 SW NASSAU STREET
 LAKE CITY, FL 32025
 (386) 758-4209
 CERTIFICATE OF AUTHORIZATION # 00008791

DATE: 11/9/70
 DRAWN BY: W.J.F.
 APPROVED BY: W.J.F.

REVISIONS:

SHEET: A-2
 OF: 11
 PROJECT NO.: 061087

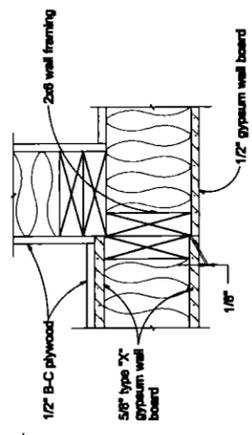


AREA SUMMARY

CONDITIONED AREA	6,864 SF
PORTE-CO	1,080 SF
COVERED ENTRY	84 SF
TOTAL	8,028 SF

FLOOR PLAN
 SCALE: 3/16" = 1'-0"

WALL OFFSET DETAIL
 SCALE: 3" = 1'-0"



NOTE:
 do not provide waistcoat or chair rail in this area.

hard board siding installed per manufacturer's recommendation over tyvek housewrap on 7/16" o.s.b., APA rated sheathing 84 mils @ 12" o.c. edges 84 mils @ 12" o.c. in fields 2x8 #2 spt studs @ 16" o.c.

500 gallon underground storage tank, field verify actual location

weld phenolic core floor (underlayment (resin) Mills Brandy Brachman Series 400 or equal.

hard board siding installed per manufacturer's recommendation over tyvek housewrap on 7/16" o.s.b., APA rated sheathing 84 mils @ 12" o.c. edges 84 mils @ 12" o.c. in fields 2x8 #2 spt studs @ 16" o.c.

Typical partition: 1/2" gypsum board on both sides of wall spaced and sanded 2x4 spt studs @ 16" o.c.

6" overhang on serving counter (typ.) 12" x 3" pass through all height 44" s.f.f.

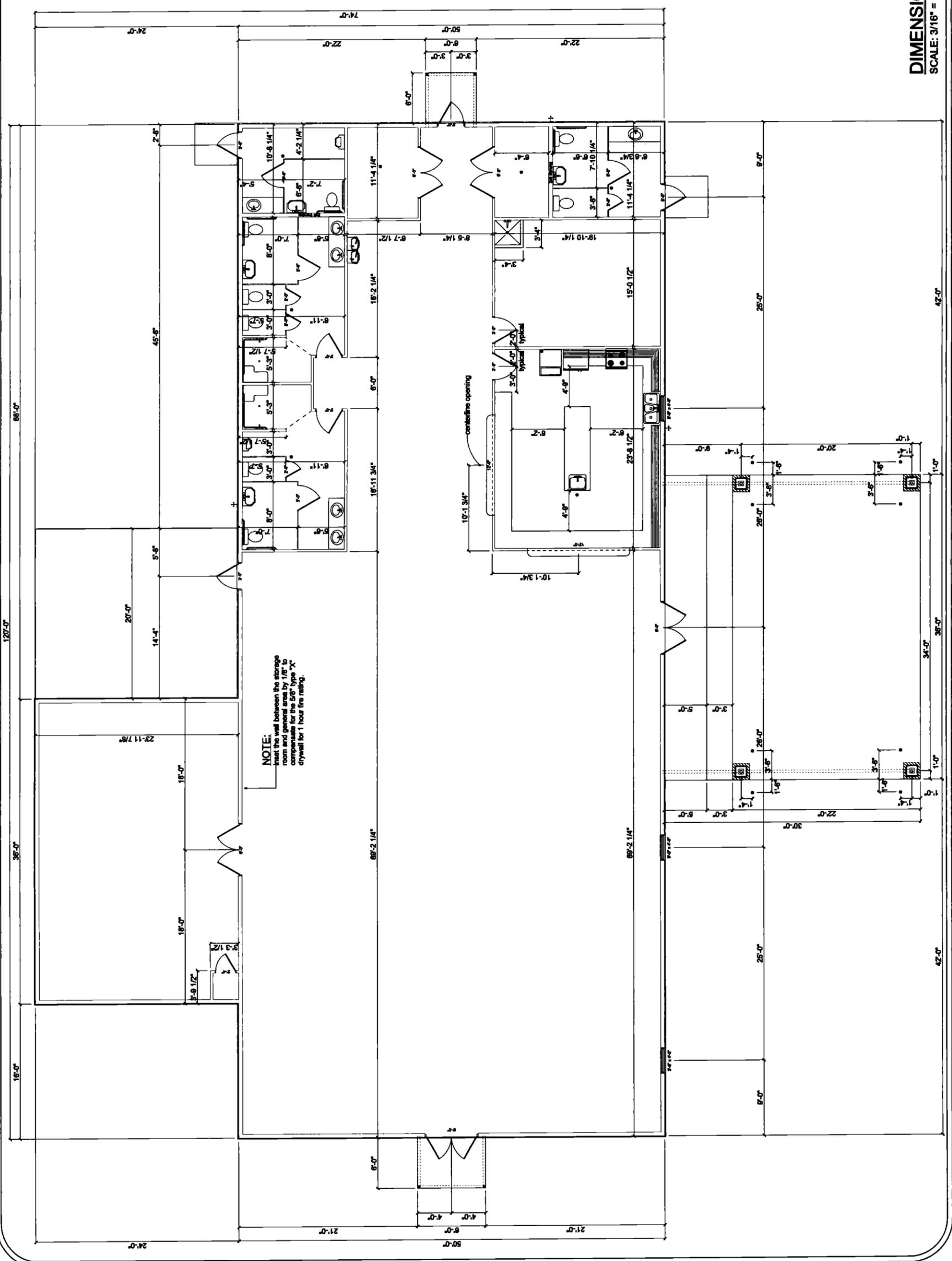
mop basin provide full height FRP finish along perimeter wall of mop sink

split level water cooler

hose bibb



DIMENSION PLAN
SCALE: 3/16" = 1'-0"



WEST SIDE COMMUNITY CENTER

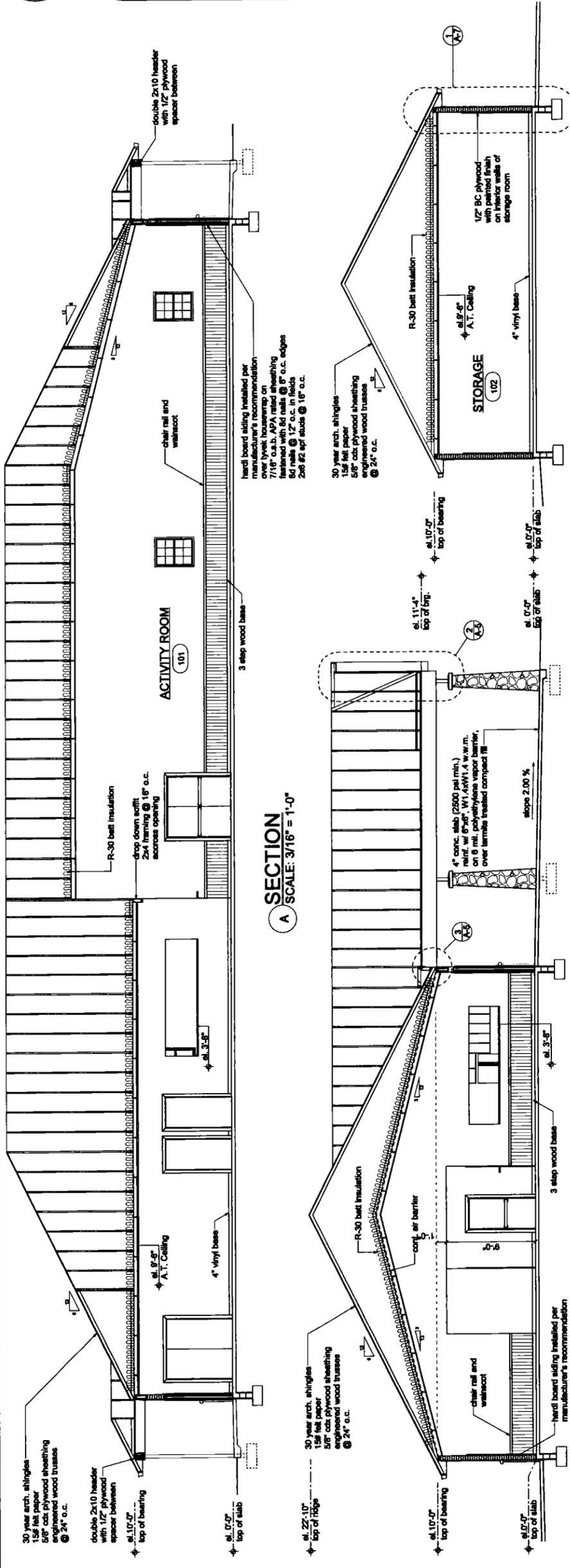
P.E. # 98001

Freeman Design Group
 128 SW NASSAU STREET
 LAKE CITY, FL 32025
 (386) 758-4209
 CERTIFICATE OF AUTHORIZATION # 00080793

DATE: 10/8/10
 DRAWN BY: W.J.F.
 APPROVED BY: W.J.F.

REVISIONS

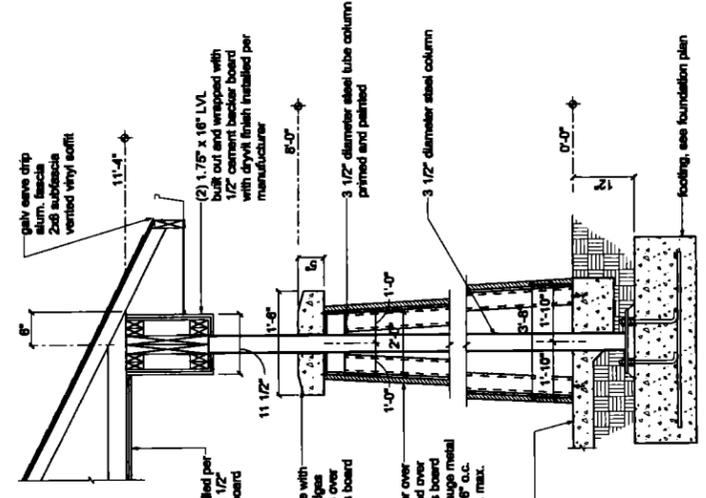
SHEET: A-5
 OF: 11
 PROJECT NO.: 08.007



A SECTION
 SCALE: 3/16" = 1'-0"

B SECTION
 SCALE: 3/16" = 1'-0"

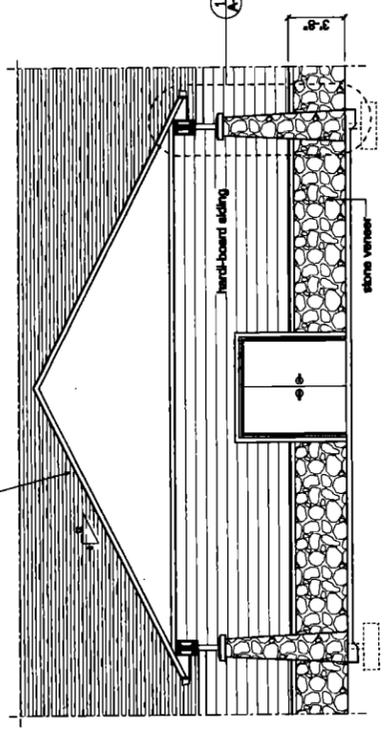
C SECTION
 SCALE: 3/16" = 1'-0"



3 SECTION
 SCALE: 3/4" = 1'-0"

2 SECTION
 SCALE: 3/4" = 1'-0"

1 SECTION
 SCALE: 3/4" = 1'-0"



D SECTION
 SCALE: 3/16" = 1'-0"

WEST SIDE COMMUNITY CENTER

P.E. # 89001

Freeman Design Group Inc.
 128 SW NASSAU STREET
 LAKE CITY, FL 32025
 (386) 758-4209

DATE: 11/6/10
 DRAWN BY: WHJ/F
 APPROVED: WHJ/F
 REVISIONS:

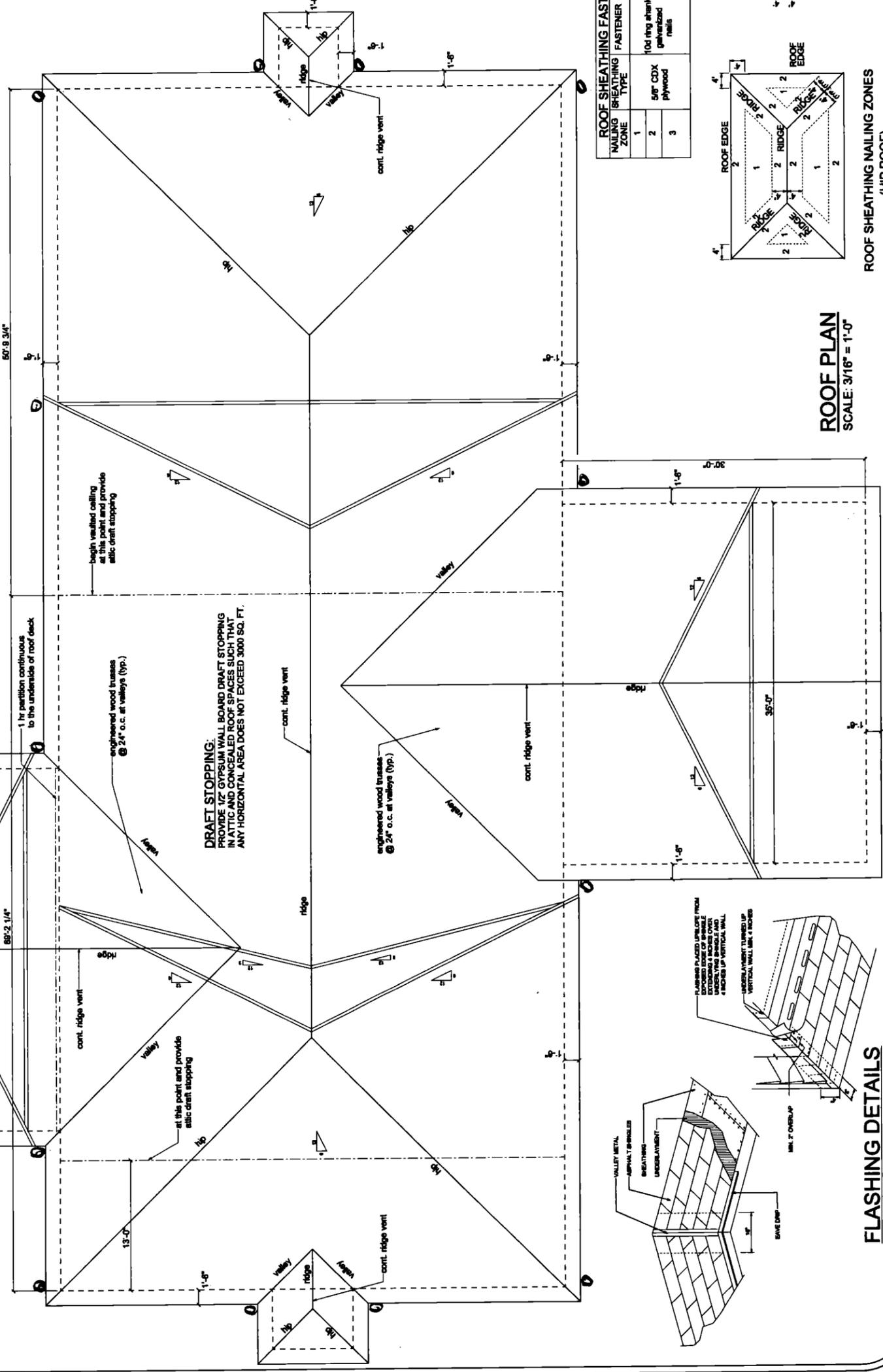
SHEET: A-6
 OF: 11
 PROJECT NO.: 08.0007



RIDGE VENT DETAIL

NOTE: ventilation shall be provided to furnish cross ventilation of each separate attic space with weather protected vents. all vents shall be screened to protect the interior from intrusion of birds. the ratio of total free ventilation area to the area of ceiling shall not be less than 1/150.

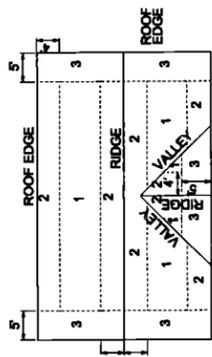
CONNECTOR	TRUSS	TOP PLATE	UPLIFT PROVIDED	MANUFACTURER
H2.5	5-8d NAILS	5-8d NAILS	365 LBS	SIMPSON
H10	8-8d NAILS	8-8d NAILS	650 LBS	SIMPSON
MTS12	7-10d NAILS	7-10d NAILS	1,000 LBS	SIMPSON
H16	2-10d NAILS	10-10d NAILS	1,300 LBS	SIMPSON
(2)HTS20	10-10d NAILS	10-10d NAILS	2 x 1,450 = 2,900 LBS	SIMPSON



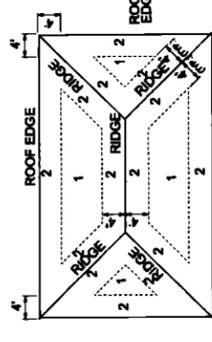
DRAFT STOPPING:
 PROVIDE 1/2" GYPSUM WALL BOARD DRAFT STOPPING IN ATTIC AND CONCEALED ROOF SPACES SUCH THAT ANY HORIZONTAL AREA DOES NOT EXCEED 3000 SQ. FT.

ROOF SHEATHING FASTENINGS	SPACING
1 10d ring shank galvanized nails	12 in. o.c. field
2 5d CDX plywood	8 in. o.c. edge
3 10d ring shank galvanized nails	8 in. o.c. field
	4 in. o.c. ridge ends
	8 in. o.c. edge
	8 in. o.c. field

MATERIAL	MINIMUM THICKNESS (t)	GAUGE	WEIGHT (lb/ft)
COPPER	0.024	28	1
ALUMINUM	0.024	28	1
STAINLESS STEEL	0.0178	28 (min. 0.0180)	2.12
ZINC ALLOY	0.027		2.0
PAINTED STEEL	0.027		2.0



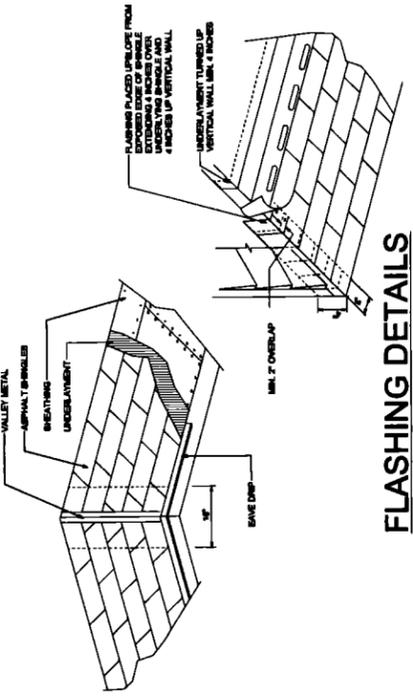
ROOF SHEATHING NAILING ZONES (GABLE ROOF)



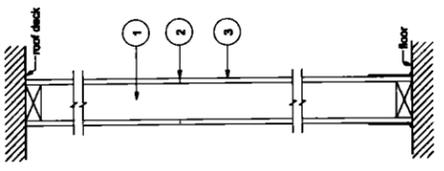
ROOF SHEATHING NAILING ZONES (HIP ROOF)

ROOF PLAN

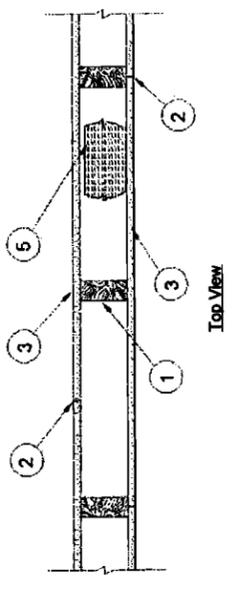
SCALE: 3/16" = 1'-0"



FLASHING DETAILS
 NTS



Section View

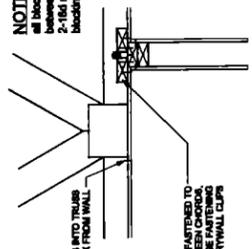


Top View

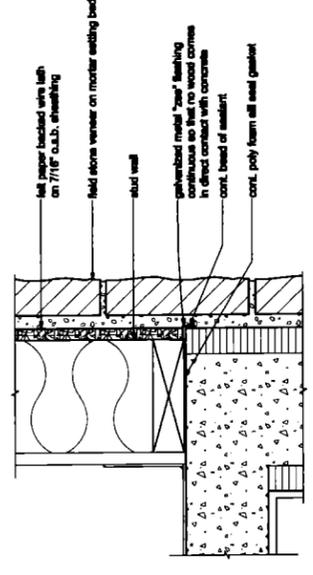
Design No. US305
 Rating - 1 Hr

1. Wood Studs - Nom. 2 by 4 in. or 2 by 6 in. spaced 16" o.c. max, effectively firestopped.
2. Joints in Wall Heads - Exposed or covered with fiber tape and joint compound, except where required for specific edge configuration. For tapered, rounded edge gypsum board, joints covered with joint compound or fiber tape and finished to match surface of finished gypsum board. Joints reinforced with mesh tape or covered with joint compound.
3. Gypsum Board - 5/8" thick paper or vinyl surfaced, with beveled, square, or tapered edges. Gypsum board shall be installed horizontally or vertically. Gypsum panels shall be 7 in. o.c. 8d cement coated nails 1.78 in. long, 0.0915 in. shank diam and 1564 in. diam heads. When used in walls other than 48 in. gypsum panels are to be installed horizontally.
4. Head Corner Fasteners - (Optional) - For use at wall corners. Channel shaped, 2" long by 1" high on the back side. For use in 1/2" gypsum board. Fasteners shall be installed in the corner of the gypsum board, not in the corner of gypsum board, max spacing 18" o.c. Nailed to adjacent stud through lap using one No. 8d cement coated nail per fastener. Corners of wall board shall be nailed to top and bottom joist using No. 8d cement coated nails.
5. Beams and Blanks - (Optional) - required when steel framing members used. Glass fiber or mineral wool insulation. Placed to completely or partially fill the stud cavity. When Steel Framing Used, glass fiber or mineral wool insulation shall be placed to completely fill the stud cavity and shall be secured to the studs 24" o.c. with staples with 1" long Type S lough head steel screws spaced 12" o.c.
6. Steel Framing Members (Optional, Not Shown) - Furring channels and Steel Framing Members as described below.
 - a. Furring Channels - Formed of No. 25 MSG galv steel spaced 24" o.c. perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and lapped together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6" and secured together with two self tapping #6 framing screws, min 7/16" long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 6c.
 - b. Steel Framing Members - Used to attach furring channels to studs. Clips spaced 48" o.c. RSC-1 clips secured to studs with No. 8 x 2-1/2" coarse drywall screw through the center grommet. RSC-1 clips secured to studs with No. 8 x 1-1/2" coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
7. Furring Channel - (Optional, Not Shown) - for use on one side of the wall - Resilient channel, 25 MSG galv. steel, spaced vertically 24" o.c., flange portion screw attached to one side of studs with 1-1/4" long diamond shaped point, double head Phillips head steel screw.
8. Caulking and Sealants - (not shown, optional) A bead of acoustical sealant applied around the partition perimeter for sound control.

NOTE:
 All blocking shall be securely fastened between structural members with 2-16d nails on each end, no float blocking shall be permitted.

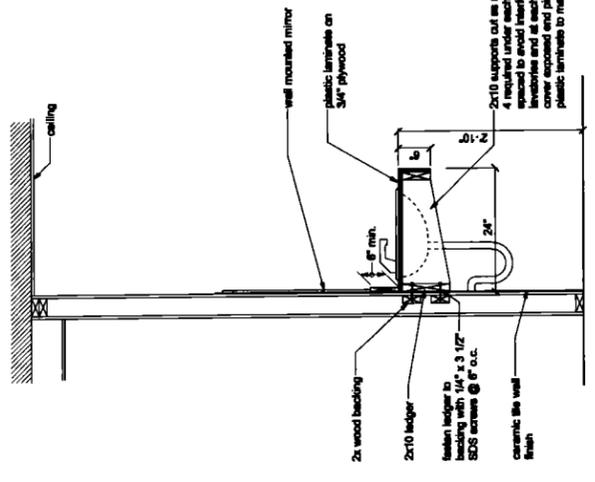


NO. 8 CLIPS ATTACHED TO WALL PLATE BETWEEN CHANNELS FOR DRYWALL EDGE FASTENING - OR PROVIDE DRYWALL CLIPS

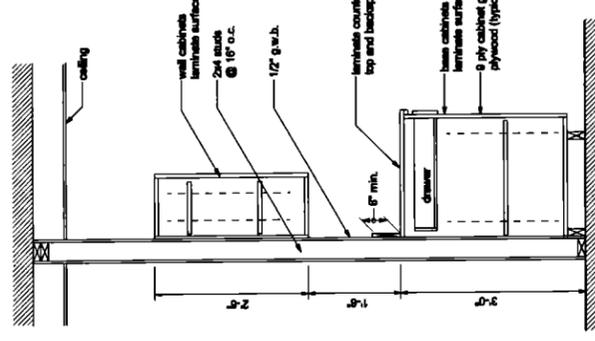


NON-BEARING INT. WALL ATTACHMENT TO TRUSSES

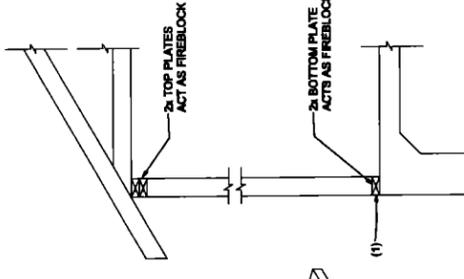
1 SILL DETAIL
 SCALE: 3" = 1'-0"



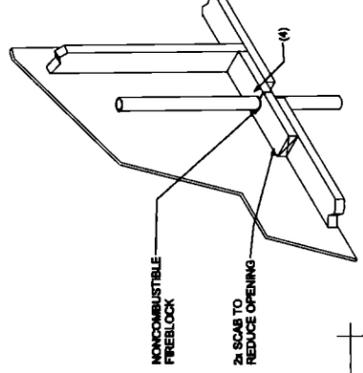
(B) VANITY SECTION
 SCALE: 3/4" = 1'-0"



(A) CABINET SECTION
 SCALE: 3/4" = 1'-0"



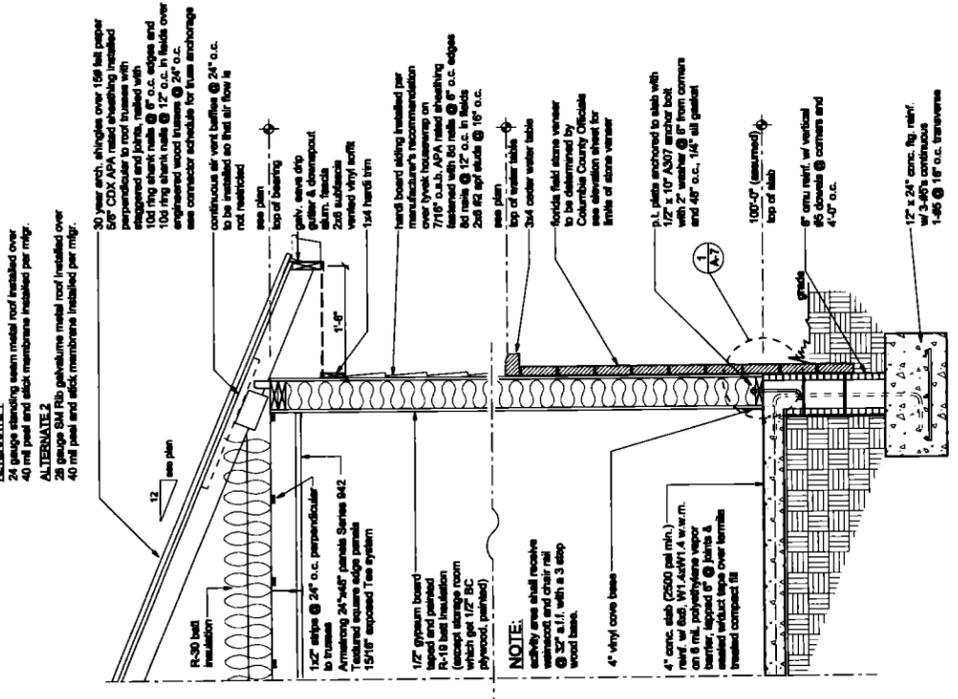
PLATFORM FRAMING



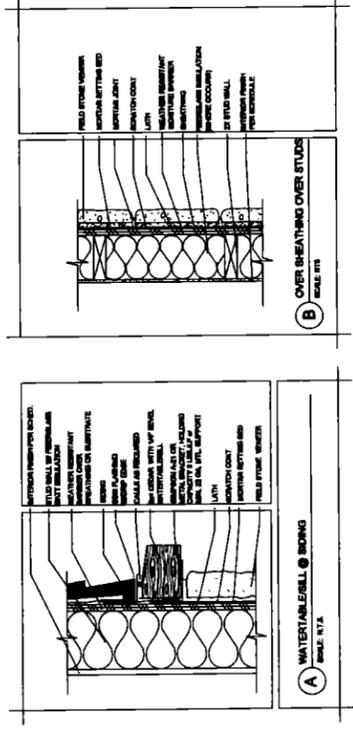
PENETRATIONS

- FIREBLOCKING NOTES:**
 FIREBLOCKING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS.
 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING, COVE CEILING, ETC.
 3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
 4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND PRELACES AT CEILING AND FLOOR LEVELS WITH PROPANE, MULTIPLEX SEALANT.
 5. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS. FIREBLOCKING SHALL BE PROVIDED FOR THE FULL DEPTH OF THE JOISTS AT THE ENDS AND OVER THE SUPPORTS.

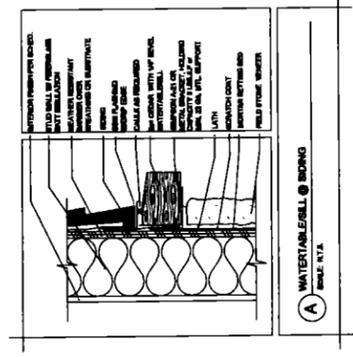
NOTE:
 The roofing contractor shall provide alternate bids for the following roof coverings:
 ALTERNATE 1
 24 gauge standing seam metal roof installed over 40 mil peel and stick membrane installed per mfg.
 ALTERNATE 2
 28 gauge 344 rib galvalume metal roof installed over 40 mil peel and stick membrane installed per mfg.



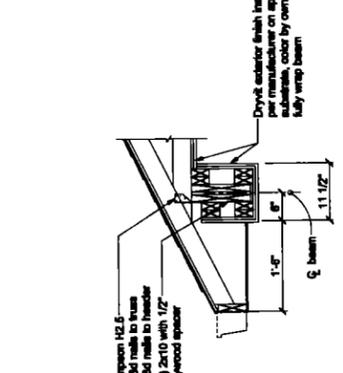
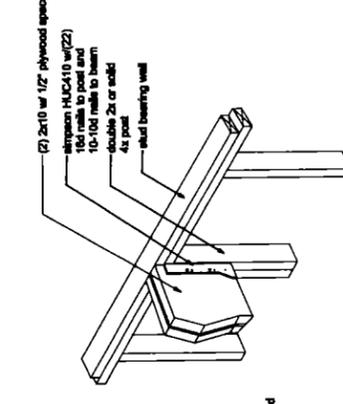
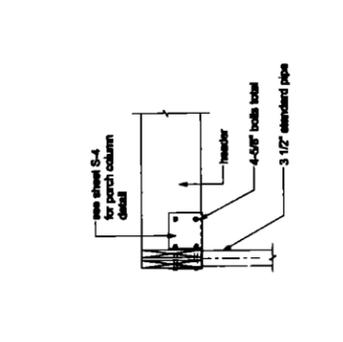
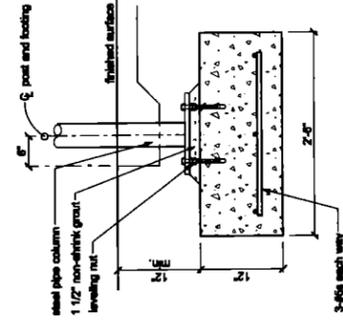
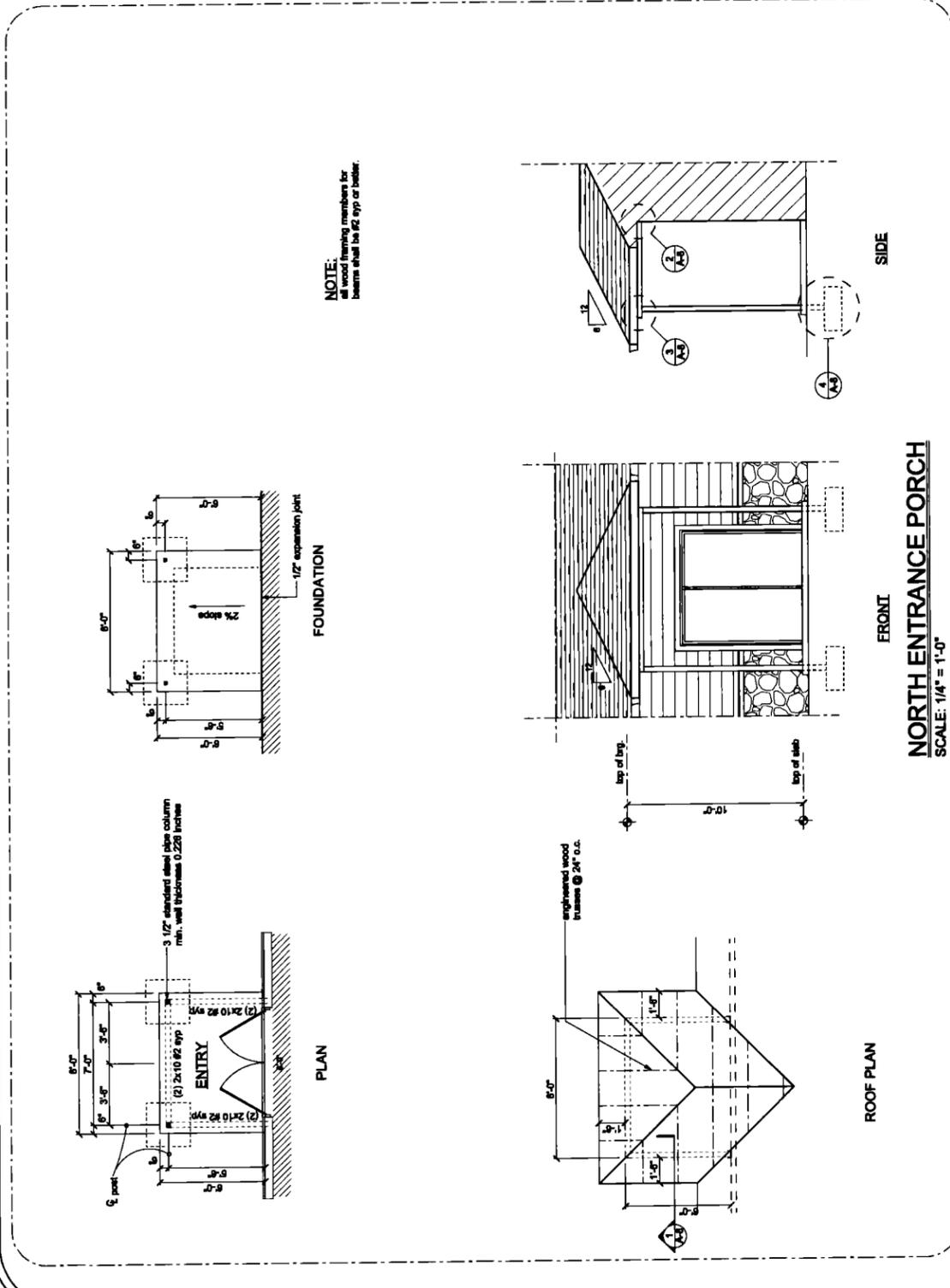
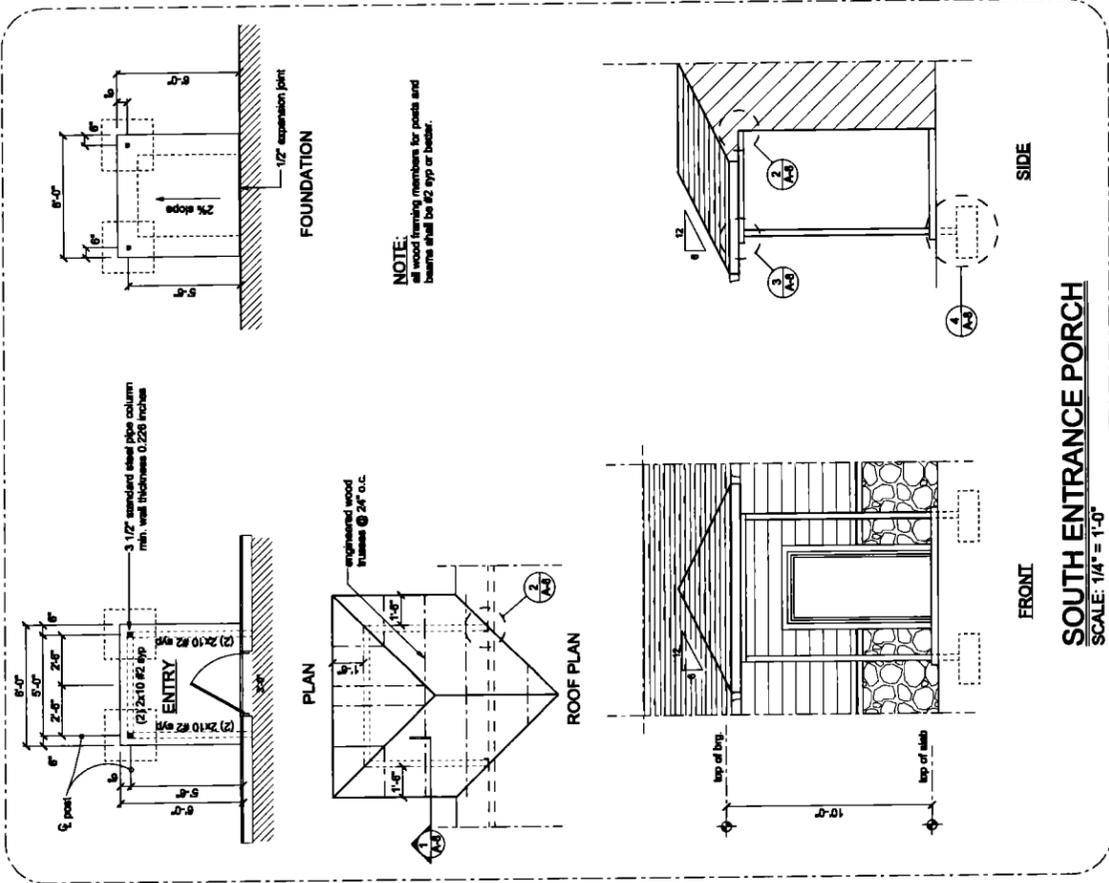
TYPICAL WALL SECTION
 SCALE: 3/4" = 1'-0"



(B) OVER BREATHING OVER STUDS
 SCALE: N.T.S.

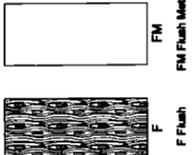


(A) WATER/SILL/SHELL & BORING
 SCALE: N.T.S.



- GENERAL NOTES - DOORS**
- ALL INTERIOR DOORS SHALL BE ROTARY CUT BIRCH VENEER SOLID CORE 68 ± 1/34"
 - ALL EXTERIOR DOORS SHALL BE FLUSH FOAM CORE STEEL DOORS 60 ± 1/34"
 - WEATHERSTRIPPING AND THRESHOLD FACTORY INSTALLED UNLESS NOTED OTHERWISE.
 - IF REQUIRED, UNDERCUT DOORS FOR RETURN AIR. COORDINATE WITH MECHANICAL SUB-CONTRACTOR AS PER FINAL DESIGN.
 - DOOR FINISHES SHALL COORDINATE WITH CORRESPONDING WALL SECTIONS, PARTITION TYPES, AND WALL MODIFICATION DETAILS.
 - PAINT ALL EXTERIOR SURFACES OF EXTERIOR METAL DOORS AND THE STEEL DOOR JAMB WITH SHERWIN WILLIAMS DTM ACRYLIC GLOSS SW 1013.
 - PAINT ALL INTERIOR SURFACES OF EXTERIOR METAL DOORS AND THE METAL DOOR JAMB WITH SHERWIN WILLIAMS DTM ACRYLIC GLOSS SW 1013.
 - DOOR FINISHES SHALL COORDINATE WITH CORRESPONDING WALL SECTIONS, PARTITION TYPES, AND WALL MODIFICATION DETAILS.
 - ALL INTERIOR DOORS SHALL BE PREFINISHED "HONEYCOMB" DOOR HARDWARE SHALL BE LEVER TYPE BY KNOXBORO.
 - DOOR HARDWARE SHALL BE LEVER TYPE BY KNOXBORO.
 - KNEXBORO STYLE LEVER WITH SATIN NICKLE FINISH.
 - ALL DOOR CLOSERS SHALL BE LCN OVERHEAD SURFACE MOUNTED SERIES 4010.
 - ALL DOOR CLOSERS SHALL BE LCN OVERHEAD SURFACE MOUNTED SERIES 4010.
 - DOORS 1016, 1017, AND 1018 SHALL HAVE A DIGITAL KEY MADE BY GE SECURITY MOUNTED 48" A.F.F. AND 12" FROM THE LATCH SIDE FRAME. COLOR TO BE SELECTED BY OWNER.
 - ALL WALK THROUGH DOORS SHALL BE BEVELED STYLE. NO UNIVERSAL WINGE STYLE DOORS SHALL BE PERMITTED.
 - DOOR HARDWARE SHALL BE PERMITTED.
 - DOOR HARDWARE SHALL BE PERMITTED.

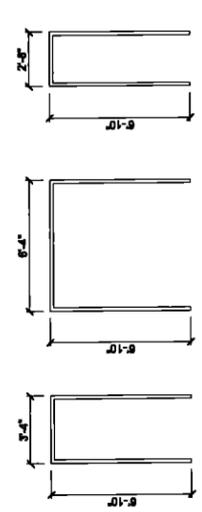
CAST BRASS CONSTRUCTED LOW RISE DOME STOP IN A BRUSHED CHROME FINISH. CAST BRASS CONSTRUCTED LOW RISE DOME STOP IN A BRIGHT CHROME FINISH. THERE IS NO THRESHOLD.



ACCEPTABLE DOOR HARDWARE

OPENING NUMBER	DOOR		SILL		GLASS		FRAME		FIRE RATING	HARDWARE SET	REMARKS
	TYPE	MAT.	NO.	HEIGHT	NO.	WIDTH	MAT.	SECTIONS			
1016	FM	HM	2	3'-0"	5	1'-3/4"	3	HM 3		panic lhw	self closing
1017	FM	HM	2	3'-0"	5	1'-3/4"	3	HM 3		panic lhw	self closing
1018	FM	HM	2	3'-0"	5	1'-3/4"	3	HM 3		panic lhw	self closing
1019	FM	HM	1	3'-0"	5	1'-3/4"	3	HM 3	45 min	panic lhw	self closing
1020	F	WD	1	3'-0"	5	1'-3/4"	3	HM 3		stairroom lock	self closing
1021	F	WD	1	3'-0"	5	1'-3/4"	3	HM 3		stairroom lock	self closing
1022	F	WD	1	3'-0"	5	1'-3/4"	3	HM 3		stairroom lock	self closing
1023	F	WD	1	3'-0"	5	1'-3/4"	3	HM 3		stairroom lock	self closing
1024	F	WD	1	3'-0"	5	1'-3/4"	3	HM 3		stairroom lock	self closing
1025	F	WD	1	3'-0"	5	1'-3/4"	3	HM 3		stairroom lock	self closing
1026	F	WD	1	3'-0"	5	1'-3/4"	3	HM 3		stairroom lock	self closing
1027	F	WD	1	3'-0"	5	1'-3/4"	3	HM 3		stairroom lock	self closing
1028	F	WD	2	3'-0"	5	1'-3/4"	3	HM 3		stairroom lock	self closing
1029	F	WD	2	3'-0"	5	1'-3/4"	3	HM 3		stairroom lock	self closing
1108	FM	HM	1	3'-0"	5	1'-3/4"	3	HM 3		public toilet lock	self closing

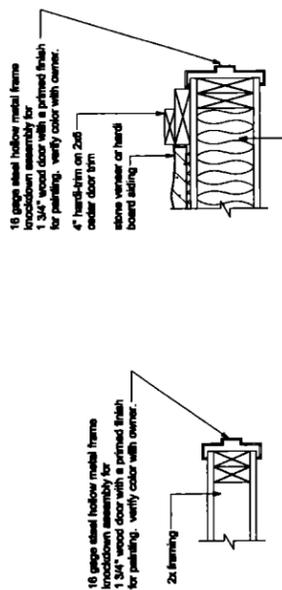
1. ALL DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ALL DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ALL DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.



NOTE: all jambs shall be knockdown hollow metal frames, 16 gauge by F series by standard.

well type	well covering	well thickness	head opening	jamb depth
2x4	1/2" gypsum both sides	4 1/2"	4 5/8"	5 5/8"
2x6	5/8" gypsum both sides	4 3/4"	4 7/8"	5 7/8"
	1/2" gypsum both sides	6 1/2"	6 5/8"	7 5/8"
	5/8" gypsum both sides	6 3/4"	6 7/8"	7 7/8"

contractor shall verify well type prior to ordering door frames.



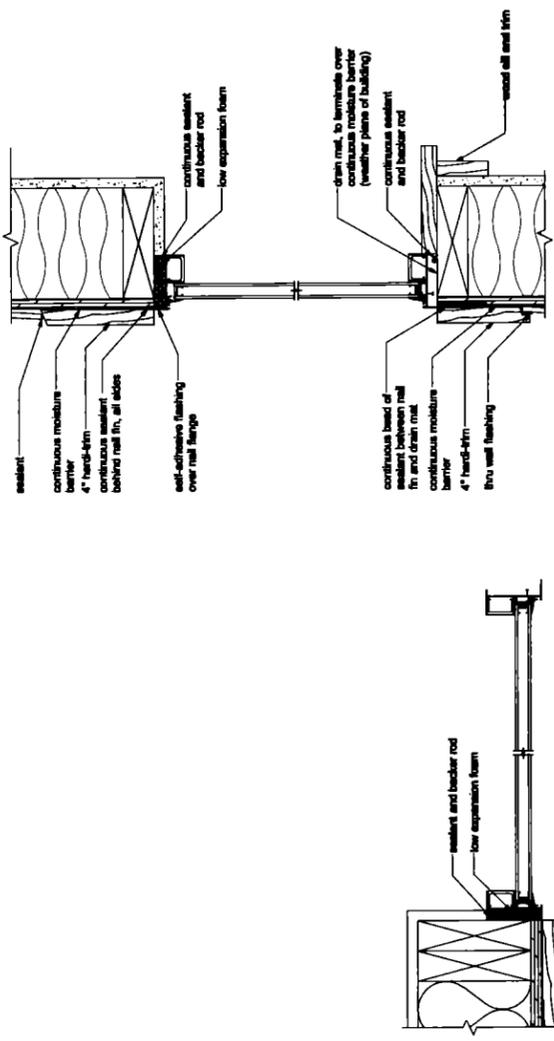
INT. JAMB DETAIL
SCALE: 1 1/2" = 1'-0"

EXT. JAMB DETAIL
SCALE: 1 1/2" = 1'-0"

NO.	CALL SIZE	WINDOW SIZE		MATERIAL	GLASS	DEL. PANE	QUANTITY PER OPENING		REMARKS	
		WIDTH	HEIGHT				WIDTH	HEIGHT		
1	54 3/40	35 1/4"	47 1/4"	ALUM.	DBL. PANE		1	38"	48"	TOP OF WINDOW 6" O.F. A.F.F.

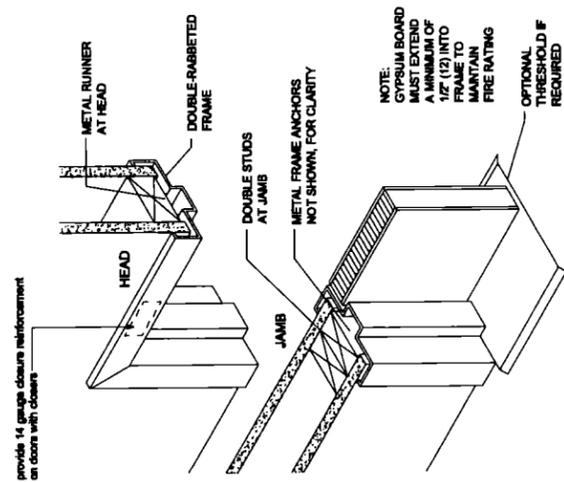
NOTES:
 1. ALL GENERAL CONTRACTORS SHALL VERIFY ALL ROUGH OPENING DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.
 2. ALL GENERAL CONTRACTORS SHALL VERIFY ALL ROUGH OPENING DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.
 3. ALL GENERAL CONTRACTORS SHALL VERIFY ALL ROUGH OPENING DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.

WINDOW SCHEDULE
 1. ALL GENERAL CONTRACTORS SHALL VERIFY ALL ROUGH OPENING DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.
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 3. ALL GENERAL CONTRACTORS SHALL VERIFY ALL ROUGH OPENING DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.



VERTICAL SECTION
NTS

HORIZONTAL SECTION
NTS



STEEL JAMB FRAME WALL

GENERAL STRUCTURAL NOTES

GENERAL:

- THE DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT, DESIGN AND EXTENT OF THE WORK AND ARE PARTIALLY DIAGRAMMATIC. THEY ARE NOT INTENDED TO BE SCALED FOR DIMENSIONAL MEASUREMENTS, OR TO BE USED AS SHOP DRAWINGS OR PORTIONS THEREOF.
- ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL OR SECTION IS SHOWN.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR AND ALL THE SUBCONTRACTORS SHALL VERIFY ALL GRADES, LINES, LEVELS, DIMENSIONS AND COORDINATE EXISTING CONDITIONS AT THE JOB SITE WITH THE PLANS AND SPECIFICATIONS. HIGHLY RECOMMENDED BEFORE COMMENCING WORK, THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL LAY OUT THEIR WORK FROM ESTABLISHED REFERENCE POINTS AND BE RESPONSIBLE FOR ALL LINES, ELEVATIONS AND MEASUREMENTS IN CONNECTION WITH THEIR WORK.
- IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, GENERAL NOTES OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF SUCH OMISSION OR ERROR PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE CONTRACTORS FAILING TO GIVE SUCH ADVANCED NOTICE, HE SHALL BE RESPONSIBLE FOR ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.
- THE CONTRACTOR SHALL USE THE STRUCTURAL DRAWINGS AND SPECIFICATIONS TOGETHER WITH THE ARCHITECTURAL DRAWINGS TO LOCATE DERESSED SLABS, SLOPED DRAINS, OUTLETS, RECESSES, OPENINGS, BOLT SETTING, SLEEVES, DIMENSIONS, ETC. NOTIFY ARCHITECT/ENGINEER, IN WRITING, OF ANY POTENTIAL CONFLICTS BEFORE PROCEEDING WITH THE WORK.

SHOP DRAWINGS AND DELEGATED ENGINEERING:

- ALL SHOP DRAWINGS SHALL BE SUBMITTED FOR ENGINEER REVIEW PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION METHODS, DIMENSIONS AND OTHER TRADE REQUIREMENTS, AND STAMPED WITH THE CONTRACTORS APPROVAL STAMP. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR DIMENSIONS, QUANTITIES, ENGINEERING DESIGN BY DELEGATED ENGINEERS, ERRORS OR OMISSIONS AS A RESULT OF SUCH DELEGATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING OR REVIEW OF DRAWINGS BY THE ENGINEER AND EVEN THOUGH WORK IS DONE IN ACCORDANCE WITH SUCH DRAWINGS.
- BEFORE STRUCTURAL INSPECTIONS CAN BE MADE ON A PORTION OF THE STRUCTURE, ALL RELATED SHOP DRAWINGS, DELEGATED ENGINEERING, PRODUCT APPROVAL, MANUFACTURERS DATA AND OTHER RELATED INFORMATION, MUST BE REVIEWED AND ACCEPTED BY THE ENGINEER. OF-RECORD AND APPROVED BY THE BUILDING DEPARTMENT.
- SHOP DRAWINGS SHALL CONTAIN ALL INFORMATION SHOWN ON THE STRUCTURAL PLANS (RELATED TO THE DELEGATED DESIGN) INCLUDING ALL DESIGN LOADS, IN ADDITION TO THE INFORMATION REQUIRED BY THE DELEGATED ENGINEERS DESIGN.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW, PREPARED AND SIGNED AND SEALED BY THE CONTRACTORS DELEGATED ENGINEER, ONLY FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT, REQUIRED LOADING AND COORDINATION WITH THE STRUCTURAL DESIGN.
- CONTRACTOR SHALL SUBMIT TO THE AE ONLY ONE SET OF SERIA AND TWO SETS OF BLUE PRINTS OF THE STRUCTURAL SHOP DRAWINGS FOR AE REVIEW, BEFORE STARTING FABRICATION. THE AE WILL RETURN THE MARKED-UP AND STAMPED SETS TO THE CONTRACTOR. THESE SETS SHALL BE USED TO MAKE THE PRINTS REQUIRED FOR SHOP DRAWING DISTRIBUTION. SETS OF BLUE PRINTS (WITHOUT REPAIR) WILL NOT BE ACCEPTED.

CONSTRUCTION MEANS AND METHODS:

- THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, REQUIREMENTS OR PROCEDURES, SAFETY PRECAUTIONS, SHORES, RESHORES, LATERAL BRACING AND PROGRAMS IN CONNECTION WITH THE PROJECT, ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OUR SERVICES DO NOT GUARANTEE NOR ASSURE LIABILITY FOR THE JOB SAFETY, TEMPORARY SHORING AND BRACING AND THE PERFORMANCE OF THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE AND SHALL COMPLY WITH THE SAFETY REQUIREMENTS OF THE STANDARD BUILDING CODE AND APPLICABLE LOCAL, STATE AND FEDERAL LAWS.
- PROVIDE ALL SHORING, BRACING AND SHEETING AS REQUIRED FOR SAFETY, STRUCTURAL STABILITY AND FOR THE PROPER EXECUTION OF THE WORK. REMOVE WHEN WORK IS COMPLETED.
- PROVIDE AND MAINTAIN GUARD LIGHTS AT ALL BARRICADES, RAILROADS, CONSTRUCTIONS IN THE STREETS, ROADS OR SIDEWALKS AND ALL TRENCHES OR PITS ADJACENT TO PUBLIC WALKS OR ROADS.
- AT ALL TIMES, PROVIDE PROTECTION AGAINST WEATHER (RAIN AND STORMS OR THE SUN) TO ALL WORKERS AND MATERIALS, APPARATUS AND FIXTURES FREE FROM INJURY OR DAMAGE.
- AT THE END OF THE DAYS WORK, COVER ALL WORK LIKELY TO BE DAMAGED. ANY WORK DAMAGED BY FAILURE TO PROVIDE PROTECTION SHALL BE REPAIRED AND REPLACED WITH NEW WORK AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR SHALL PAY FOR ALL DAMAGES TO ADJACENT STRUCTURES, SIDEWALKS AND TO STREETS OR OTHER PUBLIC PROPERTY OR PUBLIC UTILITIES.

- ALL DOWNELS FOR COLUMNS SHALL BE REQUIRED IN POSITION PRIOR TO CONCRETING. PUSHING THE DOWNELS INTO POSITION IN WET CONCRETE IS NOT PERMITTED.
- BEAM REINFORCEMENT LAPPED 48 BAR DIAMETERS OR MINIMUM 18 BAR DIAMETERS SHALL BE USED ONLY AT SUPPORTS. TOP BARS SPACED ONLY AT MID-SPAN. ALL TOP BARS HOOKED AT NONCONTINUOUS EDGES (U.D.N.). ALL HOOKS TO BE STANDARD 90 DEGREE HOOKS AS REQUIRED (U.D.N.).
- ADDED REINFORCEMENT: PROVIDE ADDITIONAL CORNER BARS BEAT 36 INCHES MINIMUM EACH WAY AT "L" AND "T" CORNERS IN OUTER FACES OF ALL BEAMS TO MATCH ALL HORIZONTAL BAR (TOP, BOTTOM AND INTERMEDIATE REBARS).
- SEE PLAN FOR MINIMUM SIZE CONCRETE REINFORCEMENT.

REINFORCED MASONRY WALLS:

- UNLOADING BEARING MASONRY UNITS SHALL CONFORM TO ASTM C 900 TYPE I GRADE SQUARE END, WITH A MINIMUM AVERAGE COMPRESSIVE STRENGTH ON NET AREA OF 1700 PSI. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 530.1 SPECIFICATIONS.
- SPECIAL INSPECTOR SERVICES ARE REQUIRED FOR ALL REINFORCED MASONRY CONSTRUCTION. THE SPECIAL INSPECTOR SHALL INSPECT THE PLACING OF THE REBARS IN THE CELLS, VERIFY CLEANLINESS OF THE CELLS TO BE GROUTED, AND OBSERVE THE PLACING OF THE GROUT OR CONCRETE INTO THE CELLS.
- MORTAR SHALL CONFORM TO ASTM C-270, TYPE "M" OR "S".
- LAY ALL MASONRY WITH FULL FACE HEAD JOINTS AND WITH FACE SHELL MORTAR BEDDING.
- MASONRY ANCHORAGE TO SUPERSTRUCTURE SHALL BE PROVIDED IN ACCORDANCE WITH STRUCTURAL DRAWINGS AND DETAILS.
- THE USE OF ADMIXTURES SHALL NOT BE PERMITTED WITHOUT PRIOR REVIEW OF THE ENGINEER.
- VERTICAL REINFORCING:
 - ASTM A-615 PER REINFORCING SECTION.
 - IF A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL INCH TO SIX VERTICAL INCHES. THE DOWEL SHALL BE SLOPED TO BE ADJACENT TO THE VERTICAL WALL REINFORCING.
 - VERTICAL REINFORCING STEEL SHALL BE PLACED CENTERED IN THE CELL. LAP 48 BAR DIAMETERS. PROVIDE BAR SPACERS AS REQUIRED TO MAINTAIN REINFORCING SECURED IN POSITION.
 - VERTICAL REINFORCEMENT SHALL BE PROVIDED AT EACH SIDE OF OPENINGS IN WALL AT WALL INTERSECTIONS, CORNERS AND ENDS. THIS REINFORCING SHALL BE THE SAME SIZE AS THE SCHEDULED WALL REINFORCING. SPECIAL CARE SHALL BE TAKEN TO INSURE THAT CELLS TO BE GROUTED LINE UP PROPERLY AND ARE CLEAN OF EXCESS MORTAR.
 - ALL VERTICAL REINFORCING SHALL BE HOOKED INTO THE BOND BEAMS AT THE NON-CONTINUOUS END OF THE REBARS.
 - PROVIDE INSPECTION HOLES AT THE BOTTOM OF EACH REINFORCED MASONRY CELL, AS REQUIRED FOR LIFTS HIGHER THAN 5 FT.
 - HORIZONTAL REINFORCING:
 - PROVIDE GALVANIZED 8 GAGE, LADDER TYPE HORIZONTAL JOINT REINFORCING EVERY SECOND BLOCK COURSE (1" D.C. VERTICALLY) LAPPED 7-12". PROVIDE SPECIAL HORIZONTAL REINFORCING AT "T" AND "L" INTERSECTIONS. ANCHOR TO COLUMNS WITH MINIMUM 4' EXTENSION INTO AREA OF FOUR.
 - PROVIDE "DOVE-TAIL" ANCHORS AT 18" O.C. VERTICALLY FOR ALL MASONRY PLACED ADJACENT TO ALREADY IN PLACE COLUMNS.
 - CELL BULKING CONCRETE SHALL BE "TREADED" CONCRETE MIX (IF TO F SLUMP) OR GROUT WITH 1700-2000 PSI MIN AT 28 DAYS.
 - LINTELS:
 - THE CONTRACTOR SHALL PROVIDE PRECAST CONCRETE OR CAST-IN-SITE LINTELS AT THE HEADS OF ALL OPENINGS IN MASONRY WALLS NOT EXCEEDING SIX (6) FEET IN WIDTH WHERE BEAMS HAVE NOT BEEN SPECIFIED. FOR OPENING ADJACENT TO CONCRETE COLUMNS - THE LINTEL SHALL BE CAST-IN-PLACE WITH THE COLUMN.
 - LINTEL MAY BE INTEGRAL WITH THE STRUCTURAL OR THE BEAM WHEN HEAD OF THE OPENING IS 16 INCHES OR LESS BELOW. CONTINUE BEAMS TYPICAL BOTTOM REBARS THROUGH AND ADD 2-#6 BOTTOM TRUSS BARS AT DROPS AND 2-#6 STIRRUPS AT 6 INCHES O.C. EACH END AT DROP.
 - MINIMUM BEARING FOR ALL LINTELS 8 INCHES EACH SIDE OR PROVIDE DOWELS AND POCKETS IN ADJACENT CONCRETE COLUMNS.
 - LINTEL TO BE MINIMUM OF 8 INCHES DEEP WITH 2-#4 TOP AND BOTTOM AND 2-#6 STIRRUPS AT 6 INCHES O.C. EACH END. FOR SPANS GREATER THAN 6 FEET (UP TO 6 FEET), CALL ENGINEER FOR SPANS LARGER THAN 6 FEET WITH NO SPECIFIED BEAMS OR LINTELS OVER.

CONCRETE SLABS ON GRADE:

- ALL INTERIOR AND EXTERIOR SLABS AND WALKWAYS AS SHOWN ON THE STRUCTURAL OR ARCHITECTURAL PLANS, SHALL BE FOUR INCHES THICK UNLESS OTHERWISE NOTED. ALL INTERIOR SLABS SHALL BE REBAR REINFORCED WITH 6 X 6 - W1.4 X W1.4 WELDED WIRE FABRIC (UNLESS OTHERWISE NOTED).
- ALL SLABS ON GRADE TO BE CONSTRUCTED IN ACCORDANCE WITH LATEST A.C.I. "GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION" (A.C.I. -302.1R).
- JOINTS SHALL BE PROVIDED IN ALL INTERIOR SLABS ON GRADE AT COLUMN CENTER-LINES DIVIDING THE SLAB INTO SQUARE PANELS NOT TO EXCEED 20 X 20 FT. IN SIZE. CAST SLAB IN LONG ALTERNATE STRIPS, PROVIDE A CONTRACTION JOINT BETWEEN EACH STRIP. SEE PLAN FOR SAW-CUT, CONTRACTION AND ISOLATION JOINT DETAILS.
- SPACING OF FIVE FEET ON CENTERS AND ISOLATION JOINTS AT 20 FEET O.C. (U.D.N.).
- FILL MATERIAL SHALL BE PLACED IN LIFTS NOT EXCEEDING 12" AND COMPACTED TO 98% MODIFIED PROCTOR (ASTM D-1557) WITHIN A DISTANCE OF 3 FEET FROM ALL FOOTING EDGES. TAKE AT LEAST ONE DENSITY TEST FOR EACH 1000 SQ FT. OF AREA AND 12" BELOW SURFACE. SEND RESULTS OF THE TEST TO OWNER, ARCHITECT AND ENGINEER.
- ALL CONCRETE SHALL BE THOROUGHLY CONSOLIDATED BY MECHANICAL VIBRATION DURING PLACEMENT AND SHALL BE THOROUGHLY WORKED AROUND REINFORCEMENT AND EMBEDDED FIXTURES AND ALL FORMS AND KEYWAYS.

CONCRETE AND REINFORCING:

- CONCRETE DESIGN AND REINFORCEMENT IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (A.C.I. 318 - LATEST EDITION) AND WITH "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" (A.C.I. 318 - LATEST EDITION).
- ALL CONCRETE WORK IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (A.C.I. 301 - LATEST EDITION), PRODUCTION OF CONCRETE, DELIVERY, PLACING AND CURING TO BE IN ACCORDANCE WITH "HOT WEATHER CONCRETING" (A.C.I. 308R - LATEST EDITION).
- ALL CONCRETE TO BE REGULAR WEIGHT WITH A DESIGN STRENGTH OF 2,800 P.S.I. AT 28 DAYS. MAXIMUM SLUMP 6".
- ALL REINFORCING TO BE NEW MILD STEEL CONFORMING TO THE MANUFACTURERS SPECIFICATIONS AND TO THE A.C.I. 318, A.C.I. 308.1, A.C.I. 318.1, A.C.I. 318.2, A.C.I. 318.3, A.C.I. 318.4, A.C.I. 318.5, A.C.I. 318.6, A.C.I. 318.7, A.C.I. 318.8, A.C.I. 318.9, A.C.I. 318.10, A.C.I. 318.11, A.C.I. 318.12, A.C.I. 318.13, A.C.I. 318.14, A.C.I. 318.15, A.C.I. 318.16, A.C.I. 318.17, A.C.I. 318.18, A.C.I. 318.19, A.C.I. 318.20, A.C.I. 318.21, A.C.I. 318.22, A.C.I. 318.23, A.C.I. 318.24, A.C.I. 318.25, A.C.I. 318.26, A.C.I. 318.27, A.C.I. 318.28, A.C.I. 318.29, A.C.I. 318.30, A.C.I. 318.31, A.C.I. 318.32, A.C.I. 318.33, A.C.I. 318.34, A.C.I. 318.35, A.C.I. 318.36, A.C.I. 318.37, A.C.I. 318.38, A.C.I. 318.39, A.C.I. 318.40, A.C.I. 318.41, A.C.I. 318.42, A.C.I. 318.43, A.C.I. 318.44, A.C.I. 318.45, A.C.I. 318.46, A.C.I. 318.47, A.C.I. 318.48, A.C.I. 318.49, A.C.I. 318.50, A.C.I. 318.51, A.C.I. 318.52, A.C.I. 318.53, A.C.I. 318.54, A.C.I. 318.55, A.C.I. 318.56, A.C.I. 318.57, A.C.I. 318.58, A.C.I. 318.59, A.C.I. 318.60, A.C.I. 318.61, A.C.I. 318.62, A.C.I. 318.63, A.C.I. 318.64, A.C.I. 318.65, A.C.I. 318.66, A.C.I. 318.67, A.C.I. 318.68, A.C.I. 318.69, A.C.I. 318.70, A.C.I. 318.71, A.C.I. 318.72, A.C.I. 318.73, A.C.I. 318.74, A.C.I. 318.75, A.C.I. 318.76, A.C.I. 318.77, A.C.I. 318.78, A.C.I. 318.79, A.C.I. 318.80, A.C.I. 318.81, A.C.I. 318.82, A.C.I. 318.83, A.C.I. 318.84, A.C.I. 318.85, A.C.I. 318.86, A.C.I. 318.87, A.C.I. 318.88, A.C.I. 318.89, A.C.I. 318.90, A.C.I. 318.91, A.C.I. 318.92, A.C.I. 318.93, A.C.I. 318.94, A.C.I. 318.95, A.C.I. 318.96, A.C.I. 318.97, A.C.I. 318.98, A.C.I. 318.99, A.C.I. 318.100.
- CONCRETE COVER UNLESS OTHERWISE DETAILED ON DRAWINGS:

FOOTINGS:	(BOTTOM).....3"
	(TOP & SIDES).....2"
SLABS ON GRADE:	CENTERED W/SLAB
COLUMNS AND BEAMS:	(TO THE TIES).....1-1/2"
- COLUMN REINFORCEMENT: DOWELS TO BE SAME SIZE AND NUMBER AS VERTICAL REBARS ABOVE LAP 36 BAR DIAMETER OR MINIMUM OF 48 BAR DIAMETER. UNLESS OTHERWISE NOTED, PROVIDE STANDARD HOOKS AT TOP OF ALL VERTICAL REINFORCEMENT AT NONCONTINUOUS COLUMNS (U.D.N.).

- ALL CONNECTIONS TO BE FIELD AND SHOP WELDED AND TO DEVELOP MEMBER IN SHEAR.
 - SPICE LOCATIONS TO BE REVIEWED BY ARCHITECT/ENGINEER.
 - STEEL BEARING ON STEEL TO BE WELDED THERE TO.
- STRUCTURAL WOOD:
- TO CONFORM TO RULES OF THE MANUFACTURERS ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED. (SEE SUPPLIERS SPECIFICATIONS).
 - TO BE AIR DRIED, WELL SEASONED AND GRADE MARKED AT MILL WEST COAST HEMLOCK.
 - TO BE NO. 2 SOUTHERN PINE, UTILITY GRADE DOUGLAS FIR OR WEST COAST HEMLOCK.
 - ALL STRUCTURAL WOOD TO BE SURFACED FOUR (4) SIDES (S-4S) WITH A MINIMUM FIBER STRESS IN BENDING OF 1,200 P.S.I. AND A MAXIMUM MOISTURE CONTENT OF 19 PERCENT.
 - ALL LUMBER AND PL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED WITH AN APPROPRIATE PRESERVATIVE TO COMPLY WITH AFWA STANDARD LP-2.
 - STORE ALL LUMBER ABOVE GRADE OR FLOOR. STACK TO ALLOW PROPER AIR CIRCULATION AND PROTECT FROM WETTING WITH SUITABLE COVER.

COLD FORMED METAL FRAMING: (SHOP DRAWINGS REQUIRED)

- ALL COLD FORMED METAL FRAMING SHALL BE DOMESTIC A.S.T.M. A 663 (F_y = 33 K.S.I.) STEEL, AND DESIGNED IN ACCORDANCE WITH THE LATEST S.S.M.A. SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF COLD FORMED METAL FRAMING AND THE U.S.M.A. CODE OF STANDARD PRACTICE.
- ALL CRUF COMPONENTS SHALL BE MANUFACTURED AS PER ASTM C 665 AND BE GALVANIZED WITH A MINIMUM G-60 COATING PER ASTM C 665.
- ALL PRODUCTS SHALL BE FREE OF RUST, DENTS, BENDS & TWISTS AND STORED ON A FLAT PLANE PRIOR TO INCLUSION IN THE WORK.
- ALL WELDING TO BE IN ACCORDANCE WITH A.W.S. LATEST, E1.3 & D1.3 STRUCTURAL WELDING CODE - STEEL. CLEAN AND RUSTPROOF ALL FIELD WELDS WITH ZINC RICH RUSTPROOFING PAINT.
- BOTTOM TRACK SHALL BE SECURED TO THE CONCRETE FOUNDATION W/ ANCHOR BOLTS AS PER THE FOUNDATION PLAN AND SHALL BE FURTHER FASTENED AT 16" FULL STUD W/ 1/2" X 1" PAF, SHOT THROUGH A 1" X 16 GA HOLESLESS WASHER.
- ALL CONNECTIONS TO BE FIELD AND SHOP WELDED AND TO FULLY DEVELOP MEMBER IN SHEAR.
- SPICE LOCATIONS TO BE REVIEWED BY ARCHITECT/ENGINEER.
- STEEL BEARING ON STEEL TO BE WELDED THERE TO.

TERMITE PROTECTION NOTES:

- SOIL CHEMICAL BARRIER METHOD:
 - A PERMITS SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND FOR INSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL. PGC 104.2.6
 - CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. PGC 1503.4.4
 - IRREGULAR SPARKLER SYSTEMS INCLUDING ALL BRISSES AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. PGC 1503.4.4
 - TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL AND EXTERIOR FINISH, PROVIDE INSPECTION PANELS AT LEAST 1" X 12" X 1/2" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. PGC 1403.1.6
- INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. PGC 1818.1.1
- SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. PGC 1818.1.2
- BOXED AREAS IN CONCRETE FLOOR FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC. SHALL BE MADE WITH PERMANENT METAL OR PLASTIC TRAPS. TRAPS SHALL BE INSTALLED WITHIN 1'-0" FROM THE INITIAL TREATMENT. ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT. PGC 1818.1.3
- MINIMUM 8 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST DAMP WALL DILUTION IF DAMP ALL OCCURS BEFORE VAPOR RETARDER PLACEMENT. RETREATMENT IS REQUIRED. PGC 1818.1.4
- CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. PGC 1818.1.5
- SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. PGC 1818.1.6
- AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED. PGC 1818.1.8
- ALL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMENT. PGC 1818.1.7
- A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE THAT THE BUILDING HAS BEEN TREATED IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. PGC 1818.1.7
- AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAGES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL. PGC 2303.1.3
- NO WOOD, UNSTATIONED STUMPS, CASKBOARDS, TRASH, ETC. SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. PGC 2303.1.4

P.E. # 89001

WEST SIDE COMMUNITY CENTER



 Design Group #1
 LAKE CITY, FL 32025
 (386) 758-4209
 CERTIFICATE OF AUTHORIZATION # 00000701

DATE	1/16/10	DRAWN BY	WJF	PROJECT NO.	081007
APPROVED		WJF		SHEET	S-1
WJF		WJF		OF	5

FOUNDATION NOTES:

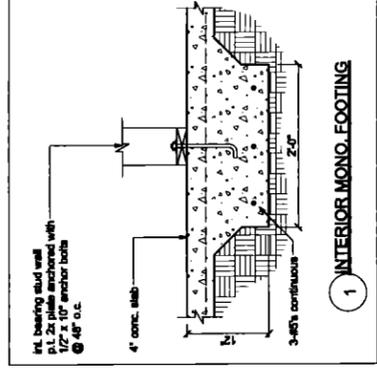
CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2,800 PSI AT 28 DAYS. MODULUM SLUMP 6".

GALVANIZATION:
METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A123. GALVANIZED STEEL SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.

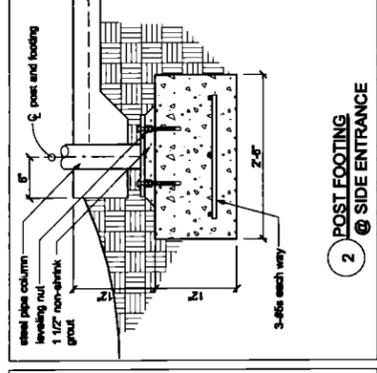
REINFORCING STEEL:
THE REINFORCING STEEL SHALL BE MINIMUM GRADE 60.
REINFORCEMENT MAY BE BENT IN THE SHOP OR THE FIELD PROVIDED:
1. ALL REINFORCEMENT IS BENT COLD.
2. NOT LESS THAN 3 BAR DIAMETERS AND
3. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT.
WHERE BENDING IS NECESSARY TO ALIGN CONCRETE BARS WITH A VERTICAL CELL, BARS PARTIALLY EMBEDDED IN CONCRETE SHALL BE PERMITTED TO BE BENT AT A SLOPE OF NOT MORE THAN 1 INCH OF HORIZONTAL DISPLACEMENT TO 6 INCHES OF VERTICAL BAR LENGTH.

COVER OVER REINFORCING STEEL:
FOR FOUNDATIONS, MINIMUM CONCRETE COVER OVER REINFORCING BARS SHALL BE:
3 INCHES IN FOUNDATIONS WHERE THE CONCRETE IS CAST AGAINST AND OR WEATHER AND 1 1/2 INCHES ELSEWHERE. REINFORCING BARS EMBEDDED IN GROUTED CELLS SHALL HAVE A MINIMUM CLEAR DISTANCE OF 1/4 INCH FOR FINE GROUT OR 1/2 INCH FOR COARSE GROUT BETWEEN REINFORCING BARS.
REINFORCING STEEL SHALL HAVE A MASONRY COVER (INCLUDING GROUT) OF NOT LESS THAN 2 INCHES FOR MASONRY UNITS WITH FACE EXPOSED TO EARTH OR WEATHER
1 1/2 INCHES FOR MASONRY UNITS NOT EXPOSED TO EARTH OR WEATHER

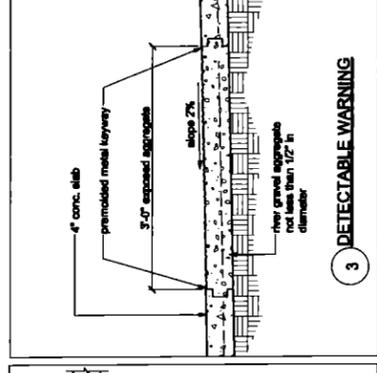
BEARING CAPACITY:
THE FOOTING IS DESIGNED FOR SOIL WITH AN ALLOWABLE BEARING CAPACITY OF 1,800 PSF. THE FOOTINGS SHALL REST ON UNDISTURBED OR COMPACTED SOIL OF UNIFORM DENSITY AND THICKNESS. AT THE OWNER'S REQUEST, COMPACTED SOILS SHALL BE TESTED TO A MINIMUM OF 80% OF MODIFIED PROCTOR AND COMPACTED IN LIFTS NOT TO EXCEED 12 INCHES.



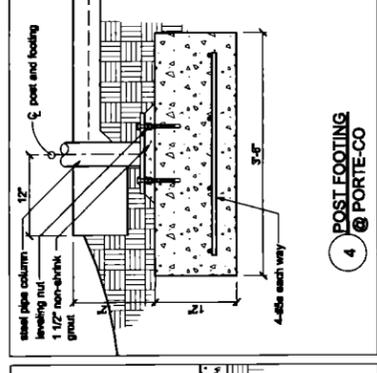
1 INTERIOR MONO. FOOTING



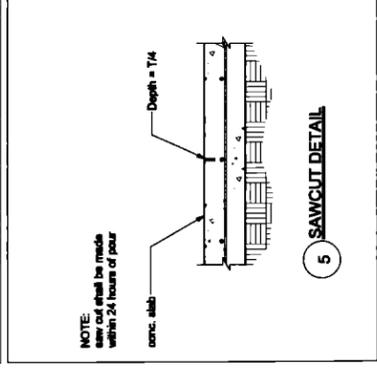
2 POST FOOTING @ SIDE ENTRANCE



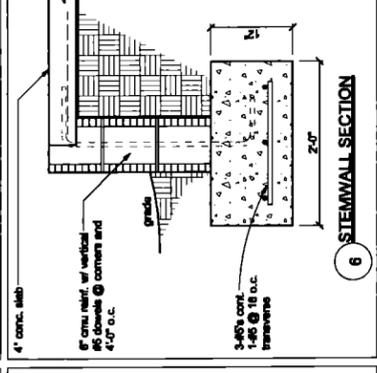
3 DETECTABLE WARNING



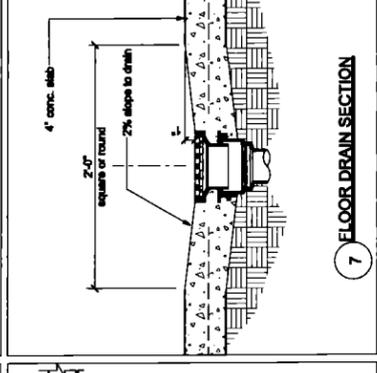
4 POST FOOTING @ PORTE-CO



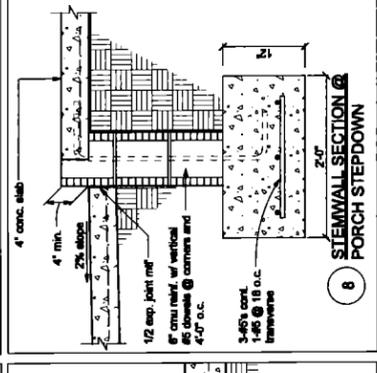
5 SAWCUT DETAIL



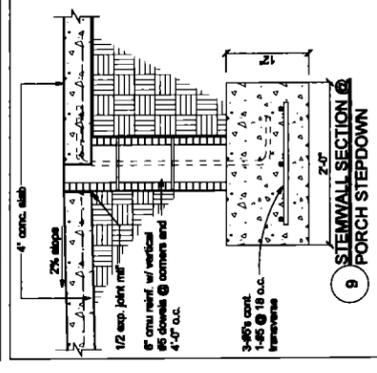
6 STEMWALL SECTION



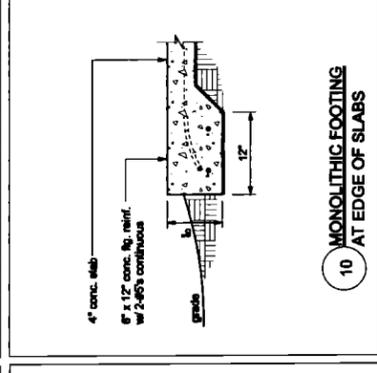
7 FLOOR DRAIN SECTION



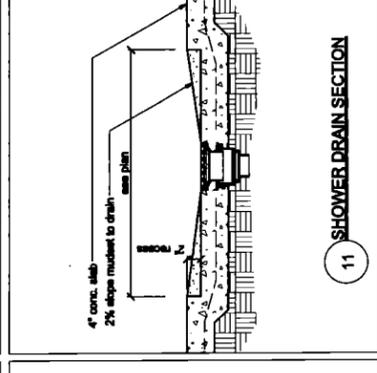
8 STEMWALL SECTION @ PORCH STEPDOWN



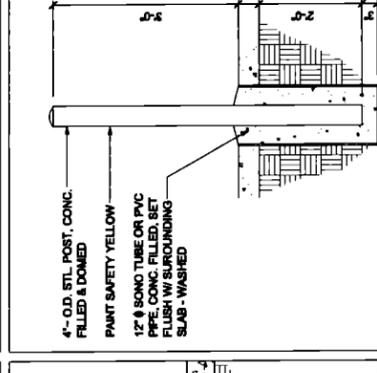
9 STEMWALL SECTION @ PORCH STEPDOWN



10 MONOLITHIC FOOTING AT EDGE OF SLABS



11 SHOWER DRAIN SECTION



11 BOLLARD DETAIL

WEST SIDE COMMUNITY CENTER

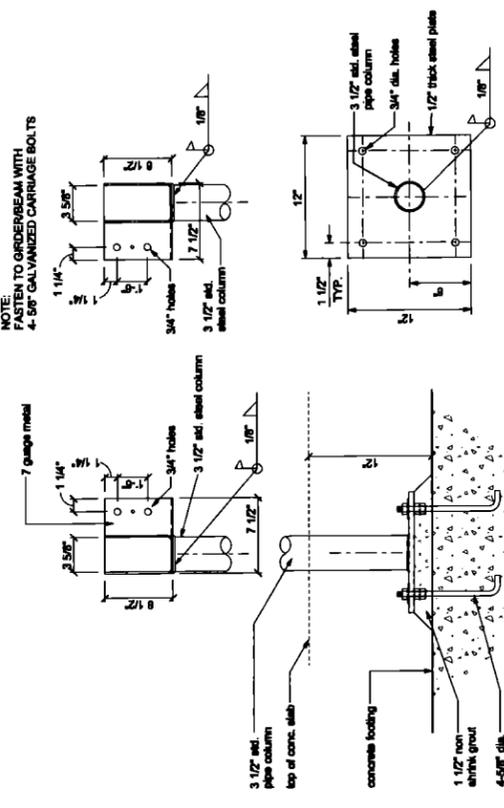
P E 8 8001

CERTIFICATE OF AUTHORIZATION # 0008751
 128 SW MASSAU STREET
 LAKE CITY, FL 32025
 (386) 758-4209
Freeman
 Design Group



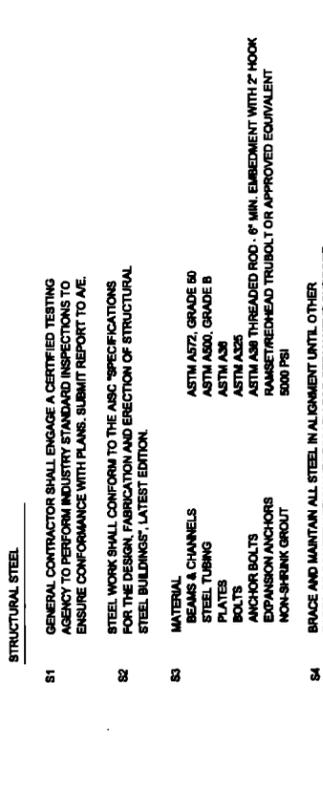
DATE: 1/8/20
 DRAWN BY: WJF
 APPROVED: WJF
 REVISIONS:

DATE	1/8/20	DRAWN BY	WJF
APPROVED	WJF	BY	S-4
PROJECT NO.	08.0087	OF	5



PORCH COLUMN DETAILS

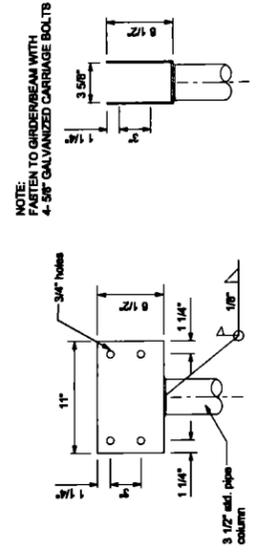
SCALE: 1 1/2" = 1'-0"



INTERIOR BRG. WALL DETAIL

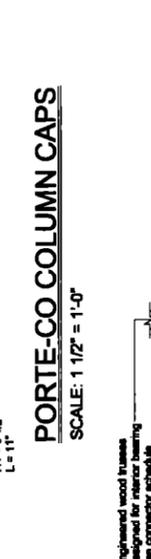
NTS

Allowable Framing Tolerances:
 For gypm wallboard and plaster applications, the maximum out-of-plumb tolerance of vertical wall framing members must not exceed 1/8" in 10 feet.
 For gypm wallboard applications, the maximum misalignment of adjacent framing members must not exceed 1/8".
 Flat depth blocking shall be cut to fit between adjacent framing members not to exceed 1/8" +/- difference.
 All blocking members shall be securely fastened to adjacent structural members with 2-1/4 inch nails at each end minimum. Flat blocking shall not be permitted.
 Sheathing and framing members not fully penetrating any solid blocking or structural members shall be removed. No exposed fasteners shall be permitted.
 Cutting or notching of structural members shall not be permitted.
 Wall and roof sheathing shall have a minimum dimension of 2 1/4" and shall span not less than two structural framing members.
 Truss or rafter spacing shall be no greater than 24" o.c. span.
 No splicing of truss or rafter tabs shall be permitted.
 Roof Sheathing shall be continuous from eave to ridge or valley. Sheathing shall be installed with 1/8" expansion joints between adjacent members, but in no case shall joints exceed 1/4", including holes encompassing joints, joints or corners.
 Maximum misalignment of walls must not exceed 1/8" from a straight string pulled tight end to end.



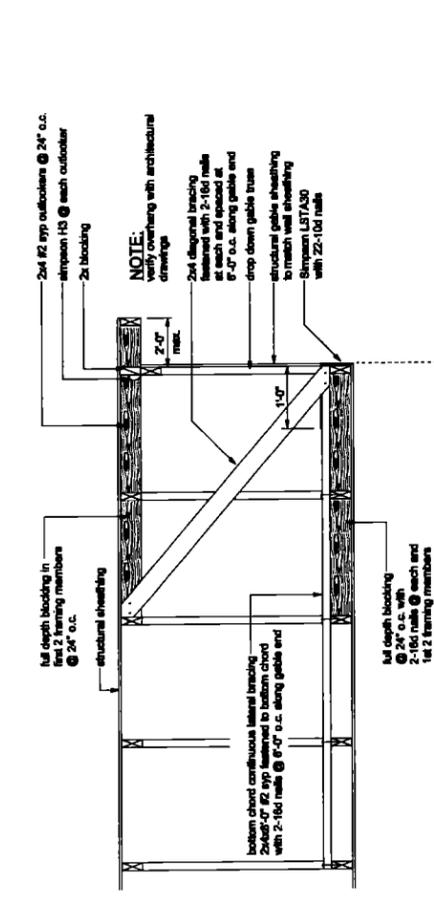
PORTE-CO COLUMN CAPS

SCALE: 1 1/2" = 1'-0"



BEAM CONNECTION @ PORTE-CO

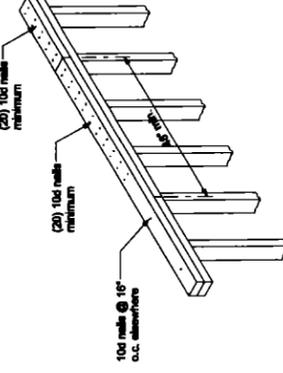
SCALE: 3/4" = 1'-0"



END WALL BRACING FOR CEILING DIAPHRAGM

NTS

NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE

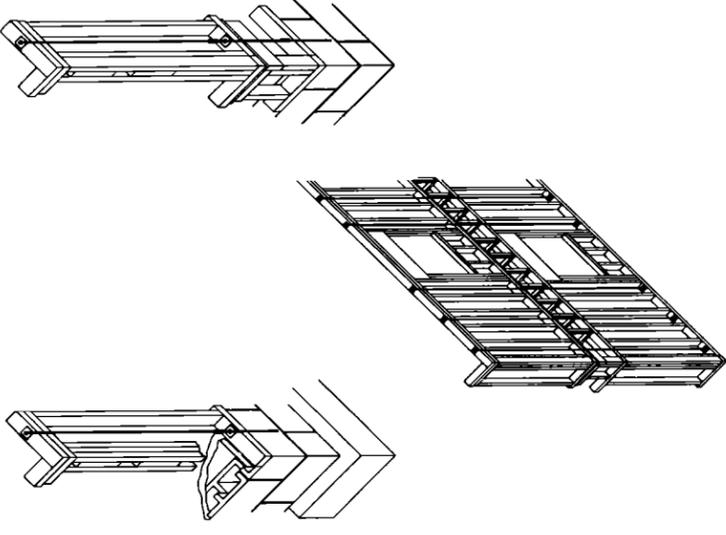


TOP PLATE SPLICE DETAILS

SCALE: 1/2" = 1'-0"

Product	Coat	Product	Minimum Dry Film Thickness (mils)	Minimum Dry Film Thickness (mils)	Minimum Time (hours) between coats
Sherwin Williams	1 st	DTM Acrylic Coating	2.5	4.0	24 hours
	2 nd	DTM Acrylic Coating	2.5	4.0	

Shop Painting: shop painting and surface preparation shall be in accordance with the provisions of the Code of Standard Practice of AISC.
 Touch-Up Painting: After joint installation, paint field bolt heads and nuts, and welds with touch-up paint. Use touch-up paint and primer with solvent before painting. Use same type of paint as used for shop painting.

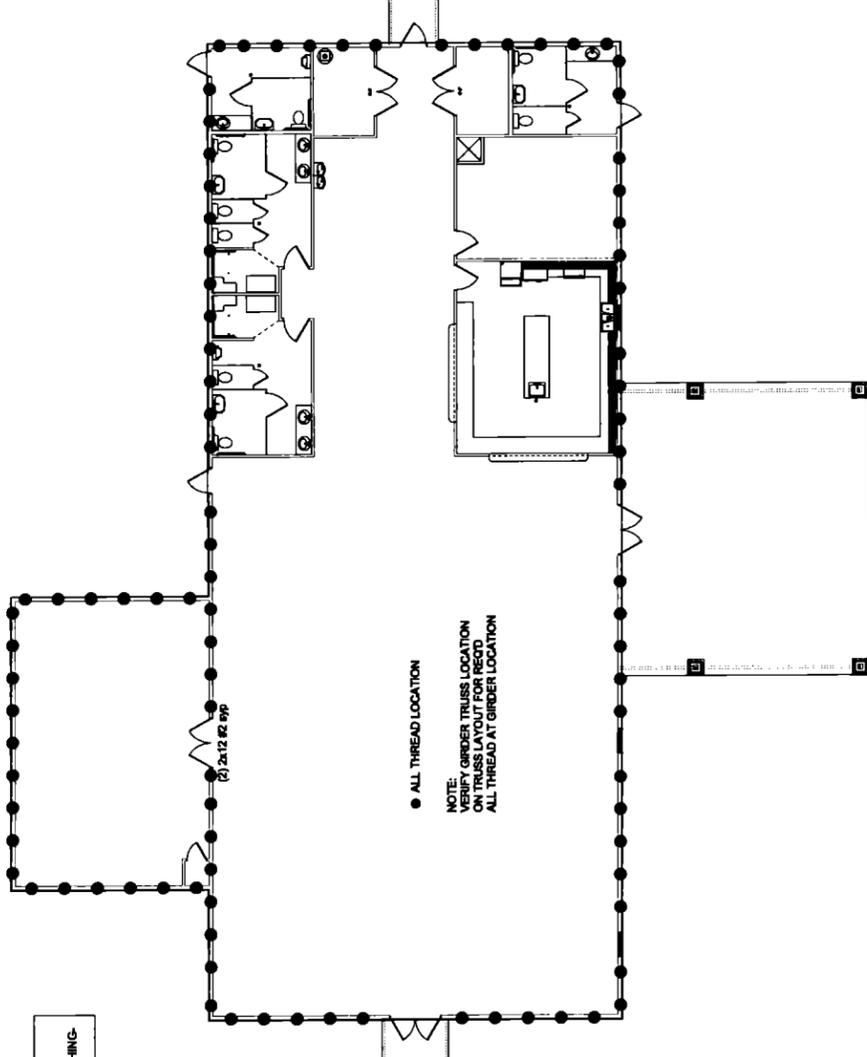


CLEAR OPENING WIDTH	HEADER SIZE #2 GRADE OR BETTER	END BEARING	CONNECTOR AT EACH END OF OPENING	ANCHORAGE TO FOUNDATION @ EACH END OF OPENING
6'-3"	(2) 2x8	1.5'	N/A	N/A
>6'-6"	(2) 2x10	3'	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD
>6'-9"	(2) 2x12	3'	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD
>6'-12"	(2) 1 3/4" x 11 1/4" LVL - 2.0E	3'	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD
>12'-0"	(2) 1 3/4" x 11 1/4" LVL - 2.0E	3'	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD
>15'-0"	(2) 1 3/4" x 11 1/4" LVL - 2.0E	4.5'	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD

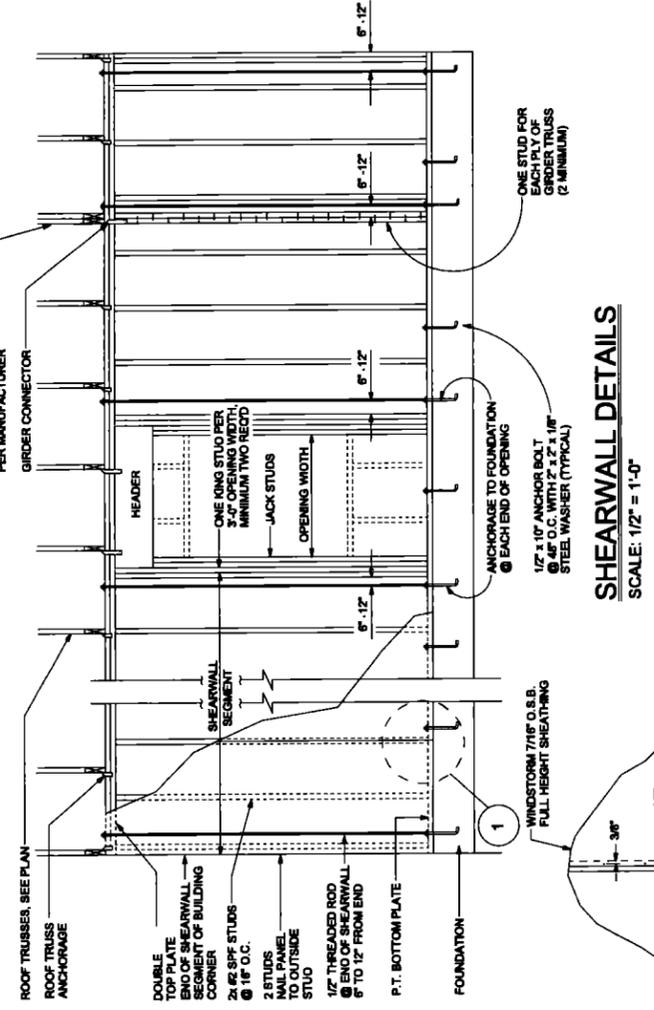
Note: all structural headers shall be #2 grade eye or better.

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
rafters having slopes greater than 2/12 with no finished ceiling attached to rafters	L/180
interior walls and partitions	H/180
floors and plastered ceilings	L/360
all other structural members	L/240
exterior walls with plaster or stucco finish	H/360
exterior walls - vinyl bands with brittle finishes	L/240
exterior walls - vinyl bands with flexible finishes	L/120



● ALL THREAD LOCATION
NOTE: VERIFY GIRDER TRUSS LOCATION ON TRUSS LAYOUT FOR REQD ALL THREAD AT GIRDER LOCATION



SHEARWALL DETAILS
SCALE: 1/2" = 1'-0"

SHEARWALL NOTES:

- ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY ETD (0-46 305.7.1).
- 7/16" O.S.B. INCLUDING AREAS ABOVE AND BELOW OPENINGS.
- ALL SHEATHING SHALL BE ATTACHED TO FRAMING PANELS OCCURRING OVER COMMON FRAMING MEMBERS.
- NAIL SPACING SHALL BE 6" O.C. EDGES AND 12" O.C. IN THE FIELD.
- TYPE 2 SHEARWALLS ARE DESIGNED FOR THE OPENING IT CONTAINS. MAXIMUM HEIGHT OF OPENING SHALL BE 12' O.C. IN THE FIELD. THE MINIMUM HEIGHT BETWEEN THE OPENING AND THE WALL HEIGHTS SHALL BE 6'-0" WALLS - (2'-3").

DOUBLE NAIL EDGE SPACING TOP AND BOTTOM PLATE

1. UPLIFT CAPACITY = 474 lb (TABLE 305.5.1 (0-46))

- One all-thread rod at each corner.
- One all-thread rod at 48" O.C.
- Check sub-sheathing to top plate connection for horizontal transfer capability.
- Check secondary all-thread rods to girders for vertical transfer capacity.
- Check end walls to slab connection, additional anchors may be required for lateral and shear load transfer.

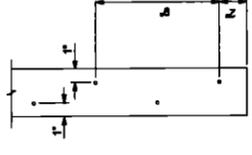
Connection Type	Allowable Value
Foundation / S.Y.P. Top Plate	3840 lbs.
Foundation / Splice-Pre-Fr Top Plate	3840 lbs.
Lintel or Band Beam / S.Y.P. Top Plate	3840 lbs.
Lintel or Band Beam / Splice-Pre-Fr Top Plate	3840 lbs.

Placement at slab level:

When providing the all-thread rod at a building corner, the rod should be placed 6 to 12 inches away from the corner so it does not end under the corner framing members. When a all-thread rod is specified at a building corner, it may be placed on either side of the corner. Header ends should be placed 6 to 12 inches away from the header end so it does not end under the first post framing members. Top connections made at corners and header ends shall be made within 2 inches of the framing jack. A nut and 3/32" washer shall be applied to the top plates and tightened securely. Intermediate Coupler Connections When using the rod coupler, care should be taken to ensure full and equal thread engagement. This is easily achieved by threading the coupler all the way onto the rod, then starting the two rods end to end, pulling the rods together until the rod joint is flush with the coupler. Rebar: In the case of an all thread rod replacement, the rod may be spliced into the concrete. Slab plate to slab connection: The slab level side plate shall be connected to the slab with the connections indicated and the spacing specified within the design. All-thread rods with a nut and washer at the slab plate will qualify as a slab plate connection but may require other anchors intermediate of the all-thread rod locations to qualify the specified spacing requirements. System Tightening: On multiple story applications, the all-thread rod system shall be rechecked for proper tension just before the walls are veneered. This will allow the all-thread rod system to compensate for the building's dead load compression.

NOTE: ALL WALL SHEATHING SHALL BE WINDSTORM 7/16" THICK EXPOSURE 1, 10'-1 1/8" FULL HEIGHT SHEATHING-SEE DETAIL FOR NAILING

NOTE: A SOLID MEMBER OF EQUAL OR GREATER SIZE THAN MULTIPLE MEMBERS MAY BE USED. MEMBERS SHALL BE FULLY DEVELOPED TO NARROW EDGES. NAILS TO EACH STUD AT 12" O.C. MAXIMUM. THE LAMINATION NAILING SHOWN HERE IS NOT REQUIRED.



END (TOP OR BOTTOM)

GIRDER COLUMN DETAIL
SCALE: 1/2" = 1'-0"

Johnson and Associates, Inc.
 P. O. BOX 577
 HIGH SPRINGS, FLORIDA 32635-0577
 (904) 451-3748 FAX (904) 451-3652
 FLORIDA LICENSED ENGINEERS NO. 0000897
 RICHARD E. COBURN PE
 CA JOB NO. 1008

MECHANICAL PLAN
 3/16" = 1'-0"

SHEET
 OF
M1
 PROJECT NO.
 08-0007

REVISIONS

DRAWN BY
 MES
 DATE
 11/9/10
 APPROVED
 REC

Freeman
 Design Group Inc.
 128 SW NASSAU STREET
 LAKE CITY, FL 32025
 (386) 758-4209

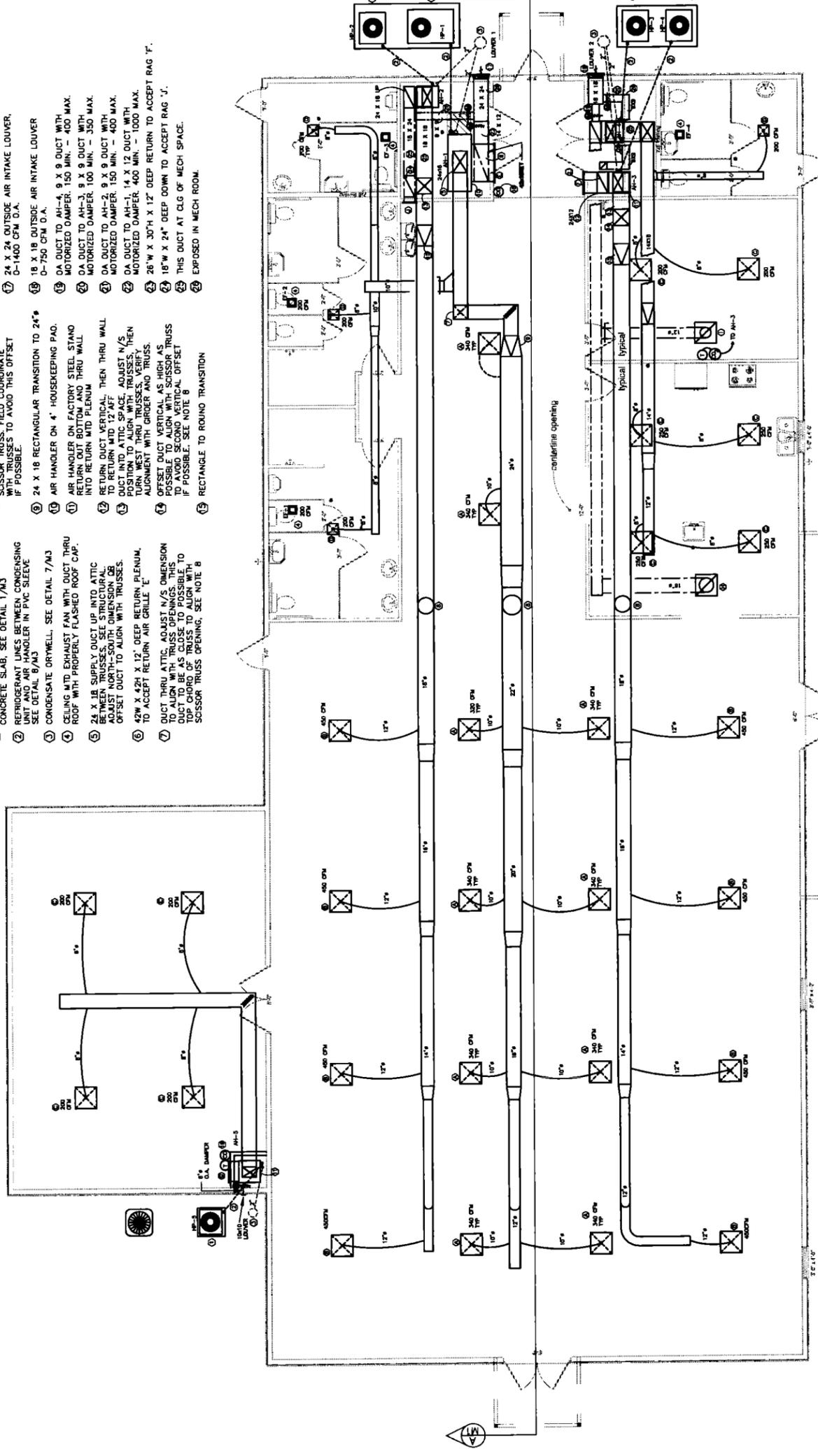
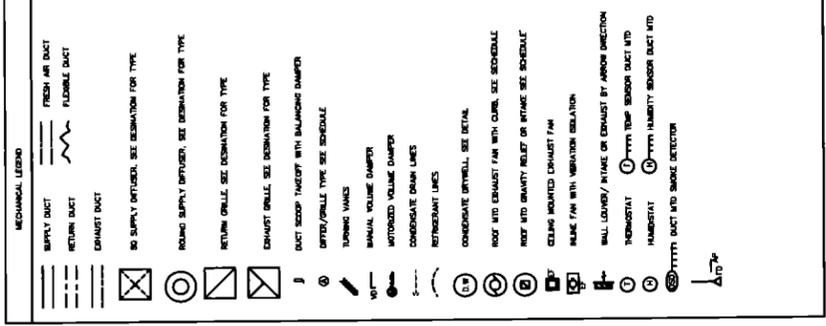
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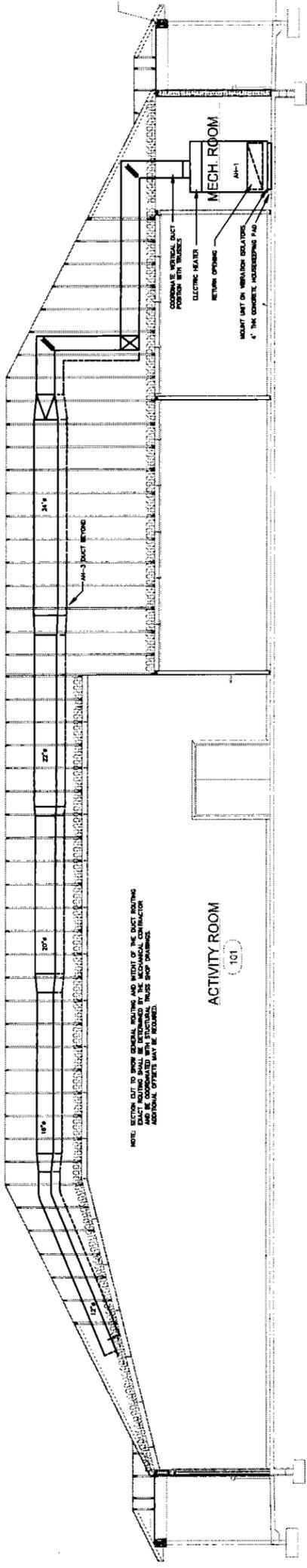
WEST SIDE COMMUNITY CENTER

P.E. # 59001

SPECIFIC NOTES SHEET - M1

- 1 HEAT PUMP CONDENSING UNIT ANCHORED TO CONCRETE SLAB. SEE DETAIL 7/M3
- 2 REFRIGERANT LINES BETWEEN CONDENSING UNIT AND AIR HANDLER IN PVC SLEEVE. SEE DETAIL 6/M3
- 3 CONDENSATE DRYWELL. SEE DETAIL 7/M3
- 4 CEILING INTX EXHAUST FAN WITH DUCT THRU ROOF WITH PROPERLY FLASHED ROOF CAP.
- 5 24" X 18" SUPPLY DUCT UP INTO ATTIC BETWEEN TRUSSES. SEE DETAIL 8/M3 OR DETAIL 9/M3. VERIFY TRUSS POSITION TO ALIGN WITH TRUSSES.
- 6 42W X 42H X 12" DEEP RETURN PLENUM. TO ACCEPT RETURN AIR GRILLE. E
- 7 DUCT THRU ATTIC. ADJUST N/S DIMENSION TO ALIGN WITH TRUSS OPENINGS. THIS DUCT TO BE 2" ABOVE TRUSS OPENING. SCISSOR TRUSS OPENING. SEE NOTE 8
- 8 TRUNK LINE MAY REQUIRE OFFSET INTO TRUSS TO CLEAR TRUSS. VERIFY TRUSS POSITION TO AVOID THIS OFFSET IF POSSIBLE.
- 9 24" X 18" RECTANGULAR TRANSITION TO 24" AIR HANDLER ON 4" HOUSEKEEPING PAD.
- 10 AIR HANDLER ON FACTORY STEEL STAND. RETURN DUCT THROUGH TRUSS WALL INTO RETURN AND PLENUM.
- 11 DUCT INTO ATTIC SPACE. ADJUST N/S POSITION TO ALIGN WITH TRUSSES. THEN TURN WEST THRU TRUSSES. VERIFY ALIGNMENT WITH ORDER AND TRUSS.
- 12 OFFSET DUCT VERTICAL AS HIGH AS POSSIBLE TO CLEAR TRUSS OPENING. IF POSSIBLE, SEE NOTE 8
- 13 RECTANGLE TO ROUND TRANSITION
- 14 CARBON DIOXIDE SENSOR
24" X 24" OUTSIDE AIR INTAKE LOUVER. 0-1400 CFM O.A.
- 15 18" X 18" OUTSIDE AIR INTAKE LOUVER. 0-750 CFM O.A.
- 16 OA DUCT TO AH-4. 9" X 9" DUCT WITH MOTORIZED DAMPER. 150 MIN. - 400 MAX.
- 17 OA DUCT TO AH-3. 9" X 9" DUCT WITH MOTORIZED DAMPER. 100 MIN. - 350 MAX.
- 18 OA DUCT TO AH-2. 9" X 9" DUCT WITH MOTORIZED DAMPER. 150 MIN. - 400 MAX.
- 19 OA DUCT TO AH-1. 14" X 12" DUCT WITH MOTORIZED DAMPER. 400 MIN. - 1000 MAX.
- 20 26" W X 30" H X 12" DEEP RETURN TO ACCEPT RAG 'Y'.
- 21 THIS DUCT AT CLG OF MECH SPACE.
- 22 EXPOSED IN MECH ROOM.





SECTION 1/16"
SCALE: 3/16" = 1'-0"

MECHANICAL EQUIPMENT SCHEDULE

MARK	SYSTEM TYPE	AHU MODEL	L/W/H/WT	COOLING CAPACITY		RATING CONDITIONS		HEATING CAP/PSF		AHU TYPE	FAN		AUXILIARY HEATER		AH W/HEAT	CONDENSING UNIT	COMP FAN	ELECTRICAL	DIMENSIONS	WT. ACC.												
				TOTAL	SEER	EAT-DB/WH	COND/OP	TOTAL	HP/CFM		EX. DRIVE	RPM	HP	VOLTS/FLA							KW	STAGE	VOLTS	PH	MCA	BHR	AMPS	MCA	BKRR	H/W/D	US	
HP-1/AH-1	HEAT PUMP	1NE121E1	54x29x97/393	10	123.600	96.400	11/11.8	95	80/87	CONV	VERT.	4000	0.75	B	1800	3	208/3/0.4	26.2	2	208	1	96	100	1WA1200	36.1	5.0	42.6	60	208/1	49/53/41	438	1
HP-2/AH-2	HEAT PUMP	4TEC3F68B1	58x21x23/155	5.0	57000	42800	13.0	95	80/87	CONV	VERT.	1800	.5	D	1080	1/3	208/1/2.2	7.2	1	208	1	53	60	4TWA3060A3	18.1	1.3	24	40	208/3	46/35/38	260	2
HP-3/AH-3	HEAT PUMP	4TEC3F68B1	58x21x23/155	5.0	57000	42800	13.0	95	80/87	CONV	VERT.	1800	.5	D	1080	1/3	208/1/2.2	7.2	1	208	1	53	60	4TWA3060A3	18.1	1.3	24	40	208/3	46/35/38	260	2
HP-4/AH-4	HEAT PUMP	4TEC3F42B1	58x21x23/150	3.5	40,500	29,200	13	95	80/87	CONV	HOR.	1400	.5	D	1080	1/4	208/1/1.5	7.2	1	208	1	47	50	4TWA3062A3	9.5	1.3	13	20	208/3	16/25/38	268	2
HP-5/AH-5	HEAT PUMP	2TEC3F20A000A	21/21.5/43/111	2.0	22,400	16,800	13.0	95	80/87	CONV	VERT.	800	.5	D	1075	1/4	208/1/1.5	3.6	1	208	1	17.3	25	2TWA3024A1	8.7	1.3	12	20	208/1	32/75/25.6/25/28.5	182	2

NOTE: STATIC PRESSURE IN INCHES OF WATER
EXTERNAL TO UNIT AND ALL ACCESSORIES.
D- DIRECT DRIVE W/ MULTI-SPEED MOTOR
B- BELT DRIVE

ACCESSORIES:
1. 2" PLEATED FILTERS
2. 1" PLEATED FILTER

FURNISH ALL FANS WITH INTERNAL DISCONNECT, THERMALLY PROTECTED MOTOR, FACE GRILLE AND BACKDRAFT DAMPER DISCHARGE CONFIGURATION TO BE RIGHT ANGLE UNLESS NOTED OTHERWISE. PROVIDE MODEL 634 ROOF CAP FLASHED TO ROOF.

MARK	MFR	MODEL	TYPE	WATTS	HP	RPM	CFM	EX. VOL/0'	COMMENTS
EF-1,2,3,4	BRIDERT	FF-200	CEL	127	-	740	210	1/8'	1200/1
									6" DUCT/634 ROOF CAP

MARK	TYPE	MANUF.	MODEL	TMS-24X24	NON. CFM	NECK SIZE	PATTERN	N.C.	MATL.	FINISH	MOUNTING	COMMENTS
ⓐ	SUPPLY	TIUS	TMS-24X24	350	10"	4W	<28	2	1	1	1	1
ⓑ	SUPPLY	TIUS	TMS-24X24	450	12"	4W	<28	2	1	1	1	1
ⓒ	SUPPLY	TIUS	TMS-24X24	250	8"	4W	<12	2	1	1	1	1
ⓓ	SUPPLY	TIUS	TMS-24X24	200	8"-9"	4W	<35	2	1	1	2	1
ⓔ	RETURN	TIUS	TMS-24X24	4000	40X40	N/A	<2	1	1	2	2.3	2.3
ⓕ	RETURN	TIUS	TMS-24X24	2000	30X24W	N/A	<2	1	1	2	2.3	2.3
ⓖ	RETURN	TIUS	TMS-24X24	1000	18X18	N/A	<2	1	1	2	2.3	2.3
ⓗ	RETURN	TIUS	TMS-24X24	400	24X24-16"	N/A	<2	2	1	1	4	4
ⓓ	RETURN	TIUS	TMS-24X24	45	2000	48X18W	N/A	<2	2	1	1	4

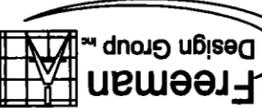
MATERIAL:
1. STEEL
2. STAINLESS STEEL
3. STAINLESS STEEL
4. SQUARE/ROUND ADAPTER
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MECHANICAL PLAN


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SHEET
 OF
 M2
 PROJECT NO.
 08/0307

DATE
 11/9/10
 DRAWN BY
 MES
 APPROVED
 REC
 REVISIONS


 Freeman Design Group
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 LAKE CITY, FL 32025
 (386) 758-4208
 CERTIFICATE OF AUTHORIZATION # 0000901

WEST SIDE COMMUNITY CENTER

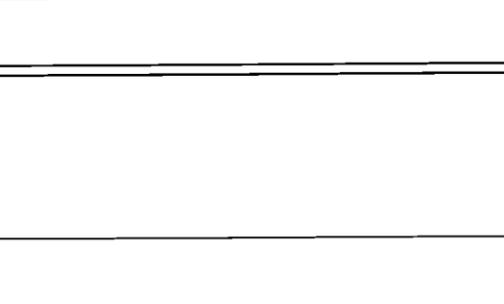
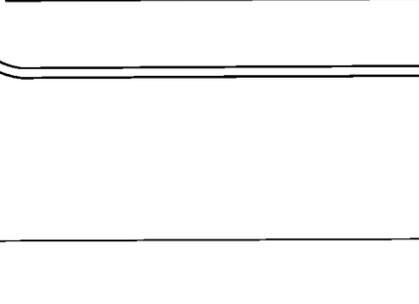
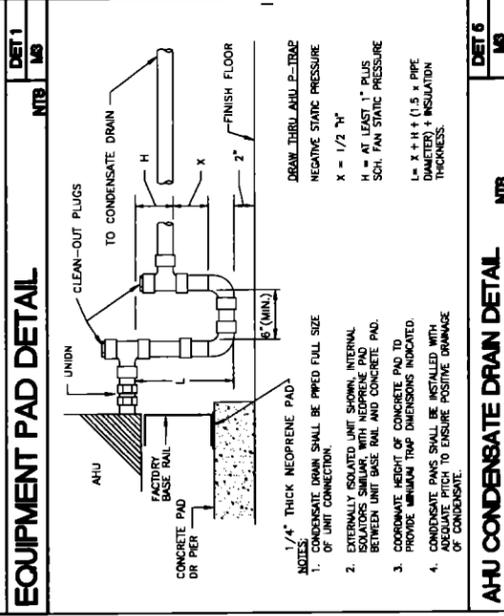
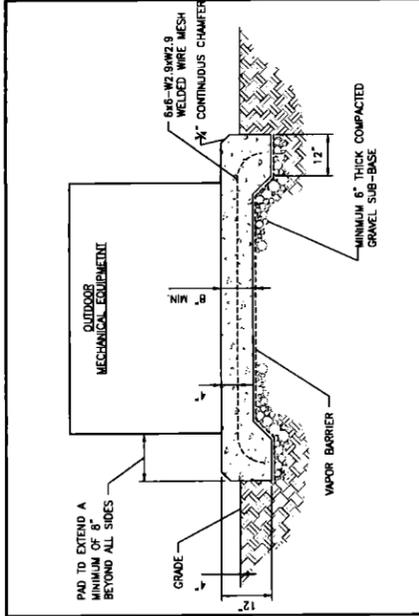
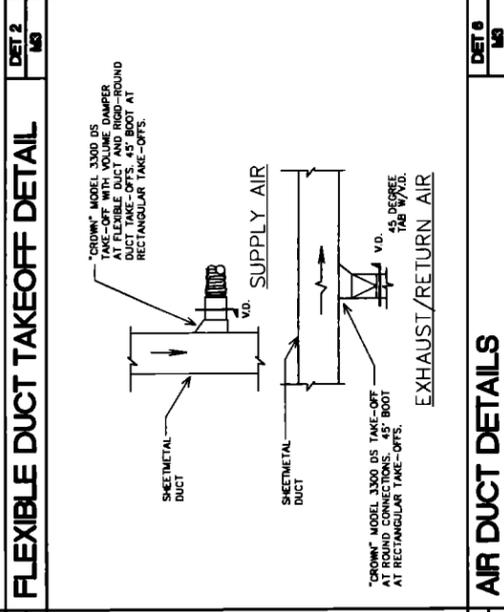
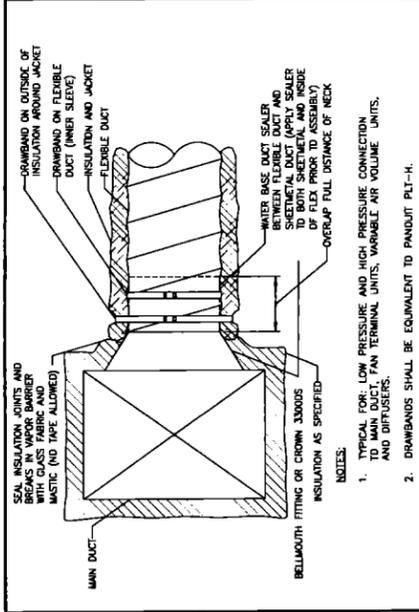
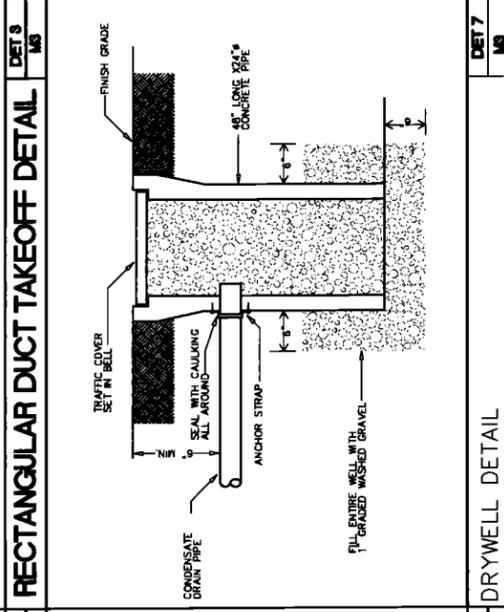
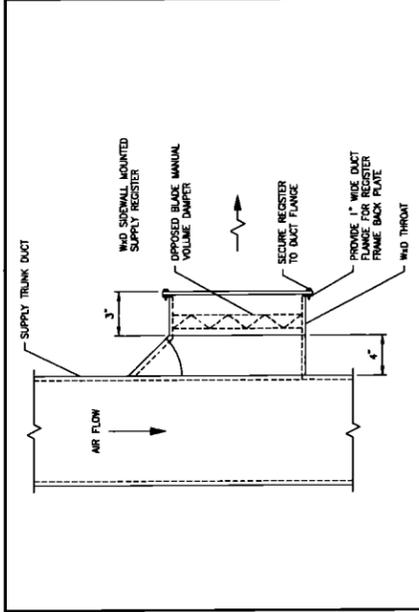
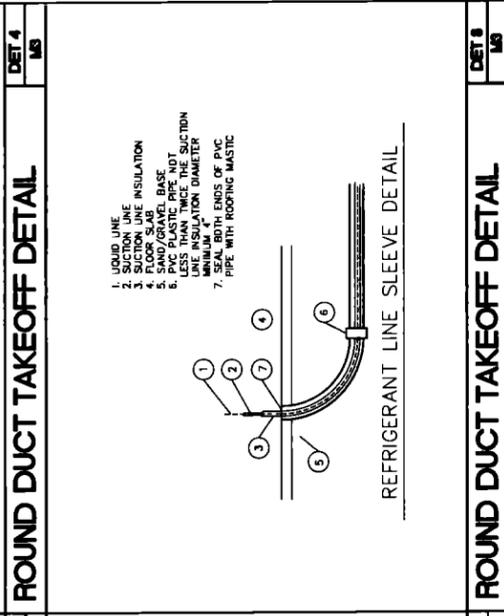
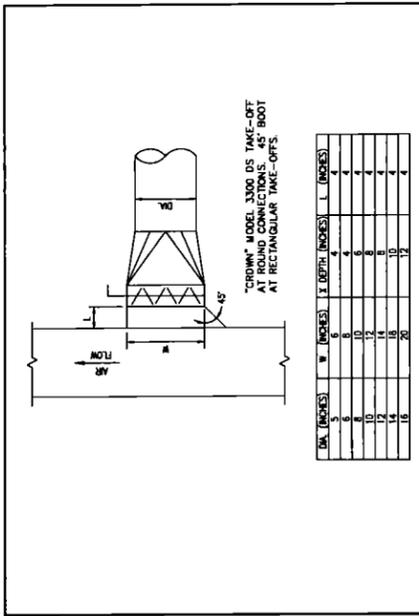
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APPROVED	REC
REVISIONS	

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OF	3
PROJECT NO.	06-000077
DATE	06-000077

MECHANICAL DETAILS

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DATE	APPROVED	REVISIONS
11/6/70		

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OF	3
PROJECT NO.	08.0287

PART 3 - EXECUTION

- 3.01 PIPE INSULATION INSTALLATION
 - A. INSTALL INSULATION ON HOT WATER PIPING. INSTALL ONE INCH THICK PIPE INSULATION ON COLD WATER PIPING THAT IS ABOVE THE ROOF INSULATION.
 - B. INSTALL INSULATION IN STRICT ACCORDANCE WITH MANUFACTURERS WRITTEN RECOMMENDATIONS.
- 3.02 TESTING OF WATER DISTRIBUTION SYSTEMS
 - A. TEST FOR LEAKS AND DEFECTS IN NEW DRAINAGE AND VENT PIPING SYSTEMS. IF TESTING IS PERFORMED IN SEGMENTS, SUBMIT SEPARATE REPORT FOR EACH TEST. COMPLETE WITH DIAGRAM OF PORTION OF SYSTEM TESTED.
 - B. LEAVE UNCOVERED AND UNCONCEALED NEW WATER DISTRIBUTION PIPING UNTIL IT HAS BEEN TESTED AND APPROVED. EXPOSE WORK THAT HAS BEEN COVERED OR CONCEALED BEFORE IT HAS BEEN TESTED AND APPROVED.
 - C. CAP AND SUBJECT THE PIPING SYSTEM TO A STATIC WATER PRESSURE OF 50 PSIG ABOVE THE OPERATING PRESSURE WITHOUT EXCEEDING PRESSURE RATING OF PIPING SYSTEM MATERIALS. ISOLATE TEST SOURCE AND ALLOW TO STAND FOR 4 HOURS. LEAKS AND LOSS IN TEST PRESSURE CONSTITUTE DEFECTS. LEAKS AND DEFECTS WITH NEW MATERIALS AND RETEST SYSTEM OR PORTION THEREOF UNTIL SATISFACTORY RESULTS ARE OBTAINED.
 - E. PREPARE REPORTS FOR TESTS AND REQUIRED CORRECTIVE ACTION.
- 3.03 TESTING OF DRAINAGE AND VENT PIPING SYSTEMS
 - A. TEST FOR LEAKS AND DEFECTS IN NEW DRAINAGE AND VENT PIPING SYSTEMS. IF TESTING IS PERFORMED IN SEGMENTS, SUBMIT SEPARATE REPORT FOR EACH TEST. COMPLETE WITH A DIAGRAM OF THE PORTION OF THE SYSTEM TESTED.
 - B. LEAVE UNCOVERED AND UNCONCEALED NEW DRAINAGE AND VENT PIPING UNTIL IT HAS BEEN TESTED AND APPROVED. EXPOSE FOR TESTING WORK THAT HAS BEEN COVERED OR CONCEALED BEFORE IT HAS BEEN TESTED AND APPROVED.
 - C. OPERATING DRAINAGE AND VENTING SYSTEMS ON COMPLETION OF ROUGH-IN PIPING INSTALLATION. TIGHTLY CLOSE ALL OPENINGS IN PIPING SYSTEM AND FILL WITH WATER TO POINT OF OVERFLOW, BUT NOT LESS THAN 5 FEET HEAD OF WATER. WATER LEVEL SHALL NOT DROP DURING THE PERIOD FROM 15 MINUTES BEFORE INSPECTION STARTS THROUGH COMPLETION OF INSPECTION. INSPECT JOINTS FOR LEAKS. AFTER INSPECTION, GASTIGHTEN ALL JOINTS. FILL STACK OPENINGS ON ROOF AND BUILDING DRAIN WHERE IT LEAVES THE BUILDING AND INTRODUCE AIR INTO THE SYSTEM EQUAL TO WATER PRESSURE OF 1 INCH WATER COLUMN. USE A U-TUBE OR MANOMETER INJECTED IN THE TRAP OF A WATER CLOSURE TO MEASURE THIS PRESSURE. AIR PRESSURE SHALL REMAIN CONSTANT WITHOUT INTRODUCING ADDITIONAL WATER LEAKS.
 - D. REPAIR LEAKS AND DEFECTS USING NEW MATERIALS AND RETEST SYSTEM OR PORTION THEREOF UNTIL SATISFACTORY RESULT IS OBTAINED.
 - E. PREPARE REPORTS FOR TESTS AND REQUIRED CORRECTIVE ACTION.

3.04 CLEANING

- A. PURGE NEW POTABLE WATER DISTRIBUTION PIPING SYSTEMS PRIOR TO USE.
- B. CLEANING NOT PERMITTED BY THAT AUTHORITY, THE PROCEDURE DESCRIBED IN EITHER AWWA C601 OR AWWA C602 SHALL BE USED.
1. FLUSH PIPING SYSTEM WITH CLEAN, POTABLE WATER UNTIL DIRTY WATER DOES NOT APPEAR AT OUTLETS.
2. ALL SYSTEM OR PART THEREOF WITH WATERCHLORINE SOLUTION CONTAINING AT LEAST 60 PARTS PER MILLION OF CHLORINE (VALVE OFF) AND ALLOW TO STAND FOR 24 HOURS.
3. PROVIDE PROPER SIGNAGE TO PREVENT ACCIDENTAL USE DURING DISINFECTION.
4. DRAIN SYSTEM OR PART THEREOF OF PREVIOUS SOLUTION AND REFILL WITH WATERCHLORINE SOLUTION CONTAINING AT LEAST 300 PARTS PER MILLION OF CHLORINE. ISOLATE AND ALLOW TO STAND FOR 31 HOURS.
5. DRAIN SYSTEM WITH CLEAN, POTABLE WATER UNTIL CHLORINE DOES NOT REMAIN IN WATER COMING FROM SYSTEM FOLLOWING ALLOWED STANDING TIME.
6. FROM SYSTEM FOLLOWING ALLOWED STANDING TIME.
- C. SUBMIT WATER SAMPLES IN STERILE BOTTLES TO AUTHORITY HAVING JURISDICTION. REPEAT PROCEDURE IF BIOLOGICAL EXAMINATION MADE BY THE AUTHORITY SHOWS EVIDENCE OF CONTAMINATION.
- D. PREPARE AND SUBMIT REPORTS FOR WORK DONE.
- E. CLEAN INTERIOR OF PIPING SYSTEM. REMOVE DIRT AND DEBRIS AS WORK PROGRESSES.

3.05 AS-BUILT DRAWINGS

- A. UPON COMPLETION OF INSTALLATION, THE CONTRACTOR SHALL FURNISH TO THE ARCHITECT A SET OF DRAWINGS, MARKED TO SCALE, INDICATING THE SIZE AND LOCATION OF PIPING AND DUCTS, AND NOTING ALL MAJOR CHANGES MADE DURING CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN THE DRAWINGS FROM THE ARCHITECT. THE CONTRACTOR SHALL DELIVER THE DRAWINGS PLUS TWO SETS OF AS-BUILT DRAWINGS TO THE ARCHITECT. EACH SHEET IN EACH SET SHALL BE SIGNED BY A PRINCIPAL REPRESENTATIVE OF THE CONTRACTOR, DATED AND HAVE "AS-BUILT" STAMPED NEAR THE SIGNATURE. DRAWINGS SHALL GIVE ACCURATE DIMENSIONS MEASURED FROM COLUMNS, WALLS, BEAMS AND OTHER FIXED PARTS OF THE BUILDING. DIMENSIONS SHALL BE GIVEN TO THE CENTERLINE OF PIPING, DUCTS, ETC. TO INSURE ACCURATE "AS-BUILT" DRAWINGS. THE CONTRACTOR SHALL ALSO FURNISH A SET OF DRAWINGS AND TWO SETS OF CONTRACTOR SIGNED AND DATED AS-BUILT DRAWINGS OF THE CONTROLS.

3.06 GUARANTEE AND SERVICE

- A. IN ADDITION TO THE GUARANTEE OF EQUIPMENT BY THE MANUFACTURER OF EACH PIECE OF EQUIPMENT SPECIFIED HEREIN, THE MECHANICAL CONTRACTOR SHALL ALSO GUARANTEE SUCH EQUIPMENT AND SHALL BE HELD RESPONSIBLE FOR REPAIR AND MAINTENANCE OF ALL DEFECTIVE EQUIPMENT, MATERIALS AND WORKMANSHIP WITHOUT EXPENSE TO THE OWNER. PROVIDE A LETTER TO THE OWNER STATING THE CONTRACTORS GUARANTEE AND DATES OF GUARANTEE COVERAGE.

3.07 REMOVAL OF RUBBER

- A. CONTRACTOR SHALL, AT ALL TIMES KEEP PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIAL OR RUBBER GENERATED BY WORK UNDER THIS CONTRACT.

3.08 EXCAVATION, BACKFILLING AND COMPACTION

- A. ALL EXCAVATION, BACKFILLING, COMPACTION, TESTING, ETC. REQUIRED FOR THE INSTALLATION OF UNDERGROUND PIPING IN THE DIVISION OF THE SPECIFICATIONS SHALL BE DONE BY THE PLUMBING CONTRACTOR. THIS WORK SHALL BE DONE IN STRICT ACCORDANCE WITH EXCAVATION AND BACKFILLING SECTION OF DIVISION 2.

- 1.10 APPROVAL OF MATERIAL
 - A. EQUIPMENT OTHER THAN THAT SPECIFIED IN THE CONTRACT DOCUMENTS REQUIRES APPROVAL FROM ENGINEER 10 DAYS PRIOR TO BID DATE.
 - B. WRITTEN REQUEST FOR PRIOR APPROVAL MUST BE RECEIVED IN ENGINEERS OFFICE BY CLOSE OF BUSINESS NO LATER THAN 10 DAYS PRIOR TO SCHEDULED BID DATE. REQUEST SHALL CONTAIN DETAILED DESCRIPTION OF DEVIATION FROM SPECIFIED ITEM.
 - C. AN ADDENDUM SHALL BE ISSUED LISTING ALL PROSPECTIVE CONTRACTORS LISTING ALL PRIOR APPROVED MANUFACTURERS AND PRODUCTS.

PART 2 - PRODUCTS

- 2.01 PLUMBING SYSTEMS
 1. DRY DRAIN, WASTE AND VENT PIPING FITTINGS SHALL BE LONG RADIUS FITTINGS, EXCEPT FITTINGS IN PIPING AND 1-1/4 INCHES FOR ABOVEGROUND PIPING. MINIMUM SIZE PIPING SHALL BE 2 INCHES FOR BURIED PIPING AND 1-1/4 INCHES FOR ABOVEGROUND PIPING. CONTRACTORS OPTION.
 - A. BELOW GRADE: CAST IRON, ASTM A14, STANDARD, SINGLE HUB, COATED, WITH JOINTS CALKED WITH COPPER.
 - B. ABOVE GRADE: CAST IRON, NO HUB, CISPI STANDARD 301, WITH CAST IRON COUPLING WITH GASKET AND STAINLESS STEEL BANDS.
 - C. ABOVE AND BELOW GRADE: PVC, SCHEDULE 40, MEETING ASTM D178, WITH SOLVENT WELD JOINTS MEETING ASTM D2246. NO TOAM CORE PIPE SHALL BE PERMITTED.
 - A. BELOW GRADE: COPPER, MEETING ASTM B88, TYPE K, COATED WITH COAL TAR SHELLAC, 85% SOLDERED JOINTS.
 2. SDR PIPE: PVC, SCHEDULE 40, MEETING ASTM 2241.
 1. COPVC MEETING ASTM D2246 AND F441. PIPING UP TO 1-1/4" SHALL BE SCHEDULE 40.
 2. COPPER, MEETING ASTM B88, TYPE L, WITH 85% SOLDERED JOINTS.
 3. DIELECTRIC UNIONS SHALL BE USED AT ALL JOINTS OF DISBURSED PIPE MATERIALS.
 4. PIPING INSULATION: INSULATION SHALL BE DRY ABOVE, INSULATE ALL ROOF DRAINAGE PIPE ABOVE GROUND.
 1. ELECTRIC WATER COOLER WATER.
 - A. 3/4-LB., 1-1/2 INCH BLANKET.
 - B. FSK JACKET.
 - C. 1-INCH STANDARD FIBERGLASS.
 - D. FACTORY JACKET AND FITTING COVERS.
 3. DOMESTIC WATER PIPING EXPOSED TO EXTERIOR: NITRILE RUBBER BASED ELASTOMERIC SHEET INSULATION; AMSTRONG "AMAPLEX"; MINIMUM INSULATION THICKNESS 1/2 INCH. RETURN AIR PLenums: WRAP WITH FIRE PROTECTIVE JACKET WITH A MAXIMUM FLAME SPREAD RATING OF 25 AND A MAXIMUM SMOKE DEVELOPMENT RATING OF 60 IN ACCORDANCE WITH NFPA-90A, PARAGRAPHS 2.3.3.1 AND 2.3.10.1.
 5. PIPING TO BE UNINSULATED: PIPING RUN-OUTS TO PICTURES (EXCEPT AS NOTED FOR HANDICAP ACCEPTABLE MANUFACTURERS).
 1. MANUFACTURERS' MODEL NUMBERS ARE LISTED TO ESTABLISH A STANDARD OF QUALITY AND LEVEL OF PERFORMANCE.
 2. EQUIVALENTS OF THE FOLLOWING MANUFACTURERS ARE ACCEPTABLE:
 - A. AMERICAN STANDARD, ELLER, KOHLER, CRANE, ELKAY, JUST, AND BRIGGS.
 - B. FIXTURE TRIM: SEE FIXTURE SCHEDULE.
 1. AMERICAN STANDARD, KOHLER, SPEARMAN, MOEN, DELTA, TKS BRASS, CHICAGO FAUCET, SYMONS, BRIGGS.
 2. SINKS: SEE SPECIALTIES: JR. SMITH, JOSEPH ZURN.
 - A. WALL AND EXTERIOR CLEANOUTS: ZURN-1440 OR EQUAL.
 - B. FLOOR DRAIN: ZURN-1441 OR EQUAL, W/ SMOOTH SECURED COVER.
 - C. FLOOR DRAIN: ZURN-100 OR EQUAL.
 - D. WATER HEATERS: SEE FIXTURE SCHEDULE: RHEEM, A.O. SMITH, STATE, LOCHINVAR.
 - E. WATER SYSTEM SPECIALTIES.
 - A. WATER HAMMER ARRESTORS SHALL CONFORM TO PD1 WH201 AND ASSE 1010. ACCEPTABLE: ZURN SHORTROLS 2-1700 OR EQUAL.
 - B. ALL WATER CLOSETS SHALL HAVE STAINLESS STEEL FLANGE.
 - C. WATER CLOSETS SHALL HAVE STAINLESS STEEL FLANGE.
- 2.02 PIPING SPECIALTIES
 - A. PIPING SPECIALTIES SHALL BE MANUFACTURED WALL, CEILING AND FLOOR PLATES, DEEP-PATTERN TYPE WHERE REQUIRED TO CONCEAL PROTRUDING FITTINGS AND SLEEVES. CONSTRUCT OF ONE-PIECE CAST BRASS WITH POLISHED CHROME PLATE FINISH AND SET-SCREW.
- 2.04 PIPE INSULATION
 - A. FLEXIBLE ELASTOMERIC CELLULAR INSULATION, TYPE I ASTM C 534, FLEXIBLE EXPANDED CLOSED-CELL STRUCTURE WITH SMOOTH SKIN ON BOTH SIDES. PRODUCT AS MANUFACTURED BY AMSTRONG OR EQUIVALENT BY RUBATEX OR HULSTEAD. AVERAGE MAXIMUM THERMAL CONDUCTIVITY SHALL BE 0.30 AT 75 DEG F.
 - B. FLEXIBLE ELASTOMERIC CELLULAR INSULATION ADHESIVE, SOLVENT-BASED, CONTACT ADHESIVE RECOMMENDED BY INSULATION MANUFACTURER.
- 2.05 HANGERS AND SUPPORTS
 - A. HANGERS, RODS, ROOFS, AND SUPPORT CLAMPS AS REQUIRED TO PROPERLY SUPPORT PIPING FROM STRUCTURE.
 - B. PROVIDE BUILDING ATTACHMENTS OR CONCRETE INSERTS APPROPRIATE FOR BUILDING MATERIALS.
 - C. PIPING SHALL NOT BE SUPPORTED WITH WIRE OR PERFORATED PIPE STRAP.
- 2.06 SLEEVES AND PARTITIONS
 1. PIPE SLEEVES 1/2 INCH DIAMETER AND SMALLER (ABOVE GRADE): SLEEVES SHALL BE WILD STEEL PIPE OR PLASTIC SLEEVES BUILT INTO WALL, PARTITION OR BEAM, SIZED TO PASS PIPE AND COVERING, LEAVING A CLEAR SPACE OF 1/4-INCH MINIMUM BETWEEN COVERING AND SLEEVE. PENETRATIONS OF FIRE RATED WALLS SHALL BE PROTECTED WITH 1/2 INCH THICK GALVANIZED METAL FABRICATION OR CAST IRON SLEEVE WITH 1/4-INCH 1/2 3-INCH CENTER FLANGE (WATER STOP) AROUND THE OUTSIDE.
 2. PIPE SLEEVES IN FLOORS (ABOVE GRADE): SLEEVES SHALL BE 1/4 GAUGE GALVANIZED SHEET STEEL OR PLASTIC, SET BEFORE FLOOR IS POURED. SIZED TO PASS PIPE AND COVERING, LEAVING AN ANGLE FINISHED FLOOR.
 3. SLEEVES BELOW GRADE: CAULK ANNUAL SPACE BETWEEN PIPE AND SLEEVE USING OAKUM AND POURED LEAD BOTH SIDES MINIMUM ONE INCH DEEP TO MAKE WALL PENETRATION COMPLETE.
 4. SLEEVES ABOVE GRADE: OPENINGS AROUND PIPES, ETC., PASSING THROUGH SLEEVES SHALL BE MADE DRAFT FREE AND VENTURE-PROOF BY PACKING SOLIDLY WITH MINERAL WOOL OR FIBERGLASS.
 5. SEALING OF SLEEVES THROUGH FIRE RATED PARTITIONS, WALLS, CEILING, FLOORS, ETC., SHALL BE MADE DRAFT FREE AND VENTURE-PROOF BY PACKING SOLIDLY WITH MINERAL WOOL AT LEAST EQUAL TO THE WALL BEING PENETRATED.

PLUMBING SPECIFICATIONS

PART 1 - GENERAL

- 1.01 INSTRUCTIONS
 - A. SCOPE OF WORK SHALL INCLUDE ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY FOR A COMPLETE AND OPERATIONAL SYSTEM IN ACCORDANCE WITH LOCAL AND STATE CODES, AND CONTRACT DRAWINGS AND SPECIFICATIONS.
- 1.02 LOCAL CONDITIONS CONTRACTOR SHALL VISIT THE SITE AND OBSERVE ALL EXISTING LOCAL CONDITIONS WHICH WOULD AFFECT WORK UNDER THIS CONTRACT. CONTRACTOR SHALL EXAMINE ALL PLANS AND SPECIFICATIONS FOR THIS PROJECT AND CONSULT THEM FOR INSTRUCTIONS PERTAINING TO WORK OF THIS SECTION.
- 1.03 PERMITS AND FEES CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS REQUIRED FOR PERTAINING TO WORK UNDER THIS CONTRACT AND PAY ALL CHARGES THEREFOR. CONTRACTOR SHALL DELIVER TO ARCHITECT ALL CERTIFICATES OF INSPECTION ISSUED BY AUTHORITIES HAVING JURISDICTION.
- 1.04 CODES AND STANDARDS
 - A. MECHANICAL SYSTEMS TO MEET ALL CURRENT REQUIREMENTS OF NATIONAL, STATE AND MUNICIPAL CODES, RULES, REGULATIONS, LAWS, AND STANDARDS AS THEY ARE ADOPTED BY THE GOVERNING AGENCY AND AS THEY MAY APPLY.
 1. 2007 FLORIDA BUILDING CODE.
 2. 2007 FLORIDA MECHANICAL CODE.
 3. 2007 FLORIDA FIRE PREVENTION CODE.
- 1.05 SUBMITTALS
 - A. MATERIAL LIST: WITHIN TWENTY (20) DAYS OF AWARD OF CONTRACT, CONTRACTOR SHALL SUBMIT TO ARCHITECT A COMPLETE LIST OF MATERIALS TO BE PROVIDED FOR THE HVAC WORK. THE LIST SHALL INCLUDE SUPPLIERS' NAMES AND MANUFACTURERS' NAMES AND NUMBER OR SERIES FOR EACH ITEM ON WHICH THE CONTRACTOR HAS MADE HIS SELECTION.
 - B. SHOP DRAWINGS: SUBMIT TO THE ARCHITECT FOR APPROVAL BEFORE COMMENCING WORK. SHOP DRAWINGS FOR ALL MATERIALS AND EQUIPMENT TO BE PROVIDED UNDER THIS CONTRACT. THE FOLLOWING APPLIES TO THE SHOP DRAWINGS:
 1. CONTRACTOR SHALL SUBMIT WITHIN 30-DAYS AFTER AWARD OF CONTRACT, DRAWINGS AND/OR CUT SHEETS OF ALL MATERIALS AND EQUIPMENT TO BE PROVIDED UNDER THIS CONTRACT. THE LIST SHALL INCLUDE SUPPLIERS' NAMES AND MANUFACTURERS' NAMES AND NUMBER OR SERIES FOR EACH ITEM ON WHICH THE CONTRACTOR HAS MADE HIS SELECTION. THE LIST SHALL CONTAIN CUT SHEET DIMENSIONS, OPERATING CLEARANCES, INSTALLATION, OPERATING AND MAINTENANCE INFORMATION AND SUFFICIENT ENGINEERING DATA TO INDICATE SUBSTANTIAL COMPLIANCE WITH SPECIFICATIONS. ALL SHOP DRAWINGS FOR ONE SECTION OF WORK OR ONE MECHANICAL SYSTEM SHALL BE SUBMITTED AT ONE TIME IN LOOSE-LEAF 3-RING BINDERS. NO APPROVAL WILL BE SHOWN ON DRAWINGS ESSENTIAL TO PROPER INSTALLATION OR OPERATION OF EQUIPMENT, DUCTWORK, AND PIPING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF ALL INFORMATION AND STANDARDS. ENGINEER RESERVES THE RIGHT TO DIRECT REMOVAL AND REPLACEMENT OF ANY ITEMS WHICH, IN HIS OPINION, DO NOT PRESENT AN ORDERLY AND REASONABLY NEAT AND WORKMANLIKE APPEARANCE. REMOVAL AND REPLACEMENT SHALL BE DONE WHEN DIRECTED IN WRITING BY ENGINEER AT THE CONTRACTORS' EXPENSE AND WITHOUT ADDITIONAL EXPENSE TO OWNER.
 3. APPROVAL GRANTED ON SHOP DRAWINGS IS RENDERED AS A SERVICE ONLY AND SHALL NOT BE CONSIDERED AS GUARANTEE OF MEASUREMENTS OF BUILDING CONDITIONS; NOR SHALL IT BE CONSIDERED AS RELIEVING THE MECHANICAL CONTRACTOR OF BASIC RESPONSIBILITIES UNDER THIS CONTRACT.
 4. CHANGES IN FOUNDATIONS, BASES, CONNECTIONS, PIPING, CONTROLS, STARTERS, ELECTRICAL, EQUIPMENT, WIRING AND CONDUIT, SPACE OPENINGS, WALLS AND CEILINGS, AND VIBRATION ISOLATION IN ORDER TO ACCOMMODATE SUBSTITUTE EQUIPMENT SHALL BE MADE AT NO ADDITIONAL COST TO CONTRACTOR.
 5. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND RECEIVE ENGINEERS APPROVAL BEFORE INSTALLING ANY EQUIPMENT OR MATERIALS INSTALLED PRIOR TO RECEIPT OF APPROVED SHOP DRAWINGS FROM ENGINEER AT NO ADDITIONAL COST TO CONTRACTOR.
 6. THE DISCRETION OF THE MECHANICAL ENGINEER AT NO ADDITIONAL COST TO CONTRACTOR SHALL BE USED TO CORRECT ANY SHOP DRAWINGS FOR UNUSUAL DIMENSIONS, EQUIPMENT, APPARATUS DEVICES, ARRANGEMENTS AND/OR LAYOUTS WILL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY OF FURNISHING SAME OF PROPER DIMENSIONS, CAPACITIES, SIZES, QUANTITIES AND INSTALLATION DETAILS TO EFFICIENTLY PERFORM REQUIREMENTS AND INTENT OF CONTRACT. SUCH APPROVAL SHALL NOT RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR ERRORS OF ANY SORT. THE CONTRACTOR SHALL BE RESPONSIBLY ACKNOWLEDGED BY A SUBSTITUTION REQUEST AND ADDITIONALLY NOTED ON THE SUBMITTAL.
 6. PROVIDE PLUMBING SHOP DRAWINGS FOR: WASTE AND VENT PIPING, DOMESTIC WATER PIPING, VALVES, PLUMBING FIXTURES AND PIPE INSULATION.
- 1.06 CONNECTING TO WORK OF OTHERS
 - A. BEFORE STARTING HIS WORK, AND FROM TIME TO TIME AS WORK PROGRESSES, PLUMBING CONTRACTOR SHALL EXAMINE WORK AND MATERIALS INSTALLED BY OTHERS INsofar AS THEY APPLY TO HIS WORK AND SHALL NOTIFY ENGINEER IMMEDIATELY IN WRITING OF ANY DEFECTS OR CONSTRUCTION AS SHOULD CONTRACTOR START HIS WORK WITHOUT SUCH NOTIFICATION, IT SHALL BE CONSIDERED AS ACCEPTANCE BY CONTRACTOR.
 - B. AN ACCEPTANCE BY HIM OF ALL CLAIMS OR QUESTIONS AS TO SUITABILITY OR WORK OF OTHERS TO RECEIVE HIS WORK, HE SHALL REMOVE AND REPLACE, AT HIS OWN EXPENSE, ALL WORK UNDER THIS CONTRACT WHICH MAY HAVE TO BE REMOVED ON ACCOUNT OF SUCH DEFECTS.
- 1.07 CONTRACT DRAWINGS
 - A. IT IS THE INTENT OF DRAWINGS AND SPECIFICATIONS TO OBTAIN A COMPLETE AND FULLY OPERATIONAL AND SATISFACTORY INSTALLATION. AN ATTEMPT HAS BEEN MADE TO BE COMPLETE AND FULLY OPERATIONAL AND SATISFACTORY INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH WORK OF HIS TRADE WHICH MAY BE INDICATED ON ANY DRAWING OR IN ANY SECTION OF THE SPECIFICATIONS.
 - B. CONTRACTOR SHALL CAREFULLY EXAMINE ARCHITECTURAL, STRUCTURAL, ELECTRICAL, AND MECHANICAL DRAWINGS PRIOR TO SUBMITTING BID. CONTRACTOR WILL BE REQUIRED TO FURNISH, BY ADDITIONAL CORRECT TO OWNER, ARCHITECT SHALL BE NOTIFIED PRIOR TO BID DATE OF ANY DISCREPANCIES, OMISSIONS, CONFLICTS OR INTERFERENCES WHICH OCCUR BETWEEN DRAWINGS OR BETWEEN DRAWINGS AND SPECIFICATIONS. IF SUCH NOTIFICATION IS RECEIVED IN ADEQUATE TIME, ADDITIONAL DATA OR CHANGES WILL BE ISSUED BY ADDENDUM TO ALL BIDDERS. SUBMITTAL OF BID BY CONTRACTORS SHALL INDICATE THE CONTRACTOR'S AND LABOR TO MEET THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IN ACCORDANCE WITH ALL CODE REQUIREMENTS.
 - C. ARCHITECTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER MECHANICAL DRAWINGS WITH REFERENCE TO BUILDING CONSTRUCTION. PLUMBING DRAWINGS ARE DIAGRAMMATIC BUT SHALL BE FOLLOWED AS CLOSELY AS PRACTICABLE. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DISCREPANCIES, OMISSIONS, CONFLICTS OR INTERFERENCES WHICH OCCUR BETWEEN ARCHITECTURAL FEATURES, ESTABLISH SUCH LOCATIONS BY REFERENCING TO DIMENSIONS ON ARCHITECTURAL DRAWINGS AND NOT BY SCALING DRAWINGS. CHANGES FROM DRAWINGS NECESSARY TO MAKE WORK OF CONTRACTOR CONFORM WITH BUILDING AS CONSTRUCTED AND TO FIT WORK OF OTHER TRADES OR RULES OF BODIES HAVING JURISDICTION SHALL BE MADE BY CONTRACTOR AT HIS OWN EXPENSE AND WITHOUT RELIEVING CONTRACTOR OF HIS RESPONSIBILITY OF ACCURACY OF THIS INFORMATION IS GIVEN OR INTENDED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING CONDITIONS. DATA WHICH IS SHOWN BUT PROVES TO BE INCORRECT SHALL BE CORRECTED IMMEDIATELY. CONTRACTOR SHALL CONSTITUTE BASIS FOR A CHANGE ORDER UNLESS IN THE OPINION OF THE ARCHITECT/ENGINEER IT IS DETERMINED TO BE AN EXTRA COST OVER AND ABOVE THE BASIC INTENT OF THESE PLANS AND SPECIFICATIONS.
 - D. DAMAGE TO OTHER WORK
 1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PROTECTIVE MEASURES WHEN WORKING OVERHEAD OR IN FINISHED AREAS. HE/SHE SHALL REPAIR, REPLACE OR TOUCH-UP ALL FINISHED SURFACES WHICH MAY BE DAMAGED AS A RESULT OF HIS OPERATIONS.
 - E. STORAGE AND WORK AREAS
 1. ALL EQUIPMENT AND MATERIALS SHALL BE PROTECTED FROM THE WEATHER, DAMAGE, MOISTURE, DIRT, DEBRIS, ETC. USE OF CARDBOARD, VISQUEEN, OR OTHER SIMILAR MATERIALS WHILE STORED OUTSIDE IS NOT ACCEPTABLE. DO NOT INSTALL DAMAGED EQUIPMENT.

WEST SIDE COMMUNITY CENTER

P.E. # 59001

Freeman Design Group, Inc.
 128 SW NASSAU STREET
 LAKE CITY, FL 32025
 (386) 758-4209
 CERTIFICATE OF AUTHORIZATION # 00008701

DATE	11/6/10
DRAWN BY	W.J.F.
APPROVED BY	W.J.F.
REVISIONS	

SHEET	P-2
OF	3
PROJECT NO.	08-0307

NOTE: Water heaters or hot water storage tanks are installed above the ground floor space, or in attic or ceiling areas. The tank or water heater shall be installed in a galvanized steel or other metal pan of equal corrosion resistance having a minimum thickness of 1/8 inch (3.2 mm). The pan shall be fastened to the structure. The water heater shall be protected in a metal pan as herein required or in a high-impact plastic pan of at least 0.0625 inch (1.59 mm) thickness.

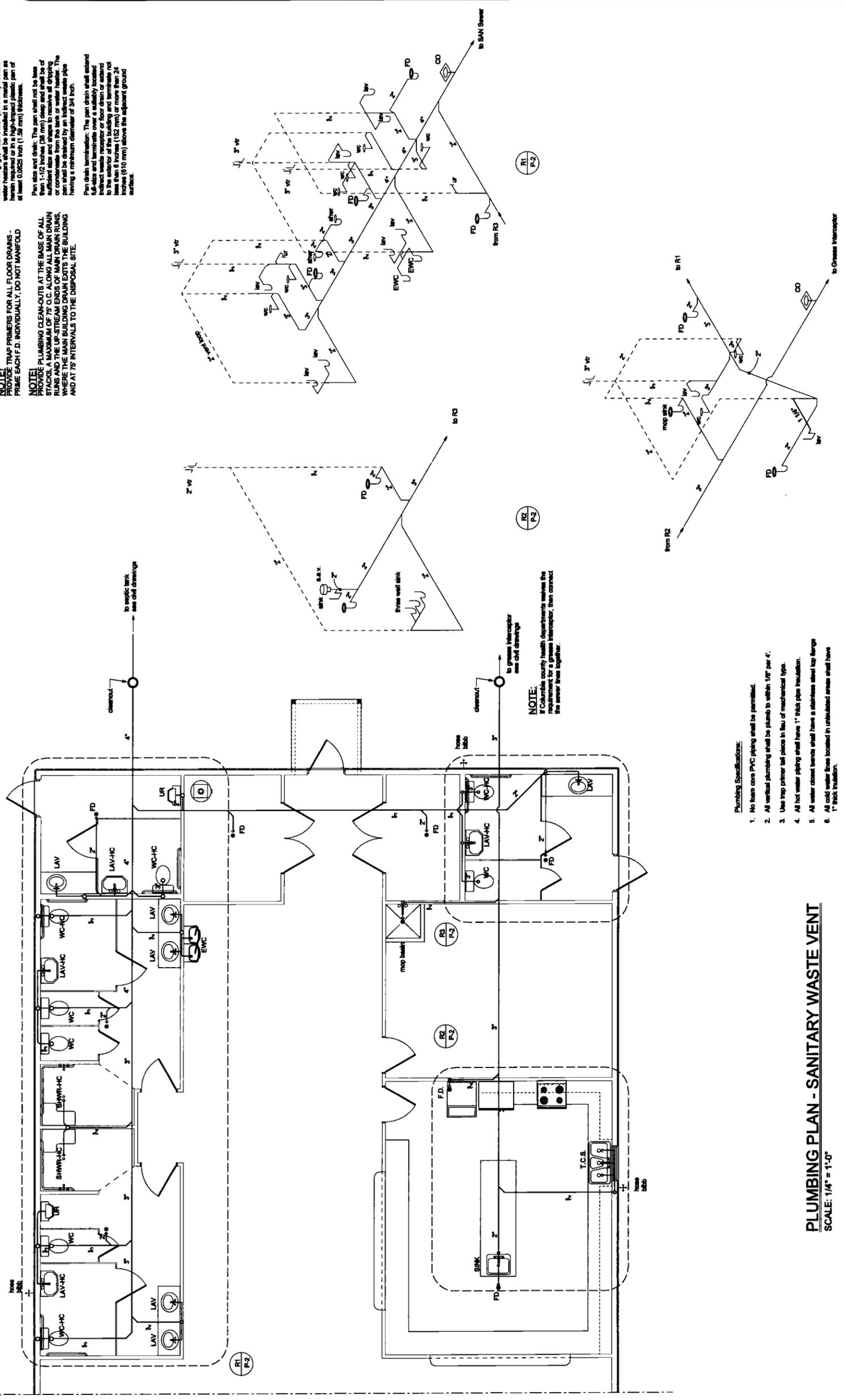
Pan size and depth: The pan shall not be less than 14/2 inches (36 mm) deep and shall be of sufficient size and shape to receive all dripping or condensate from the tank or water heater. The pan shall be drained by an indirect waste pipe having a minimum diameter of 3/4 inch.

Pan drain termination: The pan drain shall extend 6-1/2 inches and terminate over a suitably located indirect waste receptor or floor drain or extend to the exterior of the building and terminate not less than 6 inches (152 mm) or more than 24 inches (610 mm) above the adjacent ground surface.

NOTE! ADDED FILL SHALL BE APPLIED IN 8" LIFTS - EA. LIFT SHALL BE COMPACTED TO 80% DRY COMPACTION PER THE MODIFIED PROCTOR METHOD.

NOTE! PROVIDE TRAP PRIMERS FOR ALL FLOOR DRAINS - PRIME EACH F.D. INDIVIDUALLY, DO NOT MANIFOLD

NOTE! PROVIDE PLUMBING CLEAN-OUTS AT THE BASE OF ALL STACKS, A MAXIMUM OF 75' O.C. ALONG ALL MAIN DRAIN RUNS AND THE UP-STREAM ENDS OF MAIN DRAIN RUNS, WHERE THE MAIN BUILDING DRAIN ENTERS THE BUILDING AND AT 75' INTERVALS TO THE DISPOSAL SITE.



NOTE: If Columbia county health department notices the requirements for a grease interceptor, then connect the sewer lines together.

- Plumbing Specifications:**
1. No form one PVC piping shall be permitted.
 2. All vertical plumbing shall be placed to within 1/8" per 4'.
 3. Use trap primer tail piece in lieu of mechanical type.
 4. All hot water piping shall have 1" thick pipe insulation.
 5. All hot water clean tanks shall have a stainless steel top large 1" thick insulation.
 6. All cold water lines located in unheated areas shall have 1" thick insulation.

PLUMBING PLAN - SANITARY WASTE VENT

SCALE: 1/4" = 1'-0"

3.2 WIRING INSTALLATION

- A. INSTALL WIRING ACCORDING TO THE FOLLOWING: 1. NECA 1. 2. TRADE 598-A. 3. WIRING METHOD: INSTALL WIRING IN METAL RACEWAY...

2.3 MANUAL FIRE ALARM BOXES

- A. DESCRIPTION: UL 38 LISTED, FINISHED IN RED WITH MOLDED, RAISED-LETTER OPERATING INSTRUCTIONS...

1.9 QUALITY ASSURANCE

- A. INSTALLER QUALIFICATIONS: PERSONNEL SHALL BE TRAINED AND CERTIFIED BY MANUFACTURER FOR INSTALLATION OF UNITS REQUIRED FOR THIS PROJECT...

SECTION 18710 FIRE ALARM

- PART 1 - GENERAL 1.1 RELATED DOCUMENTS A. DRAWINGS AND GENERAL PROVISIONS OF THE CONTRACT...

3.3 IDENTIFICATION

- A. INSTALL IDENTIFICATION FRAME IN A LOCATION VISIBLE FROM THE FACP. B. LABEL DEVICES, PANEL AND PROVIDE A TAG FOR CABLES AT BOTH ENDS.

2.4 ADDRESSABLE

- A. GENERAL: UL 521 LISTED. B. HEAT DETECTOR, COMBINATION TYPE. C. ACTUATED BY EITHER A FIXED TEMPERATURE OF 135 DEG F (57 DEG C) OR RATE-OF-RISE OF TEMPERATURE THAT EXCEEDS 15 DEG F (8 DEG C) PER MINUTE...

2.2 FACP

- A. GENERAL DESCRIPTION: 1. ADDRESSABLE, MODULAR, POWER-LIMITED DESIGN WITH ELECTRONIC MODULES, UL 864 LISTED. 2. CIRCUITS: 1. SIGNALING LINE CIRCUITS: NFPA 72, CLASS A, STYLE 2.

1.5 SUBMITTALS

- A. PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED, 1. SHOP DRAWINGS SHALL BE PREPARED BY PERSONS TRAINED AND CERTIFIED BY...

3.6 ADJUSTING

- A. OCCUPANCY ADJUSTMENTS: WHEN REQUESTED WITHIN 12 MONTHS OF DATE OF SUBSTANTIAL COMPLETION, PROVIDE ON-SITE ASSISTANCE IN ADJUSTING SYSTEM TO SUIT ACTUAL OCCUPIED CONDITIONS...

PART 3 - EXECUTION

- 3.1 EQUIPMENT INSTALLATION A. SMOKE OR HEAT DETECTOR SPACING: 1. SMOKE OR HEAT DETECTOR SPACING SHALL NOT EXCEED THE RATING OF THE DETECTOR.

2.1 MANUFACTURERS

- A. FACP AND EQUIPMENT: NOTIFIER B. WIRE AND CABLE: 1. HELIX/STEMP CABLES, INC.; A DRAKA USA COMPANY. 2. ROGGESHEIM-SUPREMANIT CABLE CORPORATION; A MARWON GROUP COMPANY.

1.4 PERFORMANCE REQUIREMENTS

- A. COMPLY WITH NFPA 72. B. FIRE ALARM SIGNAL INITIATION SHALL BE BY ONE OR MORE OF THE FOLLOWING DEVICES: 1. MANUAL STATIONS. 2. HEAT DETECTORS. 3. VERIFIED AUTOMATIC ALARM OPERATION OF SMOKE DETECTORS.

WEST SIDE COMMUNITY CENTER

P.E. # 00001

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 128 SW NASSAU STREET
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 CERTIFICATE OF AUTHORIZATION # 00000701

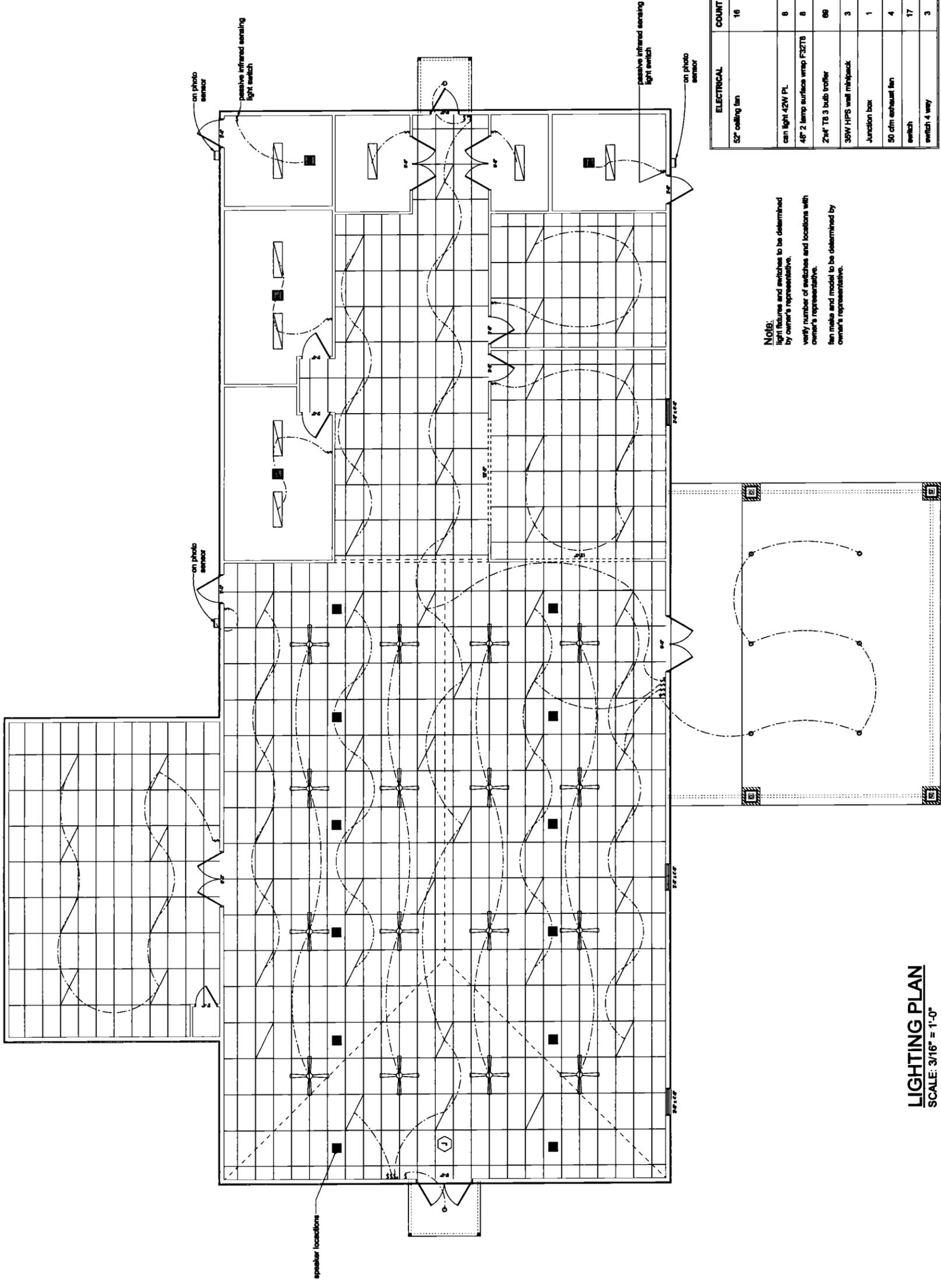
DATE: 11/6/10
 DRAWN BY: W.J.F.
 APPROVED: W.J.F.

REVISIONS

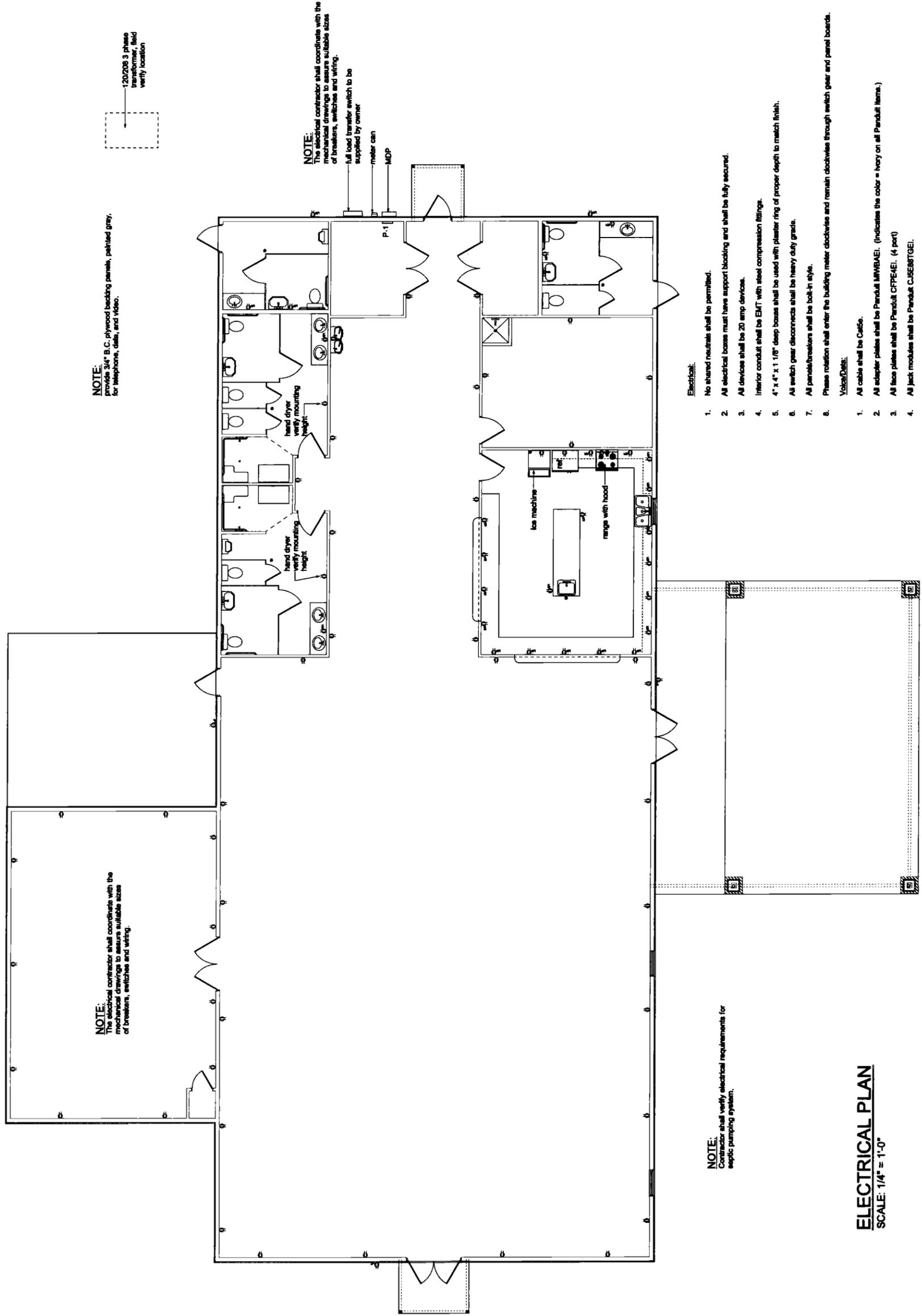
SHEET: E-3
 OF: 6
 PROJECT NO.: 08.0007

ELECTRICAL	COUNT	SYMBOL
52" ceiling fan	16	
can light 42W PL	8	
48" 2 lamp surface wrap FS2TB	8	
24" T8 3 bulb troffer	88	
35W HPS well midpack	3	
Junction box	1	
50 cfm exhaust fan	4	
switch	17	
switch 4 way	3	

Note:
 light fixtures and switches to be determined by owner's representative.
 verify number of switches and locations with owner's representative.
 fan make and model to be determined by owner's representative.



LIGHTING PLAN
 SCALE: 3/16" = 1'-0"



NOTE:
 Provide 3/4" B.C. plywood backing panels, painted gray, for telephones, data, and video.

NOTE:
 The electrical contractor shall coordinate with the mechanical drawings to ensure suitable sizes of breakers, switches and wiring.

NOTE:
 The electrical contractor shall coordinate with the mechanical drawings to ensure suitable sizes of breakers, switches and wiring.
 - full load transfer switch to be supplied by owner
 - meter can
 - MDP

- Electrical:**
1. No shared neutrals shall be permitted.
 2. All electrical boxes must have support blocking and shall be fully secured.
 3. All devices shall be 20 amp devices.
 4. Interior conduit shall be EMT with steel compression fittings.
 5. 4" x 4" x 1/8" deep boxes shall be used with plaster ring of proper depth to match finish.
 6. All switch gear disconnects shall be heavy duty grade.
 7. All panel/enclosures shall be bolt-in style.
 8. Phase rotation shall enter the building meter clockwise and remain clockwise through switch gear and panel boards.
- Notes/Date:**
1. All cable shall be Cat5e.
 2. All adapter plates shall be Panduit MIMBAE1. (Indicates the color = Ivory on all Panduit items.)
 3. All face plates shall be Panduit CPFE4E1. (4 port)
 4. All jack modules shall be Panduit C-JSEMTGE1.
 5. All blank inserts shall be Panduit CMBE1-X.

NOTE:
 Contractor shall verify electrical requirements for septic pumping system.

ELECTRICAL PLAN
 SCALE: 1/4" = 1'-0"

WEST SIDE COMMUNITY CENTER

Freeman Design Group
 128 SW NASSAU STREET
 LAKE CITY, FL 32025
 (386) 758-4209
 CERTIFICATE OF AUTHORIZATION # 0008791

DATE	1/16/10
DESIGNED BY	W.H.F.
APPROVED BY	W.H.F.
REVISIONS	
SHEET	E-5
OF	6
PROJECT NO.	081087

GENERAL LIGHTING LOAD (CONTINUOUS)
 COMMUNITY CENTER
 TOTAL BUILDING AREA (SF) 6750
 2.0 VA PER SQUARE FOOT 13500
 SUBTOTAL 13500
 DEMAND FACTOR 125 %
 16875 kw

OUTSIDE LIGHTING (CONTINUOUS)
 3,000 VA X 125% = 3750 kw

RECEPTACLE LOADING (NON-CONT.)
 Number of Receptacles 50
 180 VA per receptacle 9,000
 FIRST 10,000 VA X 100% = 0
 REMAINING 800 X 50% = 9,000 kw
 4500 kw

WATER HEATER
 4,500 VA per water heater
 1 Number of water heaters

RANGE LOAD
 8,000 VA per range
 1 Number of ranges

WELL PUMP
 1 hp submersible pump
 pumps = 1
 1,900
 1900
 1900 kw

SEWAGE PUMP
 1/2 hp submersible pump
 pumps = 2
 1,500
 3000
 3000 kw

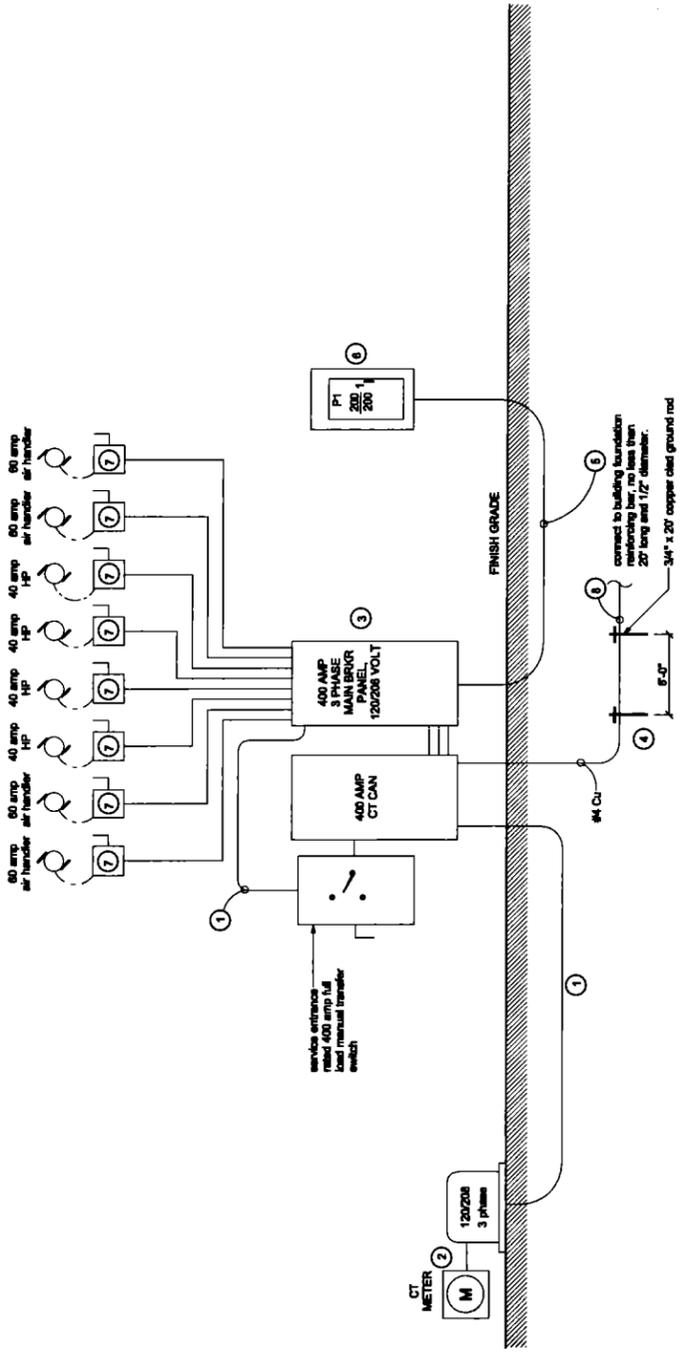
HEATING LOADS
 5 ton heat pump
 heat pumps = 8
 5,000
 40000
 40000 kw

A/C MOTOR LOADS
 5 ton air handler
 air handlers = 4
 6,050
 24,200
 24,200 kw

CALCULATING LARGEST MOTOR LOAD
 heat pump load 6,050
 demand factor = 25 % 1512.5 kw

OCPPD
 GENERAL LIGHTING 16875
 OUTSIDE LIGHTING 3750
 RECEPTACLE LOAD 9,000
 WATER HEATER 4,500
 HEATING LOADS 40,000
 A/C LOADS 24,200
 RANGE LOADS 8,000
 SEWAGE PUMP LOADS 3,000
 WELL PUMP LOADS 1,900
 LARGEST MOTOR 1512.5
 TOTAL LOAD 112737.5 kw
 I = total load/208*1.73 = 313.30 AMPS
 USE 400 AMP 3 PHASE POWER 120/208

- 1 Service/Feeder Entrance Conductors, 3" rigid PVC conduit, min 1" deep, w. continuous ground bonding conductor. Service Entrance Conductors shall not be spliced except that banded conductors at the Meter. Disconnecting Devices and Panel shall be listed; (2) use 4-300 MCM THWN in each conduit.
- 2 New Meter Enclosure, weatherproof, U.L. Listed.
- 3 Main Disconnect Switch, fused or Main Breaker, weatherproof, U.L. Listed.
- 4 Service entrance ground; (2) 3/4" diameter iron/steel rod x 20'-0" long and/or concrete encased foundation steel rebar x 20'-0" long. Grounding conductor shall be bonded to each piece of Service/Entrance Equipment, and shall be sized per Item #2 below.
- 5 200 Ampere Feeder: 4-3/0 THWN-Cu, 1-48 THWN-Cu-GND, 2 Conduit.
- 6 House Panel (P.N.L.), U.L. Listed, sized per schedule.
- 7 Equipment Disconnect Switch, non-fused, in weather proof enclosure, size according to Panel Schedule Table.
- 8 Provide Ground Bond Wire to metal piping or foundation steel, size in accordance with the Service Ground Conductor.



ELECTRICAL RISER NTS

ELECTRICAL PLAN NOTES
 WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUF. SPECIFICATIONS.
 ELECTRICAL CONTR SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADONS TO THE ELEC. PLAN, IDENTIFIED W/ C/T #, DESCRIPTION & BRNS. SERVICE ENT. & ALL UNDERGROUND WIRE LOCATIONS/ROUTING/DEPTH. RISER DIA. SHALL INCLUDE WIRE SIZES/TYPE & EQUIPMENT TYPE W/ RATINGS & LOADS.
 CONTRACTOR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE ENGINEER.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
Bus Cover 6X																																																	
Main Lug Only 225A																																																	
Blank Cover 2 inches																																																	

General Information	Service Voltage:	208Y/120V 3PH 4W			
Bus Rating & Type:	400A Aluminum	Enclosure: Type 1			
Ground Bar:	Std. Bolted Aluminum, Al or Cu cable	Neutral Rating: 225A			
S.C. Rating:	10k A.I.C. Fully Rated				
Main Device Type:	Main Breaker - Bolted Cable Entry				
Mechanical:	(1) 81-200 - 500 Isomd (Cu/Al)				
Neutral Terminal:	Mechanical - (2) 81-300Isomd (Cu/Al)				
Box Catalog No.:	EZ220AQR				
Thim:	EZ Tim, Door In Door, Concessed Hardware (EZ720A2S)				
Box Dimensions:	Surface Mounted				
Min Outer Size:	97 1/4 x 20 7/8 x 5 7/8 D				
Panel ID Nameplate:	(1) 200 info				
Type:	Plastic, adhesive backed				
Color:	White with Black Letters				
NEC Lighting & Appliance, U.L. CTL					
Branch Devices					
Qty	Poles	Tripo	Frame	Amps	KALC
1	3	200	PROVEDBS	100	10
1	3	30	PROVEDBS	100	10
4	3	40	BAB	100	10
1	3	30	BAB	100	10
1	2	80	BAB	100	10
1	2	20	BAB	100	10
Exterior Surface Mounted					
1. 225A, Main Lug Only					
42 2BA, 1P BAB Branch Breaker					
1 Std. Bolted A1 Ground Bar (A1/Cu Cable)					
1 Panel Nameplate - White with Black Letters					
1 Type 1 Enclosure: EZ220AQR					
EZ Tim, Door In Door, Concessed Hardware: EZ720A2S					
Designation: 28186					

General Information	Service Voltage:	208Y/120V 3PH 4W			
Bus Rating & Type:	400A Aluminum	Enclosure: Type 1			
Ground Bar:	Std. Bolted Aluminum, Al or Cu cable	Neutral Rating: 225A			
S.C. Rating:	10k A.I.C. Fully Rated				
Main Device Type:	Main Lug Only - Top Cable Entry				
Mechanical:	(1) 81-200 - 500 Isomd (Cu/Al)				
Neutral Terminal:	Mechanical - (2) 81-300Isomd (Cu/Al)				
Box Catalog No.:	EZ220AQR				
Thim:	EZ Tim, Door In Door, Concessed Hardware (EZ720A2S)				
Box Dimensions:	Surface Mounted				
Min Outer Size:	97 1/4 x 20 7/8 x 5 7/8 D				
Panel ID Nameplate:	(1) 200 info				
Type:	Plastic, adhesive backed				
Color:	White with Black Letters				
NEC Lighting & Appliance, U.L. CTL					
Branch Devices					
Qty	Poles	Tripo	Frame	Amps	KALC
42	1	20	BAB	100	10
Exterior Surface Mounted					
1. 225A, Main Lug Only					
42 2BA, 1P BAB Branch Breaker					
1 Std. Bolted A1 Ground Bar (A1/Cu Cable)					
1 Panel Nameplate - White with Black Letters					
1 Type 1 Enclosure: EZ220AQR					
EZ Tim, Door In Door, Concessed Hardware: EZ720A2S					
Designation: 28186					

DATE	12/15/11
REVISION	

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WESTSIDE COMMUNITY CENTER
SW BIRLEY AVE
SEPTIC TANK PLAN

DRAWN BY MC
CHECKED BY CW
PROJECT NUMBER
PF09-094
SHEET
S1

