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| COLLETON COUNTY, SOUTH CAROLINA,<br>a body politic and corporate and a political<br>subdivision of the State of SC | MAIL TO: Finance-Purchasing<br>ATTN: Kaye B Syfrett<br>PO Box 157<br>Walterboro, SC 29488<br><br>HAND CARRY TO:<br>Purchasing Office, Room 208<br>Harrelson Building, 31 Klein Street<br>Walterboro, South Carolina 29488 |  |
| <b>SEALED BID</b>  | TELEPHONE NO. (843) 782-0504  |   |
|  | <b>BID NUMBER: CC-10 RENOVATION TO STAIRWELL &amp; INSTALL<br/>NEW HVAC UNIT AT OLD JAIL</b>  |   |

Colleton County, South Carolina (the "**County**") requests bids from qualified General Contractors to renovate a two story stairwell, replacing windows and doors and installing a new rooftop HVAC unit. The work will be performed at the Old Jail building, located at 109 Benson Street, Walterboro, SC 29488.

Subject to the terms, conditions, provisions, and the enclosed specifications, responses to this solicitation will be received at this office until the stated date and time. Responses received after the scheduled due date and time will be rejected. Bids must be submitted in a sealed package marked on the outside with the Offeror's name, address, and the solicitation name and number.

This solicitation does not commit Colleton County to award a contract, to pay any costs incurred in the preparation of bids submitted, or to procure or contract for the services. The County reserves the right to accept or reject or cancel in part, or in its entirety offers received as a result of this request if deemed to be in the best interest of the County to do so.

Questions regarding this solicitation must be emailed to **Jared Fralix, County Engineer** at [jfralix@colletoncounty.org](mailto:jfralix@colletoncounty.org) **no later than 12:00PM on Wednesday, November 13, 2013**. Answers to all questions will be posted on the County website as addendums to this invitation for bid.

## INSTRUCTIONS TO BIDDERS

1. Submittal must include **one (1) original bid** clearly marked as original, and **two (2) complete copies** of the Offeror's bid along with a **completed W-9 form**. Responses must be in a sealed envelope/package containing the solicitation name and number.

The individual signing the response must be an Agent legally authorized to bind the company.

2. Show solicitation number on the outside of mailing package. Colleton County assumes no responsibility for unmarked or improperly marked envelopes.
3. It is the Offeror's sole responsibility to insure that solicitation responses, amendments thereto or withdrawal requests are submitted by the scheduled due date and time.

4. Offeror must clearly mark as "Confidential" each part of their response, which they consider to be proprietary information that could be exempt from disclosure under Section 30-40(C) Code of Laws of South Carolina, 1976, Freedom of Information Act. Colleton County reserves the right to determine whether this information should be exempt from disclosure and legal action may not be brought against the County or its agents for its determination in this regard.

5. **RESPONSE FORM:** All responses shall be printed in ink or typewritten. If required, additional pages may be attached. Bids written in pencil will be disqualified.

**A "No Response" qualifies as a response; however it is the responsibility of the Offeror to notify the Procurement Office if you receive solicitations that do not apply.**

## **SPECIFIC TERMS AND CONDITIONS**

**1. COMPETITION:** This solicitation is intended to promote full and open competition. If any language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this solicitation to a single source, it shall be the responsibility of the interested vendor to notify the Procurement Office in writing no later than five (5) business days prior to the scheduled due date and time.

**2. BIDDERS QUALIFICATION:** The County reserves the right to request satisfactory evidence of their ability to furnish services in accordance with the terms and conditions listed herein. The County further reserves the right to make the final determination as to the Offerors ability to provide said services.

**3. BID WITHDRAWAL:** Any responses may be withdrawn prior to the established closing date and time, but not thereafter with proper approval from the Procurement Director.

**4. REJECTION:** Colleton County reserves the right to reject any and all bids, to cancel or withdraw this solicitation, and to waive any technicality if deemed to be in the best interest of the County.

**5. WAIVER:** The County reserves the right to waive any Instruction to Offerors, General or Special Provisions, General or Special Conditions, or specifications deviation if deemed to be in the best interest of the County.

**6. RESPONSE PERIOD:** All responses shall be good for a minimum period of 60 calendar days.

**7. DEVIATIONS FROM SPECIFICATIONS:** Any deviation from specifications indicated herein must be clearly pointed out; otherwise, it will be considered that items offered are in strict compliance with these specifications, and successful bidder will be held responsible therefore. Deviations must be explained in detail on separate attached sheet(s). The listing of deviations, if any, is required but will not be construed as waiving any requirements of the specifications. Unidentified deviations found during the evaluation of the response may be cause for rejection.

**8. AMENDMENTS:** All amendments to and interpretations of this solicitation shall be in writing and issued by the Procurement Manager of Colleton County.

**9. DEFAULT:** In case of default by the Offeror, the County reserves the right to purchase any or all items in default in the open market, charging the Offeror with any excessive costs. Should such charge be assessed, no subsequent solicitation response of the defaulting Offeror will be considered in future bids until the assessed charge has been satisfied.

**10. NON-APPROPRIATION / SUBSTITUTION PERMITTED:** If the Colleton County Council fails to appropriate or authorize the expenditure of sufficient funds to provide the continuation of this contract or if a lawful order issued in, or for any fiscal year during the term of the agreement, reduces the funds appropriated or authorized in such amounts as to preclude making the payments set out therein, the agreement shall terminate on the date said funds are no longer available without any termination charges or other liability incurring to County. Following any such non-appropriation, the master lease agreement shall contain no limitation on the County's ability to replace the equipment financed with any other equipment.

**11. INDEMNIFICATION:** Except for expenses or liabilities arising from the negligence of the County, the Offeror hereby expressly agrees to indemnify and hold the County harmless against any and all expenses and liabilities arising out of the performance or default of any resulting agreement or arising from or related to the Work as follows:

Offeror expressly agrees to the extent that there is a causal relationship between its negligence, action or inaction, or the negligence, action or inaction of any of its employees or any person, firm, or corporation directly or indirectly employed by the Offeror, and any damage, liability, injury, loss or expense (whether in connection with bodily injury or death or property damage or loss) that is suffered by the County and its employees or by any member of the public, to indemnify and save the County and its employees harmless against any and all liabilities, penalties, demands, claims, lawsuits, losses, damages, costs, and expenses arising out of the performance or default of any resulting agreement or arising from or related to the equipment. Such costs are to include defense, settlement and reasonable attorneys' fees incurred by the County and its employees. This promise to indemnify shall include bodily injuries or death occurring to Offeror's employees and any person, directly or indirectly employed by Offeror (including without limitation any employee of any subcontractor), the County's employees, the employees of any other independent contractor, or occurring to any member of the public. When the County submits notice, Offeror shall promptly defend any aforementioned action.

The prescribed limits of insurance set forth herein shall not limit the extent of the Offeror's responsibility under this Section. The terms and conditions contained in this Section shall survive the termination of any resulting agreement or the suspension of the Work hereunder.

Additionally the County will not provide indemnity to the successful bidder. Failure to comply with this section may result in your bid to be deemed non-responsive.

**12. FORCE MAJEURE:** The Offeror shall not be liable for any excess costs if the failure to perform the resulting agreement arises out of causes beyond the control and without fault or negligence of the Offeror. Such causes may include, but are not restricted to acts of God or of the public enemy, acts of the Government in either its sovereign or contractual capacity, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, and unusually severe weather; but in every case the failure to perform must be beyond the control and without the fault or negligence of the contractor. If the failure to perform is caused by default of a subcontractor, and if such default arises out of causes beyond the control of both the Offeror and subcontractor and without excess costs for failure to perform, unless the supplies or

services to be furnished by the subcontractor were obtainable from other sources in sufficient time to permit the contractor to meet the required delivery schedule.

**13. ARBITRATION:** Under no circumstances and with no exception will Colleton County act as arbitrator between the Offeror and any sub-contractor.

**14. PUBLICITY RELEASES:** Offeror agrees not to refer to award of this contract in commercial advertising in such a manner as to state or imply that the products or services provided are endorsed or preferred by the County. The Offeror shall not have the right to include the County's name in its published list of customers without prior approval of the County Administrator. With regard to news releases, only the name of the County, type and duration of any resulting agreement may be used and then only with prior approval of the County. The Offeror also agrees not to publish, or cite in any form, any comments or quotes from the County's staff unless it is a direct quote from the Procurement Director.

**15. GOVERNING LAWS:** Any agreement arising from this solicitation shall be governed by the laws of the State of South Carolina and any and all disputes arising out of said agreement shall, if litigation is necessary, be litigated only in a Circuit Court for the Fourteenth Judicial Circuit sitting in Colleton County, South Carolina. The prevailing party shall be entitled to attorney's fees and all costs of said litigation.

**16. ASSIGNMENT:** The Offeror shall not assign in whole or in part any agreement resulting from this Request for Bids without the prior written consent of the County. The Offeror shall not assign any money due or to become due to him under said agreement without the prior written consent of the County.

**17. AFFIRMATIVE ACTION:** The successful Offeror will take affirmative action in complying with all Federal and State requirements concerning fair employment and treatment of all employees, without regard or discrimination by reason of race, color, religion, sex, national origin or physical handicap.

**18. CONTRACT AWARD:**

**A.** This solicitation and submitted documents, when properly accepted by Colleton County shall constitute an agreement equally binding between the successful Offeror and the County. No oral statement of any person shall modify or otherwise change, or affect the terms, conditions or specifications stated in the resulting agreement. The County shall not be legally bound by any amendment or interpretation that is not fully executed by both parties in writing.

**B.** The successful Offeror shall be required to execute a formal agreement with the County's Procurement Office within ten (10) business days after issuance of the Notice of Award.

**19. PURCHASING CARD:** By submitting a bid, contractor agrees to accept payment by the Colleton County Purchasing Card for no extra charge. The Purchasing Card is issued by Visa. The purchasing card allows county agencies to make authorized purchases from a vendor, in conjunction with a purchase order.

**20. CONTRACT ADMINISTRATION:** Questions or problems arising after award of an agreement shall be directed to the Procurement Director by calling (843) 782-0504. Copies of all correspondence concerning this solicitation or resulting agreement shall be sent to the Procurement Office, 31 Klein Street, Room 215, Walterboro, SC 29488.

## SPECIFICATIONS

It is the intent of Colleton County to accept bids from qualified General Contractors to perform services in accordance with the specific terms and conditions, specifications, general conditions and drawings provided in this solicitation.

The Contractor must be responsible and use utmost care in the protection of County property and adjacent properties, buildings, etc.; including all walkways, shrubbery, parked vehicles, and any other property in the area, from damage. Any damage, including damage to finished surfaces, resulting from the performance of this contract must be repaired to the County's satisfaction at the Contractor's expense.

The work site may be occupied during the times work is performed. Contractor and Contractor's personnel must exercise a particularly high level of discipline, safety and cooperation at all times while on the job site. The Contractor will be responsible for controlling employee conduct, for assuring that its employees are not boisterous or rude, and assuring that they are not engaging in any destruction or criminal activity.

Contractor will be responsible for acquiring a City of Walterboro Business Permit. Their office is located at 242 Hampton Street in Walterboro.

**\*\*A mandatory** site visit must be made by contacting Jared Fralix, County Engineer via-email [jfralix@colletoncounty.org](mailto:jfralix@colletoncounty.org).\*\*

**IN ORDER TO MAINTAIN A WORKABLE PARTS INVENTORY ONLY CARRIER OR LENNOX BRANDS ARE ACCEPTED FOR THE HVAC UNIT.**

**Carrier or Lennox Equipment:**

**Warranty: Equipment must have a minimum five (5) year compressor warranty and one (1) year warranty on parts and labor.**

## GENERAL CONDITIONS

**A) Abandonment or Delay:** If the work to be done under this contract shall be abandoned or delayed by the Offeror, or if at any time the County shall be of the opinion and shall so certify in writing that work has been abandoned or delayed by the Offeror, the County may annul the contract or any part thereof if the Offeror fails to resolve the matter within thirty (30) days of written notice.

**B) Offeror's Cooperation:** The Offeror shall maintain regular communications with the County Engineer and shall actively cooperate in all matters pertaining to this contract.

**C) Responsibility:** The Offeror shall at all times observe and comply with all federal, state, local and municipal laws, ordinances, rules and regulations in any manner affecting the contract.

**D) Hold Harmless:** All respondents to this bid shall indemnify and hold harmless Colleton County Government and any of their officers and employees from all suits and claims alleged to be a result of this bid. The issuance of this bid constitutes only an invitation to present a proposal. Colleton County reserves the right to determine, at its sole discretion, whether any aspect of a respondent's submittal meets the criteria in this bid. Colleton County also reserves the right to seek clarifications, to negotiate with any vendor submitting a response, to reject any or all responses with or without cause, and to modify the procurement process and schedule.

In the event that this bid is withdrawn or the project canceled for any reason, Colleton County shall have no liability to any respondent for any costs or expenses incurred in connection with this bid or otherwise.

**E) Colleton County Procurement Policy:** The Bid is subject to the provisions of the Colleton County Procurement Ordinance and any revisions thereto, which are hereby incorporated into this bid in their entirety except as amended or superseded within.

**F) Failure to Submit All Mandatory Forms:** Failure to submit all the mandatory forms from this Bid package shall be just cause for the rejection of the qualification package. However, Colleton County reserves the right to decide, on a case by case basis, in its sole discretion, whether or not to reject such a bid as non-responsive.

**G) Failure to Deliver Goods in Accordance with Terms & Conditions:** In case of failure to deliver goods in accordance with the contract terms and conditions, Colleton County, after due oral or written notice, may procure substitute goods or services from other sources and hold the contractor responsible for any resulting additional purchasing and administrative costs. This remedy shall be in addition to any other remedies which Colleton County may have.

**H) Debarment:** By submitting a qualification package, the vendor is certifying that they are not currently debarred from bidding on any contracts by any agency or subdivision of the State of South Carolina, nor are they an agent of any person or entity that is currently debarred from submitting bids on contracts by any agency or subdivision of the State of South Carolina.

#### **I) Termination of Contract**

1. Subject to the Provisions below, the contract may be terminated by the Purchasing Department providing a thirty (30) days advance notice in writing is given to the offeror.

a. Termination for Convenience: In the event that this contract is terminated or canceled upon request and for the convenience of the County without the required thirty (30) days advance written notice, then the County shall negotiate reasonable termination costs, if applicable.

b. Termination for Cause: Termination by the County for cause, default or negligence on the part of the offeror shall be excluded from the foregoing provisions; termination costs, if any, shall not apply. The thirty (30) days advance notice requirement is waived and the default provision in this bid shall apply.

c. The County shall be obligated to reimburse the Offeror only for those services rendered prior to the date of notice of termination, less any liquidation damages that may be assessed for non-performance.

2. Non-Appropriations Clause: Notwithstanding any other provisions of the contract, if the funds anticipated for the continued fulfillment of this contract are at any time

not forthcoming, through the failure of the County Government to appropriate funds, discontinuance or material alteration of the program under which funds were provided, the County shall have the right to terminate the contract without penalty by giving not less than thirty (30) days written notice documenting the lack of funding.

Unless otherwise agreed to by the County and the Offeror, the contract shall become null and void on the last day of the fiscal year for which appropriations were received.

**J) Governing Laws:** Any contract resulting from this bid shall be governed in all respects by the laws of the State of South Carolina and any litigation with respect thereto shall be brought in the courts of the State of South Carolina.

**K) Bonds:** Payment and Performance Bonds are required for this bid.

**L) Insurance:** Colleton will require the following remain in force at all times through the life of the contract:

**Insurance requirements** – Colleton will require the following remain in force at all times through the life of the contract:

- Professional Liability Insurance – Minimum \$1,000,000.00 Proof of in force insurance must be provided in the response to the RFP
- Other insurances:
- Workers’ Compensation - \$100,000 – each accident
  - Statutory Coverage and Employer’s - \$100,000 each employee
  - Liability - \$500,000 – policy limit
- Comprehensive General Liability - \$1,000,000 – bodily injury each occurrence
  - \$1,000,000 – bodily injury aggregate
  - \$1,000,000 – property damage each occurrence
  - \$1,000,000 – property damage aggregate
- Products – Completed Operations - \$1,000,000 – aggregate
- Business Auto Liability – Same as Comprehensive General Liability
- Excess or Umbrella Liability - \$1,000,000

Colleton County will be named as an “additional insured” party



**Colleton County Procurement Office  
BID BREAKDOWN SHEET**

**Bid: CC-10 Renovation to Stairwell & Install New HVAC Unit at Old Jail**

Please provide the following information:

Total Materials/Product      \$ \_\_\_\_\_

Total Labor                      \$ \_\_\_\_\_

Sales & Use Tax                 \$ \_\_\_\_\_

**TOTAL BID**                      \$ \_\_\_\_\_

**VENDOR NAME:** \_\_\_\_\_

**VENDOR SIGNATURE:** \_\_\_\_\_

**COMPANY NAME:** \_\_\_\_\_





**Colleton County Procurement Office**

**Bid: CC-10 Renovation to Stairwell & Install New HVAC Unit at Old Jail**

**CERTIFICATE OF FAMILIARITY**

The undersigned, having fully familiarized him/her with the information contained within this entire solicitation and applicable amendments, submits the attached response, and other applicable information to the County, which I verify to be true and correct to the best of my knowledge. I further certify that this response is made without prior understanding, agreement, or connection with any corporation, firm or person submitting a response for the same materials, supplies or equipment, and is in all respects, fair and without collusion or fraud. I agree to abide by all conditions set forth in this solicitation and certify that I have signature authority to bind the company listed herein.

**MINORITY BUSINESS: Are you a minority business?**

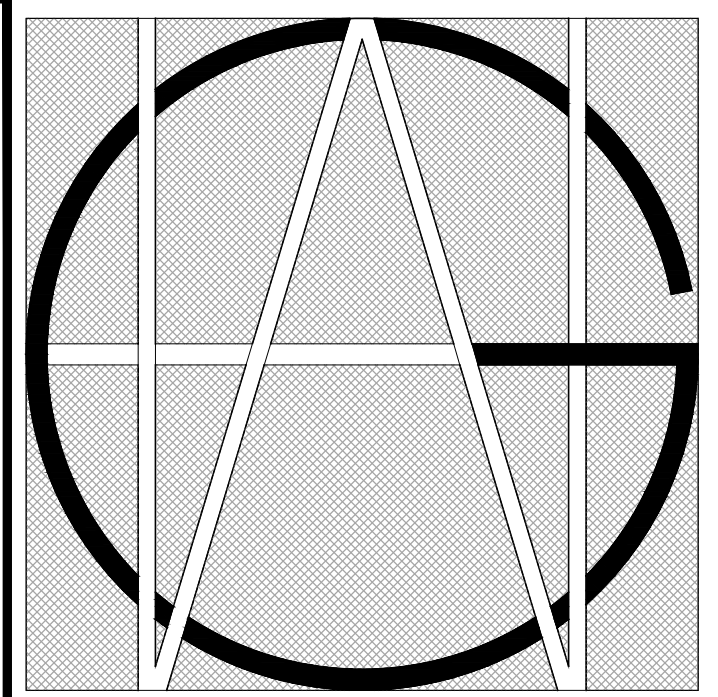
▶ **Yes** \_\_\_ (\_\_\_ Women-owned / \_\_\_ Disadvantaged) If yes, please submit a copy of your certificate with your response.

▶ **No** \_\_\_

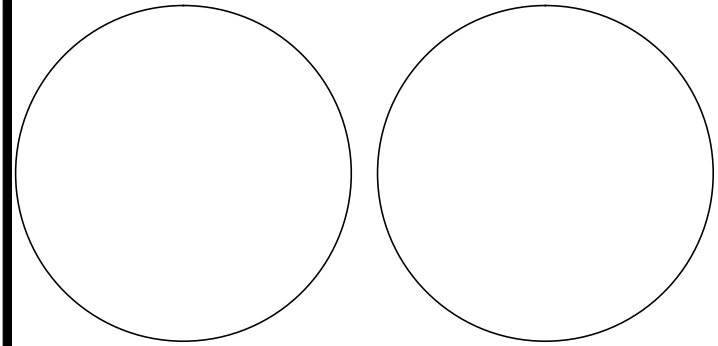
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|------------------|--------------------------------|
| _____            | _____                          |
| Mailing Address  | Printed Name                   |
| _____            | _____                          |
| City, State, Zip | Title                          |
| _____            | _____ / _____                  |
| Date             | Telephone Number    Fax Number |

**REMITTANCE ADDRESS**

|                       |   |
|-----------------------|---|
| _____                 | _____   |
| Company Name          | Authorized Signature (As registered with the IRS) |
| _____                 | _____   |
| Address               | E-Mail Address                                    |
| _____                 | _____   |
| City, State, Zip      | Fax Number  |
| _____                 | _____   |
| Telephone Number      | Toll Free Number                                  |
| _____                 | _____   |
| Federal Tax ID Number | Sales Tax Number                                  |



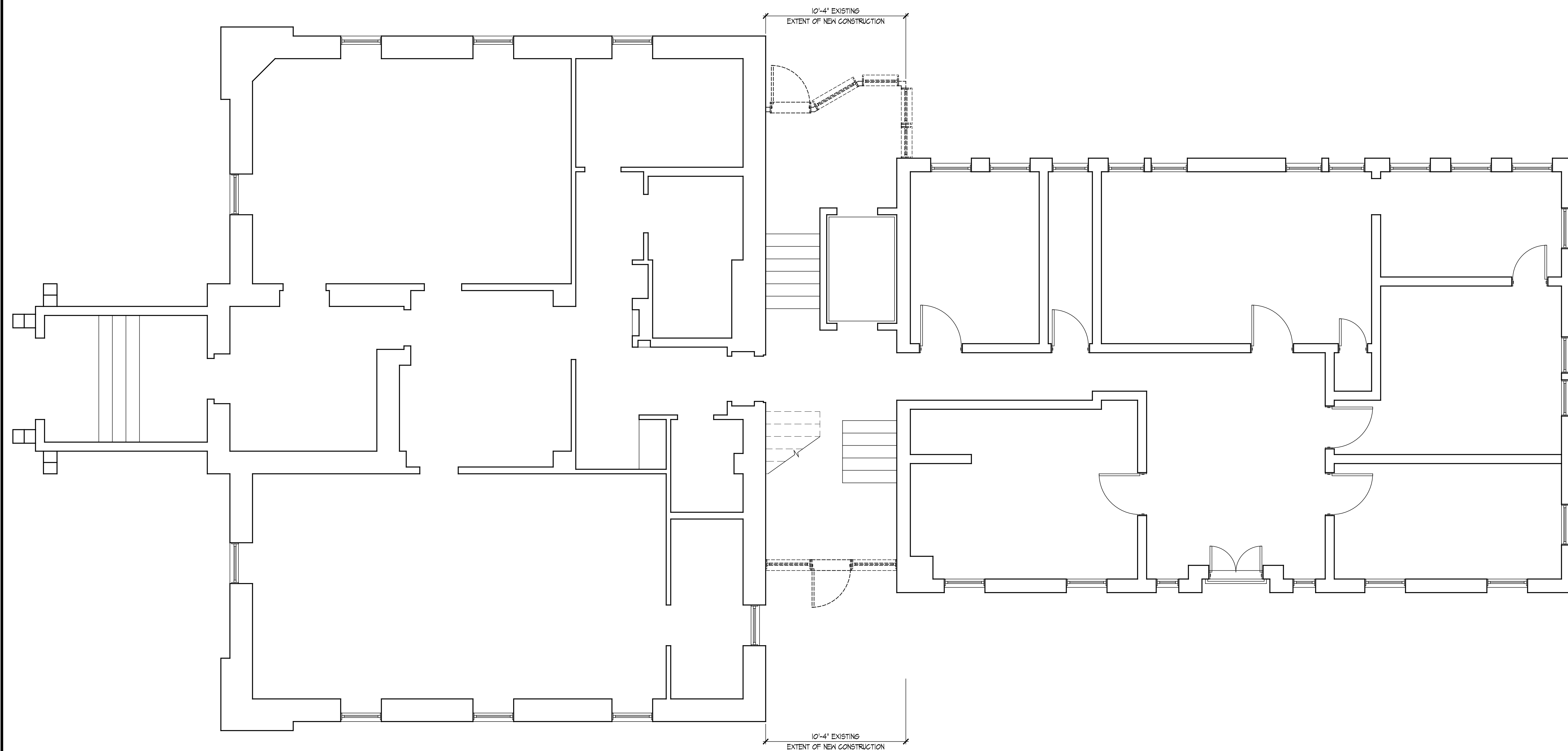
**GRADY L. WOODS**  
ARCHITECT, LLC  
CHARLESTON SAVANNAH ASHEVILLE



MEMBERS  
AMERICAN INSTITUTE OF ARCHITECTS

893 GRAYS HIGHWAY  
RIDGELAND, SC 29936

PHONE: 843.726.6730



**Demolition Notes**

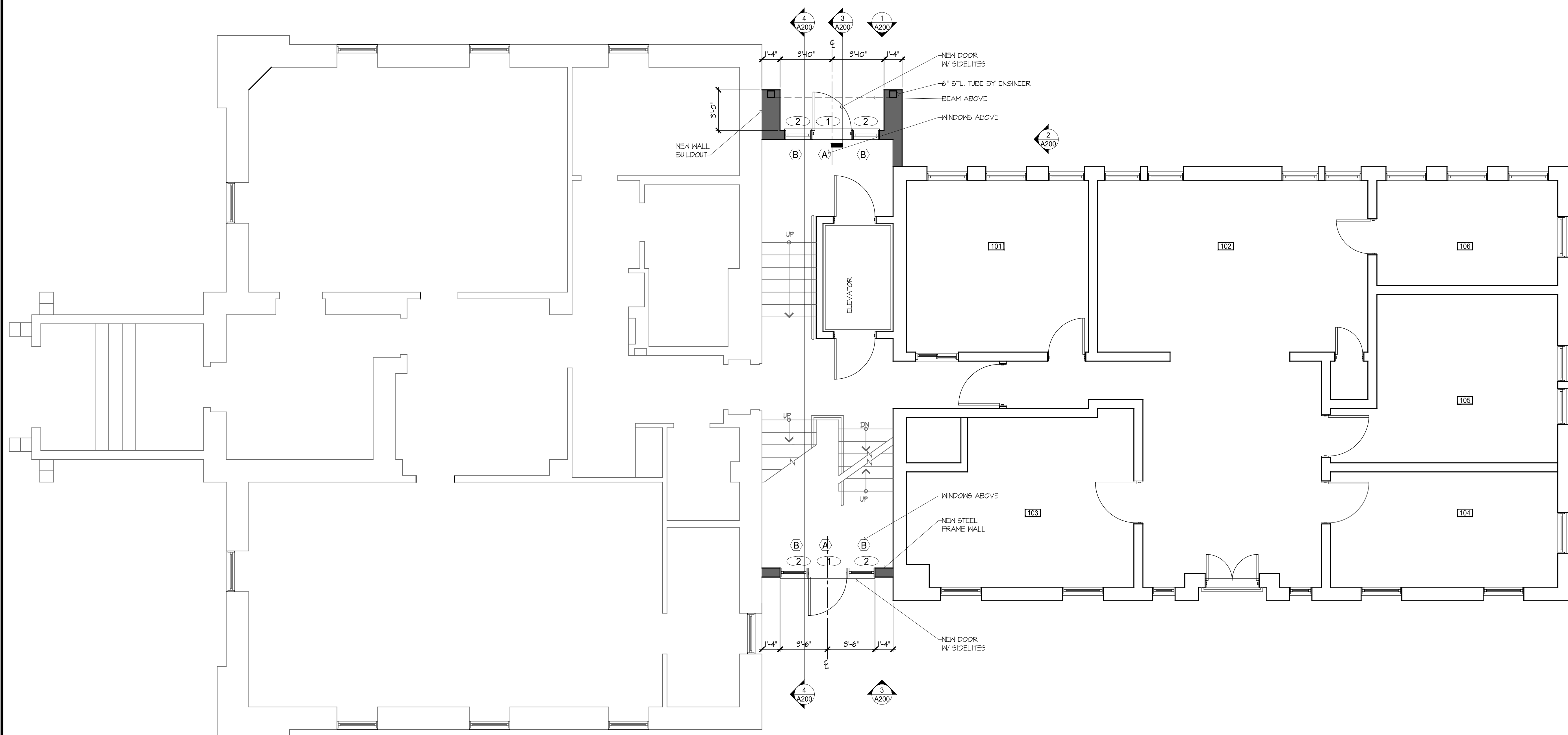
1. Refer also to Project Notes.
2. All demolition shall coincide with all new construction as described in these construction documents.
3. Base bid shall include all demolition work as described in these construction documents.
4. Demolition work shall be limited to areas indicated on drawings and care shall be given to prevent damage to any materials or fixtures that are to remain. Any damage to the existing supporting structure, materials or fixtures that was not specified to be removed as per the demolition plan and notes will be the General Contractor's (G.C.) responsibility to repair at no additional cost to the Owner. Any repairs shall match what was existing to the greatest extent possible and be approved by the owner or, the repairs are to coincide with any new construction. All repairs shall be done in accordance with all local, state and federal regulations.
5. Any work done to a fire rated assembly, including but not limited to, the existing supporting structure, walls, floors, ceilings and openings such as doors and windows, will require the General Contractor to patch and/or replace any materials necessary to maintain the required fire rating.
6. When required, the G.C. is responsible for temporarily shoring or otherwise supporting any existing construction that is to remain while new work is being installed. Locate temporary supports in a way that prevents movement or settlement as well as any other damage to the existing structure. The G.C. will be responsible for repairing any damage caused by such movement or settlement. Removal of temporary supports shall be allowed only when new construction is efficient to support the remaining structure.
7. It is encouraged that the G.C. salvage and reuse existing items including but, not limited to, structural items, utilities, fixtures and equipment so long as these items are acceptable and their reinstallation continues to be safe, serviceable, and meet all local, state and federal regulations. Items not meeting these requirements should be cleaned and repaired, if reasonable, or removed and replaced to match existing or as described.
8. It will be the responsibility of the G.C. to take inventory of salvaged items and to store such materials off the ground in a safe and protected area free of contaminants that could further harm these items. These salvaged materials, if acceptable and serviceable, will be reused as indicated on the construction documents and/or in a similar condition in which they were removed from.
9. It will be the responsibility of the G.C. to remove any utilities that have been abandoned. Abandoned plumbing that can not be removed shall be capped within walls or below the slab. Existing plumbing drains or stacks may be reused to connect to new fixtures if said plumbing meets all current code requirements.
10. Refer also to Demolition Legend.

**Demolition Legend**

- A. All demolition work shall be worked with and in reference to new work described elsewhere in these drawings.
- B. Base bid includes closing and finishing of all work and conditions started or opened as demolition.

Demolition, walls or items to be removed: - - - - -  
Walls or items to remain: \_\_\_\_\_

1  
A101  
EXISTING/DEMO FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



**Floor Plan Notes**

1. Refer also to Project Notes.
2. Plans are based on original construction documents and/or information provided by others and not "as-builts" conditions. All dimensions must be field verified and discrepancies brought to the attention of the "Owner's Representative" as required.
3. All dimensions are to face of stud or column line unless noted otherwise (UNO).
4. All dimensions noted as "Dimensions to Maintain" (DTM) shall be built so that the clear finished construction shall meet the dimension as indicated.
5. Any work that requires off site manufacturing shall be required to take field measurements as required and submit shop drawings to the "Owner's Representative" prior to assembly of any product or be responsible for the same. This would include but, not be limited to, handrails, guardrails, cabinets, shelves, manufactured trusses, etc.
6. There shall be a 3" minimum distance from a perpendicular wall to the edge of any door or window opening.
7. Refer also to the Floor Plan Legend.
8. All structural members refer to Structural Engineer drawings.

**Floor Plan Legend**

Floor Plan, walls or items to be changed: \_\_\_\_\_

2  
A101  
NEW FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

THESE DRAWINGS ARE THE PROPERTY OF GRADY L. WOODS ARCHITECT, LLC, AND ARE NOT TO BE USED FOR MAKING ANY REPRODUCTION THEREOF, OR FOR THE CONSTRUCTION OF ANY BUILDING WITHOUT FIRST OBTAINING WRITTEN AUTHORIZATION FROM THE COPYRIGHT OWNER, GRADY L. WOODS ARCHITECT, LLC.

DATE: 08/25/13

STATUS: BID SET

| Revision Schedule |             |
|-------------------|-------------|
| Date              | Description |
|                   |             |
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DRAWN BY: MTC

CHECKED BY: GLW/PTC

PROJECT NO.: 12-18

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

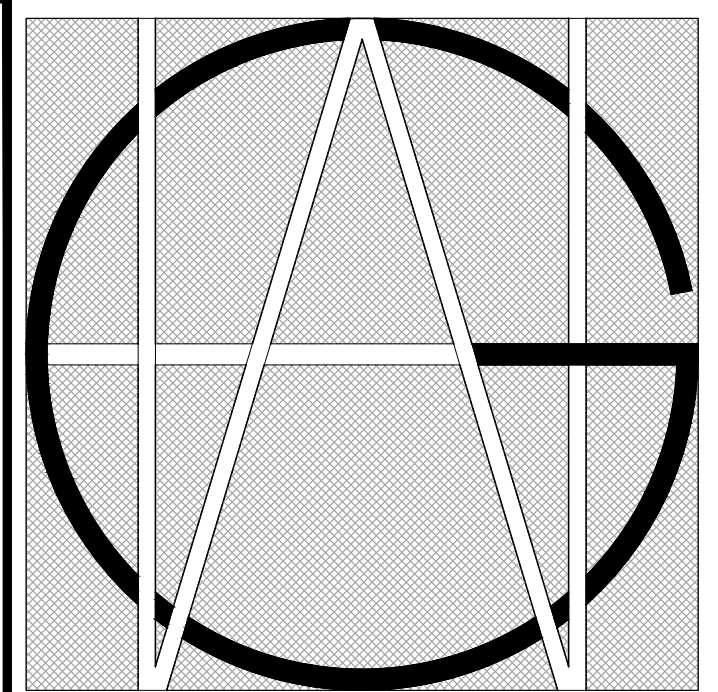
SHEET TITLE

**FIRST FLOOR**

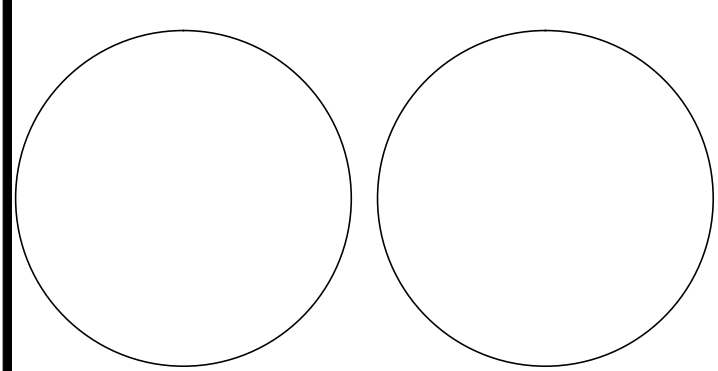
SHEET NUMBER

**A101**

ISSUED FOR REVIEW ONLY



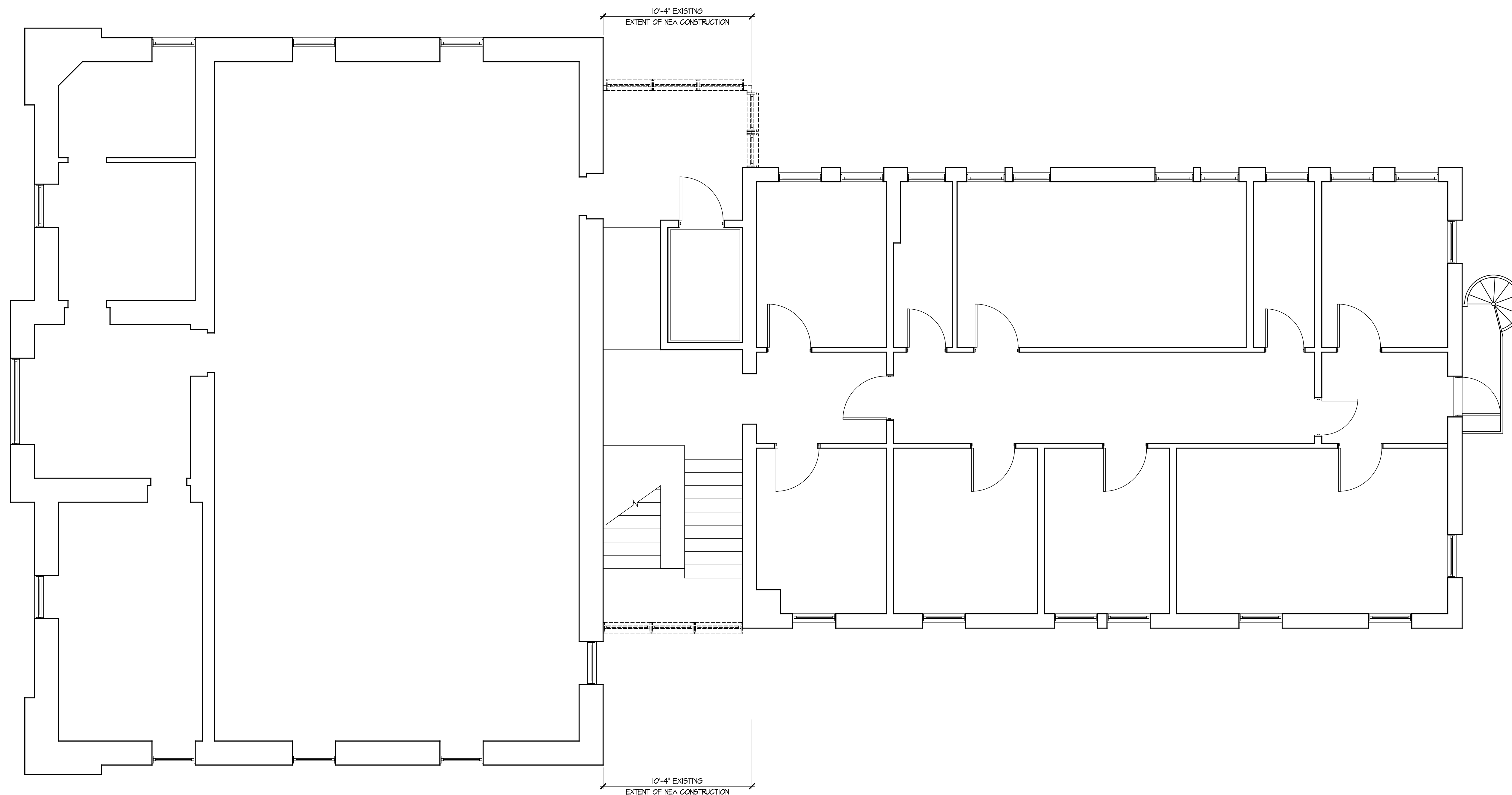
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**Demolition Notes**

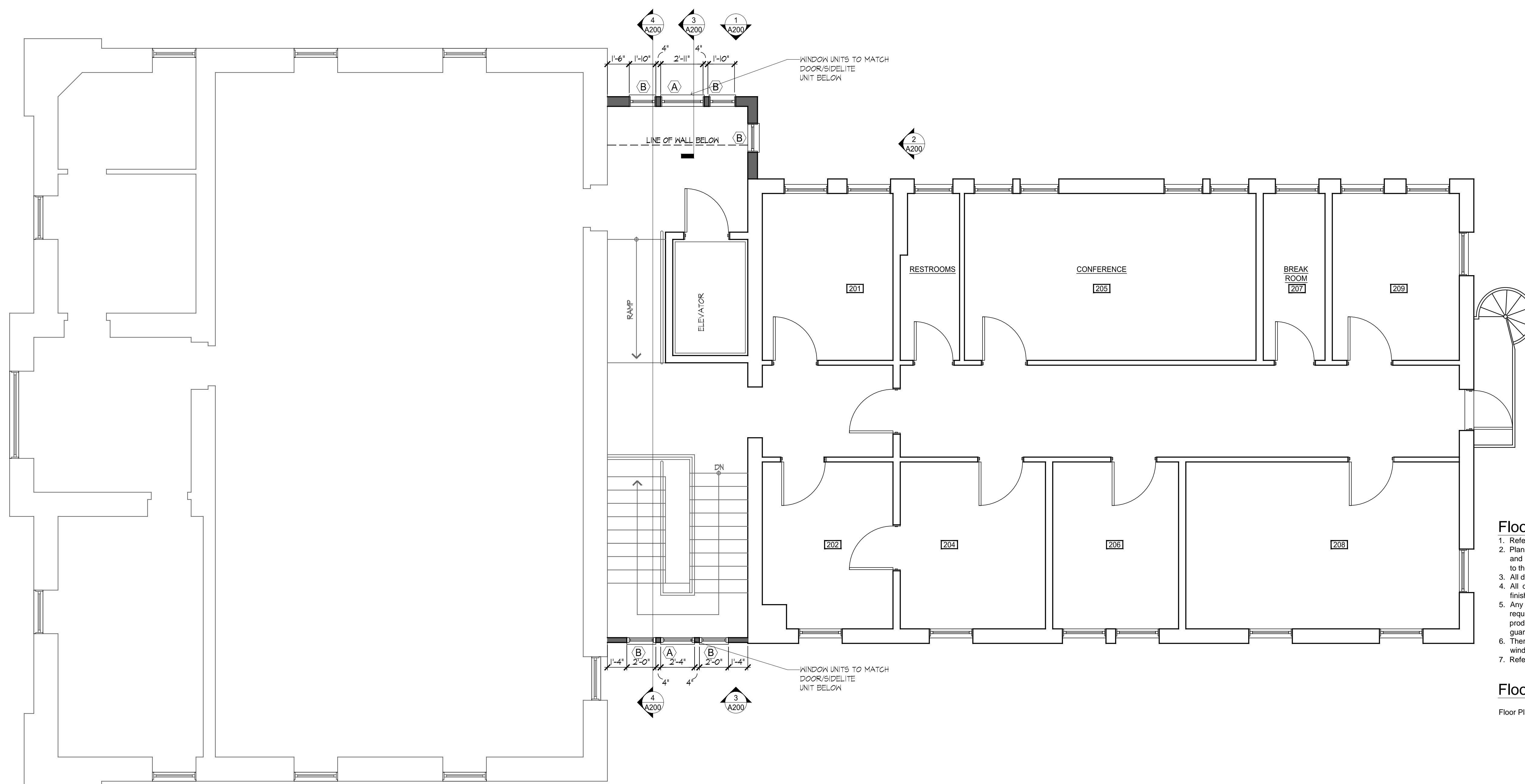
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6. When required, the G.C. is responsible for temporarily shoring or otherwise supporting any existing construction that is to remain while new work is being installed. Locate temporary supports in a way that prevents movement or settlement as well as any other damage to the existing structure. The G.C. will be responsible for repairing any damage caused by such movement or settlement. Removal of temporary supports shall be allowed only when new construction is efficient to support the remaining structure.
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- B. Base bid includes closing and finishing of all work and conditions started or opened as demolition.

Demolition, walls or items to be removed: - - - - -  
 Walls or items to remain: \_\_\_\_\_

1  
 A102 EXISTING/DEMO SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



**Floor Plan Notes**

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3. All dimensions are to face of stud or column line unless noted otherwise (UNO).
4. All dimensions noted as "Dimensions to Maintain" (DTM) shall be built so that the clear finished construction shall meet the dimension as indicated.
5. Any work that requires off site manufacturing shall be required to take field measurements as required and submit shop drawings to the "Owner's Representative" prior to assembly of any product or be responsible for the same. This would include but, not be limited to, handrails, guardrails, cabinets, shelves, manufactured trusses, etc.
6. There shall be a 3" minimum distance from a perpendicular wall to the edge of any door or window opening.
7. Refer also to the Floor Plan Legend.

**Floor Plan Legend**

Floor Plan, walls or items to be changed: \_\_\_\_\_

2  
 A102 NEW SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

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DATE: 08/25/13

STATUS: BID SET

| Revision Schedule |             |
|-------------------|-------------|
| Date              | Description |
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|                   |             |
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DRAWN BY: MTC

CHECKED BY: GLW/PTC

PROJECT NO.: 12-18

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

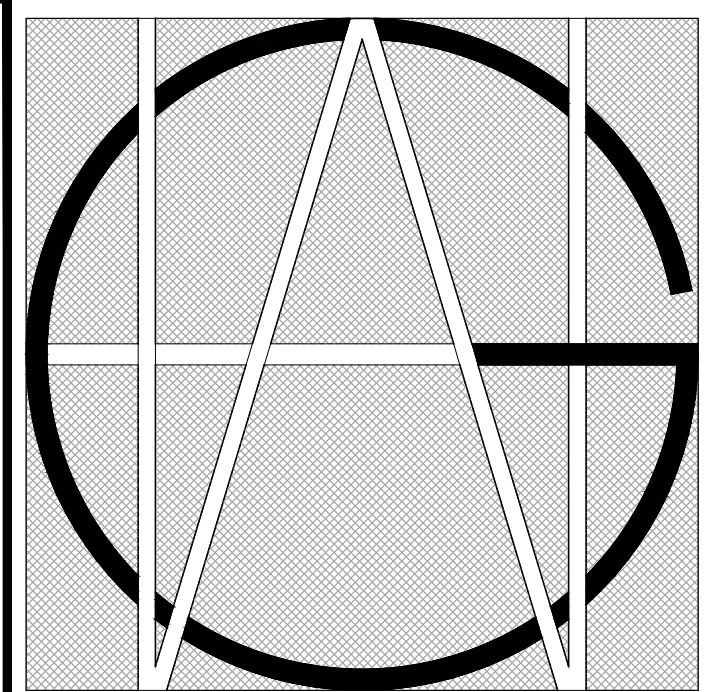
SHEET TITLE

**SECOND FLOOR**

SHEET NUMBER

**A102**

ISSUED FOR REVIEW ONLY

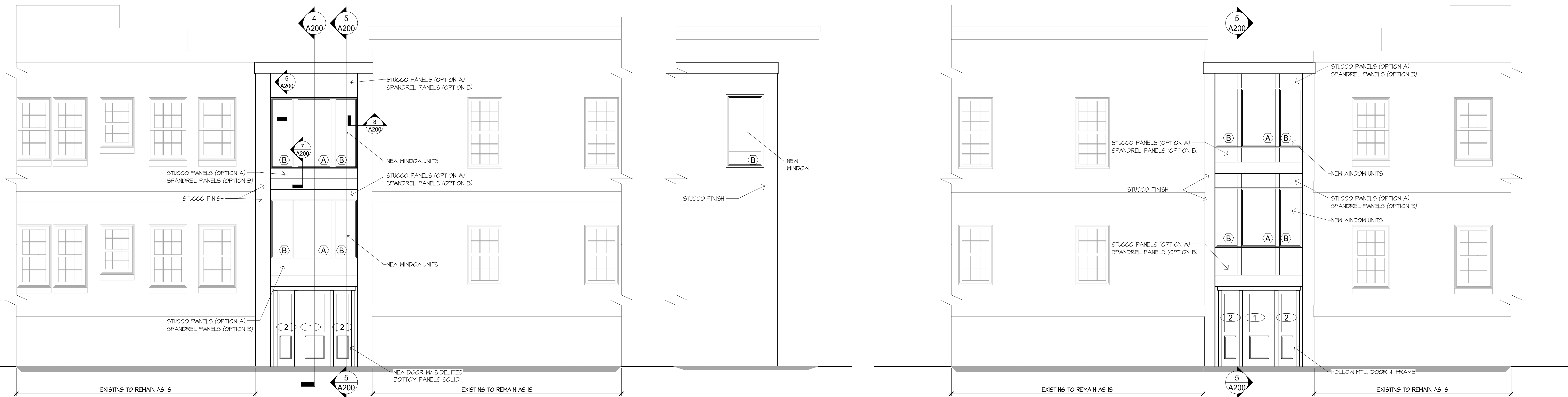


**GRADY L. WOODS ARCHITECT, LLC**  
 CHARLESTON SAVANNAH ASHEVILLE

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 RIDGELAND, SC 29936

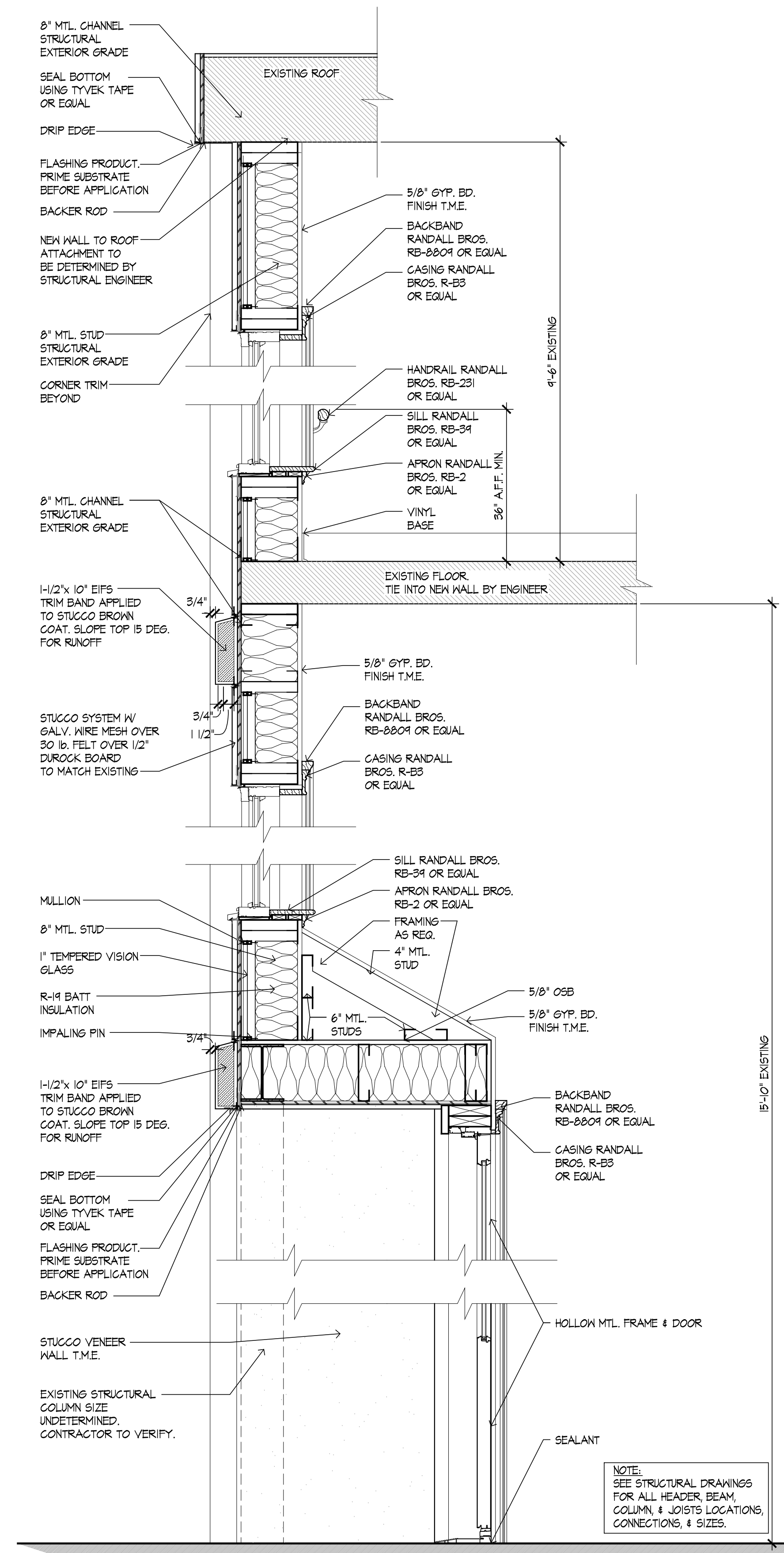
PHONE: 843.726.6730



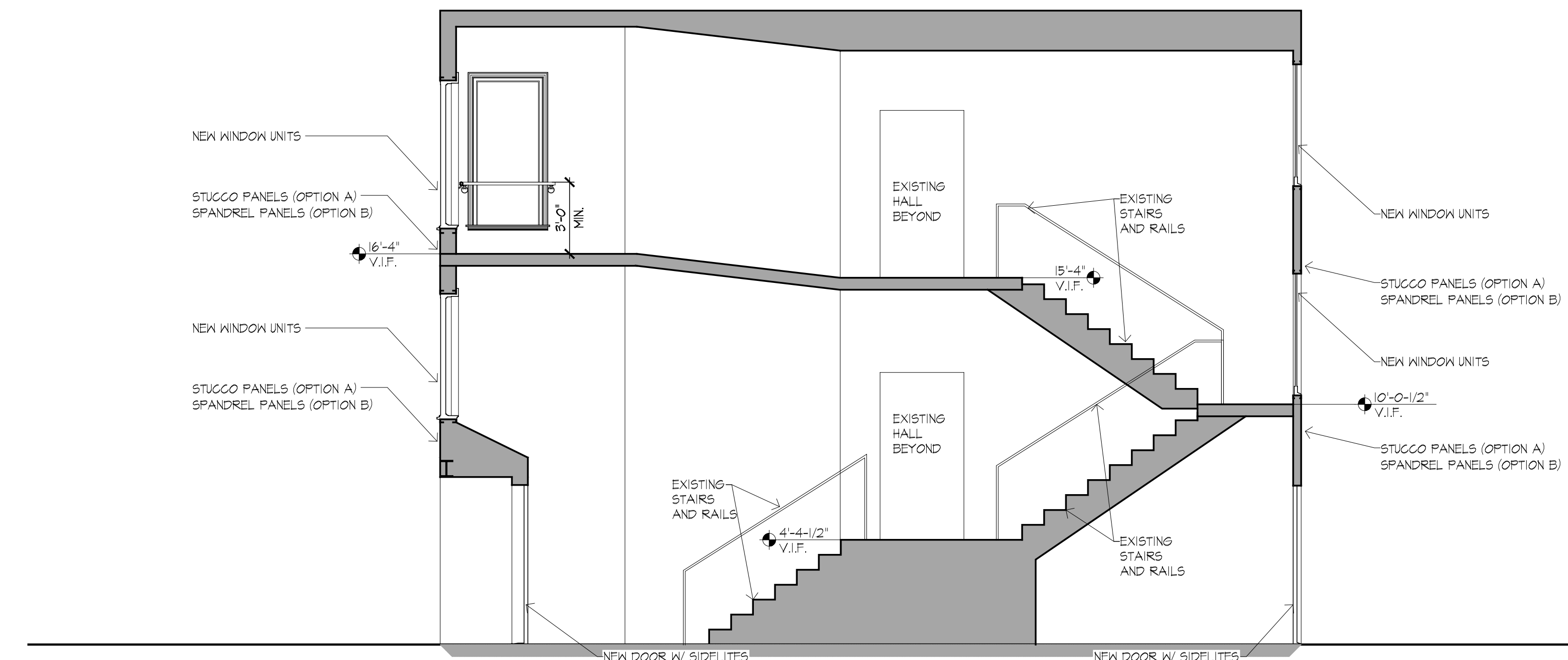
1 PARTIAL SOUTH ELEVATION  
 SCALE: 1/4" = 1'-0"

2 PARTIAL SIDE ELEVATION  
 SCALE: 1/4" = 1'-0"

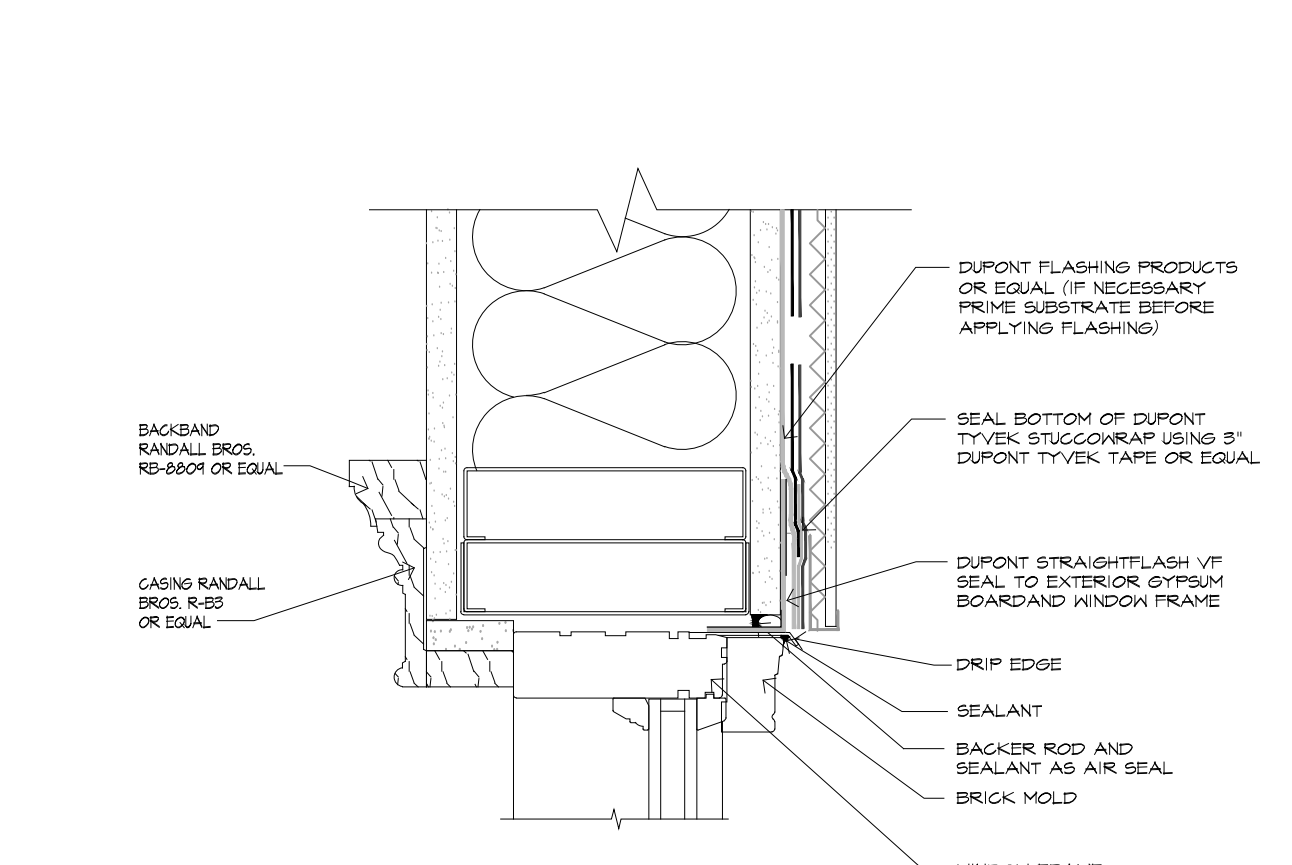
3 PARTIAL NORTH ELEVATION  
 SCALE: 1/4" = 1'-0"



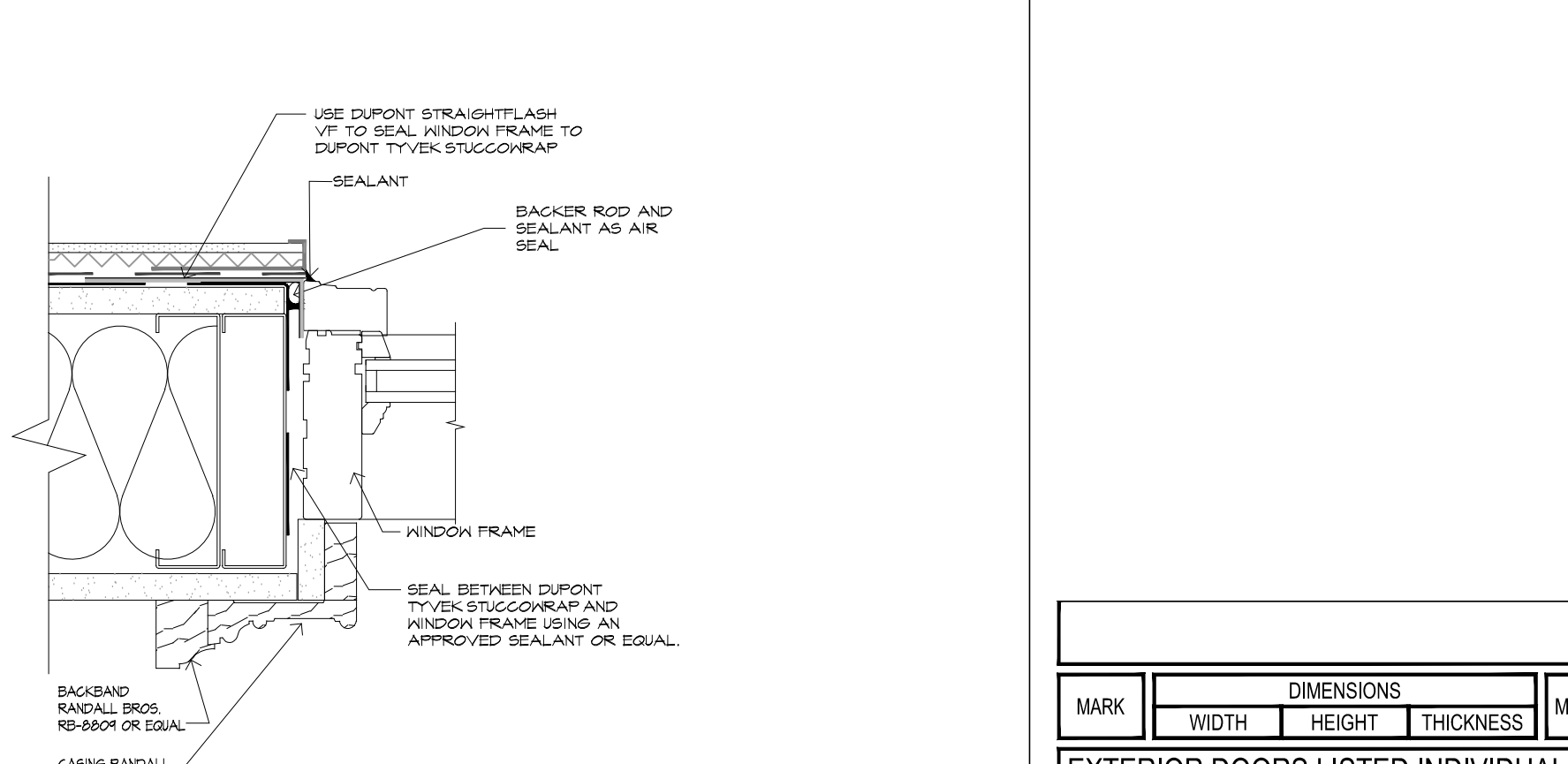
4 SECTION @ ENTRY  
 SCALE: 1" = 1'-0"



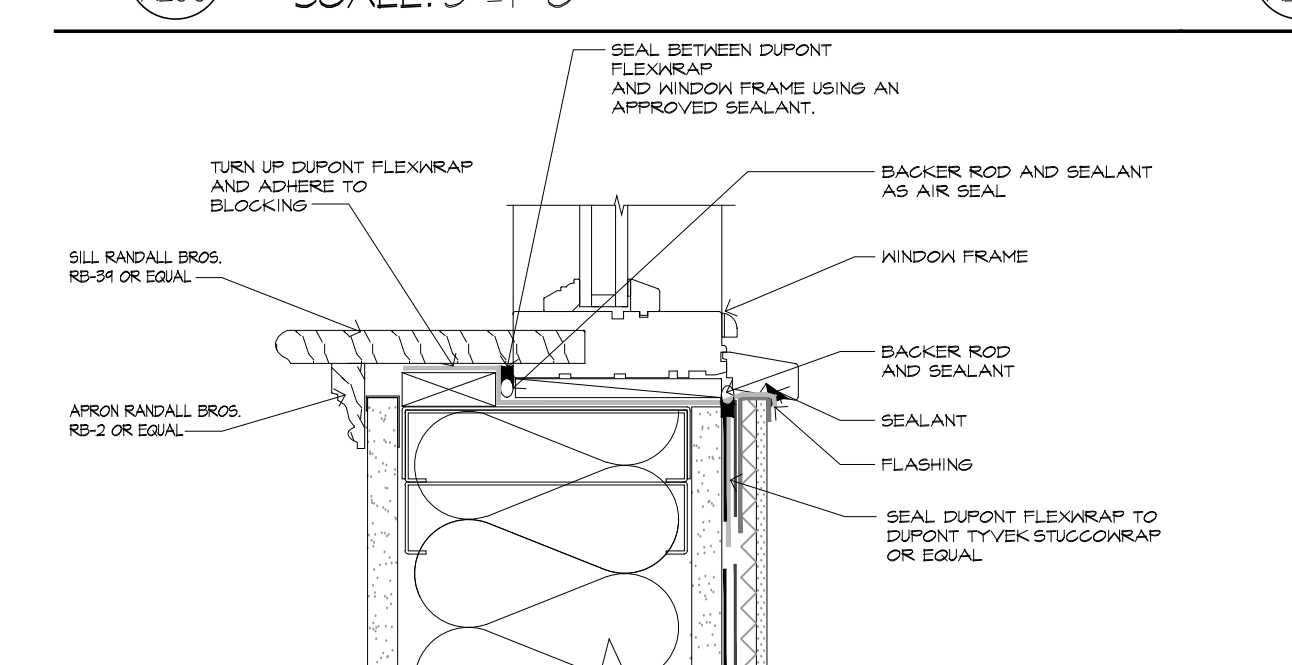
5 BUILDING SECTION  
 SCALE: 1/4" = 1'-0"



6 HEAD DETAIL  
 SCALE: 3" = 1'-0"



7 JAMB DETAIL  
 SCALE: 3" = 1'-0"



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

| DOOR SCHEDULE                      |            |        |           |          |                   |      |       |          |   |
|------------------------------------|------------|--------|-----------|----------|-------------------|------|-------|----------|---|
| MARK                               | DIMENSIONS |        |           | MATERIAL | CODE REQUIREMENTS |      |       | HARDWARE | REMARKS   |
|                                    | WIDTH      | HEIGHT | THICKNESS |          | U/F               | SHGC |       |          |   |
| EXTERIOR DOORS LISTED INDIVIDUALLY |            |        |           |          |                   |      |       |          |   |
| 1                                  | 3'-0"      | 6'-8"  | 1-3/4"    | MTL/GLS  |                   |      | DHW-1 |          | PUSH BAR PANIC HARDWARE AS REQ./KEY PER MSTR. SYS.                            |
| 2                                  | 3'-0"      | 6'-8"  | 1-3/4"    | MTL/GLS  |                   |      | DHW-1 |          | PUSH BAR PANIC HARDWARE AS REQ./KEY PER MSTR. SYS.<br>ALL GLASS WILL BE LOW-E |

- DOOR SCHEDULE AND INSULATION NOTES**
- EXTERIOR DOORS TYPES TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
  - GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL OPENINGS BEFORE ORDERING OR BE RESPONSIBLE FOR THE SAME.
  - GLASS DIVIDERS SHALL BE SIMULATED AND DESIGNED SO THAT THEY CAN NOT BE REMOVED.
  - U.N.O. ALL DOORS AND WINDOW HEADER HEIGHTS SHALL ALIGN.
  - A COPY OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE ATTACHED TO AT LEAST ONE OF EACH DOOR TYPE ON THE JOB. THE INSTRUCTIONS SHALL REMAIN IN PLACE UNTIL APPROVAL BY LOCAL INSPECTORS OR A C OF O IS GRANTED.
- DOOR HARDWARE (DHW) NOTES**
- DOOR HARDWARE TO BE SELECTED BY OWNER OR OWNER'S REPRESENTATIVE.
  - MUST HAVE ADA THRESHOLDS.

| WINDOW SCHEDULE                     |       |            |        |           |          |                   |      |       |          |         |
|-------------------------------------|-------|------------|--------|-----------|----------|-------------------|------|-------|----------|---------|
| MARK                                | TYPE  | DIMENSIONS |        |           | MATERIAL | CODE REQUIREMENTS |      |       | HARDWARE | REMARKS |
|                                     |       | WIDTH      | HEIGHT | THICKNESS |          | U/F               | SHGC |       |          |         |
| EXTERIOR WINDOWS LISTED BY CATEGORY |       |            |        |           |          |                   |      |       |          |         |
| A                                   | FIXED | 3'-0"      | 5'-0"  | 8" WALL   | CLAD     |                   |      | WHW-1 | LOW-E    |         |
| B                                   | FIXED | 2'-0"      | 5'-0"  | 8" WALL   | CLAD     |                   |      | WHW-1 | LOW-E    |         |

- WINDOW SCHEDULE AND INSULATION NOTES**
- WINDOWS TYPES TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
  - GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL OPENINGS BEFORE ORDERING OR BE RESPONSIBLE FOR THE SAME.
  - GLASS DIVIDERS SHALL BE SIMULATED AND DESIGNED SO THAT THEY CAN NOT BE REMOVED.
  - U.N.O. ALL DOORS AND WINDOW HEADER HEIGHTS SHALL ALIGN.
  - A COPY OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE ATTACHED TO AT LEAST ONE OF EACH DOOR TYPE ON THE JOB. THE INSTRUCTIONS SHALL REMAIN IN PLACE UNTIL APPROVAL BY LOCAL INSPECTORS OR A C OF O IS GRANTED.
- WINDOW HARDWARE (WHW) NOTES**
- WINDOW HARDWARE TO BE SELECTED BY OWNER OR OWNER'S REPRESENTATIVE.

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DATE: 08/25/13  
 STATUS: BID SET

| Revision Schedule |             |
|-------------------|-------------|
| Date              | Description |
|                   |             |

DRAWN BY: MTC  
 CHECKED BY: GLW/PTC  
 PROJECT NO.: 12-18  
 SCALE: 1/4" = 1'-0"  
 SHEET TITLE

**ELEVATIONS**

SHEET NUMBER

**A200**

ISSUED FOR REVIEW ONLY

**STRUCTURAL DESIGN CRITERIA**

|  |  |
|--|--|
| <b>BUILDING CODE</b>                           |  |
| 2012 INTERNATIONAL BUILDING CODE               |  |
| <b>GRAVITY LOADS (ASCE 7-10)</b>               |  |
| 1. ROOF LIVE LOADS                             | EXISTING CONNECTOR ROOF ..... 20 PSF   |
| 2. FLOOR LIVE LOADS                            | EXISTING CONNECTOR FLOOR ..... 100 PSF |
| 3. DEAD LOAD ALLOWANCE:                        |  |
| A. UNIFORMLY DISTRIBUTED DEAD LOADS:           | EXISTING CONNECTOR ROOF ..... 30 PSF   |
|  | EXISTING CONNECTOR FLOOR ..... 60 PSF  |
| <b>SNOW LOADS (ASCE 7-10)</b>                  |  |
| GROUND SNOW LOAD, $P_g = 5$ PSF (C1-1.0)       |  |
| <b>WIND LOADS (ASCE 7-10)</b>                  |  |
| BASIC WIND SPEED (3 SEC GUST) = 134 MPH        |  |
| RISK CATEGORY = II                             |  |
| IMPORTANCE FACTOR = 1.00                       |  |
| MWFRS EXPOSURE = B                             |  |
| $G_{CF} = 1.0$                                 |  |
| COMPONENTS & CLADDING:                         |  |
| WALL WIND PRESSURE = 37.5 PSF                  |  |
| <b>SEISMIC CRITERIA (IBC 2012/ASCE 7-10)</b>   |  |
| RISK CATEGORY = II                             |  |
| IMPORTANCE FACTOR = 1.00                       |  |
| DESIGN CATEGORY = D                            |  |
| SITE CLASS = D                                 |  |
| $S_s = 0.140$ g                                |  |
| $S_1 = 0.235$ g                                |  |
| $S_D1 = 0.596$ g                               |  |
| $S_D1 = 0.502$ g                               |  |
| SEISMIC FORCE RESISTING SYSTEM:                |  |
| RESISTANCE FROM EXISTING STRUCTURE             |  |
| SEISMIC RESPONSE COEFFICIENT, $C_s = 0.90$     |  |
| RESPONSE MODIFICATION FACTOR, $R = 2$          |  |
| ANALYSIS PROCEDURE = EQUIVALENT LATERAL FORCE  |  |
| DESIGN BASE SHEAR = 5 K (FOR ENTRY RENOVATION) |  |

**STRUCTURAL ABBREVIATIONS**

|           |                           |        |                         |
|-----------|---------------------------|--------|-------------------------|
| (#)       | QUANTITY                  | LBS.   | POUNDS                  |
| AB        | ANCHOR BOLT               | LD.    | LONG                    |
| ABV.      | ABOVE                     | LL     | LIVE LOAD               |
| ADD'L     | ADDITIONAL                | LLV    | LONG LEG VERTICAL       |
| AFF       | ABOVE FINISHED FLOOR      | LH     | LONG LEG HORIZONTAL     |
| ARCH.     | ARCHITECTURAL             | LSL    | LAMINATED STRAND LUMBER |
| BFF       | BELOW FINISHED FLOOR      | LVL    | LAMINATED VENEER LUMBER |
| BP        | BASE PLATE                | MAX    | MAXIMUM                 |
| BRG.      | BEARING                   | MIN.   | MINIMUM                 |
| C         | CHANNEL                   | M.O.   | MASONRY OPENING         |
| CJ        | CONTROL JOINT             | M      | MAXIMUM                 |
| CLR       | CLEAR                     | P.C.   | PIECE                   |
| CONC.     | CONCRETE                  | PL     | PLATE                   |
| COL       | COLUMN                    | PLF    | POUNDS PER LINEAR FOOT  |
| DIA. or Ø | DIAMETER                  | PSF    | POUNDS PER SQUARE FOOT  |
| DIAG.     | DIAGONAL                  | PSL    | PARALLEL STRAND LUMBER  |
| DL        | DEAD LOAD                 | P.T.   | PRESSURE TREATED        |
| E.F.      | EACH FACE                 | REINF. | REINFORCEMENT           |
| ELEV.     | ELEVATION                 | SJ     | SAW JOINT               |
| E.S.      | EACH SIDE                 | SF     | SPRUCE/PINE/FIR         |
| E.W.      | EACH WAY                  | SYP    | SOUTHERN YELLOW PINE    |
| FIN. FLR. | FINISHED FLOOR            | T&B    | TOP & BOTTOM            |
| FT. or'   | FEET                      | TBR    | TO BE REMOVED           |
| FTG.      | FOOTING                   | TJ     | LEVEL TRUS JOIST        |
| GALV.     | GALVANIZED                | T.O.S. | TOP OF STEEL            |
| GA        | GAUGE                     | T.O.F. | TOP OF FOOTING          |
| GB        | GRADE BEAM                | U.N.O. | UNLESS NOTED OTHERWISE  |
| HORIZ.    | HORIZONTAL                | VERT.  | VERTICAL                |
| HSS       | HOLLOW STRUCTURAL SECTION | W.P.   | WORK POINT              |
| IN. or"   | INCH                      | WF     | WIDE FLANGE             |
| JST       | JOIST                     | WL     | WIND LOAD               |
| K         | KIPS                      | WWF    | WELDED WIRE FABRIC      |
| KSI       | KIPS PER SQUARE INCH      | W      | WITH                    |
| L         | ANGLE                     |        |                         |

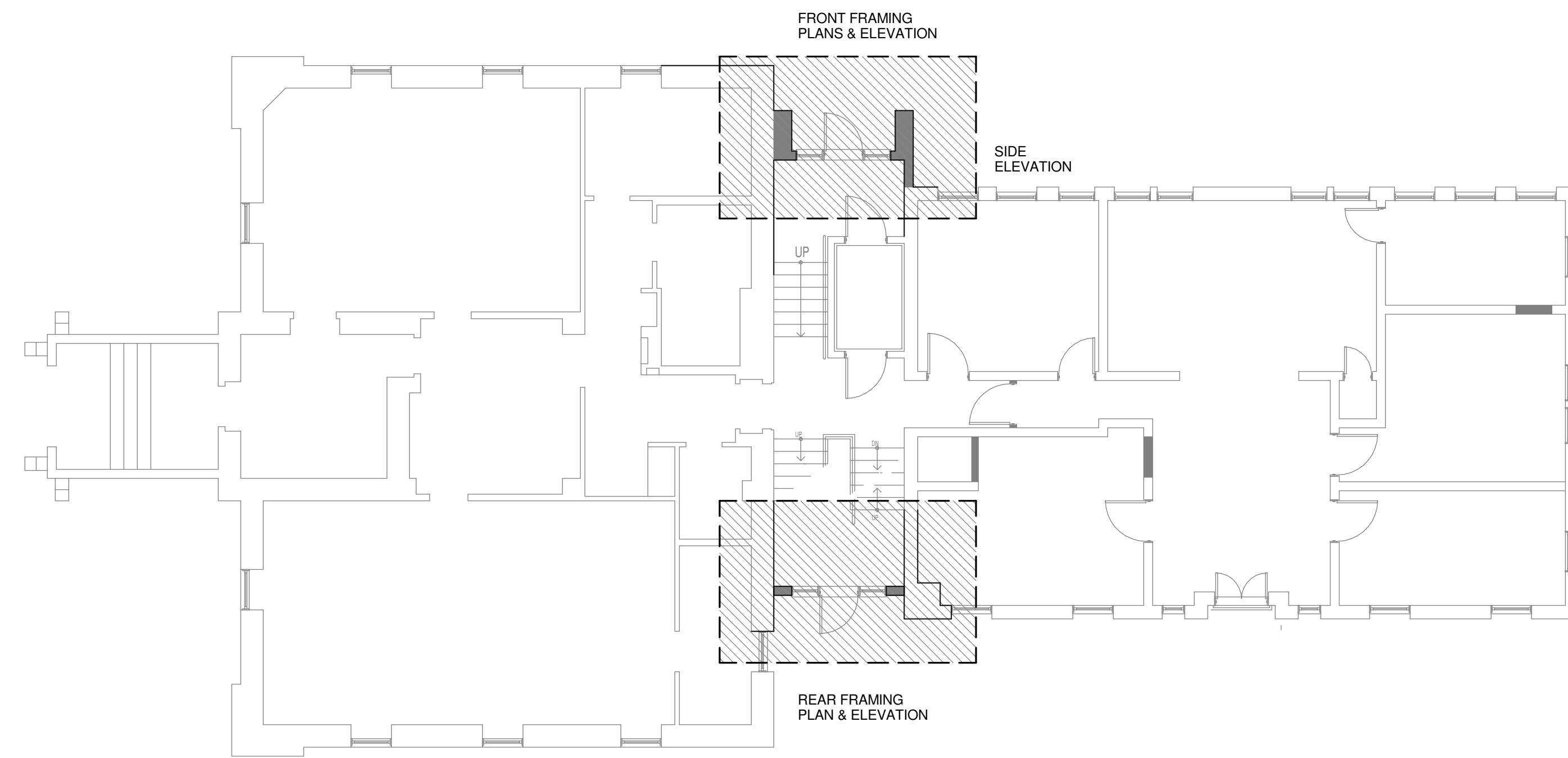
**GENERAL STRUCTURAL NOTES**

- GENERAL REQUIREMENTS**
- WHERE A SECTION OR DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY TO ALL SIMILAR CONDITIONS.
  - THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
  - DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS SHOWN ON PLANS.
  - CONTRACTOR SHALL COORDINATE AND VERIFY ALL DIMENSIONS AND ELEVATIONS SHOWN HEREIN WITH ARCHITECTURAL PLANS, SECTIONS, AND DETAILS PRIOR TO CONSTRUCTION OR MATERIAL PURCHASE AND SHALL NOTIFY ARCHITECT IN WRITING OF DISCREPANCIES. SEE ARCHITECTURAL DRAWING FOR ALL DIMENSIONS AND ELEVATIONS NOT SHOWN HEREIN.
  - WHERE SPECIFIED, SIMPSON OR HILTI ANCHORING SYSTEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS. SPECIAL ATTENTION SHALL BE GIVEN TO THE DRILLING, CLEANING, AND PREPARATION OF HOLES. WHERE ADHESIVE ANCHORS ARE SHOWN, SPECIAL ATTENTION SHALL BE GIVEN TO THE REQUIRED MIXING, APPLICATION, AND CURING TIME OF ADHESIVE TYPE SPECIFIED.
  - DIMENSIONS INDICATED RELATIVE TO EXISTING STRUCTURE ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION OR MATERIALS PURCHASE. CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING OF DISCREPANCIES.
- STRUCTURAL SPECIAL INSPECTIONS**
- SPECIAL STRUCTURAL TESTS AND INSPECTIONS SHALL BE PERFORMED ON THIS PROJECT IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 17 OF THE 2012 INTERNATIONAL BUILDING CODE (IBC). THE FOLLOWING DOCUMENTS HAVE BEEN PREPARED FOR THIS PROJECT AS A PART OF THESE CONSTRUCTION DOCUMENTS:
    - STATEMENT OF SPECIAL INSPECTIONS
    - SCHEDULE OF SPECIAL INSPECTIONS
    - STATEMENT OF SPECIAL INSPECTIONS REQUIREMENTS FOR WIND RESISTANCE
    - STATEMENT OF SPECIAL INSPECTIONS REQUIREMENTS FOR SEISMIC RESISTANCE
  - SPECIAL STRUCTURAL TESTS AND INSPECTIONS SHALL BE PERFORMED BY AN AGENCY SELECTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER OF RECORD. THE AGENCY SHALL MEET ALL OF THE REQUIREMENTS FOR APPROVAL INDICATED IN 2012 IBC SECTION 1703.1. SPECIAL INSPECTORS SHALL BE QUALIFIED PERSONS WHO SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE BUILDING OFFICIAL FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.
  - THE CONTRACTOR SHALL COORDINATE THE INSPECTION SERVICES IN ACCORDANCE WITH THE PROGRESS OF THE WORK. THE CONTRACTOR SHALL PROVIDE SUFFICIENT NOTICE TO THE INSPECTOR TO ALLOW PROPER SCHEDULING OF PERSONNEL.
  - ALL REPORTS AND SHOP CERTIFICATION OF SPECIAL INSPECTIONS TO BE PERFORMED ON THE PREMISES OF A FABRICATOR'S SHOP SHALL BE SUBMITTED TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING THESE REPORTS TO THE SPECIAL INSPECTOR, THE ARCHITECT, AND THE ENGINEER OF RECORD IN A TIMELY MANNER.
  - THE COSTS OF THE INSPECTOR'S SERVICES SHALL BE PAID FOR BY THE OWNER.
  - SPECIAL INSPECTORS SHALL KEEP A RECORD OF ALL INSPECTIONS PERFORMED. COPIES OF ALL INSPECTIONS SHALL BE FURNISHED TO THE BUILDING OFFICIAL, THE ARCHITECT, AND THE ENGINEER OF RECORD WITHIN 48 HOURS OF THE INSPECTION.
  - REPORTS SHALL INDICATE THAT THE WORK WAS PERFORMED AND CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. WORK NOT IN CONFORMANCE SHALL BE IDENTIFIED IN THE REPORT AND SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR.
  - A FINAL REPORT OF INSPECTIONS DOCUMENTING REQUIRED SPECIAL INSPECTIONS, INCLUDING ANY DISCREPANCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL, THE ARCHITECT, AND THE ENGINEER OF RECORD PRIOR TO COMPLETION OF THE STRUCTURAL SYSTEMS BUT AT A FREQUENCY NOT TO EXCEED 90 DAYS.

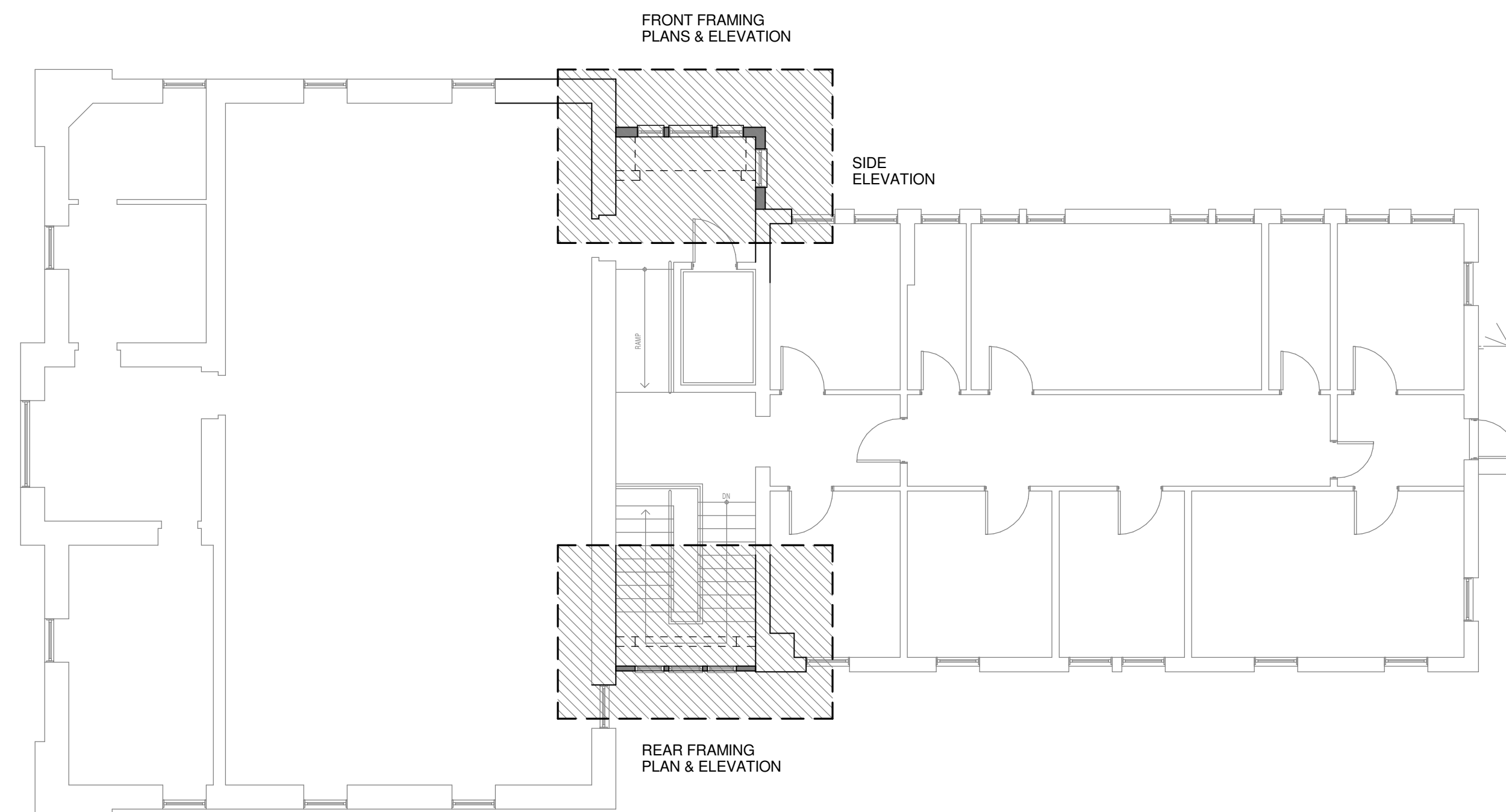
- STRUCTURAL STEEL**
- APPLICABLE STRUCTURAL STEEL CODES:
    - AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, 15TH EDITION
    - AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES
  - MATERIALS:
 

|                     |                                    |
|---------------------|------------------------------------|
| "W" SHAPES          | ASTM A992, GRADE 50                |
| STEEL TUBING        | ASTM A500, GRADE B, $F_y = 46$ KSI |
| STEEL PIPE          | ASTM A500, GRADE B, $F_y = 42$ KSI |
| ALL OTHERS          | ASTM A58                           |
| ANCHOR BOLTS        | ASTM A307                          |
| HIGH STRENGTH BOLTS | ASTM A525                          |
| ANCHOR RODS         | ASTM F1554, GRADE 36               |
| WELDING ELECTRODES  | E70 SERIES                         |
  - ALL STRUCTURAL STEEL FABRICATION SHALL BE PERFORMED BY A QUALIFIED FABRICATOR WHO PARTICIPATES IN THE AISC CERTIFICATION PROGRAM AND IS DESIGNATED AN AISC CERTIFIED PLANT, CATEGORY (STD) AT TIME OF BID. METAL FABRICATOR SHALL BE A CERTIFIED SHOP IN ACCORDANCE WITH THE REQUIREMENTS OF IBC 1704.2.2.
  - ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED ACCORDING TO THE LATEST EDITION OF AISC SPECIFICATION, DESIGN, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND RELATED PUBLICATIONS SPECIFIED THEREIN.
  - TEMPORARY BRACING OF STEEL STRUCTURAL ELEMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR. STRUCTURAL STABILITY SHALL BE MAINTAINED AT ALL TIMES DURING THE ERECTION PROCESS.
  - FIELD CONNECTIONS SHALL BE WELDED AS DETAILED. NO FIELD WELDING OF HOT-DIPPED GALVANIZED MEMBERS IS ALLOWED WITHOUT APPLICATION OF GALVANIZED TOUCH-UP PAINT. SUBMIT FOR REVIEW SHOP DRAWINGS OF STEEL DETAILS PRIOR TO FABRICATING STRUCTURAL STEEL.
  - ALL EXTERIOR ELEMENTS AND THOSE ELEMENTS NOTED TO BE GALVANIZED SHALL BEHOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123 AFTER SANDBLAST CLEANING PER SSPC-SP10.

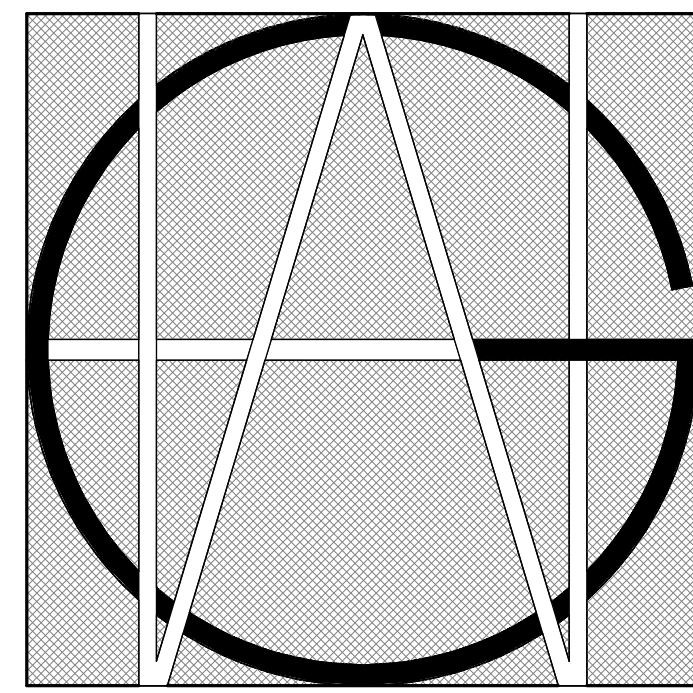
- COLD FORMED STEEL FRAMING**
- LIGHT GAUGE METAL FRAMING REQUIREMENTS:
    - AISC SPECIFICATIONS FOR THE DESIGN OF LIGHT GAUGE COLD FORMED STEEL STRUCTURAL MEMBERS.
  - LIGHT GAUGE STEEL FRAMING DETAILS SHOWN ON CONTRACT DOCUMENTS REPRESENT A MINIMUM DESIGN INTENT TO BE FOLLOWED. CONNECTIONS AND MEMBER SIZES NOT DETAILED IN CONTRACT DOCUMENTS SHALL BE DESIGNED IN DETAIL BY FABRICATOR ACCORDING TO SPECIFICATIONS AND REQUIREMENTS HEREIN. MINIMUM GAUGE OF MEMBERS IS 18 GAUGE, BUT NOT LESS THAN THAT SHOWN ON THE PLANS AND DETAILS.
  - ALL COLD FORMED STEEL FRAMING MEMBERS, THEIR DESIGN, FABRICATION AND ERECTION SHALL CONFORM TO "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" OF THE A.I.S.I., LATEST EDITION.
  - ALL FRAMING MEMBERS SHALL BE FORMED FROM STEEL CONFORMING TO ASTM A 446 WITH MINIMUM YIELD STRENGTH AS FOLLOWS:
    - 12, 14 & 16 GAUGE MEMBERS:  $F_y = 50$  KSI (GRADE D)
    - 18 & 20 GAUGE MEMBERS:  $F_y = 33$  KSI (GRADE A 2)
  - ALL FRAMING MEMBERS SHALL BE GALVANIZED WITH A G-60 COATING MEETING THE REQUIREMENTS OF ASTM A 525.
  - MEMBERS SHALL BE THE MANUFACTURER'S STANDARD "C" SHAPED STUDS / JOISTS OF THE SIZE, FLANGE WIDTH, AND GAUGE INDICATED. ALL MEMBERS SHALL HAVE A MINIMUM FLANGE RETURN OF 1/2" AND SATISFY THE MINIMUM PROPERTIES AS PER "DIETRICH INDUSTRIES", OR APPROVED EQUAL.
  - ALL WELDING SHALL BE IN CONFORMANCE WITH AMERICAN WELDING SOCIETY SPECIFICATIONS D1.3. ALL WELDS SHALL BE TOUCHED UP WITH ZINC RICH PAINT.
  - ALL STRUCTURAL MEMBERS SHALL BE PROPERLY CONNECTED TO EACH OTHER AND TO THE SUPPORTING BACK-UP FRAMING. FASTENINGS SHALL BE MADE WITH SELF TAPPING SCREWS OF SUFFICIENT SIZE TO ENSURE THE CONNECTION STRENGTH, UNLESS OTHERWISE NOTED. CONNECT ALL MEMBERS BASED ON LOADINGS; IDENTIFIED IN THE "DESIGN CRITERIA NOTES". PROVIDE BRIDGING FOR STUDS, JOISTS AND RAFTERS AT MID-SPAN AND AT A MAXIMUM SPACING NOT TO EXCEED 5'-0". ALL BRIDGING SHALL BE INSTALLED BY WELDING, CLIP ANGLES, OR OTHER APPROVED METHOD PER THE MANUFACTURER'S REQUIREMENTS.
  - PROVIDE WEB STIFFENERS AT JOIST AND RAFTER BEARING IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.
  - ALL AXIALLY LOADED STUDS SHALL HAVE FULL BEARING AGAINST THE INSIDE TRACK WEB PRIOR TO STUD AND TRACK ALIGNMENT. SPLICES IN AXIALLY LOADED STUDS ARE NOT PERMITTED. PROVIDE THE MANUFACTURER'S STANDARD TRACK CLIP ANGLES, BRACING REINFORCEMENTS, FASTENERS AND ACCESSORIES AS RECOMMENDED BY THE MANUFACTURER FOR THE APPLICATION INDICATED AND AS NEEDED TO PROVIDE A COMPLETE FRAMING SYSTEM. UNLESS OTHERWISE NOTED, INSTALL THE METAL FRAMING SYSTEM IN ACCORDANCE WITH THE MANUFACTURER WRITTEN INSTRUCTIONS AND RECOMMENDATIONS.
  - THE CONTRACTOR SHALL SUBMIT THE FOLLOWING FOR APPROVAL:
    - MANUFACTURER'S PRODUCT DATA.
    - ERECTION DRAWINGS SHOWING THE NUMBER, TYPE, LOCATION AND SPACING OF ALL MEMBERS. ALL CONNECTIONS AND ATTACHMENTS SHALL BE CLEARLY SHOWN.
    - THE PROPERTIES OF ALL FRAMING MEMBERS THAT ARE USED IN LOAD BEARING APPLICATIONS, DEMONSTRATING CONFORMANCE WITH THE MINIMUM ACCEPTABLE PROPERTIES NOTED HEREIN.
    - STRUCTURAL CALCULATIONS FOR ALL MEMBER SIZES AND CONNECTIONS NOT OTHERWISE DETAILED ON THE DRAWINGS. CALCULATIONS ARE SUBMITTED FOR RECORD ONLY.
  - FIELD CUTTING OF LIGHT GAUGE FRAMING MEMBERS SHALL BE BY SAW OR SHEAR. TORCH CUTTING IS NOT PERMITTED. SPLICING OF FRAMING COMPONENTS, OTHER THAN THE CONTINUOUS TRACK AT THE TOP AND BOTTOM OF WALLS, IS NOT PERMITTED. SPLICING OF TRACK USED IN THE CONSTRUCTION OF THE JAMB, HEAD OR SILL ASSEMBLIES OF FRAMED WALL OPENINGS IS NOT PERMITTED.



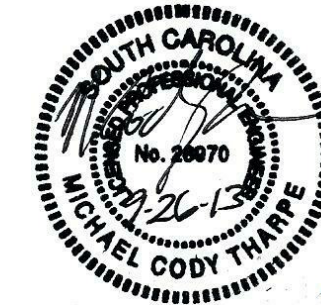
**FIRST FLOOR KEY PLAN**



**SECOND FLOOR KEY PLAN**



**GRADY L. WOODS**  
ARCHITECT, LLC  
CHARLESTON SAVANNAH ASHEVILLE



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PROJECT  
NEW CONSTRUCTION FOR:

**COLLETON COUNTY ANNEX  
BUILDING  
COLLETON COUNTY, SC**

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DATE: 09/27/2013

STATUS:

| Revision Schedule |             |
|-------------------|-------------|
| Date              | Description |
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DRAWN BY: BTH

CHECKED BY: BKS

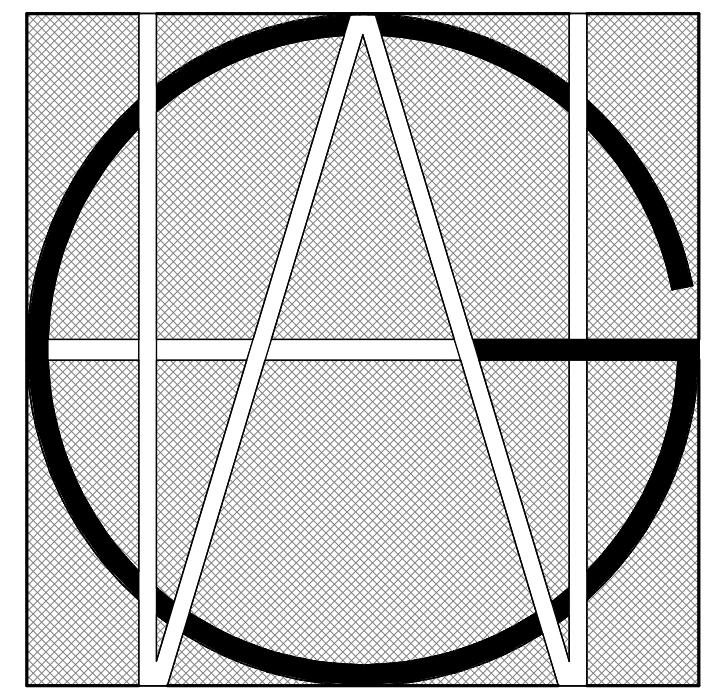
PROJECT NO.: 13.093

SCALE: As indicated

SHEET TITLE  
**STRUCTURAL  
NOTES**

SHEET NUMBER

**S001**



**GRADY L. WOODS**  
**ARCHITECT, LLC**  
 CHARLESTON SAVANNAH ASHEVILLE



MEMBERS  
 AMERICAN INSTITUTE OF ARCHITECTS

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1020 BRYAN WOODS LOOP - SUITE 2  
 SAVANNAH, GEORGIA 31410  
 912.349.7603  
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PROJECT  
 NEW CONSTRUCTION FOR:  
**COLLETON COUNTY ANNEX**  
**BUILDING**  
**COLLETON COUNTY, SC**

THESE DRAWINGS ARE THE PROPERTY OF GRADY L. WOODS ARCHITECT, LLC AND ARE NOT TO BE USED FOR MAKING ANY REPRODUCTION THEREOF, OR FOR THE CONSTRUCTION OF ANY BUILDING WITHOUT FIRST OBTAINING WRITTEN AUTHORIZATION FROM THE COPYRIGHT OWNER, GRADY L. WOODS ARCHITECT, LLC.

DATE: 09/27/2013

STATUS:

| Revision Schedule |             |
|-------------------|-------------|
| Date              | Description |
|                   |             |
|                   |             |
|                   |             |
|                   |             |

DRAWN BY: BTH

CHECKED BY: BKS

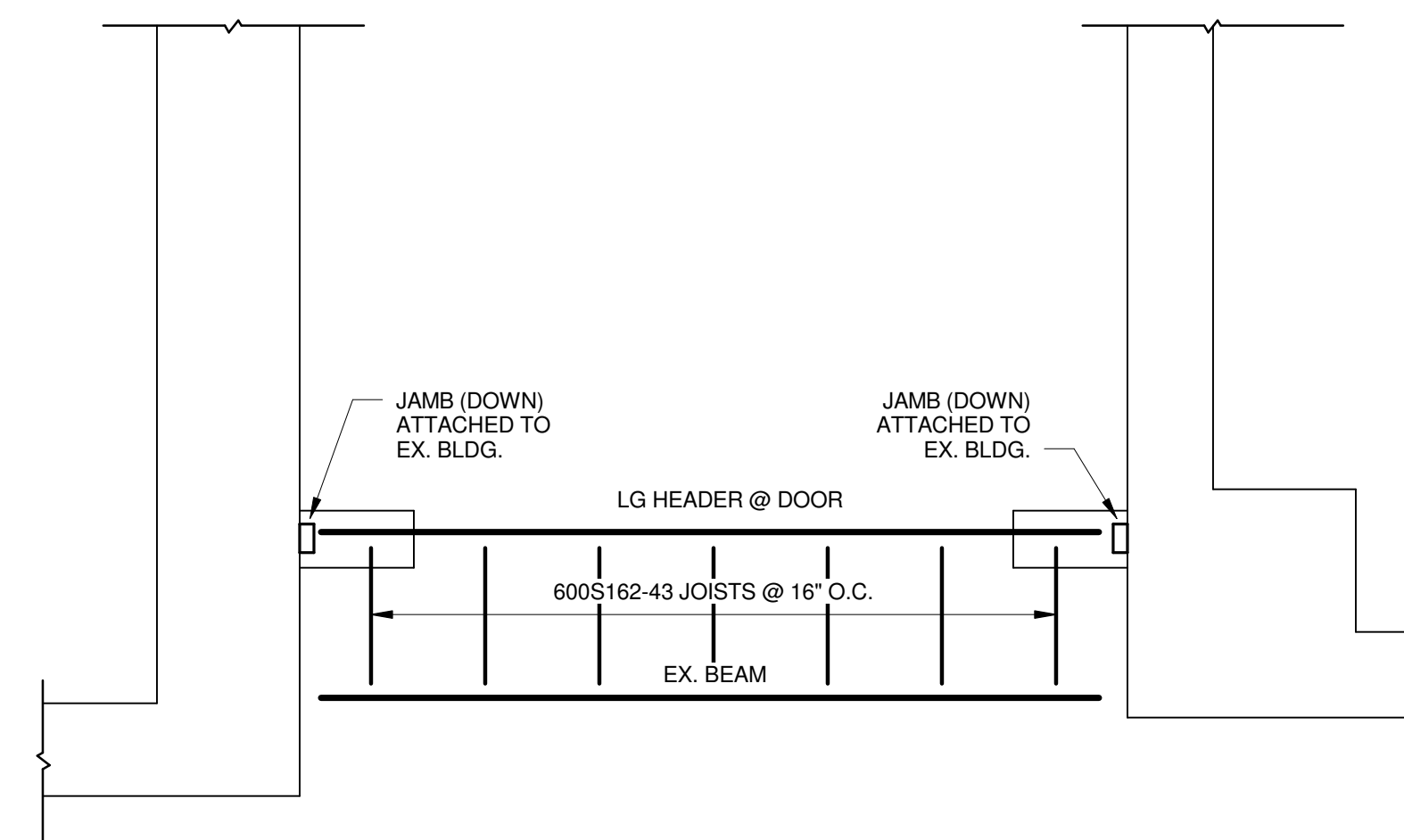
PROJECT NO.: 13.093

SCALE: As indicated

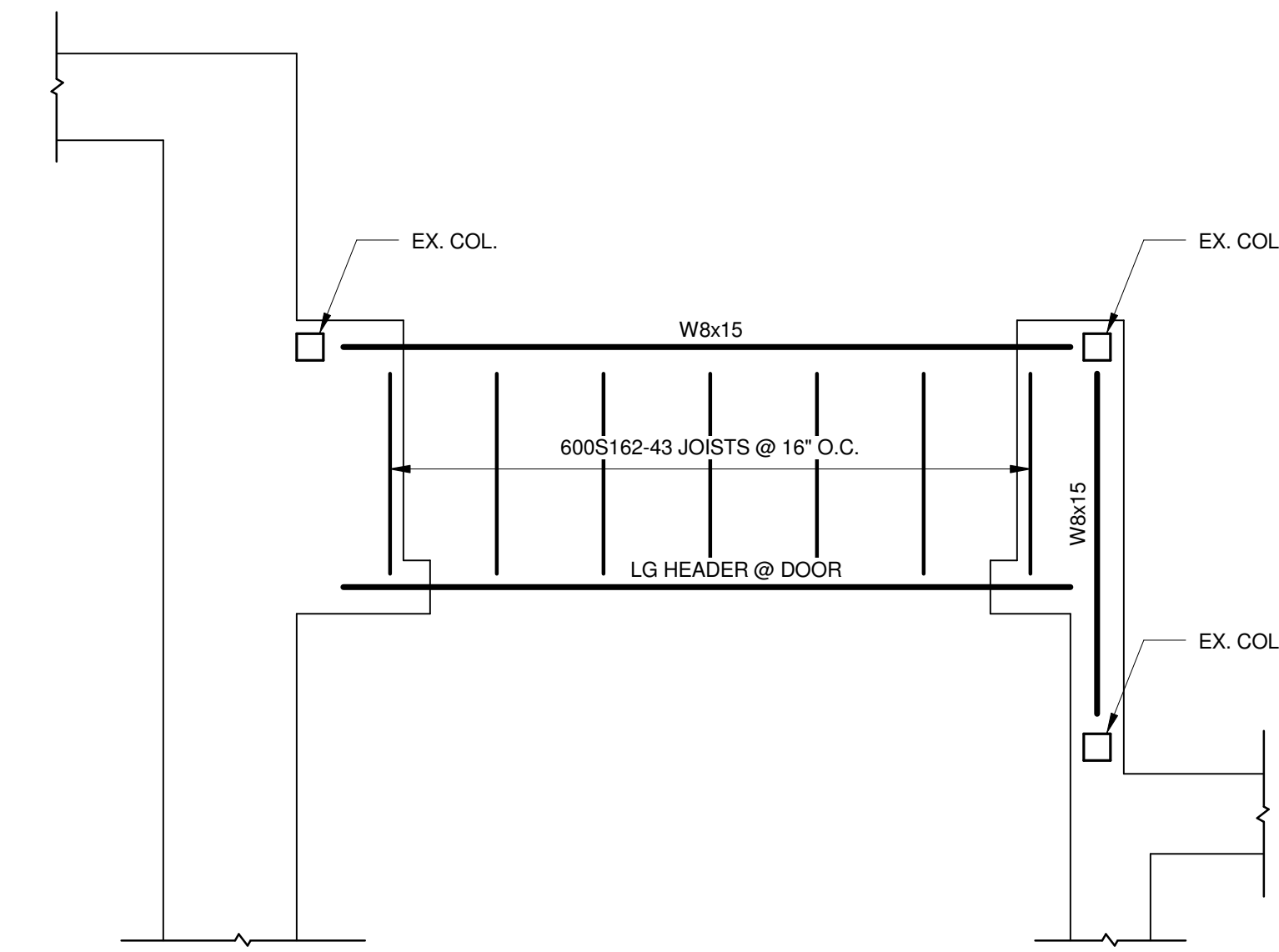
SHEET TITLE  
**PLANS AND ELEVATIONS**

SHEET NUMBER

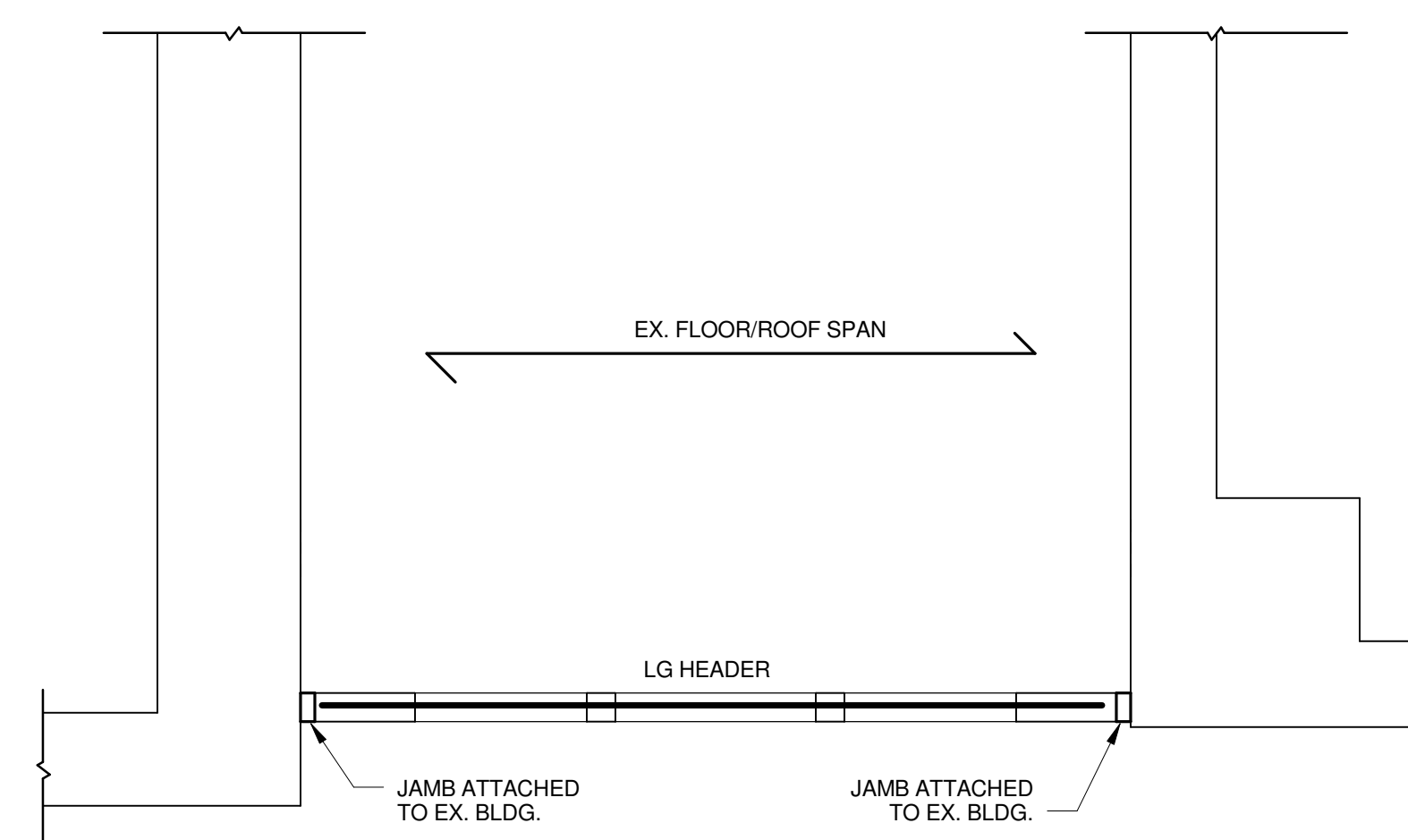
**S101**



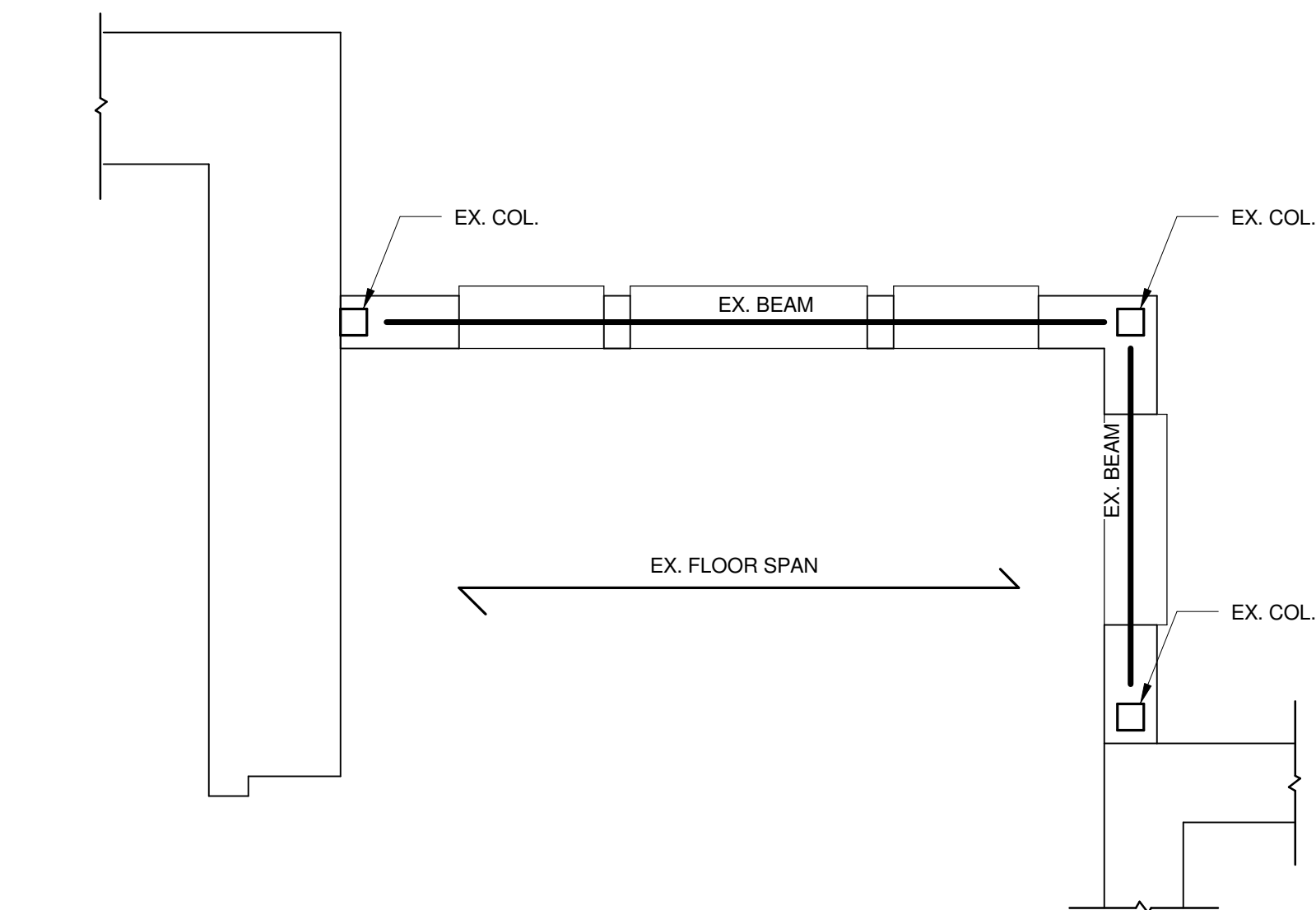
**REAR FRAMING PLAN @ 8'-0"**  
 1/2" = 1'-0"



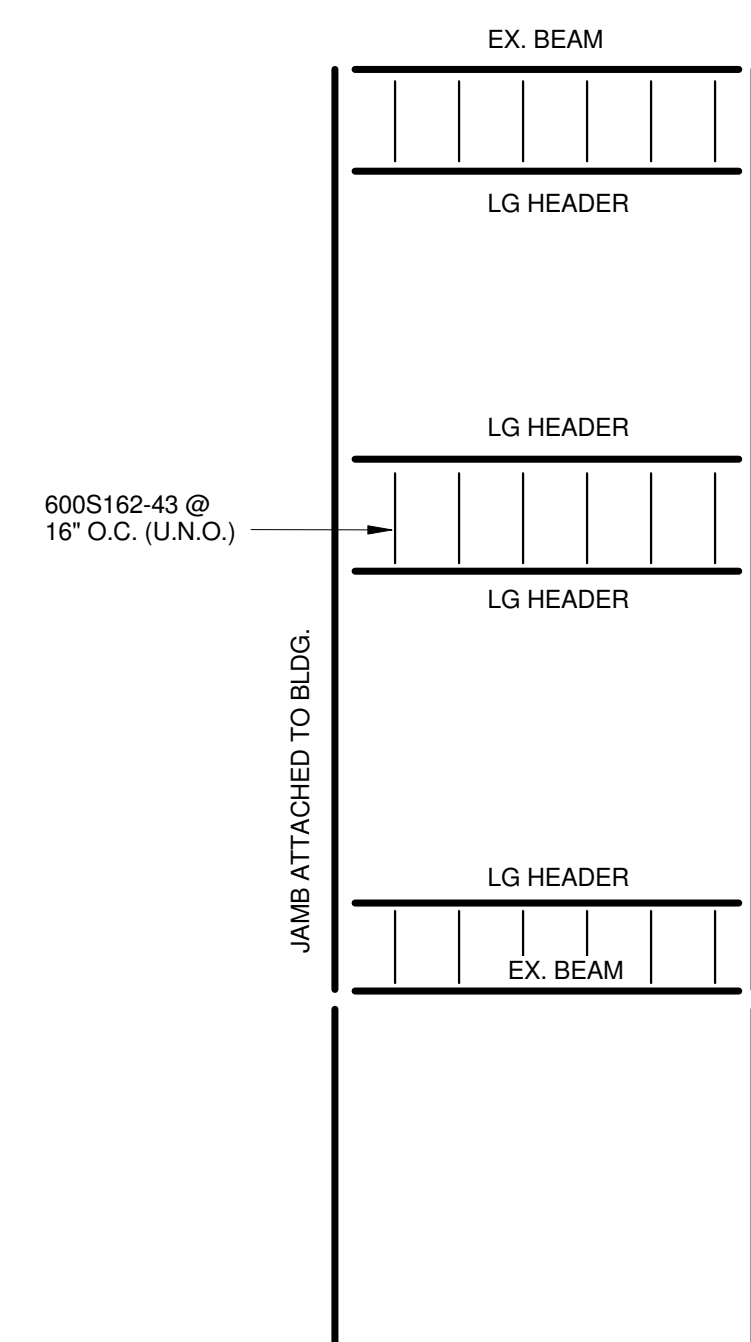
**FRONT FRAMING PLAN @ 8'-0"**  
 1/2" = 1'-0"



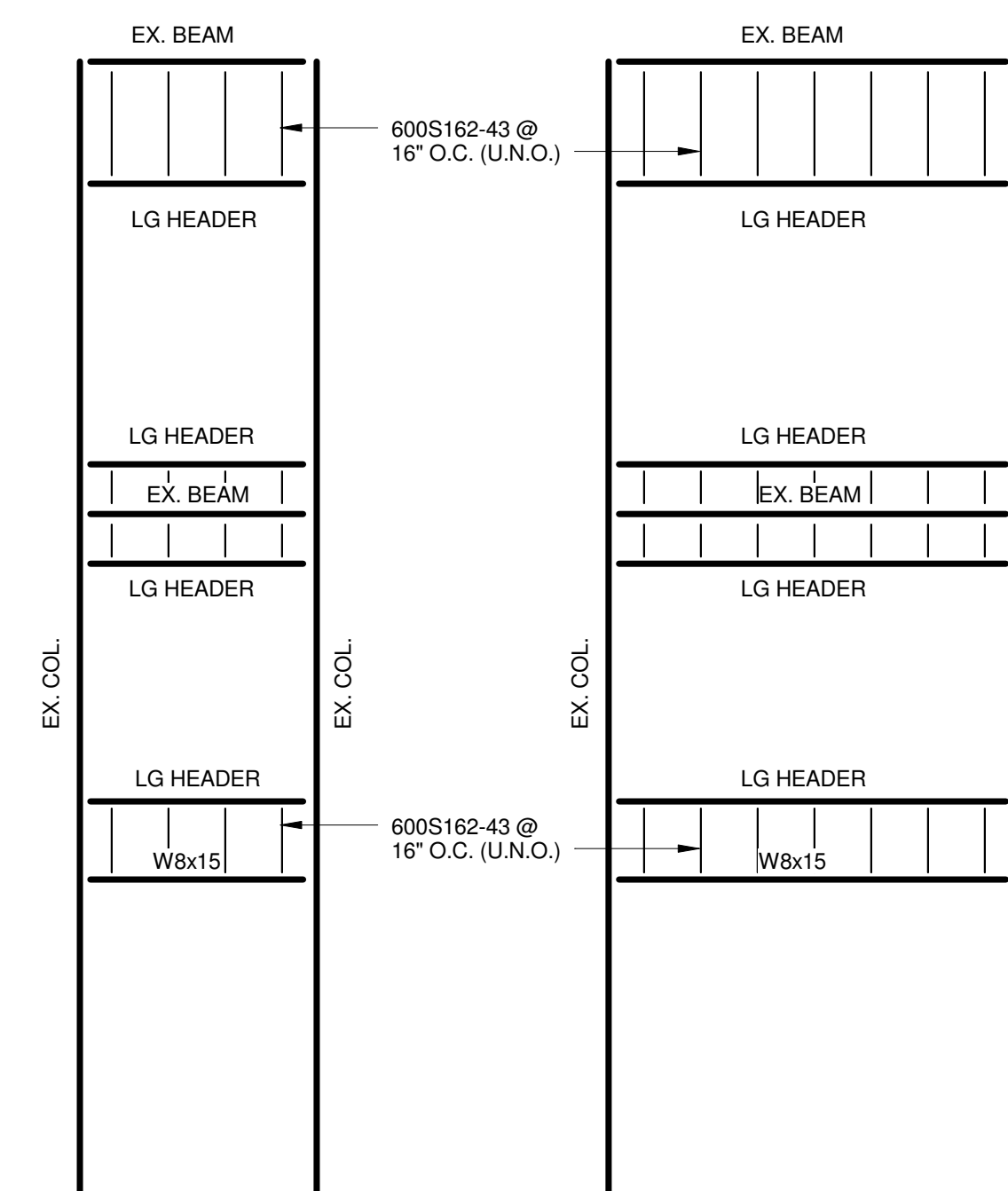
**REAR FRAMING PLAN @ 16'-0"**  
 1/2" = 1'-0"



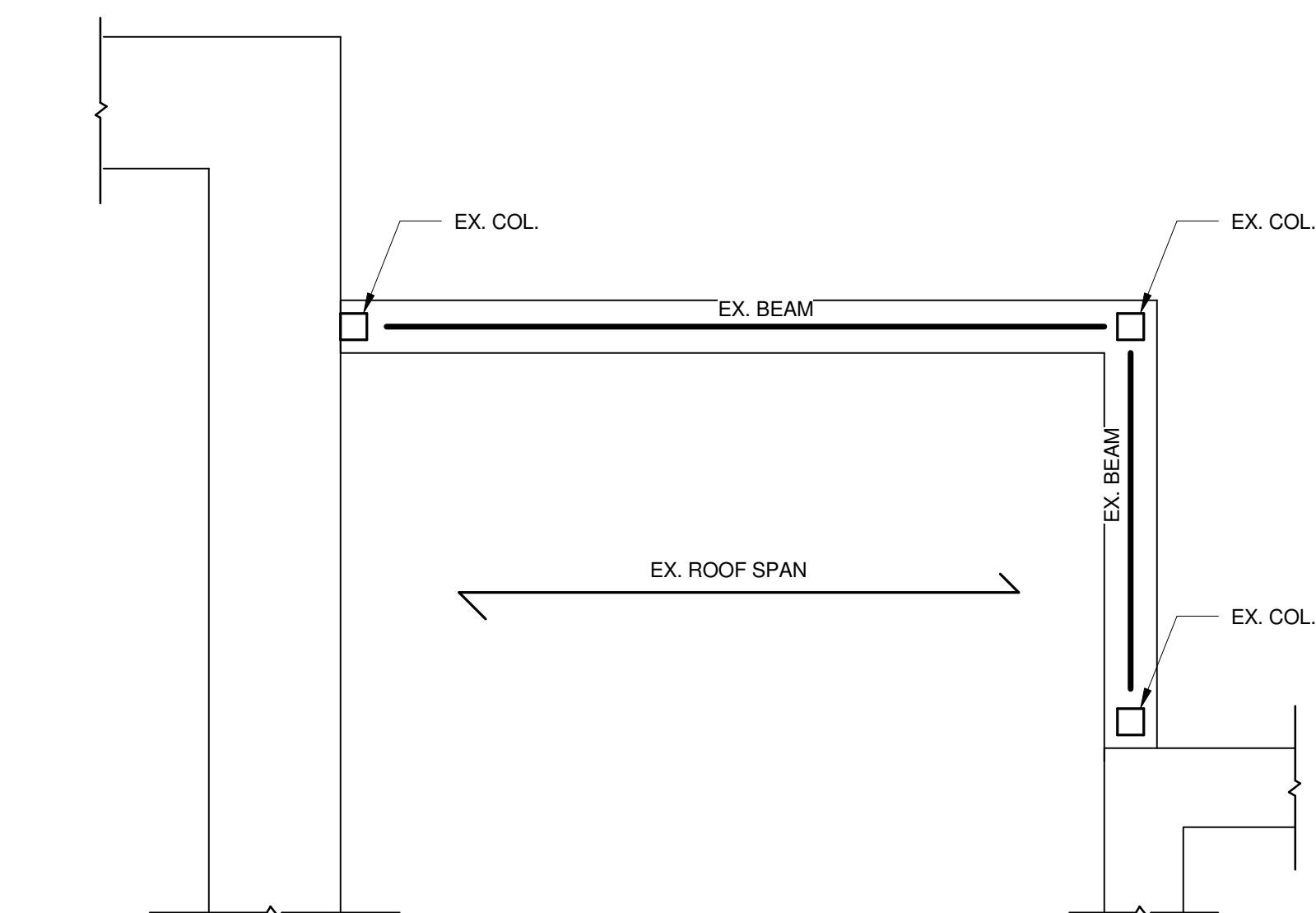
**FRONT FRAMING PLAN @ 16'-0"**  
 1/2" = 1'-0"



**REAR FRAMING ELEVATION**  
 1/4" = 1'-0"



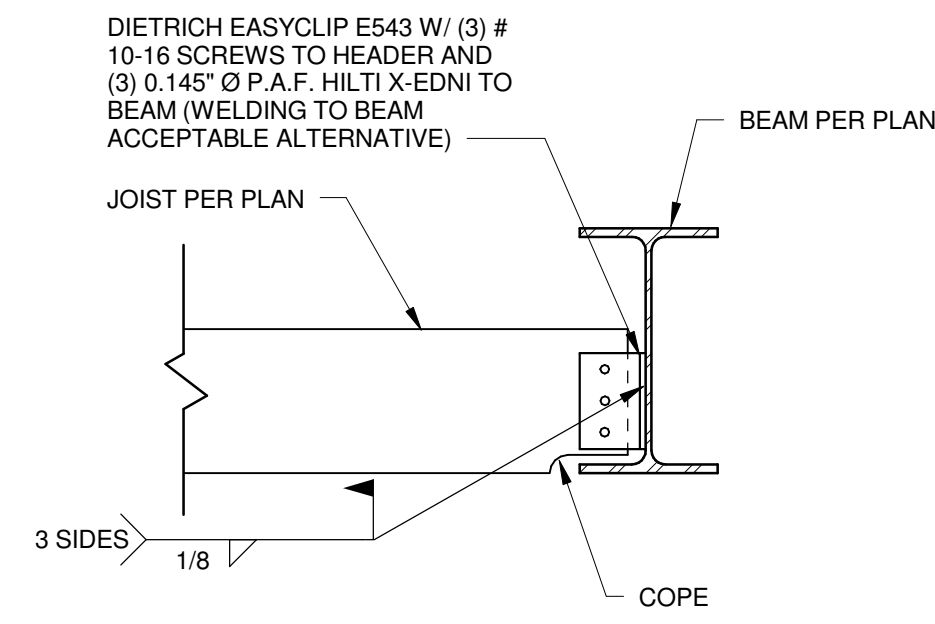
**FRONT FRAMING ELEVATIONS**  
 1/4" = 1'-0"



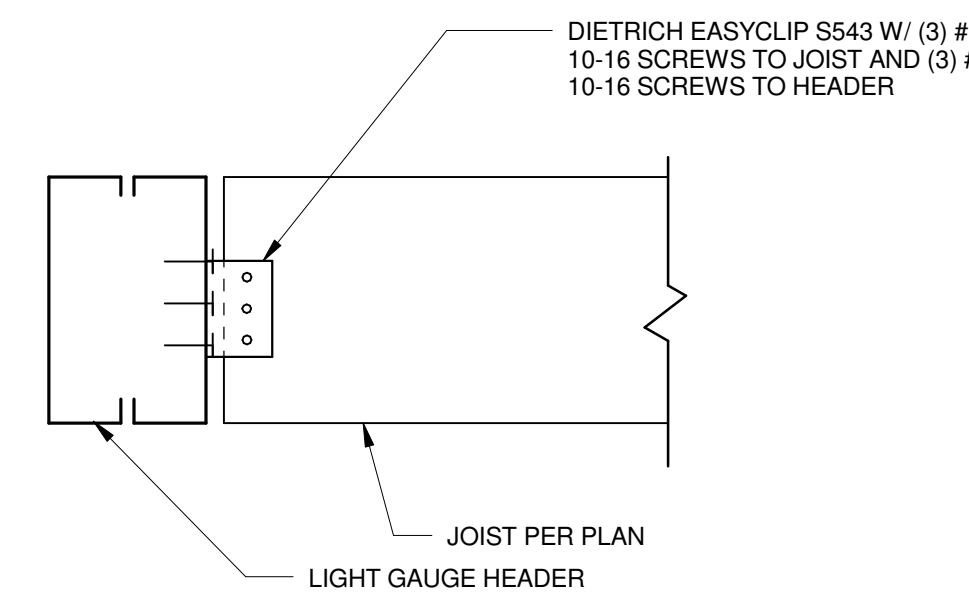
**FRONT ROOF FRAMING PLAN @ 26'-0"**  
 1/2" = 1'-0"

**FIELD INVESTIGATION**  
 CONTRACTOR SHALL INVESTIGATE EXISTING STRUCTURE AND NOTIFY ENGINEER OF THE FOLLOWING ITEMS PRIOR TO PROCEEDING WITH DEMOLITION, MATERIAL PROCUREMENT OR PROPOSED WORK:

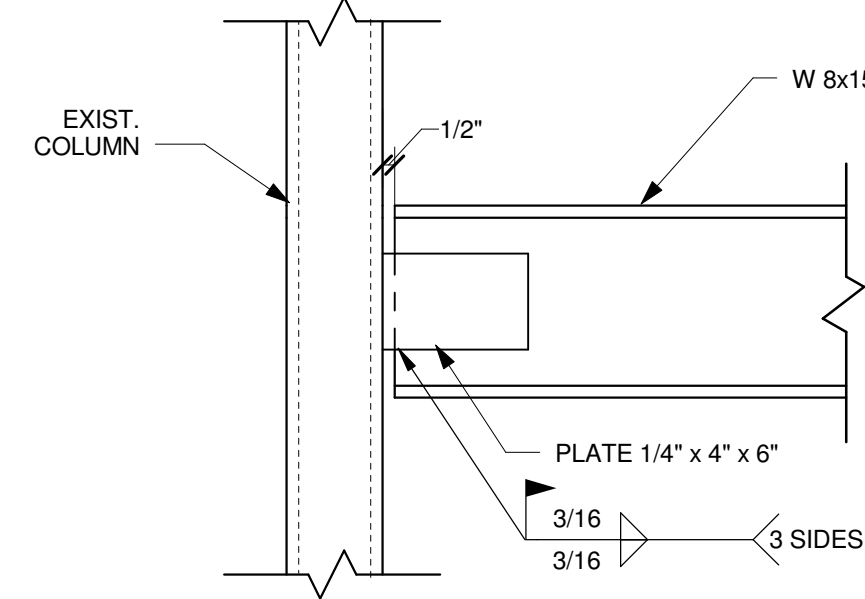
- FOUNDATION TYPE AND SIZE FOR EXISTING COLUMNS.
- SIZE, SHAPE AND VERTICAL EXTENTS OF EXISTING COLUMNS.
- SIZE, SHAPE AND CONNECTION OF EXISTING BEAMS.
- FLOOR FRAMING CONSTRUCTION AND SPAN DIRECTION.
- ROOF FRAMING CONSTRUCTION AND SPAN DIRECTION.
- EXISTING WALL CONSTRUCTION.



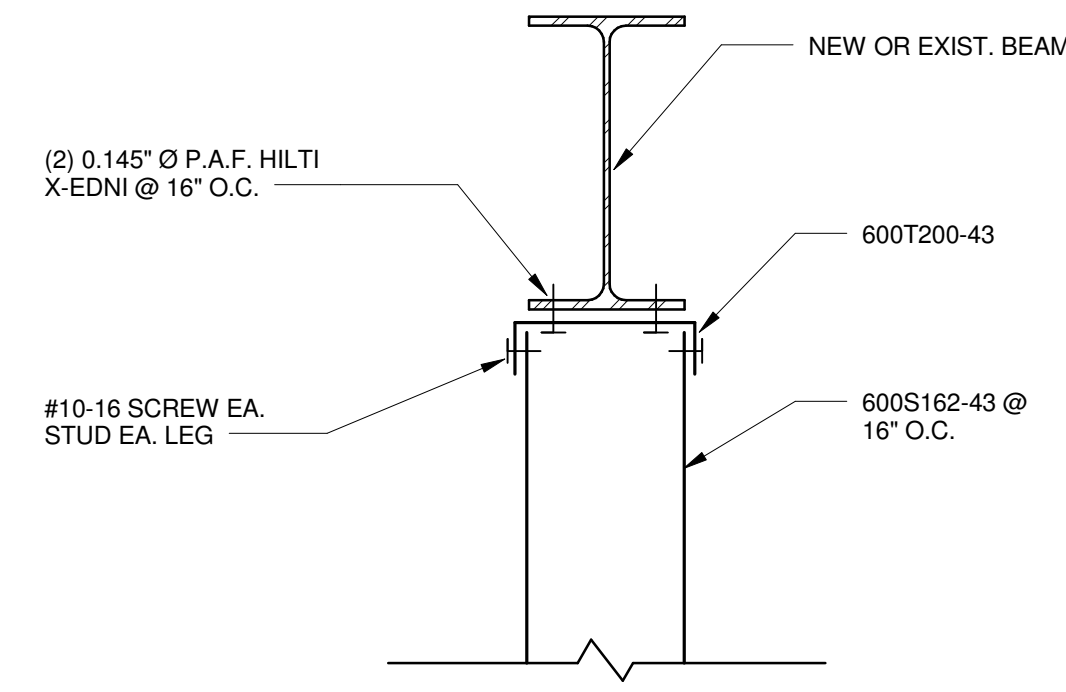
**1 LIGHT GAUGE HEADER TO STEEL BEAM**  
S201 1 1/2" = 1'-0"



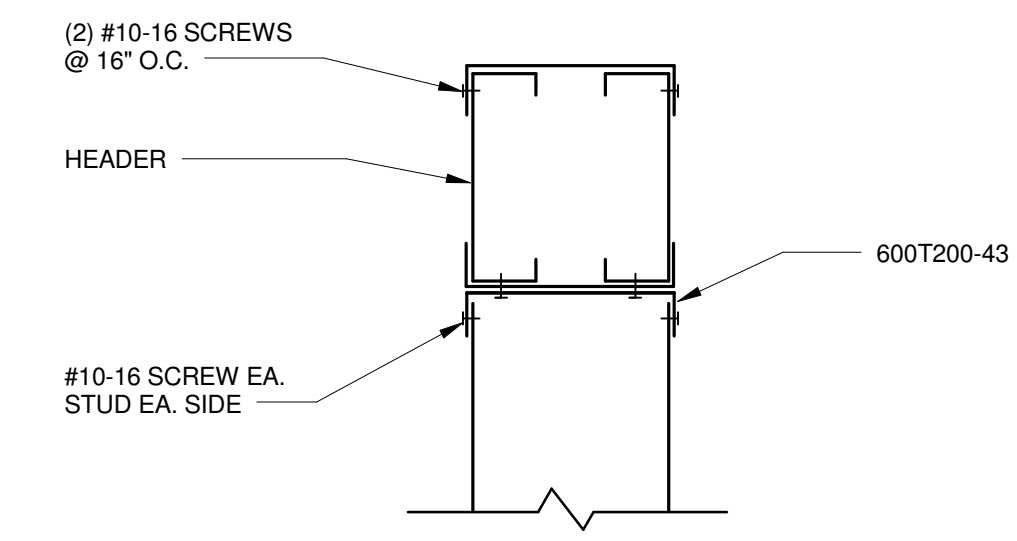
**2 LIGHT GAUGE JOIST TO HEADER**  
S201 1 1/2" = 1'-0"



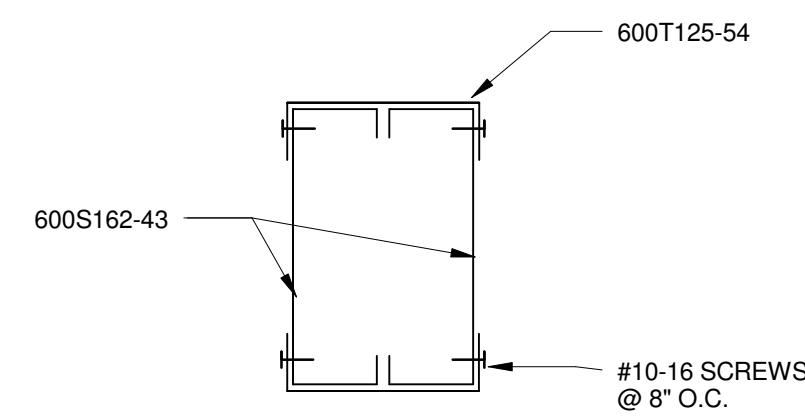
**3 NEW BEAM TO EXISTING COLUMN**  
S201 1 1/2" = 1'-0"



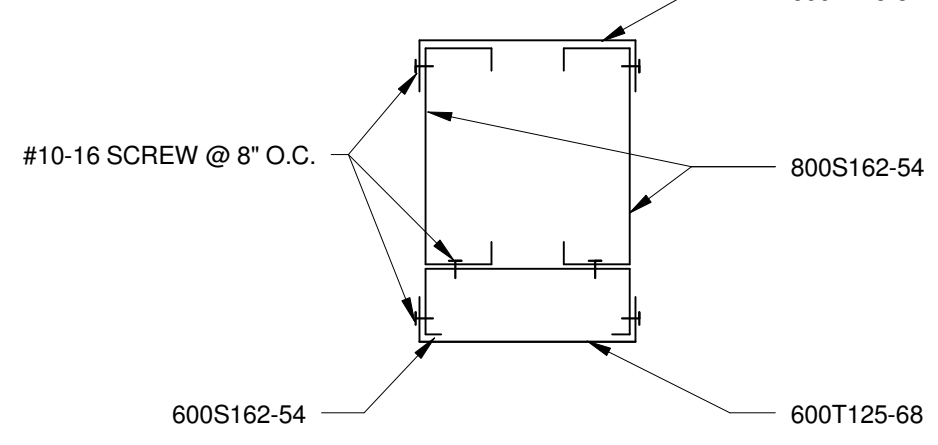
**4 LIGHT GAUGE STUD TO STEEL BEAM**  
S201 1 1/2" = 1'-0"



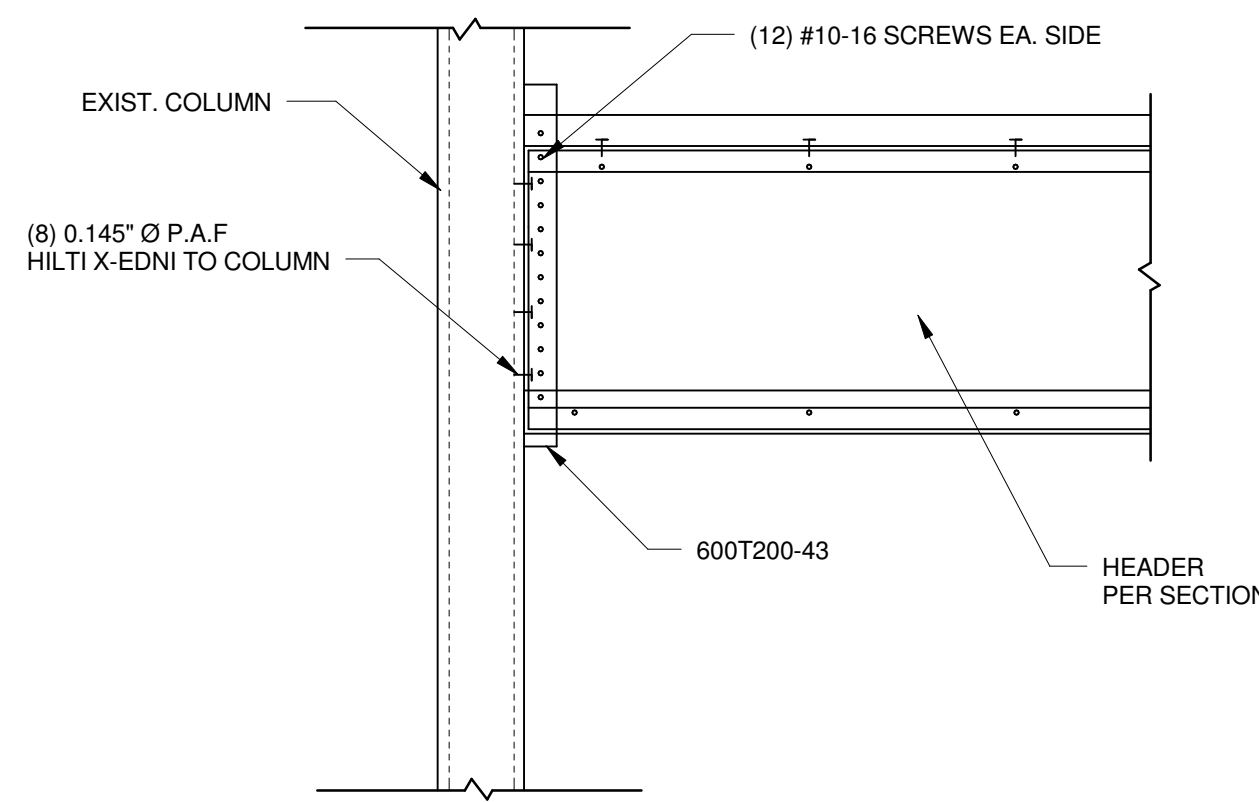
**5 LIGHT GAUGE STUDS TO HEADER**  
S201 1 1/2" = 1'-0"



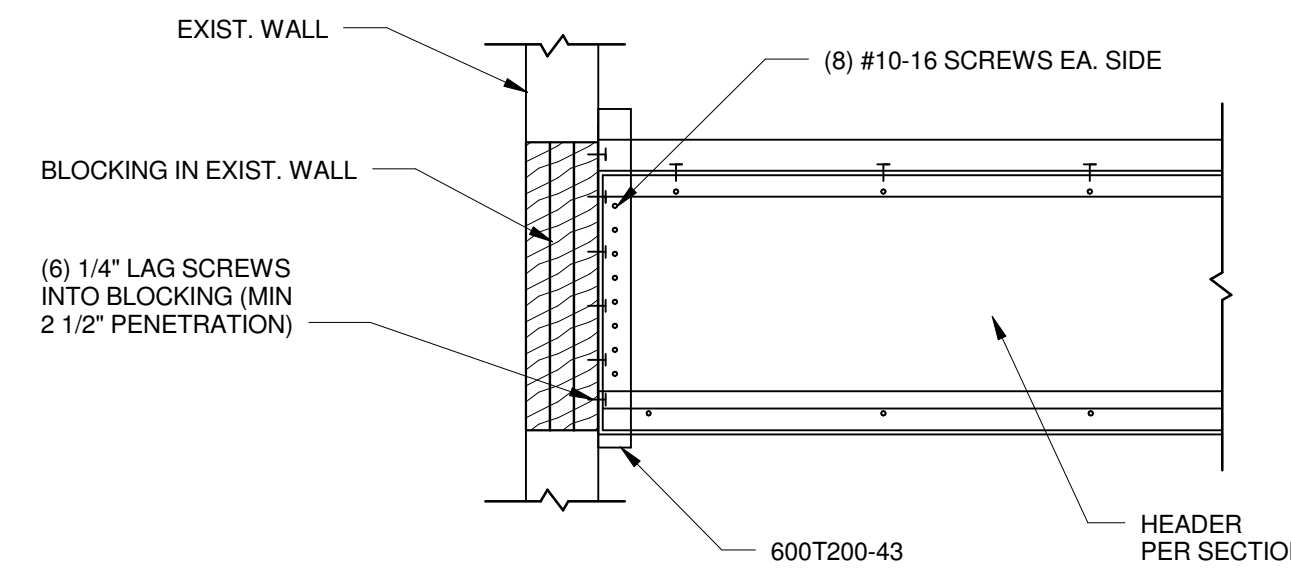
**6 LIGHT GAUGE HEADER ABOVE DOOR**  
S201 1 1/2" = 1'-0"



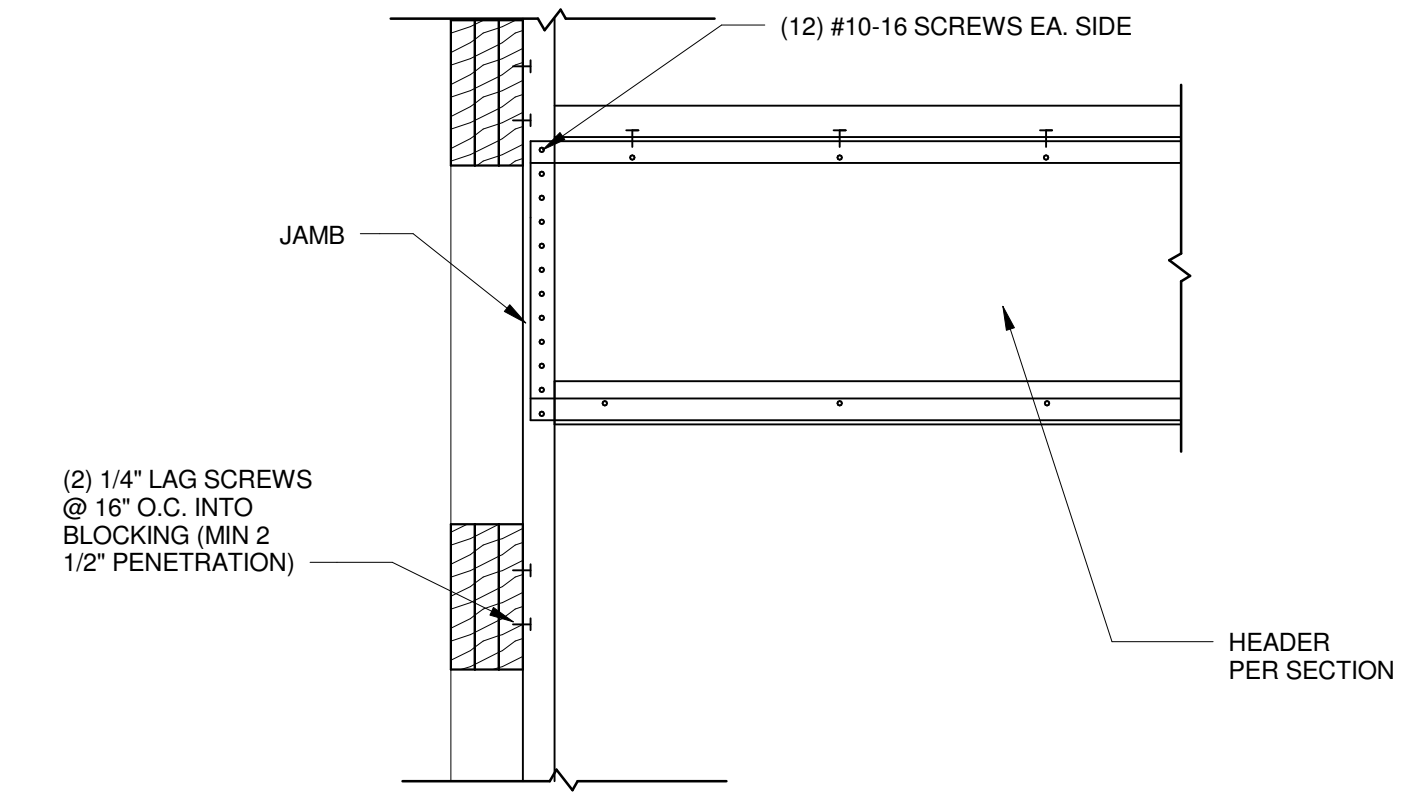
**7 TYPICAL LIGHT GAUGE HEADER**  
S201 1 1/2" = 1'-0"



**8 W8x15 TO EXISTING COLUMN**  
S201 3/4" = 1'-0"

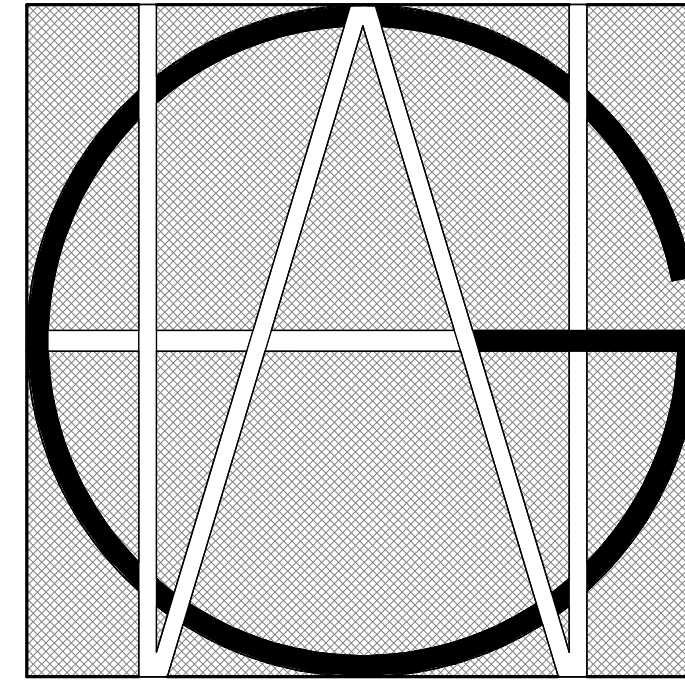


**9 LIGHT GAUGE HEADER TO EXISTING WALL**  
S201 3/4" = 1'-0"



**10 LIGHT GAUGE HEADER TO JAMB**  
S201 3/4" = 1'-0"

PLOT INFO: 9/27/2013 12:33:07 PM



**GRADY L. WOODS ARCHITECT, LLC**  
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PROJECT  
NEW CONSTRUCTION FOR:

**COLLETON COUNTY ANNEX BUILDING**  
COLLETON COUNTY, SC

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DRAWN BY: BTH

CHECKED BY: BKS

PROJECT NO.: 13.093

SCALE: As indicated

SHEET TITLE  
**FRAMING DETAILS**

SHEET NUMBER

**S201**

**MECHANICAL SPECIFICATION NOTES**

- ALL WORK SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
- A/C SUPPLY AND RETURN DUCTS: DOUBLE-WALL SPIRAL WOUND GALVANIZED STEEL WITH INTERSTITIAL INSULATION; SEAL JOINTS SO THAT MASTIC DOES NOT SHOW ON DUCT EXTERIOR.
  - DIMENSIONS SHOWN ARE CLEAR INSIDE. DUCTS WITHOUT DIMENSIONS SHALL BE SIZED AT 0.07"/100'.
  - RECTANGULAR AND ROUND GALVANIZED STEEL: FABRICATE PER SMACNA LOW VELOCITY DUCT STANDARDS. SEAL ALL JOINTS IN DUCT WITH APPROVED MASTIC.
- AIR DISTRIBUTION ACCESSORIES: TURNING VANES: DOUBLE WALL TYPE. SPIN-IN CONNECTIONS WITH SCOOP AND DAMPER.
- CONDENSATE PIPING: PVC.
- ADJUST AND BALANCE TO AIR FLOWS AS SHOWN ON PLAN.
- SUPPLY AIR DIFFUSERS: ALL SUPPLY AND RETURN AIR DIFFUSERS SHALL BE ALUMINUM WITH OBD, DOUBLE DEFLECTION.

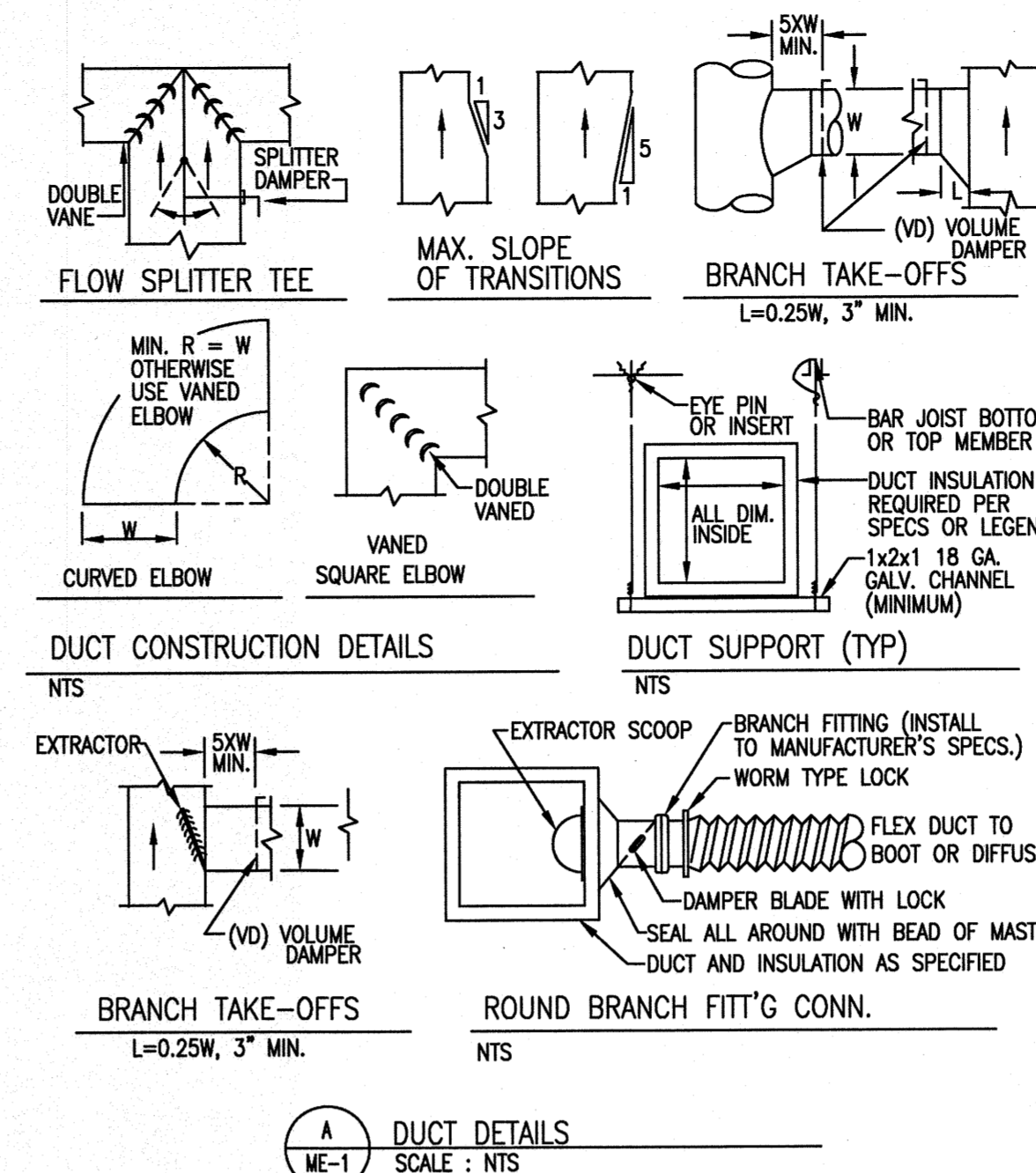
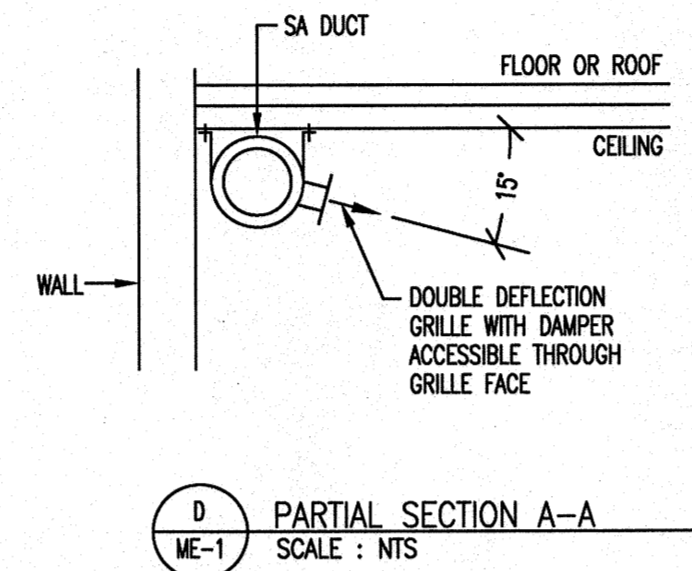
**AIR CONDITIONING EQUIPMENT SCHEDULE**

| UNIT NO. | NOMINAL COOLING TONS (T) | INDOOR FAN |         |     | SYS ESP IN WC | COOLING   |          |      | HEATING |         |             | ELECTRICAL         |       |    |     | NOM WT LBS | CARRIER MODEL # | NOTES |      |              |         |
|----------|--------------------------|------------|---------|-----|---------------|-----------|----------|------|---------|---------|-------------|--------------------|-------|----|-----|------------|-----------------|-------|------|--------------|---------|
|          |                          | MIN. SEER  | CFM     | HP  |               | TOTAL MBH | SENS MBH | STGS | MIN COP | HSPF    | REV CYC MBH | AUX. STRIP HEAT KW | VOLTS | PH | MCA |            |                 |       | MOCP |              |         |
| RTU      | 2                        | 15.5       | 800/600 | 1/2 | 40            | 0.5       | 22.6     | 15.8 | 2       | 3.3/3.2 | 8.0         | 22.6/17.6          | 7.2   | 1  | 208 | 1          | 56.8            | 60    | 428  | 50XT-A24--30 | 1,2,3,4 |

NOTES:  
 1. FLAT ROOF CURB.  
 2. AUXILIARY HEAT RATED AT 230V.  
 3. R410A REFRIGERANT.  
 4. CONTROLLER: CARRIER INFINITY.

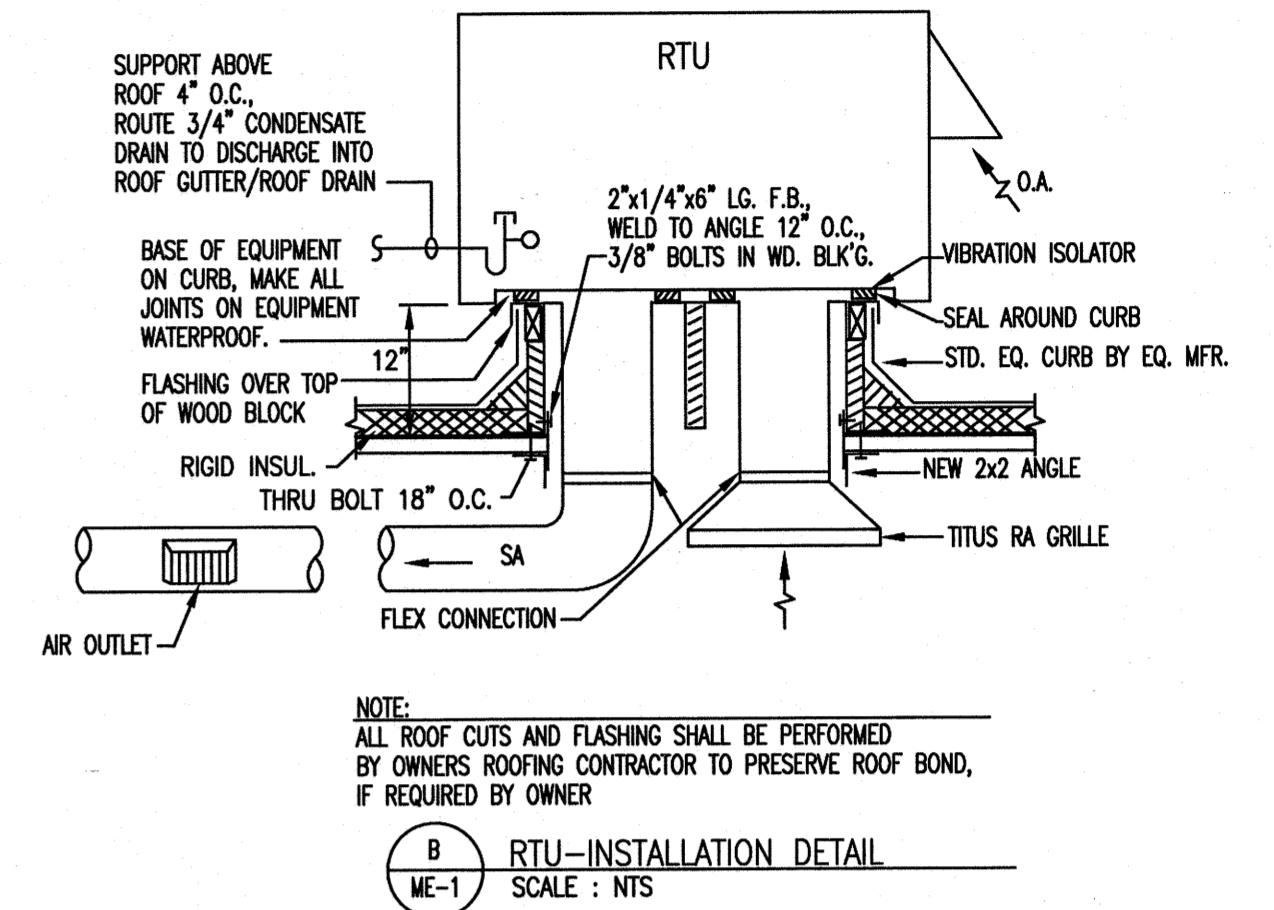
**LEGEND**

- |  |   |     |  |
|--|---|-----|--|
|  | AIR RETURN DUCT/GRILLE  | A/C | AIR CONDITIONING SYSTEM                        |
|  | AIR SUPPLY DUCT/DIFFUSER  | RTU | ROOF TOP A/C UNIT                              |
|  | THERMOSTAT  | CFM | CUBIC FEET PER MINUTE                          |
|  | AIR FLOW DIRECTION  | VD  | VOLUME DAMPER                                  |
|  | DUCT SIZE TRANSITION  | OA  | OUTSIDE AIR                                    |
|  | ROUND DUCT, SIZE NOTED.   | SP  | STATIC PRESSURE                                |
|  | RETURN AIR  | RAG | RETURN AIR GRILLE                              |
|  | SUPPLY AIR  | SAG | SUPPLY AIR GRILLE                              |
|  | DISCONNECT SWITCH, AMPS/POLES/FUSE NOTED. ENCLOSURE                         |     | EXIT LIGHT, WITH BATTERY PACK. CEILING MOUNTED |
|  | HOMERUN TO PANEL BOARD, NUMBER IS CKT. # NUMBER OF MARKS IS NUMBER OF WIRES |     | EMERGENCY LIGHT WITH BATTERY PACK              |

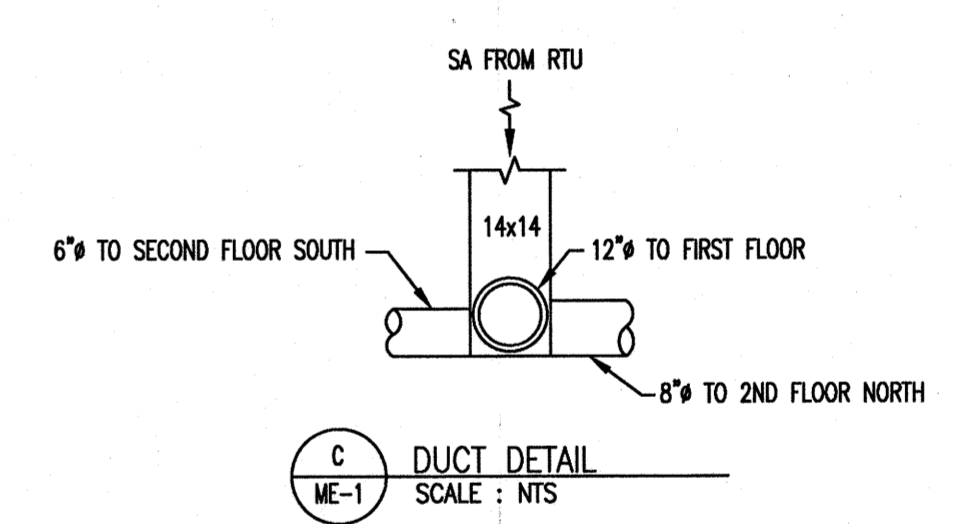
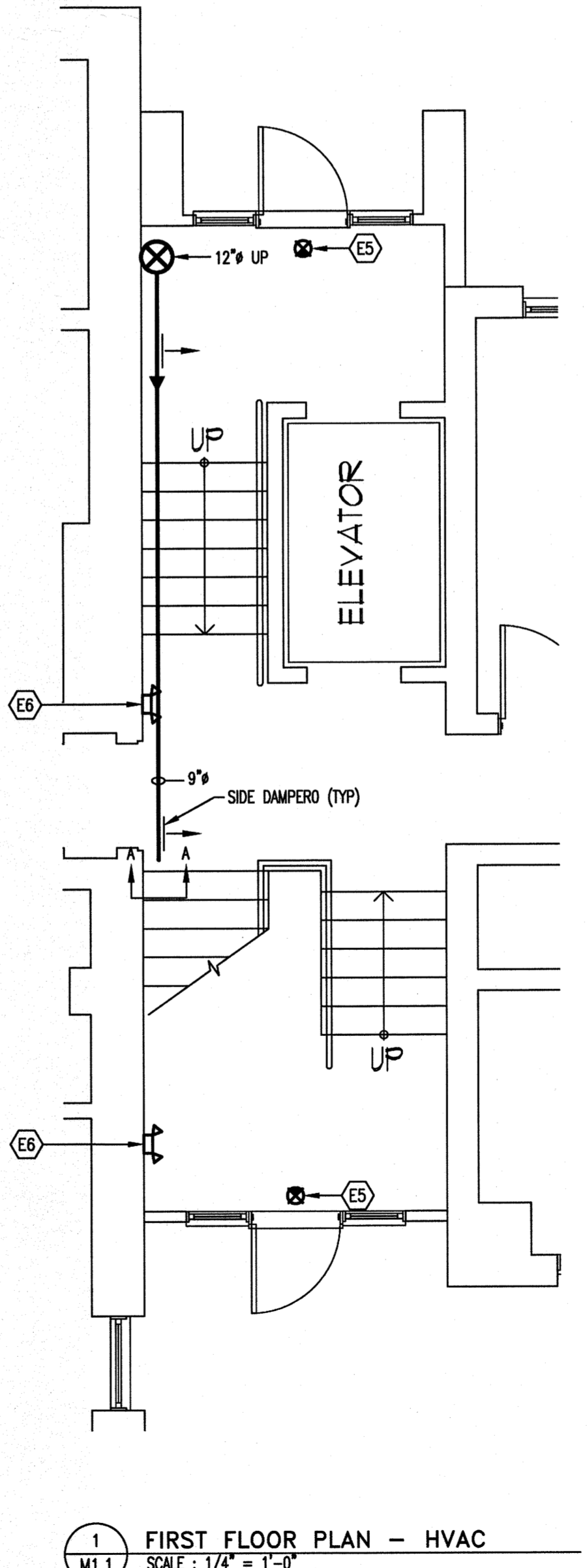
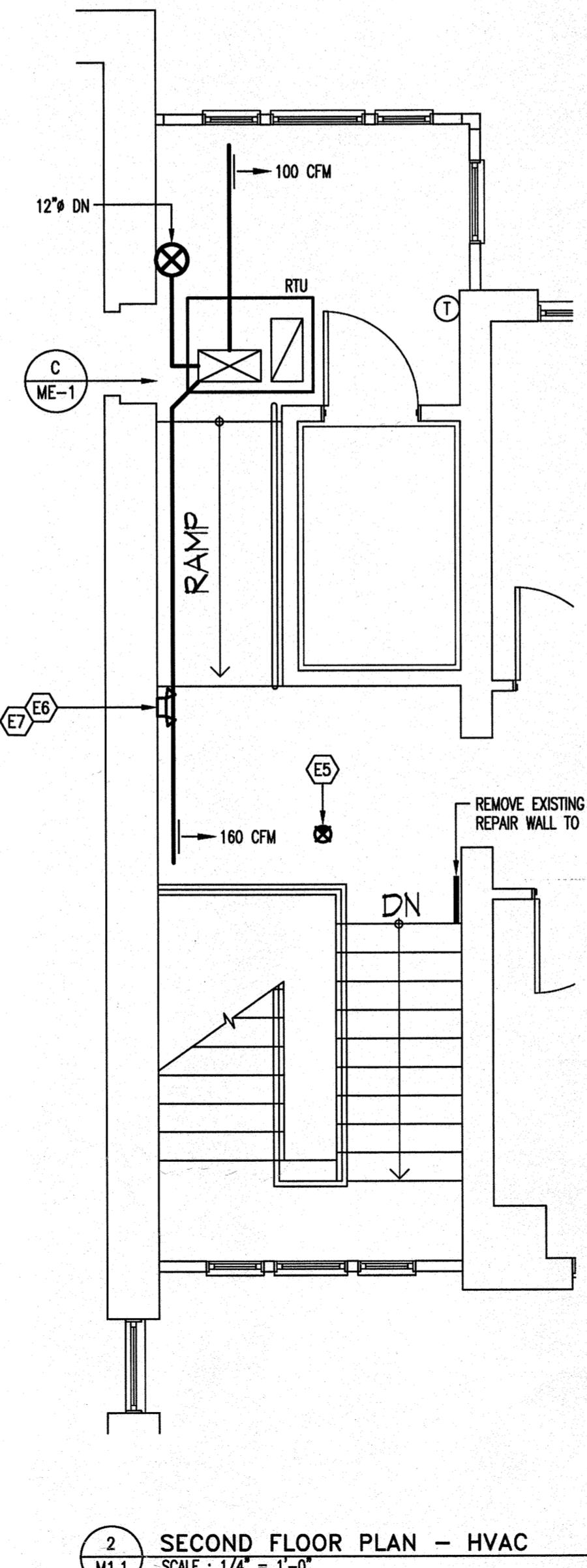
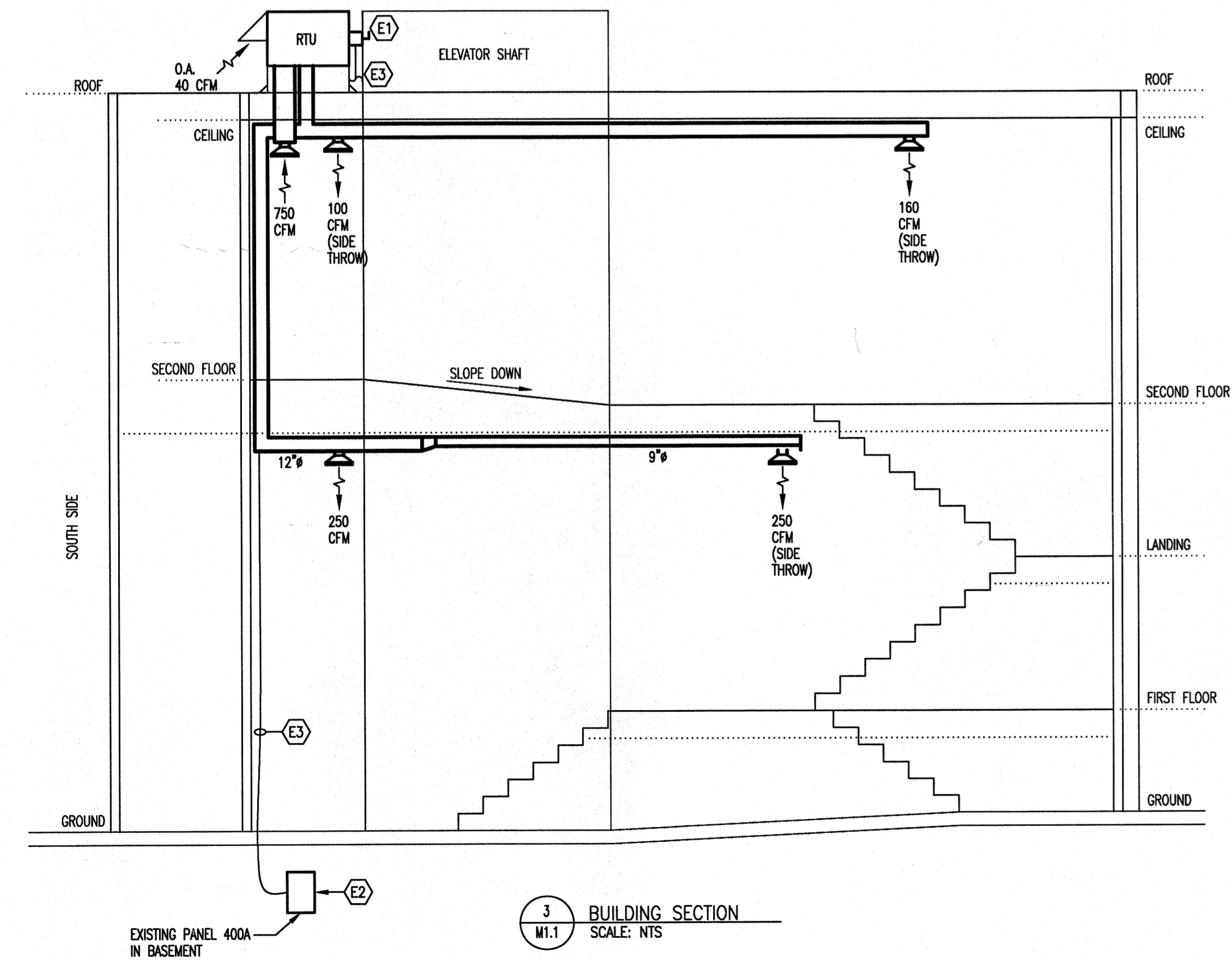


**NOTES**

- INSTALL RTU DISCONNECT SWITCH ON ELEVATOR WALL EXTERIOR.
- INSTALL NEW 60A, 2 POLE HACR RATED CIRCUIT BREAKER IN EXISTING 400A PANEL IN BASEMENT. RELOCATE CIRCUIT ON PANEL DIRECTORY.
- ROUTE 2#6, 1#10G IN 1" CONDUIT FROM ROOF DISCONNECT SWITCH TO NEW 60/2 CIRCUIT BREAKER IN 400A PANEL.
- EXISTING STAIRWELL LIGHTING AND CONTROLS TO REMAIN. REPLACE ALL LAMPS.
- REPLACE PENDANT MOUNTED INTERNALLY LIT EXIT FIXTURE WITH NEW RED EXIT, LITHONIA #ESTR-ELM HAVING EMERGENCY BALLAST.
- INSTALL NEW EMERGENCY LIGHT BELOW MOTION OF SA DUCT. CONNECT TO EXISTING LIGHTING CIRCUIT. LITHONIA #ELM WITH EMERGENCY BATTERY AND CHARGER.
- REPLACE EXISTING EMERGENCY FIXTURE.



NOTE:  
 ALL ROOF CUTS AND FLASHING SHALL BE PERFORMED BY OWNERS ROOFING CONTRACTOR TO PRESERVE ROOF BOND, IF REQUIRED BY OWNER.

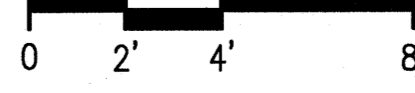


**ELECTRICAL SPECIFICATION NOTES**

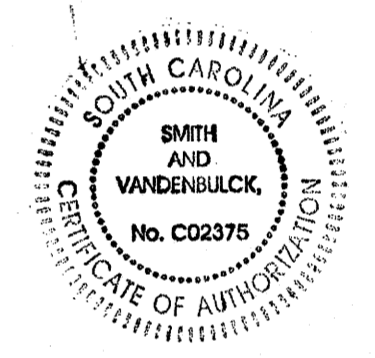
- ALL WORK SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
- CONDUCTORS: COPPER WITH THW OR THWN INSULATION UNLESS OTHERWISE NOTED.
- WIRE METHODS: THW OR THWN IN CONDUIT.
- RACEWAYS: ABOVE SLAB OR GRADE. INTERIOR: EMT WITH STEEL COMPRESSION OR SET SCREW FITTING. EXTERIOR: EMT WITH STEEL COMPRESSION FITTINGS AND SEALTITE WITH COMPATIBLE FITTINGS.
- PROVIDE GROUNDING CONDUCTORS IN ALL CONDUIT AND CABLES.
- DISCONNECT SWITCHES: OUTDOOR: NEMA 3R, HEAVY DUTY RATINGS AS NOTED.
- PANELBOARDS: EXISTING
- LUMINAIRES SHALL BE SUPPLIED COMPLETE WITH LAMPS AND ALL NECESSARY HANGERS, HARDWARE AND TRIM.
- INSTALL TYPEWRITTEN CIRCUIT DIRECTORY ON EACH PANELBOARD COVER INTERIOR SHOWING THE "AS WIRED" CONDITION, AFTER WIRING IS COMPLETE.
- IF EQUIPMENT SELECTED REQUIRES SPECIAL CIRCUIT BREAKER, FUSE PROTECTION, OR WIRE SIZE OTHER THAN SHOWN, CONTRACTOR SHALL SUPPLY AND INSTALL IT.
- EQUIPMENT CONNECTIONS SHALL BE MADE WITH SHORT SECTION OF FLEXIBLE CONDUIT (SEALTITE IN EXTERIOR LOCATIONS) USING COMPATIBLE FITTINGS.
- JUNCTION AND OUTLET BOXES: A. INTERIOR: GALVANIZED STEEL. B. EXTERIOR: CAST ALLOY

**GENERAL NOTE:**

DRAWINGS ARE SCHEMATIC. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL DEVICE LOCATIONS AND INTERCONNECT ROUTING WITH ARCHITECTURAL AND STRUCTURAL CONFIGURATIONS AND REQUIREMENTS.



**SAV SMITH and VANDENBLUCK**  
 ENGINEERING and LANDSCAPE ARCHITECTURE  
 A DIVISION OF SAV ENGINEERING, INC.  
 5 OGLETHORPE PROFESSIONAL BOULEVARD, SUITE 130  
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 PHONE: 912-354-5249 FACSIMILE: 912-352-8429



Project: **OLD JAIL AND ANNEX BUILDING, COLLETON COUNTY**  
**BENSON ST., WALTERBORO, SC**  
 Drawing Name: **FLOOR PLAN**

PROJECT NO. 2013-064  
 DATE 08/23/13  
 DRAWN BY LMW  
 CHECKED BY KS

DRAWING NO. **ME-1**  
 SHEET NO. 1 of 1