



**GENERAL
CONDITIONS**

Building Codes

Work will be performed in accordance with the *2004 Florida Building Code, 2004 Florida Fire Prevention Code with 2005 Ed. Of NFPA 101*, including the latest amendments in effect at the date of this proposal with applicable federal, state and local requirements for use as a Assisted Living Facility. The building will be designed to conform to the applicable standards of *ADA* and the *Federal Fair Housing Amendments Act*

2004 Florida Building Code designations are:

Occupancy type: Institutional (I-1)

Construction type: Type V-B, Unprotected, Sprinkled.

**Wind Zone
Information**

This structure will be designed in accordance with and will meet the requirements of Section 1609 of the 2004 Florida Building Code. The structural design will be in accordance with the minimum design requirements. Because the site is located eastward of the I-95 setback line, wind loads will be based on the following.

Building designed as	enclosed
Basic wind speed (MPH – 3 second gust)	120 mph
Wind importance factor	1.0
Building Category	2
Wind Exposure Category	B
Internal Pressure Coefficient	0.18

**Payment And
Performance Bond**

The cost of a Payment and Performance Bond is *excluded from this proposal*.

Property Insurance

The Contractor will obtain and pay for fire and windstorm insurance on the building during construction insuring the Owner and Sub-subcontractors as their interests may appear.



**Permits and
Impact Fees**

The cost of permits and licenses are included as *an allowance*. All impact fees, tap fees and meters *are excluded*.

**Surveys, Inspections
and Testing**

All required Testing and Inspections required by the Architect/Engineer to produce Construction Documents for the project is included. The testing will be performed by an independent testing laboratory authorized to practice engineering in the State of Florida, and as selected by the Architect/Engineer.

The Site Engineering Plans prepared by Matthews Design Group, Inc, for Riverside Cottages – The Shores LLC, dated August 18, 2008 are assumed accurate and were used as the basis of design.

Testing and inspection required by the Architect/Engineer to produce Construction Documents for Riverside Cottages are included. The testing will be performed by an independent testing laboratory authorized to practice engineering in the State of Florida, and as selected by the Architect/Engineer.

Temporary Utilities

All temporary water, telephone and electricity used in the course of construction including the use of permanent building and electrical service incidental to the construction operations prior to Substantial Completion, are included.

**Substantial
Completion**

If move-in occurs prior to project completion, the premium for phased occupancy will be paid by Riverside Cottages – The Shores LLC

Record Drawings

Upon completion of the work, reproducible drawings and electronic files will be furnished to incorporate the locations of underground and concealed conduit, pipe, and duct lines which were not installed as shown on the Construction Drawings.

Warranty

All materials and equipment furnished for the project will be new, unless otherwise specified and warranted for one year.



**SCHEDULE Of
ALLOWANCES**

Provide for Allowances as referenced in various sections of this specification, and shall be included in the proposal amount and include design, overhead, fee, labor, materials, sales tax, freight, unloading, installation, cutting and patching, and other work required for a complete installation.

SITE

**Environmental
Conformance**

It is assumed that any issues with endangered, threatened or protected species of special concern are non-existent or resolved by the start of construction.

General

Site work includes utilities, drainage structures, paving, site lighting, surface parking, and site improvements as shown on the drawings.

**Subsurface
Conditions**

Upon authorization to access the site with equipment that will require removal of some "scrub" additional soils investigation will take place and a report prepared. Any adjustments to the final design of sitework and foundations will be based upon this final report.

Site Clearing

Riverside Cottages – The Shores LLC, has assumed it can clear, grub, remove and dispose of vegetation and debris and other obstructions within the construction site, as required. Such objects designated to remain (trees, shrubs, structures, etc.) will not be in the construction or mobilization area. Any topsoil or suitable material will be stockpiled and will be used as required in final grading, seeding work and landscaping.

Earthwork

Earthwork will be executed to provide grading and drainage as required. Existing soil conditions will be left undisturbed where possible. Fill, as required by the final design, is included in this proposal.

This proposal does not anticipate or include the removal and replacement of unsuitable materials, rock, organic pockets, or hazardous waste that may be encountered.

Storm Water

The storm water design will utilize and interconnect with the existing on-site historic flow



Performance Specifications
Riverside Cottages – Assisted Living Facility
St. Johns County, Florida

Based upon St. John's River Water Management Permit, the master storm water system will accommodate all of the required storm detention and retention.

Storm runoff from the parking lots and interior roads will sheet flow to catch basins and piped connection to the holding basins as shown on the Engineered Site Plans as developed by Matthews Design Group, Inc.

Termite Control

Soil treated against subterranean termites is excluded, dwelling units are above existing grade.

Paving

Pavement design is based upon the information provided by Matthews Design Group, Inc.

Asphalt Paving will consist of 1 1/4" inch FDOT S-3 or S1 topping over 8" limerock on 8" compacted base.

Parking areas will receive single white line painted striping.

Directional arrows and handicap signage will be provided as required by code.

Handicapped ramps, depressed curbs and signage will be provided for an accessible facility based upon the requirements of ADA and FACBC

Off-Site Work

No off-site work or signalization is anticipated at this time.

Utilities

Water Service. An 6 inch PVC Fire and 2 inch PVC domestic water supply will be extended from a main line located in the service road ROW. Domestic water backflow preventer with provisions for a water meter will be provided with a service-isolating valve downstream of the meter if not provided in the meter box.

It is assumed there is sufficient water supply for the demands of the building domestic water and fire sprinkler system. Water pressure will be augmented with a fire and domestic water booster pump.

Fire hydrants exist in sufficient number and are located in a manner that will enable the fire flow needed to be delivered.



Sewer Service. Sanitary sewer service will be connected by a gravity system to the existing gravity sewer line and manholes on the service road. The sewage will be treated by the St. Johns County treatment facility designed to handle wastewater for the proposed development.

A sanitary sewage lift station or force main is not anticipated, all sewage discharge will be designed around a gravity system.

Electrical Service. Primary electrical service will be brought to pad mounted transformers adjacent to the building by Florida Power & Light (FP&L). See Electrical Division for additional narrative.

Communications. Telephone service including underground cabling, will terminate in a communications room, or rooms, and will be provided by the telephone company. CATV service, including underground cabling to the communications room will be provided by the cable TV company. See Electrical Division for additional narrative.

Dumpster Locations

Solid waste dumpster locations will be provided as indicated on the Engineered Site Plans. Fencing, bollards and guard rail will be at each dumpster location along the travel path.

Landscaping

A *landscaping allowance* is included to provide for landscape design, seeding, sod, ground cover, shrubs, trees, earth berming from stockpiled topsoil, and irrigation system using well water. Final landscape plans will be developed for permit issue to reflect the allowance, final building and parking configuration and input from St. Johns County.

**BUILDING
STRUCTURE**

**One Story
Structure**

The one-story structure's will consist of slab on grade with a CMU stem wall and spread footing. Wood framed walls supporting wood framed roof. Shear walls will be used to resist lateral wind loads. Floor.

The roof system will be pre-engineered wood trusses.

The building will be supported on 24 inch wide spread footings and pads.

The foundation design and cost to construct will be adjusted to reflect the recommendation of the Geotechnical Exploration Report, before the start of construction.

MASONRY

Masonry units will be CMU normal weight, standard size hollow, as required for load bearing walls and non-load bearing walls.

Mortar will be "N" with admix per manufacturer's recommendations for non-load bearing walls and Type "M" or "S" for load bearing walls.

Horizontal reinforcement will be parallel wire type every second course. Anchors to structural steel will be as required. Vertical reinforcement will be steel re-bar as required.

METALS

Miscellaneous Steel

Miscellaneous steel members will be galvanized where exposed to weather.

WOOD AND PLASTIC

Miscellaneous Carpentry

Concealed rough carpentry will be standard light framing or structural grade Southern Yellow Pine or Douglas Fir. The lumber will be pressure treated where in contact with masonry or concrete.

Plywood veneer "C" or "D" grade.

Fastening devices will be nails, screws, power actuated expansion anchors, or wall anchors as required. Fasteners will be galvanized, aluminum or stainless steel where exposed to the exterior.



Exterior Siding	Exterior shingle siding shall be a fiber-cement board material as manufactured by “James Hardie” or equal. Siding shall be HHardleShingle straight edge notched panel, pre finished.
Finished Carpentry	Base boards will be a nominal 3 inches high standard casework profile. Window sills will be wood.
Residential Cabinets	Factory pre-finished pre-assembled cabinets will be provided for kitchen.

**THERMAL AND
MOISTURE
PROTECTION**

Walkway Surfaces	Topping will be provided on exterior Patio, and shall consist of a traffic topping of Volcum 350 and 351 or equal.
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Insulation	Building exterior envelope will have batt or blanket insulation in the stud walls for an assembly of R13.3 and rigid closed cell insulation on the roof to provide assembly value of 17.2 conforming to the Florida Model Energy Code.
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Roofing System	Roofing will consist of <i>WeatherGuard 40</i> , High Wind 110 asphalt shingles as manufactured by “Owens Corning” or equal.
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Roof system shall be installed with *WeatherGuard High Wind 110 Hip & Ridge*, and underlayments in order to provide a 10 year wind manufacturers Warranty.

Sealants	The exterior side of walls and masonry stone control and expansion joints will be caulked with one-part or two part urethane sealant. Other exterior joints will receive one or part urethane, or silicone base sealant. Interior sealants will be acrylic latex base.
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**DOORS AND
WINDOWS**

Hollow Metal Doors and Frames.	Flush, galvanized, 16 gauge, hollow metal doors will be provided in service areas, electrical and mechanical rooms, and fire rated where required.
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Galvanized steel frames will be provided for all exterior hollow metal doors. Frames will be 16 gauge roll-formed steel with welded corners and prepared for hardware, fire rated as required by code.

Entrances

Residential unit entrances will consist of fiberglass body with rigid foam insulated R- I I core doors, six-panel relief design, prehung in wood frames.

Pre-hung Door Units

Interior doors will be 1-3/8 inch, six panel, hollow-core paint grade, pre-hung in wood frames.

Bi-fold Doors

Bi-fold doors will be six panel, hollow-core, veneer face. jambs or casings will be included at these openings.

Pocket Doors

Pocket doors will be 1-3/8 inch, six-panel, hollow core, paint grade, pre-hung in wood frames.

**Aluminum Sliding
Glass Doors**

Aluminum sliding glass doors and frames complete with glazing and hardware will be horizontal sliding type of extruded aluminum construction, complete with operable and locking hardware, weather-stripping and insect screens.

Exterior glazing to meet Section 1606.1.4 of the 2004 Florida Building Code requiring impact resistant doors and glazing to meet Section 2411.

Unit patio doors are to be PGT WinGuard, Impact-Resistant and door hardware and components, or approved equal, with a rating to withstand 120mph wind zone

Windows

Windows will be single hung, aluminum frame with insulated glass.

All windows are to be PGT WinGuard, Impact-Resistant single hung, or equal as shown on the drawings, with a rating to withstand 120mph wind zone

Exterior glazing to meet Section 1606.1.4 of the 2004 Florida Building Code requiring impact resistant doors and glazing to meet Section 2411.

Finish Hardware

Exterior entrance door locksets will be medium duty, cylindrical type, brushed stainless steel finish with stainless steel workings.

Interior doors for bedrooms and bathrooms will have privacy sets. Other interior single leaf doors will have passage sets. All hardware will have a brushed stainless steel finish.

Closers at fire rated doors will be rectangular case, surface mounted, heavy-duty stainless. Hinges will be heavy-duty stainless steel butts, ball-bearing type at doors with closers, oilbearing elsewhere.

Finishes

See drawings for Room Finish Schedules.

Gypsum Drywall

Gypsum wallboard will be 5/8 inch thickness, tapered edges, and fire-rated where required. Gypsum board will be screw applied and finished with ready mixed all purpose joint compound. Finish to be a light knock-down.

Fixture walls of toilet rooms will receive moisture-resistant gypsum board. Standard metal studs will be electro-galvanized steel, cold-rolled channel shaped, screw type, 24 inches o.c. gauge as recommended by the manufacturer for all interior partition framing. Steel studs to be used at tray, dropped, and furred down ceilings as well as pony walls.

**Fire Rated
Assemblies**

Penetrations through rated assemblies will be sealed with approved fire rated sealant.

**Ceramic Tile and
Pavers**

Ceramic tile will be provided on floors and base as shown on the Finish Schedule.

Marble thresholds will be provided at all bath room entrance doors.

Wall tiles will be 4-1/4 inch square with glazed finish. Floor tile will be 8" x 8" square ceramic, matte finish.

Concrete pavers will be provided in the unit entrance.



Resilient Flooring	<p>Slip resistant sheet vinyl flooring will be provided as scheduled.</p> <p>Vinyl base, where scheduled, will be 1/8 inch x 4 inch height vinyl cove type.</p> <p>Reducer strips will be provided at adjoining material as manufactured by Mercer Plastic Co., Inc., No. 7, "Imperial" reducer.</p>
Carpet	<p>All carpet will have a radiant flux of 0.22 watts per square centimeter, a flame spread rating of 75 or less and a smoke development of 450 or less.</p>
Painting	<p>Painted woodwork will receive 1 coat enamel undercoat and 2 coats semi-gloss enamel.</p> <p>Ferris metal doors, frames, exposed framing, and miscellaneous metals, will receive 2 coats alkyd resin (eggshell enamel) over a primer.</p> <p>Interior gypsum board will receive 1 coat sealer and 1 coat acrylic latex paint.</p> <p>Exposed masonry walls and exterior parking level ceilings of structural concrete where scheduled will receive 1 coat block filler for CMU, 1 coat of primer and 1 coat acrylic latex paint or "Texcote".</p>
Wall Louvers	<p>Wall louvers will be factory finished aluminum, horizontal slat with bird screening.</p>
Access Panels	<p>Access panels will be standard wall type with flush lock, screwdriver operated, stainless steel cam and stud. Fire rated where required.</p>
Signage	<p>Exterior signs for handicapped access, stop signs, trash delivery and directional signs, will be provided as required by code.</p> <p>An allowance has been provided for signage. Interior signage of laminated plastic will be included for stairs, equipment rooms, handicapped access, exterior signs shall include stop signs, trash removal, delivery and directional signs, etc.</p>



No project identification or monument sign is included in this scope of work.

Fire Extinguishers

Fire extinguishers will be provided as required by code for common areas and equipment rooms. Unfinished areas will receive fire extinguishers on standard manufacturers wall hung brackets. No fire extinguishers are included for the dwelling units.

Closet Shelving

Closet shelving will consist of vinyl covered wire type shelving and accessories similar to Clairson "Closet Maid" or equal, 1 shelf and rod at clothes closets and 5 linen shelves at linen closets are included.

EQUIPMENT

Trash Dumpsters

Trash dumpsters, are not included in this contract. A screened area will be provided at for each trash dumpster.

FURNISHINGS

Kitchen Appliances

Kitchen appliances will be standard builders grade and include GE or equal range, microwave, refrigerator, garbage disposal, dishwasher and a washer and dryer. All appliances will be electric.

Furniture and Accessories

All movable furniture and furnishings, draperies and window treatments will be furnished and installed by the Owner.