

CONTRACT DOCUMENTS FOR: Fernandina Beach Municipal Airport -FHB

650 Airport Rd.
Fernandina Beach, FL 32034

Former FBO Office Demolition and Hangar Rehabilitation

ARCHITECTURAL:

PA PASSERO ASSOCIATES
engineering architecture
4730 Casa Cola Way, Suite 200 (904) 757-6106
St. Augustine, FL 32095

PASSERO ASSOCIATES PROJECT NUMBER: 99000047.0082

MARCH 11, 2019

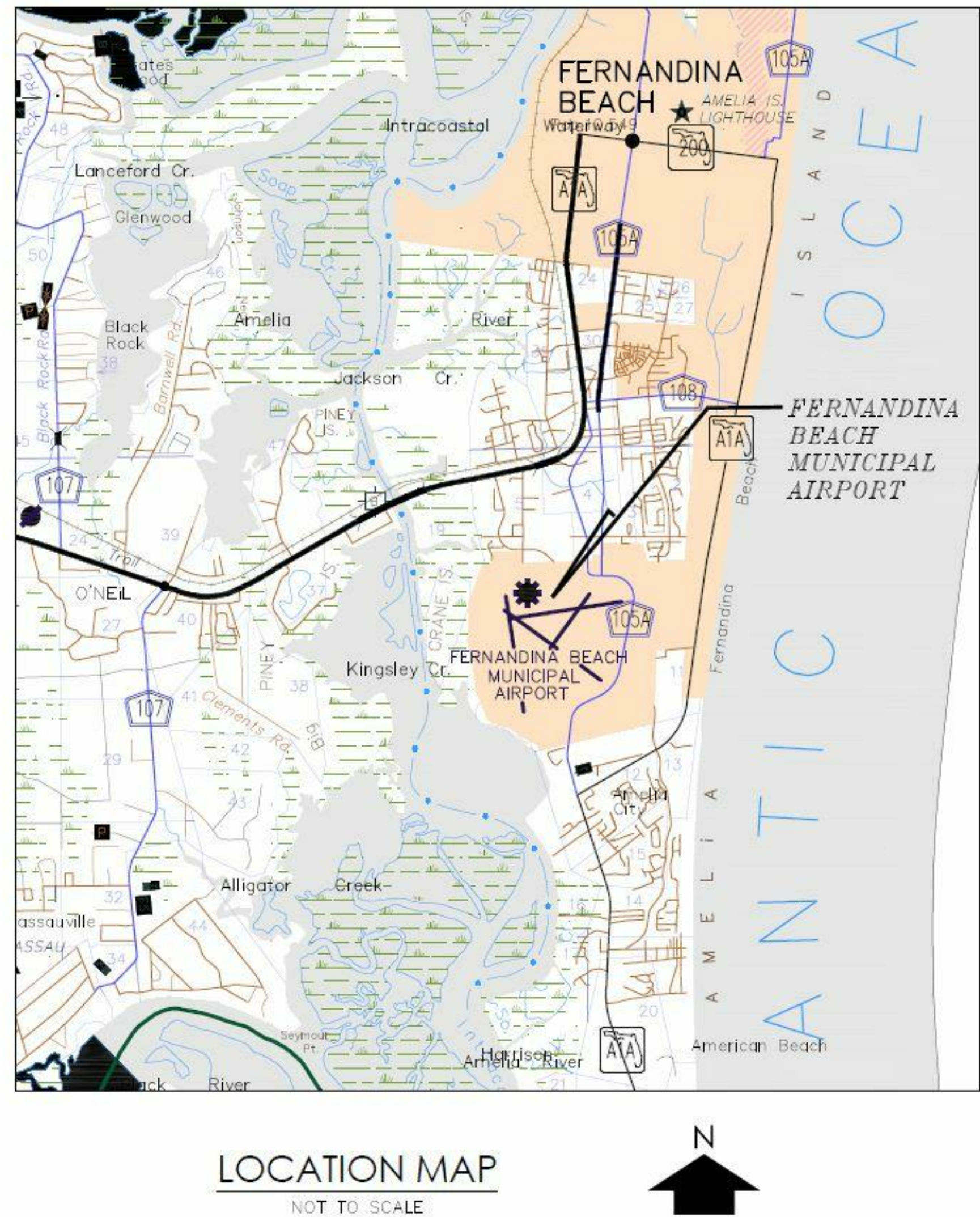
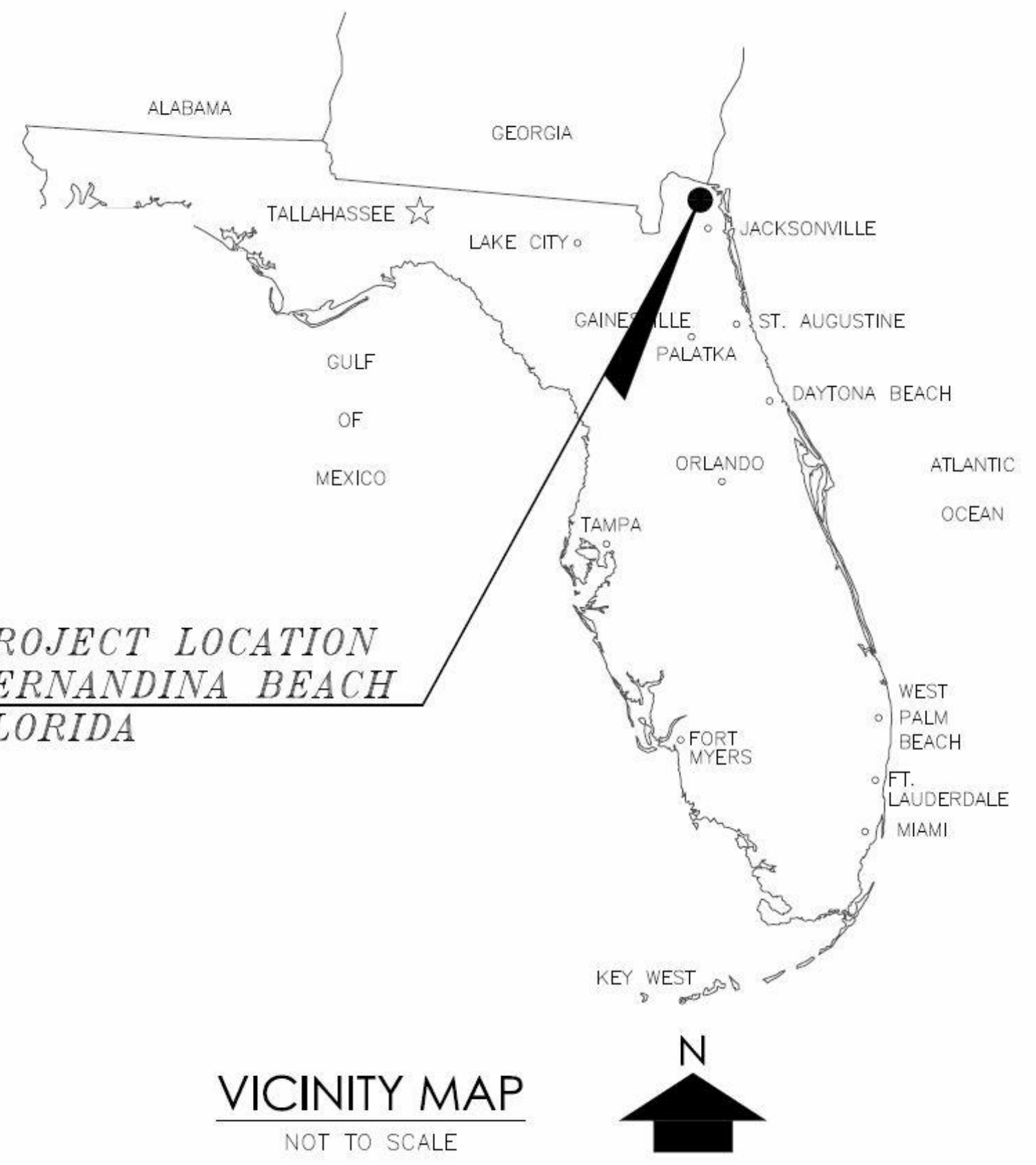
DESIGN STATEMENT:

THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED TO OBTAIN A BUILDING PERMIT.
THE SCOPE OF THESE CONSTRUCTION DOCUMENTS IS TO DEPICT A DESIGN INTENT.
DETAIL AND SIZING OF ANY ADDITIONAL OR NEW STRUCTURAL MEMBERS WILL BE DETERMINED IN THE FIELD PRIOR TO REMOVAL OF ANY EXISTING, UNFORESEEN, STRUCTURAL COMPONENT.
ALL CONTRACTORS ENGAGED ON THIS PROJECT SHALL FOLLOW ALL FEDERAL, STATE, AND LOCAL CODES AND SHALL BE RESPONSIBLE FOR ANY DEVIATIONS FROM THESE CODES.
THE WORK IS TO BE CONDUCTED IN STRICT COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING THE 'OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION' (OSHA) AND THE 'ENVIRONMENTAL PROTECTION AGENCY' (EPA) REGULATIONS.

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A-100	FLOOR PLAN
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CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034



Bid Set

GENERAL NOTES:

- Bidders shall review drawing index and verify that they have received copies of all drawings. Do not bid this project or commence construction without having a complete set of drawings.
- This is a demolition project generally consisting of the removal of the existing FBO office attached to an existing hangar. Existing hangar to remain intact with modifications to enclose existing hangar after removal of existing FBO. Bidders shall promptly notify the Architect in writing of any ambiguity, inconsistency, or error which they may discover upon examination of the bidding documents or the site and local conditions. Do not bid or proceed with installations in areas of discrepancy until all such discrepancies are fully resolved.
- The plans are based upon information furnished to the Architect by the Fernandina Beach Municipal Airport, consisting of drawings prepared by others, these plans have been modified to reflect actual conditions based on limited field observations. To the best of the architect's knowledge and belief, the information on these drawings is believed to be accurate. The architect does not guarantee its accuracy.
- Prior to submitting bids, the contractor shall visit the job site to familiarize themselves with existing conditions. They shall immediately notify the Architect, in writing, if any discrepancies or inconsistencies exist. Failure to verify the existing conditions shall not relieve the contractor of any expenses or responsibilities resulting from that failure.
- Where concrete slabs, wall partitions and other surfaces are to be removed, surfaces that are to remain shall be repaired and patched. The contractor shall prepare existing conditions to receive new work and match existing adjacent surfaces.
- Any disruption in the continuity of existing utility lines within the facilities site shall be coordinated with Fernandina Beach Municipal Airport representative, giving 72 hours notice prior to any disruption and shall be restored immediately.
- General contractor and subcontractors shall complete all work in accordance with the requirements of applicable laws, codes, regulations, safety, FAA and FDOT standards.
- Contractor shall coordinate staging areas with Architect and Fernandina Beach Municipal Airport representative.
- The contractor shall maintain a safe environment during all phases of construction.
- Contractor to comply with AC 150/5370-2G "Operational Safety on Airports During Construction."
- The contractor shall clear the project site of all trash, rubbish and debris daily. Dispose of all waste material in a legal manner. Contractor shall supply his own dumpster at location as directed by Architect and Fernandina Beach Municipal Airport representative.
- The contractor is responsible for maintaining security per FAA and Airport regulations for an operational airport facility including parking, delivery requirements, etc.
- The contractor shall maintain the integrity of other systems inside the scope of work during construction.
- The contractor shall field verify all dimensions and existing conditions. The contractor shall verify that the proposed details can be fabricated and installed in accordance with all pertinent codes, regulations and safety standards.
- Due to the nature of work involved in remodeling, unforeseeable conditions may arise during construction. Any unforeseen condition that affects the progress of the work shall be reported immediately to the architect for review.
- Any existing equipment or building components not to be reused must be completely removed and disposed of properly.
- Perform all construction and arrange for materials and equipment delivery in accordance with the requirements of Fernandina Beach Municipal Airport.
- It is the contractor's responsibility to secure the premises throughout the duration of the project.
- The contractor shall include in his bid all costs associated with material handling, storage and delivery.
- No animals allowed on the job site.

FIRE PROTECTION DURING CONSTRUCTION:

- Fire Protection During Construction - Florida Fire Prevention Code Latest Edition:
 - Structures undergoing construction, alteration, or demolition operations, including those in underground locations, shall comply with NFPA 241, Standard for Safeguarding Construction, Alteration, and Demolition Operations, and this Chapter.
 - The suitability, distribution, and maintenance of extinguishers shall be in accordance with Section 13.6, [241:7.7.1]
 - At least one approved fire extinguisher also shall be provided in plain sight on each floor at each usable stairway as soon as combustible material accumulates. [241:7.7.4]
 - Suitable fire extinguishers shall be provided on self-propelled equipment. [241:7.7.5]
 - A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. [241:8.7.2.1]
- Flammable and Combustible Liquids and Flammable Gases - Florida Fire Prevention Code Latest Edition:
 - Storage of flammable and combustible liquids shall be in accordance with Chapter 66, unless otherwise modified by 16.2.3, [241:5.5.1.1]
 - Storage of Class I and Class II liquids shall not exceed 60 gal. (227 L) within 50 ft (15 m) of the structure. [241:5.5.1.2]
 - Storage areas shall be kept free of weeds, debris, and combustible material not necessary to the storage. [241:5.5.1.3]
 - Open flames and smoking shall not be permitted in flammable and combustible liquids storage areas. [241:5.5.1.4]
 - Such storage areas shall be appropriately posted as "No Smoking" areas. [241:5.5.1.5]
 - Class I and Class II liquids shall be kept in approved safety containers. [241:5.5.2.2]
 - Class I liquids shall be dispensed only where there are no open flames or other sources of ignition within the possible path of vapor travel. [241:5.5.2.4]

GENERAL DEMOLITION NOTES:

- Fernandina Beach Municipal Airport authority has the right of first refusal.
- Prior to any demolition work, locate all underground utilities.
- Any plumbing and/or electrical lines not being reused are to be capped and placed below or behind the finished surface as necessary and according to local building codes.
- All capped plumbing including water and sewer shall be pressure tested and inspected prior to covering them.
- Contractor shall provide his own dumpster for trash removal from all trades and all work relating to this project. The contractor shall not be allowed to use existing dumpster on site. Demolition debris shall be disposed strictly in accordance with all local, state and federal authorities requirements.
- Do not saw cut into or remove structural walls, columns and beams. Exposed all structural load bearing conditions for architect's observation.
- If during demolition of the existing structure is found to contain asbestos or lead, it is the responsibility of the contractor to comply with the provisions of § 469.003 Florida statutes and to notify the department of environmental protection of their intentions to remove asbestos and/or lead, when applicable, and in accordance with state and federal law.
- Contractor shall obtain all necessary approvals and/or permits before commencing work from proper authorities having jurisdiction.
- The demolition plans are general in nature and do not attempt to indicate smaller individual items which may also need to be removed. Therefore, the contractor shall visit the site to determine whether such non-specified items exist and are to be removed to achieve the overall intent. Contractor shall verify existing conditions including structural, mechanical, electrical, and plumbing, and report any discrepancies to the architect.
- During demolition the contractor shall be responsible for the safe stability of the structure until the operation is complete. Any observation by the architect does not relieve the contractor from his responsibility to provide for safety and protection of persons and property.
- Protect all existing areas and/or items not included for demolition from dust and damage, by use of water misting, temporary enclosures or other suitable methods. Any damage occurring during demolition shall be fixed or replaced by the contractor to the satisfaction of the architect, to match existing at no additional cost to Fernandina Beach Municipal Airport.
- Contractor is advised that there may be concealed pipelines, electrical, telephone, cable wires, columns, beams or other structural, mechanical, electrical, plumbing items, etc.. Although the documents produced by the architect and engineers are believed to be substantially correct, the architect, engineers and Fernandina Beach Municipal Airport authority do not guarantee the location or existence or condition of any concealed items. Contractor must proceed with caution during demolition and must make their own determination, measurements and evaluation of the working condition of existing concealed items. Any environmentally sensitive material, encountered during demolition shall be reported in writing to Fernandina Beach Municipal Airport authority and disposed of in accordance with state and federal regulations.
- Prior to demolition the contractor shall walk the site and provide a written list, photographs and/or videotapes of any damage to existing finishes, missing equipment, non-operable equipment, any water damage, etc.
- Contractor to shut off all building systems prior to any demolition work.
- Contractor is responsible for all as-built documents required for project closeout and rehabilitated hangar building certificate of occupancy.

MATERIALS SYMBOLS

	EARTH/COMPACT FILL
	ROCK
	BRICK (PLAN/SECTION)
	METALS (SECTION)
	PLYWOOD
	BATT/LOOSE INSUL.
	GLASS (ELEVATION)
	POROUS FILL/GRAVEL
	CONCRETE (PLANS/SECTIONS)
	BRICK (ELEVATION)
	ARCHITECTURAL ROOF SHINGLES
	WOOD, FINISHED
	CERAMIC TILE (ELEV)
	SPRAY FIREPROOF (AROUND MEMBER)
	SAND/MORTAR PLASTER(SECT.)
	CONCRETE BLK.
	WOOD BLOCKING (SECTION)
	RIGID INSUL.
	PLASTER/PLAS. BD. EFS (ELEV.)
	GLASS BLOCK

GRAPHIC SYMBOLS

	ROOM NAME/NUMBER INDICATOR
	WORK POINT ELEV./FIN. FLOOR, ROOF)
	COLUMN NO.
	CENTER LINE
	WINDOW/FRAME TYPE
	DOOR NUMBER
	WALL TYPE
	REVISION
	NORTH ARROW
	INTERIOR ELEVATION INDICATOR
	ELEV. NUMBER SHEET LOCATED
	INDICATED # OF VIEW
	WALL SECTION INDICATOR
	NO. OF SECTION SHEET LOCATED ON
	PLAN DETAIL INDICATOR
	NO. OF SECTION PLAN DETAILS SHEET LOCATED ON
	REVISION PLACE W/ DATE IN REVISED PORTION OF SHT.
	NEW DOOR
	EXISTING DOOR
	DOOR REMOVED

ABBREVIATIONS

AD ACCESS DOOR	CW Cold Water	EXPJ EXPANSION JOINT	HGT HEIGHT	NAT NATURAL	RO ROUGH OPENING	SWBD SWITCHBOARD
AFF ABOVE FINISH FLOOR	CMT CERAMIC MOSAIC TILE	EXPD EXPOSED	HMM HOLLOW METAL	NRC NOISE REDUCTION COEFFICIENT	PLGL PLATE GLASS	SYM SYMMETRICAL
ACT ACOUSTICAL TILE	CONC CONCRETE	EXTN EXTENSION	ID INSIDE DIAMETER	NIC NOT IN CONTRACT	PLYWD PLYWOOD	TB TACKBOARD
ADD ADDENDUM	CONSTR CONSTRUCTION	EXT EXTERIOR	IBC INSTALLED BY CONTRACTOR	NTS NOT TO SCALE	PLUB PLUMBING	TEL TELEPHONE
ADJ ADJACENT	CONT CONTINUOUS	FCU FAN COIL UNIT	INSUL INSULATION	NO # NOMINAL NUMBER	PT/S PT/S	TV TELEVISION
A/C AIR CONDITIONING	CLL CONTACT LIMIT LINE	FIN FINISHED	INS. GL Insulated Glass	OC ON CENTER	POL POLISHED	TEMP TEMPERATURE, TEMPORARY
ALT ALTERNATE	CNTOR CONTRACTOR	FA FIRE ALARM	INT INTERIOR	OPNG OPENING	PPGL POLISHED PLATE GLASS	TEMPGL TEMPERED GLASS
ALUM ALUMINUM	CJ CONTROL JOINT	FACT FACTORY	INV INVERT	OPP OPPOSITE	PVP POLYVINYL CHLORIDE	TEX TEXTURE
AB Anchor Bolt	CG CORNER GUARD	FE FIRE EXTINGUISHER	JAN JANITOR	OPH OPPOSITE HAND	PCF POUNDS PER CUBIC FEET	THK THICKNESS
APPROX APPROXIMATE	CS COUNTER SINK	FP FIRE PROOFING	JT JOINT	OD OUTSIDE DIAMETER	PSL POUNDS PER SQUARE INCH	TOIL TOILET
ARCH ARCHITECTURAL	CNTR COUNTER	FR FIRE RESISTANT	LAM LAMINATED	OA OVERALL	PLF POUNDS PER LINEAR FEET	T&G TONGUE AND GROOVE
ATN ATTENUATION	CRS COURSE	FLR FLOOR	LAV LAVATORY	OH OVERHEAD	PSF POUNDS PER SQUARE FEET	TOS TOP OF STEEL
AUTO AUTOMATIC	DEMO DEMOLISH	FD FLOOR DRAIN	LH LEFT HAND	PNT PAINTED	PCP PRECAST CONCRETE PANEL	TYP TYPICAL
BM BEAM	DET DETAIL	FL FLUSH	LCT LENGHT	PN PANEL	PREFAB PREFABRICATED	TOW TOP OF WALL
BRG BEARING	DIAG DIAGONAL	FT FOOT	LGT LIGHT	PBD PARTICAL BOARD	PREF PREFINISHED	UC UNDERCUT
BIT BITUMINOUS	DIA DIAMETER	FTG FOOTING	LF LINEAR FEET	PLAS PLASTER	PROJ PROJECTION	UG UNDERGROUND
BLK BLOCK	DIM DIMENSION	FDN FOUNDATION	LWT LIGHT WEIGHT	PLAM PLASTIC LAMINATE	PL PROPERTY LINE	UH UNIT HEATER
BLKG BLOCKING	DO DITTO	FO FRAME OPENING	LL LIVE LOAD	QTY QUANTITY	PR PRIMED	UV UNIT VENTILATOR
BD BOARD	DR DOOR	FBO FURNISHED BY OWNER	LOC LOCATION	RAD RADIUS	SST STAINLESS STEEL	UR URINAL
BOT BOTTOM	DBL DOUBLE	FBC FURNISHED BY CONTRACTOR	LLH LONG LEG HORIZONTAL	SECT SECTION	STORM STORM SEWER	VTR VENT THROUGH ROOF
BRK BRICK	DN DOWN	FUR FURRING	LLV LONG LEG VERTICAL	SS SECTION	SS SERVICE SINK	VENT VENTILATOR
BC BRICK COURSE	DWG DRAWING	GALV GALVANIZED	LP LOW POINT	SHT SHEET	SS SERVICE SINK	VERT VERTICAL
BLDG BUILDING	EA EACH	GAGE GAGE	MH MANHOLE	SHT SHEET	SHT SHEET	VEST VESTIBULE
BUR BUILT-UP ROOFING	ELEC ELECTRICAL	MFR MANUFACTURER	MAS MASONRY	SIM SIMILAR	SIM SIMILAR	VCT VINYL COMPOSITION TILE
BEJ BRICK EXPANS. JOINT	EL ELEVATION	MAS MASONRY	MO MASONRY OPENING	REQD REQUIRED	SPKR SPEAKER	VVF VERIFY IN FIELD
CAB CABINET	EWG ELECTRIC WATER COOLER	GL GLASS	MATL MATERIAL	RESIL RESILIENT	SPEC SPECIFICATIONS	VWC VINYL WALL COVERING
CH CABINET HEATER	ELEV ELEVATOR	GB GRAB BAR	MAX MAXIMUM	RCP REINFORCE CONCRETE PIPE	SC SQUARE	WSCT WAINSCOT
CSW CASEWORK	EMERG EMERGENCY	GWB GYPSUM WALL BOARD	MACH MECHANICAL	RET RETURN	SP STAND PIPE	WC WATER CLOSET
CLG CEILING	ENCL ENCLOSURE	HDCP HANDICAP	MTL/S METALS	RA RETURN AIR	STD STANDARD	WR WATER REPELLANT
CTR CENTER	EQ EQUAL	HDW HARDWARE	MTP METAL TOILET PARTITION	REV REVISION, REVISED	STL STEEL	WS WEATHER STRIP
C/L CENTER LINE	EQUIP EQUIPMENT	HWWD HARDWOOD	MIN MINIMUM	RH RIGHT HAND	SD STORM DRAIN	WGT WEIGHT
CT CERAMIC TILE	EQ EQUIPMENT BY OWNER	HTR HEATER	MISC MISCELLANEOUS	RW RIGHT OF WAY	SGT STRUCTURAL GLAZED TILE	WWF WELDED WIRE FABRIC
CMU CONCRETE MASONRY UNIT	EXF EXHAUST FAN	HTG HEATING	MOD MODULAR	R ROOF DRAIN	STRUCTL STRUCTURAL	WGL WIRE GLASS
CLR CLEAR	EXIST EXISTING	HVAC HEATING, VENTILATION AIR CONDITIONING	MHP MOP HOPPER	RM ROOM	SUSP SUSPENDED	W/O WITHOUT
COL COLUMN	EXP EXPANSION				SW SWITCH	WD WOOD
						YD YARD

ARCHITECT'S CERTIFICATION

THE ARCHITECT CERTIFIES TO THE BEST OF THEIR KNOWLEDGE AND BELIEF, THE PLANS AND SPECIFICATIONS ARE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE "FLORIDA BUILDING CODE".

BUILDING NOTES DURING CONSTRUCTION:

CONTRACTOR SHALL FOLLOW THE FLORIDA BUILDING CODE. THEY SHALL COMPLY WITH CHAPTER 33 "SAFEGUARDS DURING CONSTRUCTION" OF FLORIDA BUILDING CODE. THIS SECTION COVERS SAFETY DURING CONSTRUCTION AND THE PROTECTION OF ADJACENT PUBLIC AND PRIVATE PROPERTIES. THE ARCHITECT IS NOT RESPONSIBLE FOR ENFORCING THIS ON THE CONTRACTOR.

Stamp:

Client:
City of Fernandina Beach



204 Ash Street
Fernandina Beach, Florida
32034

Passero Associates

4730 Casa Gods Way, Suite 200 St. Augustine, FL (904) 757-6106

Project Manager: Justin Vollenwecker, AIA
Project Architect: Justin Vollenwecker, AIA
Designer: Chris Nardone, AIA

No.	Date	By	Description

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SYMBOLS & DETAILS

Former FBO Office Demolition and Hangar Rehabilitation

650 Airport Rd.

Town/City: Fernandina Beach

County: Nassau State: Florida

Project No.:

99000047.0082

Drawing No.:

A-001

Date:

MARCH 11, 2019

Bid Set

GENERAL DEMOLITION NOTES:

The existing condition / demolition drawings are intended as a general guide to the demolition required for this project. Demolition is not shown in complete detail and it shall be the responsibility of the contractor to remove existing construction as required to accomplish the design intent for the work shown and reasonably implied for the project. Refer to the work shown on all other drawings in the set for the extent of the demolition required to perform the work intent.

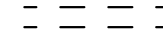
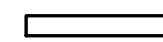
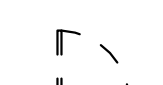

BASIC PROJECT SCOPE:

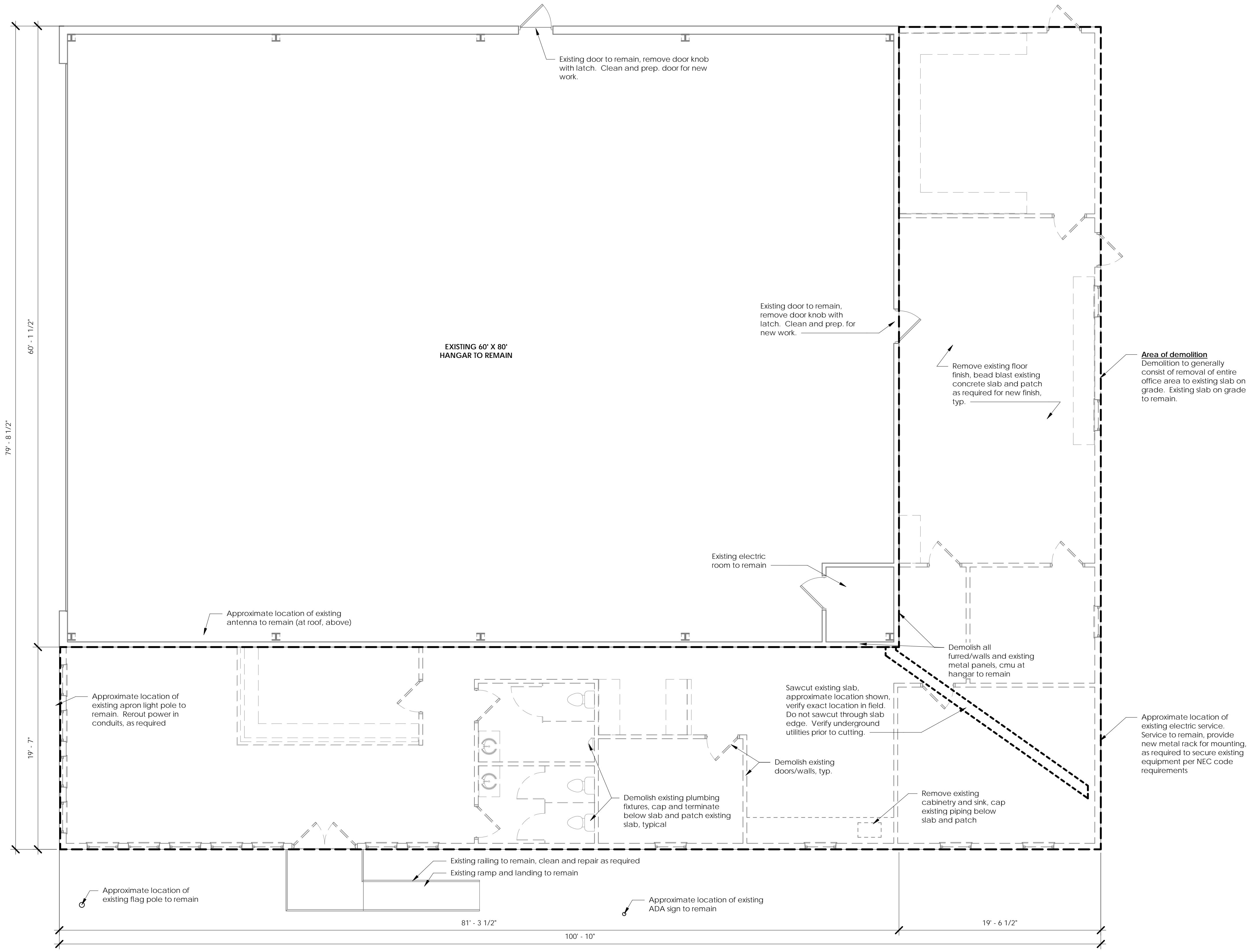
Project generally consists of removal of existing FBO/office attached to hangar. Existing hangar is to remain and structural modifications to existing hangar are not anticipated.

GENERAL CONDITIONS:

1. Visit the job site to verify existing conditions and dimensions prior to beginning any work. Notify the architect of any discrepancies prior to beginning the work.
2. Protect all finishes and construction scheduled to remain.
3. Typical:
 - Items found within walls and ceilings that run through the space feeding and/or connecting an adjacent area are required to remain unless otherwise noted.
 - For questionable items including, but not limited to found/unknown conditions and items not shown/listed in the contract documents shall be coordinated with the architect before removing.
 - Relocate any existing j-boxes, switches, etc. as required to accommodate new construction.
 - Remove all abandoned conduit, ductwork, hangars, ceiling tiles, grid, framing, piping, etc. throughout work area.
 - Remove all partitions, glazing, frames, roof, plumbing fixtures, etc. as shown dotted on plans.
 - Remove all floor finishes and base to expose concrete slab.
 - Remove all electrical, lighting, exit lighting, associated components, wiring and conduit above floor slab.
 - Removal of all mechanical, electrical and plumbing fixtures and equipment as indicated.

Existing/Demolition Legend:

-  Demolish wall
-  Existing wall to remain
-  Demolish door, frame, and hardware
-  Existing door/frame to remain



1 DEMOLITION FLOOR PLAN



Stamp:

Client:
City of Fernandina Beach



204 Ash Street
Fernandina Beach, Florida
32034

Passero Associates

4730 Casa Gola Way, Suite 200 (904) 757-6106
St. Augustine, FL
Project Manager: Chris Nardone, AIA
Project Architect: Justin Vollenweider, AIA
Designer:

No.	Date	By	Description

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FLOOR DEMOLITION PLAN
Former FBO Office Demolition and Hangar Rehabilitation

650 Airport Rd.
Town/City: Fernandina Beach
County: Nassau State: Florida

Project No.: **99000047.0082**

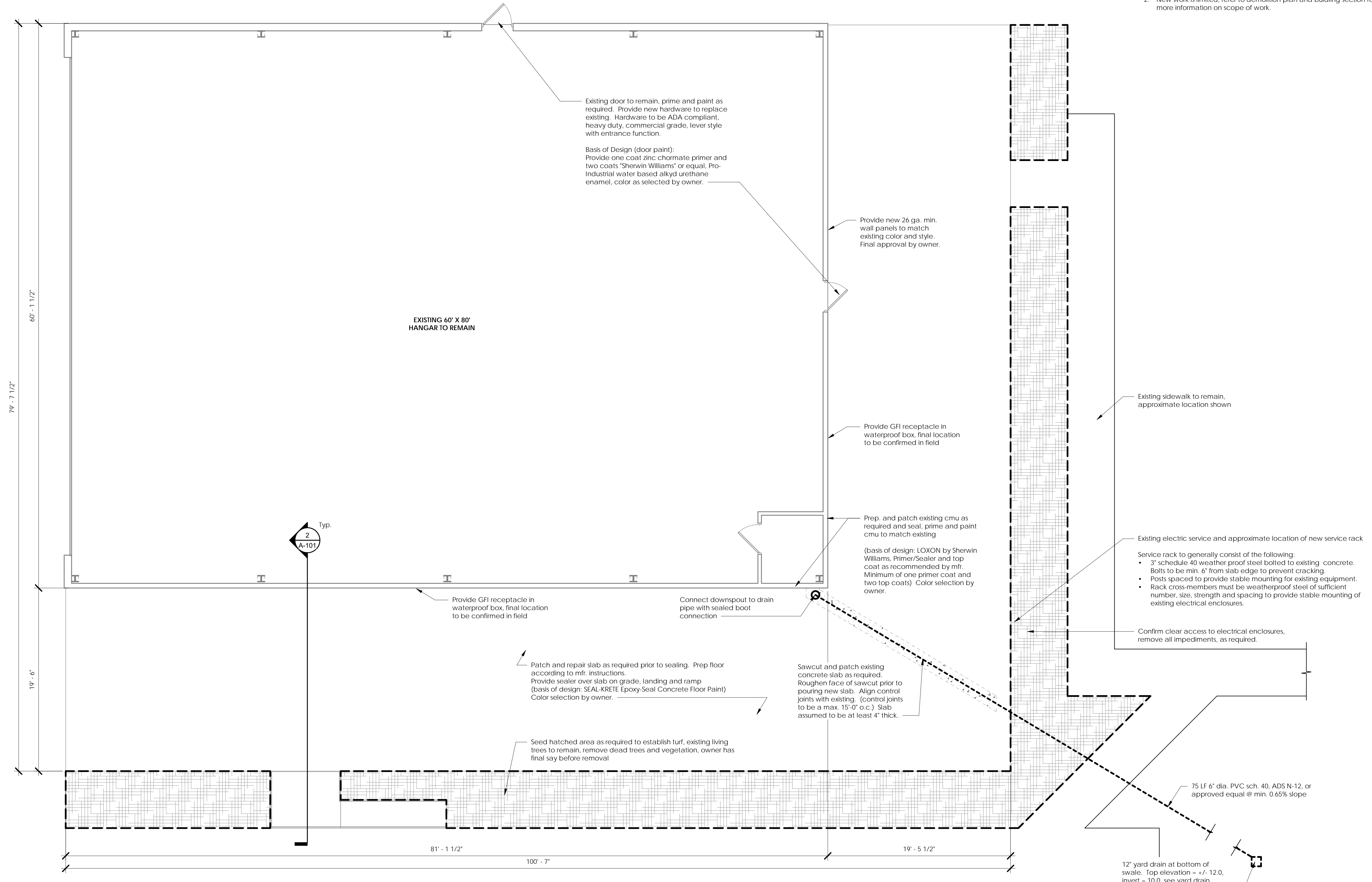
Drawing No.: **A-002**

Date: **MARCH 11, 2019**

Bid Set

FLOOR PLAN GENERAL NOTES:

1. Verify dimensions in field.
2. New work is limited, refer to demolition plan and building section for more information on scope of work.



1 Floor Plan
0' 1' 2' 4' 8'
3/16" = 1'-0"

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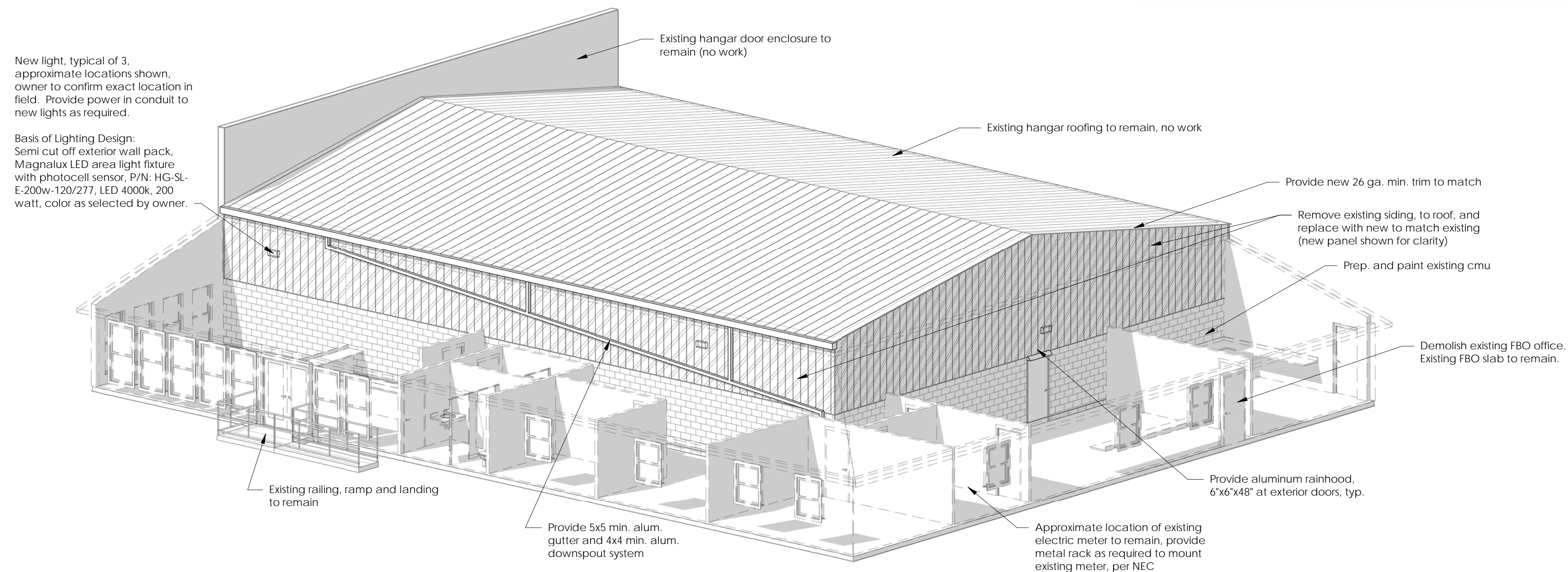
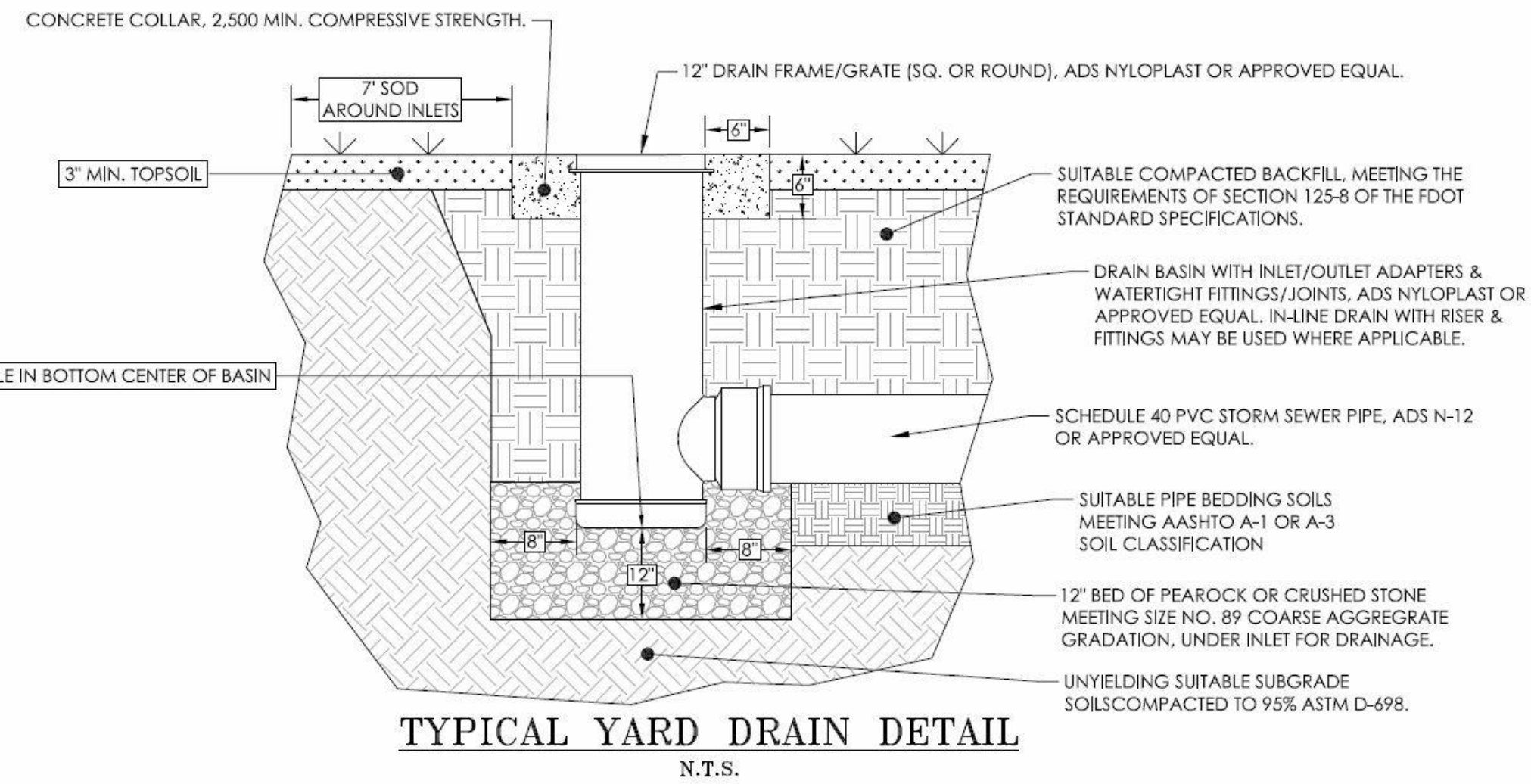
FLOOR PLAN
Former FBO Office
Demolition and
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650 Airport Rd.
Town/City: Fernandina Beach
County: Nassau State: Florida

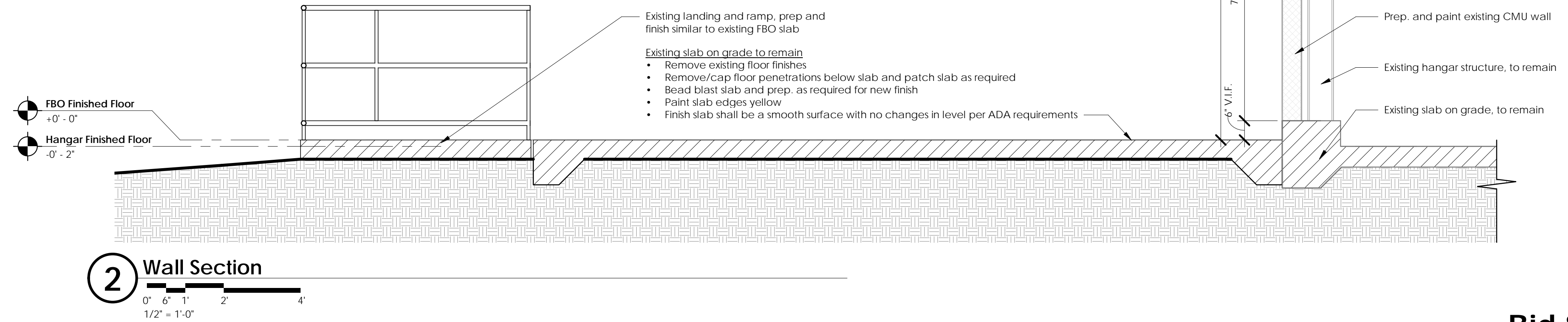
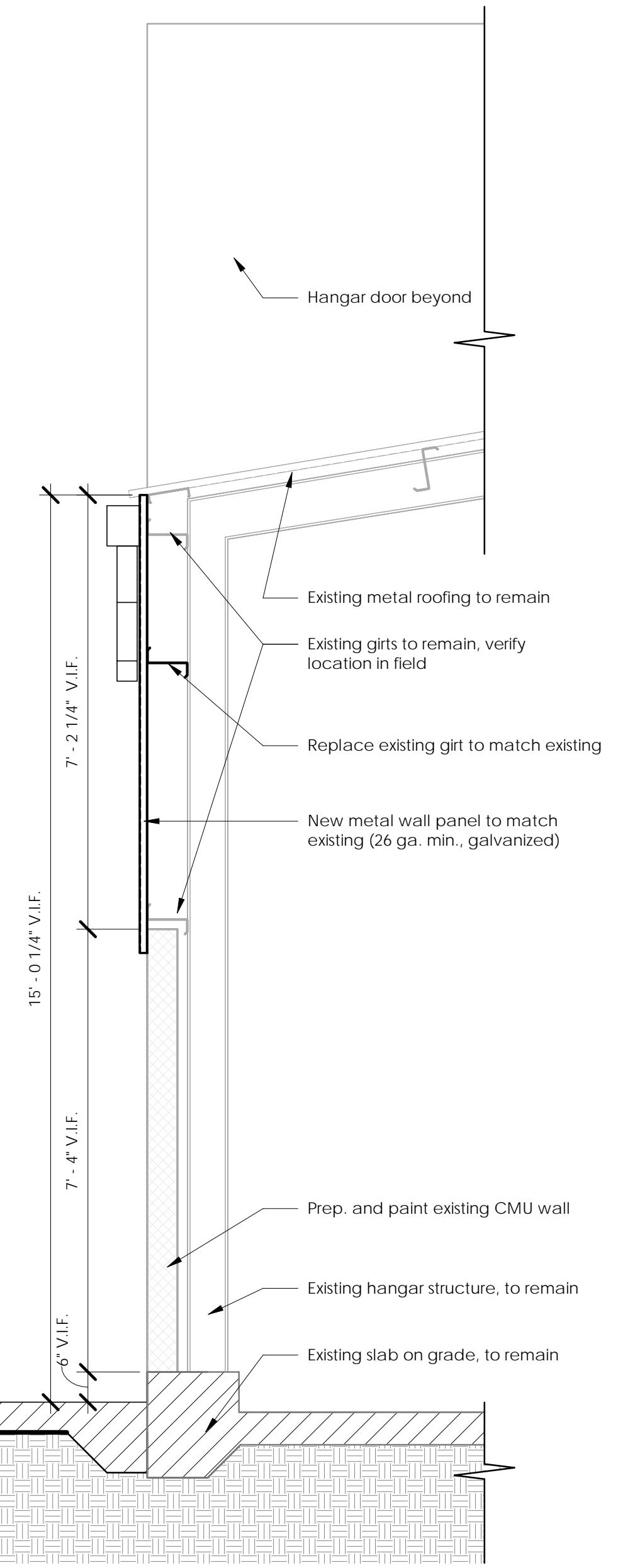
Project No.: **99000047.0082**

Drawing No.: **A-100**

Bid Set Date: **MARCH 11, 2019**



1 3D Diagram
N.T.S.



2 Wall Section
1/2\"/>

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DETAILS
Former FBO Office Demolition and Hangar Rehabilitation

650 Airport Rd.
Town/City: Fernandina Beach
County: Nassau State: Florida

Project No.: **99000047.0082**

Drawing No.: **A-101**

Date: **MARCH 11, 2019**

Bid Set