



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



Handwritten signature
 9/10/15

DATE	BY	REVISION

LARRY LEFFEL FASTENAL KENTON
 No. 0151

BEEN
 BEEN CONSTRUCTION, INC.
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DATE: 9/10/2015
 TIME: 4:46PM

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BEEM CONSTRUCTION
 BEEM CONSTRUCTION, INC.
 225 SOUTH MILL STREET
 P.O. BOX 208
 BOWERS, OHIO 45306
 (937) 693-3176
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 KENTON, OHIO 43326

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Page 2

1.0 GENERAL REQUIREMENT:

- 1.1 BEEM Construction to furnish the complete set of construction drawings reviewed and stamped by a registered engineer of the State of Ohio. Building to be design per current building codes but in the event the plan examiner issue a correction letter the owner will be notified of any changes and associated cost.
- 1.2 BEEM Construction to obtain Structural, Mechanical, Plumbing and Electrical permits from State of Ohio Office of Building Regulation.
- 1.3 BEEM Construction to furnish Liability and Builder's risk insurance.
- 1.4 BEEM Construction to furnish Worker's compensation certification from State of Ohio
- 1.5 Owner to furnish water and electric for construction
- 1.6 Price Includes all applicable taxes, freight and trucking.
- 1.7 Price Includes clean-up during construction and final clean-up at completion of the project.
- 1.8 It is assumed that the sub-soil at building site will be of adequate bearing capacity of (2500 psf. or better).
- 1.9 BEEM Construction to comply with the State of Ohio and Federal Safety Regulations. Regulation 29:1910 sub-part Z-Toxic and Hazardous Substances with Material Safety Data Sheets. Regulation 29:1926 Safety Program. BEEM will have available the above material in job trailer.
- 1.10 BEEM Construction to provide testing laboratory service for testing of concrete. Schedule (1) test on Footers, (1) test on Foundation walls & (1) test on Floor
- 1.11 Rock excavation shall be defined as any material requiring drilling, barring, jack hammering or blasting to effect removal, and boulders in excess of one cu. yd. volume. Cost of rock removal is included for footers and dock ramp only.

2.0 SITE WORK:

- 2.1 DEMOLITION: Not Applicable



Page 3

2.0 SITE WORK: Cont'd

2.2 EARTH WORK:

2.1.1 Stake out building site for footers and foundation walls.

2.1.2 BEEM to excavate proposed building site to average depth of 12" below finish floor

2.1.3 Excavate for footers of foundation walls and building piers. Excavated material to be stored on site.

2.1.4 Fill material below floor slab to be crushed limestone (304 or 411) or suitable material and compacted to a thickness of 6".

* Grass seeding & landscaping – allowed \$2,500.00 for bushes and mulch, allowed \$2,500.00 for grading and grass seeding

3.0 CONCRETE:

3.1 FOOTERS: To be 30"W x 6" T earth formed and poured with 3500 psi designed concrete. Concrete to be reinforced with #4 steel reinforcement bar.

3.2 FOUNDATIONS WALLS: To be 8" thick on all sides. Walls to be formed and poured with 3500 psi designed concrete and reinforced with #4 steel rebar as required. Walls to extend below finish floor. * Front wall to be 14" wide for masonry

3.3 PIERS: To be formed and poured with 3500 psi designed concrete. Concrete to be reinforced with steel reinforcement bar. Piers to be sized for applicable loads. Piers include the required size and number of anchor bolts.

3.4 FLOORS: To be form and pour with 4000 psi designed concrete. Concrete to be reinforced with 6x6x6 gauge steel wire mesh and smooth trowel finished. Saw cut concrete as required to control shrinkage cracks and apply (1) coat Ashford Sealer. Thickness of floor to be 5 inches with 6 mil plastic vapor barrier under floor. 6" thick compacted gravel fill material below floor.

- Floor finish option = See Alternate #1

3.5 EXTERIOR CONCRETE:

3.5.1 Service Door Pad: Quantity of (1) form and pour 4" thick x 5'-0" x 5'-0" concrete pad at Service door

3.5.2 Sidewalk: Quantity of (90) l. f. of 5'W x 4" thick concrete sidewalk

3.5.3 Parking, approach and drive – (9,364 sq ft) Same as Bryan including 65 x 20 area



Page 4

4.0 MASONRY:

- 4.1 FRONT ENTRANCE: Install 4" standard split face block to the front wall. Masonry wall to be 20'W x 19'-4"H and include (1) opening 6'W x 7'H * 4' H wainscot both sides of main entrance

5.0 METALS:

- 5.1 RESTROOM ROOF: Roof to be constructed of steel joists on 16" centers and covered with 26 ga. Steel roof panels. Roof system to be designed for 40 # /s.f. loads.
- 5.2 BUMPER POSTS: Quantity of (4) 6" round steel pipe 7'-0" long and filled with concrete. Posts to extend 4'-6" above finish floor and installed at overhead doors.

6.0 WOOD & PLASTICS: Not Applicable

7.0 THERMAL & MOISTURE PROTECTION:

- 7.1 VAPOR BARRIER: Barrier to be 6 mil thick plastic film over gravel fill of floor slab.
- 7.2 FOUNDATION INSULATION: Insulation to be 2" thick x 24" wide ridge extruded Polystyrene board. Board to be installed on inside of foundation walls.

7.3 BUILDING INSULATION:

- 7.3.1 **Roof Insulation:** Insulation to be "Simple Saver" system with white reinforced polypropylene scrim foil (WMP-50) facing attached to underside of framing 8" and 6" fiberglass fill = Total Value = R30
- 7.3.2 **Wall Insulation:** Insulation to be 4" thick fiberglass with white reinforced polypropylene scrim foil (WMP-50) facing and 4" un-faced fiberglass attached to inside prior to wall liner = Total value = R24

8.0 DOORS & WINDOWS:

8.1 EXTERIOR SERVICE DOORS:

- 8.1.1 **Hollow Metal Doors:** Quantity of (1) 3070 1-3/4" thick 18 ga. Insulated steel door with 16 ga. Prime painted steel jamb. Includes (3) ball bearing hinges, closer, aluminum threshold, weather-stripping and mortise lockset.



Page 5

8.1.2 **Front Entrance Door:** Quantity of (1) pair of 3070 bronze narrow stile doors with non-transom frame, offset pivots, threshold, sweeps, surface mounted closers, manufacturers standard push-pull hardware, cylinder lock exterior with thumb turn interior and 1" insulated bronze safety glass.

8.2 INTERIOR SERVICE DOORS:

8.2.1 **Doors:** Quantity of (3) 3070 1-3/4" thick 18 ga metal doors with 16 ga. prime painted steel jamb. Doors include (3) ball bearing hinges, wall stop, Levered Privacy set, closer, and handicap signs on (1) restroom.

8.3 OVERHEAD DOOR:

8.3.1 **Ground Level Door:** Quantity of (1) 12'W x 14'H Clopay 3200 model insulated steel commercial sectional door. Door includes 2" track, 2" steel mounting angle, high lift track and (1) door operator with (3) button control inside & (2) exterior remotes for trucks

8.4 WINDOWS:

8.4.1 **Office Windows:** Quantity of (6) 4'W x 4'H bronze thermal broke aluminum frame windows with 1" bronze tinted glass. (3) 5'W x 2'H windows at 10' above finish floor at sidewall opposite office area, (1) 5'W x 2'H at 4' above finish floor at office. (1) Interior borrow lite - HM frame - 4ft above finish floor between office and open desk area

9.0 FINISHES:

9.1 OFFICE /RESTROOM:

9.1.1 **Floor Finish Option:** See alternate #1

9.1.2 **Ceilings:** Standard 2' x 4' grid acoustical ceilings at restroom, office and open desk area

9.1.3 **Metal Stud Walls:** All walls of office & restroom to be constructed of 3-5/8" metal studs on 16" centers and covered with 5/8" drywall. Walls to be taped and finished for painting. Wall height of restroom to be 8 feet * half high walls at open desk area = confirm dimensions

- Bulkhead at open desk area starting at 9' above floor to full ht
- Provide laminate countertop at half high walls

9.1.4 **Wall Base Trim:** 4" high vinyl base in standard colors in office and 6" high vinyl base in standard colors in restroom



Page 6

9.2 PAINING:

9.2.1 **Doors and Frames:** Two coats of industrial enamel

9.2.2 **Bumper Posts:** Two coats of industrial enamel (Color Yellow)

9.2.3 **Metal Building Structure:** One coat of white dry fall paint to all exposed prime paint structural steel.

9.2.4 **Restroom/office Drywall Walls & Ceiling:** One coat of primer and (2) coats of semi-gloss Finish paint.

10.0 **SPECIALTIES:**

10.1 RESTROOM ACCESSORIES:

10.1.1 **Toilet Accessories:** "Bobrick " Restroom accessories as follows:

Quantity of (1) # 2730 Toilet Paper Holder, Single Roll

Quantity of (1) # 290 24" x 36" Mirror

Quantity of (1) # 490 Grab Bar 36" long

Quantity of (1) # 490 Grab Bar 42" long

Quantity of (1) Handicap Restroom Signs

11.0 **EQUIPMENT:** Not Applicable

12.0 **FURNISHING:** Not Applicable

13.0 **SPECIAL CONSTRUCTION:**

13.1 U.S.A. PRE-ENGINEERED METAL BUILDING

13.1.1 **Size:** 80'W x 63'L x 16'Low Eave Ht

13.1.2 **Structural Loads:** 20#/sf. Live Load, 3#/sf. Uniform Collateral Load, 90 mph wind Load- Exposure "C", and Seismic Zone 1.

13.1.3 **Ground Snow Load:** 20#/s.f.

13.1.4 **Roof Slope:** Double Slope 1:12 Pitch

13.1.5 **Frame System:** Rigid Frame Clear Span 3 @ 80ft.



Page 7

- 13.1.6 **Endwall Framing:** (1) ½ load frame non-expandable * All endwall girts to be inset
(1) full load frame-expandable
- 13.1.7 **Bay Quantity & Spacing:** 3 @ 22'-0" = 66' total length
- 13.1.8 **Roof Covering:** U.S.A. 24 gauge aluminum-zinc Guardian I SSR standing seam roof panel. Roof Panel has 20 year surface warranty.
- 13.1.9 **Wall Covering:** U.S.A. R-panel reverse rolled 26 gauge non-embossed painted steel nest-able wall panel with 20 year surface warranty. Note: Color to be selected from standard color chart.
- 13.1.10 **Wall Liner:** Wall liner to full ht.
- 13.1.11 **Trim:** Painted Steel Fascia, Gutter, Downspout and Wall Base Trim Note: Color to be selected from standard color chart
- 13.1.12 **Framed Openings:** (1) 12'W x 14'H for overhead doors ; (1) 6'W x 7'H for front entrance door & (6) 5'W x 5'H for windows
- 13.1.13 **Parapet wall** –framing, backside flashing, Blue wall panel and cap trim (Match Oil City Pa. store look) * small canopy above entrance door
- 13.1.14 **Dividing wall** – full ht with wall liner panel both sides *with 6'W x 7'H framed opening
- 14.0 **CONVEYING SYSTEM:** Not Applicable
- 15.0 **MECHANICAL:**
- 15.1 **PLUMBING:**
- 15.1.1 (1) Kohler K3427 white ADA tank type water closets w/ 1955/ss seat
- 15.1.2 (1) Kohler K2005 white lavatory with Delta 520mpu ADA faucets
- 15.1.3 (1) Oasis P8AC Water Cooler
- 15.1.4 (1) Rheem 10 gallon electric water heater
- 15.1.5 (1) Mustee 24x24 mop sink w/ SC5811 Speakman faucets
- 15.1.7 Required PVC sewage piping and pex water piping
- 15.2 **HVAC:**
- 15.2.1 (2) RGTA Rheem 90+ horizontal furnaces ceiling mounted 240volt, 1 ph units. Each unit includes factory installed 5-ton air-conditioning units and natural gas heating unit. Each unit includes supply and return wall grilles with filters * extend duct work along backside of dividing wall with grilles thru wall to showroom * (2) thermostats
(2) Thermostats and controls *duct work to office areas



Page 8

15.2.2 Gas line to units from a single location * meter to be 2' above the ground on the outside of the building.

15.2.3 * Fans: (4) 4ft ceiling fans, (1) Bathroom exhaust fan with duct work

16.0 ELECTRICAL:

16.1 SERVICE:

16.1.1 (1) 225 amp. 240/120 volt 1ph 4-wire main breaker panel w/secondary breakers

16.1.2 (1) 320 amp.240/120 volt single phase meter socket.

16.1.3 (1) building ground system

16.2 LIGHTING:

16.2.1 *Quantity of (15) High bay LED light fixtures*

16.2.2 Quantity of (2) LED wall pack w/ photo eye

16.2.3 Quantity of (6) LED troffer light fixtures

16.2.4 Quantity of (3) combination Exit/emergency light fixture w/ remote head

16.2.5 Quantity of (2) Emergency light fixtures

16.2.6 Dimmer switches for showroom and offices\

16.2.7 (1) Light at entrance canopy controlled by photo eye

16.3 DEVICES:

16.3.1 Quantity of (2) 40 amp. 1ph hook-ups to HVAC units w/ disconnect

16.3.2 Quantity of (1) Hook-up for water heater

16.3.3 Quantity of (1) Hook-up for restroom exhaust fans

16.3.4 Quantity of (18) 120 volt Duplex receptacles on columns Flush mount

16.3.5 Quantity of (6) 20 amp. Light switches * Dimmer switches for showroom and offices

16.3.6 Quantity of (4) box/stub for data /telephone in office

16.3.7 Quantity of (1) 120 volt Duplex receptacles for water fountain

16.3.8 Quantity of (1) 120 volt Duplex receptacles for O.H. Door operators

17.0 ITEMS NOT COVERED BY THIS PROPOSAL:

17.1 Wood and Plastics

17.2 Specialties

17.3 Furnishing

17.4 Sprinkler system

17.5 Tap fees, city fees and any assessments