

CAPE HAZE PIONEER PARK BUNK HOUSE

RESTORATION AND PRESERVATION DRAWINGS

CAPE HAZE PIONEER PARK BUNK HOUSE

Cape Haze Pioneer Trail Park Charlotte County, FL 33981

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C. ALAN ANDERSON ARCHITECT, P.A 3908 Midland Road Sarasota, Florida 342 Phone (941) 929-0329 Fax (941) 929-03

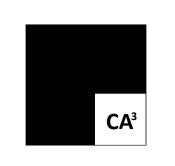




ABB	REVIATIONS					SYMBOL LEGEND
& .	AND DEGREES	FIN.	FINISH FLOOR	PAR. PARTN.(S)	PARALLEL PARTITION(S)	WALL LEGEND
° F	DEGREES (FAHRENHEIT) FEET	FLUOR. F.N.D.	FLUORESCENT FEMININE NAPKIN DISPOSAL	P.C. P.C.F.	PRECAST CONCRETE POUNDS PER CUBIC FOOT	SYMBOL DESCRIPTION
" <u>+</u>	INCHES PLUS OR MINUS	F.O.S. F.P.	FACE OF STUDS FIRE PROTECTION	PIL. PL.	PILASTER PLASTIC	EXISTING WALL CONSTRUCTION. REPAIR EXISTING TO MATCH NEW AS REQUIRED
# %	POUNDS, NUMBERS PERCENT	F.R.	FIRE RATED FRAME	PLAS., PL. PL.LAM.	PLASTIC PLASTIC PLASTIC LAMINATE	NEW REINFORCED CMU WALLS
AC	ALTERNATING CURRENT	FT. FTG.	FOOT, FEET FOOTING	P.L.F. PLYWD.	POUNDS PER LINEAL FOOT PLYWOOD	NEW 2x6 WOOD FRAMED WALLS
A/C ACCOM.	AIR CONDITIONED ACCOMMODATE	FURR. FUT.	FURRING FUTURE	PNL. POL. PORT.	PANEL POLISHED PORTABLE	@ 16" O.C. WITH 1/2" DRYWALL EACH SIDE, OR AS NOTED
ACOUST. A.C.T.	ACOUSTIC, ACOUSTICAL ACOUSTIC CEILING TILE	G. GA.	GAS. GAUGE	P.P. PR.	POWER POLE PAIR	NEW 2x4 WOOD FRAMED WALLS
ADJ. A.F.F. A.H.	ADJUSTABLE ABOVE FINISH FLOOR AIR HANDLER	GALV. G.B.	GALVANIZED GRAB BAR	P.R.V. P.S.F.	POWER ROOF VENTILATOR POUNDS PER SOUARE FOOT	@ 16" O.C. WITH 1/2" DRYWALL EACH SIDE, OR AS NOTED
ALT. ALUM.	ALTERNATE ALUMINUM	G.B. G.C. GEN.	GENERAL CONTRACTOR GENERATOR	P.S.I. P.T.	POUNDS PER SQUARE FOUT POUNDS PER SQUARE INCHES PRESSURE TREATED	DIMENSION NOTE
AMP. ANOD.	AMPERE ANODIZED	GENL. GL.	GENERAL GLASS, GLAZING	PT. P.T.D.	PAINT PAPER TOWEL DISPENSER	DIMENSION NOTE
A.P. APPROX.	ACCESS PANEL APPROXIMATE	G.M.U. GPH	GLASS MASONRY UNIT GALLONS PER HOUR	P.V.C. PVMT.	POLYVINYL CHLORIDE PIPE PAVEMENT	MASONRY WALL DIMENSIONS - ALL MASONRY WALL DIMENSION EITHER INTERIOR OR EXTERIOR ARE FROM
ARCH. ASPH.	ARCHITECTURAL ASPHALT	G.P.M. GR.	GALLONS PER MINUTE GRADE	Q.T.	QUARRY TILE	FACE OF MASONRY WALL AND NOT FROM FINISHED WALL.
AVG.	AVERAGE	G.S. G.S.P.	GYPSUM SHEATHING GALVANIZED STEEL PIPE	QTR.	QUARTER	
B.B. B.C.	BULLETIN BOARD BOOK CASE	G.W.B. GYP.	GYPSUM WALLBOARD GYPSUM	R.A. RAD	RETURN AIR RADIUS	TO FACE TO FACE
BD. BF	BOARD BOARD FEET	Н., НТ.	HEIGHT	R.C.P. R.D.	REINFORCED CONCRETE PIPE ROOF DRAIN	OF MASONRY MASONRY
B.G. BITU.	BUMPER GUARD BITUMINOUS	H.B. H.C.	HOSE BIBB HOLLOW CORE	RECEP.	RECEPTACLE RECEPTION	
BLDG. BLK.	BUILDING BLOCK	HCAP. HDWR	HANDICAPPED HARDWARE	REG. REINF.	REGISTER REINFORCING (ED)	
BM. BOT.	BENCH MARK BOTTOM	H.M. HORIZ.	HOLLOW METAL HORIZONTAL	REQ'D. RES.	REQUIRED RESILIENT	FRAMED WALL DIMENSIONS - ALL FRAMED WALL
BTU B.U.	BRITISH THERMAL UNITS BUILT UP	HR. H.S.	HOUR HEAT STRENGTHENED	REV.	REVERSE, REVISED (SION) REFRIGERATOR, REFERENCE	DIMENSION ARE FROM FACE OF FINISHED WALL AND NOT FROM WALL FRAMING.
B.U.R.	BUILT-UP ROOFING	HTG. H.V.A.C.	HEATING HEATING VENTILATION & AIR CONDITIONING	R.H. R.L.	RIGHT HAND ROOF LEADER, RAIN LEADER	
CAB.	CABINET CHALK BOARD, CATCH BASIN	H.W.	HOT WATER HERTZ (CYCLES PER SECOND)	RM. R.O.	ROOM ROUGH OPENING	TO FACE OF TO FACE OF
C/C CCTV	CENTER TO CENTER CLOSED-CIRCUIT TELEVISION	I.D., ID	INSIDE DIAMETER	R.O.W.	RIGHT-OF-WAY REVOLUTION PER MINUTE	INT. INT. FINISHED WALL
CEM.	CEMENT CERAMIC CLUDIC FOOT	IN. INCL.	INCHES INCLUDE, INCLUSIVE	R.R.	REST ROOM SANITARY	
C.F. C.I. C.I.P.	CUBIC FOOT CAST IRON CAST IN PLACE	INSUL. INT. INV.	INSULATION INTERIOR INVERT	SAN. S.B.C.	SANITARY STANDARD BUILDING CODE	ROOM DESCRIPTION LEGEND
C.I.P. C.J.	CAST IRON PIPE	I/O CPT.	INDOOR / OUTDOOR CARPET	S.C. SCHED. S.C.R.	SOLID CORE SCHEDULE SCHEDULE	ROOM NAME OFFICE
Q CLG.	CONTROL JOINT CENTER LINE CEILING	JAN J.B.	JANITOR JUNCTION BOX	SCRN. S.C.W.	SHOWER CURTAIN ROD SCREEN SOLID CORE WOOD	ROOM NUMBER 115 2 NOTES
CLO.	CLOSET CLEAR	JT.	JOINT	S.D. SEC., SECT.	SOAP DISH, STORM DRAIN SECTION	FLOOR FINISH—F1 B1 W1 C1—CEILING FINISH
CM C.M.U.	CENTIMETER CONCRETE MASONRY UNIT	KIT. K.O.	KITCHEN KNOCK OUT	SERV. S.F.	SERVICE SQUARE FEET	BASE FINISH —————WALL FINISH
CNTR.	COUNTER CLEAN OUT	K.P	KICK PLATE	S.F.T.U. SHLV.	STRUCTURAL FACING TILE UNIT SHELVING, SHELF	TAGS
COL.	COLUMN COMMON	LAB. LAM.	LABORATORY LAMINATE	SHT.	SHEET SIMILAR	WALL ORIENTATION INDEX
CONC. CONST.	CONCRETE CONSTRUCTION	LAT.	LATITUDE LAVATORY	S.L. S.M.	SHIPS LADDER SHEET METAL	FOR INTERIOR ELEVATIONS
CONT.	CONTINUOUS COORDINATE	LB., LBS. LBL.	POUND(S) LABEL	SPEC. (S) SQ.	SPECIFICATION (S) SQUARE	
CORR.	CORRIDOR, CORRUGATED CUBIC FOOT PER MINUTE	L.F. LG.	LINEAR FEET LONG	SQ.FT. SQ.IN.	SQUARE FEET SQUARE INCH	EXTERIOR ELEVATION
CPT. CPS	CARPET CYCLES PER SECOND	L.H. LIN.	LEFT HAND LINEN	SQ.YD. S.S.	SQUARE YARD STAINLESS STEEL	INDICATES DIRECTION OF CUTTING LINE
C.R. C.T.P.	COLD ROLLED CERAMIC TILE PANEL	LKR. L.L.	LOCKER LIVE LOAD	S.S. STA.	SANITARY SEWER STATION	INDICATES WALL SECTION DRAWING NUMBER BUILDING SECTION
CTR.	CENTER COPPER TUBE SIZE	LOC.	LOCATION LOUVER, LOUVERED	STD. STL.	STANDARD STEEL	AX.X.X A INDICATES WHERE SECTION
CTSK.	COUNTERSINK CUBIC	LT. LTG.	LIGHT LIGHTING	STO. STRUCT.	STORAGE STRUCTURAL	OR DETAIL IS DRAWN
C.W.	COLD WATER CUBIC YARD	LTWT.	LIGHTWEIGHT	SUSP. S.V.	SUSPEND (ED) SHEET VINYL	WALL SECTION WALL SECTION
DBL.	DOUBLE	MAS. MAT.	MASONRY MATERIAL	S.W.	STORM WATER	
DEPT. D.F.	DEPARTMENT DRINKING FOUNTAIN	MAX. M.B.	MAXIMUM MARKER BOARD	T.B. T. & B.	TOWEL BAR TOP & BOTTOM	DETAIL DETAIL
DIAG.	DIAMETER DIAGONAL	M.C. MECH.	MECHANIC (AL)	TEL. TEMP.	TELEPHONE TEMPERED, TEMPERATURE	— WA M
DIM. D.I.P.	DIMENSION DUCTILE IRON PIPE	MED. MEMB.	MEDIUM MEMBER	TERR. T. & G.	TERRAZZO TONGUE AND GROOVE	DOOR NUMBER
DISP.	DISPENSER DIVISION, DIVIDED	MEZZ.	MEZZANINE MANUFACTURER	THK. THRESH.	THICK (NESS) THRESHOLD	<u>DOOK NOPIDEIX</u>
D.L. DN.	DEAD LOAD DOWN DAMPROOFING	M.H. MHz MIN.	MANHOLE MEGAHERTZ	THRU T.O.C.	THROUGH TOP OF CONCRETE	WINDOW TYPE
DP. DR. DRWR.	DAMPROOFING DOOR DRAWER	MIR. MISC.	MINIMUM, MINUTE MIRROR	TOIL. T.O.S.	TOILET TOP OF STEEL, SLAB OR STRUCTURE TOILET DADED DISDENSER	WINDOW TEPE
D.S.	DRAWER DOWNSPOUT	MLDG. M.L.W.	MISCELLANEOUS MOULDING, MOLDING	T.P.D. TR. TREAT.	TOILET PAPER DISPENSER TREAD TREATMENT	BATHROOM FIXTURE NUMBER
DTL. D.W. DWG.	DETAIL DISHWASHER DRAWING	MM. MM.	MEAN LOW WATER MILLIMETER MASONRY OPENING	TV.	TELEVISION TYPICAL	<u>BATTIKOOMTTATOKE NOMBEK</u>
DWG. DWGS.	DRAWING DRAWINGS	M.O. MOD. MPH	MASONRY OPENING MODIFIED MILES PER HOUR	UC.	UNDERCUT	
EA. EB.	EACH EXPANSION BOLT	M.R. M.S.	MILES PER HOUR MOISTURE RESISTANT METAL STUD	U.O.N. UR.	UNLESS OTHERWISE NOTED URINAL	LOUVER NUMBER
E.F. EIFS	EXPANSION BOLT EXHAUST FAN EXTERIOR INSULATION FINISH SYSTEM	M.S.L. MTD.	MEAN SEA LEVEL MOUNTED	UTIL.	UTILITY	
E.J. ELEC.	EXPANSION JOINT ELECTRIC (AL)	MTL.	METAL MEGAVOLT	V. V.B.	VOLT VINYL BASE	WALL TYPE
ELEV., EL.	ELEVATOR ELEVATION	MW	MEGAWATT	V.C.T. VERT.	VINYL COMPOSITION TILE VERTICAL (LY)	
EMERG. EQ.	EMERGENCY EQUAL	N. N.I.C.	NORTH NOT IN CONTRACT	VEST. V.I.F.	VERTICAL (ET) VESTIBULE VERIFY IN FIELD	
EQUIP. EQUIV.	EQUIPMENT EQUIVALENT	NO. NOM.	NUMBER NOMINAL	VIN. V.T.R.	VINYL VENT THROUGH ROOF	
E.W. E.W.C.	EACH WAY ELECTRIC WATER COOLER	N.R.(C) N.T.S.	NOISE REDUCTION (COEFFICIENT) NOT TO SCALE	V.T.S.	VINYL TRANSITION STRIP	DRAWING NOTES
EXH. EXIST.	EXHAUST EXISTING	0	DIAMETER ROUND	W. W/	WATER WITH	A DRAWING NOTES
EXP. EXT.	EXPOSED, EXPANSION EXTERIOR, EXTRUDED	O.C. O.D.	ON CENTER OUTSIDE DIMENSION OUTSIDE DIAMETER	WAINS. W.B.	WAINSCOT WALL BUMPER GUARD	
F.A.I.	FRESH AIR INTAKE	OFF. O.H.	OFFICE OPPOSITE HAND, OVER HEAD	W.C. W/C	WATER CLOSET WHEEL CHAIR	WINDOW / LOUVER CLERESTORY
FB F.C.	FACE OF BRICK (BLOCK) FURRING CHANNEL	OPG.	OPENING OPPOSITE	WD. WDW	WOOD WINDOW	
F.C.U. F.D.	FAN COIL UNIT FLOOR DRAIN	OZ.	OUNCE	W.F. W.H.	WIDE FLANGE BEAM HOT WATER HEATER	
F.E. F.E.C.	FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET			W.I. W.M.	WROUGHT IRON WATER METER	
F.F. F.H.	FINISH FLOOR FIRE HYDRANT			W/O W.P.	WITHOUT WATERPROOF (ING)	
F.H.C. FIG.	FIRE HOSE CABINET FIGURE			W.R. WT.	WASTE RECEPTACLE WEIGHT	
				W.W.F.	WELDED WIRE FABRIC	
				YD.	YARD	

ZONING DATA & AREA CALCULATIONS

ZONING CLASSIFICATION - TU - CONSERVATION
BUILDING & PARKING ARE EXISTING TO REMAIN.

SCOPE OF WORK IS LIMITED TO HISTORICAL PRESERVATION, STRUCTURAL REPAIR, WINDOW REPLACEMENT, DOOR REPLACEMENT, ROOF REPLACEMENT. ADA ACCESSIBLE INTERPRETIVE PATHWAY

2023 FBC, 8TH EDITION

IN ACCORDANCE WITH CHAPTER 6 OF THE 2023 FBC, 8TH EDITION - EXISTING BUILDINGS - CLASSIFICATION OF WORK;

PROPOSED WORK MEETS THE REQUIREMENTS OF A LEVEL 2 CLASSIFICATION OF WORK.

NEC 2023

DIVISION 16: ELECTRICAL
16.1. ALL WORK SHALL BE COORDINATED WITH FLORIDA
POWER AND LIGHT, AND SHALL BE INSTALLED AND
TESTED IN ACCORDANCE WITH ALL APPLICABLE CODES
AND ORDINANCES. COMPLY WITH NEC 2020 AND NEMA
RECOMMENDATIONS (LATEST EDITION).

NOTED

DUE TO THE CURRENT CONDITION OF THE INTERIOR OF THE BUNK HOUSE, A FULL ASSESEMENT OF ALL EXISTING CONDITION WERE NOT POSSIBLE TO IDENTIFIY OTHER THAN WHAT WAS NOTED AS PART OF THE INITIAL REPORT. AT THE TIME OF INTERIOR CLEANOUT AND WALL AND CEILING FINISH DEMOLITION, GC, ARCHITECT AND STRUCTURAL ENGINEER CAN BETTER ASSESS ALL AREAS IN NEED OF ADDITIONAL REPAIRS AND/OR REPLACEMENT AS NEEDED BEYOND THOSE NOTED IN THE DRAWINGS. ASSUMPTIONS HAVE BEEN MADE WITHIN THESE DRAWINGS AS TO THE AREAS WE FEEL WILL NEED ATTENTION AS NOTED BUT MAY NOT BE ALL ENCOMPASSING OF WHAT IS REQUIRED TO COMPLETE WORK. ALL WORK SHALL BE DONE AS TO MAINTAIN HISTORIC ORIGINALITY, REPAIRING AND REUSING OF EXISTING MATERIALS OR NEW IN KIND TAKES PRECEDENT OVER REPLACEMENT OF MATERIALS THAT ARE NOT IN KEEPING WITH HISTORICAL ORIGINALITY AS

INDEX TO DRAWINGS

GENERAL NOTES

COMPLETE AND PLACED IN OPERATING ORDER.

RESOLUTION BEFORE PROCEEDING WITH THE WORK.

IMMEDIATELY OF ANY DISCREPANCIES OR OMISSIONS.

PROJECT FOR REVIEW AND APPROVAL BY THE ARCHITECT

10. ALL SURFACES NOT INDICATED BY OMISSION SHALL BE PAINTED.

SHOULD THE CONTRACTOR WISH TO RETAIN THE ARCHITECT OR HIS ENGINEERS HE MAY DO SO.

BE EFFECTIVELY WARRANTED TO OWNER.

VICINITY MAP

AND SCHEDULING OF TRADES TO AVOID CONFLICT WITH HIS WORK

ARC	CHITECTURAL DRAWINGS	STRUCTURAL DRAWINGS				
JMBER	NAME	S1	STRUCTURAL NOTES			
0.0	COVER	S2	FLOOR FRAMING PLANS			
).1	PROJECT INFORMATION					
).2	SPECIFICATIONS					
1.0	EXISTING CONDITIONS PLANS					
1.1	EXISTING CONDITIONS ELEVATIONS					
2.0	PRESERVATION PLANS					
2.1	FUTURE PRESERVATION PLAN					
3.0	PRESERVATION ELEVATIONS					
1.0	PRESERVATION SECTIONS					
1.1	PRESERVATION SECTIONS					
5.0	PRESERVATION DETAILS					
5.1	DOOR AND WINDOW SCHEDULES AND KEY PLAN					
6.0	3D VIEWS					

1. CONTRACTOR SHALL BE RESPONSIBLE TO FULLY ACQUAINT HIMSELF WITH THE DRAWINGS AND SPECIFICATIONS CONCERNING

2. ITEMS, MATERIALS OR EQUIPMENT SPECIFIED IN THE CONTRACT DOCUMENTS AS FURNISHED BY OWNER AND INSTALLED IN THE CONTRACT SHALL BE UNLOADED, UNCRATED, ASSEMBLED, INSTALLED AND CONNECTED BY THE CONTRACTOR AND SHALL BE

3. BEFORE ORDERING MATERIAL OR STARTING ANY WORK, THE CONTRACTOR SHALL IN ALL CASES VERIFY MEASUREMENTS AT THE

SITE OR PREMISES AND CHECK SAME AGAINST DRAWINGS. ANY DIFFERENCE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR

5. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

8. IN CASE OF DISCREPANCY CONCERNING QUALITY AND OR QUANTITY WITHIN THE DOCUMENTS, THE CONTRACTOR SHALL

9. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL PROPOSED MATERIALS AND PRODUCTS TO BE USED ON THE

6. ALL PRODUCT AND MATERIAL INSTALLATIONS SHALL MEET OR EXCEED MANUFACTURER'S RECOMMENDED STANDARDS AND SHALL

7. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH THE LABOR LAWS OF FLORIDA AND WITH ALL OTHER APPLICABLE ORDINANCES, CODES, AND LEGAL REQUIREMENTS BY STATE OR LOCAL AUTHORITIES AS THEY MAY APPLY TO THE

INCLUDE THE BETTER QUALITY AND/OR THE GREATER QUANTITY UNLESS OTHERWISE DETERMINED IN WRITING BY THE ARCHITECT.

11. AS BUILT/RECORD DRAWINGS REQUIREMENTS BY LOCAL MUNICIPALITIES - AS-BUILT OR RECORD DRAWINGS REQUIRED BY THE LOCAL GOVERNING AUTHORITY ARE NOT THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEERS TO DOCUMENT OR KEEP TRACK OF NOR PRODUCE AT THE END OF THE PROJECT. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND HIS SUBCONTRACTORS TO PREPARE AND SUBMIT ACCEPTABLE RECORD DRAWINGS TO THE LOCAL GOVERNING AUTHORITY. THE CONTRACTOR IS REQUIRED TO PROVIDE AS-BUILT DRAWINGS TO THE OWNER FOR HIS RECORDS AS PART OF HIS CLOSEOUT REQUIREMENTS ON THE PROJECT,

4. THE DRAWINGS ARE DESCRIPTIVE IN NATURE AND REPRESENT BASIC REQUIREMENTS NECESSARY TO PROPERLY CONSTRUCT THE PROJECT. CONTRACTOR SHALL INSPECT AND VERIFY THE SCOPE OF WORK. ANY ADDITIONAL WORK NOT SPECIFICALLY NOTED ON THE DRAWINGS BUT YET APPARENT TO FIELD INSPECTION OR NECESSARY TO SATISFY APPLICABLE CODES IN ORDER TO OBTAIN A CERTIFICATE OF OCCUPANCY SHALL BE CONSIDERED AS PART OF THIS CONTRACT. CONTRACTORS SHALL NOTIFY ARCHITECT

OTHER TRADES AND SUB CONTRACTS AND SHALL COORDINATE ALL SUBCONTRACTORS TO ENSURE PROPER SEQUENCING OF WORK

CAPE HAZE PIONEER PARK BUNK HOUSE

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ASSESEMENT OF ALL EXISTING CONDITION WERE

NOT POSSIBLE TO IDENTIFIY OTHER THAN WHAT WAS NOTED AS PART OF THE INITIAL REPORT. AT

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IN THE DRAWINGS. ASSUMPTIONS HAVE BEEN MADE WITHIN THESE DRAWINGS AS TO THE AREAS WE FEEL WILL NEED ATTENTION AS NOTED BUT MAY NOT BE ALL ENCOMPASSING OF WHAT IS

REQUIRED TO COMPLETE WORK. ALL WORK SHALL

BE DONE AS TO MAINTAIN HISTORIC ORIGINALITY,

REPLACEMENT OF MATERIALS THAT ARE NOT IN

OR NEW IN KIND TAKES PRECEDENT OVER

REPAIRING AND REUSING OF EXISTING MATERIALS

KEEPING WITH HISTORICAL ORIGINALITY AS NOTED

DUE TO THE CURRENT CONDITION OF THE

INTERIOR OF THE BUNK HOUSE, A FULL

Cape Haze Pioneer Trail Park Charlotte County, FL 33981

ARCHITECT OF RECORD

C. ALAN ANDERSON ARCHITECT, P.A.

3908 Midland Road Sarasota, Florida 34231

Phone (941) 929-0329 Fax (941) 929-0328

Structural Engineer
SNELL ENGINEERING

1517 State St #202 Phone (941) 954-0681

DRAWINGS

22 AUGUST 2024

Sarasota, Florida 34236

-RESTORATION AND PRESERVATION——

Sealed By: C. ALAN ANDERSON, FL#AR0014171

To the best of the architect's or engineer's knowledge, said plans and specifications comply with the applicable building codes and the applicable minimum fire safety standards as determined in

accordance with Chapters 553 and 633, Florida Statutes.

REVISION DATE DESCRI

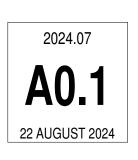
PROJECT INFORMATION

SCALE: 1" = 20'-0"

CA³

Cape Haze Pioneer Trail Park

Charlotte County, FL 33981



- 1.2. THESE PLANS ARE THE PROPERTY OF C. ALAN ANDERSON ARCHITECTS, INC. USE OR COPY IS PERMITTED BY CONTRACT ONLY. ANY REVISIONS TO THESE PLANS, REGARDLESS OF SCOPE WITHOUT WRITTEN PERMISSION OF C. ALAN ANDERSON ARCHITECTS, INC. OR ANY CONSTRUCTION EXECUTED FROM THESE PLANS WITHOUT THE EXPRESSED APPROVAL OF C. ALAN ANDERSON ARCHITECTS, INC.; OR ANY CHANGE IN THE SCOPE; DESIGN; OR INTENT FOR ANY REASON, BY ANY PERSON OTHER THAN C. ALAN ANDERSON ARCHITECTS, INC., SHALL THEREBY ABSOLVE C. ALAN ANDERSON ARCHITECTS, INC., FROM ANY LIABILITY CLAIMS, SUITS, OR LITIGATION BY ANY INTERESTED PARTIES IN THE PROJECT.
- 1.3. THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. PERFORMANCE BY THE CONTRACTOR SHALL BE REQUIRED ONLY TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS. DIMENSIONS SHALL BE FIGURES RATHER THAN DETERMINED BY SCALE OR RULE. IN THE EVENT OF A CONFLICT OR INCONSISTENCY AMONG THE CONTRACT DOCUMENTS, OR BETWEEN THE CONTRACT DOCUMENTS AND APPLICABLE CODES, THE CONTRACTOR SHALL PROVIDE THE GREATEST QUANTITY, LARGEST DEGREE OF SAFETY, HIGHEST QUALITY OR MOST STRINGENT MATERIAL OR WORK.
- 1.4. CONTRACTOR SHALL BE RESPONSIBLE TO FULLY ACQUAINT HIMSELF WITH THE DRAWINGS AND SPECIFICATIONS CONCERNING OTHER TRADES AND SUBCONTRACTS AND SHALL COORDINATE ALL SUBCONTRACTORS TO INSURE PROPER SEQUENCING OF WORK AND SCHEDULING OF TRADES TO AVOID CONFLICT WITH HIS WORK.
- 1.5. SUBMIT SHOP DRAWINGS ON ALL PRODUCTS TO BE INSTALLED ON THE PROJECT FOR REVIEW BY THE ARCHITECT. CONTRACTOR SHALL MAINTAIN ONE SET OF SHOP DRAWING TO BE TURNED OVER TO THE OWNER AT THE END OF THE PROJECT ALONG WITH THE CONTRACTORS WARRANTY BOOKLET, PRODUCT DATA AND AS-BUILT DRAWINGS.
- 1.6. THE DRAWINGS ARE SCHEMATIC IN NATURE AND REPRESENT BASIC REQUIREMENTS NECESSARY TO PROPERLY CONSTRUCT THE PROJECT. CONTRACTOR SHALL INSPECT AND VERIFY THE SCOPE OF WORK. ANY ADDITIONAL WORK NOT SPECIFICALLY NOTED ON THE DRAWINGS BUT YET APPARENT TO FIELD INSPECTION OR NECESSARY TO SATISFY APPLICABLE CODES IN ORDER TO OBTAIN A CERTIFICATE OF OCCUPANCY SHALL BE CONSIDERED AS PART OF THIS CONTRACT. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR OMISSIONS.
- 1.7. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- 1.8. NO INSTRUCTIONS, REVISIONS, ADDITIONS, DELETIONS, SPECIFICATIONS OR DETAILS OTHER THAN THE INFORMATION CONTAINED HEREIN SHALL GOVERN THE PROJECT UNLESS THEY ARE IN WRITING AND APPROVED BY THE ARCHITECT, OWNER AND CONTRACTOR IN THE FORM OF A CHANGE ORDER, OR OTHER APPROVED MEANS.
- 1.9. SUBSTITUTION OF MATERIALS AND METHODS MUST BE SUBMITTED TO THE ARCHITECT AND APPROVED IN WRITING. THE FINAL DECISION AS TO THE EQUALITY OF ANY ITEM SPECIFIED SHALL REST WITH THE ARCHITECT. THE CONTRACTOR SHALL SUBMIT COMPLETE PRODUCT DATA, SHOP DRAWINGS AND RELATIVE COSTS OF SUBSTITUTE ITEMS TO ARCHITECT FOR HIS REVIEW.
- 1.10. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL WARRANT ALL WORK FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR. HE SHALL COMPILE A COPY OF ALL PRODUCT INFORMATION AND MANUFACTURES WARRANTIES INTO A SINGLE BOOK TO BE TURNED OVER TO THE OWNER AT THE END OF THE PROJECT. CONTRACTOR SHALL INCLUDE LIST OF ALL SUBCONTRACTORS, CONTACTS AND PHONE NUMBERS.
- 1.11. ALL PRODUCT AND MATERIAL INSTALLATIONS SHALL MEET OR EXCEED MANUFACTURERS RECOMMENDED STANDARDS AND SHALL BE EFFECTIVELY WARRANTED TO OWNER.
- 1.12. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH THE LABOR LAWS OF THE STATE OF THE PROJECT'S LOCATION AND WITH ALL OTHER APPLICABLE ORDINANCES, CODES, AND LEGAL REQUIREMENTS BY STATE OR LOCAL AUTHORITIES AS THEY MAY APPLY TO THE PROJECT.
- 1.13. IN CASE OF DISCREPANCY CONCERNING DIMENSION, QUANTITY, LOCATION, GRAPHIC DRAWINGS WILL TAKE PRECEDENCE OVER THE SPECIFICATIONS. EXPLANATORY NOTES ON THE DRAWINGS WILL TAKE PRECEDENCE OVER CONFLICTING DRAWN INDICATIONS: LARGE SCALE DETAILS WILL TAKE PRECEDENCE OVER MEASUREMENTS. WHERE FIGURES ARE NOT SHOWN, MEASUREMENTS WILL IN ALL CASES BE VERIFIED BY THE ACTUAL CONDITIONS OF WORK ALREADY IN PLACE AND CONFIRMED BY THE ARCHITECT. IN CASE OF DISCREPANCY CONCERNING QUALITY AND/OR QUANTITY WITHIN THE DOCUMENTS, THE CONTRACTOR SHALL INCLUDE THE BETTER QUALITY AND/OR THE GREATER QUANTITY UNLESS OTHERWISE DETERMINED IN WRITING BY THE ARCHITECT.
- 1.14. THE CONTRACTOR SHALL BE REQUIRED TO HAVE A COMPETENT SUPERVISOR ON THE PROJECT WHENEVER WORK IS BEING PERFORMED.
- 1.15. THE CONTRACTOR SHALL GIVE 24 HOUR NOTICE TO THE ARCHITECT WHEN HIS PRESENCE IS REQUESTED FOR SPECIAL CONSULTATIONS, EXAMINATIONS OR DECISIONS.
- 1.16. CONTRACTOR AND EACH SUBCONTRACTOR SHALL EXAMINE WORK INSTALLED BY OTHERS INSOFAR AS IT APPLIES TO HIS WORK, AND SHALL PROMPTLY NOTIFY THE CONTRACTOR AND ARCHITECT IF ANY CONDITION EXISTS THAT WILL PREVENT HIM FROM PRODUCING SATISFACTORY AND ACCEPTABLE RESULTS IN HIS WORK. SHOULD WORK BE STARTED WITHOUT SUCH NOTIFICATION, IT SHALL PLACE UPON HIM THE RESPONSIBILITY FOR REPLACING ANY OF HIS WORK AND THE WORK OF OTHERS THAT MAY BE NECESSARY TO BE REMOVED IN ORDER TO PRODUCE SATISFACTORY AND ACCEPTABLE CONDITIONS.
- 1.17. ITEMS, MATERIALS OR EQUIPMENT SPECIFIED IN THE CONTRACT DOCUMENTS AS FURNISHED BY THE OWNER AND INSTALLED BY CONTRACTOR SHALL BE UNLOADED, UNCRATED, ASSEMBLED, INSTALLED AND CONNECTED BY THE CONTRACTOR AND SHALL BE COMPLETE AND PLACED IN OPERATING ORDER. THE OWNER SHALL FURNISH THE CONTRACTOR ALL INFORMATION THE CONTRACTOR MAY REQUIRE TO PROPERLY COMPLETE THE ABOVE-MENTIONED OBLIGATIONS.
- 1.18. THE CONTRACTOR SHALL SOLICIT NOT LESS THAN THREE (3) BIDS FOR ANY ITEM (S) WHOSE COST IS PROVIDED FOR BY A SPECIFIED ALLOWANCE SUM IF SO DIRECTED BY THE ARCHITECT, AND SHALL THEN PURCHASE THE ITEM(S) FROM ONE OF THE THREE BIDDERS AS DIRECTED BY THE ARCHITECT OR OWNER. CONTRACTOR SHALL BE REIMBURSED BY OR SHALL REIMBURSE THE OWNER THE AMOUNT OVER OR UNDER THE ALLOWANCE AMOUNT.
- 1.19. TESTING AND INSPECTIONS REQUIRED TO ESTABLISH COMPLIANCE WITH THE CONTRACT DOCUMENTS SHALL BE MADE BY AN INDEPENDENT TESTING AGENCY APPROVED BY THE ARCHITECT AND PAID FOR BY THE CONTRACTOR AS PART OF BASE BID. WHEN THE INITIAL TESTS INDICATE NONCOMPLIANCE WITH THE CONTRACT DOCUMENTS, ANY SUBSEQUENT REQUIRED RETESTING OCCASIONED THUSLY SHALL BE PERFORMED BY THE SAME AGENCY AND THE COST THEREOF PAID BY THE CONTRACTOR.
- 1.20. BEFORE ORDERING MATERIALS OR STARTING ANY WORK, THE CONTRACTOR SHALL IN ALL CASES VERIFY MEASUREMENTS AT THE SITE OR PREMISES AND CHECK SAME AGAINST DRAWINGS.
- DIVISION 2: SITE WORK
 2.1. CONTRACTOR SHALL UTILIZE A PROFESSIONAL LAND SURVEYOR FOR BUILDING LAYOUT
 AND FLOOR ELEVATION/GRADE BEAM CERTIFICATION FOR FLOOD INSURANCE COMPLIANCE IF
 APPLICABLE OR AS REQUIRED BY LOCAL MUNICIPALITY AND STATE CERTIFICATION
- 2.2. CONTRACTOR SHALL COORDINATE AND VERIFY SIZES AND LOCATIONS OF ALL UTILITY CONNECTIONS WITH RESPECTIVE AGENCIES.
- 2.3. PLACE AND COMPACT FILL IN LAYERS NOT TO EXCEED 8". BOTTOM OF FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED FILL. UNLESS OTHERWISE NOTED ALL COMPACTION SHALL BE TO 98% MODIFIED PROCTOR DENSITY.
- 2.4. REMOVE AND DISPOSE OF EXCESS EXCAVATED MATERIAL, TRASH AND DEBRIS IN A LEGAL MANNER.
- 2.5. POISON SOIL AGAINST TERMITES BENEATH ALL CONCRETE SLABS PRIOR TO PLACING VAPOR BARRIER. PROVIDE FIVE (5) YEAR TERMITE GUARANTEE.
- 2.6. PROVIDE AND INSTALL A COMPLETE AUTOMATIC IRRIGATION SYSTEM AT ALL SODDEN AND LANDSCAPED AREAS. IRRIGATION CONTRACTOR SHALL SUBMIT A LAYOUT COVERAGE PLAN TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. CONTRACTOR TO PROVIDE THIS COST TO THE OWNER AS AN ALTERNATE OPTION UNLESS REQUIRED BY LOCAL ORDINANCE.
- 2.7. SUBGRADE PREPARATION SHALL INCLUDE STRIPPING AND GRUBBING OF SUPERFICIAL VEGETATION, FOLLOWED BY COMPACTION OF THE BUILDING AREA PLUS A MARGIN OF 5'-0" WITH A VIBRATORY ROLLER WITH A MINIMUM OF 2 OVERLAPPING PASSES IN EACH DIRECTION. THE OPERATION OF VIBRATORY ROLLER SHALL BE CLOSELY MONITORED TO AVOID TRANSMISSION OF EXCESSIVE VIBRATIONS TO ANY EXISTING NEARBY BUILDINGS THAT COULD CAUSE SETTLEMENT DAMAGE.
- 2.8. GRADE GROUND SURFACE TO CONFORM TO ADJACENT CONTOURS AND TO PROVIDE FOR ADEQUATE CONTROL AND DRAINAGE OF WATER RUNOFF. SLOPE ALL EXTERIOR GRADES AWAY FROM BUILDING.

- DIVISION 3: CONCRETE
 3.1. COMPLY WITH ALL APPLICABLE ACI STANDARDS AND SPECIFICATIONS.
- 3.2. ALL SLABS ON GRADE SHALL BE 4" CONCRETE WITH SMOOTH TROWEL FINISH UNLESS NOTED OTHERWISE.
- 3.3. CONCRETE SLAB AREAS TO RECEIVE CARPET OR FLOORING SHALL BE CLEAN AND FREE OF DUST AND SEALED WITH A SUITABLE CONCRETE SEALER PRIOR TO INSTALLATION OF FINISH.
- 3.4. ALL STRUCTURAL CONCRETE SHALL BE 3000 P.S.I. AT 28 DAYS WITH MAXIMUM SLUMP OF 4". CEMENT TO MEET ASTM C-150, TYPE 1 AGGREGATE TO MEET ASTM C-33 UNLESS NOTED OTHERWISE.
- 3.5. VAPOR BARRIER SHALL BE 6 MIL. POLYETHYLENE, ALL JOINTS 6" LAPPED AND TAPED.
- 3.6. WELDED WIRE FABRIC SHALL BE 6 X 6 10/10 W/ SAWCUT CONTROL JOINTS WITHIN 12 HOURS OF POUR.
- 3.7. STEEL REINFORCEMENT SHALL BE GRADE 60 AND CONFORM WITH ASTM A-615.3.8. FORMWORK DESIGN AND FABRICATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO ACI 347.
- 3.9. ALL CONCRETE SLAB PENETRATIONS SHALL BE SEALED WITH EXPANSIVE SETTING COMPOUND. PROVIDE FIRE STOPPING AT ALL FLOOR TO FLOOR PENETRATION WHERE FIRE RESISTANT RATINGS ARE INDICATED.
- 3.10. ALL SAWN CONTROL JOINTS SHALL BE SAWN WITHIN 12 HOURS OF CONCRETE
- 3.11. EXPANSION JOINT FILLER TO MEET ASTM D-1751, 1/2" ASPHALT IMPREGNATED FIBERBOARD W/ SEALANT CAP, OR POLYETHYLENE FOAM W/ SEALANT CAP.
- 3.12. FLOOR SLAB TOLERANCES TO BE 1/8" IN 10'-0" MAXIMUM.
- DIVISION 4: MASONRY
 4.1. COMPLY WITH RECOMMENDATIONS OF THE NATIONAL CONCRETE MASONRY
 ASSOCIATION (NCMA).
- 4.2. CONCRETE MASONRY UNITS SHALL BE TWO CELL BLOCKS MADE OF PORTLAND CEMENT, WATER AND APPROVED AGGREGATES AND SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING MASONRY UNITS ASTM DESIGNATION C90-70 GRADE A WITH A MINIMUM COMPRESSIVE STRENGTH OF 1000 PSI
- 4.3. MORTAR SHALL BE TYPE 'S' UNLESS OTHERWISE NOTED AND CONFORM TO ASTM C-270 WITH GALVANIZED 'LADDER TYPE' HORIZONTAL WALL REINFORCING (#9 WIRE) AT EVERY SECOND COURSE, AND PREFABRICATED CORNER AND TEE SECTIONS, PER ASTM A-641.
- 4.4. EXTERIOR HOLLOW MASONRY UNIT CONSTRUCTION: PROVIDE VERTICAL REINFORCEMENT (1 #5 MIN.) AT ALL CORNERS, ADJACENT OT OPENINGS, AND AT 4'-0" ON CENTER MAXIMUM OR AS NOTED ON STRUCTURAL DRAWINGS. REINFORCED CELLS SHALL BE POURED SOLID.
- 4.5. POURED SOLID CELLS SHALL BE FILLED WITH CONCRETE (SLUMP 7" +/-1") WITH A MINIMUM 28 DAY ULTIMATE COMPRESSIVE STRENGTH OF 3000 P.S.I. THE CELLS SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAN, UNOBSTRUCTED, CONTINUOUS CELL. GROUT SHALL BE POURED IN LIFTS NOT TO EXCEED 8'-0". (CONTRACTOR SHALL PROVIDE CLEAN-OUTS AT ALL GROUTED CELLS FOR INSPECTION).
- 4.6. WHEN GROUTING IS STOPPED FOR ONE HOUR OR LONGER, THE GROUTING SHALL BE STOPPED 1-1/2" BELOW THE TOP OF THE UPPERMOST UNIT.
- 4.7. CONCRETE FILLED CELLS SHALL HAVE 1-#5 DIAMETER BAR VERTICAL (FOUNDATION TO TIE BEAM).
- 4.8. MASONRY UNITS SHALL BE DRY BRUSHED AT END OF EACH DAY'S WORK.
- 5.1. ALL DISSIMILAR METALS SHALL BE ISOLATED BY INERT MATERIALS IN ORDER TO PREVENT GALVANIC CORROSION.
- 5.2. ALL STRUCTURAL METAL COMPONENTS, INCLUDING EXPOSED OR EMBEDDED TIES, CLIPS AND BELTS, SHALL BE HOT-DIPPED GALVANIZED.
- 5.3. SUBMIT SHOP DRAWINGS FOR STRUCTURAL STEEL ITEMS TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION.
- 5.4. STEEL PLATES, SHAPES AND BARS TO BE ASTM A-36.
- $5.5.\ \mbox{HIGH}$ STRENGTH BOLTS AND NUTS, ASTM A-325 UNFINISHED BOLTS AND NUTS, ASTM A-305 GRADE A.
- $5.6.\ SHOP\ PAINT\ ALL\ ITEMS,\ NOT\ SPECIFIED\ TO\ BE\ GALVANIZED,\ TT-P-86,\ TYPE\ II,\ OR\ SSPC-PAINT\ 14.$
- 5.7. CONTRACTOR TO FURNISH CUSTOM FABRICATED PLATES, ANCHORS, HANGERS, DOWELS, AND OTHER MISCELLANEOUS STEEL AND IRON SHAPES FOR FRAMING, SUPPORTING, AND ANCHORING WOODWORK.
- 5.8. AFTER INSTALLATION, CLEAN ALL FIELD WELDS, BOLTED CONNECTIONS AND ABRADED AREAS AND APPLY SHOP PRIMER. USE GALVANIZING REPAIR PAINT ON GALVANIZED SURFACES.
- 5.9. FINISH PAINT ALL ITEMS EXPOSED TO VIEW AFTER COMPLETION.
- DIVISION 6: CARPENTRY
 6.1. COMPLY WITH SOFTWOOD LUMBER STANDARD PS20 (U.S. DEPT. OF COMMERCE);
 AND NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADED LUMBER AND ITS
 FASTENERS BY NIMA.
- 6.2. FRAMING METHODS, NUMBER OF MEMBERS AND FASTENERS SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.
- 6.3. WARPAGE, DISCOLORATION, WATER STAINS OR OTHER DAMAGE DUE TO IMPROPER STACKING OR LACK OF COVERAGE OF MATERIALS INCLUDED IN 6.9 ABOVE SHALL BE CONSIDERED SUFFICIENT CAUSE FOR REJECTION OF THEIR USE BY THE CONTRACTOR.
- 6.4. WOOD BASE SHALL BE 5-1/2" HIGH BY 5/8" KILN-DRIED WHITE PINE UNLESS SHOWN OTHERWISE ON THE DRAWINGS (STYLE TO BE SELECTED BY ARCHITECT).
- 6.5. ALL WOOD IN CONTACT WITH EARTH OR CONCRETE SHALL BE PRESSURE TREATED FOR APPROPRIATE USE IN ACCORDANCE WITH A.W.P.B. STANDARDS.
- 6.6. FURRING ON MASONRY WALLS TO BE 2x PT @ 24" O.C. UNLESS NOTED OTHERWISE W/ 1 1/2" WALL BATT INSULATION.
- DIVISION 7: THERMAL & MOISTURE PROTECTION
 7.1. COMPLY WITH MANUFACTURERS RECOMMENDATIONS ON ALL WORK.
- 7.2. FURNISH FIFTEEN (15) YEAR WARRANTY ON ROOFING MATERIALS ASSOCIATED WORK AGREEING TO REPAIR OR REPLACE WORK WHICH LEAKS WATER, DETERIORATES EXCESSIVELY OR OTHERWISE FAILS TO PERFORM AS ROOFING DUE TO MATERIALS AND WORKMANSHIP. GUARANTEE SHALL BE SIGNED AND NOTARIZED BY GENERAL CONTRACTOR
- 7.3. INSTALL ROOFING SYSTEMS, FLASHING, AND OTHER ACCESSORIES IN ACCORDANCE WITH ACCEPTED STANDARD PRACTICES AND RECOMMENDATIONS.
- 7.4. METAL FLASHING AND CONTOUR FLASHING TO BE PRE-FINISHED ALUMINUM, COLOR SELECTION BY ARCHITECT, UNLESS NOTED OTHERWISE.
- 7.5. ALL GUTTERS AND DOWNSPOUTS SHALL BE E.S.P. ALUMINUM, UNLESS OTHERWISE NOTED. COLOR TO BE SELECTED BY ARCHITECT.
- 7.6. INSTALL SEALANT AT ALL EXPOSED JOINT SURFACES TO PROVIDE WEATHERPROOF SEAL. SET ALL EXTERIOR SILLS, GLAZING STOPS, WINDOW FRAMES, DOOR FRAMES IN FULL SEALANT BED. PROVIDE BACKER ROD WHERE REQUIRED. USE HIGH QUALITY ELASTOMERIC SILICONE COMPOUND, COLOR AS SELECTED.
- 7.7. FRAME AT FLOOR LEVEL LOW DENSITY KRAFT PAPER. FACED FIBERGLASS 6" SUPERTHICK BATTS WITH MINIMUM R-11 VALVE.
- 7.8. ALL EXTERIOR AND NOTED INTERIOR WALLS LOW DENSITY KRAFT PAPER FACED FIBERGLASS FULL THICK STANDARD BATTS WITH MINIMUM R-11 (MASONRY WALLS R-3). UNLESS NOTED OTHERWISE.

- DIVISION 8: DOORS & WINDOWS
- 8.1. COMPLY WITH "RECOMMENDED SPECIFICATIONS FOR STANDARD STEEL DOORS AND FRAMES" (\$01-100) AND ANSI/NWMA1.S1 AND SECTION 1300 OF "ARCHITECTURAL WOODWORK QUALITY STANDARDS" ON ALL WOOD DOORS AS APPLICABLE. PROVIDE IMPACT RESISTANT DOORS WHERE NOTED.
- 8.2. GLAZING SHALL BE AS NOTED ON THE WINDOW SCHEDULE
- 8.3. ALL MIRRORS SHALL BE 1/4" POLISHED PLATE GLASS COUNTER TOP TO CEILING AND FULL WIDTH OF CABINET.
- 8.4. ALL WOOD DOORS SHALL BE STAIN GRADE EACH FACE WITH TYPE (SOLID CORE OR HOLLOW CORE) AND SIZE AS SPECIFIED ON DRAWINGS.
- 8.5. FRONT DOOR HINGES SHALL BE SOLID BRASS BALL BEARING TYPE WITH THREE
- HINGES PER DOOR, UNLESS OTHERWISE NOTED OR SELECTED.
- 8.6. ALL THRESHOLDS SHALL BE ADA APPROVED PRE-FINISHED ALUMINUM, UNLESS OTHERWISE NOTED.

8.7. ALL BI-FOLD DOOR TRACKS SHALL BE HEAVY DUTY DOUBLE ROLLER TYPE.

- 8.8. ALL BATHROOM DOORS SHALL HAVE PRIVACY LOCKS.
- 8.9. CONTRACTOR TO PROVIDE ALL NECESSARY HARDWARE, FITTINGS, ANCHORAGES, ETC. FOR PROPER INSTALLATION OF ALL DOORS, WINDOWS, ETC. COORDINATE FINAL HARDWARE SELECTIONS WITH OWNER AND ARCHITECT.
- DIVISION 9: FINISHES
- 9.1. 1/2" OR 5/8" GYPSUM WALLBOARD SHALL BE INSTALLED WITH STANDARD GYPSUM WALLBOARD SCREWS ON ALL SURFACES. ON CEILINGS USE 5/8" GYPSUM WALLBOARD AND LIGHT ORANGE PEEL TEXTURED FINISH WHICH SHALL BE INSTALLED WITH GYPSUM WALLBOARD SCREWS. COMPLY WITH ANSI A97.1 AND MANUFACTURERS RECOMMENDATIONS. PROVIDE MOISTURE RESISTANT DRYWALL AT ALL BATHROOMS AND WET AREAS.
- 9.2. ALL INTERIOR AND EXTERIOR CORNER BEADS SHALL BE NAILED PLUMB, LEVEL AND STRAIGHT. FRAMING IRREGULARITIES THAT PROHIBIT THE STANDARDS CALLED FOR SHALL BE CORRECTED BY THE FRAMING CONTRACTOR AT THE REQUEST OF THE HARDCOAT CONTRACTOR PRIOR TO HARDCOAT VENEER INSTALLATION. WORKMANSHIP INFERIOR TO THESE STANDARDS SHALL NOT BE ACCEPTED.
- 9.3. PROVIDE CASING BEADS AT ALL EXPOSED EDGES AND WHEREVER DRYWALL ABUTS OTHER CEILINGS OR FINISHES. PROVIDE FLUSH JOINT TREATMENT AND PREPARE SURFACES FOR FINISHING.
- 9.4. ALL INTERIOR GYPSUM WALLBOARD SHALL HAVE LIGHT ORANGE PEEL TEXTURED SURFACES UNLESS OTHERWISE INDICATED. PROVIDE WONDER BOARD OR DENS-SHIELD TILE BACKER W/ FELT UNDERLAYMENT AT ALL SHOWER AND TUB AREAS. INSTALLED IN ACCORDANCE W/ MANUFACTURER'S RECOMMENDATIONS.
- 9.5. EXTERIOR CEMENT PLASTER SHALL BE: 1" THICK ON K-LATHE (2 COAT); 5/8" THICK ON CONCRETE MASONRY UNITS (2 COAT). ALL PLANTER BOX INTERIORS SHALL BE MARCITE. ALL CEMENT PLASTER INSTALLATION AND MATERIALS TO CONFORM WITH LATEST APPLICABLE ASTM STANDARDS. PLASTER FINISH TO BE SELECTED BY ARCHITECT.
- 9.6. THE PAINTING CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE WORK OF OTHERS PRIOR TO THE APPLICATION OF PAINT. IF SURFACE TO BE FINISHED CANNOT BE PUT IN SUITABLE CONDITION FOR PAINTING BY CUSTOMARY PREPARATION METHODS, THE PAINTING CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OR ASSUME RESPONSIBILITY FOR, AND RECTIFY, ANY UNSATISFACTORY FINISHES THAT MAY RESULT.
- 9.7. ALL WORK SHALL BE DONE BY SKILLED MECHANICS IN A WORKMANLIKE MANNER. ALL PAINT AND OTHER FINISHES MUST BE EVENLY SPREAD AND FLOWED ON AND SHALL BE FREE FROM RUNS, SAGS AND OTHER DEFECTS. ALL COATS SHALL BE THOROUGHLY DRY BEFORE APPLYING SUCCEEDING COATS.
- 9.8. EXTERIOR FINISHES ARE NOT TO BE APPLIED IN RAINY OR DAMP WEATHER. ALL SURFACES SHALL BE THOROUGHLY DRY. INTERIOR PAINTING SHALL NOT BE PERMITTED UNTIL THE BUILDING IS COMPLETELY DRIED-IN.

 9.9. PREPARE SURFACES IN CONFORMANCE TO PAINT MANUFACTURER'S
- RECOMMENDATIONS. REMOVE HARDWARE, ACCESSORIES, LIGHT FIXTURES AND OTHER ITEMS NOT TO BE PAINTED OR PROVIDE SURFACE APPLIED PROTECTION. REINSTALL REMOVED ITEMS. PROTECT WORK OF OTHER TRADES.
- 9.10. APPLY PAINT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. APPLY ADDITIONAL COATS AS REQUIRED TO PROVIDE PROPER COVERAGE. 100% OPACITY IS REQUIRED EXCEPT FOR TRANSPARENT OR SEMITRANSPARENT FINISHES. PAINT INSIDE OF DUCTS, WHERE VISIBLE THROUGH REGISTERS OR GRILLS, FLAT BLACK. FINISH EXTERIOR DOORS ON TOPS, BOTTOMS AND EDGES.
- 9.11. COLOR SELECTION SHALL BE PROVIDED BY ARCHITECT PRIOR TO COMMENCEMENT OF PAINTING. IF 100% OPACITY CANNOT BE ACHIEVED WITH NUMBER OF COATS SPECIFIED BECAUSE OF COLOR SELECTED, ADDITIONAL COATS SHALL BE ADDED. PREPARE SAMPLE AREA OF EACH COLOR FINISH SELECTED FOR ARCHITECT AND OWNER.
- 9.12. ALL ADJACENT WORK AND MATERIALS MUST BE PROTECTED WITH SUITABLE COVERS DURING THE PROGRESS OF WORK.
- 9.13. THE FINISH FLOOR AND UNDERLAYMENT MATERIAL SHALL BE COVERED AND PAINT OR STAIN SPILLED SHALL BE REMOVED.
- 9.14. THE PAINTING SUBCONTRACTOR SHALL CAULK AROUND ALL WINDOWS AND TRIM, SLIDING GLASS DOORS AND TRIM AND AROUND ALL EXTERIOR TRIM AND SIDING WITH APPROVED SEALANT AND CAULK FOR INTENDED USE.
- 9.15. ALL EXTERIOR VENTS, STACKS, ETC. SHALL BE ETCHED AND PAINTED TO MATCH ADJACENT ROOF COLOR.
- 9.16. A FINAL TOUCH UP OF ALL AREAS WHERE DRYWALL HAS BEEN PATCHED AFTER THE FINAL COAT OF PAINT HAS BEEN APPLIED SHALL BE COMPLETED BEFORE OWNER MOVES IN.
- 9.17. ALL STAIN SHALL BE BRUSHED APPLIED.
- 9.18. ON COMPLETION OF ALL PAINTING, THE PAINTING SUBCONTRACTOR SHALL REMOVE ALL TOOLS, EQUIPMENT AND DEBRIS RESULTING FROM THIS WORK AND LEAVE THE BUILDING IN A BROOM CLEAN CONDITION. ALSO HE SHALL REMOVE ALL STAINS AND MISPLACED PAINT, ETC. FROM ALL SURFACES INCLUDING FIXTURES, GLASS, HARDWARE, FITTINGS, ETC. THE COST OF DAMAGE TO ANY WORK DUE TO NEGLIGENCE ON THE PART OF PAINTING SUBCONTRACTOR SHALL BE BORNE BY THE PAINTING SUBCONTRACTOR.
- 9.19. ALL PAINT AND STAIN SHALL BE HIGH QUALITY 100% ACRYLIC LATEX OR OIL BASE BY SCOTT, ICI OR BENJAMIN MOORE OR EQUAL AS APPROVED BY ARCHITECT. ALL PAINTING METHODS AND TECHNIQUES TO BE PERFORMED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- 9.20. EXTERIOR TRIM AND DOORS SHALL RECEIVE THREE (3) COATS OF PAINT IN COLOR DESIGNATED BY ARCHITECT.
- 9.21. INTERIOR WALL AND CEILING SURFACES SHALL RECEIVE TWO (2) COATS OF INTERIOR WASHABLE WALL PAINT. BATHROOM WALLS AND CEILING SHALL RECEIVE TWO (2) COATS OF SEMI-GLOSS ENAMEL, UNLESS OTHERWISE NOTED.
- 9.22. INTERIOR TRIM, DOORS AND SHELVES SHALL RECEIVE PRIMER-SEALER PLUS TWO (2) COATS OF INTERIOR OIL BASE SEMI-GLOSS ENAMEL WITH INTERMEDIATE SANDING, UNLESS OTHERWISE NOTED.
- 9.23. CEILING GRID SYSTEM SHALL BE PRELUDE 9/16 EXPOSED TEE SYSTEM. ACOUSTICAL CEILING TILE SYSTEM SHALL BE 2'x2'x5/8 CORTEGA TILE SYSTEM WITH ANGLED TEGULAR BY ARMSTRONG OR EQUAL.
- 9.24. ALL CLOSET SHELVING SHALL BE WHITE MELAMINE FINISH, UNLESS OTHERWISE NOTED.
- 9.25. ALL INTERIOR WINDOWSILLS SHALL BE MARBLE (1/2" DOMESTIC), UNLESS OTHERWISE NOTED.

DIVISION 10: SPECIALTIES:

10.1. ALL TOILET AND BATH ACCESSORIES SHALL BE SELECTED BY OWNER FROM PRODUCT INFORMATION FURNISHED BY CONTRACTOR UNLESS SPECIFICALLY INDICATED ON DRAWINGS. COORDINATE SELECTIONS WITH ARCHITECT.

- 10.2. ALL KITCHEN EQUIPMENT SHALL BE SELECTED BY OWNER FROM PRODUCT INFORMATION FURNISHED BY CONTRACTOR UNLESS SPECIFICALLY INDICATED ON DRAWINGS. COORDINATE SELECTION WITH ARCHITECT.
- 10.3. SIGNAGE CONTRACTOR SHALL PROVIDE SIGNAGE FOR ALL RESTROOM LOCATIONS AND IT SHALL BE IN COMPLIANCE WITH ALL ADA MINIMUM REQUIREMENTS. CONTRACTOR TO FINALIZE SELECTION OF SIGNAGE WITH THE
- DIVISION 15: MECHANICAL AND PLUMBING
- 15.1. CONTRACTOR IS RESPONSIBLE TO INSURE THAT MECHANICAL AND PLUMBING SYSTEM SHOP DRAWING DESIGN, INSTALLATION, AND TESTING ARE IN STRICT ACCORDANCE WITH LATEST EDITION OF ALL APPLICABLE CODES AND REGULATIONS. TESTING SHALL BE PER AWWA SPECIFICATIONS. ALL NEW AND REPLACEMENT UNITS ARE TO BE DESIGNED TO PROVIDE POSSITIVE PRESSURE.
- 15.2. CONTRACTOR IS RESPONSIBLE TO SECURE NECESSARY APPROVALS AND PERMITS FROM DEPARTMENTS HAVING JURISDICTION TO INSURE PROPER INSTALLATION OF MECHANICAL AND PLUMBING SYSTEMS.
- 15.3. COMPLY WITH RECOMMENDATIONS OF THE SHEET METAL AND AIR CONDITIONING CONTRACTORS ASSOCIATION (SMACNA), AND THE AMERICAN SOCIETY OF HEATING, VENTILATING AND AIR CONDITIONING ENGINEERS.
- 15.4. PROVIDE A ONE (1) YEAR WRITTEN WARRANTY FOR FURNISHING PARTS AND LABOR TO REPLACE ANY PART OF THE HVAC SYSTEM WHICH BECOMES DEFECTIVE IN NORMAL OPERATIONS WITH AN ADDITIONAL FOUR (4) YEAR WARRANTY FOR THE CONDENSING UNIT UNLESS MANUFACTURERS STANDARD WARRANTY IS GREATER.
- 15.5. TEST AND BALANCE SYSTEM AFTER INSTALLATION IS COMPLETED, CLEAN OUT ALL DUCTWORK, TEST REFRIGERANT SYSTEM FOR LEAKS, TEST COMPLETE SYSTEM FOR PROPER OPERATION, AND BALANCE SYSTEM TO MEET ACCEPTABLE PERFORMANCE CRITERIA.
- 15.6. CONTRACTOR SHALL FURNISH SHOP DRAWINGS PRIOR TO FABRICATION OR INSTALLATION OF ANY EQUIPMENT.
- 15.7. PROVIDED 1" P.V.C. CONDENSATE DRAIN LINE WITH POSITIVE SLOPE FROM AIR HANDLER TO EXTERIOR.
- 15.8. ALL DUCTWORK SHALL BE FABRICATED AND INSTALLED ACCORDING TO S.M.A.C.N.A. SPECIFICATIONS.
- 15.9. ALL REFRIGERANT LINES THROUGH MASONRY SHALL BE SLEEVED.
- 15.10. WATER AND SEWER SERVICE SHALL BE PROPERLY CONNECTED TO MAIN SYSTEMS.
- 15.11. PLUMBING CONTRACTOR SHALL COORDINATE LOCATION OF ALL UNDERGROUND LINES WITH OTHER APPLICABLE TRADES.15.12. PLUMBING FLOOR PLAN IS SCHEMATIC AND SHALL NOT BE LIMITED TO ITEMS
- SHOWN. ALL MATERIALS REQUIRED TO PROVIDE COMPLETE WATER AND SEWER SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES, SHALL BE SUPPLIED AND INSTALLED.

15.13. PROVIDE 1/4" COPPER ICE MAKER LINE FROM BELOW KITCHEN SINK COLD

WATER LINE (WITH VALVE) TO REFRIGERATOR, IF APPLICABLE.

- 16.1. ALL WORK SHALL BE COORDINATED WITH FLORIDA POWER AND LIGHT, AND SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. COMPLY WITH NEC AND NEMA RECOMMENDATIONS (LATEST
- 16.2. CONTRACTOR SHALL FURNISH AND INSTALL ELECTRIC PANEL AS NOTED ON THE DRAWINGS (FIELD VERIFY LOCATION).
- 16.3. CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL U.L. LABEL SMOKE ALARMS AND HEAT DETECTORS, ETC. IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES AS ARE NECESSARY TO OBTAIN A FINAL CERTIFICATE OF
- 16.4. ALL TELEVISION OUTLETS SHALL BE PROVIDED WITH COAXIAL CABLE.
- 16.5. ALL ELECTRICAL SYSTEMS SHALL BE INSTALLED COMPLETE WITH ALL

PROJECT SPECIFIC RESTORATION MATERIAL

- WINDOWS:
- <u>WINDOWS:</u>
 MARVIN SIGNATURE COASTLINE
- ST. CLOUD WINDOW SCW250 SINGLE HUNG IMPACT(CUSTOM HISTORICAL)
 WINCO HISTORIC STORM-RESISTANT
 COOPER HISTORICAL WINDOWS

OCCUPANCY FOR THE PROJECT.

- DOORS:
- <u>DOORS:</u> - MARVIN SIGNATURE COASTLINE
- WINCO HISTORIC STORM-RESISTANT

 ROOFING:
 TRI-COUNTY METALS 5V CORRUGATED METAL GALVANIZED METAL ROOF, 24
- GAGE. FLASHING METALS: GALVANIZED METAL, FINISH TO MATCH ROOF METAL FLORIDA PRODUCT APPROVAL# 36904.2
- WOOD PRESERVATIVES, FILLERS AND CONSOLIDANTS:
 PRESERVATIVE BORACOL 20-02, SANSIN CORPORATION. BORA-CARE, NISUS
- CORPORATION
 MILDEWCIDE BUSAN 1009R(ADDED TO PRESERVATIVE)
 STAINABLE AND PRE-STAINED FILLERS, EPOXY FILLERS MINWAX
- EPOXY CONSOLIDANTS FOR WOOD REPAIRS ABATRON
 WOOD CONSOLIDANTS AND EPOXY FILLERS, WOOD CARE SYSTEMS LIQUID
 TIMBER EPOXY
- FINISH CARPENTRY:
 EXTERIOR TRIM AND CASINGS, VERTICAL BOARDS AND BATTENS, REPLACEMENT PIECES FOR WOOD DOORS AND WINDOW REPAIRS: SOFTWOOD LUMBER TRIM

FACE SURFACE: MATCH TEXTURE OF EXISTING ADJACENT BOARD.

FOR STAINED OR PAINTED FINISH:

<u>CLEAR VERTICAL GRAIN HEART PINE.</u> ACCEPTABLE MANUFACTURERS INCLUDE:
SALVAGED HEART PINE, GOODWIN LUMBER COMPANY, MICANOPY, FL.

DUE TO THE CURRENT CONDITION OF THE INTERIOR OF THE BUNK HOUSE, A FULL ASSESEMENT OF ALL EXISTING CONDITION WERE NOT POSSIBLE TO IDENTIFIY OTHER THAN WHAT WAS NOTED AS PART OF THE INITIAL REPORT. AT THE TIME OF INTERIOR CLEANOUT AND WALL AND CEILING FINISH DEMOLITION, GC, ARCHITECT AND STRUCTURAL ENGINEER CAN BETTER ASSESS ALL AREAS IN NEED OF ADDITIONAL REPAIRS AND/OR REPLACEMENT AS NEEDED BEYOND THOSE NOTED IN THE DRAWINGS. ASSUMPTIONS HAVE BEEN MADE WITHIN THESE DRAWINGS AS TO THE AREAS WE FEEL WILL NEED ATTENTION AS NOTED BUT MAY NOT BE ALL ENCOMPASSING OF WHAT IS REQUIRED TO COMPLETE WORK. ALL WORK SHALL BE DONE AS TO MAINTAIN HISTORIC ORIGINALITY, REPAIRING AND REUSING OF EXISTING MATERIALS OR NEW IN KIND TAKES PRECEDENT OVER REPLACEMENT OF MATERIALS THAT ARE NOT IN KEEPING WITH HISTORICAL ORIGINALITY AS NOTED

FL #AA003450

2021 © C. Alan Anderson Architect, P.A.

CAPE HAZE PIONEER PARK BUNK HOUSE

Cape Haze Pioneer Trail Park Charlotte County, FL 33981

ARCHITECT OF RECORD

C. ALAN ANDERSON ARCHITECT, P.A.
3908 Midland Road

Sarasota, Florida 3423

Fax (941) 929-0328

Sarasota, Florida 34236

Structural Engineer

1517 State St #202

DRAWINGS

22 AUGUST 2024

Phone (941) 954-0681

SNELL ENGINEERING

Phone (941) 929-0329

-RESTORATION AND PRESERVATION——

Sealed By: C. ALAN ANDERSON, FL#AR0014171

To the best of the architect's or engineer's knowledge, said plans

and specifications comply with the applicable building codes and

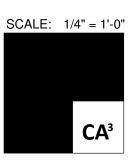
the applicable minimum fire safety standards as determined in

accordance with Chapters 553 and 633, Florida Statutes.

REVISION DATE DESCRIPTION

DRAWN BY: Author

SPECIFICATIONS



2024.07 **AQ.2**22 AUGUST 2024

NOTE:

DUE TO THE CURRENT CONDITION OF THE INTERIOR OF THE BUNK HOUSE, A FULL ASSESEMENT OF ALL EXISTING CONDITION WERE NOT POSSIBLE TO IDENTIFIY OTHER THAN WHAT WAS NOTED AS PART OF THE INITIAL REPORT. AT THE TIME OF INTERIOR CLEANOUT AND WALL AND CEILING FINISH DEMOLITION, GC, ARCHITECT AND STRUCTURAL ENGINEER CAN BETTER ASSESS ALL AREAS IN NEED OF ADDITIONAL REPAIRS AND/OR REPLACEMENT AS NEEDED BEYOND THOSE NOTED IN THE DRAWINGS. ASSUMPTIONS HAVE BEEN MADE WITHIN THESE DRAWINGS AS TO THE AREAS WE FEEL WILL NEED ATTENTION AS NOTED BUT MAY NOT BE ALL ENCOMPASSING OF WHAT IS REQUIRED TO COMPLETE WORK. ALL WORK SHALL BE DONE AS TO MAINTAIN HISTORIC ORIGINALITY, REPAIRING AND REUSING OF EXISTING MATERIALS OR NEW IN KIND TAKES PRECEDENT OVER REPLACEMENT OF MATERIALS THAT ARE NOT IN KEEPING WITH HISTORICAL ORIGINALITY AS NOTED

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Sarasota, Florida 34236

STRUCTURE STRUCTURE SNELL ENGINEERING
1517 State St #202

Phone (941) 954-0681

DRAWINGS

-RESTORATION AND PRESERVATION-

22 AUGUST 2024

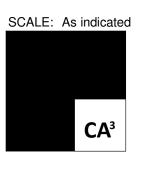
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REVISION DATE DESCRIPTION

DRAWN BY: DNB,PAB

PRESERVATION SITE PLAN

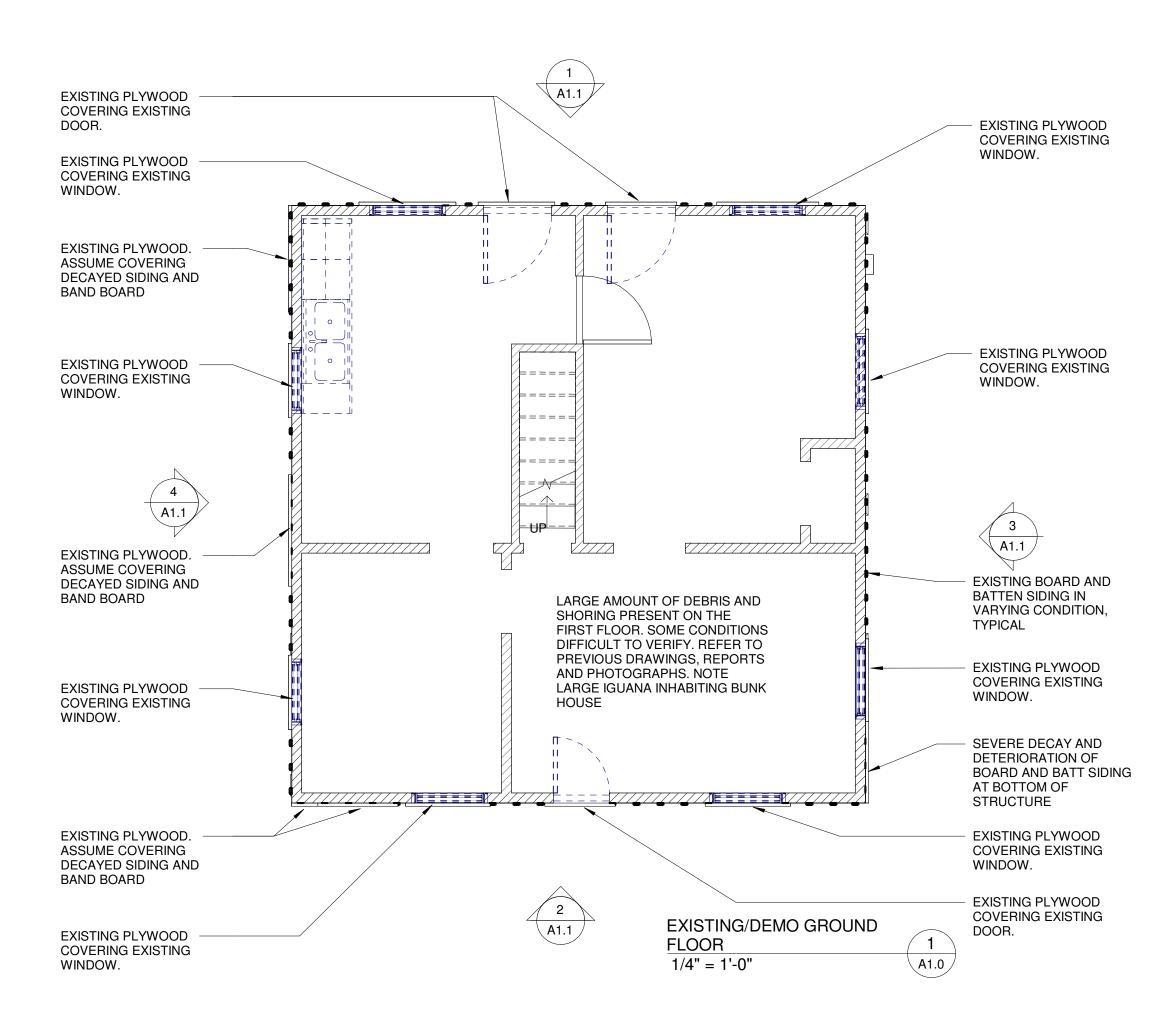


A0.3

1" = 20'-0"

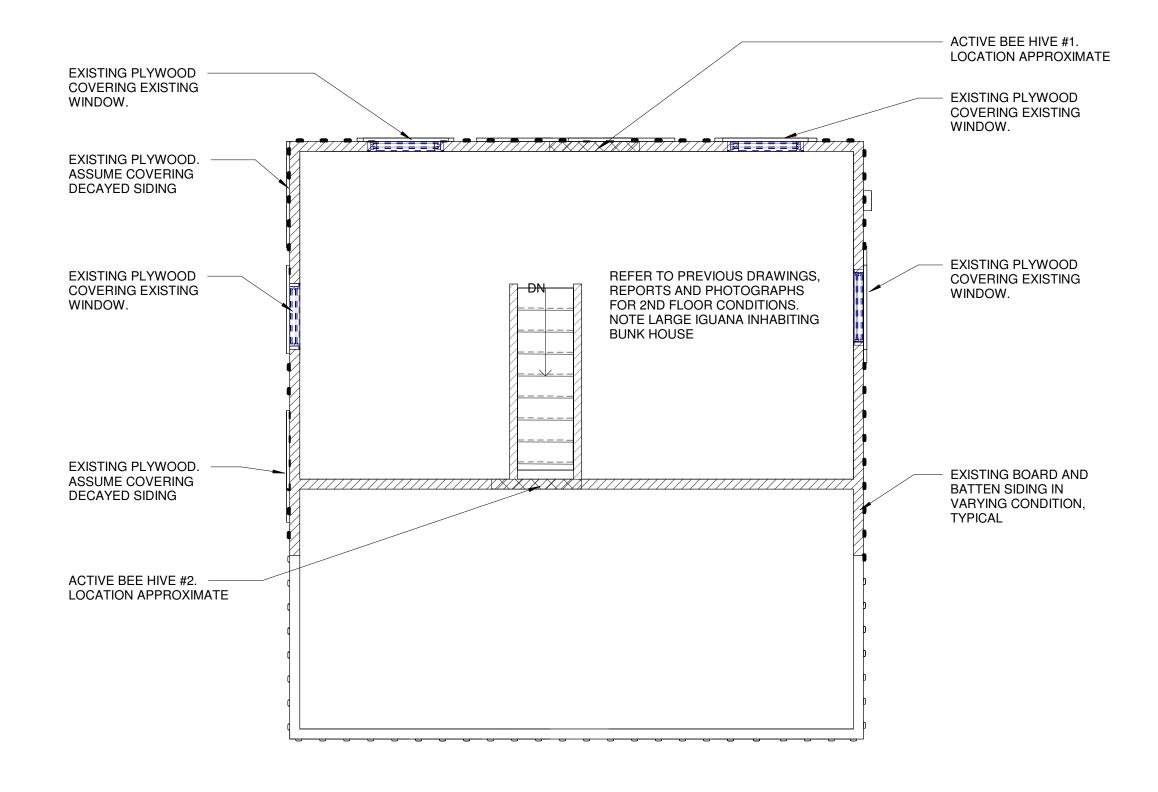
2024.07 **A0.3**22 AUGUST 2024





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- PLYWOOD COVERING EXISTING WINDOWS, DOORS AND EXTERIOR SURFACES AS WELL AS WELL AS DEBRIS ON THE INTERIOR DID NOT ALLOW FOR FULL INSPECTION OF EXISTING BOARD AND BATTEN SIDING, WINDOWS, DOORS AND THEIR PERIMETER ELEMENTS. FULL INSPECTION OF THESE ITEMS AND THEIR ASSOCIATED FRAMING MEMBERS TO BE COMPLETED BY GC AND ARCHITECT ONCE PLYWOOD COVERINGS HAVE BEEN REMOVED.

PLANS ARE INTENDED TO INDICATE CURRENT CONDITIONS TO GIVE THE GC AN IDEA OF CONDITIONS AND FUTURE WORK





CAPE HAZE PIONEER PARK BUNK HOUSE

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City, STATE zip

Fax (000) 000-0000

Structural Engineer TO BE DETERMINED 0000 Street Address

Phone (000) 000-0000

DRAWINGS

22 AUGUST 2024

RESTORATION AND PRESERVATION.

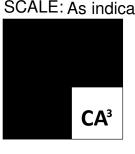
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REVISION DESCRIPTION

DRAWN BY: DNB,PAB

EXISTING CONDITIONS PLANS

SCALE: As indicated





RIDGE

EXISTING ROOFING AND

MATERIAL INSTALLED IN

2012 IN FAIR TO GOOD

EXISTING BOARD AND

VARYING CONDITION

EXISTING PLYWOOD.

ASSUME COVERING

DECAYED SIDING

9' - 0"
SECOND FLOOR

WINDOW.

EXISTING PLYWOOD

COVERING EXISTING

SEVERE DECAY AND

BOARD AND BATT SIDING

DETERIORATION OF

AT BOTTOM OF

GROUND FLOOR

-2' - 4" AVERAGE GRADE

\ A1.1 /

EXISTING SIDE ELEV

1/4" = 1'-0"

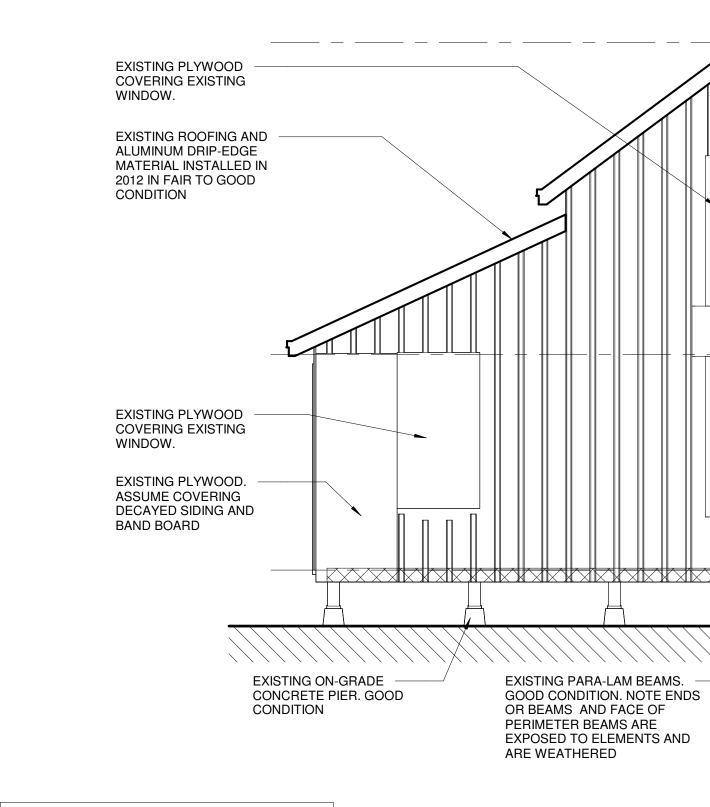
STRUCTURE

BATTEN SIDING IN

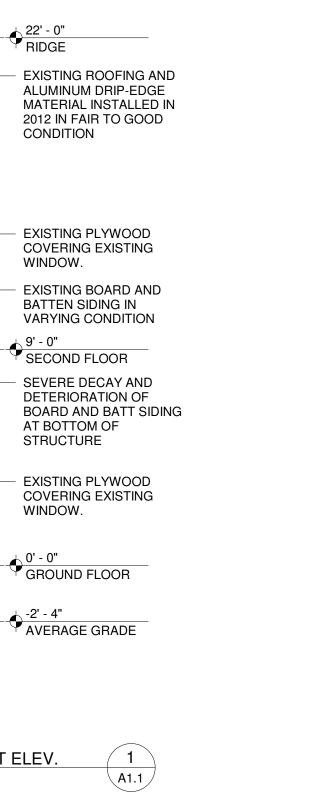
CONDITION

ALUMINUM DRIP-EDGE

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ELEVATIONS ARE INTENDED TO INDICATE CURRENT CONDITIONS TO GIVE THE GC AN IDEA OF CONDITIONS AND FUTURE WORK



22' - 0" RIDGE

CONDITION

EXISTING ROOFING AND

MATERIAL INSTALLED IN

ALUMINUM DRIP-EDGE

2012 IN FAIR TO GOOD

EXISTING BOARD AND

VARYING CONDITION

BATTEN SIDING IN

9' - 0" SECOND FLOOR

EXISTING PLYWOOD

WINDOW.

COVERING EXISTING

SEVERE DECAY AND

DETERIORATION OF

AT BOTTOM OF

GROUND FLOOR

AVERAGE GRADE

STRUCTURE

CONDITION

WINDOW.

WINDOW.

EXISTING FRONT ELEV.

EXISTING REAR ELEV.

1/4" = 1'-0"

BOARD AND BATT SIDING

ACTIVE BEE HIVE #2

EXISTING ROOFING AND ALUMINUM DRIP-EDGE MATERIAL INSTALLED IN

2012 IN FAIR TO GOOD

EXISTING PLYWOOD **COVERING EXISTING**

EXISTING PLYWOOD

COVERING EXISTING

EXISTING PLYWOOD.

ASSUME COVERING

BAND BOARD

DECAYED SIDING AND

ACTIVE BEE HIVE #1 -

EXISTING PLYWOOD COVERING EXISTING

EXISTING PLYWOOD.

DECAYED SIDING AND

EXISTING PLYWOOD COVERING EXISTING

EXISTING PLYWOOD COVERING EXISTING

ASSUME COVERING

BAND BOARD

DOOR.

WINDOW.

WINDOW.

EXISTING ON-GRADE

CONDITION

CONCRETE PIER. GOOD

EXISTING PARA-LAM BEAMS.

OR BEAMS AND FACE OF

PERIMETER BEAMS ARE EXPOSED TO ELEMENTS AND

ARE WEATHERED

GOOD CONDITION. NOTE ENDS

F------

EXISTING PARA-LAM BEAMS.

OR BEAMS AND FACE OF

PERIMETER BEAMS ARE EXPOSED TO ELEMENTS AND

ARE WEATHERED

GOOD CONDITION. NOTE ENDS

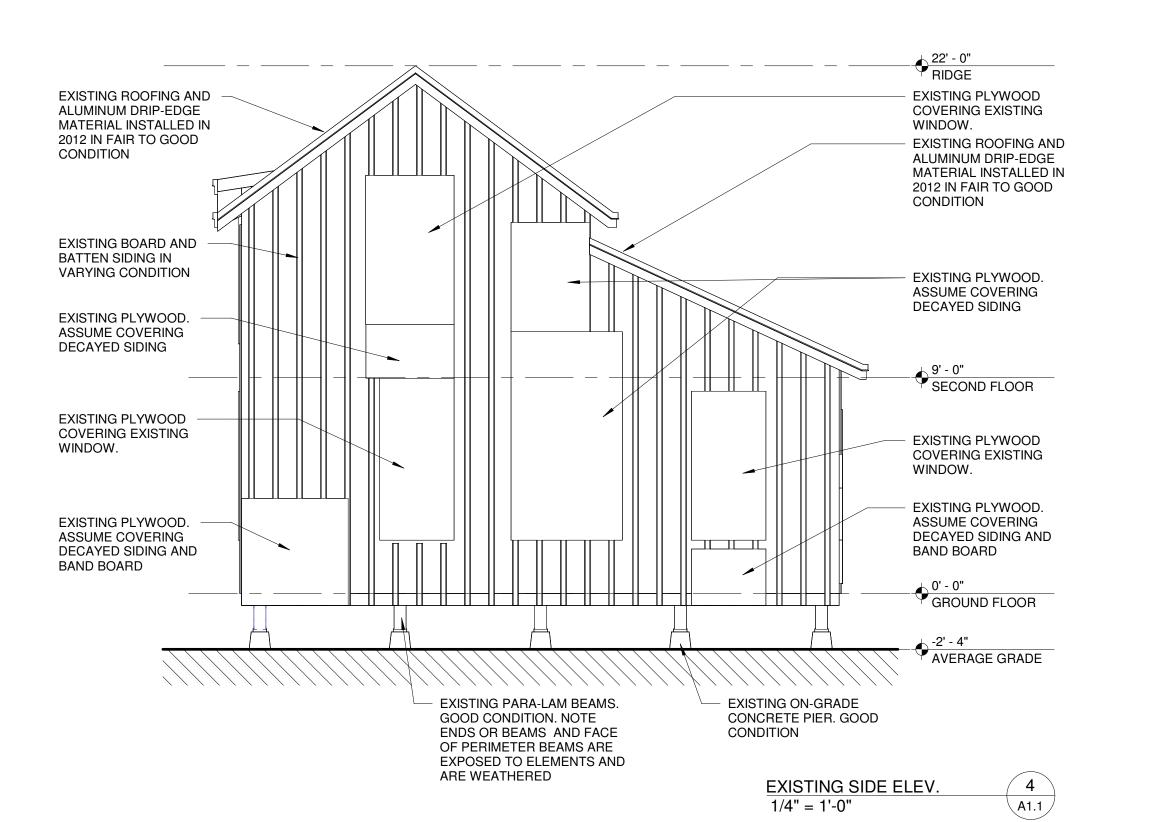
EXISTING ON-GRADE — CONCRETE PIER. GOOD

CONDITION

CONDITION

DOOR.

WINDOW.



CAPE HAZE PIONEER PARK BUNK HOUSE

Cape Haze Pioneer Trail Park Charlotte County, FL 33981

ARCHITECT OF RECORD C. ALAN ANDERSON ARCHITECT, P.A. 3908 Midland Road Sarasota, Florida 34231 Phone (941) 929-0329 Fax (941) 929-0328

Structural Engineer TO BE DETERMINED 0000 Street Address

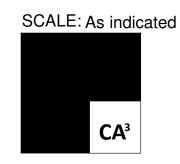
Phone (000) 000-0000

City, STATE zip Fax (000) 000-0000

RESTORATION AND PRESERVATION. DRAWINGS 22 AUGUST 2024

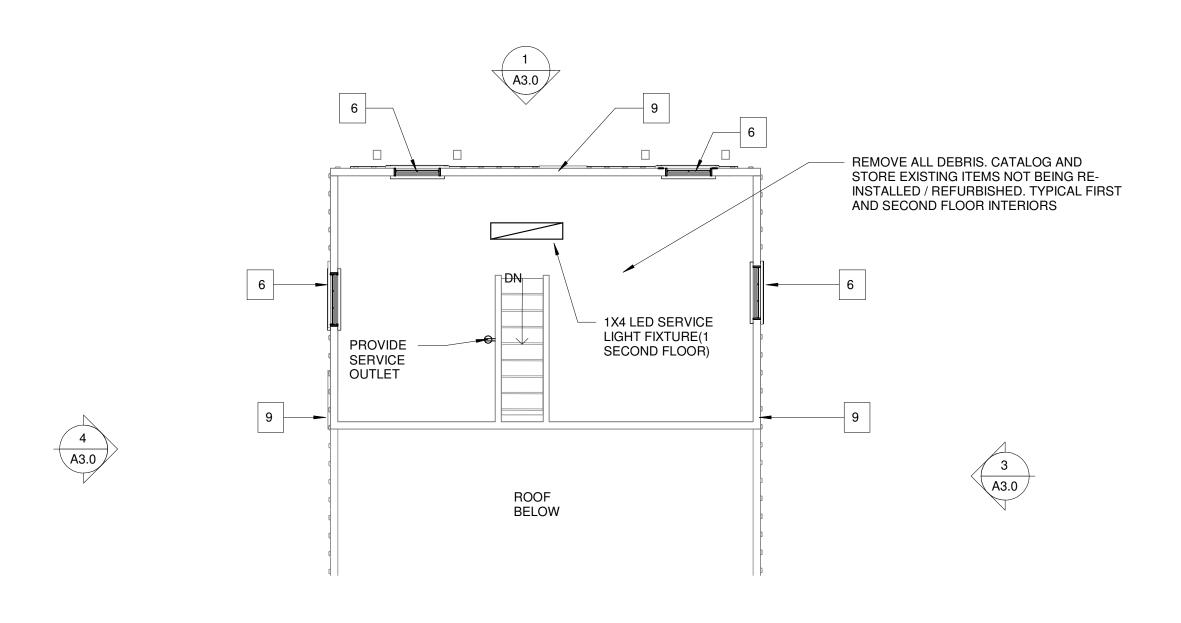
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EXISTING CONDITIONS ELEVATIONS



DRAWN BY: DNB,PAB







- ELECTRICAL

METER LOCATION

NEW STABILIZED

∖ A3.0 /

SLOPE

3/16" = 1'-0"

INTERPRETIVE PATHWAY

PROVIDE (1)4" LED

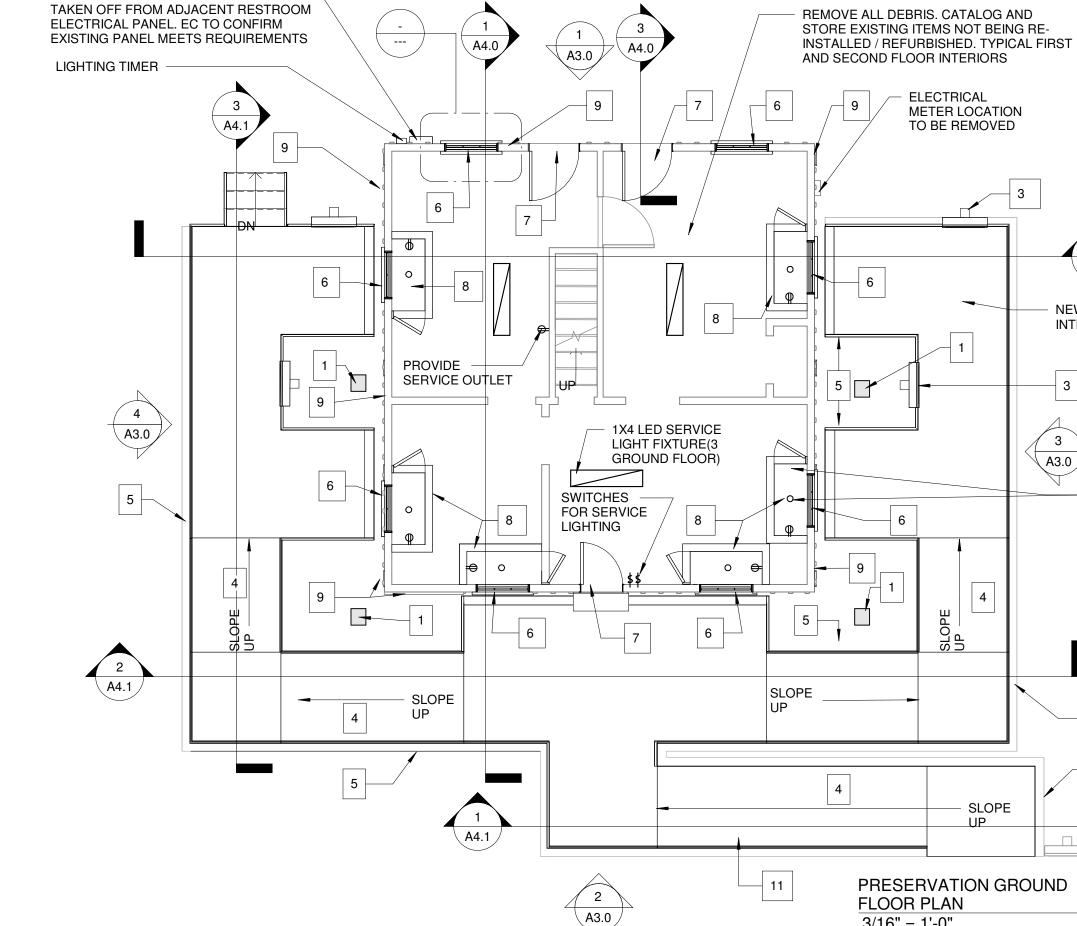
LIGHT AND DUPLEX

SHADOW BOX, TYP.

OUTLET PER

A2.0

TO BE REMOVED



PROVIDE NEW 100 AMP SUB-PANEL



- ALL WORK TO BE DONE IN ACCORDANCE WITH ALL LOCAL ZONING, BUILDING AND STORM WATER MANAGEMENT CODES AND REGULATIONS.
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- REMOVE ALL PLYWOOD COVERINGS OVER DOORS, WINDOWS AND DETERIORATED AREAS OF THE EXTERIOR SIDING. GC AND ARCHITECT TO DO THOROUGH INSPECTION OF EXISTING SIDING TO DETERMINE WHAT AREAS OF BOARD AND BATT NEED TO BE REPLACED. REPLACE ENTIRE BOARD IN LIEU OF SPLICING NEW PIECE IN. WHERE DETERIORATED FULL BOARD HAS BEEN REMOVED, RE-USE GOOD SECTION OF BOARD IN ANOTHER AREA OF THE BUNKHOUSE IN ORDER TO PRESERVE AS MUCH OF THE ORIGINAL EXTERIOR CLADDING AS POSSIBLE.
- CAREFULLY REMOVE EXISTING DOORS AND WINDOWS. PREPARE FOR CATALOG AND STORAGE. DOCUMENT AS NEEDED FOR USE IN SECURING REPLACEMENT WINDOWS THAT MATCH THE ORIGINAL IN LOOK.
- NOTE THAT DUE TO AGE AND TYPE OF CONSTRUCTION EACH WINDOW MAY BE FRAMED AND INSTALLED IN A DIFFERENT MANOR. PREPARE EACH OPENING FOR INSTALLATION OF NEW WINDOW. NOTE ADDITIONAL FRAMING MAY BE REQUIRED.
- SEE STRUCTURAL DRAWINGS FOR FRAMING AND FASTENING DETAILS.

GENERAL DEMOLITION NOTES:

- ALL WORK TO BE DONE IN ACCORDANCE WITH ALL LOCAL ZONING, BUILDING AND STORM WATER MANAGEMENT CODES AND REGULATIONS.
- SEE EXISTING CONDITIONS DRAWINGS PRODUCED FOR 2017 REPORT FOR IN DEPTH INFORMATION ON EXISTING DOOR AND WINDOW TYPES, SHORING WALL LOCATIONS, HISTORICAL PLANS AND OTHER PREVIOUSLY DETERMINED
- REMOVE INTERIOR WALL AND CEILING FINISHES (EXCEPT FOR WOOD BEADBOARD ON STAIR WALL, BUILDING STRUCTURAL FRAMING WILL BE EXPOSED ON INTERIOR.
- CATALOG AND STORE EXISTING TRIM THAT IS IN GOOD CONDITION TO POTENTIALLY BE RE-USED IN PRESERVATION

CATALOG AND STORE EXISTING FIXTURES TO POTENTIALLY

PRESERVATION OPTION 2. REMOVE AND DISPOSE OF ALL DEBRIS FROM INTERIORS

BE RE-USED FOR HISTORICAL DISPLAYS AND IN

- REMOVE UNNECESSARY SHORING WALLS AS SHOWN ON STRUCTURAL PLANS.
- REMOVE EXISTING KITCHEN CABINET AND SINK. THESE ITEMS ARE NOT FROM A PERIOD OF HISTORICAL SIGNIFICANCE. CONFIRM WITH COUNTY PRIOR TO DISPOSAL.

CONSTRUCTION NOTES:

- 12"X12" SURFACE DRAIN BOX. SLOPE GROUND TO DRAIN. CONNECT DRAIN TO 6" PERFORATED PVC PIPING. ROUTE PIPING TO DRAINAGE AREA
- SLOPE CONCRETE PATH SURFACE SO WATER DRAINS TO OUTER EDGES OF PATHWAY
- ADDITIONAL INFORMATIONAL PLAQUES, LOCATIONS TO BE DETERMINED. COORDINATE LOCATIONS WITH HISTORICAL SOCIETY
- PATHWAY SLOPES ARE LESS THAN 1:12. LAYOUT RAMPS PER DIMENSIONS AND SPOT ELEVATIONS
- RAILROAD TIE VENEER INDEPENDANT OF POURED CONC. 1 COURSE ABOVE GRADE
- REMOVE AND REPLACE WINDOW. FIELD VERIFY SIZE REQUIRED. NEW WINDOW TO MIMIC EXISTING WINDOW IN LOOK AND FEEL. ADD FRAMING AS REQUIRED. SEE DETAILS FOR MORE INFORMATION.
- REMOVE AND REPLACE DOOR. FIELD VERIFY SIZE REQUIRED. NEW WINDOW TO MIMIC EXISTING WINDOW IN LOOK AND FEEL. ADD FRAMING AS REQUIRED. SEE DETAILS FOR MORE INFORMATION.
- NEW SHADOW BOX DISPLAY AREA. PROVIDE 1 OUTLET AND 1 RECESSED LED LIGHT PER BOX. LIGHTING TO BE DIMMABLE AND TIMER CONTROLLED.
- REPLACE EXISTING BOARD AND BATT SIDING AS NOTED DURING PRE-CONSTRUCTION INSPECTION. REPLACE FULL BOARDS IN LIEU OF SECTIONS AND RE-USE GOOD SECTIONS IN OTHER AREAS AS MUCH AS POSSIBLE.
- REMOVE AND REPLACE EXISTING ROLLED ROOFING WITH TRI-COUNTY METALS 5V CORRUGATED METAL GALVANIZED METAL ROOF, 24 GAGE. FLASHING METALS: GALVANIZED METAL, FINISH TO MATCH ROOF METAL
- INTERPRETIVE PATH TO BE CONSTRUCTED OF 4" THICK CONC. OVER COMPACTED FILL. SLOPE TO OUTER EDGE FOR PROPER DRAINAGE AS REQUIRED.
- 12. NEW 7"X11" CONCRETE STEP AT DOOR. FOR COUNTY ACCESS ONLY. DOOR TO BE SECURED AT ALL TIMES
- NEW 36" HIGH 1 1/2"Ø SAFETY GAURDRAIL WITH MID-RAIL AT PERIMETER OF INTERPRETIVE PATH.
- NEW CAST-IN-PLACE REINFORCED CONCRETE STAIRS WITH RAILINGS TO GRADE

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DUE TO THE CURRENT CONDITION OF THE INTERIOR OF THE BUNK HOUSE, A FULL ASSESEMENT OF ALL EXISTING CONDITION WERE NOT POSSIBLE TO IDENTIFIY OTHER THAN WHAT WAS NOTED AS PART OF THE INITIAL REPORT. AT THE TIME OF INTERIOR CLEANOUT AND WALL AND CEILING FINISH DEMOLITION, GC, ARCHITECT AND STRUCTURAL ENGINEER CAN BETTER ASSESS ALL AREAS IN NEED OF ADDITIONAL REPAIRS AND/OR REPLACEMENT AS NEEDED BEYOND THOSE NOTED IN THE DRAWINGS. ASSUMPTIONS HAVE BEEN MADE WITHIN THESE DRAWINGS AS TO THE AREAS WE FEEL WILL NEED ATTENTION AS NOTED BUT MAY NOT BE ALL ENCOMPASSING OF WHAT IS REQUIRED TO COMPLETE WORK. ALL WORK SHALL BE DONE AS TO MAINTAIN HISTORIC ORIGINALITY. REPAIRING AND REUSING OF EXISTING MATERIALS OR NEW IN KIND TAKES PRECEDENT OVER REPLACEMENT OF MATERIALS THAT ARE NOT IN KEEPING WITH HISTORICAL ORIGINALITY AS NOTED

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Structural Engineer SNELL ENGINEERING

1517 State St #202 Sarasota, Florida 34236 Phone (941) 954-0681

-RESTORATION AND PRESERVATION—— DRAWINGS 22 AUGUST 2024

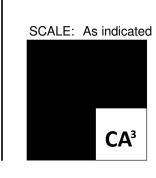
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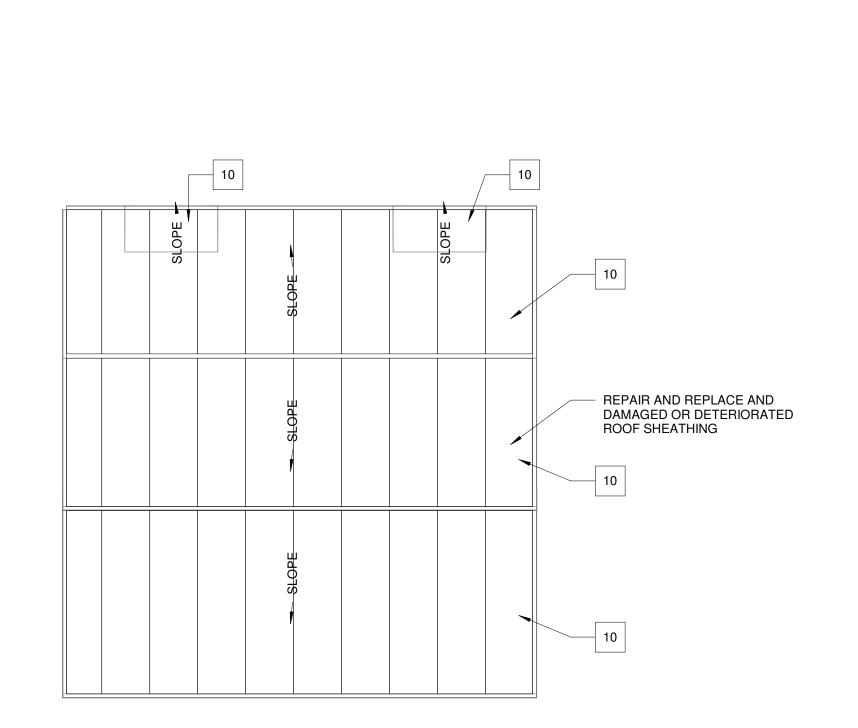
DESCRIPTION

DRAWN BY: DNB,PAB

PRESERVATION PLANS









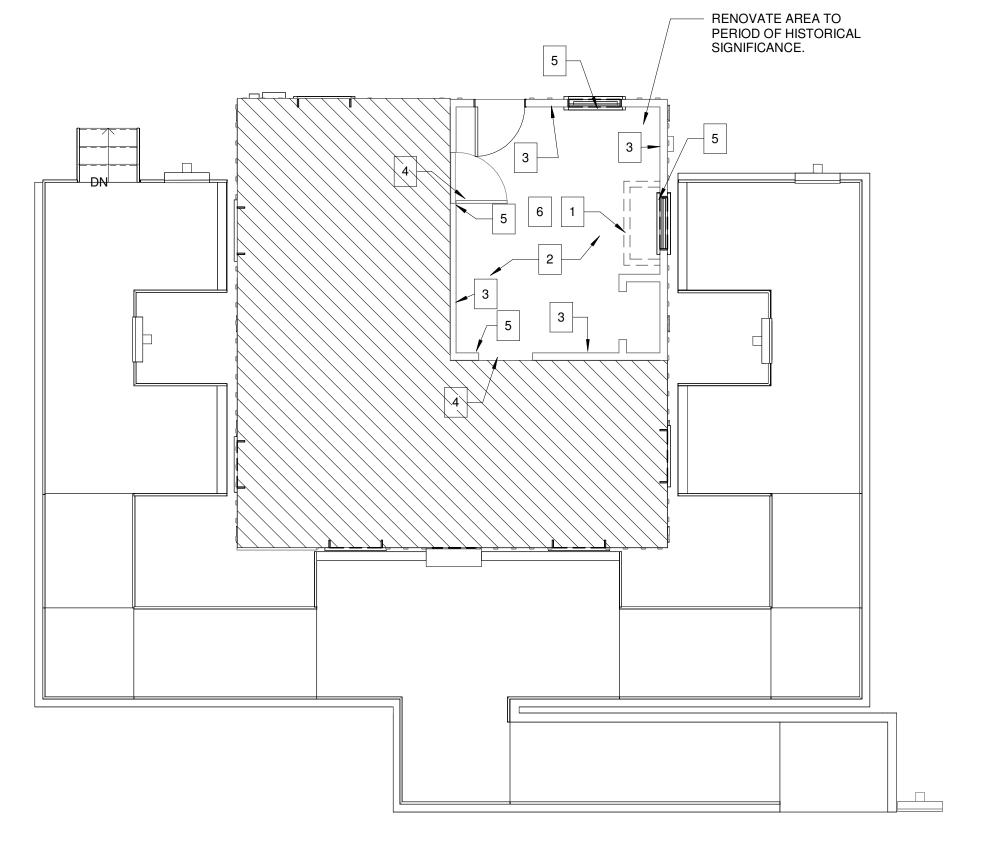
DUE TO THE CURRENT CONDITION OF THE INTERIOR OF THE BUNK HOUSE, A FULL

GENERAL NOTES:

- 1. ALL WORK TO BE DONE IN ACCORDANCE WITH ALL LOCAL ZONING, BUILDING AND STORM WATER MANAGEMENT
- 2. FINISHES, FURNISHINGS AND FIXTURES IN THIS AREA ARE TO BE DETERMINED BY THE HISTORICAL SOCIETY BASED ON DESIRED PERIOD OF SIGNIFICANCE REPLICATION.
- 3. THIS AREA IS NOT OPEN TO THE PUBLIC AND IS ONLY VIEWABLE BY THE PUBLIC THROUGH THE WINDOW FROM THE INTERPERTIVE PATH.

CONSTRUCTION NOTES:

- REMOVE SHADOW BOX AT WINDOW INSTALLED FOR PRESERVATION PLAN OPTION 1
- DETERMINE CONDITION OF EXISTING SUBFLOOR. REPAIR/REPACE AS NEEDED. INSTALL 3/4" TONGUE AND GROOVE OAK FLOORING OVER SUBFLOOR IN RENOVATED AREA ONLY.
- INSTALL NEW DUROROCK WALL BOARD WITH BASE COAT/FINISH COAT INTERIOR PLASTER SYSTEM WALL FINISH. PRIME/PAINT SURFACE. COLOR TO BE DETERMINED BASED ON PERIOD OF SIGNIFICANCE
- REPAIR/REFINISH AND INSTALL STORED INTERIOR DOORS IN THIS AREA
- REPAIR/REFINISH STORED ORIGINAL TRIM WORK AT BASE OF WALL, WINDOWS AND DOORS
- REPAIR/REFINISH AND INSTALL STORED LIGHT FIXTURES IN THIS AREA. LIGHTING TO BE CONTROLLED BY LIGHT TIMER INSTALLED DURING OPTION 1



FUTURE PRESERVATION **OPTION 2** A2.1 3/16" = 1'-0"

CODES AND REGULATIONS.

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Structural Engineer SNELL ENGINEERING 1517 State St #202

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Sarasota, Florida 34236

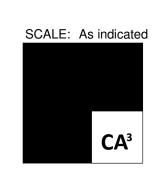
-RESTORATION AND PRESERVATION-DRAWINGS 22 AUGUST 2024

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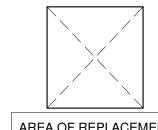
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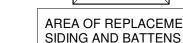
DRAWN BY: DNB,PAB

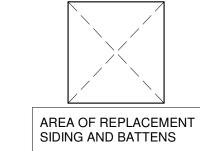
FUTURE PRESERVATION PLAN











CAPE HAZE PIONEER

C. ALAN ANDERSON ARCHITECT, P.A.

RESTORATION AND PRESERVATION.

Fax (941) 929-0328

City, STATE zip

Fax (000) 000-0000

PARK BUNK HOUSE

Cape Haze Pioneer Trail Park

Charlotte County, FL 33981

ARCHITECT OF RECORD

3908 Midland Road

Structural Engineer

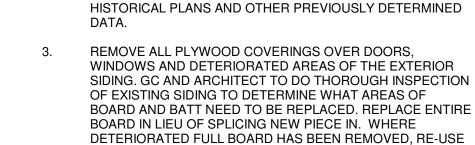
0000 Street Address

DRAWINGS 22 AUGUST 2024

Phone (000) 000-0000

TO BE DETERMINED

Phone (941) 929-0329



ORIGINAL EXTERIOR CLADDING AS POSSIBLE.

AND WINDOW TYPES, SHORING WALL LOCATIONS,

CODES AND REGULATIONS.

ALL WORK TO BE DONE IN ACCORDANCE WITH ALL LOCAL ZONING, BUILDING AND STORM WATER MANAGEMENT

SEE EXISTING CONDITIONS DRAWINGS PRODUCED FOR 2017 REPORT FOR IN DEPTH INFORMATION ON EXISTING DOOR

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GOOD SECTION OF BOARD IN ANOTHER AREA OF THE BUNKHOUSE IN ORDER TO PRESERVE AS MUCH OF THE

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CONSTRUCTION NOTES:

GENERAL NOTES:

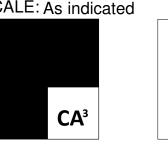
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- REMOVE AND REPLACE WINDOW. FIELD VERIFY SIZE REQUIRED. NEW WINDOW TO MIMIC EXISTING WINDOW IN LOOK AND FEEL. ADD FRAMING AS REQUIRED. SEE DETAILS FOR MORE INFORMATION.
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- NEW CAST-IN-PLACE REINFORCED CONCRETE

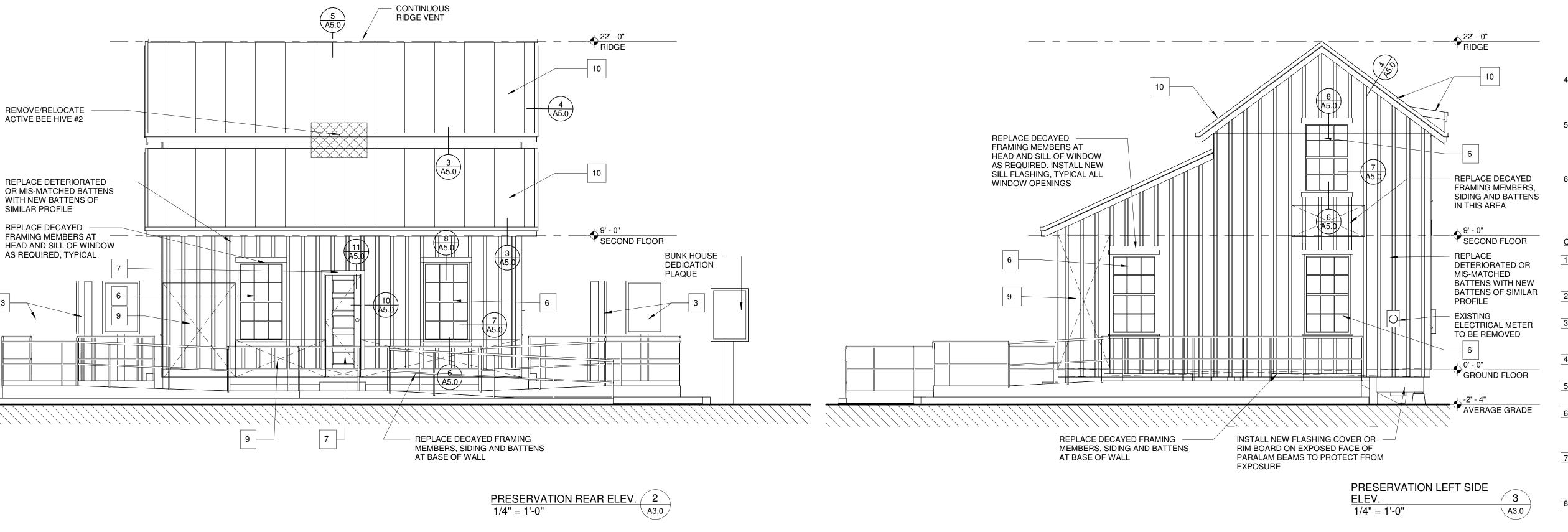
Sealed By: C. ALAN ANDERSON, FL#AR0014171 To the best of the architect's or engineer's knowledge, said plans and specifications comply with the applicable building codes and the applicable minimum fire safety standards as determined in accordance with Chapters 553 and 633, Florida Statutes.

DRAWN BY: DNB,PAB

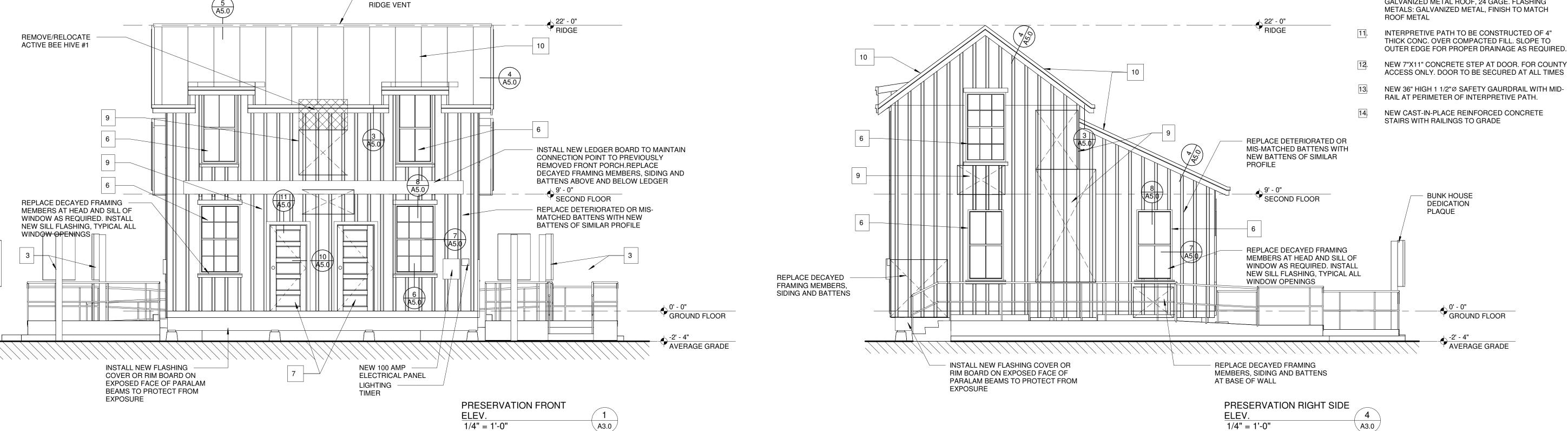
PRESERVATION ELEVATIONS

SCALE: As indicated





CONTINUOUS



- ALL WORK TO BE DONE IN ACCORDANCE WITH ALL LOCAL ZONING, BUILDING AND STORM WATER MANAGEMENT CODES AND REGULATIONS.
- SEE EXISTING CONDITIONS DRAWINGS PRODUCED FOR 2017 REPORT FOR IN DEPTH INFORMATION ON EXISTING DOOR AND WINDOW TYPES, SHORING WALL LOCATIONS, HISTORICAL PLANS AND OTHER PREVIOUSLY DETERMINED
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- NOTE THAT DUE TO AGE AND TYPE OF CONSTRUCTION EACH WINDOW MAY BE FRAMED AND INSTALLED IN A DIFFERENT MANOR, PREPARE EACH OPENING FOR INSTALLATION OF NEW WINDOW. NOTE ADDITIONAL FRAMING MAY BE REQUIRED.
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CAPE HAZE PIONEER PARK BUNK HOUSE

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Cape Haze Pioneer Trail Park Charlotte County, FL 33981

ARCHITECT OF RECORD C. ALAN ANDERSON ARCHITECT, P.A. 3908 Midland Road Phone (941) 929-0329 Fax (941) 929-0328

Structural Engineer TO BE DETERMINED 0000 Street Address

Phone (000) 000-0000

City, STATE zip

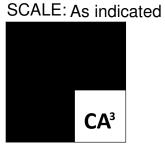
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RESTORATION AND PRESERVATION. DRAWINGS 22 AUGUST 2024

Sealed By: C. ALAN ANDERSON, FL#AR0014171 To the best of the architect's or engineer's knowledge, said plans and specifications comply with the applicable building codes and the applicable minimum fire safety standards as determined in accordance with Chapters 553 and 633, Florida Statutes.

DRAWN BY: DNB,PAB

PRESERVATION SECTIONS





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Structural Engineer TO BE DETERMINED

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City, STATE zip

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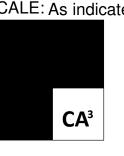
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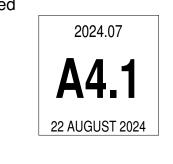
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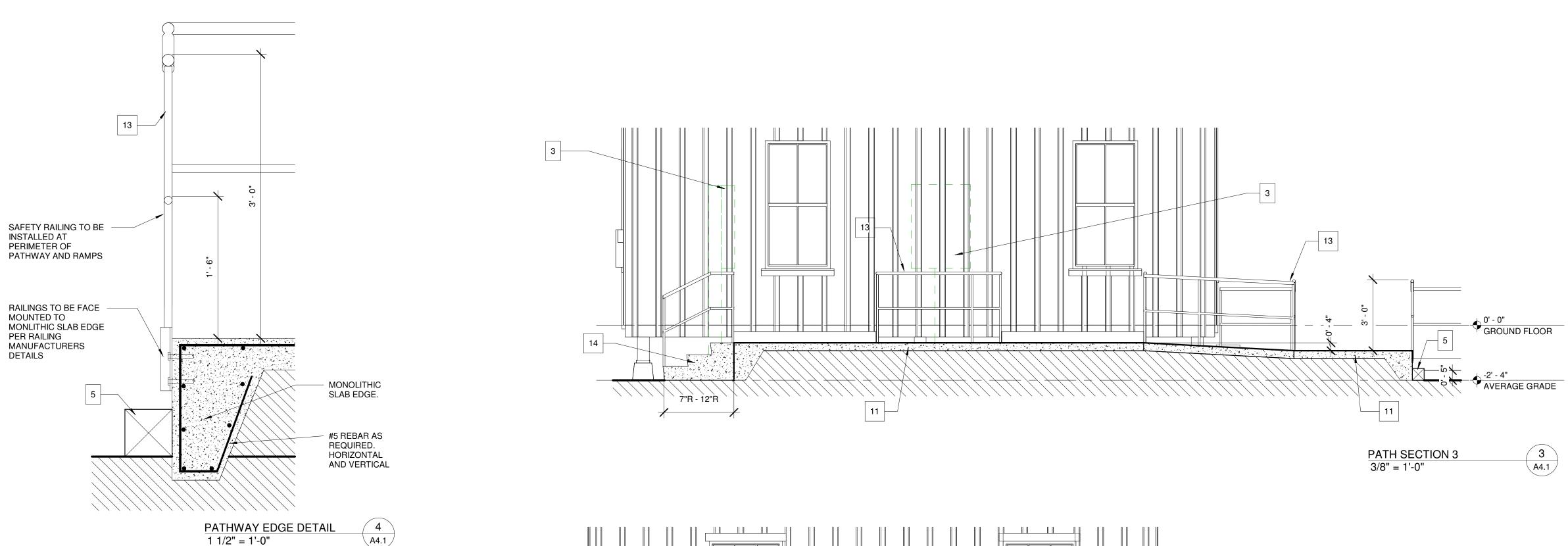
22 AUGUST 2024

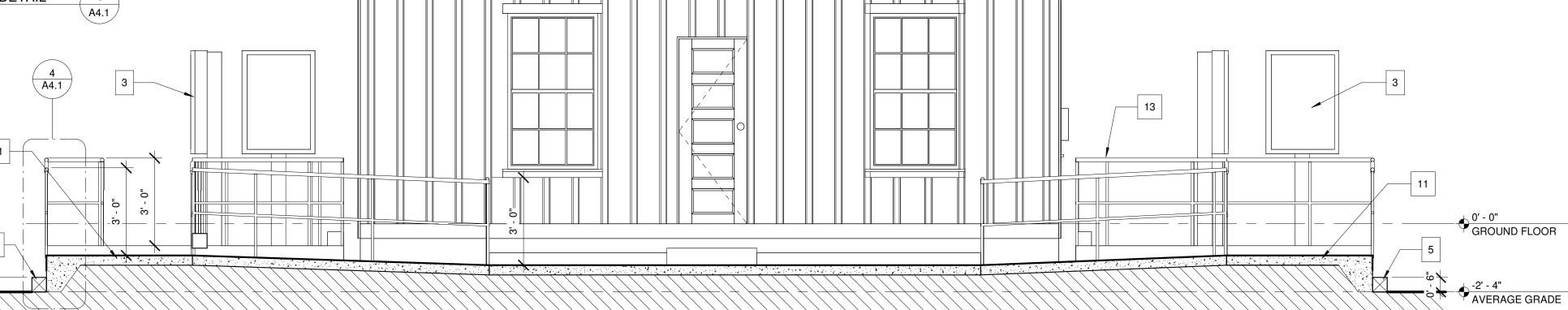
PRESERVATION SECTIONS

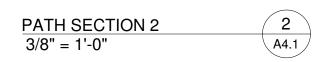
SCALE: As indicated

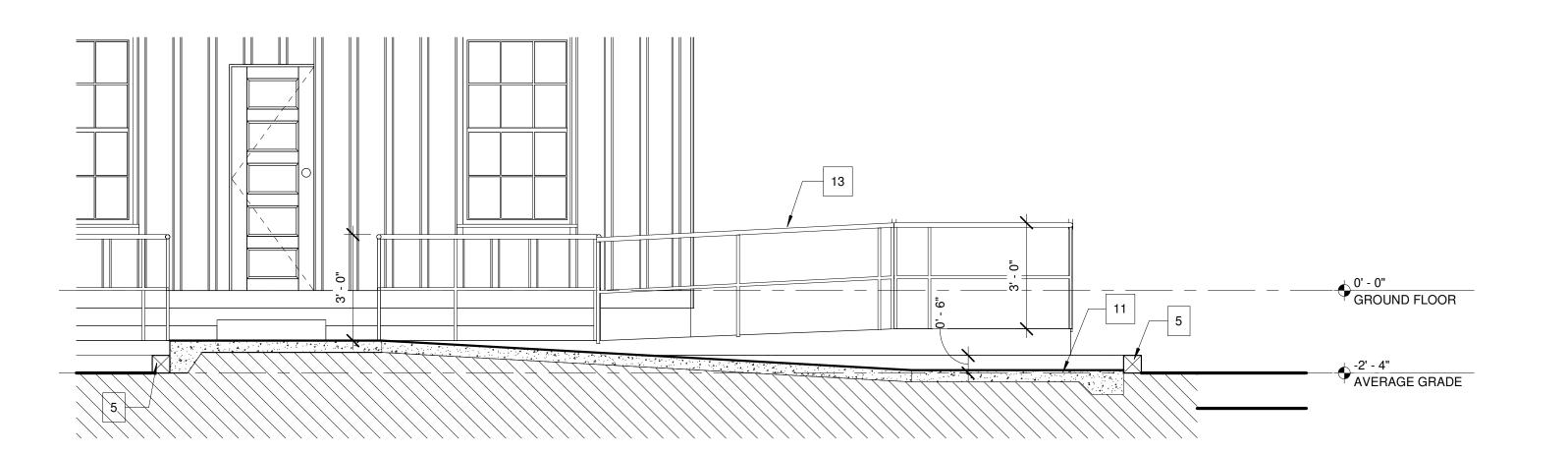




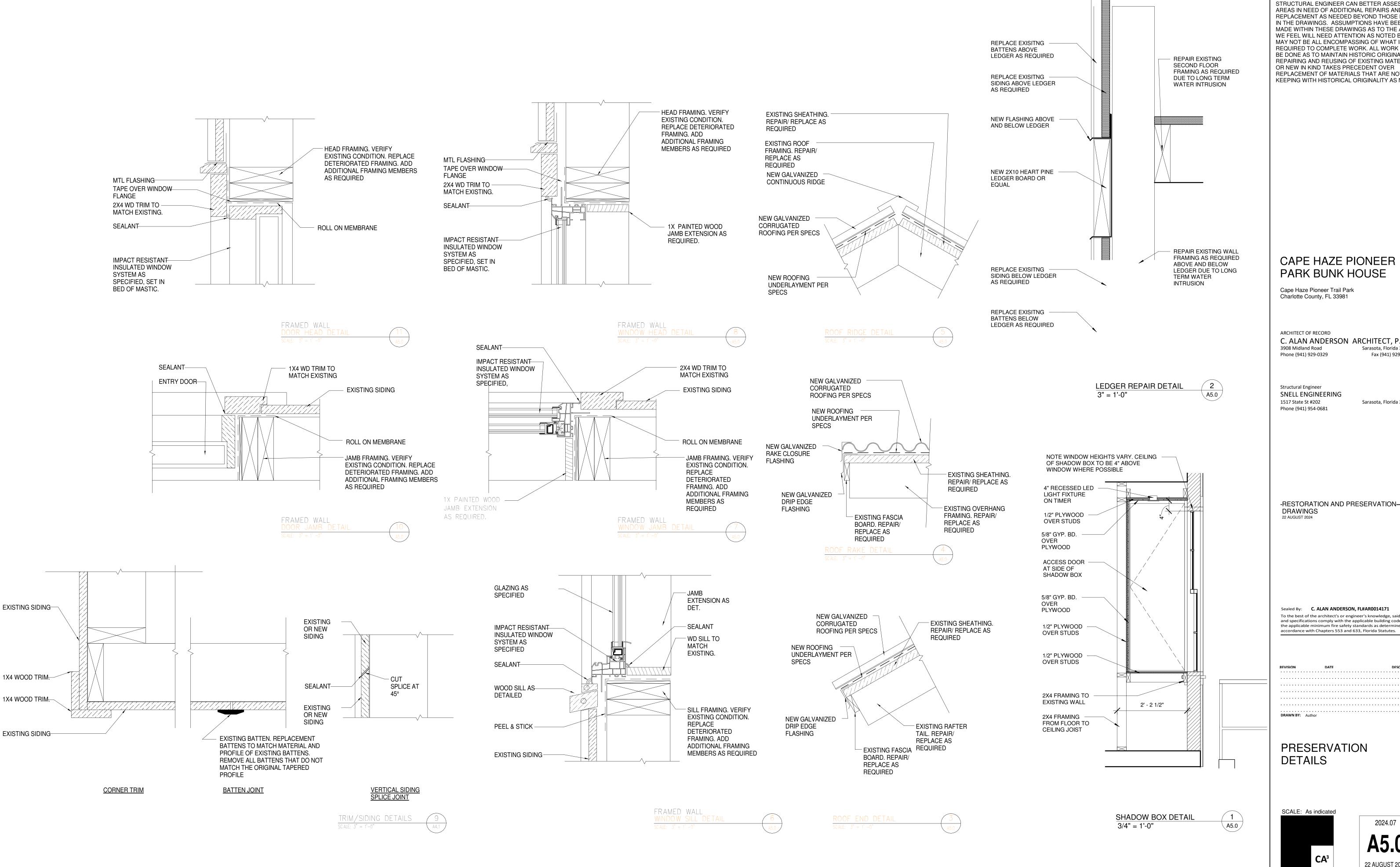








PATH SECTION 1 A4.1 3/8" = 1'-0"



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DUE TO THE CURRENT CONDITION OF THE

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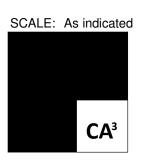
-RESTORATION AND PRESERVATION-DRAWINGS

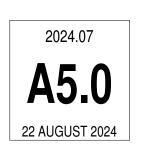
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DESCRIPTION

DRAWN BY: Author

PRESERVATION **DETAILS**





F	FINISH SCHEDULE										
	W	ALLS					. •				
ROOM #	NORTH	EAST	SOUTH R	VEST G	E S CEILING S	FLOORING A	CEILING HT.	NOTES			
101	G.B.	G.B.	G.B.	G.B.	G.B.	S.V.W.	8'-3 "	1,2,4			
102	G.B.	P.G.B.	P.G.B.	G.B.	P.G.B.	S.V.W.	7′-8″	1,2,4,5			
103	G.B.	G.B.	G.B.	NONE	WD.	S.V.W.	7′-8″	1,2,4,5			
104	G.B.	G.B.	G.B.	G.B.	G.B.	S.V.W.	8′-3″	1,4			
201	P.W.	P.W.	P.W.	P.W.	P.W.	WD.	6′-10″	1,3			
202	P.W.	P.W.	P.W.	P.W.	P.W.	WD.	6′-10″	1,3			

FINISH SCHEDULE NOTES

- 1. BASE TRIM PTD. 3 1/2 X 1 7/8., TO BE REMOVED.
- 2. FLOOR POOR CONDITION, SEE REPAIR NOTES. 3. REMOVE MODERN P.W. FINISH AT SECOND FLOOR.
- 4. REMOVE ALL G.B.
- 5. OPTION : REMOVE SINGLE STORY SECTION

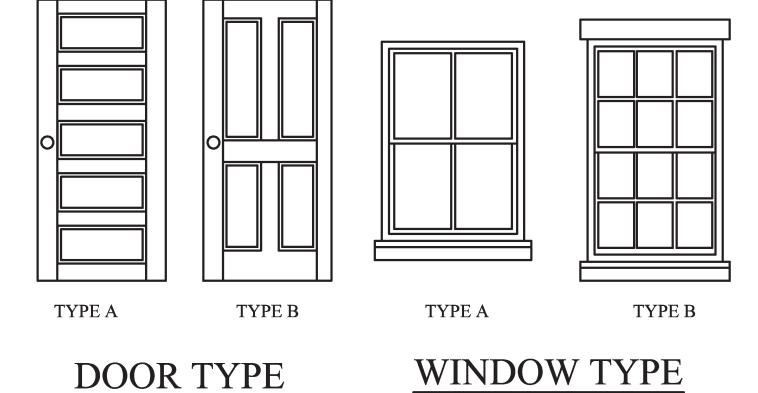
GENERAL ABBREVIATIONS WD.= STRIP WOOD FLOORING, TONGUE & GROOVE G.B.= GYP. BD. P.G.B.= PARTIAL GYP. BD.
P.W.= PLYWOOD, THIN SHEET
S.V.W.= SHEET VINYL OVER WOOD.

	DOOR SCHEDULE									
		DOOR						FR	AME	
TAG	HEIGHT	WIDTH	ТНІСК	DOOR TYPE	MATERIAL	FINISH	GLASS	MATERIAL	FINISH	NOTES
1	6′-7 ″	2'-8"	1 1/2"	A	WD.	PTD.	NONE	WD.	PTD.	3,4
2	6'-7"	2'-8"	1 1/2"	В	WD.	PTD.	NONE	WD.	PTD.	2
3	6'-7"	2'-8"	•	-	_	•	NONE	WD.	PTD.	5
4	6'-7"	2'-8"	1 1/2"	Α	WD.	PTD.	NONE	WD.	PTD.	2
5	6'-4"	2'-4"	1 1/2"	A	WD.	PTD.	NONE	WD.	PTD.	-

DOOR SCHEDULE NOTES

- 1. WD., 5 PANEL, RIM LOCK, FAIR CONDITION.
- 2 PANEL SCREEN, DOOR STORED INSIDE, POOR CONDITION. 2. WD., 4 PANEL V., RIM LOCK, FAIR CONDITION, IN PLACE.
- 3. WD., 5 PANEL, MODERN HARDWARE.
- 4. STORED INSIDE. 5. NO DOOR - OPENING ONLY

SALVAGE ALL EXISTING DOORS & REPAIR FOR RE-USE AS SHOWN ON SHT. A101 DOOR SCHEDULE.



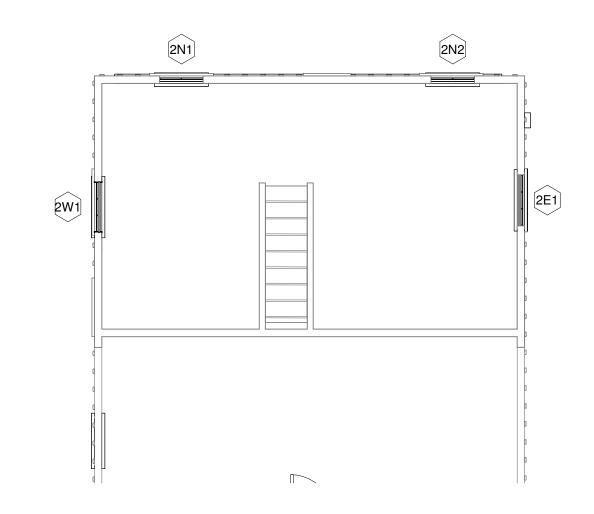
SCALE: 1/2" = 1' - 0"

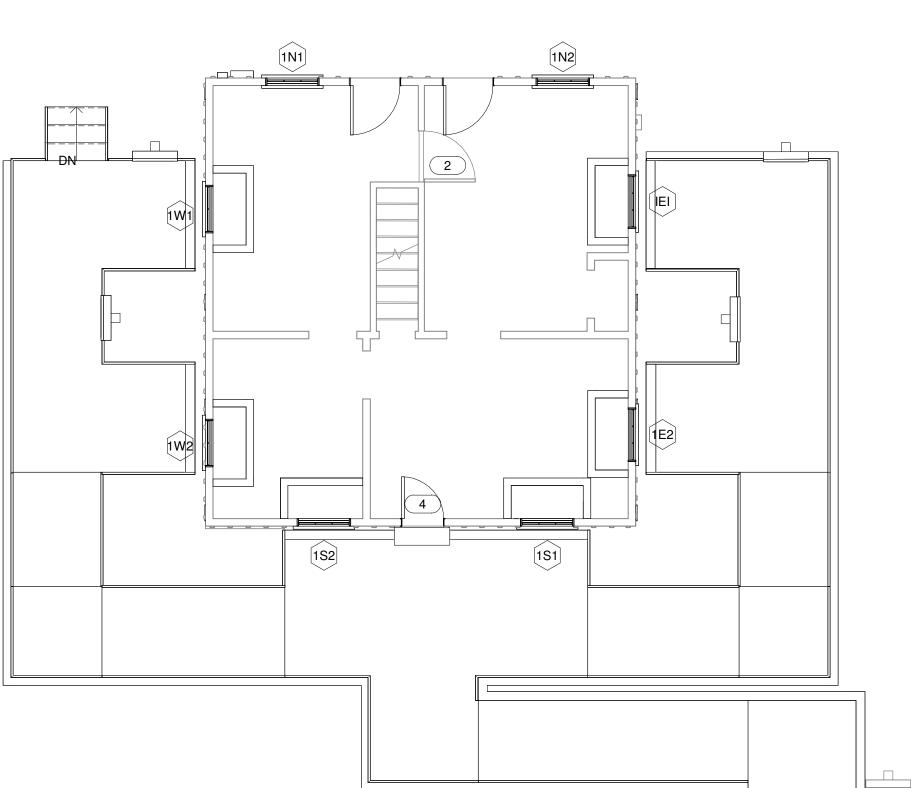
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WINDOW SCHEDULE										
TAG	HEIGHT	WIDTH	MATERIAL	FINISH	TYPE	NOTES				
1N1	5′-1 ″	2'-10"	WD.	PTD.	Α	2				
1N2	5′-2 ′	2'-10"	WD.	PTD.	Α	2, 5				
1S1	5′-10″	2'-10"	WD.	PTD.	Α	7				
1S2	5′-3 ′	2'-10"	WD.	PTD.	С	2, 8				
1E1	4′ -5 ′	2'-10"	WD.	PTD.	Α	2, 9				
1E2	4'-10"	2'-10"	WD.	PTD.	Α	7				
1W1	5′-2 ′	2′-6″	WD.	PTD.	Α	1, 6				
1W2	5′-2 ′	2'-6"	WD.	PTD.	A	1				
2N1	5′-2 ′	2'-5"	WD.	PTD.	Α	1, 5				
2N2	5′-1 ″	2'-5"	WD.	PTD.	Α	1, 3				
2E1	4′ -5 ′	2'-10"	WD.	PTD.	В	2, 4				
2W1	5′ -1 ′	2'-10"	WD.	PTD.	В	2, 10				

WINDOW SCHEDULE NOTES

- 1. 2 OVER 2, VERTICAL.
- 2. 6 OVER 6.
- 3. TOP SASH GOOD, BOTTOM MISSING.
- 4. SASH FROM TALLER WINDOW USED IN OPNG. 5. TOP SASH FAIR, BOTTOM POOR.
- 6. FAIR CONDITION.
- 7. MISSING WINDOW.
- 8. POOR CONDITION.
- 9. FAIR CONDITON. 10. BOTTOM SASH POOR CONDITION





DOOR/WINDOW KEY PLAN

GROUND FLOOR

3/16" = 1'-0"



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22 AUGUST 2024

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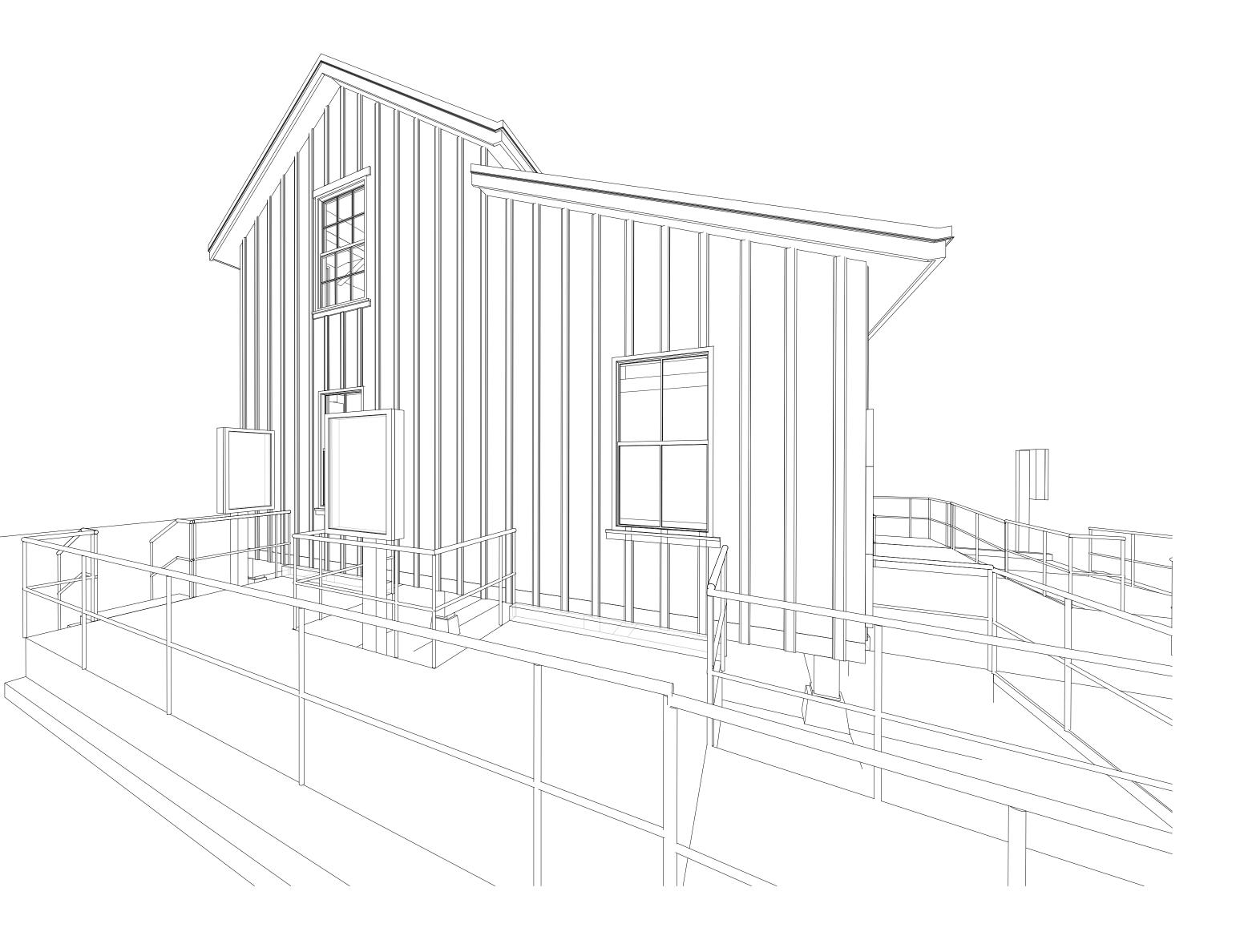
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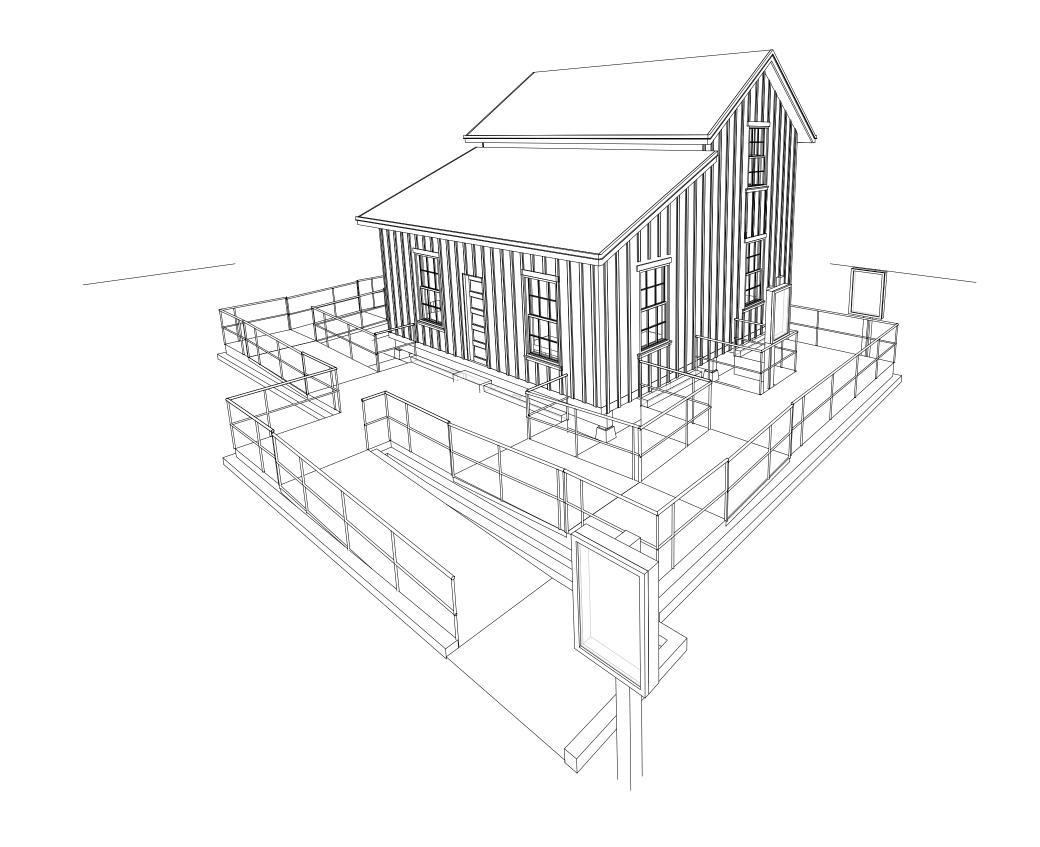
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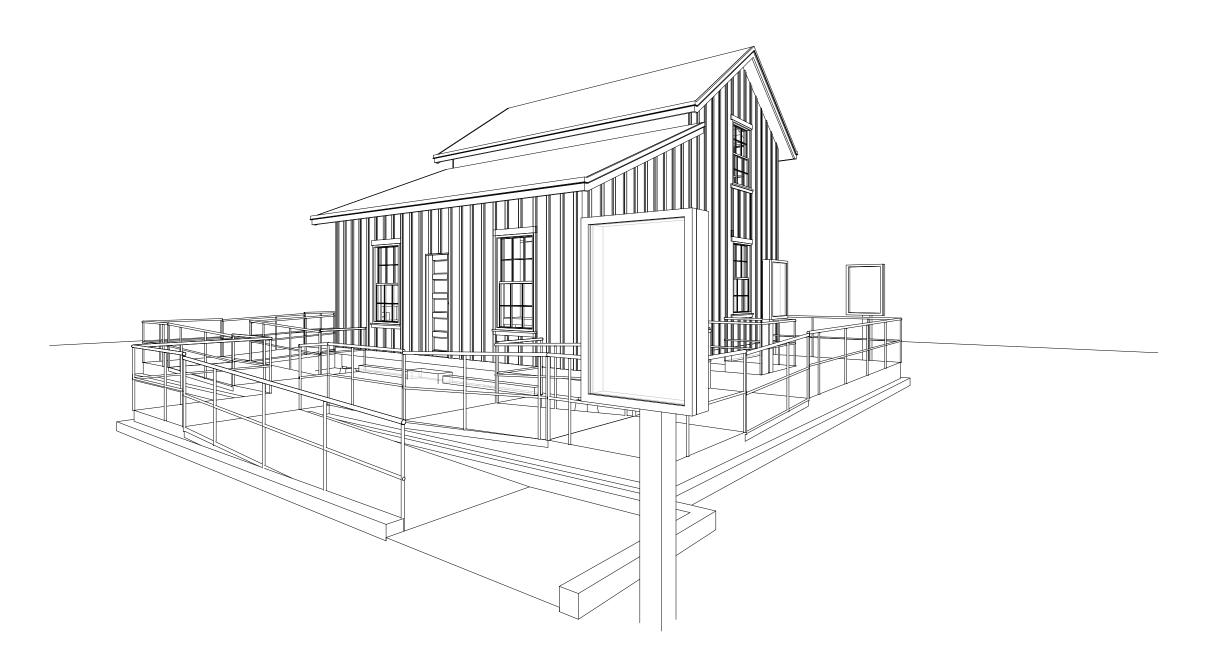
DOOR AND WINDOW SCHEDULES AND KEY PLAN

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

A5.1







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-RESTORATION AND PRESERVATION-DRAWINGS 22 AUGUST 2024

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DRAWN BY: Author

3D VIEWS

