

CAPE HAZE PIONEER PARK BUNK HOUSE

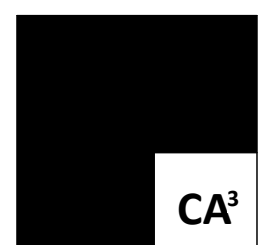
RESTORATION AND PRESERVATION DRAWINGS

Cape Haze Pioneer Trail Park
Charlotte County, FL 33981

CAPE HAZE PIONEER PARK
BUNK HOUSE

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Charlotte County, FL 33981

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DIVISION 1: GENERAL REQUIREMENTS

1.1. BY REFERENCE "THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" AIA DOCUMENT A201, LATEST EDITION, IS HEREBY MADE PART OF THESE SPECIFICATIONS EXCEPT AS HEREIN MODIFIED.

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 EXECUTE 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 INFERRABLE 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 SUBCONTRACTORS 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 IN THE CONTRACT SHALL BE MADE BY THE ARCHITECT. 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 MANUFACTURERS WARRANTIES INTO A SCHEDULED OVER TO THE OWNER AT THE END OF THE PROJECT. 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.

1.11. 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 ALL LAWS OF THE STATE OF THE PROJECTS 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. CONTRACTOR SHALL BE REIMBURSED BY OWNER 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 AND TO VERIFY THE WORK SHALL BE PERFORMED 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 REQUIREMENTS.

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 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 9'-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 I 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 PLACEMENT.

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 REINFORCERS (1 #5 MIN) AT ALL CORNERS, ADJACENT OF 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 THE BEAM).

4.8. MASONRY UNITS SHALL BE DRY BRUSHED AT END OF EACH DAY'S WORK.

DIVISION 5: METALS

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. 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, DOBELLS, 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 TO EXCESSIVE 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" (S01-100) AND ANSINWMA 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 PEELE 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 PEELE 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/ MANUFACTURERS 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 PLASTER BOX INTERIORS SHALL BE MARKED FOR 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 METHOD, THE 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, IGJ 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 ARCHITECT.

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 POSITIVE 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 (SMAACNA), 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.

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 AND NEMA RECOMMENDATIONS (LATEST EDITION).

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 OCCUPANCY FOR THE PROJECT.

16.4. ALL TELEVISION OUTLETS SHALL BE PROVIDED WITH COAXIAL CABLE.

16.5. ALL ELECTRICAL SYSTEMS SHALL BE INSTALLED COMPLETE WITH ALL COMPONENTS.

PROJECT SPECIFIC RESTORATION MATERIAL:

WINDOWS:

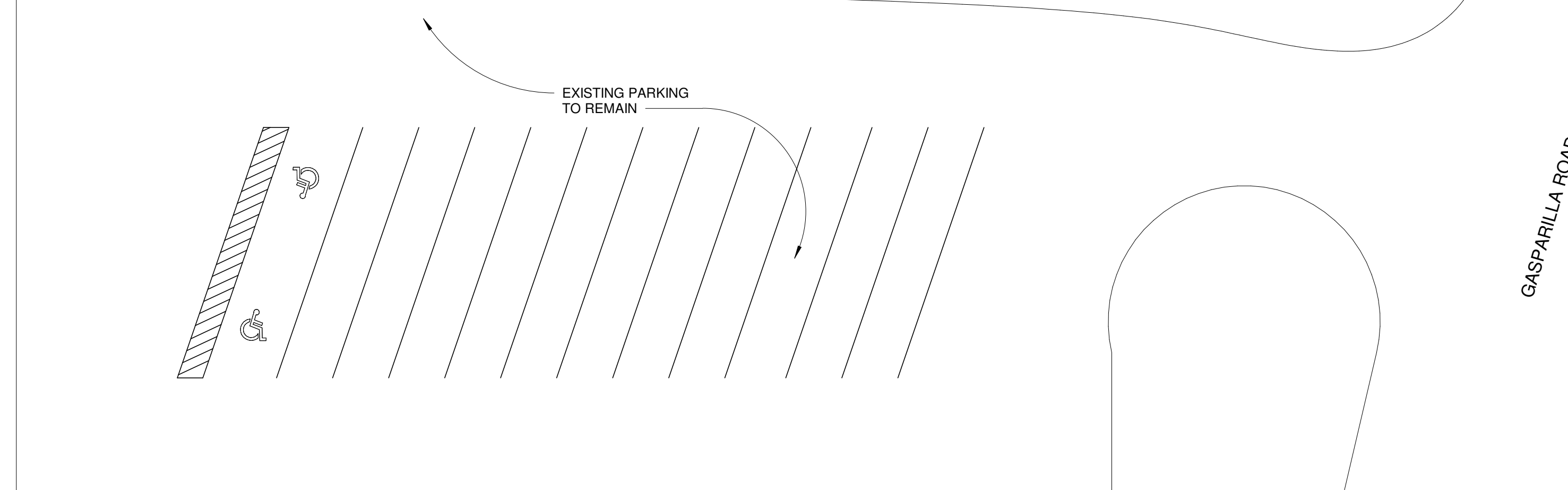
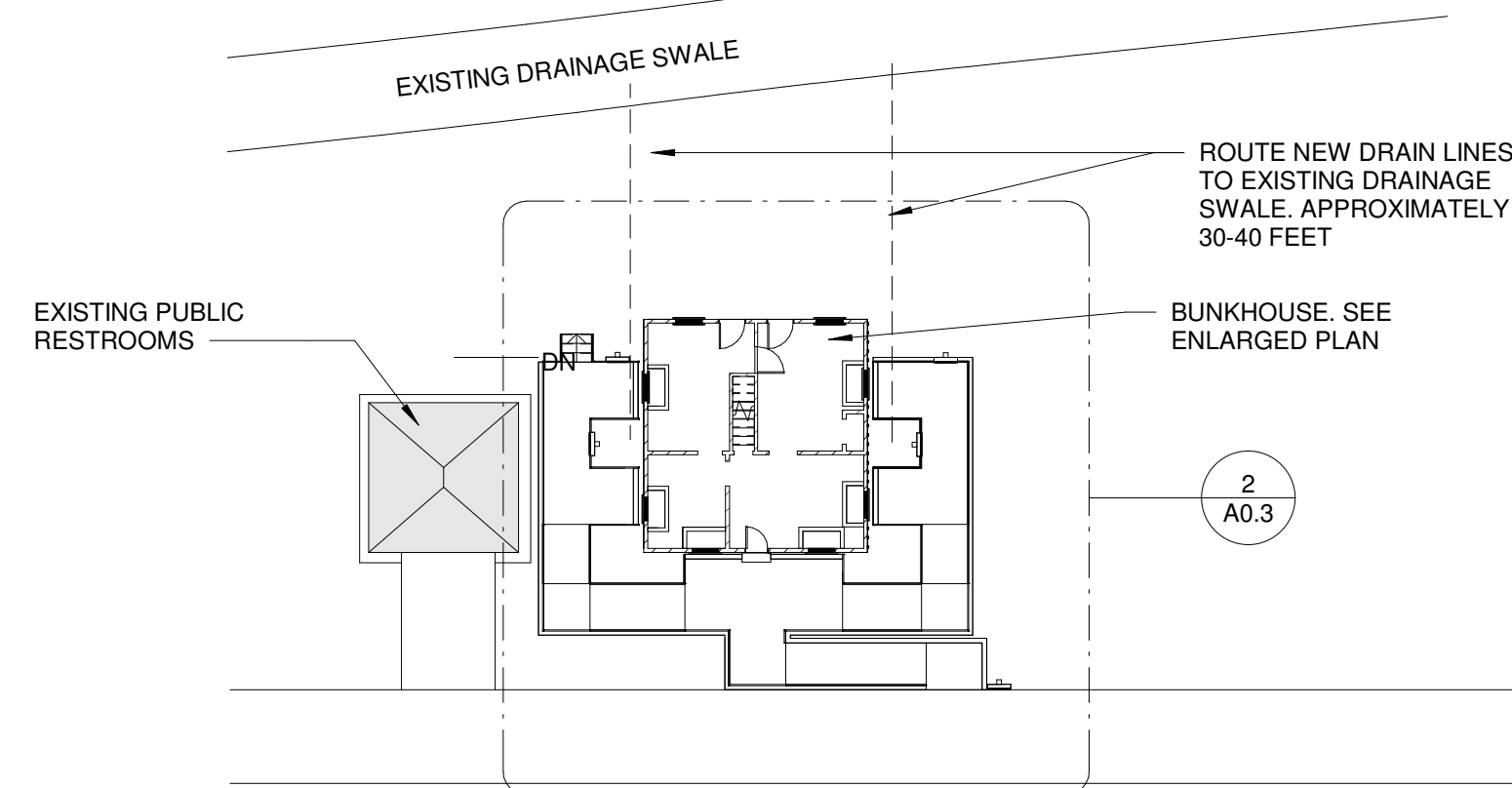
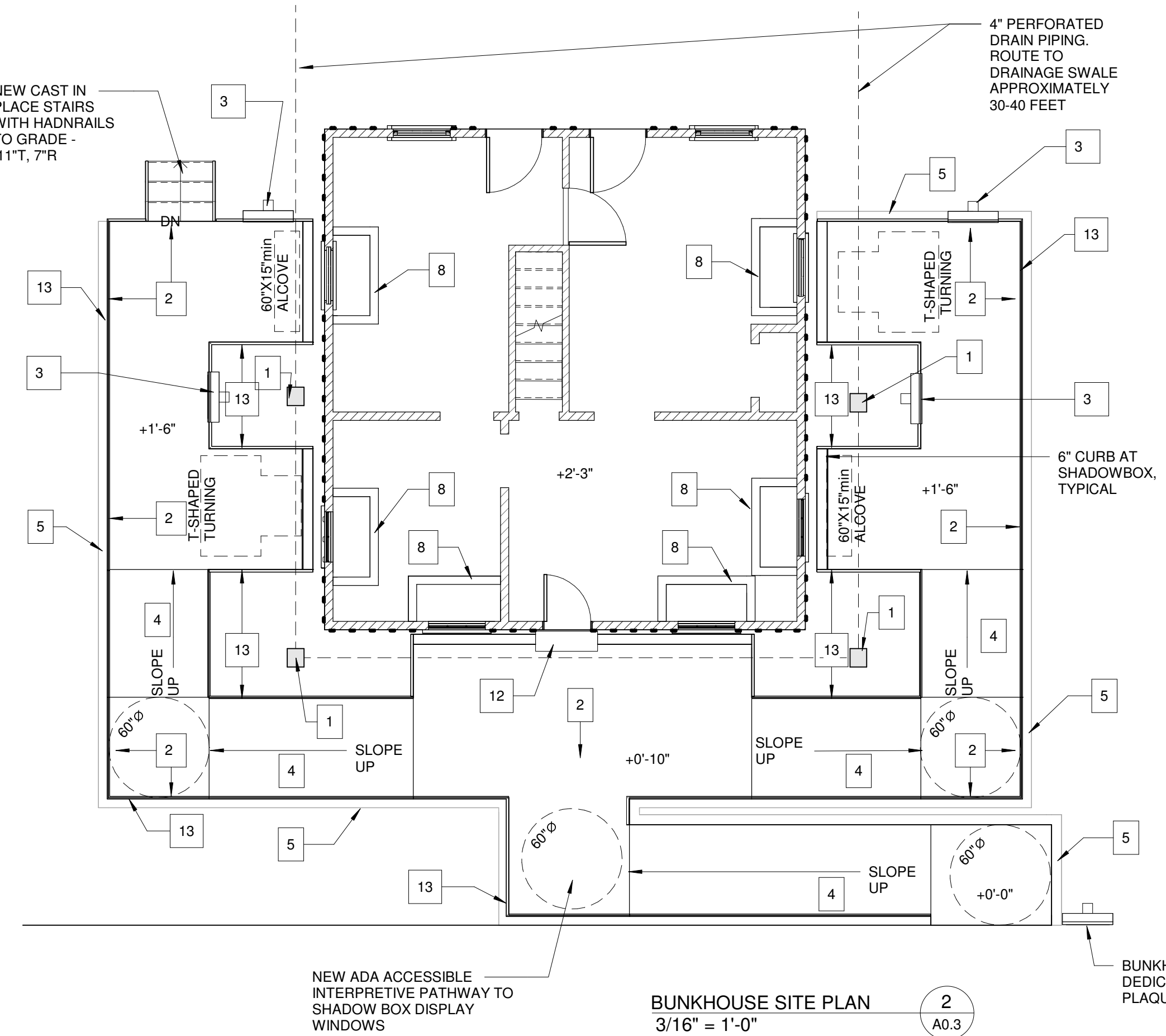
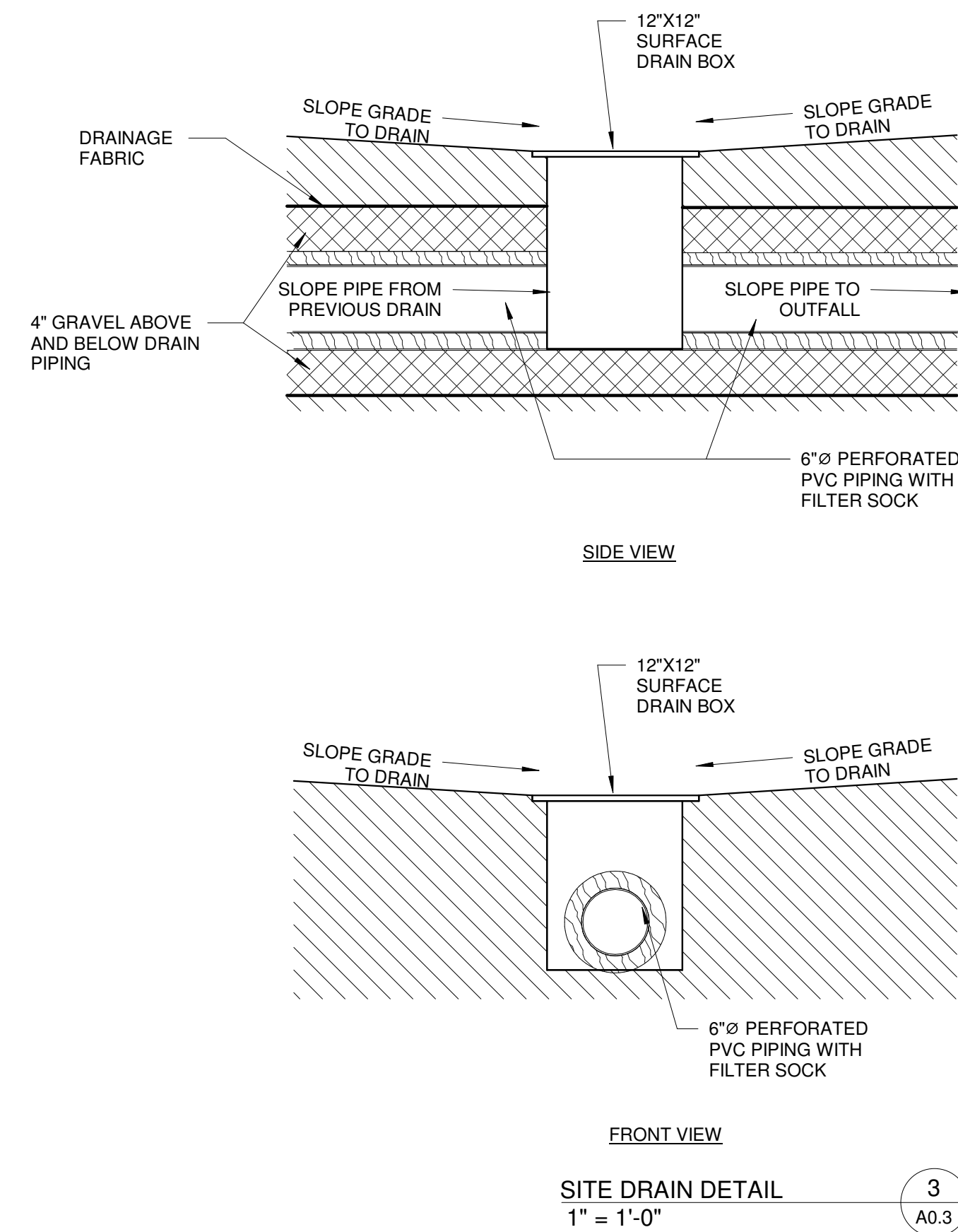
- MARVIN SIGNATURE COASTLINE
- ST. CLOUD WINDOW - SCW250 SINGLE HUNG IMPACT(CUSTOM HISTORICAL)
- WINCO - HISTORIC STORM-RESISTANT
- COOPER HISTORICAL WINDOWS

DOORS:

- MARVIN SIGNATURE COASTLINE
- WINCO - HISTORIC STORM-RESISTANT

ROOFING:

- TRI-COUNTY METALS 5V - CORRUGATED METAL GALVANIZED METAL ROOF, 24 GAGE. FLASHING METALS: GALVANIZED METAL



GENERAL NOTES:

1. ALL WORK TO BE DONE IN ACCORDANCE WITH ALL LOCAL ZONING, BUILDING AND STORM WATER MANAGEMENT CODES AND REGULATIONS.
2. ANY SITE WORK DONE IN CLOSE PROXIMITY(4') OF BUNK HOUSE STRUCTURE TO BE DONE BY HAND AS TO NOT INTERFERE OR DISTURB EXISTING STRUCTURE.
3. ROUTE ALL UNDERGROUND DRAINAGE LINES TO EXISTING DRAINAGE AREA. FIELD VERIFY

CONSTRUCTION NOTES:

1. 12"X12" SURFACE DRAIN BOX. SLOPE GROUND TO DRAIN. CONNECT DRAIN TO 6" PERFORATED PVC PIPING. ROUTE PIPING TO DRAINAGE AREA
2. SLOPE CONCRETE PATH SURFACE SO WATER DRAINS TO OUTER EDGES OF PATHWAY
3. ADDITIONAL INFORMATIONAL PLAQUES. LOCATIONS TO BE DETERMINED. COORDINATE LOCATIONS WITH HISTORICAL SOCIETY
4. PATHWAY SLOPES ARE LESS THAN 1:12. LAYOUT RAMPS PER DIMENSIONS AND SPOT ELEVATIONS
5. RAILROAD TIE VENEER INDEPENDENT OF POURED CONC. 1 COURSE ABOVE GRADE
6. 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.
7. 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.
8. NEW SHADOW BOX DISPLAY AREA. PROVIDE 1 OUTLET AND 1 RECESSED LED LIGHT PER BOX. LIGHTING TO BE DIMMABLE AND TIMER CONTROLLED.
9. 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.
10. 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
11. 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
13. NEW 36" HIGH 1 1/2"Ø SAFETY GAUDDRAIL WITH MID-RAIL AT PERIMETER OF INTERPRETIVE PATH.
14. NEW CAST-IN-PLACE REINFORCED CONCRETE STAIRS WITH RAILINGS TO GRADE

NOTE:
DUE TO THE CURRENT CONDITION OF THE INTERIOR OF THE BUNK HOUSE, A FULL ASSESSMENT OF ALL EXISTING CONDITION WERE NOT POSSIBLE TO IDENTIFY 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

CAPE HAZE PIONEER PARK BUNK HOUSE

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Charlotte County, FL 33981

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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.

REVISION	DATE	DESCRIPTION

DRAWN BY: DNB, PAB

PRESERVATION SITE PLAN

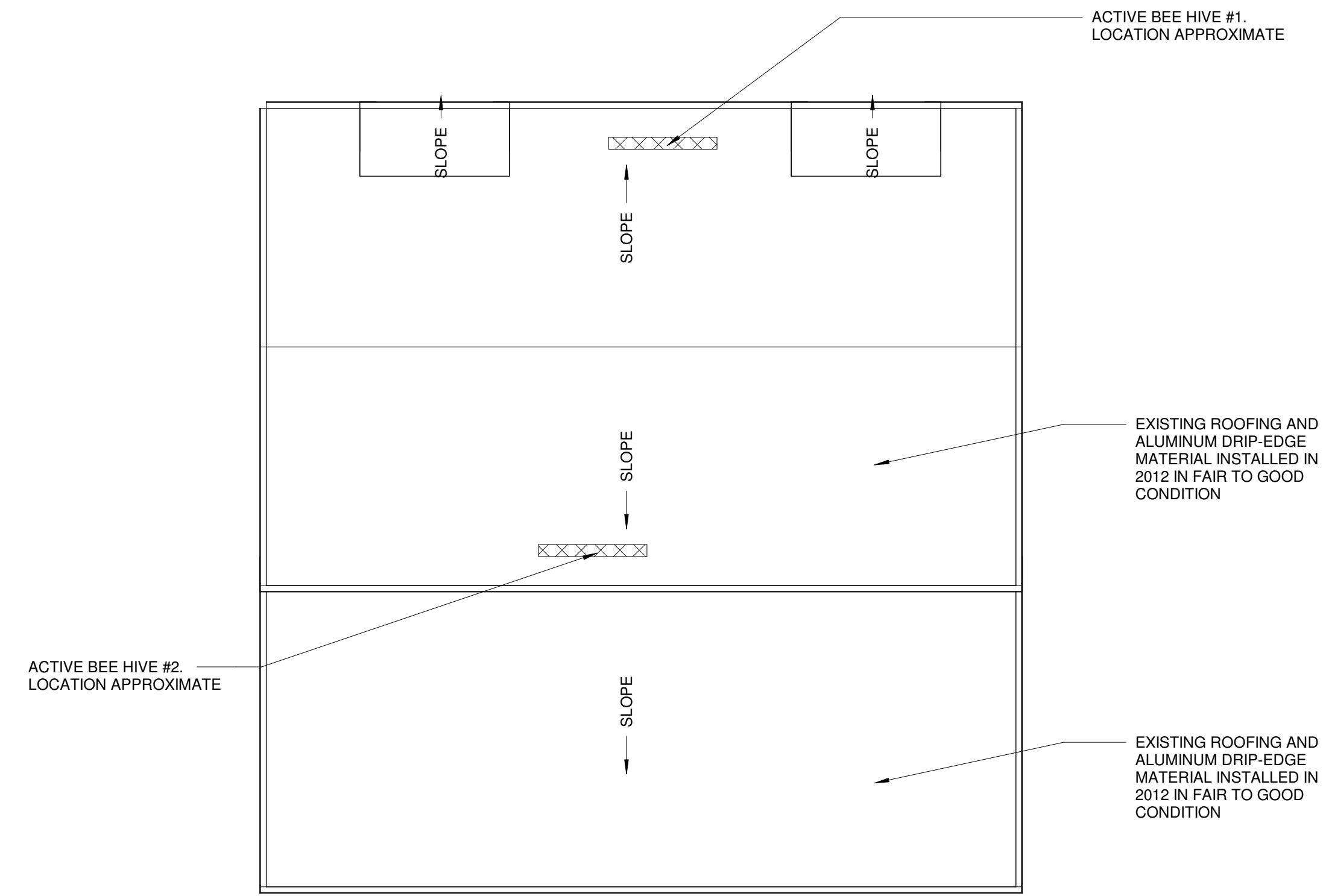
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22 AUGUST 2024

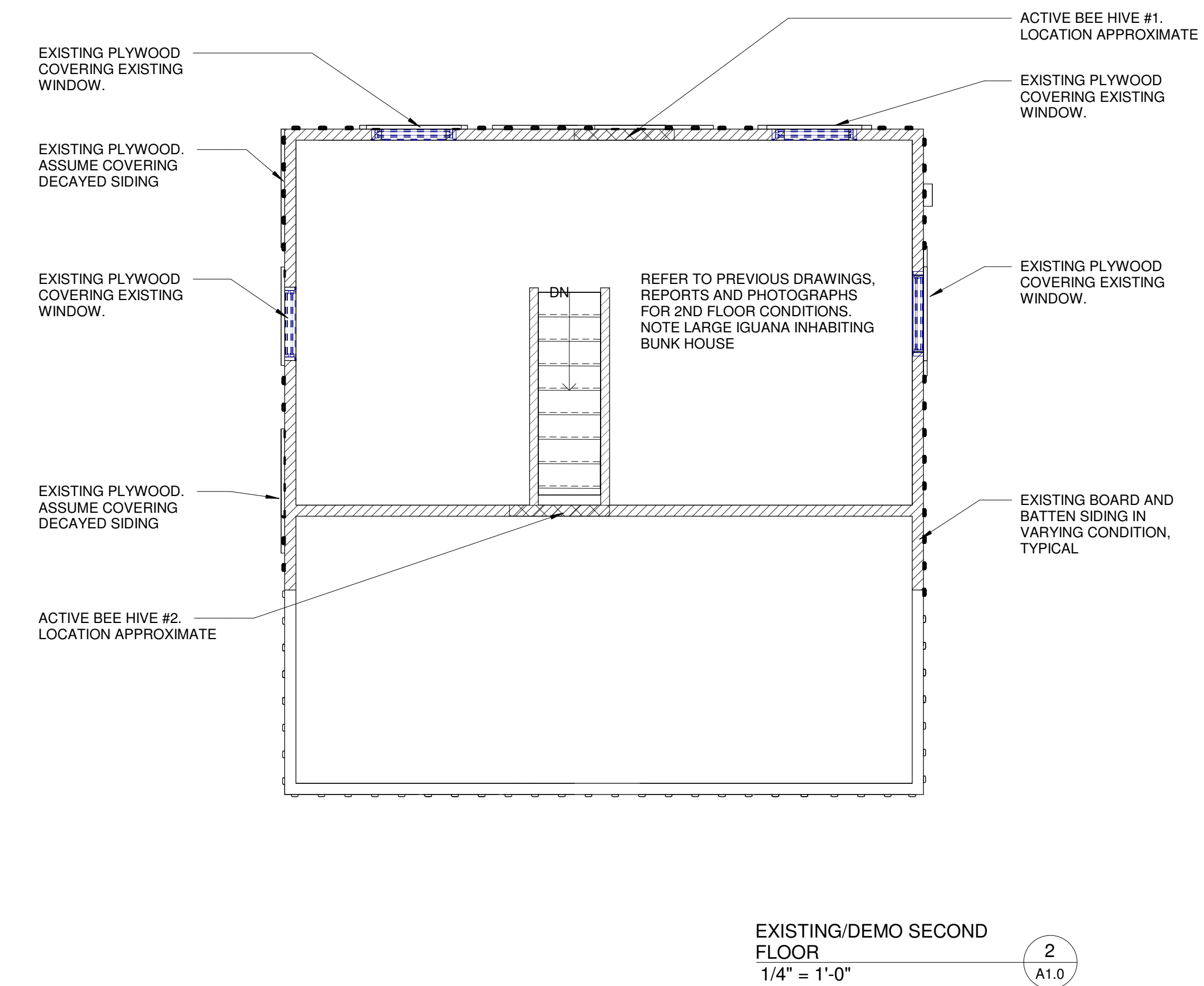
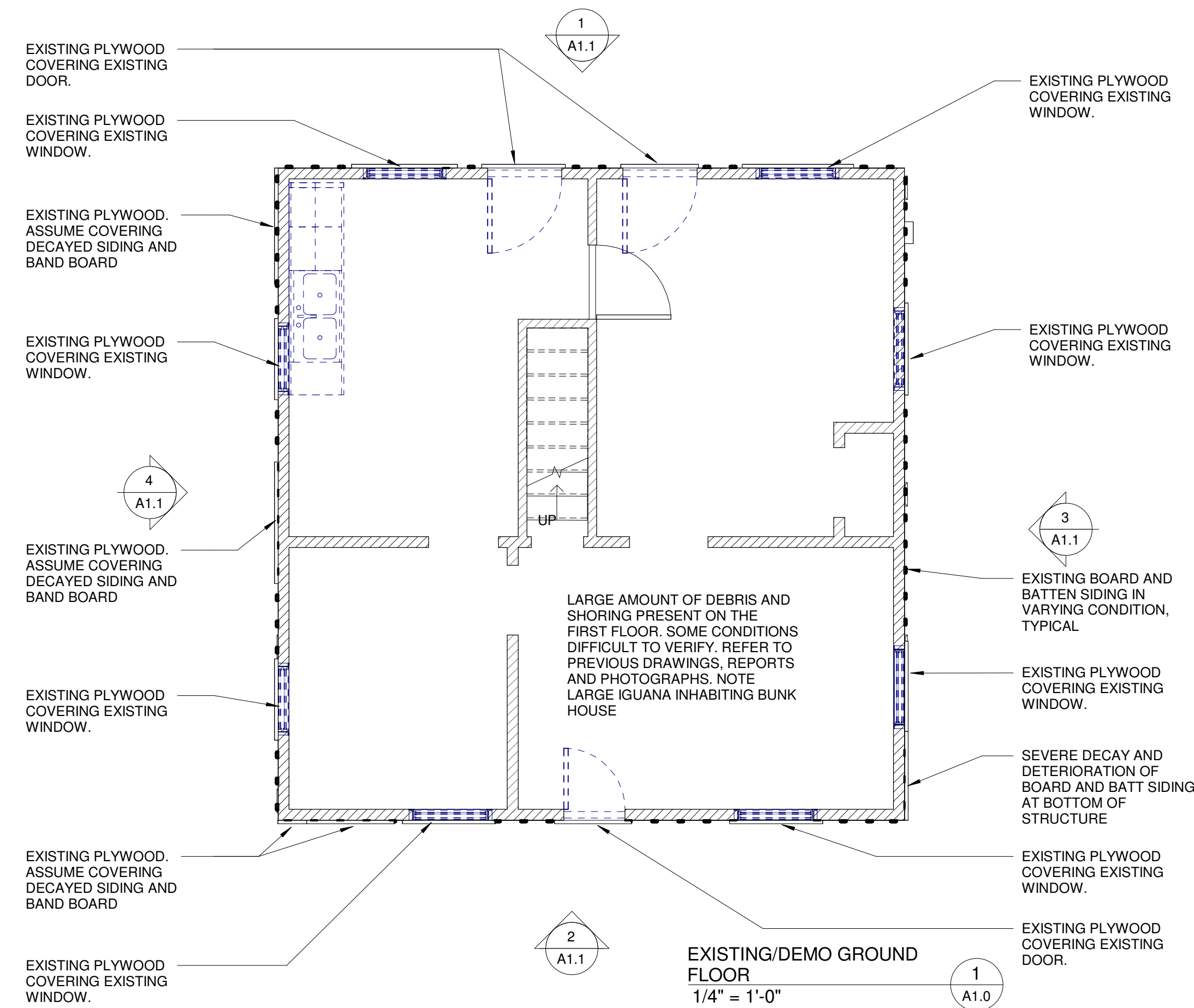
GENERAL NOTES:

1. ALL WORK TO BE DONE IN ACCORDANCE WITH ALL LOCAL ZONING, BUILDING AND STORM WATER MANAGEMENT CODES AND REGULATIONS.
2. 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 DATA.
3. PLYWOOD COVERING EXISTING WINDOWS, DOORS AND EXTERIOR SURFACES 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.



EXISTING ROOF PLAN
1/4" = 1'-0" (3) A1.0

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



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Structural Engineer
TO BE DETERMINED
0000 Street Address City, STATE Zip
Phone (000) 000-0000 Fax (000) 000-0000

RESTORATION AND PRESERVATION DRAWINGS
22 AUGUST 2024

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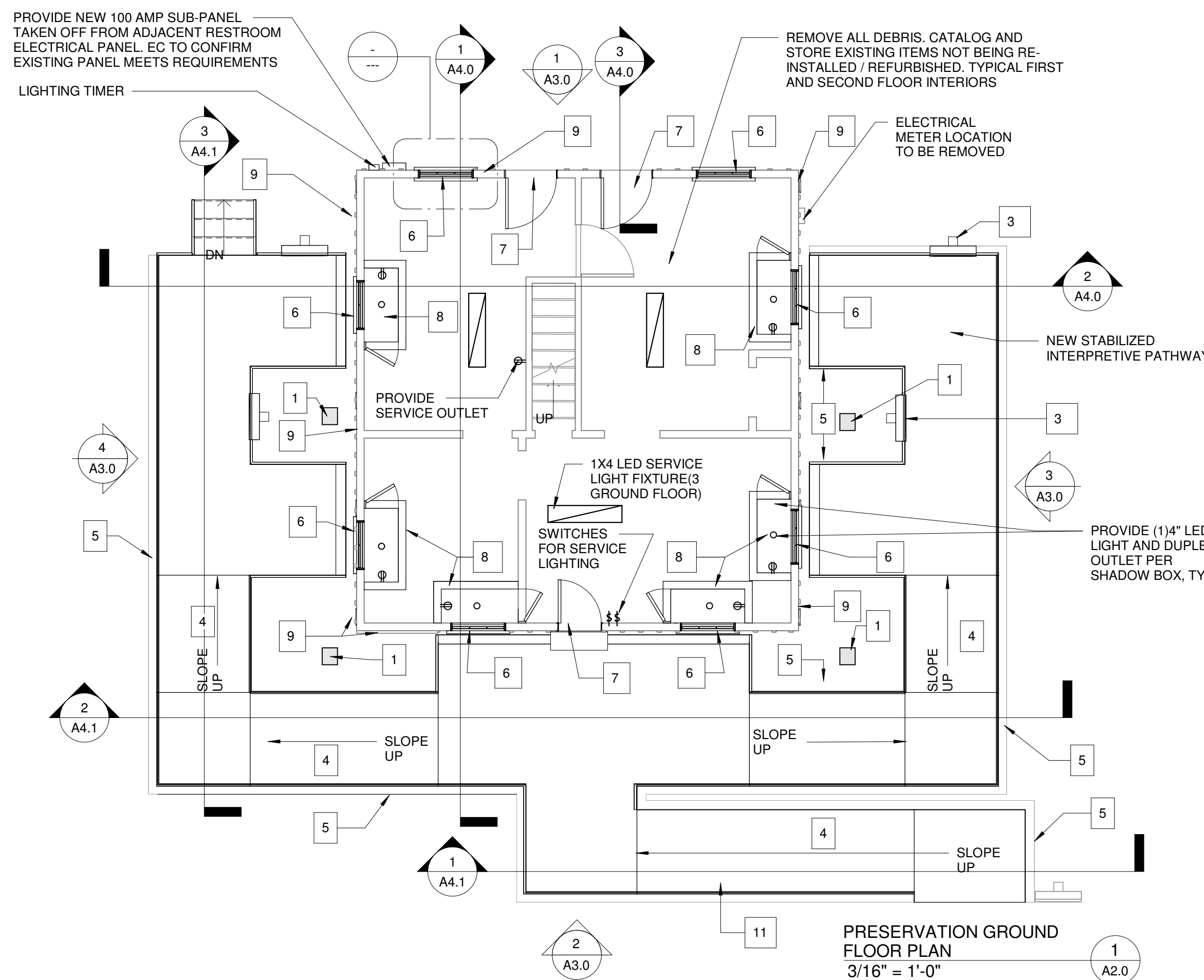
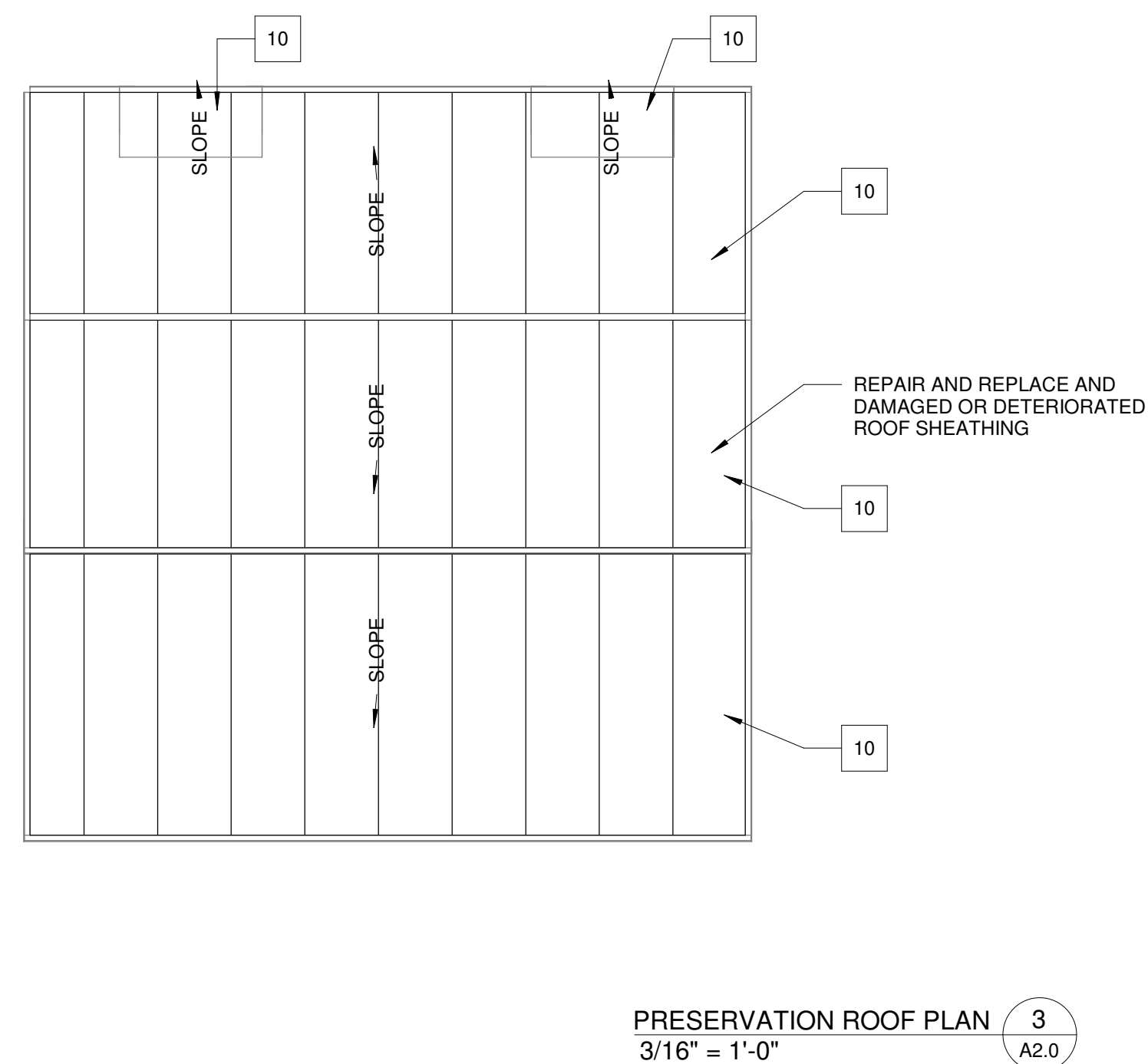
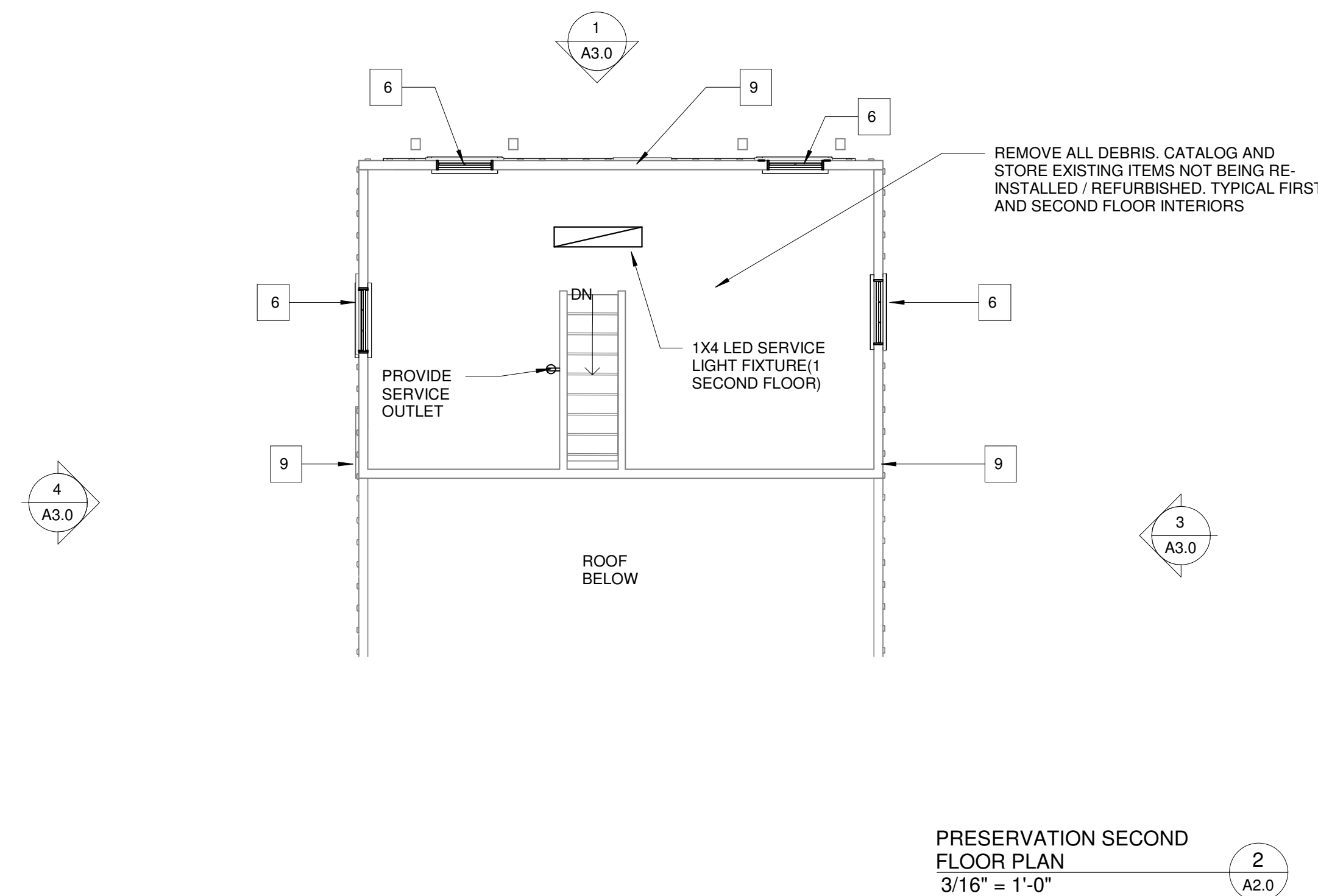
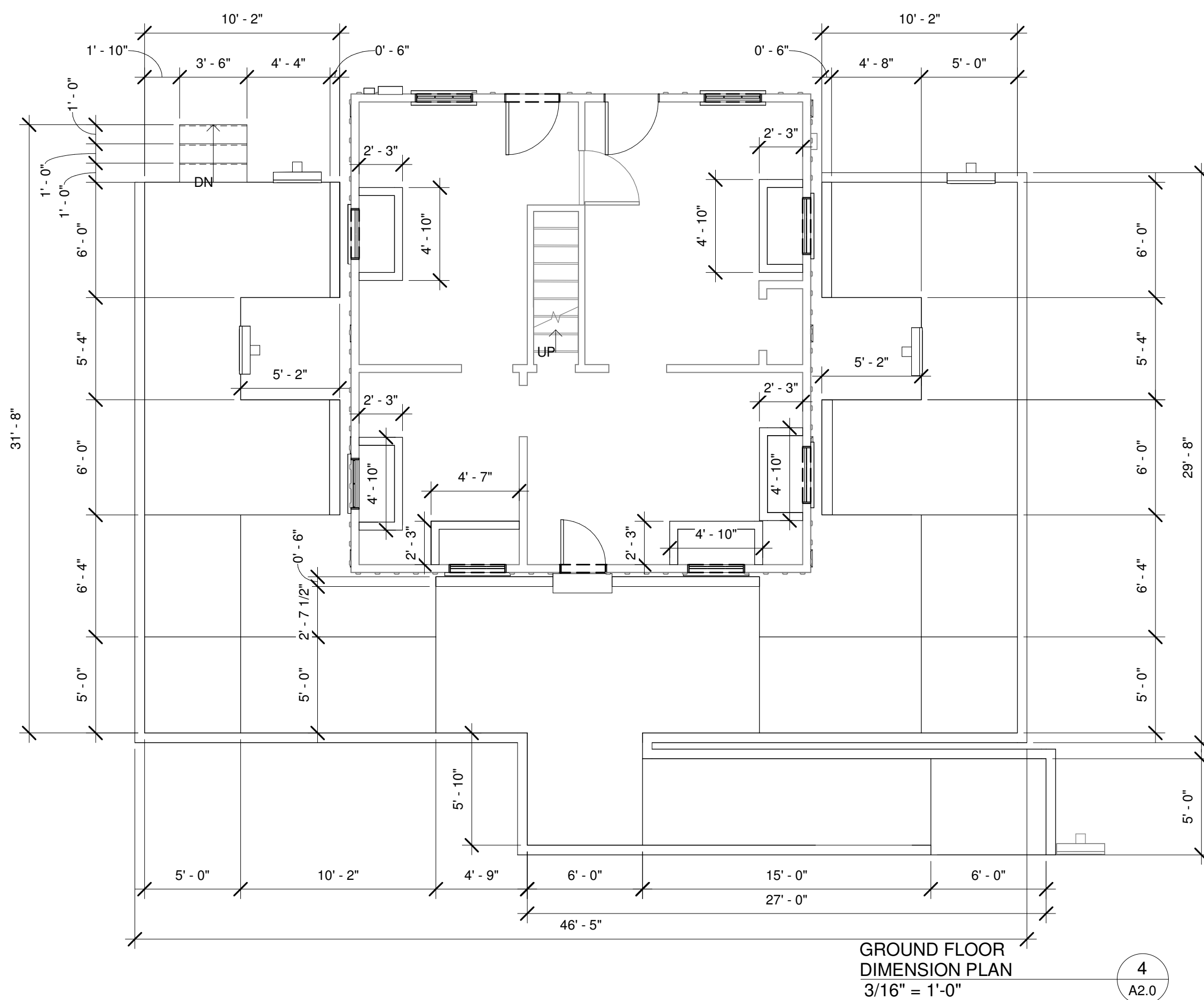
REVISION	DATE	DESCRIPTION

DRAWN BY: DNB, PAB

EXISTING CONDITIONS PLANS

SCALE: As indicated

2024.07
A1.0
22 AUGUST 2024
CA³



GENERAL NOTES:

1. ALL WORK TO BE DONE IN ACCORDANCE WITH ALL LOCAL ZONING, BUILDING AND STORM WATER MANAGEMENT CODES AND REGULATIONS.
2. 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 DATA.
3. 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.
4. 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.
5. 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.
6. SEE STRUCTURAL DRAWINGS FOR FRAMING AND FASTENING DETAILS.

GENERAL DEMOLITION NOTES:

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3. REMOVE INTERIOR WALL AND CEILING FINISHES (EXCEPT FOR WOOD BEADBOARD ON STAIR WALL, BUILDING STRUCTURAL FRAMING WILL BE EXPOSED ON INTERIOR.
4. CATALOG AND STORE EXISTING TRIM THAT IS IN GOOD CONDITION TO POTENTIALLY BE RE-USED IN PRESERVATION OPTION 2.
5. CATALOG AND STORE EXISTING FIXTURES TO POTENTIALLY BE RE-USED FOR HISTORICAL DISPLAYS AND IN PRESERVATION OPTION 2.
6. REMOVE AND DISPOSE OF ALL DEBRIS FROM INTERIORS.
7. REMOVE UNNECESSARY SHORING WALLS AS SHOWN ON STRUCTURAL PLANS.
8. REMOVE EXISTING KITCHEN CABINET AND SINK. THESE ITEMS ARE NOT FROM A PERIOD OF HISTORICAL SIGNIFICANCE. CONFIRM WITH COUNTY PRIOR TO DISPOSAL.

CONSTRUCTION NOTES:

1. 12"x12" SURFACE DRAIN BOX. SLOPE GROUND TO DRAIN. CONNECT DRAIN TO 6" PERFORATED PVC PIPING. ROUTE PIPING TO DRAINAGE AREA
2. SLOPE CONCRETE PATH SURFACE SO WATER DRAINS TO OUTER EDGES OF PATHWAY
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NOTE:
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Phone (941) 954-0681

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.

REVISION	DATE	DESCRIPTION

DRAWN BY: DNB, PAB

PRESERVATION PLANS

SCALE: As indicated

2024.07
A2.0
22 AUGUST 2024

GENERAL NOTES:

1. ALL WORK TO BE DONE IN ACCORDANCE WITH ALL LOCAL ZONING, BUILDING AND STORM WATER MANAGEMENT CODES AND REGULATIONS.
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:

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

NOTE:
DUE TO THE CURRENT CONDITION OF THE INTERIOR OF THE BUNK HOUSE, A FULL ASSESSMENT OF ALL EXISTING CONDITION WERE NOT POSSIBLE TO IDENTIFY 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

**CAPE HAZE PIONEER
PARK BUNK HOUSE**

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**RESTORATION AND PRESERVATION
DRAWINGS**
22 AUGUST 2024

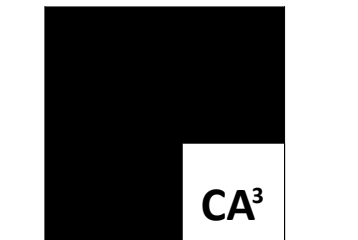
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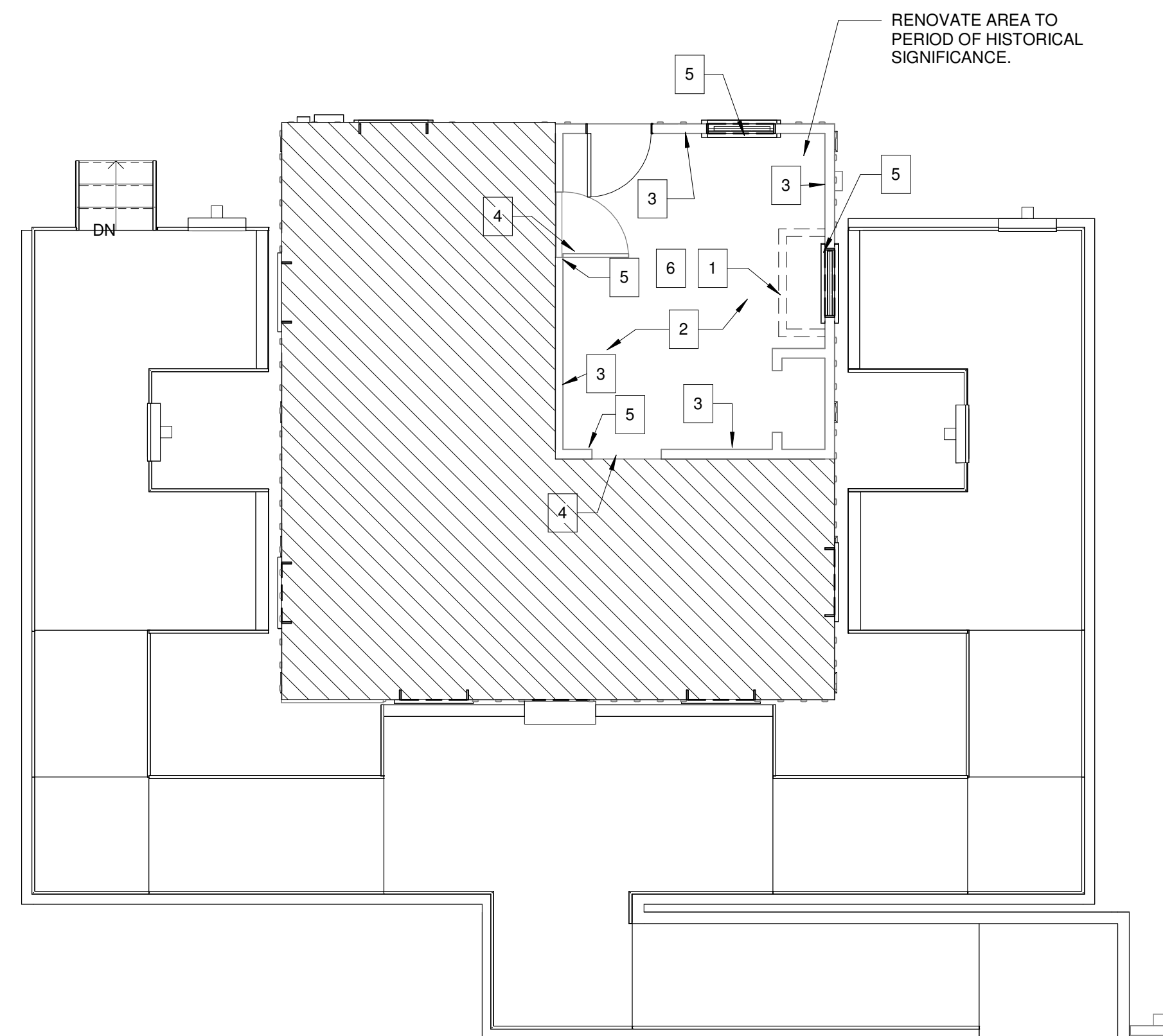
DRAWN BY: DNB,PAB

**FUTURE
PRESERVATION PLAN**

SCALE: As indicated

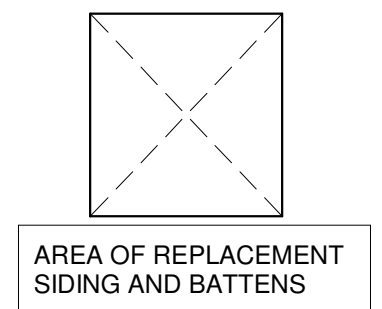


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A2.1
22 AUGUST 2024



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

1
A2.1



GENERAL 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 DATA.
- 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.

CONSTRUCTION NOTES:

- 12"x12" SURFACE DRAIN BOX. SLOPE GROUND TO DRAIN. CONNECT PERFORATED PVC PIPING. ROUTE PIPING TO DRAINAGE AREA
- SLOPE CONCRETE PATH SURFACE SO WATER DRAINS TO OUTER EDGES OF PATHWAY
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- 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.
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Structural Engineer
TO BE DETERMINED
0000 Street Address City, STATE Zip
Phone (000) 000-0000 Fax (000) 000-0000

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.

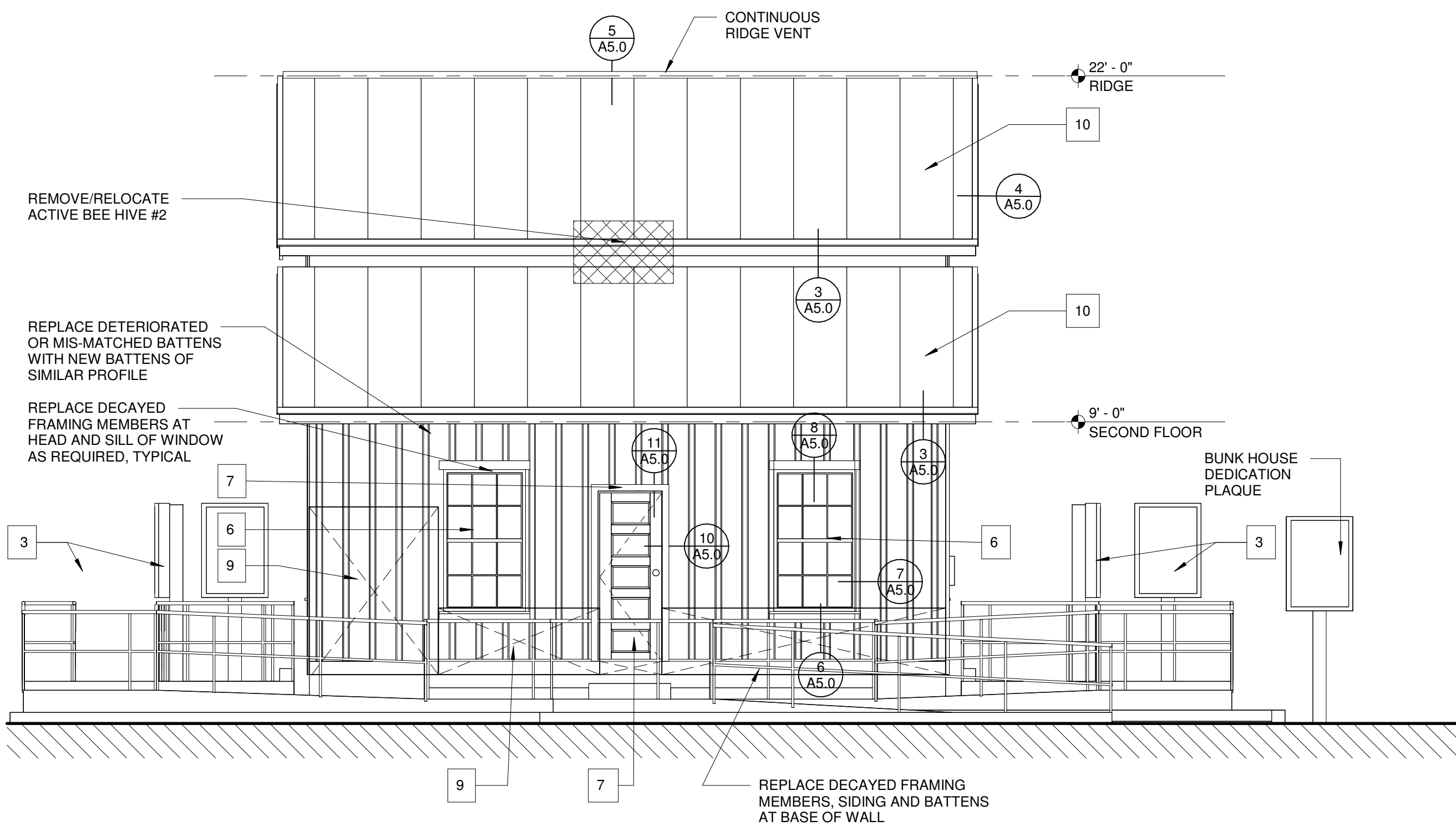
REVISION	DATE	DESCRIPTION

DRAWN BY: DNB,PAB

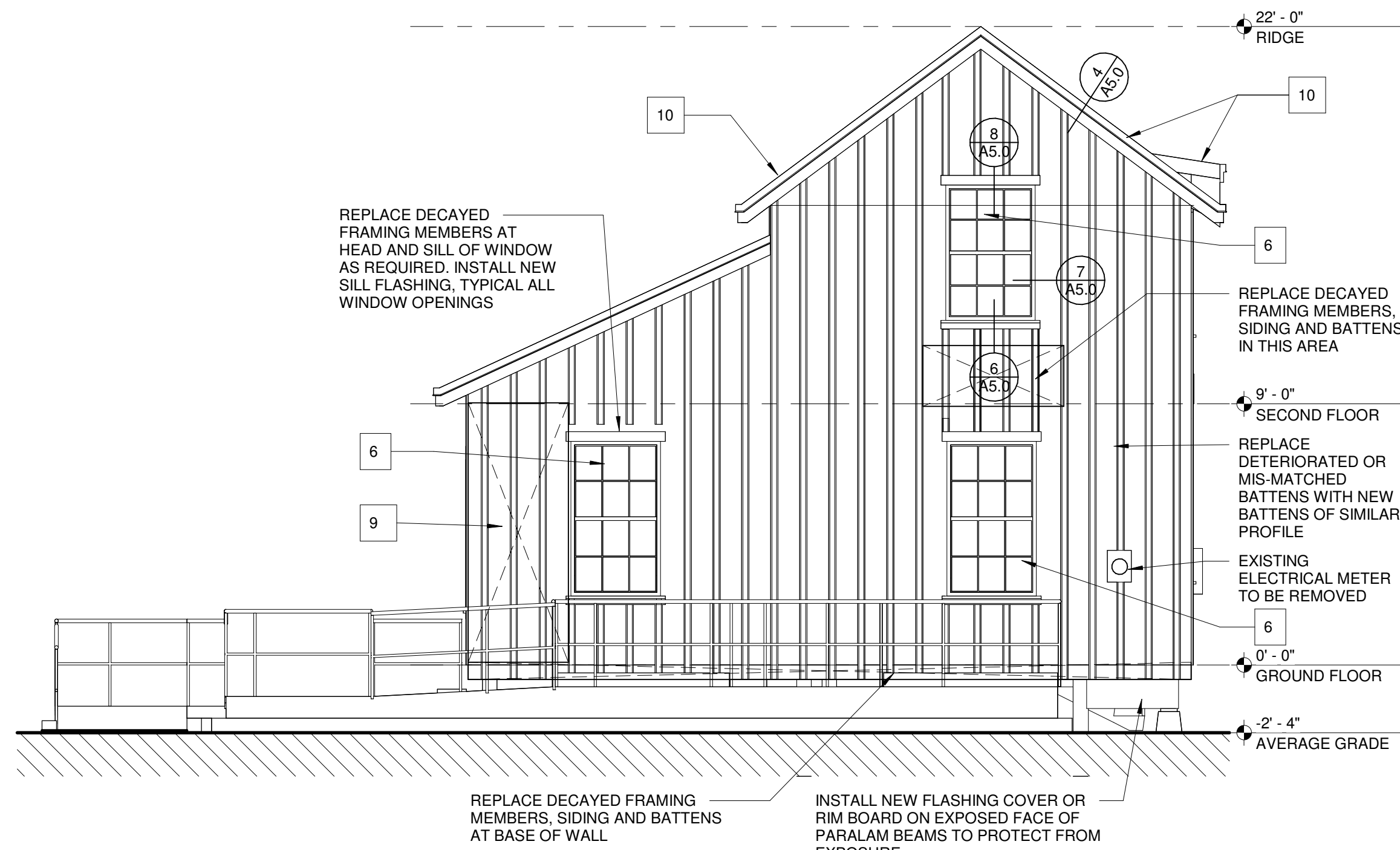
PRESERVATION ELEVATIONS

SCALE: As indicated

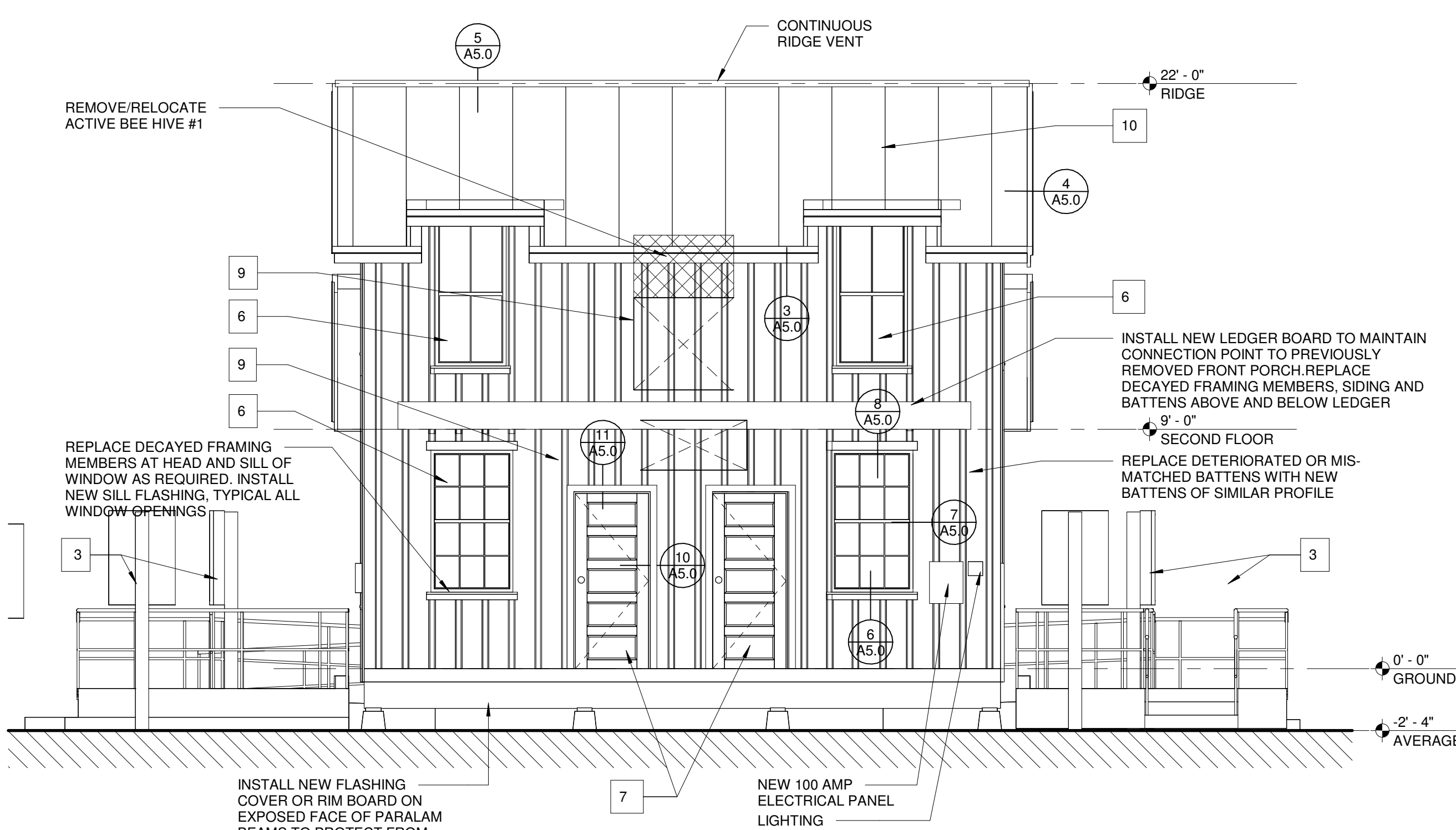
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A3.0
22 AUGUST 2024



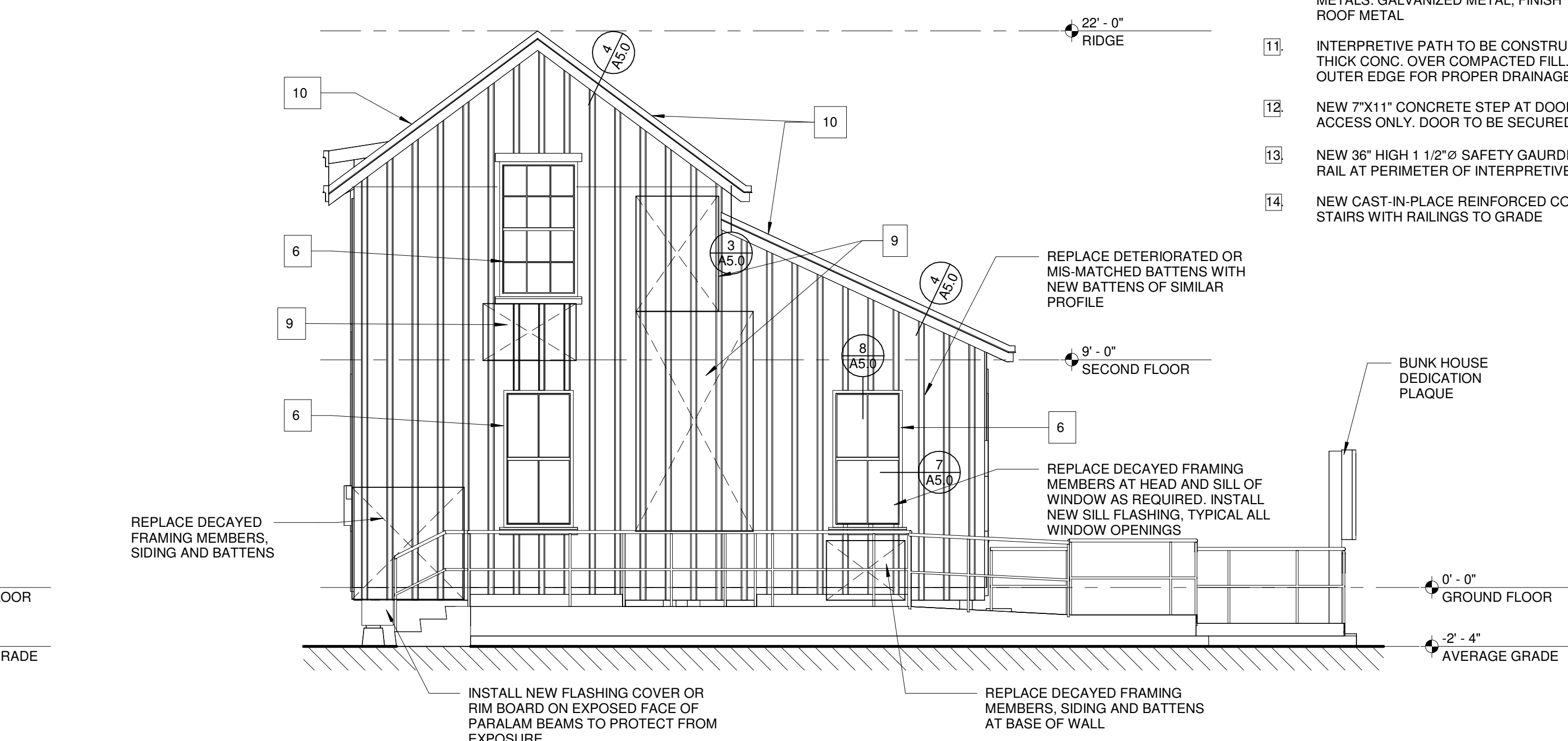
PRESERVATION REAR ELEV.
1/4" = 1'-0" 2
A3.0



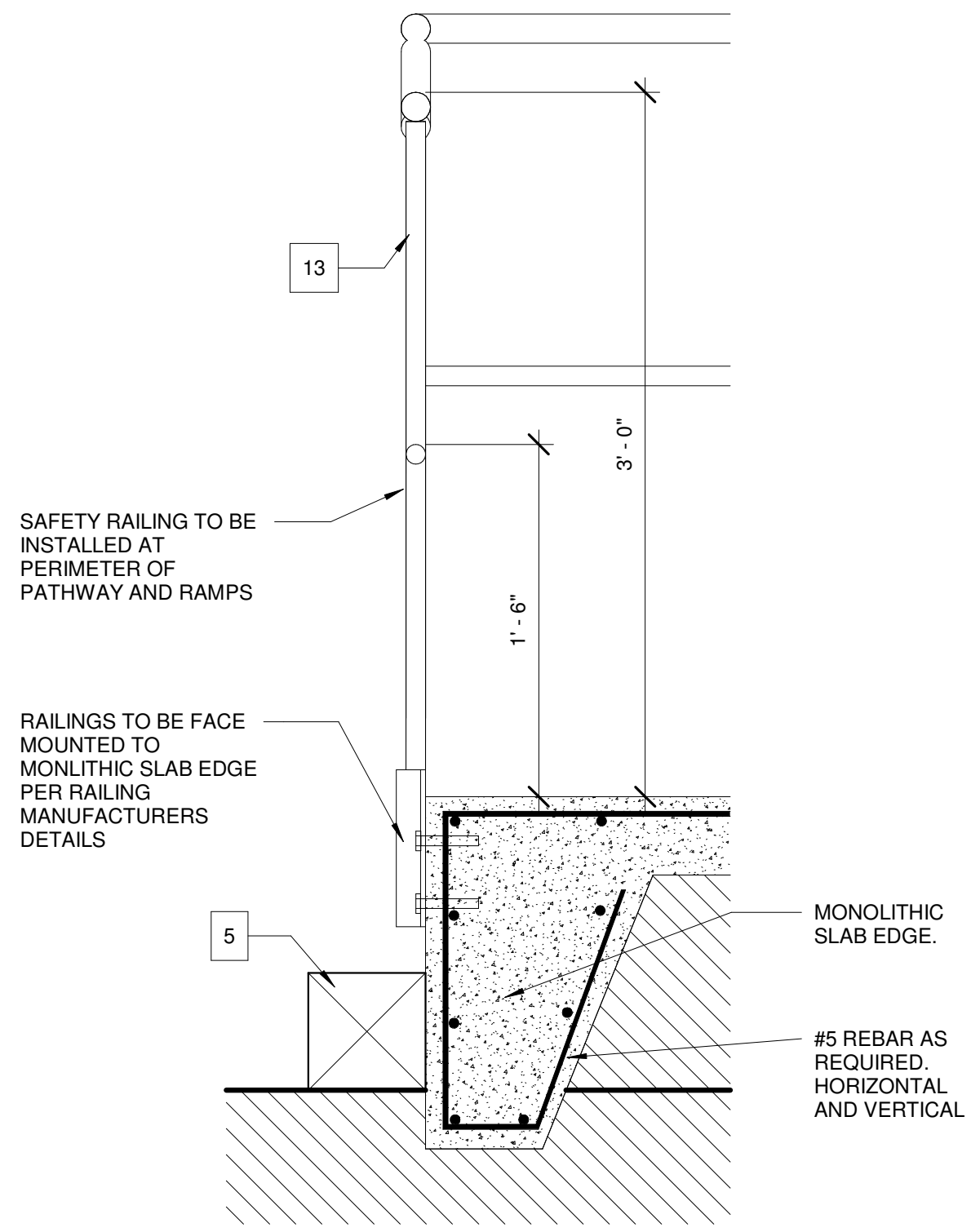
PRESERVATION LEFT SIDE ELEV.
1/4" = 1'-0" 3
A3.0



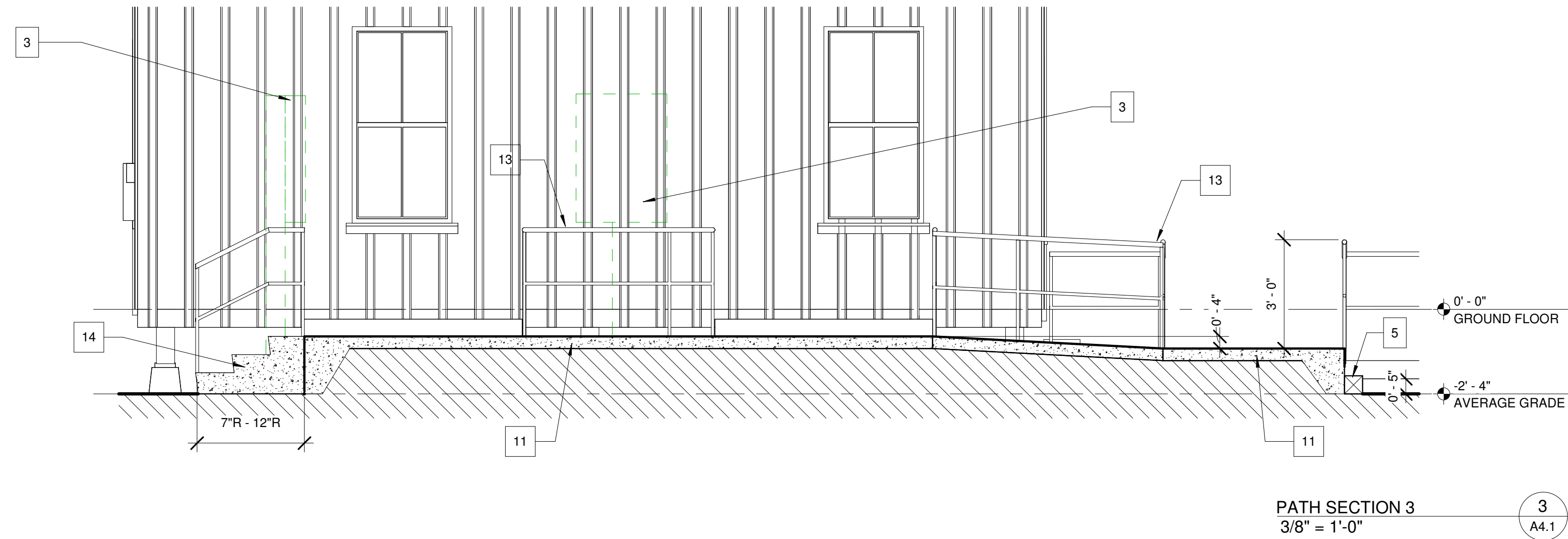
PRESERVATION FRONT ELEV.
1/4" = 1'-0" 1
A3.0



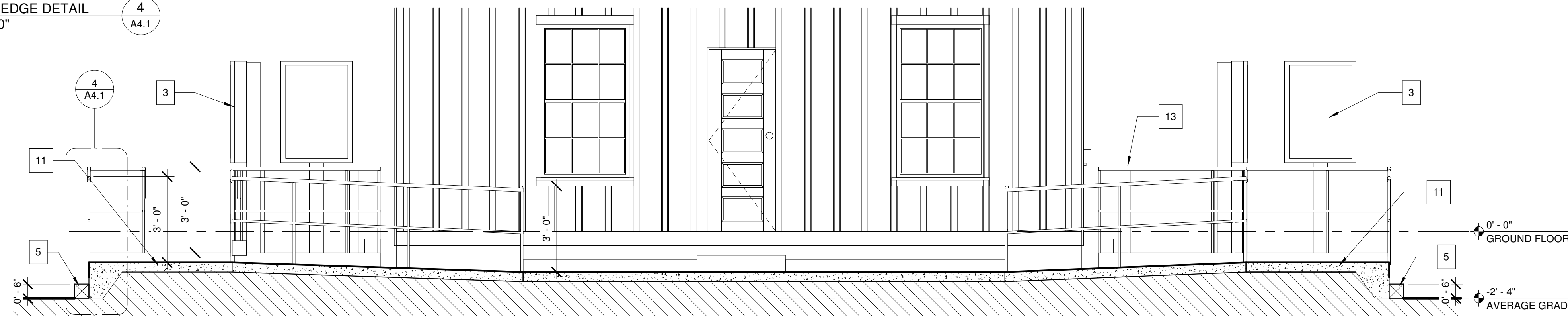
PRESERVATION RIGHT SIDE ELEV.
1/4" = 1'-0" 4
A3.0



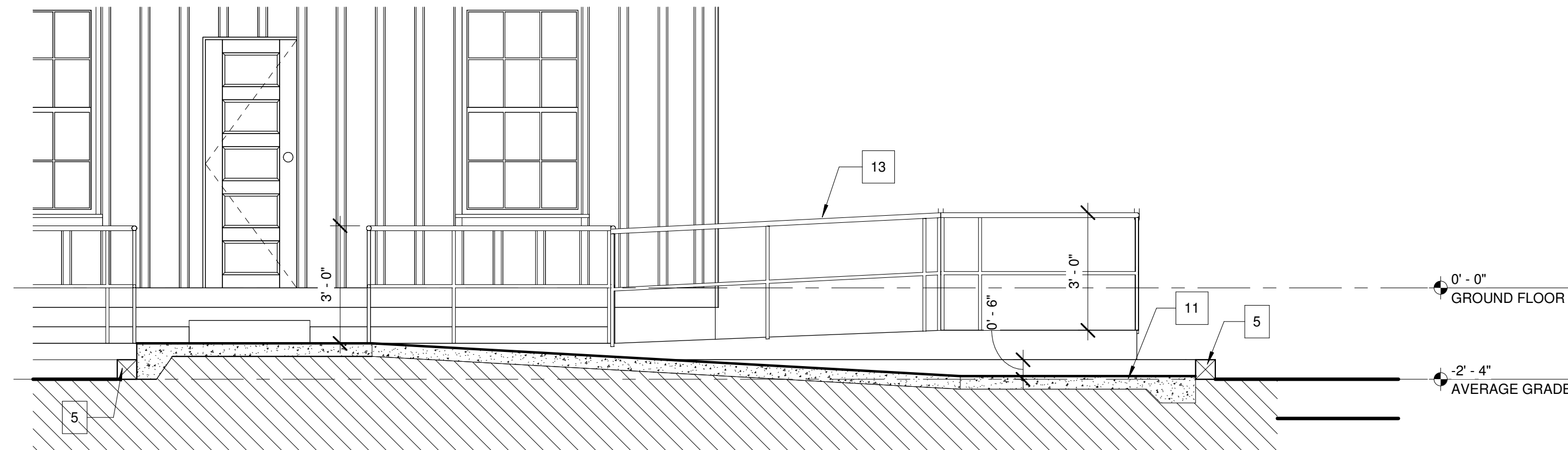
PATHWAY EDGE DETAIL
1 1/2" = 1'-0" (4) A4.1



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



PATH SECTION 2
3/8" = 1'-0" (2) A4.1



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

GENERAL NOTES:

1. ALL WORK TO BE DONE IN ACCORDANCE WITH ALL LOCAL ZONING, BUILDING AND STORM WATER MANAGEMENT CODES AND REGULATIONS.
2. 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 DATA.
3. 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.
4. 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.
5. NOTE THAT DUE TO AGE AND TYPE OF CONSTRUCTION EACH WINDOW MAY BE FRAMED AND INSTALLED IN A DIFFERENT MANNER. PREPARE EACH OPENING FOR INSTALLATION OF NEW WINDOW. NOTE ADDITIONAL FRAMING MAY BE REQUIRED.
6. SEE STRUCTURAL DRAWINGS FOR FRAMING AND FASTENING DETAILS.

CONSTRUCTION NOTES:

1. 12"x12" SURFACE DRAIN BOX. SLOPE GROUND TO DRAIN. CONNECT DRAIN TO 6" PERFORATED PVC PIPING. ROUTE PIPING TO DRAINAGE AREA
2. SLOPE CONCRETE PATH SURFACE SO WATER DRAINS TO OUTER EDGES OF PATHWAY
3. ADDITIONAL INFORMATIONAL PLAQUES. LOCATIONS TO BE DETERMINED. COORDINATE LOCATIONS WITH HISTORICAL SOCIETY
4. PATHWAY SLOPES ARE LESS THAN 1:12. LAYOUT RAMPS PER DIMENSIONS AND SPOT ELEVATIONS
5. RAILROAD TIE VENEER INDEPENDENT OF POURED CONC. 1 COURSE ABOVE GRADE
6. 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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RESTORATION AND PRESERVATION DRAWINGS
22 AUGUST 2024

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REVISION	DATE	DESCRIPTION

DRAWN BY: DNB,PAB

PRESERVATION SECTIONS

SCALE: As indicated

2024.07
A4.1
22 AUGUST 2024

FINISH SCHEDULE								
ROOM #	WALLS				CEILING	FIXTURE FLOORING	CEILING HT.	NOTES
	NORTH	EAST	SOUTH	WEST				
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

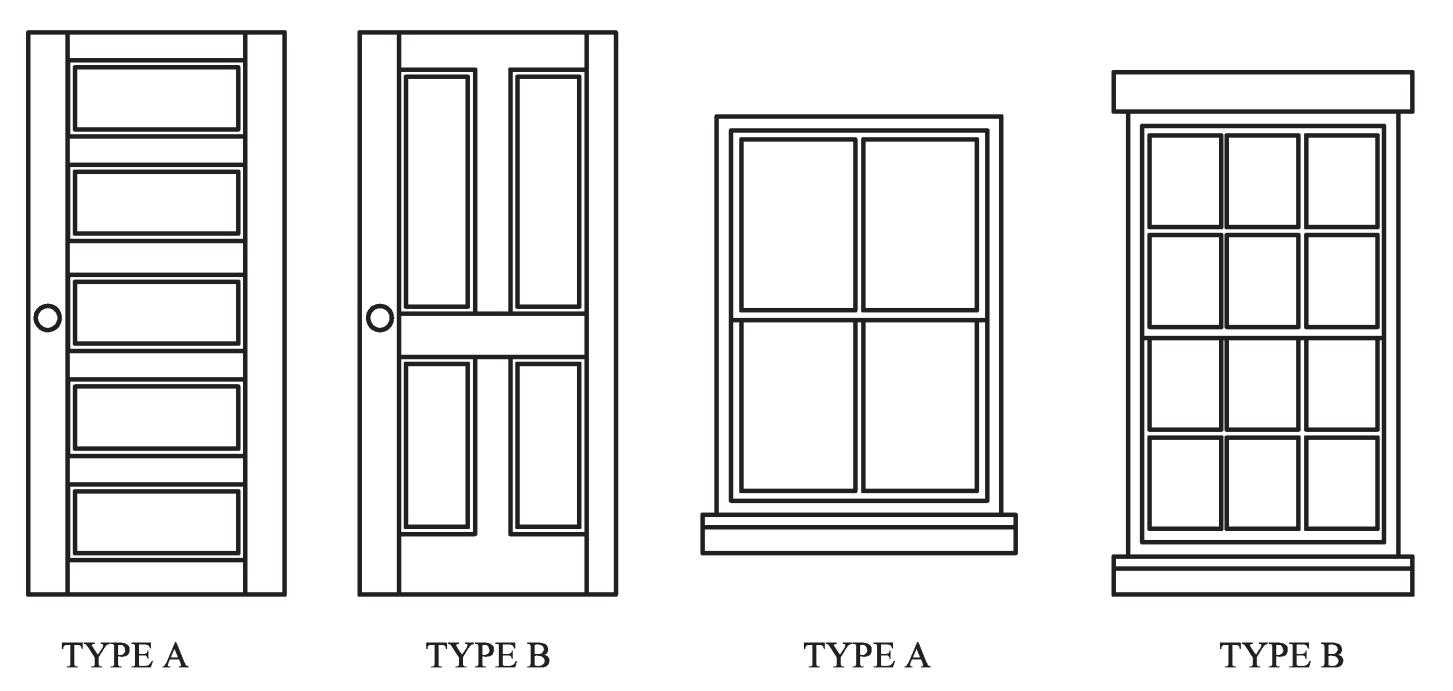
- FINISH SCHEDULE NOTES**
1. BASE TRIM PTD. 3 1/2 X 1 7/8, TO BE REMOVED.
 2. FLOOR POOR CONDITION, SEE REPAIR NOTES.
 3. REMOVE MODERN P.W. FINISH AT SECOND FLOOR.
 4. REMOVE ALL G.B.
 5. OPTION 1 REMOVE SINGLE STORY SECTION

GENERAL ABBREVIATIONS
 W.D.= 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										
TAG	HEIGHT	WIDTH	THICK	DOOR TYPE	MATERIAL	FINISH	GLASS	FRAME		NOTES
								MATERIAL	FINISH	
1	6'-7"	2'-8"	1 1/2"	A	W.D.	PTD.	NONE	W.D.	PTD.	3,4
2	6'-7"	2'-8"	1 1/2"	B	W.D.	PTD.	NONE	W.D.	PTD.	2
3	6'-7"	2'-8"	-	-	-	-	NONE	W.D.	PTD.	5
4	6'-7"	2'-8"	1 1/2"	A	W.D.	PTD.	NONE	W.D.	PTD.	2
5	6'-4"	2'-4"	1 1/2"	A	W.D.	PTD.	NONE	W.D.	PTD.	-

- DOOR SCHEDULE NOTES**
1. W.D., 5 PANEL, RIM LOCK, FAIR CONDITION.
2 PANEL SCREEN, DOOR STORED INSIDE, POOR CONDITION.
 2. W.D., 4 PANEL V., RIM LOCK, FAIR CONDITION, IN PLACE.
 3. W.D., 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.

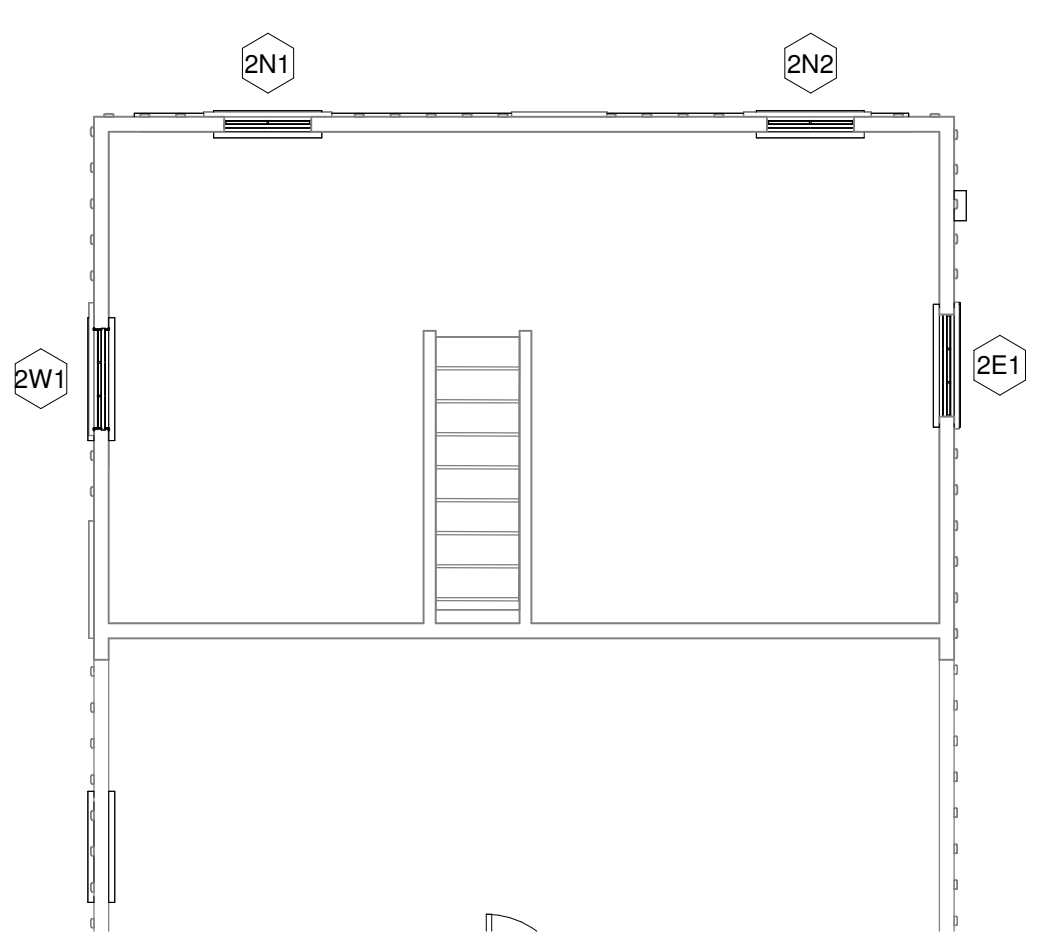


DOOR TYPE
SCALE: 1/2" = 1' - 0"

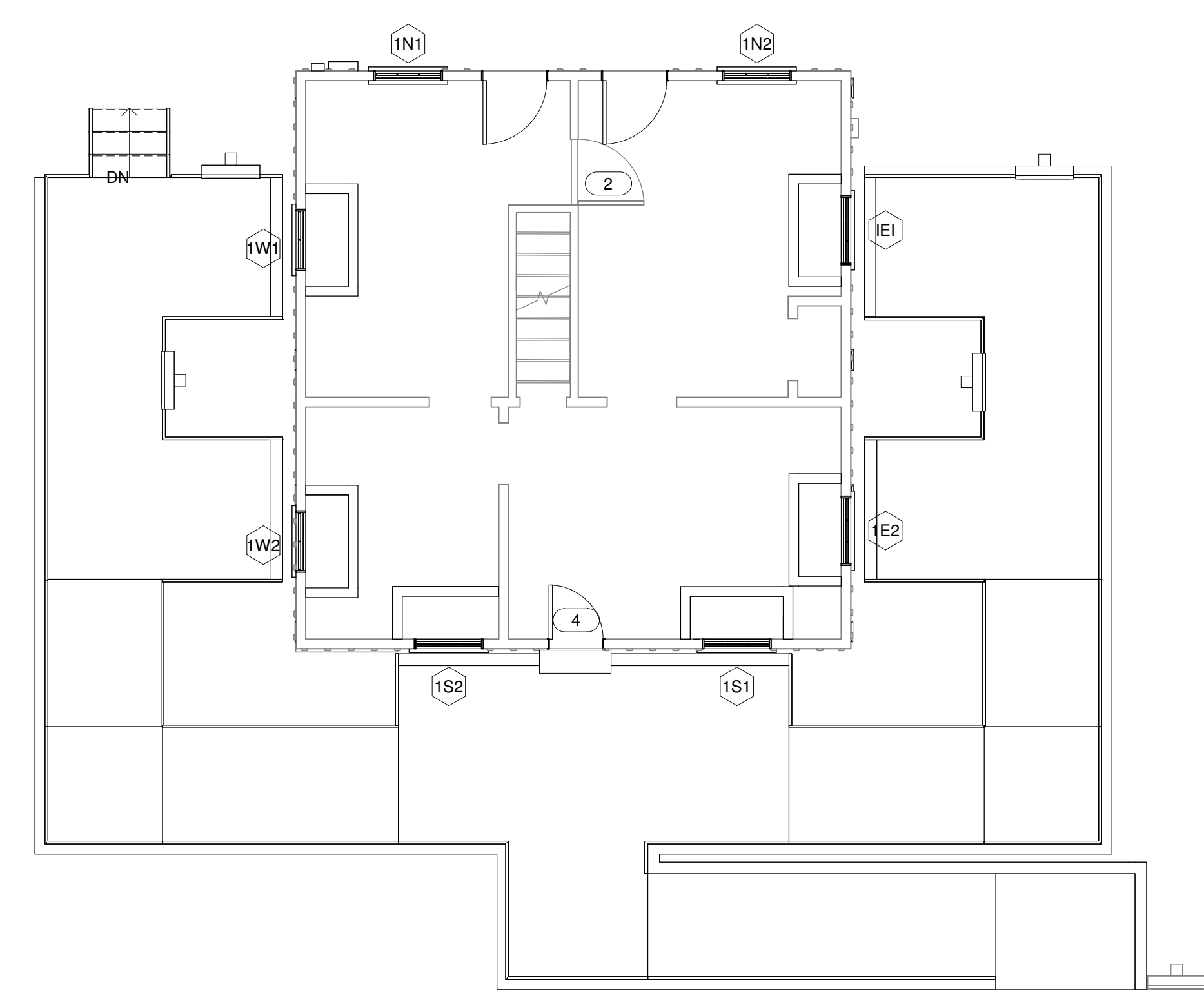
WINDOW TYPE
SCALE: 1/2" = 1' - 0"

WINDOW SCHEDULE						
TAG	HEIGHT	WIDTH	MATERIAL	FINISH	TYPE	NOTES
1N1	5'-1"	2'-10"	W.D.	PTD.	A	2
1N2	5'-2"	2'-10"	W.D.	PTD.	A	2, 5
1S1	5'-10"	2'-10"	W.D.	PTD.	A	7
1S2	5'-3"	2'-10"	W.D.	PTD.	C	2, 8
1E1	4'-5"	2'-10"	W.D.	PTD.	A	2, 9
1E2	4'-10"	2'-10"	W.D.	PTD.	A	7
1W1	5'-2"	2'-6"	W.D.	PTD.	A	1, 6
1W2	5'-2"	2'-6"	W.D.	PTD.	A	1
2N1	5'-2"	2'-5"	W.D.	PTD.	A	1, 5
2N2	5'-1"	2'-5"	W.D.	PTD.	A	1, 3
2E1	4'-5"	2'-10"	W.D.	PTD.	B	2, 4
2W1	5'-1"	2'-10"	W.D.	PTD.	B	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 CONDITION.
 10. BOTTOM SASH POOR CONDITION



SECOND FLOOR WINDOW KEY PLAN
3/16" = 1'-0" 2 A5.1



GROUND FLOOR DOOR/WINDOW KEY PLAN
3/16" = 1'-0" 1 A5.1

NOTE:
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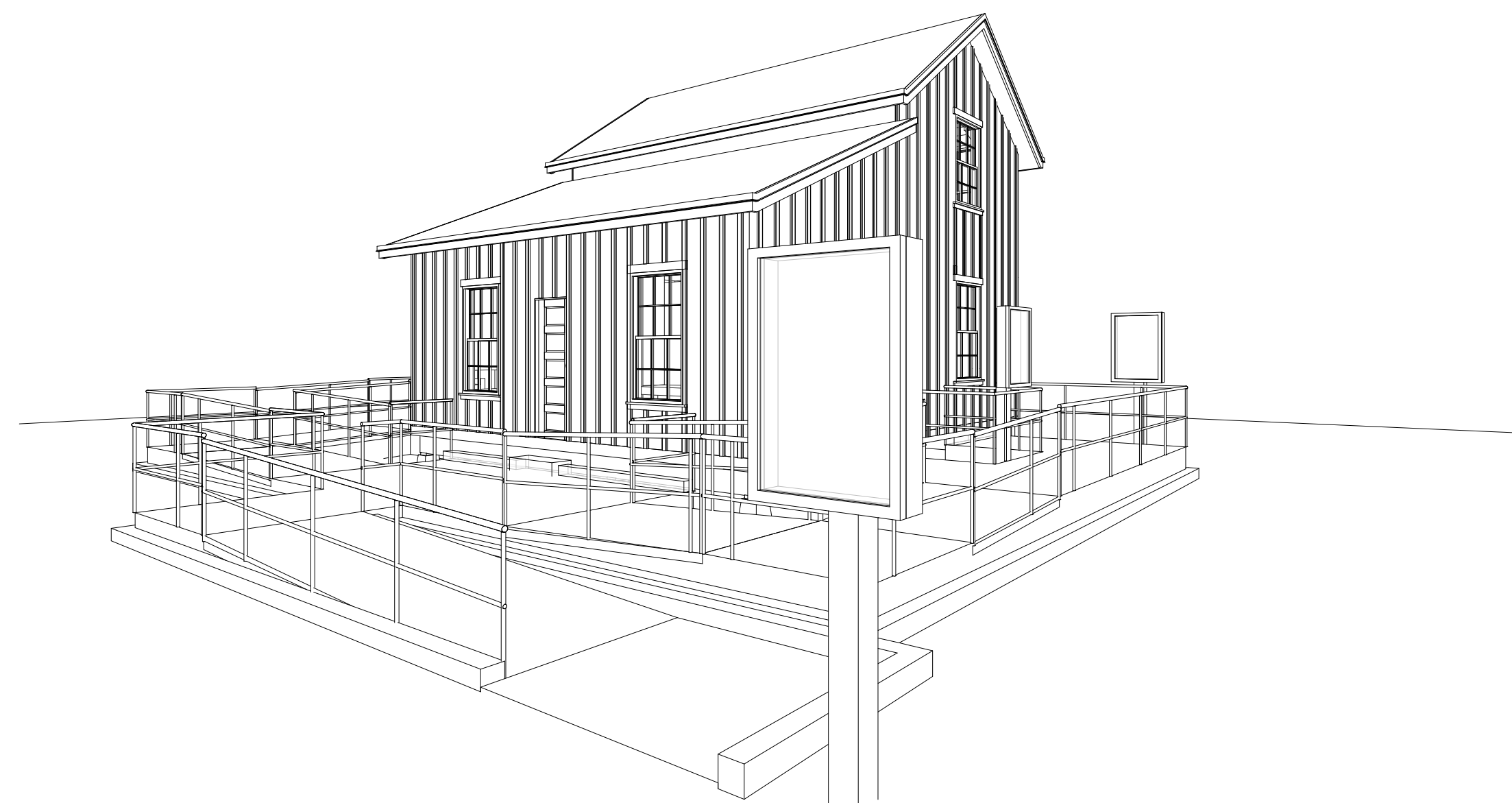
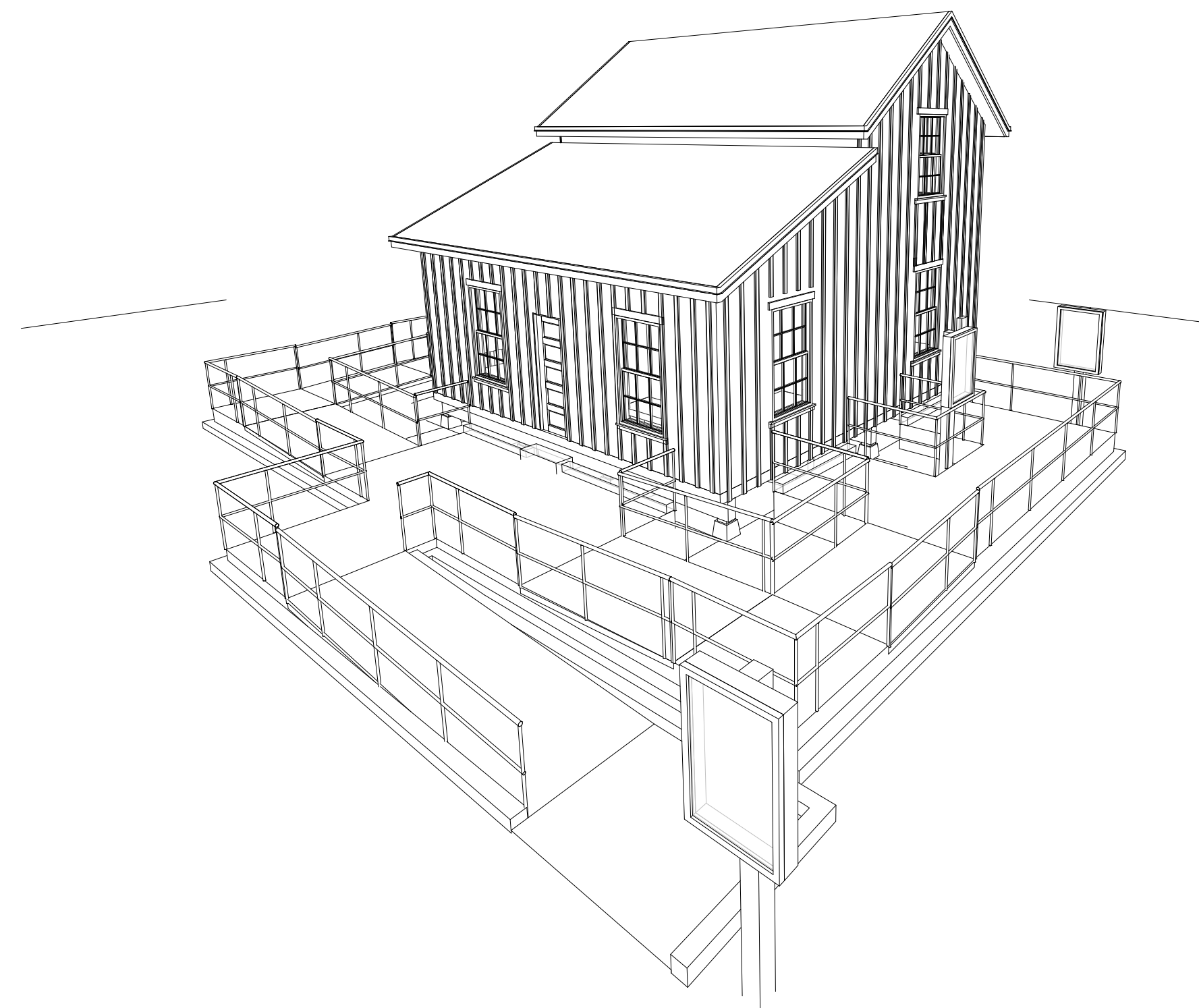
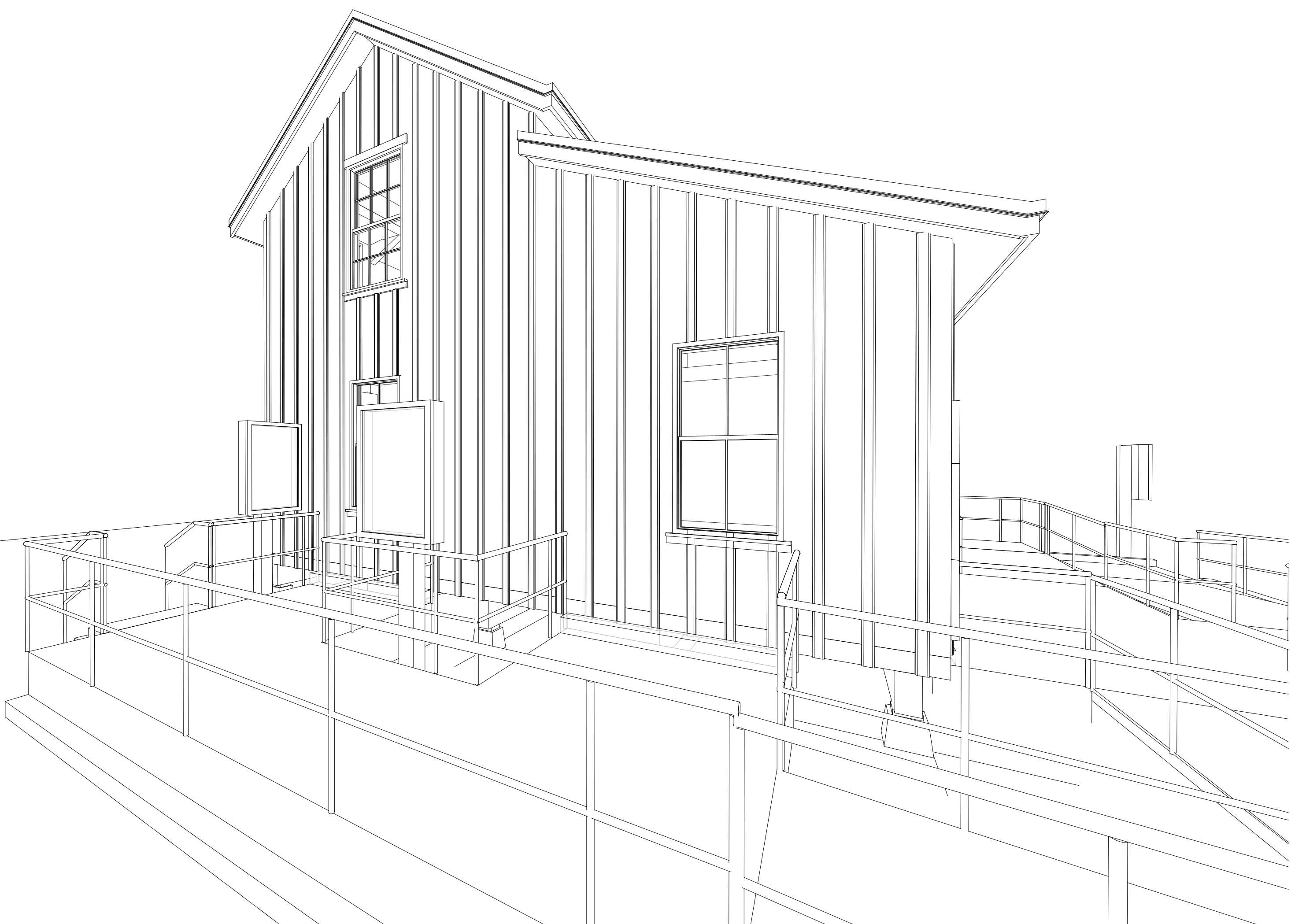
DRAWN BY: Author

DOOR AND WINDOW SCHEDULES AND KEY PLAN

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

2024.07
A5.1
 CA3

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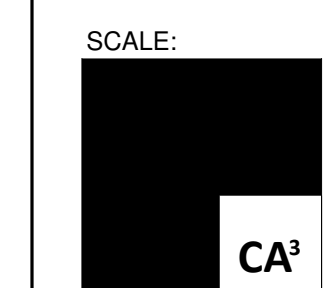
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3D VIEWS



2024.07
A6.0
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