



Town of Lake Park, Florida

Historic Preservation Board Meeting Agenda

Monday, October 05, 2026

Immediately Following the Planning & Zoning Board Meeting

Commission Chamber, Town Hall, 535 Park Avenue, Lake Park, FL 33403

Richard Ahrens	—	Chair
Jon Buechele	—	Vice-Chair
Evelyn Harris Clark	—	Regular Member
Karen Lau	—	Regular Member
Patricia Leduc	—	Regular Member

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Historic Preservation Board, with respect to any matter considered at this meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.

CIVILITY AND DECORUM

The Town of Lake Park is committed to civility and decorum to be applied and observed by its elected officials, advisory board members, employees and members of the public who attend Town meetings. The following rules are hereby established to govern the decorum to be observed by all persons attending public meetings of the Commission and its advisory boards:

- Those persons addressing the Commission or its advisory boards who wish to speak shall first be recognized by the presiding officer. No person shall interrupt a speaker once the speaker has been recognized by the presiding officer. Those persons addressing the Commission or its advisory boards shall be respectful and shall obey all directions from the presiding officer.
 - Public comment shall be addressed to the Commission or its advisory board and not to the audience or to any individual member on the dais.
 - Displays of disorderly conduct or personal derogatory or slanderous attacks of anyone in the assembly is discouraged. Any individual who does so may be removed from the meeting.
 - Unauthorized remarks from the audience, stomping of feet, clapping, whistles, yells or any other type of demonstrations are discouraged.
 - A member of the public who engages in debate with an individual member of the Commission or an advisory board is discouraged. Those individuals who do so may be removed from the meeting.
 - All cell phones and/or other electronic devices shall be turned off or silenced prior to the start of the public meeting. An individual who fails to do so may be removed from the meeting.
-

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- [1.](#) Minutes of the August 3, 2026 Historic Preservation Board Meeting

PUBLIC COMMENTS

Any person wishing to speak on an agenda item is asked to complete a Public Comment Card located on either side of the Commission Chambers, and provide it to the Recording Secretary. Cards must be submitted before the agenda item is discussed.

ORDER OF BUSINESS

The normal order of business for Hearings on agenda items is as follows:

- ☐ Staff Presentation
- ☐ Applicant Presentation (when applicable)
- ☐ Board Member questions of Staff and Applicant
- ☐ Public Comments – 3 minute limit per speaker
- ☐ Rebuttal or closing arguments for quasi-judicial items
- ☐ Motion on floor
- ☐ Vote of Board

NEW BUSINESS

- [2.](#) HB-26-001 Evergreen House Special Certificate Of Appropriateness (SCOA).

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

BOARD COMMENTS

ADJOURNMENT

FUTURE MEETING DATE: Planning and Zoning Meeting – November 2, 2026 at 6:30 P.M.



Town of Lake Park, Florida

Historic Preservation Board Meeting Minutes

Monday, August 3, 2026 at 6:30 PM

Commission Chamber, Town Hall, 535 Park Avenue, Lake Park, FL 33403

Richard Ahrens	—	Chair
Jon Buechele	—	Vice-Chair
Evelyn Harris Clark	—	Regular Member
Karen Lau	—	Regular Member
Patricia Leduc	—	Regular Member

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Historic Preservation Board, with respect to any matter considered at this meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.

CALL TO ORDER

6.59 PM

PLEDGE OF ALLEGIANCE

Chair Richard Ahrens

ROLL CALL

PRESENT

Chair Richard Ahrens

Board member Evelyn Harris Clark

Board Member Karen Lau

Board Member Patricia Leduc

Vice Chair Jon Buechele

APPROVAL OF AGENDA

Motion made by Board member Leduc Seconded by Board Member Harris- Clark

Voting Yea: Chair Ahrens, Board member Harris Clark, Board Member Lau, Board Member Leduc

APPROVAL OF MINUTES

Motion made by Board Member Leduc, Seconded by Board Member Harris- Clark

Voting Yea: Chair Ahrens, Board member Harris Clark, Board Member Lau, Board Member Leduc

Minutes of the July Historic Preservation Board Meeting

PUBLIC COMMENTS

Any person wishing to speak on an agenda item is asked to complete a Public Comment Card located on either side of the Commission Chambers, and provide it to the Recording Secretary. Cards must be submitted before the agenda item is discussed.

Ms. Katia, stated that Mr. Spirits stated that the town asked them to purchase 918 Park Ave property, and that the Town promised them that they would be able to build whatever they want and that the gang activity are really bad in the down town district. She then realized that these properties were left to decay on purpose. She pleads with the Board member not to be fooled so they can build high-rise building, so they won't lose their historic properties.

ORDER OF BUSINESS

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- ☐ Staff Presentation
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- ☐ Motion on floor
- ☐ Vote of Board

NEW BUSINESS

Community Development Director, Nadia DiTommaso, discuss the historic building 918 Park Ave and presented a (2) page document regarding the property. (See Exhibit A).

COMMUNITY DEVELOPMENT DIRECTOR COMMENT

None

BOARD COMMENTS

None

ADJOURNMENT 7:30 PM

_____, Chair
Town of Lake Park Historic Preservation Board

_____ Town Seal
Elizabeth Jimenez, Executive Assistant

Approved on this _____ of _____, _____



NEW BUSINESS ITEM
Cover Memo

918 Park Avenue (Historically Designated Building) Updates:

The purpose of this agenda item is to provide an update on this property. Town Staff and the Town Attorney have worked through several matters associated with the non-compliance status of this property. The Alder at Lake Park LLC is the current property owner (the “Property Owner”). In order to summarize the various action steps in the last couple of years, here is a timeline of events:

- ➔ **August/September 2023** – Property Owner submitted an application for De-designation with the intent to demolish the structure.
- ➔ **October 2, 2023** – Historic Preservation Board (HPB) denied the request for de-designation.
- ➔ **February 27, 2024** – Property Owner appealed the denial of the HPB to the Town Commission. The Town Commission upheld the HPB’s decision.
- ➔ **March 2024 through November 2024** – Property Owner worked with the CRA on possibly moving the historic structure and indicated they would be moving forward with their site plan for the redevelopment of the properties.
- ➔ **January 2025 through March 2025** – Building Official investigated the property and performed some site inspections as a courtesy.
- ➔ **April 2025** – Code Compliance cited the property given the inactivity and lack of maintenance and structural repairs to the building (and determination by the Building Official).
- ➔ **May 15, 2025** – The Special Magistrate found the property in violation and requested (1) on or before May 20, 2026, a fence is installed to secure the property (Property Owner Complied), and (2) on or before July 14, 2025 the Property Owner must fully reapply to the HPB for demolition (Property Owner did not comply).



**Town of Lake Park
Historic Preservation Board Meeting
Meeting Date: August 3, 2026**

Item 1.

NEW BUSINESS ITEM
Cover Memo

- ➔ **August 21, 2025** – Due to inactivity, the Property Owner presented their case to the Special Magistrate again requesting an extension. The Special Magistrate granted an extension through December 18, 2025 for the Property Owner to either receive the necessary approvals for demolition, or receive the necessary building permits for the necessary repairs to render the building structurally sound. Failure to comply, would result in a \$100/day fine.
- ➔ **December 19, 2025** – Due to non-compliance, the Town recorded the Special Magistrate Order and a lien (with fines) is currently accruing on the property at \$100/day, with approximately \$22K+ currently accumulated in fines (growing daily).
- ➔ **February 2026 and April 2026** – Property was additionally cited by Code Compliance for additional property maintenance issues due to ongoing lack of maintenance.
- ➔ **June 2026** – Property was scheduled for the Special Magistrate Hearing for the additional code compliance matters however, the Property Owner's attorney requested a continuance in order to work with the Town Attorney on possible solutions. A continuance was granted and a Special Call Special Magistrate Hearing is currently scheduled for Monday, August 17, 2026 at 10:00am for these matters, along with other code compliance matters associated with separate properties owned by the Property Owner in the downtown area.

Additional updates will be provided by Staff and the Town Attorney at the meeting.

Meeting Date August 3

Cards must be submitted before the item is discussed!!

***Three (3) minute limitation on all comments

Name: Ratia Zhestkova
Address: 7th Street Lake Park

If you are interested in receiving Town information through Email, please provide your E-mail address: _____

I would like to make comments on the following Agenda Item:_____
_____I would like to make comments on the following Non-Agenda Item(s):_____

Instructions: Please complete this card, including your name and address; once the card has been completed, give it to the Town Clerk. The Mayor will call your name when it is time for you to speak. Comments are limited to three (3) minutes per individual.



Staff Report

Owner/Applicant: Town of Lake Park Public Works Department
("Applicant")
Address: 601 Federal Highway ("Property")
Current Zoning: Public District
FLUM land use category: Public Buildings and Grounds
Existing uses on site: Public Building
Photos of Structure: See Exhibits
Historic Property Survey 1981: c. 1925, Residential Building

SUMMARY OF NEW REQUEST AND BACKGROUND INFORMATION:

The Town's property at 601 Federal Highway has been locally historically designated. The property, constructed in 1925, originally served as a private residence and has since become a public building after being moved to the Town's Kelsey Park. It was built in the Mission Style using masonry and is clad in stucco and rests upon a concrete foundation. It is characterized by a flat roof lined with parapets and scuppers, as well as a chimney. The original windows were replaced and the current ones utilize metal single-hung sashes, as well as fixed and arched designs. Additions have been built on the east façade for storage.

Because the Town (applicant) is seeking approval to make various upgrades to this building, including electrical, plumbing, HVAC improvements, interior layout adjustments, roof replacement, window and door replacement, ADA sidewalk construction, repainting, and interior wall demolition, a special certificate of appropriateness from the Historic Preservation Board is required.

The proposed scope of work is fully detailed in the addendum to the application for special certificate of appropriateness. The Applicant has provided photo documentation demonstrating the current conditions for the affected areas under Exhibit B. For a complete overview of the proposed changes, please refer to the Applicant's plans prepared by the Town's historical architectural consultant, the Lane Group, and included in the Applicant's special certificate of appropriateness application packet.

Staff has reviewed the proposed renovations for compliance with our zoning code procedures and has found The Lane Group's methodology to be in line with code requirements for a special certificate of appropriateness. All portions of this application pertaining to areas governed by the Florida Building Code will be subject to building permit review following the approval of this special certificate of appropriateness request. Additionally, the Evergreen House is subject to a restrictive covenant (Resolution 11-02-26), which has been observed in the review of this application. The proposed improvements are consistent with the Secretary of the Interior's



Town of Lake Park
Historic Preservation Board Meeting
Meeting Date: September 14, 2026
HPB 26-001

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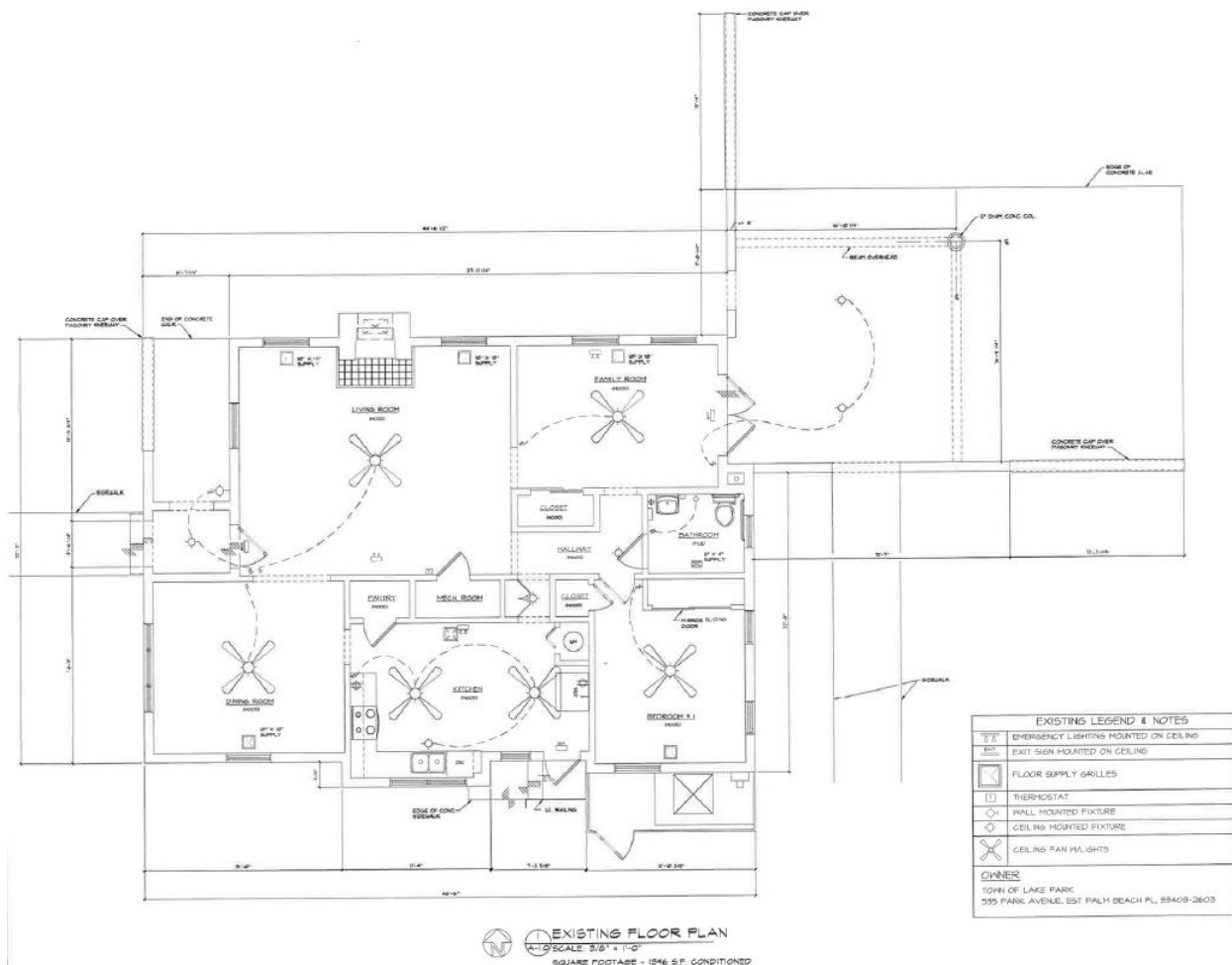
Item 2.

Staff Report

Standards for Rehabilitation per the Town's code requirements and the restrictive covenant. The Department of State's Division of Historical Resources approval is included with this packet.

Exhibits

Exhibit A – Existing Floorplan





Staff Report

EXHIBIT B – Existing Conditions





Staff Report



APPLICABLE GUIDELINES:

Town Code Section 66-10(a) states that an application for a certificate of appropriateness is required to erect, alter, restore, renovate, excavate, move or demolish any structure, building or site that is historically designated.

Town Code Section 66-10(c) states that the Town has adopted the Secretary of Interior's Standards of Rehabilitation, which are guidelines on which applications for any certificate of appropriateness are to be measured and evaluated.

Resolution 11-02-26 (restrictive covenant) also requires the Secretary of Interior's Standards of Rehabilitation to be observed for the Evergreen Building.

Town Code Section 66-10(e) states that any alteration to buildings or sites other than ordinary maintenance must apply for a Special Certificate of Appropriateness.

ANALYSIS AND STAFF DETERMINATION

This project proposal was designed forward by the Town's historical architectural consultant the Lane Group, who was retained by the Public Works Department to draft the renovation plans. In their August 27, 2026 letter, the Lane Group has affirmed that the proposed renovations are in keeping with the applicable Secretary of the Interior's Standards of Rehabilitation, which are stated



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Meeting Date: September 14, 2026
HPB 26-001**

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Item 2.

Staff Report

under Sec 66-10 (c) to be the adopted standards by which certificate of appropriateness applications are to be reviewed. They offered the following responses:

We are confirming as the Architect of Record that our plans meet the historical preservation requirements of the Secretary of the Interior Standards for Rehabilitation with reference to the applicable standards. Furthermore, we are preserving those portions and features which convey its historical, cultural, and architectural values for the proposed improvements to the Historic Evergreen House.

Based on these responses, staff is satisfied that Lane Group has complied with the requirements of our historic preservation ordinance pertaining to special certificates of appropriateness; for the full proposal details, please refer to the Lane Group's plans.

Staff concludes the requested actions are consistent with the Land Development Code and the Secretary of the Interior's Standards and recommends **APPROVAL**.



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

\$200 application fee plus escrow deposit (minimum \$1,500 at submittal)

I. PROPERTY INFORMATION:

THIS SECTION FOR OFFICE USE ONLY

Site Designation Name: Evergreen House

SPECIAL ☐ REGULAR ☐

Property Address: 601A Federal Hwy

Designation No.: _____

Folio No.: 36-43-42-20-01-118-0010

Date Application Received: _____

Date of Designation: _____

LEGAL DESCRIPTION

Type of Designation: _____

Subdivision: KELSEY CITY

Assigned COA No.: _____

Lot: ALL (LESS W 20 FT RD R/W)

Property is in a District: ☐ YES

Block: BLK 118

☐ NO

Non-Contributing: ☐

Contributing: ☐

II. APPLICANT INFORMATION:

Name(s) of Owner:

Town of Lake Park

Name of Applicant:

John Wille, Town of Lake Park - Capital Projects

Address of Applicant:

535 Park Ave, West Palm Beach, FL 33403-2603

Applicant telephone number:

(561) 881-3345 ext 647

Applicant E-Mail Address:

jwille@lakeparkflorida.gov

Applicant is: ☒ Owner

☐ Lease

☐ Contractor

☐ Legal Agent

All applications shall include one or two 3" x 5" color photographs of the designated property and project plans.

III. THE PROPOSED PROJECT WILL INCLUDE:

Please check those that apply to your project.

☒ Maintenance or Repair

☒ Restoration

☐ Rehabilitation

☐ Evacuation

☐ Demolition

☐ New Construction

☐ Relocation

IV. DESCRIPTION OF THE PROPOSED PROJECT:

Please describe what changes will be made to the following items and how they will be accomplished.

Structural System: Electrical, Plumbing, HVAC improvements; functional adjustments to interior layout.

Please see included Scope and Plans for detail

Roofs and Roofing System: Flat roof replacement

Repairs to exterior wood framing and parapet wall. Please see included Scope and Plans for detail

Windows and Doors: Window and door replacement, with remedial reinforcement of the head, sill, and jamb conditions. Please see included Scope and Plans for detail.

Materials: (masonry, wood, metal): wood floors, ceilings, walls that are to remain: patched, repaired or replaced or match as needed. Please see included Scope and Plans for detail.

Porches, Porte-cochere, Steps and Stairways: construct ADA sidewalk - accessible access route.

Please see included Scope and Plans for detail.

Painting and Finishes and Color: Please see Scope and Plans for Detail. Proposed colors are listed on Architectural Plan Sheet A2.0

Additions: n/a

Demolitions: please see demolition plan page - interior wall portions, non-original closet,



PLEASE DO NOT DETACH FROM APPLICATION.

SIGNATURE REQUIRED BELOW.

Please be advised that Section 51-6 of the *Town of Lake Park Code of Ordinances* provides for the Town to be reimbursed, in addition to any application or administrative fees, for any supplementary fees and costs the Town incurs in processing development review requests.

These costs may include, but are not limited to, advertising and public notice costs, legal fees, consultant fees, additional Staff time, cost of reports and studies, NPDES stormwater review and inspection costs, and any additional costs associated with the building permit and the development review process.

For further information and questions, please contact the Community Development Department at 561-881-3318.

I, Jaime J. Morales, have read and understand the regulations above regarding cost recovery.

Jaime J. Morales Digitally signed by Jaime J. Morales
Date: 2026.08.31 08:43:41 -04'00'

8/28/2026

Property Owner Signature

Date

ADD ADDITIONAL TEXT (IF NEEDED):

Please see project scope on the following pages, and the provided Plan Set.

24. SCOPE OF WORK

Evergreen House Restoration & Preservation Project: ITB #116-2026

PROJECT SCOPE OF WORK:

PHASE 1: Exterior Building Hardening

Mobilization:

- Contractor shall secure an Approved Building Permit before commencing with any work. Contractor will be responsible for scheduling all required building inspections.
- Contractor to provide a Notice of Commencement recorded with the county before start of any work
- Kelsey Park is to remain open during construction activities. The Contractor shall make provisions for and provide barricades / cones / caution ribbon / signage / etc. as required for maintenance of pedestrian or vehicular traffic that may be impacted by construction activities
- Town will work with contractor to identify a staging area for material deliveries and storage.
- Contractor shall provide temporary sanitary facilities for workers. Site placement of port-o-let shall be coordinated with the Town.
- There is potable water available at the Evergreen House
- The electrical supply service to the Evergreen House will remain energized during construction operations. The Contractor can use this power for construction activities. Contractor shall engage power disconnect as required to accomplish construction activities in a safe manor.
- The Project is partially funded by a State Grant through the Division of Historical Resources.
Davis Bacon wage rates do not apply.

EXISTING ROOF REPLACEMENT

- ☐ Refer to Architectural Drawings T1.0, D1.0, A1.0, A1.1, A1.1a, A1.2, A1.3, A1.4, A2.0, A2.1, A2.1a, A2.2, & A2.3 for complete architectural specifications and scope of work.
- Refer to Structural Drawings S-0.0, S-1.0, S-1.1 & S-2.0 for complete structural specifications and scope of work.
- Remove existing roof and install new roof.
- See Architectural Design Plans (Sheet A1.1a) for roof plan, specifications and notes
- Contactor to provide necessary engineering, wind load calculations and product approvals included attachment methods and patterns in accordance with ASCE 7-16 and Florida Building Code 2020 7th Edition as required for permitting.
- Contractor shall provide all required material testing (pull tests, etc.) and Florida Product Approval (FPA) or Miami Date County Notice of Acceptance (NOA) for the proposed system as required.

GUTTERS AND DOWNSPOUTS:

- Building gutters and downspouts are to be installed new and will be pre-colored metal.
Painting of the gutters is not required.

REPLACEMENT OF EXTERIOR WINDOWS & DOORS WITH IMPACT RATED PRODUCT

- Refer to Architectural Drawings T1.0, D1.0, A1.0, A1.1, A1.1a, A1.2, A1.3, A1.4, A2.0, A2.1, A2.1a, A2.2, & A2.3 for complete architectural specifications and scope of work.
- Refer to Structural Drawings S-0.0, S-1.0, S-1.1 & S-2.0 for complete structural specifications and scope of work.
- Provide NOA for new window and door product as required for permitting
- Removal of existing windows
- Prepare window opening as required (bucks, etc) to accommodate engineered window installation requirements. Reconstruction of head, jambs and sill may be required. (see structural plans).
- Install new impact windows, caulk and seal new windows after installation
- Secure all required window buck and final window inspections
- Clean new installed window

→ REPAIR / REPLACE DAMAGED / ROTTED EXTERIOR FRAMING

- Refer to Architectural Drawings T1.0, D1.0, A1.0, A1.1, A1.1a, A1.2, A1.3, A1.4, A2.0, A2.1, A2.1a, A2.2, & A2.3 for complete architectural specifications and scope of work.
- Refer to Structural Drawings S-0.0, S-1.0, S-1.1 & S-2.0 for complete structural specifications and scope of work.
- Reconstruct framed roof canopy on south side (plan sheet A1.3) and Canopy framing details (plan sheet A2.2).
- Construct new crawl space cover – south side (plan sheet A1.3)
- Provide non-combustible filler at existing fire-place flue – north side (plan sheet A1.3)
- Reconstruct damage parapet – east elevation (plan sheet A1.4)
- Miscellaneous material removals / repairs / replacements as per project plans.

→ PRESSURE CLEAN, PATCH, WATER-PROOF AND PAINT THE BUILDING EXTERIOR

→ • **Cleaning:**

- The project scope of work includes cleaning of all exterior building surfaces to remove dirt and mildew in preparation for painting prep and patch work.
- Cleaning shall be performed using the gentlest method possible in accordance with SOI Standards.
- Allow building to thoroughly dry after cleaning operations before starting with surface preparation and patching work.

→ • **Exterior Building Surface Preparation, Caulking and Patching:**

- Contractor to perform a visual inspection of the building exterior to identify building cracks, chips and/or other defects or imperfections in the stucco or concrete building surface that are in need of surface preparation, patch or repair before beginning painting operations.

• **Exterior Doors and Windows:**

- Contractor shall inspect the caulking/sealants at the newly installed doors and windows for perimeter caulk/sealant degradation; contractor shall remove and replace any compromised caulk/sealant.

Prime exterior doors and trim; Apply 2-coats of finish paint to doors and trim.

- **Building Exterior Painting:**

- Upon the completion of all preparation, caulking, patching and repair work painting operations should commence.
- The first coat shall be primer paint coat over all existing stucco, concrete and precast concrete surfaces.
- Apply two (2) coats of finish paint to the exterior surfaces as per plan and specifications.

Proposed Colors are: See Architectural Plan Sheet A2.0

Contractor shall submit paint samples for approval including providing an “on-building” paint sample of each color for Town approval.

- **Metal Railings:**

- The painting of the exterior handrails are included in this scope of work.

CONSTRUCT ADA SIDEWALK ACCESSIBLE ACCESS ROUTE

- Refer to Site Civil Drawings (11 plan sheets total) for complete Civil specifications and scope of work.
- Demolition and removal of existing sidewalk in preparation of constructing new sidewalk.
- Provide all required layout, excavation, grading and compaction necessary in the forming & pouring of the new ADA accessible sidewalks, integrated concrete curbs, concrete ramps and landings.
- Furnish, place and finish concrete for new walkways as per design plans.
- Upon completion of the sidewalk construction work, restore all disturbed areas back to their original condition.
- Contractor shall provide striping, symbols and signs for two (2) ADA parking stalls and a no parking area as indicated on Civil drawings plan sheet 8 of 11 (Boundary Survey Sheet 1 of 1).

PHASE 2: Building Interior Modifications

Mobilization:

- Contractor shall secure an Approved Building Permit before commencing with any work. Contractor will be responsible for scheduling all required building inspections.
- Kelsey Park is to remain open during construction activities. The Contractor shall make provisions for and provide barricades / cones / caution ribbon / signage / etc. as required for maintenance of pedestrian or vehicular traffic that may be impacted by construction activities
- Town will work with contractor to identify a staging area for material deliveries and storage.
- Contractor shall provide temporary sanitary facilities for workers. Site placement of port-o-let shall be coordinated with the Town.
- There is potable water available at the Evergreen House
- The electrical supply service to the Evergreen House will remain energized during construction operations. The Contractor can use this power for construction activities. Contractor shall engage power disconnect as required to accomplish construction activities in a safe manor.

- The Project is partially funded by a State
- Grant through the Division of Historical Resources
- **. Davis Bacon wage rates do not apply.**

→ PLUMBING IMPROVEMENTS

- Refer to Mechanical Plumbing Drawings P1.0, P2.0, P3.0 & P4.0 for complete plumbing specifications and scope of work.
- Project basis of work includes:
 - Demolition of existing plumbing, both domestic water and sanitary, to accommodate new installations
 - Modification of plumbing at exist restroom including all new fixtures to ADA compliance
 - Removal of existing HWH and installation of new HWH in a new location.
 - Modification of kitchen fixtures & trim.

→ HVAC AIR CONDITIONING IMPROVEMENTS

- Refer to Mechanical HVAC Drawings M1.0, M1.1, P2.0 & M3.0 for complete HVAC specifications and scope of work.
- Project basis of work includes:
 - Demolition of existing AC ductwork, diffusers and equipment to accommodate new installations
 - Installation of new AC ductwork, diffusers, exhaust fan and Ac equipment
 - Removal of existing HWH and installation of new HWH in a new location.
 - Ac contractor to coordinate with the GC as to the new concrete pad for the new Ac heat pump (see plan).
- Mechanical Contractor shall visit site to verify existing conditions. Notify Architect/Engineer of any discrepancies observed.

→ ELECTRICAL IMPROVEMENTS

- Refer to Electrical Drawings M1.0, M1.1, P2.0 & M3.0 for complete electrical specifications and scope of work.
- Project basis of work includes:
 - Demolition of existing wire, conduit, outlets, switches, trim, fixtures to accommodate new installations
 - Furnish and install new electrical wire, conduit, outlets, switches, trim, fixtures to provide a new updated electrical system. Work includes a new 200 amp service panel.
- Electrical Contractor shall visit site to verify existing conditions. Notify Architect/Engineer of any discrepancies observed.
- Note: the interior base board reconstruction required to accommodate the new wiring and electrical receptacles will be by others. (see sheet A2.2 Baseboard A & B).

→ INTERIOR MODIFICATIONS

- Refer to Architectural Drawings T1.0, D1.0, A1.0, A1.1, A1.1a, A1.2, A1.3, A1.4, A2.0, A2.1, A2.1a, A2.2, & A2.3 for complete architectural specifications and scope of work.
- Refer to Structural Drawings S-0.0, S-1.0, S-1.1 & S-2.0 for complete structural specifications and scope of work.

→ INTERIOR / EXTERIOR REPAIRS AS A RESULT OF IMPROVEMENT WORK

- Refer to Architectural Drawings T1.0, D1.0, A1.0, A1.1, A1.1a, A1.2, A1.3, A1.4, A2.0, A2.1, A2.1a, A2.2, & A2.3 for complete architectural specifications and scope of work.
- Refer to Structural Drawings S-0.0, S-1.0, S-1.1 & S-2.0 for complete structural specifications and scope of work.

Plans, Sketches and Related Documents that are included as part of this agreement are as follows:

- Invitation to Bid Documents (ITB #115-2026 Evergreen House Restoration & Preservation Project)
- EXHIBIT A: Architectural Plans
- EXHIBIT BA: Structural Plans
- EXHIBIT C: Plumbing Plans
- EXHIBIT D: Mechanical Plans
- EXHIBIT E: Electrical Plans
- EXHIBIT F: Civil Plans
- EXHIBIT G: Scope of Work
- EXHIBIT H: Required Bid Forms
- Addendum #1 ITB #116-2026 New Bid Form
- Addendum #2 ITB #116-2026 Window Contact
- Addendum #3 ITB #116-2026 Bid Time Extension
- Bid Proposal submitted by LaPorta Contracting, Inc.. in response to ITB #116-2026

THIS PAGE FOR OFFICE USE ONLY

REGULAR CERTIFICATE OF APPROPRIATENESS

Designation Name: _____ **C.O.A. #:** _____

Historic Preservation Specialist Reviewer: _____

Application was received complete: ☐ **Yes**
☐ **No**

Request for Additional Documentation: ☐ **Yes**
☐ **No**

What documents or information requested:

Additional Documentation Received: ☐ **Yes** **Date Received:** _____
☐ **No**

Site Inspection: ☐ **Yes** **Date Inspected:** _____
☐ **No** **Inspector:** _____

☐ **Approved** ☐ **Approved with Conditions** ☐ **Denied**

Expiration Date: _____

(Signed) Historic Preservation Division Director

Date

NOTE: The Certificate of appropriateness is valid for a period of 180 days after the date of its approval. After the expiration date a 60-day period may be allowed to complete work In progress if the owner can show cause why the work has not been completed; otherwise, the owner must reapply. Any questions regarding this application may be directed to Community Development Director at 561-881-3319.

THIS PAGE FOR OFFICE USE ONLY

SPECIAL CERTIFICATE OF APPROPRIATENESS

Designation Name: Evergreen House C.O.A. #: 26-2Historic Preservation Specialist Reviewer: Anders VianeApplication was received complete: ☒ Yes
☐ NoRequest for Additional Documentation: ☐ Yes
☐ No

What documents or information requested:

Additional Documentation Received: ☐ Yes ☐ No Date Received: _____Site Inspection: ☐ Yes ☒ No Date Inspected: _____
Inspector: _____

STAFF RECCOMENDATIONS:

Date of Board Hearing: October 5, 2026

Board Actions/Conditions:

☒ Approved ☐ Approved with Conditions ☐ DeniedExpiration Date: N/A(Signed) _____
Historic Preservation Division Director

Date _____

NOTE: The Certificate of Appropriateness is valid for a period of 180 days after the date of its approval. After the expiration date a 60-day grace period may be allowed to complete work in progress if the owner can show cause why the work has not been completed; otherwise the owner must reapply.

THE LANE GROUP INC

September 14, 2026

Historic Preservation Board
Town Hall Commission Chamber
535 Park Avenue
Lake Park, Florida 33403

**RE: Standards of Preservation
Lake Park Evergreen House
601 US Highway One
Lake Park, Florida 33403**

Attention: Mr. Anders Viane,

Please accept this letter as confirmation that the proposed improvements shown in our plans meet the Secretary of the Interior's Standards for Rehabilitation requirements. We have preserved the project's features that convey its historic, cultural, and architectural value. We took the following steps to accomplish our tasks.

Standards of Preservation:

1.) Use and ADA Compliance: The proposed restoration and preservation work will not restrict the current use of the property; in fact, the improvements will maximize the existing features by providing accessibility to all the facility's features. These improvements include a new accessibility ramp from the current street ADA parking spaces to the new covered rear accessible doors and an enlarged hallway access to the newly remodeled accessible restroom. This new restroom is ADA-compliant in its layout and fixture specifications. We've revised the design to minimize impact on the main Living and Dining Room, with their character-defining wood ceilings and shapes remaining unchanged. We've provided ADA signage to direct visitors and ensure everyone can access the facility's features.

2.) Character and Materials: The character of this historic property will be preserved and restored by the proposed improvements. We selected the proposed hurricane-rated windows and doors to restore the era's scale, proportion, muntin pattern, window type, and style. We recreated deteriorated features such as the wood-framed overhang at the kitchen window and door with similar proportions, sizes, and materials to maintain historic character, while strengthening its structural capacity to resist high winds. The character-defining interior wood ceilings and wood floors will be maintained. For the

3514 Oak Street, Jacksonville, Florida 32205 904.874.1766 www.lanegroupinc.com

FL Lic. #AR0010878

hallway enlargement to access the ADA restroom, the existing ceiling and wood floor material will be salvaged and reused in the new hallway configuration. The clay tile roof on the sloped portions of the project has been specified to replace the current non-original concrete roof tiles. The repair and patching of the existing stucco over the hollow clay tile structure will match the original finish and texture.

3.) Code Compliance: The proposed restoration work includes interior modifications/updates to the existing plumbing, electrical, and HVAC. All work will take place while minimizing impact on the historical finishes. We have maintained the exit signs and emergency lighting fixtures and adjusted them as needed to protect occupants and ensure safety.

4.) Physical and Chemical Treatments: The gentlest means possible will be undertaken in all tasks necessary to accomplish the work without damaging historic surfaces scheduled to remain for both the interior and exterior. This first phase is an interior remodeling project, so all historic wood floors, ceilings, etc. shall be protected and maintained.

Sincerely,

C. Douglas Lane, AIA, ICA

President

The Lane Group, Inc.

3514 Oak Street

Jacksonville, Florida 32205

www.lanegroupinc.com

Phone: 904.874.1766

FL. License: AR0010878

Enduring Design. Inspired Detail.

RESOLUTION 11-02-26

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE A RESTRICTIVE COVENANT CLAUSE BETWEEN THE TOWN OF LAKE PARK AND THE STATE OF FLORIDA, DEPARTMENT OF STATE, DIVISION OF HISTORICAL RESOURCES FOR THE LAKE PARK HISTORIC EVERGREEN HOUSE PRESERVATION IMPROVEMENTS, FOR AN EFFECTIVE DATE.

WHEREAS, the Town is a municipality with such powers and authority as is enumerated by Chapter 166 Florida Statutes and the Florida Constitution; and

WHEREAS, the Town is empowered to enter into contractual arrangements with public agencies, private corporations or other persons; and

WHEREAS, the Town desires to implement sustainable strategies that will improve the quality of life and safety of residents and visitors in the town; and

WHEREAS, the Town previously determined a need to repair and improve the Evergreen House with exterior and interior restoration improvements; and

WHEREAS, the Town has been awarded a preservation grant through the Division of Historical Resources (the Division) to assist with the Evergreen House restoration improvements; and

WHEREAS, a condition of the grant is the execution of a Restrictive Covenant Clause which provides considerations by the Town for the acceptance and receipt of grant funds used in the restoration and preservation work at the Evergreen House, and

WHEREAS, Town staff has recommended to the Town Commission of the Town that it authorize the Town Mayor to execute this Restrictive Covenant Clause with the Division of Historical Resources.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF LAKE PARK AS FOLLOWS:

Section 1. The foregoing recitals are incorporated herein.

Section 2. The Town Commission hereby authorizes and directs the mayor to execute a Restrictive Covenant Clause between the Town and the State of Florida, Department of State, Division of Historical Resources.

Section 3. This resolution shall be effective upon its execution.

The foregoing Resolution was offered by Commissioner O'Rourke who moved its adoption. The motion was seconded by Commissioner Linden and upon being put to a roll call vote, the vote was as follows:

	AYE	NAY
MAYOR ROGER D. MICHAUD	<u>/</u>	—
VICE MAYOR MICHAEL J. HENSLEY	<u>/</u>	—
COMMISSIONER JOHN LINDEN	<u>/</u>	—
COMMISSIONER MICHAEL O'ROURKE	<u>/</u>	—
COMMISSIONER JUDITH E. THOMAS	<u>/</u>	—

The Town Commission thereupon declared the foregoing Resolution 11-02-26 duly passed and adopted this 4 day of February, 2026.

TOWN OF LAKE PARK, FLORIDA

BY: R. D. Michaud
 ROGER D. MICHAUD
 MAYOR

ATTEST:

Vivian Mendez
 VIVIAN MENDEZ
 TOWN CLERK



Approved as to form and legal sufficiency:

BY: Thomas J. Baird
 THOMAS J. BAIRD
 TOWN ATTORNEY

EXHIBIT A
RESTRICTIVE COVENANTS
Project Name: Lake Park Evergreen House Preservation Improvements
Grant Number: 25.h.sc.100.065

THESE COVENANTS are entered into this 4th day of February, 2026, by the Town of Lake Park, hereinafter referred to as the Owner, and shall be effective for a period of 15 years from the date of recording, in the Office of the Clerk of the Circuit Court of Palm Beach County, Florida, serving as the county recorder provided by law for Palm Beach County, Florida.

WHEREAS, the Owner is the fee simple titleholder of the Property located at **601A U.S. Highway One, Lake Park, Florida, Palm Beach County, Florida**, as described in Exhibit A, attached to and made a part hereof and

WHEREAS, the **Town of Lake Park** is to receive State Historic Preservation Grant assistance funds administered by the State of Florida, Department of State, Division of Historical Resources, R.A. Gray Building, 500 South Bronough Street, Tallahassee, Florida 32399-0250, hereinafter referred to as the Department, in the amount of \$ 198,500.00, to be used for the preservation of the Property of the Owner as described in Exhibit A, and

WHEREAS, said State funds have been or will be expended for the purpose of preserving the historic qualities of the property or contributing to the historic character of the district in which the Property is located,

Now THEREFORE, as part of the consideration for the State grant, and in accordance with section 287.05805, Florida Statutes, the **Town of Lake Park, Florida**, hereby makes and declares the following restrictive covenants which shall run with the title to said Property and be binding on the **Town of Lake Park, Florida**, and, if any, its heirs, successors in title, legal representatives and assigns, for a period stated in the preamble above:

1. The **Town of Lake Park, Florida** grants to the Department a security interest in the Property in the amount of \$ 198,500.00, active for the period stated in the preamble above.
2. The **Town of Lake Park, Florida** agrees to maintain the property in accordance with good preservation practices and the Secretary of the Interior's Standards for Rehabilitation.
3. The **Town of Lake Park, Florida** agrees that no modifications will be made to the Property, other than routine repairs and maintenance and new internments that have no impact on historic features without advance review and approval of the plans and specifications by the Department's Division of Historical Resources.
4. The **Town of Lake Park, Florida** agrees that every effort will be made to design any modifications to the Property in a manner consistent with the Secretary of the Interior's Standards for Rehabilitation.
5. The **Town of Lake Park, Florida** agrees that the Department, its agents and its designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether the conditions of the Grant Award Agreement and these covenants are being observed.
6. The Owner agrees to record these covenants with **the Office of the Clerk of the Circuit Court of Palm Beach County, Florida** prior to the release of the first installment of grant funds, and shall pay any and all expenses associated with their filing and recording.

7. The **Town of Lake Park, Florida** agrees that these restrictions shall encumber the property for a period of **15** years from the date of recordation, and that if a restriction is violated within the **10** year period, the Department shall be entitled to liquidated damages pursuant to the following schedule:
 - a. Amortization Schedule for projects involving improvements to Real Property: If the violation occurs within the first ten (10) years of the effective date of these covenants, the Department shall be entitled to return of the entire grant amount. If the violation occurs after the first ten (10) years, the Department shall be entitled to return of the entire grant amount, less 10% for each year past the first ten (10).
 - b. Amortization Schedule for Acquisition projects: If the violation occurs within the first ten (10) years of the effective date of these covenants, the Department shall be entitled to return of the entire grant amount. If the violation occurs after the first ten (10) years, the Department shall be entitled to return of the entire grant amount, less 5% for each year past the first ten (10).
8. If the **Town of Lake Park, Florida** violates any part of these Restrictive Covenants, then the **Town of Lake Park, Florida** will be in default and the Department shall have the right to exercise the following rights:
 - a. The Department shall have the right to declare the liquidated damages described in paragraph 7, plus interest at the statutory rate from the time of the **Town of Lake Park, Florida** receipt of the grant funds, and attorneys' fees and other expenses incurred by the Department in the enforcement of these Restrictive Covenants, to be immediately due and payable without notice or demand on the **Town of Lake Park, Florida**, which notice or demand are hereby expressly waived by the **Town of Lake Park, Florida**, and upon the making of any such declaration, the entire amount shall become immediately due and payable;
 - b. The Department may enforce its security interest in the Property to collect the entire amount described in paragraph 8a. through foreclosure proceedings or any other manner allowed by law;
 - c. In the event of any litigation between the parties under these Restrictive Covenants, the prevailing party shall be entitled to reasonable attorneys', paralegals' and para-professionals' fees and court costs at all trial and appellate levels;
 - d. All cash proceeds received by the Department in respect of any sale of, collection from, or other realization upon all or any part of the Property and all payments made in respect of the Property and received by the Department may, in the discretion of the Department, be held by the Department as collateral for the security interest plus interest, costs and fees, or may be applied (after payment to the Department of the reasonable expenses, including attorneys' fees and legal expenses, incurred by the Department in retaking, foreclosing, collecting, selling, or disposing of the Property) at any time in whole or part by the Department against all or any part of the Obligations in such order as the Department shall elect. Any surplus of such payments held by the Department and remaining after payment in full of all of the Obligations shall be paid over to the **Town of Lake Park, Florida** or to whomsoever may be lawfully entitled to receive such surplus. The **Town of Lake Park, Florida** shall remain liable for any obligations remaining unpaid.
9. The Department acknowledges and agrees that any liens or lien rights it may have or it may be entitled to in property owned by the **Town of Lake Park, Florida** are and shall be subordinate to the lien rights of any and all lienholders whose liens were recorded before this document's date of recordation. Under no circumstance shall the Department's liens or lien rights be subordinated to any lienholders other than those whose liens were recorded before this document's date of recordation.
10. The **Town of Lake Park, Florida** agrees that the Department shall incur no tax liability as a result of these restrictive covenants.

IN WITNESS WHEREOF, the **Town of Lake Park, Florida** has read these Restrictive Covenants Clause and has hereto affixed their signature.

WITNESSES:



 Witness Signature

Vice Mayor Michael Hensley
 Witness Name Typed/Printed

535 Park Avenue, Lake Park, Fl.
Lake Park, Florida 33403
 Witness Address



 Signature

Roger Michaud **Lake Park Town Mayor**
 Name and Title Typed/Printed

535 Park Avenue
Lake Park, Florida 33403
 Owner Address

IN WITNESS WHEREOF, the parties duly authorized representatives hereby execute this AGREEMENT on the date first written above.

ATTEST:

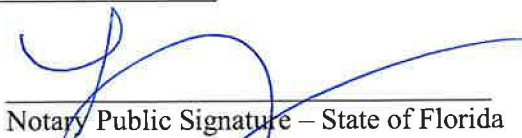
Date: February 4, 2026
 By: Vivian Mendez

Vivian Mendez MMC, Town Clerk

The foregoing instrument was acknowledged before me by means of physical presence notarization, this 4th day of February, 2026, by **Roger Michaud, as Lake Park Town Mayor**
 (Name) (Type of Authority, e.g., Officer)

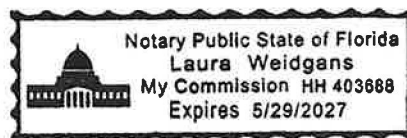
for **Town of Lake Park.**
 (Name of Municipality)

Personally Known OR Produced Identification
 Type of Identification Produced _____



 Notary Public Signature – State of Florida

Print, Type, or Stamp Commissioned Name of Notary Public



KELSEY PARK
SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA

LEGAL DESCRIPTION:

Parcel 1

All of Block 118 as shown on the plat of Kelsey City, recorded in Plat Book 8 pages 15 and 23 of the Palm Beach County Public Records, less the West 20 feet and less the corner clip as shown on FDOT Maintenance Map (Section 93040 – MAINT). Laying in Section 21, Township 42 South, Range 43 East, Palm Beach County, Florida and being more particularly described as follows:

Beginning at the intersection of the North Right-of-Way line of Foresteria Drive (formerly Avenue F), being a 60 foot Right-of-Way, and the east Right-of-Way line of Federal Highway (formerly First Street), being an 80 foot Right-of-Way.

Thence North $05^{\circ}06'35''$ West, 642.83 feet along the East Right-of-Way line of said Federal Highway to the beginning of a non-tangent curve concave to the Southeast, having a radial bearing of South $59^{\circ}55'46''$ East.

Thence Northeasterly along said curve for 14.09 feet with a radius of 15 feet and a central angle of $53^{\circ}49'11''$ to a point of tangency.

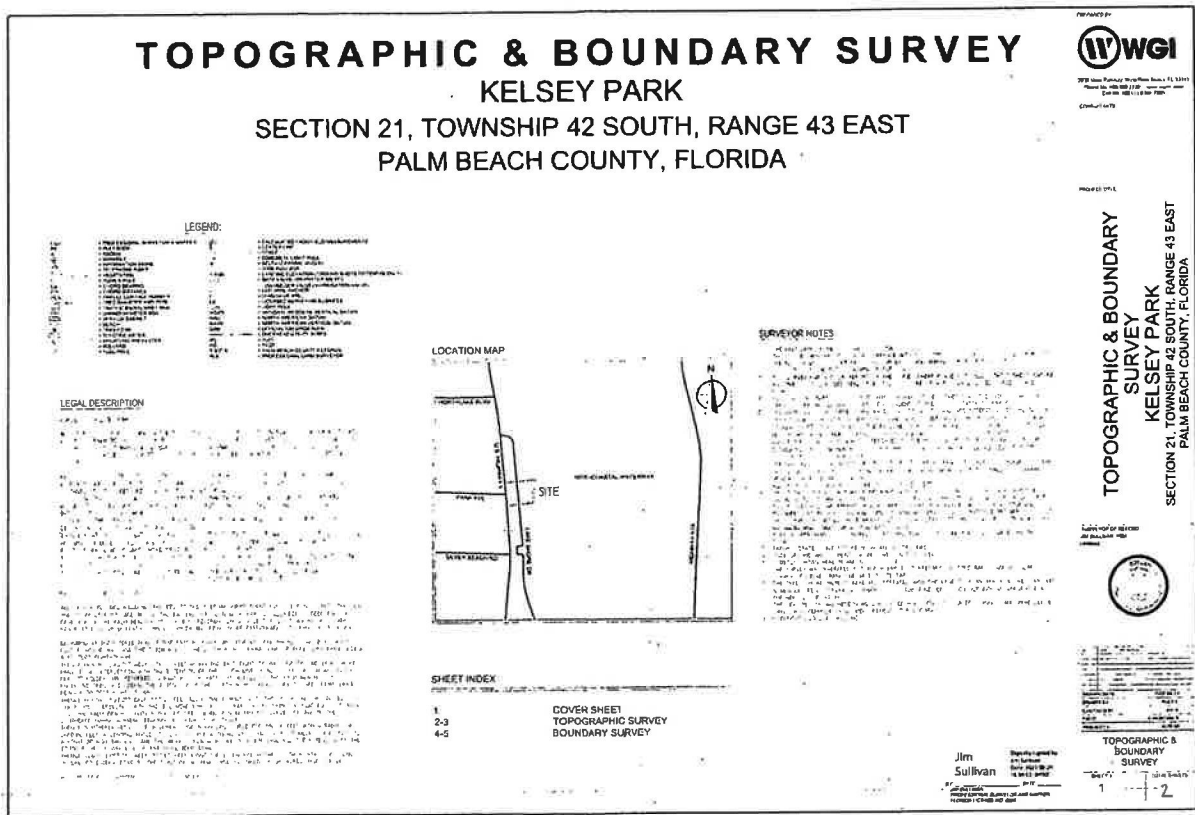
Thence North $83^{\circ}53'25''$ East, 334.78 feet along the South Right-of-Way line of Greenbriar Drive (formerly Avenue G), being a 60 foot FDOT Right-of-Way, to its intersection with the west Right-of-Way line of Lake Shore Drive, being a 60 foot Right-of-Way.

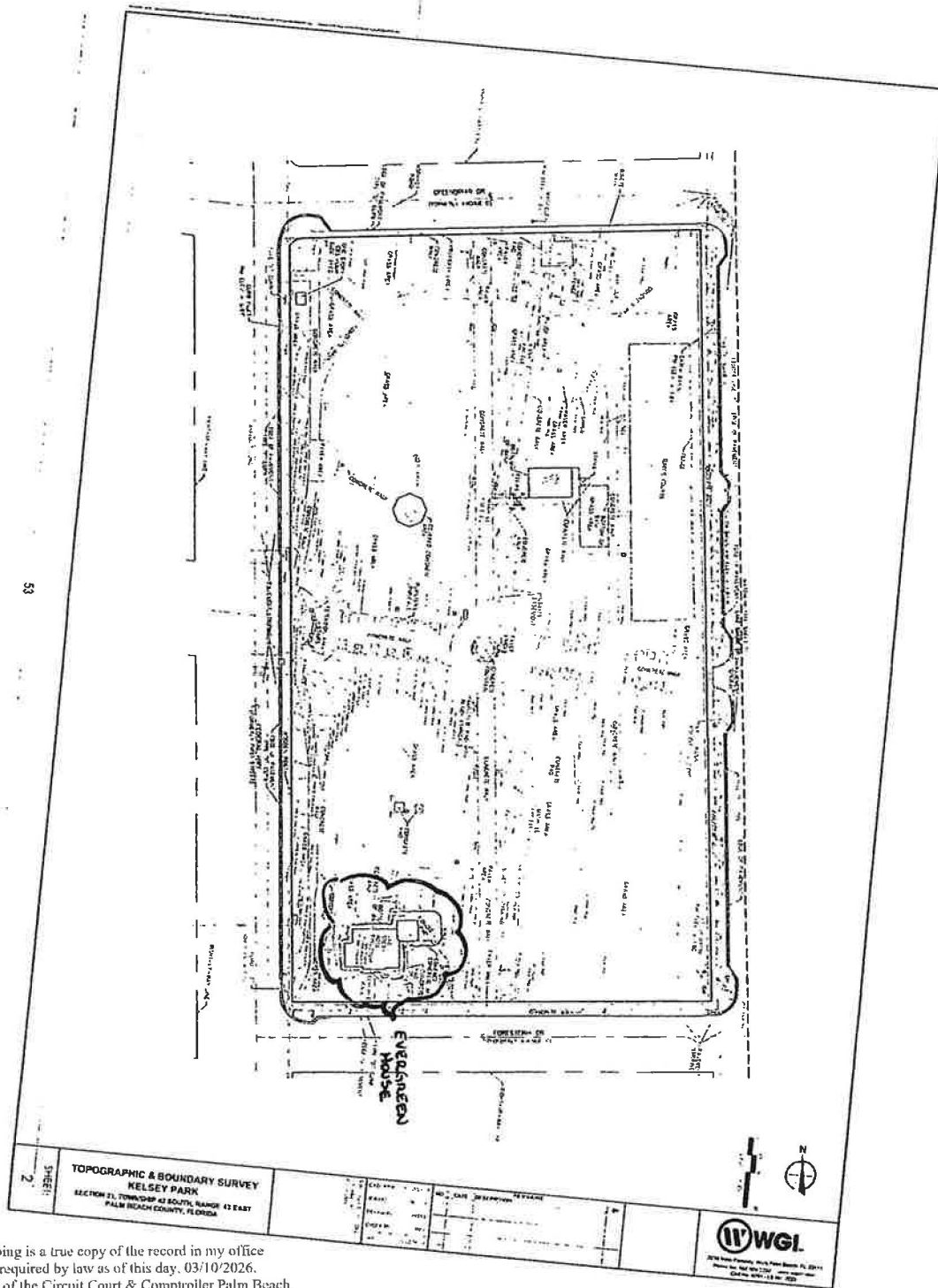
Thence South $05^{\circ}40'35''$ East, 655.06n feet along the West Right-of-Way line of said Lake Shore Drive to its intersection with the North Right-of-Way line of said Foresteria Drive.

Thence South $84^{\circ}53'25''$ West 353.20 feet along the North Right-of-Way line of said Foresteria Drive to the Front of Beginning and Containing 5.238 Acres, more or less.

This Parcel 1 Legal Description covers the portion of the property that includes the Evergreen House and surrounding area as indicated and highlighted on the survey map.

CFN 20260083741
OR BK 36364 PG 255
Pg: 7 of 8





I hereby certify the foregoing is a true copy of the record in my office with redactions, if any as required by law as of this day, 03/10/2026.
Michael A. Caruso, Clerk of the Circuit Court & Comptroller Palm Beach County, Florida

By: *[Signature]* Deputy Clerk

Corey Gregory



TOPOGRAPHIC & BOUNDARY SURVEY

KELSEY PARK

SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA

PREPARED BY



2035 Vista Parkway West Palm Beach FL 33411
Phone No. 866.909.2220 www.wqinc.com
Cert No. 6051 - LB No. 7055

CONSULTANTS

PROJECT TITLE

TOPOGRAPHIC & BOUNDARY
SURVEY
KELSEY PARK
SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA

SURVEYOR OF RECCRD
JIM SULLIVAN PSM
LS46483

[illegible]

TOPOGRAPHIC &
BOUNDARY
SURVEY

SHEET #	TOTAL SHEETS
1	2

Digitally signed by
 Jim Sullivan
 Date: 2022.06.24
 16:56:53 -04'00'
 BY _____ DATE _____
 JIM SULLIVAN
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. 6889

LEGEND:

PSM	= PROFESSIONAL SURVEYOR & MAPPER	(C)	= CALCULATED FROM FIELD MEASUREMENTS
PL	= PLAT BOOK	C	= CENTER LINE
R	= RADIUS	—	= FENCE
MANHOLE	= MANHOLE	—	= CONCRETE LIGHT POLE
INFORMATION SIGNS	= INFORMATION SIGNS	Δ	= DELTA (CENTRAL ANGLE)
TELEPHONE R/SER	= TELEPHONE R/SER	X 0.00	= WIRE PULL BOX
VEGETATION	= VEGETATION		= EXISTING ELEVATION (GROUND SHOTS TO TENTHS ONLY)
POWER POLE	= POWER POLE		= GATE VALVE (WATER VALVE)
CHORD BEARING	= CHORD BEARING		= (SPRINKLER VALVE)=IRRIGATION VALVE
CHORD DISTANCE	= CHORD DISTANCE		= GUY WIRE ANCHOR
PARCEL CONTROL NUMBER	= PARCEL CONTROL NUMBER	L	= LENGTH OF ARC
TREE DIAMETER AND TYPE	= TREE DIAMETER AND TYPE	LB	= LICENSED SURVEYING BUSINESS
IRKAFIC SIGNAL MAST ARM	= IRKAFIC SIGNAL MAST ARM		= LIGHT POLE
UNKNOWN METER BOX	= UNKNOWN METER BOX	NGVD	= NATIONAL GEODETIC VERTICAL DATUM
SERVICE CABINET	= SERVICE CABINET	NAD	= NORTH AMERICAN DATUM
BENCH	= BENCH	NAVD	= NORTH AMERICAN VERTICAL DATUM
TRASH CAN	= TRASH CAN	ORS	= OFFICIAL RECORDS BOOK
ELECTRIC METER	= ELECTRIC METER		= OVERHEAD UTILITY WIRES
BACKFLOW PREVENTER	= BACKFLOW PREVENTER	(P)	= PLAT
BOLLARD	= BOLLARD	PG	= PAGE
FLAG POLE	= FLAG POLE	P B C R	= PALM BEACH COUNTY RECORDS
			= PROFESSIONAL LAND SURVEYOR

LEGAL DESCRIPTION

74-11-1015-100
 1. E. J. ...
 2. ...
 3. ...
 4. ...
 5. ...

1. The first step is to identify the main components of the system. This includes the hardware, software, and data. The hardware components are the physical devices that make up the system, such as the computer, the network, and the storage devices. The software components are the programs and applications that run on the hardware. The data components are the information that is stored and processed by the system.

2. The second step is to determine the requirements for the system. This includes identifying the needs and goals of the users, the system, and the organization. The requirements should be clear, measurable, and achievable. They should also be consistent with the organization's mission and vision.

3. The third step is to design the system. This involves creating a detailed plan for how the system will be built and how it will be used. The design should take into account the requirements and the available resources. It should also consider the potential risks and challenges of the project.

4. The fourth step is to implement the system. This involves putting the design into practice. This includes installing the hardware, software, and data, and training the users to use the system. The implementation should be done in a controlled and systematic way, with careful monitoring and evaluation.

5. The fifth step is to maintain the system. This involves keeping the system up-to-date and running smoothly. This includes monitoring the system for problems, updating the software and hardware, and providing support to the users. Maintenance is an ongoing process that is essential for the long-term success of the system.

648031 20 11487 546767 42286

ALL OF PARCELS DESCRIBED IN TRUSTEES OF THE INTERNAL IMPROVEMENT FUND DEED NO. 20667 (1967-80) AND 20668 (1968-80) AND ALL OF THE EASTERLY PORTION OF PARCEL DESCRIBED IN DEED NO. 4321 PAGE 458 OF THE PALM BEACH COUNTY PUBLIC RECORDS, LYING IN SECTION 23, TOWNSHIP 42 SOUTH, RANGE 4 EAST, RDM 56M 31W41, FLORIDA AND ADJACENT WATERS HEREIN REFERENCED AS FOLLWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF LAKE SHORE DRIVE, BEING A 60 FOOT RIGHT-OF-WAY, AND THE EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF FORESTERIA DRIVE, BEING A 60 FOOT RIGHT-OF-WAY.

THE LINE NORTH 00°02'25" WEST, 77.11 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF DAVE LAKE SHORE DRIVE TO ITS INTERSECTION WITH THE EXTENSION OF THE SOUTH LINE OF BLOCK 110, AS SHOWN ON THE PLAT OF "ELDER CITY, RECORDED IN PLAT BOOK 5, PAGE 15, IS AND IS OF THE PALM BEACH COUNTY PUBLIC RECORDS, ALSO BEING THE EXTENSION OF THE NORTH R.W.-OF-WAY LINE OF GREENBARK DRIVE BEING A 60 FOOT RIGHT-OF-WAY.

THEIR NORTHEAST CORNER IS LOCATED 587.00 FEET ALONG THE EXTENSION OF THE SOUTH LINE OF S&B 6001 112.00 FEET INTERSECTION WITH THE BULKHEAD LINE OF LAKE PARK, AS RECORDED IN PLAT 6000, 2ND 2ND OF THE TOWN BEACH SUBDIVISION PUBLIC RECORDS, BEING A HIGH-TANGENT CURVE CONGRUENT TO THE SOUTHEAST, HAVING A RADIUS, BEARING OF 2017.19337 EAST.

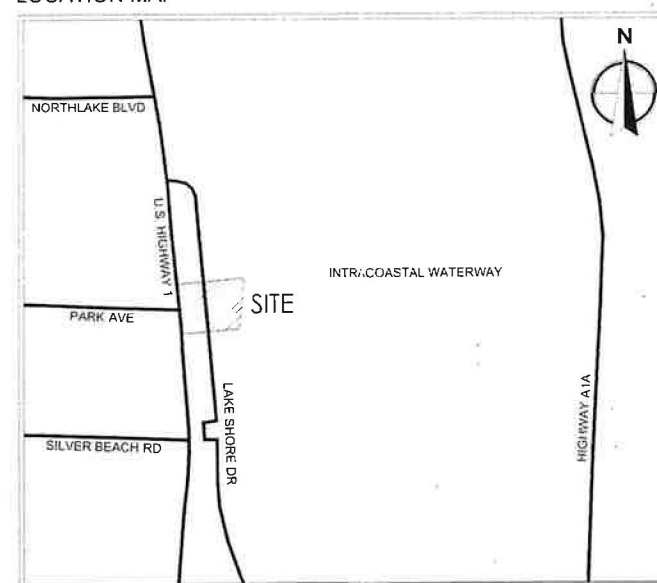
THEIR SOUTHWEST CORNER ALONG S&B BULKHEAD LINE BEING 520.00 FEET WITH A RADIUS OF 3600.00 FEET, A CENTRAL ANGLE OF 113.9848° AND A CHORD OF SOUTH 07°15'22" WEST, 804.47 FEET TO A POINT OF NON-TANGENCY AND THE INTERSECTION WITH S&B BULKHEAD LINE AND THE EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF S&B FORESTHILL DRIVE.

THENCE SOUTH 84°15' WEST, 377.82 FEET ALONG THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID FORESTRIA DRIVE TO THE POINT OF BEGINNING AND CONTAINING 5.05 ACRES, MORE OR LESS

ALL SAID NAME CONTAINING IS NOT ASSE MORE OR LESS

ALL SALES TAXES CONTAINING 15 PERCENT ARE FOR 1995

LOCATION MAP



SHEET INDEX

1	COVER SHEET
2-3	TOPOGRAPHIC SURVEY
4-5	BOUNDARY SURVEY

SURVEYOR NOTES:

- 1 THE EXISTING TRAIL WAS 10 FEET WIDE AND 10 FEET
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Historic Evergreen House

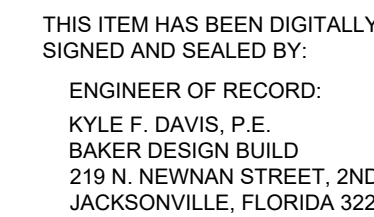
N.T.S.

Town of Lake Park
535 Park Avenue
West Palm Beach, Florida 33403-2603

WGI
2035 Vista Parkway
West Palm Beach, Florida 33411
Ph: 866.909.2220

Doug Lane
The Lane Group, Architects
3514 Oak Street
Jacksonville, Florida 32205
Ph: (904) 874-1766

Baker Design Build
219 N. Newnan Street, 2nd Floor
Jacksonville, FL 32202
Ph: (904) 356-8520
Fx: (904) 559-2678



PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED.
THE SIGNATURE MUST BE VERIFIED
ON THE ELECTRONIC DOCUMENTS.

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C. AS INDICATED BY A (✓).

[illegible]

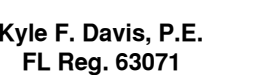
English: applied by Kyle F Davis
 DIN: C06=Kyle F Davis,
 USZQuBilder.1674132C7000001928097EC
 C=Unfallkassen, C=USZ
 Reason: I am expiring this document
 Date: 2020.09.24 10:35:35-0400

<u>GENERAL</u>	
City Development Number	-
Concurrency Application Number	-
Property Appraiser Number (RE #)	36-43-42-20-01-118-0010
Zoning Designation	P - P PUBLIC DISTRICT
PUD Ordinance Number	-
FIRM - Community - Panel	12099C0391G
Flood Zones (Show in Plans)	X (OTHER) AE
Base Flood Elev. (Show in Plans)	AE = 6.0'
Vertical Datum Used for Project	NAVD 88

REVISIONS

[illegible]

Drawn By: BDB
Check By: BDB
Approved By: BDB
Date: 04-30-2026



ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KYLE F. RE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Sheet Name

COVER
SHEET

C1.0



HISTORIC EVERYGREEN HOUSE

Site Restoration

1600 Federal Highway

West Palm Beach, Florida
Palm Beach County
Town of Lake Park

GENERAL SITE NOTES

1. ALL WORK AND MATERIALS SHALL BE IN COMPLETE ACCORDANCE WITH ALL RELATIVE SECTIONS OF "CITY STANDARD SPECIFICATIONS FOR TOWN OF LAKE PARK, FLORIDA", 8TH EDITION (2023). ALL CURRENT CITY STANDARD DETAILS, AND IF APPLICABLE, FLORIDA DEPARTMENT OF TRANSPORTATION CURRENT STANDARD SPECIFICATIONS AND DETAILS.
2. THIS PROPERTY LIES PARTIALLY WITHIN FLOOD ZONE "X (OTHER)" AND ZONE "AE" ACCORDING TO FEMA COMMUNITY PANEL NO. 12099C0391G. THE BACE FLOOD ELEVATION FOR ZONE "AE" IS 6.0'
3. ELEVATIONS ARE BASED ON NAVD 88 DATUM.
4. BOUNDARY AND TOPOGRAPHIC SURVEY DATA PROVIDED BY WGI. AND DATED 06/24/2022.
5. LIMITED TOPOGRAPHIC AND FEMA DATA PROVIDED BY KESHAVARZ & ASSOCIATES AND DATED 04/06/2026.
6. LIMITS OF CONSTRUCTION (LOC) SHALL BE, THE PROPOERTY LINE, UNLESS OTHERWISE NOTED, (UNO) ON THE CIVIL PLANS.
7. THE LIMITS OF DISTUBANCE (LOD) SHALL BE THE AREA ± 1000 SF DEPICTED ON THE CIVIL SITE DEMO PLAN.
8. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH OSHA REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTORS BID.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUBSURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT. THE CONTRACTOR SHALL PROVIDE THE CITY WITH A PRE-CONSTRUCTION VIDEO TAPE OF THE PROJECT AREA DETAILING THE EXISTING CONDITIONS ALONG THE CONSTRUCTION ROUTE. THIS VIDEO TAPE WILL USED TO HELP DETERMINE THE EXTENT AND NATURE OF REMOVAL AND REPLACEMENT ITEMS AND TO AIDE IN THE SETTLEMENT OF ANY DISPUTES ARISING POST CONSTRUCTION.
10. PRIOR TO STARTING CONSTRUCTION WITHIN THE RIGHT-OF-WAY AREAS, THE CONTRACTOR SHALL CONTACT EACH PROPERTY OWNER ALONG THE ROUTE OF THE WORK AREA AND LOCATE ANY EXISTING IRRIGATION/SPRINKLER SYSTEMS THAT WOULD BE AFFECTED BY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION/DAMAGE/REPLACEMENT OF ANY IRRIGATION/SPRINKLER SYSTEMS ON EITHER PRIVATE PROPERTY OR CITY OR STATE RIGHT-OF-WAYS, DUE TO DAMAGE FROM WORK BEING PERFORMED BY THE CONTRACTOR AND/OR SUB-CONTRACTORS. THE CONTRACTOR SHALL HAVE THREE(3) WORKING DAYS TO REPAIR THE DAMAGED IRRIGATION/SPRINKLER SYSTEM FROM THE DATE OF DAMAGE. IF THE IRRIGATION/SPRINKLER SYSTEM HAS NOT BEEN REPAIRED WITHIN THREE(3) WORKING DAYS, THE ENGINEER/CITY WILL NOTIFY THE CONTRACTOR IN WRITTING THAT THE CONTRACTOR HAS FIVE(5) ADDITIONAL DAYS IN WHICH TO REPAIR THE DAMAGED IRRIGATION/SPRINKLER SYSTEM OR THE CITY WILL AUTHORIZE THE PROPERTY OWNER OF SAID DAMAGED AREA TO HAVE THE SYSTEM REPAIRED BY AN INDEPENDENT IRRIGATION/SPRINKLER SYSTEM COMPANY AND THAT COST WILL BE DEDUCTED FROM THE CONTRACTOR'S FINAL PRICE.
11. SHOULD A CONFLICT ARISE BETWEEN THE DETAILS SHOWN IN THESE DRAWINGS AND THE STANDARDS ISSUED BY THE APPLICABLE AGENCIES, THE STANDARDS ISSUED BY THE CONTROLLING AGENCY WILL GOVERN.
12. NO ADDITIONAL COMPENSATION, BASED UPON A COMPARISON BETWEEN THE CONTRACTORS ASSUMED QUANTITIES AND FINAL "IN PLACE" QUANTITIES SHALL BE ALLOWED. THE EXCEPTION SHALL BE THE AUTHORIZED CHANGES IN THE SCOPE OF WORK TO BE PERFORMED.
13. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EITHER CONDUCT ANY FIELD EXPLORATION OR ACQUIRE ANY GEOTECHNICAL ASSISTANCE REQUIRED TO ESTIMATE THE AMOUNT OF UNSUITABLE MATERIAL THAT WILL REQUIRE REMOVAL AND/OR TO ESTIMATE THE AMOUNT OF OFF-SITE BORROW THAT WILL BE REQUIRED.
14. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. IF THE WORK IS IN PUBLIC RIGHT-OF-WAY OR EASEMENT, THE CONTRACTOR'S ONE YEAR WARRANTY SHALL EXTEND TO THE TOWN OF LAKE PARK AND ASSOCIATED GOVERNMENT AGENCIES.
15. FOR PAVEMENT AND BUILDING GEOMETRY INFORMATION SEE ENGINEERING SITE PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BUILDING DIMENSIONS SHOWN ON THE ENGINEERING SITE PLAN AGREES WITH THE DIMENSIONS SHOWN ON THE ARCHITECTURAL PLAN. IF ANY DIMENSIONS DO NOT AGREE, THE ARCHITECT, ENGINEER AND OWNER SHALL BE NOTIFIED AND THE DIMENSIONS ADJUSTED PRIOR TO COMMENCING WITH CONSTRUCTION.
16. THE CONTRACTOR WILL CONTRACT WITH AN INDEPENDENT TESTING LABORATORY TO PERFORM MATERIAL TESTING AND SOILS TESTING IN ACCORDANCE WITH CITY REQUIREMENT AND THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT. THIS SHALL INCLUDE DENSITY TESTS IN ALL PAVEMENT AREAS AND BUILDING PADS AND IN ALL UTILITY TRENCHES LOCATED IN PAVEMENT AREAS, CONCRETE TESTING AND ALL OTHER MATERIAL TESTING.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE REQUIRED FOR THE PROJECT INCLUDING TOWN OF LAKE PARK OR FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PERMITS FOR WORK WITHIN CITY OR STATE RIGHTS-OF-WAY OR EASEMENTS.
18. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN CITY OR STATE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION & REPAIR.
19. TO ENSURE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING PAVEMENT, THE CONTRACTOR SHALL SAWCUT AND REMOVE A TWELVE(12) INCH STRIP OF EXISTING PAVEMENT.
20. THE CONTRACTOR SHALL COORDINATE THE PAVING AND DRAINAGE CONSTRUCTION WITH ALL OTHER SITE AND UTILITY WORK.
21. ALL EASEMENTS ARE TO BE CLEARED AND DRIVEABLE.
22. "AS-BUILT" DRAWINGS TO APPLICABLE AGENCIES, THE TOWN OF LAKE PARK, DEPARTMENT OF PUBLIC WORKS, FLORIDA DEPARTMENT OF TRANSPORTATION, AND THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION, FIELD LOCATIONS, CERTIFICATION AND SUBMITTAL OF "AS-BUILT" DRAWINGS IN ACCORDANCE WITH CURRENT TOWN OF LAKE PARK, SEACOAST UTILITY AUTHORITY, FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, AND SFWMD REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROCESS THE AS-BUILT DRAWINGS FOR APPROVAL BY THE TOWN OF LAKE PARK.
23. THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH ALL OTHER CONTRACTORS. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
24. ALL CLEARING AND GRUBBING REQUIRED FOR ALL PAVEMENT, UTILITIES, DITCHES, AND BERMS INCLUDED IN THIS PROJECT AND THE CLEARING AND GRUBBING OF ALL RIGHTS-OF-WAY OR EASEMENTS SHALL BE CONSIDERED AS PART OF THIS PROJECT.
25. ALL AREAS SHOWN TO BE FILLED SHALL BE CLEARED AND GRUBBED IN ACCORDANCE WITH CITY STANDARDS AND SHALL BE FILLED WITH CLEAN STRUCTURAL FILL COMPACTED AND TESTED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.
26. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS.

IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT.

ALL DISTURBED AREAS EITHER ON-SITE OR OFF-SITE SHALL BE RESTORED AS FOLLOWS: PAVEMENT AND CONCRETE SHALL BE REPLACED MATCHING THE EXISTING, NON PAVED AREAS SHALL BE (SODDED OR SEEDED & MULCHED).

ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR.

ALL UNSUITABLE MATERIAL UNDER BUILDINGS, PAVEMENT OR UTILITIES SHALL BE REMOVED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.

ALL UNSUITABLE MATERIAL IS TO BE REMOVED FROM THE SITE BY THE CONTRACTOR, UNLESS DIRECTED OTHERWISE BY ENGINEER OR OWNER.

EXCESS SUITABLE MATERIAL IS TO BE REMOVED FROM THE SITE BY THE CONTRACTOR, UNLESS DIRECTED OTHERWISE BY ENGINEER OR OWNER.

EXISTING TREES WITHIN PROJECT LIMITS SHALL BE PRESERVED AND PROTECTED.

THESE PLANS INCLUDING THE STORMWATER POLLUTION PREVENTION PLAN INDICATE THE MINIMUM EROSION & SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL - A GUIDE TO SOUND LAND AND WATER MANAGEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) CHAPTER 6. THE CONTRACTOR SHALL PROVIDE EROSION PROTECTION AND TURBIDITY CONTROL AS REQUIRED TO INSURE CONFORMANCE TO STATE AND FEDERAL WATER QUALITY STANDARDS AND MAY NEED TO INSTALL ADDITIONAL CONTROLS TO CONFORM TO AGENCIES REQUIREMENTS. IF A WATER QUALITY VIOLATION OCCURS THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ALL DAMAGES, AND ALL COSTS WHICH MAY RESULT INCLUDING LEGAL FEES, CONSULTANT FEES, CONSTRUCTION COSTS AND FINES.

THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS AND SPECIFICATIONS, THE SWFMD CRITERIA, AND FDEP EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLANDS AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING A PERMANENT STAND OF SOD AND/OR GRASS PER TOWN OF LAKE PARK STANDARDS AND MEETING THE NPDES FINAL STABILIZATION REQUIREMENTS.

IF DEWATERING CAPACITY REQUIRES A CONSUMPTIVE USE PERMIT (C.U.P.) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE SWFMD OR FDEP.

PRIOR TO ANY DISCHARGE OF GROUNDWATER (DEWATERING) FROM CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT TO WATERS OF THE STATE (INCLUDING, BUT NOT LIMITED TO WETLANDS, SWALES AND MUNICIPAL STORM SEWERS), THE CONTRACTOR SHALL TEST THE EFFLUENT (WATER TO BE DISCHARGED) IN ACCORDANCE WITH RULE 62-621.300(2), F.A.C. THE TEST RESULTS ON THE EFFLUENT ARE BELOW SCREENING VALUES OF RULE 62-621.300(2), F.A.C., THE CONTRACTOR SHALL SUBMIT A SUMMARY OF THE PROPOSED CONSTRUCTION ACTIVITY AND THE TEST RESULTS TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION DISTRICT OFFICE, WITHIN ONE (1) WEEK AFTER DISCHARGE BEGINS. THE CONTRACTOR SHALL CONTINUE TO SAMPLE THE EFFLUENT AS REQUIRED THROUGHOUT THE PROJECT AND COMPLY WITH ALL CONDITIONS OF RULE 62-621.300(2), F.A.C. IF THE GROUNDWATER EXCEEDS THE SCREENING VALUES OF RULE 62-621.300(2), F.A.C., THE CONTRACTOR SHALL COMPLY WITH OTHER APPLICABLE RULES AND REGULATIONS PRIOR TO DISCHARGE OF THE EFFLUENT (GROUNDWATER) TO SURFACE WATERS OF THE STATE.

THE CONTRACTOR SHALL SUBMIT A "NOTICE OF INTENT" TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION IN ACCORDANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) RULES AND REGULATIONS.

THE CONTRACTOR SHALL ERECT ALL TREE PROTECTION FENCES AND LIMITS OF CONSTRUCTION 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL CALL FOR INSPECTION BY THE TOWN OF LAKE PARK LANDSCAPE DIVISION.

SHALL THE CONTRACTOR EXPERIENCE ANY CONDITION THAT IS CONFLICTING OR DIFFERENT IT IS DEPICTED BY THESE PLANS, CONTRACTOR SHALL NOTIFY THE E.O.R. IMMEDIATELY.

LEGEND

AHJ -- AUTHORITY HAVING JURISDICTION

CITY -- TOWN OF LAKE PARK

FDEP -- FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

SFWM -- SOUTH FLORIDA WATER MANAGEMENT DISTRICT

F.A.C. -- FLORIDA ADMINISTRATIVE CODE

NPDES -- NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM

LOD -- LIMITS OF DISTURBANCE

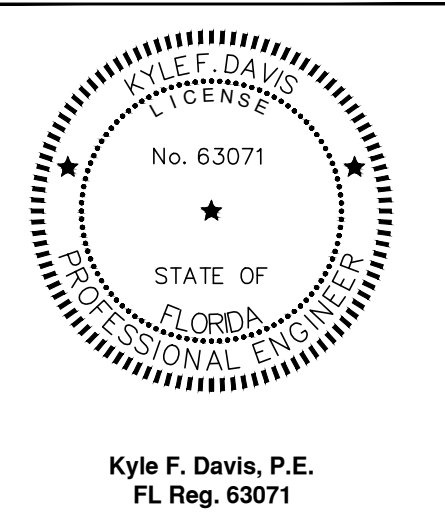
Historic Evergreen House Site Restoration

Project Number
25-0133

REVISIONS

[illegible]

Drawn By: BDB
Check By: BDB
Approved By: BDB
Date: 04-30-2026



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KYLE F. MAVIS, PE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Sheet Name

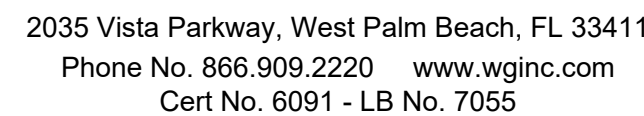
General
Notes /
Details

Sheet Number

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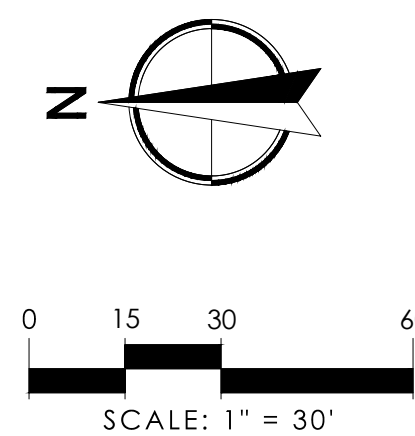
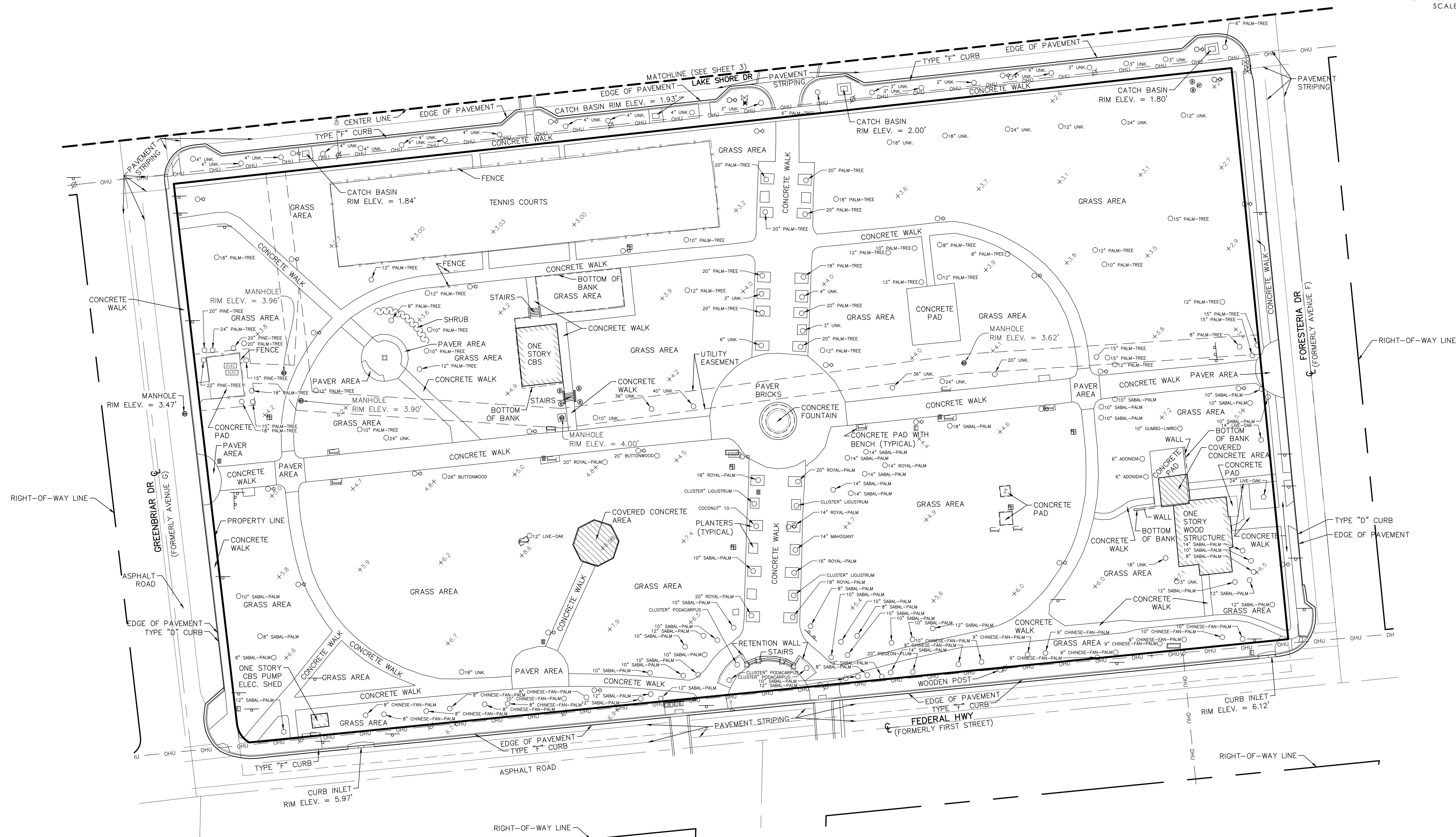
219 N. Newnan Street, 2nd Floor, Jacksonville FL 32202
p 904 356 8520 f 904 559 2678 bakerdesign.build
C:A No. 32489

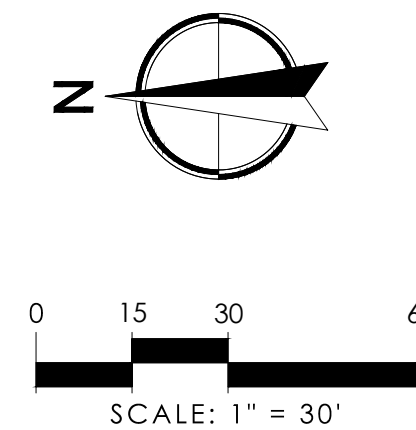
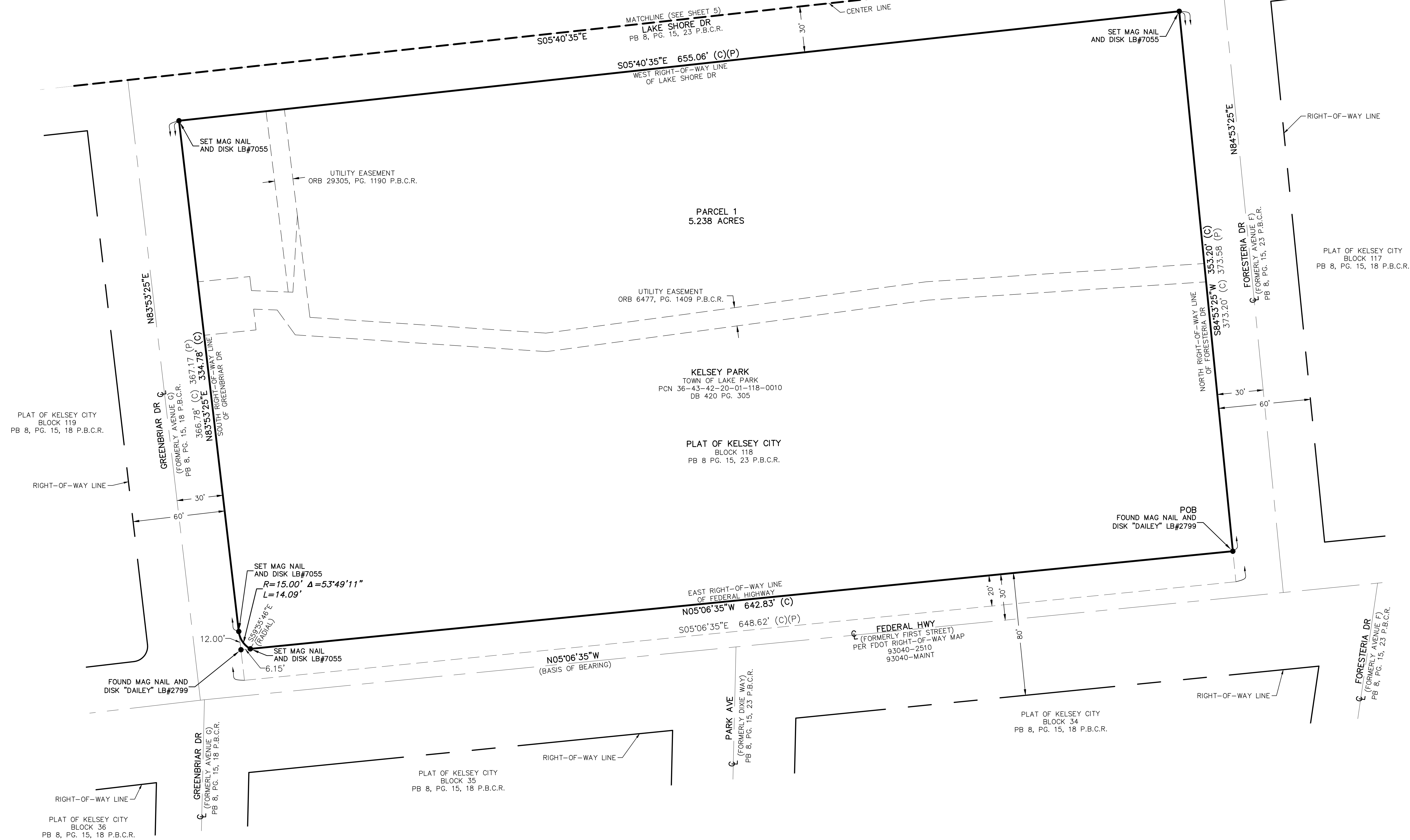


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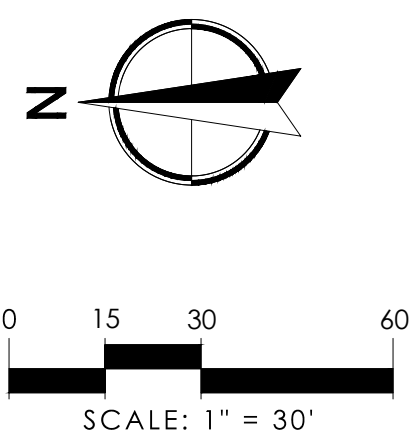
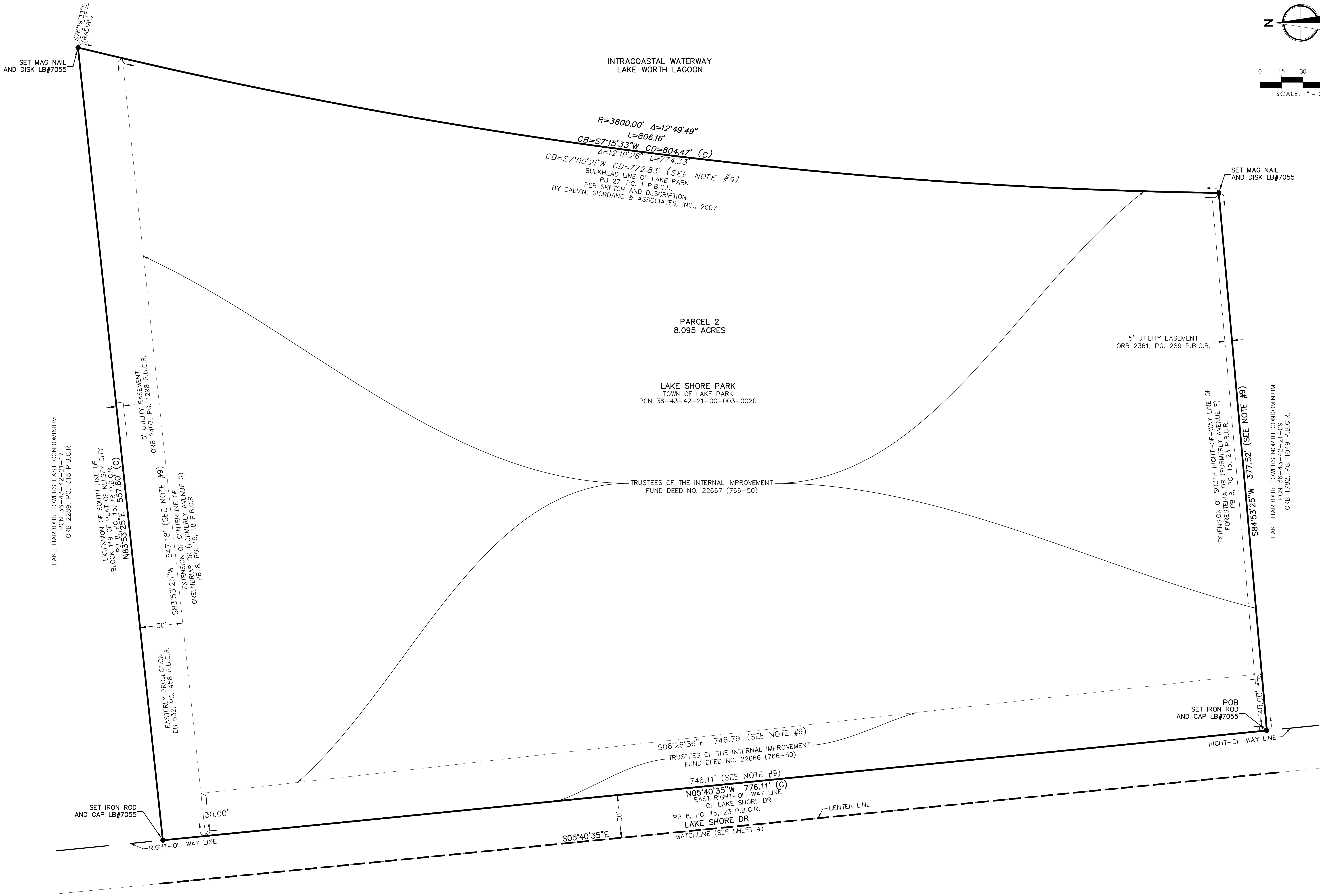
TOPOGRAPHIC & BOUNDARY
SURVEY
KELSEY PARK
SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA

BY: _____ DATE: _____
JIM SULLIVAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 6889





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Item 2.



2035 Vista Parkway, West Palm Beach, FL 33411
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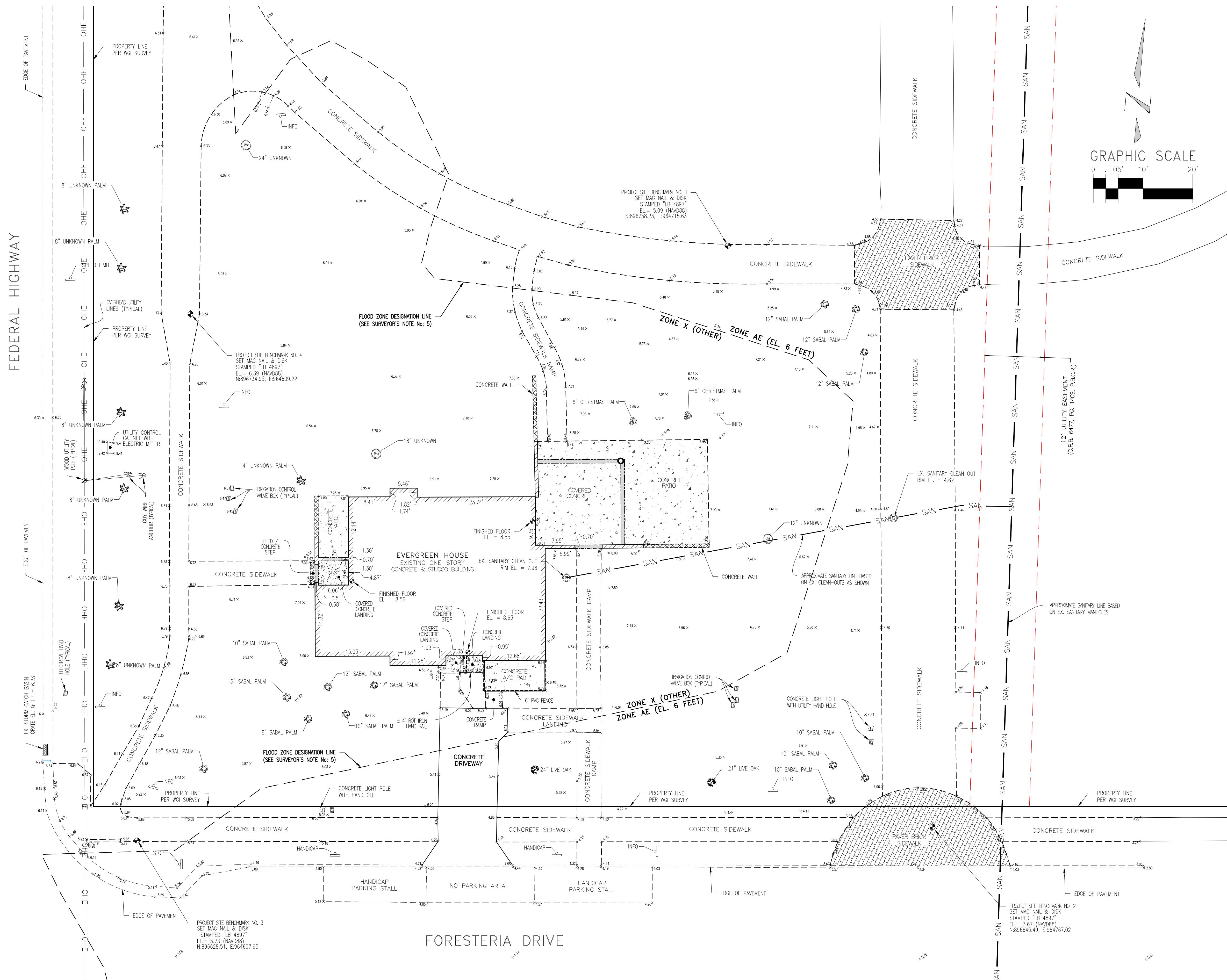
REVISIONS			BY
NO.	DATE	DESCRIPTION	

CAD/REV/DATE/DESCRIPTION	JOB NO.	DRAWN BY	CHECK BY	DATE
	8079.00	ALEX L.	JIM S.	2022-06-24

SURVEYOR OF RECORD
JIM SULLIVAN
PSM# 6889

TOPOGRAPHIC & BOUNDARY SURVEY
KELSEY PARK
SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA

SHEET:
5



SURVEYOR'S NOTES:

- THIS IS A TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17.050 FLORIDA ADMINISTRATIVE CODE.
- THIS SURVEY IS BASED ON THE BOUNDARY LINES AS CONTAINED IN A DIGITAL CAD FILE OF A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY WGI, INC., AS PROVIDED BY THE CLIENT AND AS SUPPLEMENTED BY A DIGITALLY SIGNED AND SEALED PDF OF THE SAID CAD FILE. THE SAID DIGITALLY SIGNED AND SEALED PDF AS ALSO PROVIDED BY THE CLIENT, DATED JUNE 24, 2022 AND HAVING A PROJECT #: 8079.00.
- THIS IS NOT A BOUNDARY SURVEY.
- ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE REFERENCED TO PALM BEACH COUNTY BENCHMARK "ASIAGO" WITH AN ELEVATION OF 6.456 (NAVD88) AS PUBLISHED BY PALM BEACH COUNTY ENGINEERING. THE DATUM CONVERSION FACTOR SHOWN HEREON IS AS DETERMINED BY THE DIFFERENCE BETWEEN THE PUBLISHED NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) ELEVATION AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) FOR THE NEXT NEAREST PALM BEACH COUNTY BENCHMARK. THE BENCHMARK USED TO DETERMINE THE CONVERSION FACTOR HEREON IS PALM BEACH COUNTY BENCHMARK B 233.
- THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (OTHER) AND ZONE AE (ELEV 6) AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 1209900391 G, WITH A MAP REVISED DATE OF DECEMBER 20, 2024, A COMMUNITY PANEL: LAKE PARK, TOWN OF, COMMUNITY NUMBER: 120212, PANEL: 0391 AND SUFFIX: G. NOTICE: PURSUANT TO THE ABOVE REFERENCED FEMA FIRM MAP ZONE X (OTHER) IS DEFINED AS FOLLOWS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. NOTE: THE FLOOD ZONE DESIGNATION LINE AS SHOWN HEREON AS ABSTRACTED FROM THE ABOVE REFERENCED FEMA MAP AS GEO-REFERENCED IN THE ASSOCIATED WORLD FILE AS PROVIDED BY FEMA.
- FOUNDATIONS, FOOTERS AND OTHER UNDERGROUND FACILITIES THAT MAY EXIST HAVE NOT BEEN LOCATED UNLESS OTHERWISE SHOWN.
- THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND SANITARY CLEAN-OUTS AND SANITARY MANHOLES AS LOCATED AS PART OF THIS SURVEY. THIS SURVEY DOES NOT INCLUDE MEASUREMENTS OR LOCATIONS FOR SUB-SURFACE UTILITY ENGINEERING (SUE) AND THE INFORMATION AS SHOWN IS FOR GENERAL INFORMATION PURPOSES.
- THE SEACOAST UTILITY EASEMENT SHOWN HEREON IS BASED THE ABOVE REFERENCED WGI CAD FILE. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY KESHAVARZ & ASSOCIATES, INC.
- THE VERTICAL SPOT ELEVATIONS SHOWN HEREON ON HARD SURFACES ARE WITHIN AN EXPECTED ACCURACY OF 0.02' AND GROUND ELEVATIONS SHOWN HEREON ARE WITHIN AN EXPECTED ACCURACY OF 0.10'.
- THE CONTRACTED USE OF THIS SURVEY IS FOR THE ARCHITECTURAL AND CIVIL DESIGN ASSOCIATED WITH DESIGNING HANDICAP ACCESS AND RENOVATIONS TO THE HISTORIC RESIDENCE LOCATED ON THE SUBJECT PROPERTY AND IS NOT VALID FOR ANY OTHER USE.

- THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW.
PREPARED FOR:

TOWN OF LAKE PARK

- COPYRIGHT 2026 BY KESHAVARZ & ASSOCIATES, INC. THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ITS AUTHENTICATED DIGITAL EQUIVALENT OF A LICENSED SURVEYOR AND MAPPER, EMPLOYED BY KESHAVARZ & ASSOCIATES, INC. THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

TO: TOWN OF LAKE PARK

DATE OF SURVEY: APRIL 01, 2026

Scott F. Bryson

SCOTT F. BRYSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5991



KESHAVARZ & ASSOCIATES
Civil Engineers • Land Surveyors
711 North Dixie Highway, Suite 201
West Palm Beach, Florida 33401
Tel: (561) 489-8800 Fax: (561) 609-7376

BOUNDARY SURVEY

DATE: 04/06/2026	CHECKED: SFB	PROJECT No.	SHEET No.
SCALE: 1" = 10'	APPROVED: SFB	26-1562	1 OF 1
DRAWN: SFB	DWG No: D26-1562A		

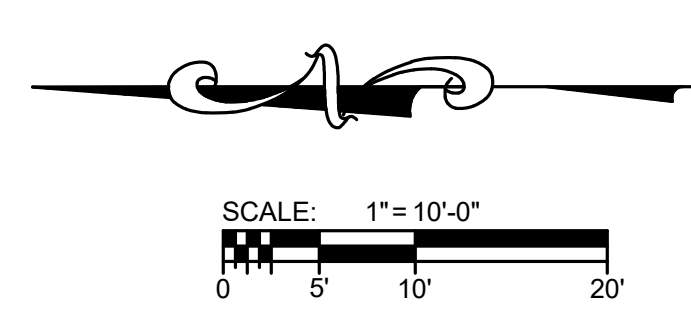
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DEMOLITION NOTES

- 1 REMOVE ASPHALT/CONCRETE PAVEMENT
- 2 REMOVE BUILDING/STRUCTURE
- 3 REMOVE CURB & GUTTER
- 4 REMOVE DRIVEWAY/SIDEWALK/CONCRETE PAD
- 5 REMOVE SANITARY SEWER PIPE/STRUCTURE/LIFT STATION
- 6 REMOVE FORCEMAIN PIPE/STRUCTURE
- 7 REMOVE WATERMAIN PIPE/STRUCTURE
- 8 REMOVE STORM SEWER PIPE/STRUCTURE
- 9 TREES TO BE REMOVED. SEE TREE MITIGATION PLAN PREPARED BY LANDSCAPE ARCHITECT
- 10 REMOVE STRIPING
- 11 REMOVE UTILITY/LIGHT POLES & FIXTURES
- X(1) TREES TO BE REMOVED

AREA TO BE REMOVED



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C.A No. 32489

Historic Evergreen House
Site Restoration

160 Federal Highway
West Palm Beach, Florida
Palm Beach County
Town of Lake Park

Project Number
25-0133

REVISIONS

No.	Date	Revision

Drawn By: BDB
Check By: BDB
Approved By: BDB
Date: 04-30-2026

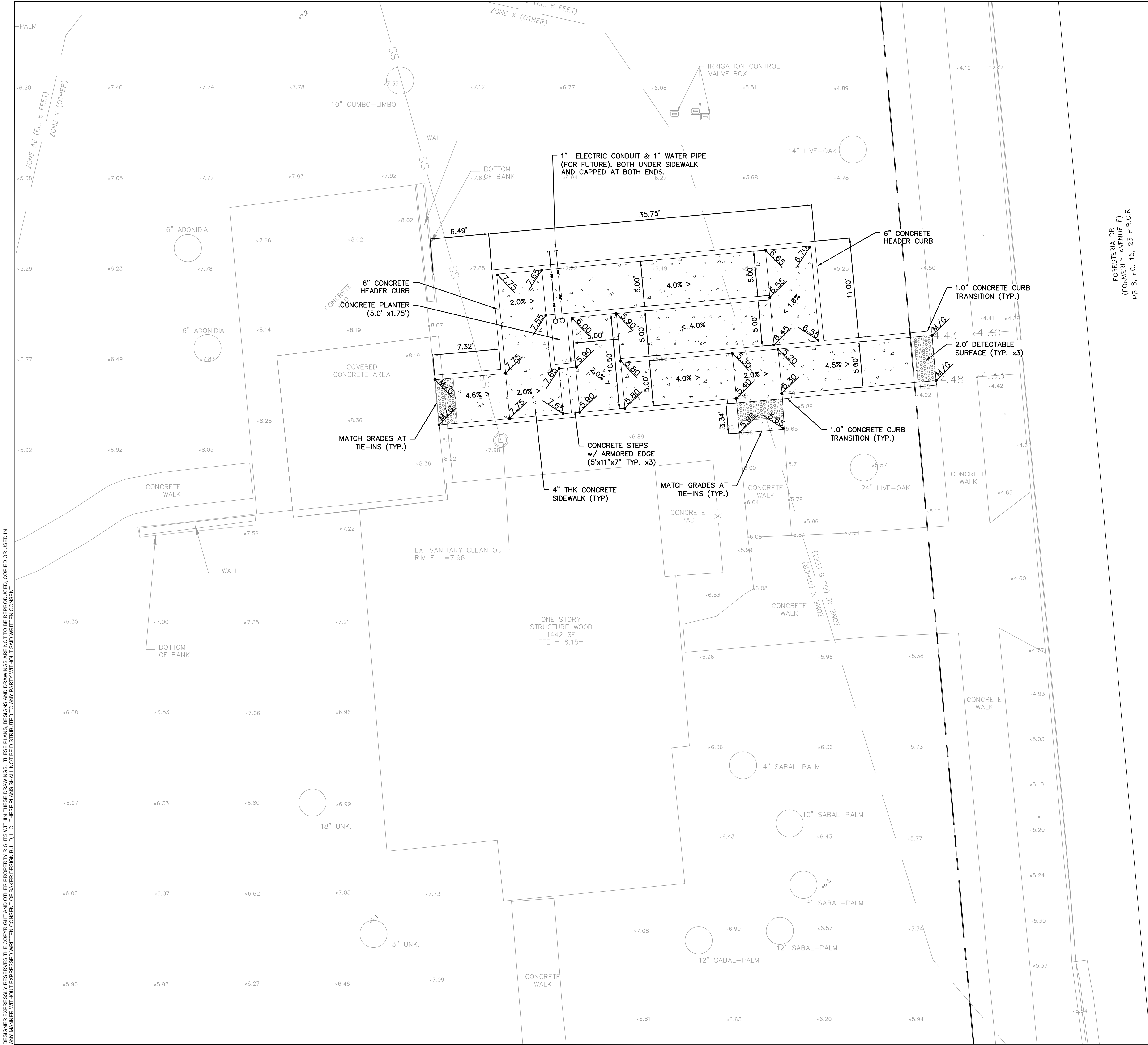
Kyle F. Davis, P.E.
FL Reg. 63071

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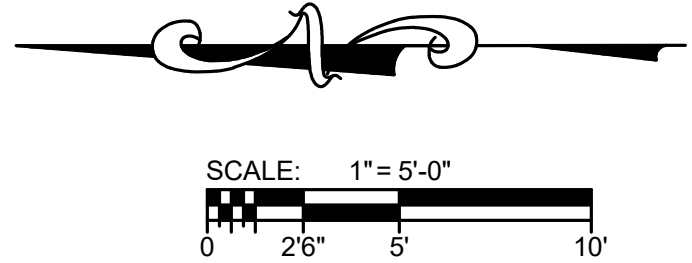
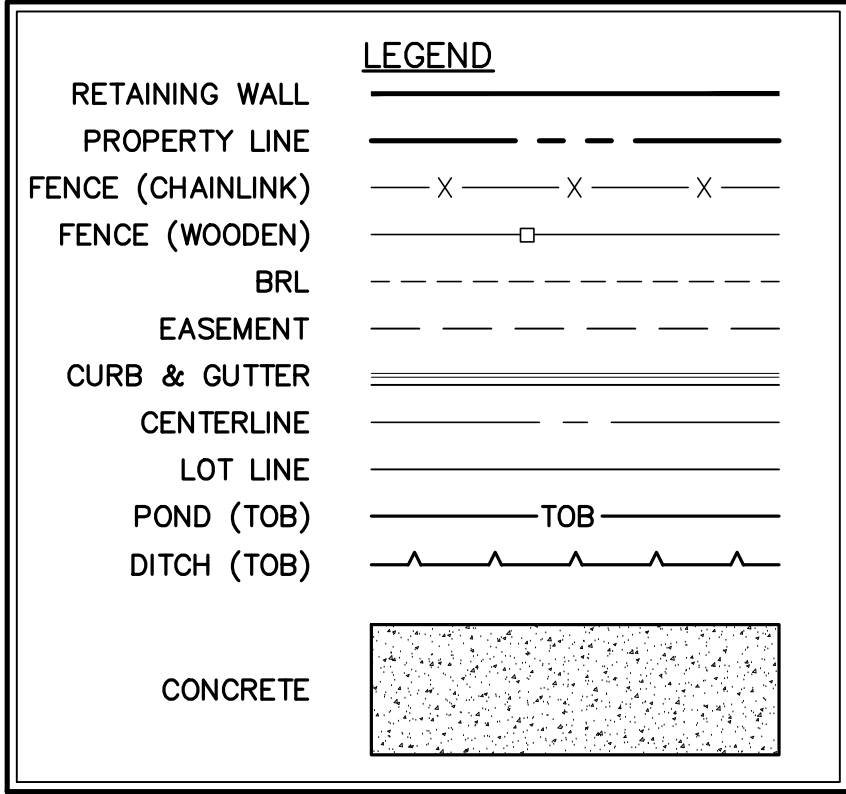
Sheet Name
Site & Tree Protection Plan

Sheet Number
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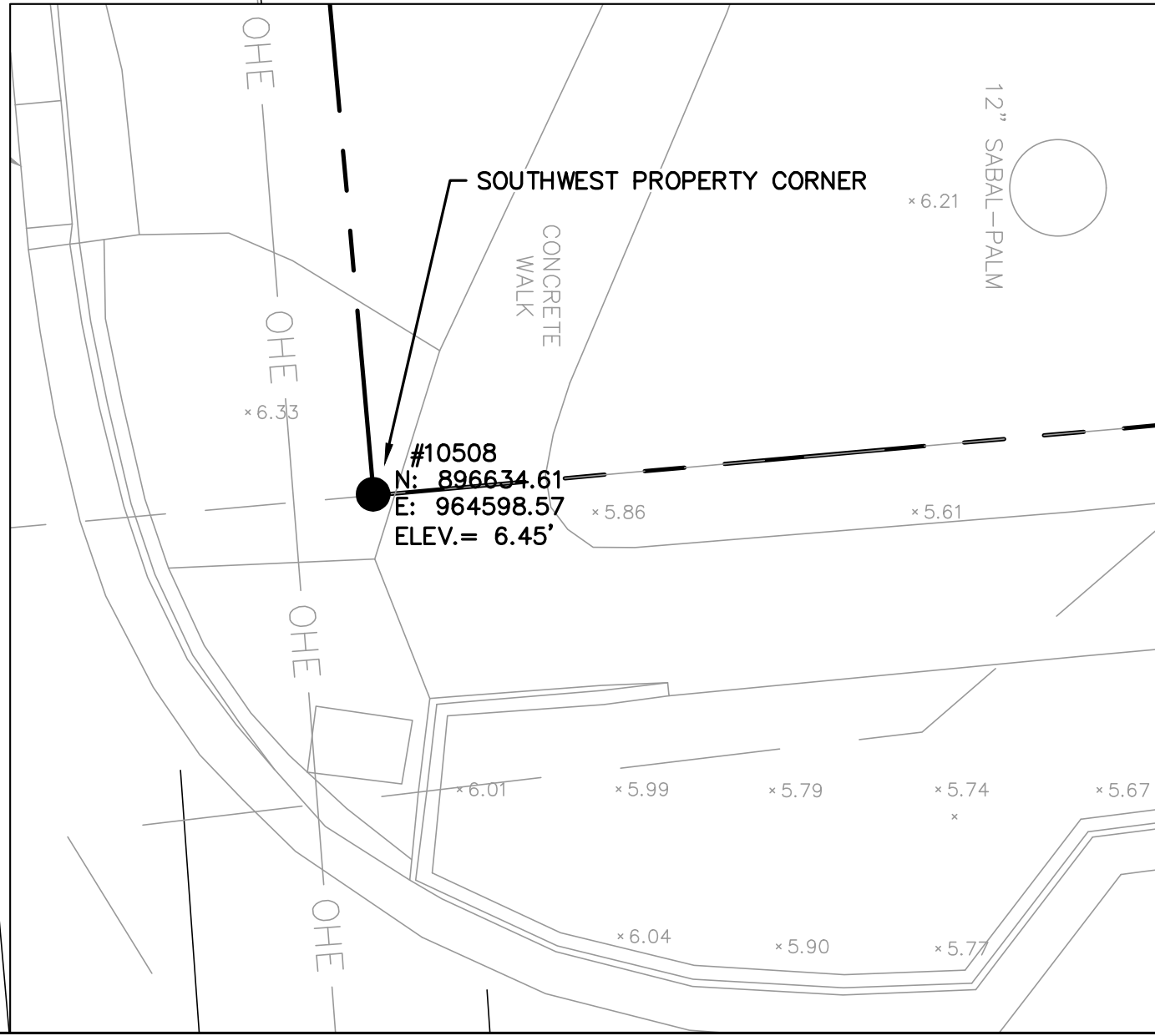
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- GENERAL GEOMETRY NOTES:**
1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH LAKE PARK/ PALM BEACH COUNTY REQUIREMENTS, 8TH EDITION (2023) EDITION.
 2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS SHOWN OTHERWISE ON PLANS.
 3. ALL CURB AND GUTTER SHALL BE CONSTRUCTED ON-SITE. REFER TO PLAN FOR SIZE AND TYPE.
 4. THE BUILDING CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS. IF DIMENSIONS DIFFER FROM THOSE SHOWN HEREIN, CONTACT THE PROJECT ENGINEER PRIOR TO CONSTRUCTION STAKEOUT.
 5. ALL BUILDING TIES AND DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL.
 6. ALL PERMANENT MARKINGS SHALL BE EXTRUDED THERMOPLASTIC AND MEET THE CURRENT CITY AND FDOT STANDARD SPECIFICATIONS, LATEST EDITION.
 7. SEE SHEET C1.1 FOR GENERAL NOTES.
 8. SEE SHEET CD3.0 FOR SITE DETAILS.



SEE BELOW FOR BENCHMARK INFORMATION



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p 904 356 8520 f 904 559 2678 bakerdesign.build
C.A No. 32489

Historic Evergreen House Site Restoration

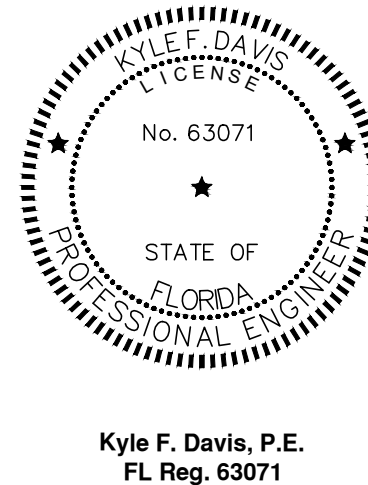
160 Federal Highway
West Palm Beach, Florida
Palm Beach County
Town of Lake Park

Project Number
25-0133

REVISIONS

No.	Date	Revision

Drawn By: BDB
Check By: BDB
Approved By: BDB
Date: 04-30-2026



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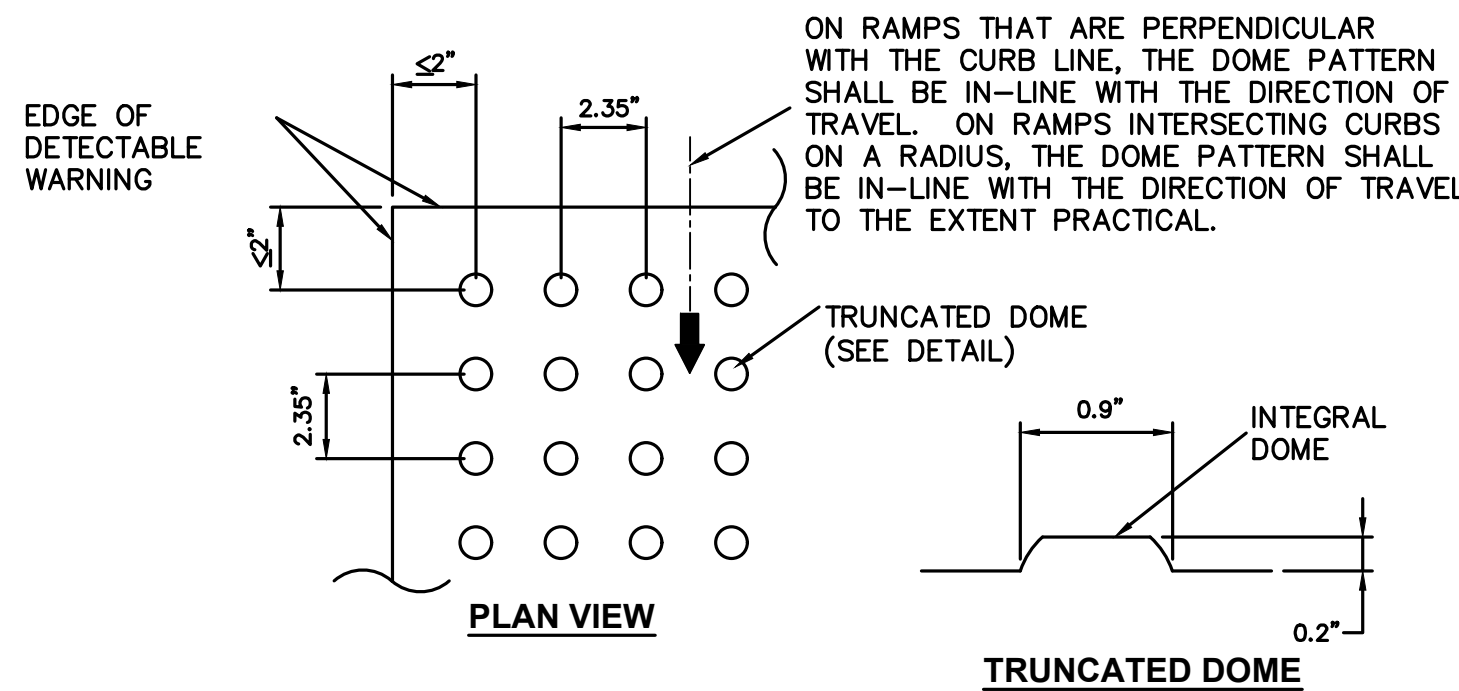
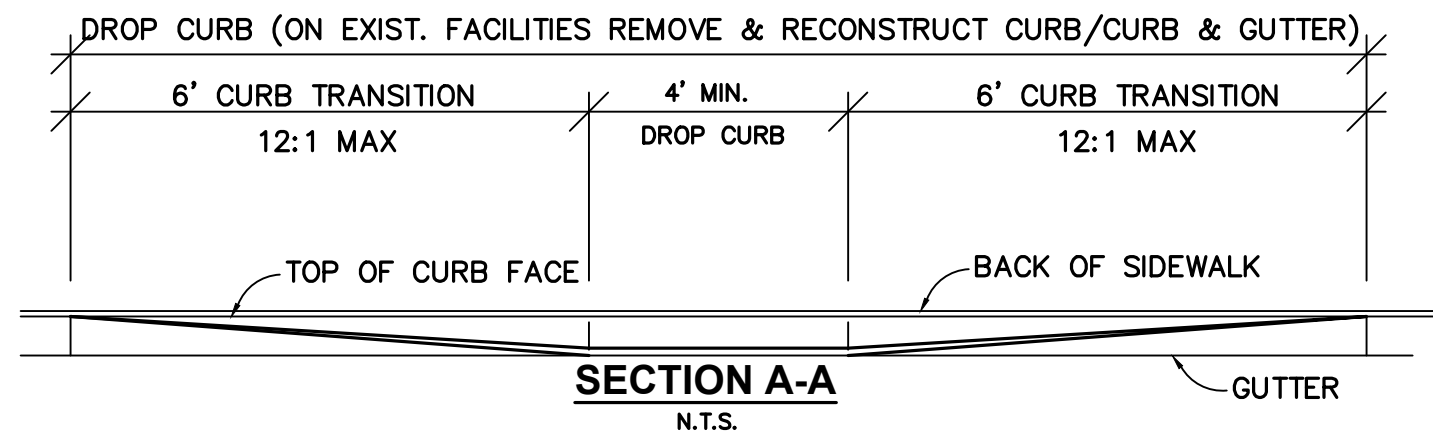
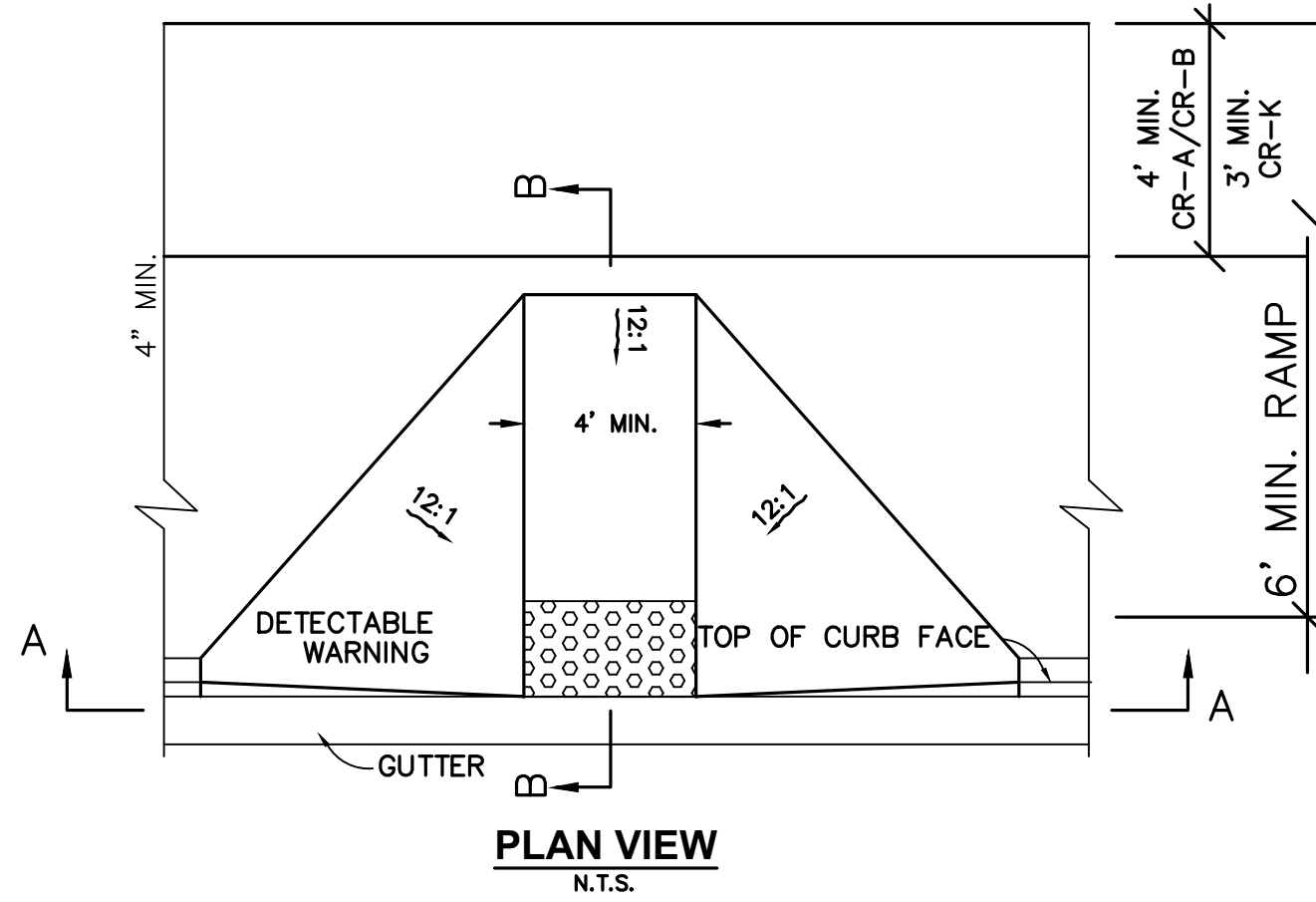
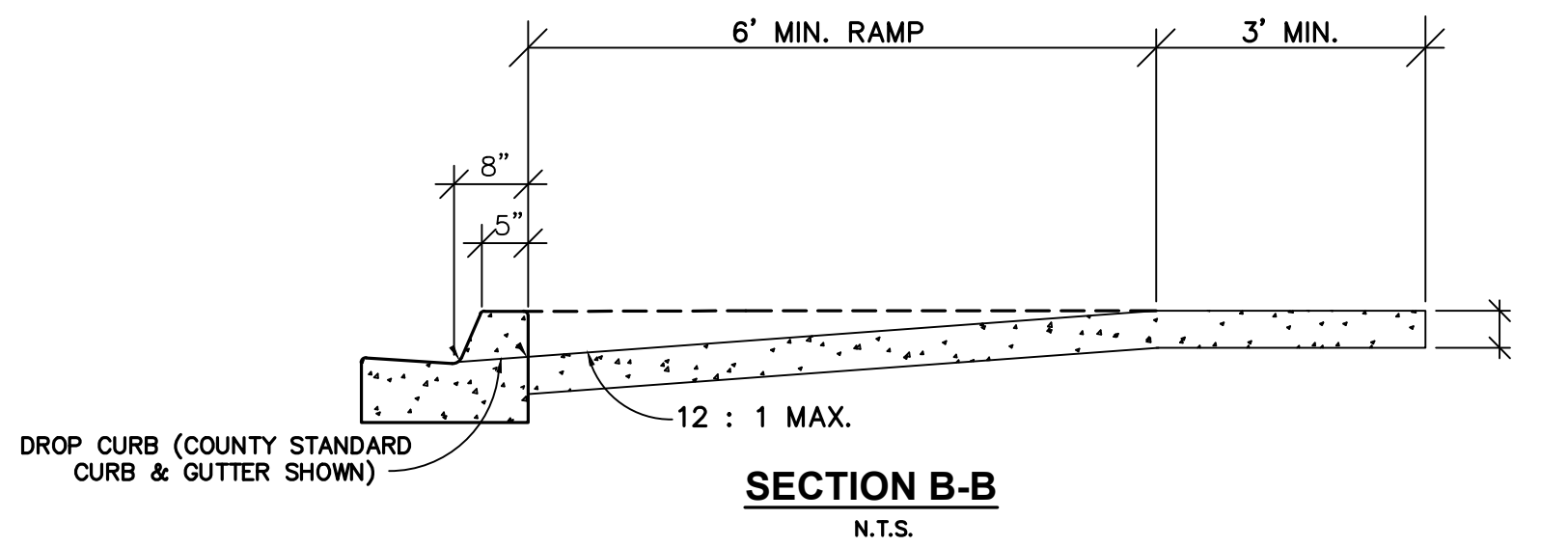
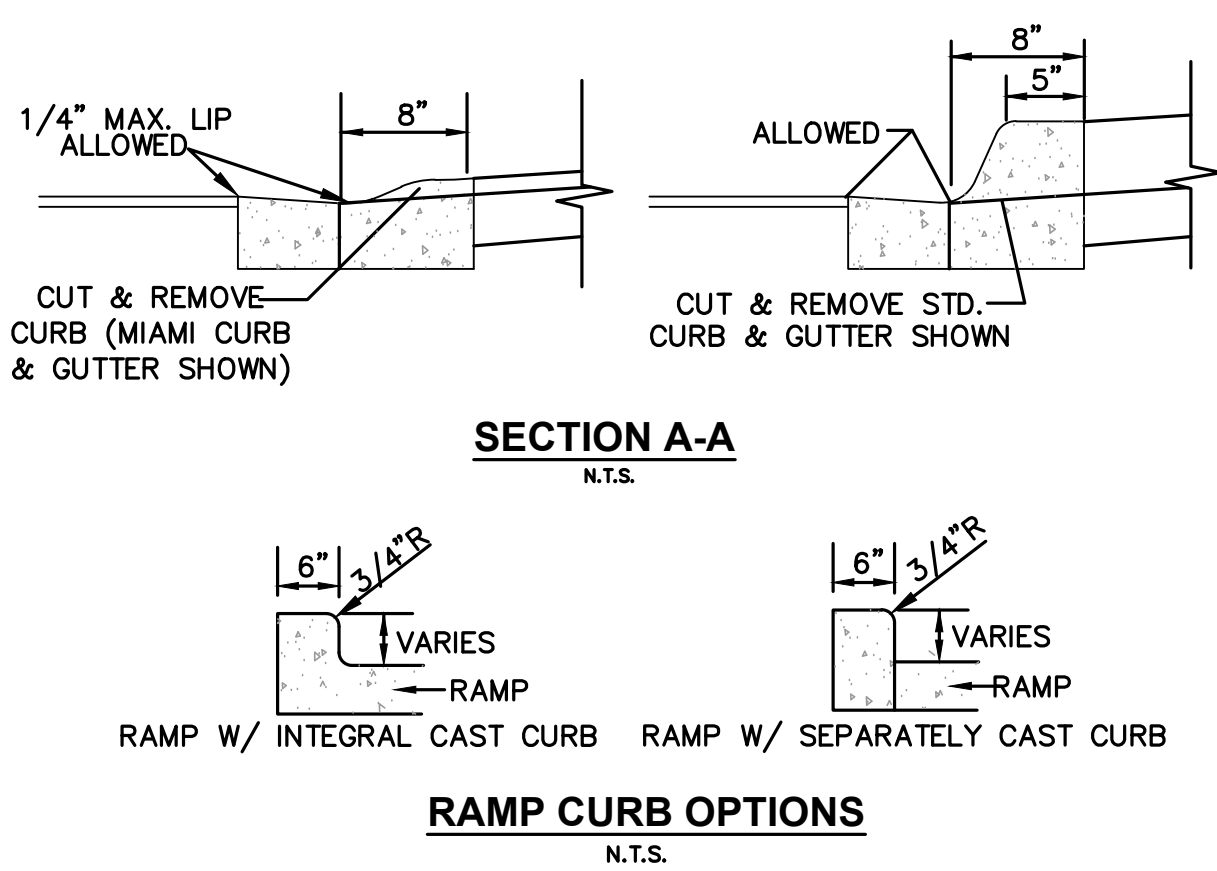
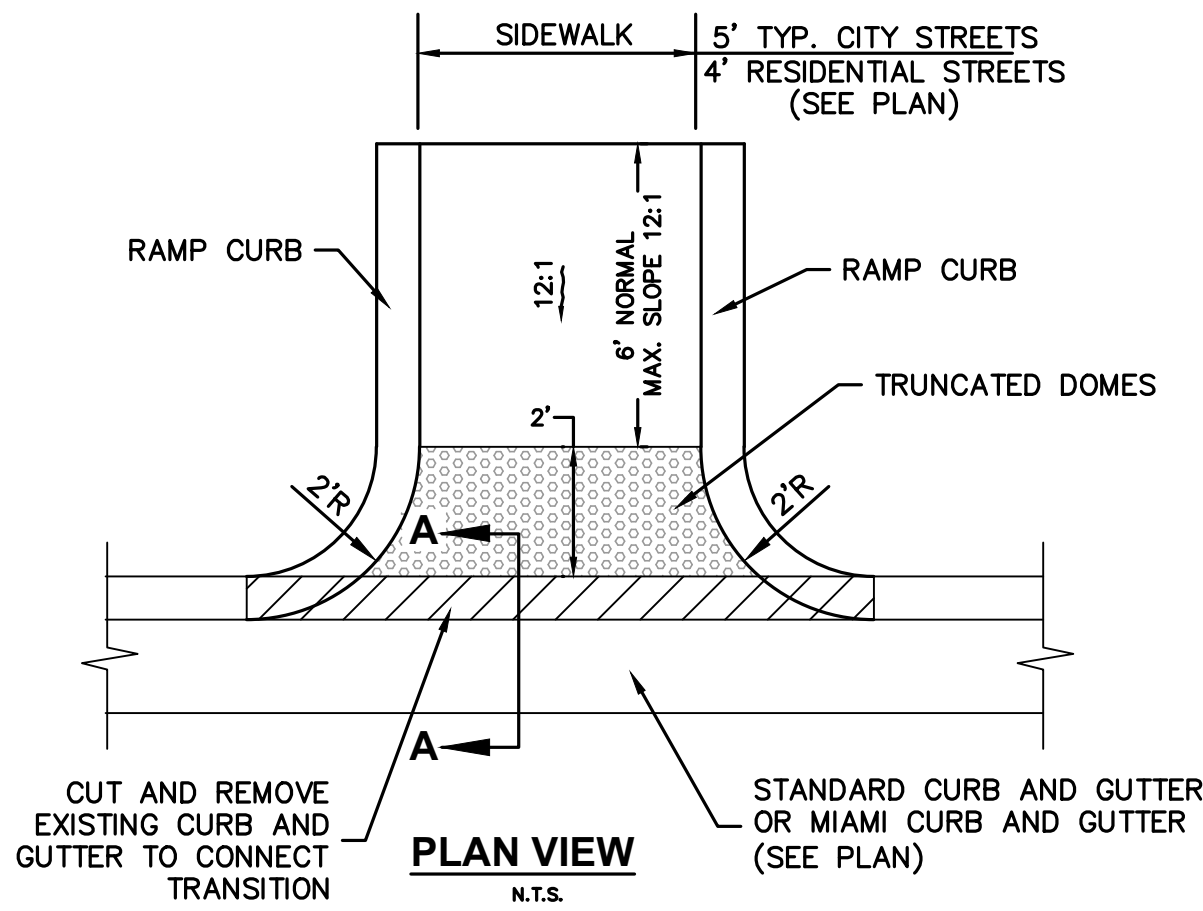
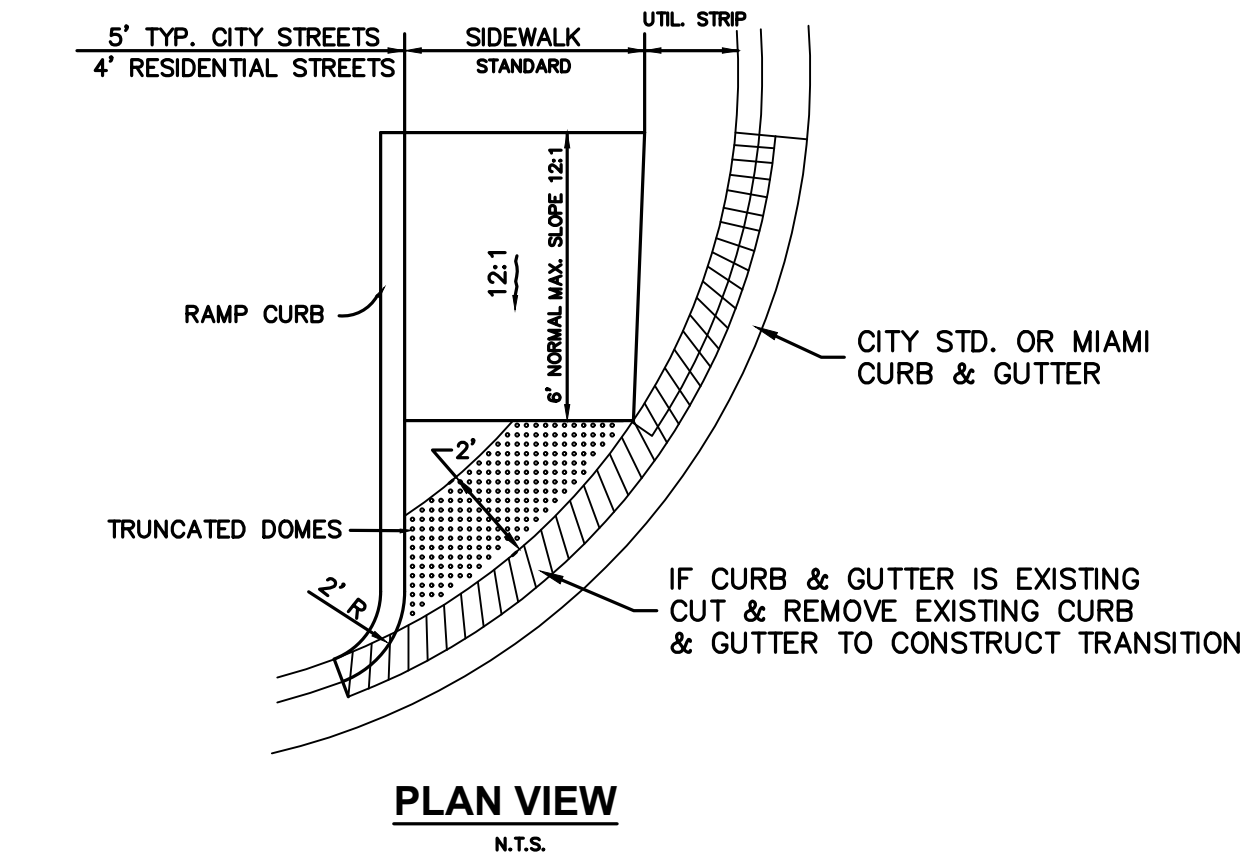
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Overall
Site Plan

Sheet Number

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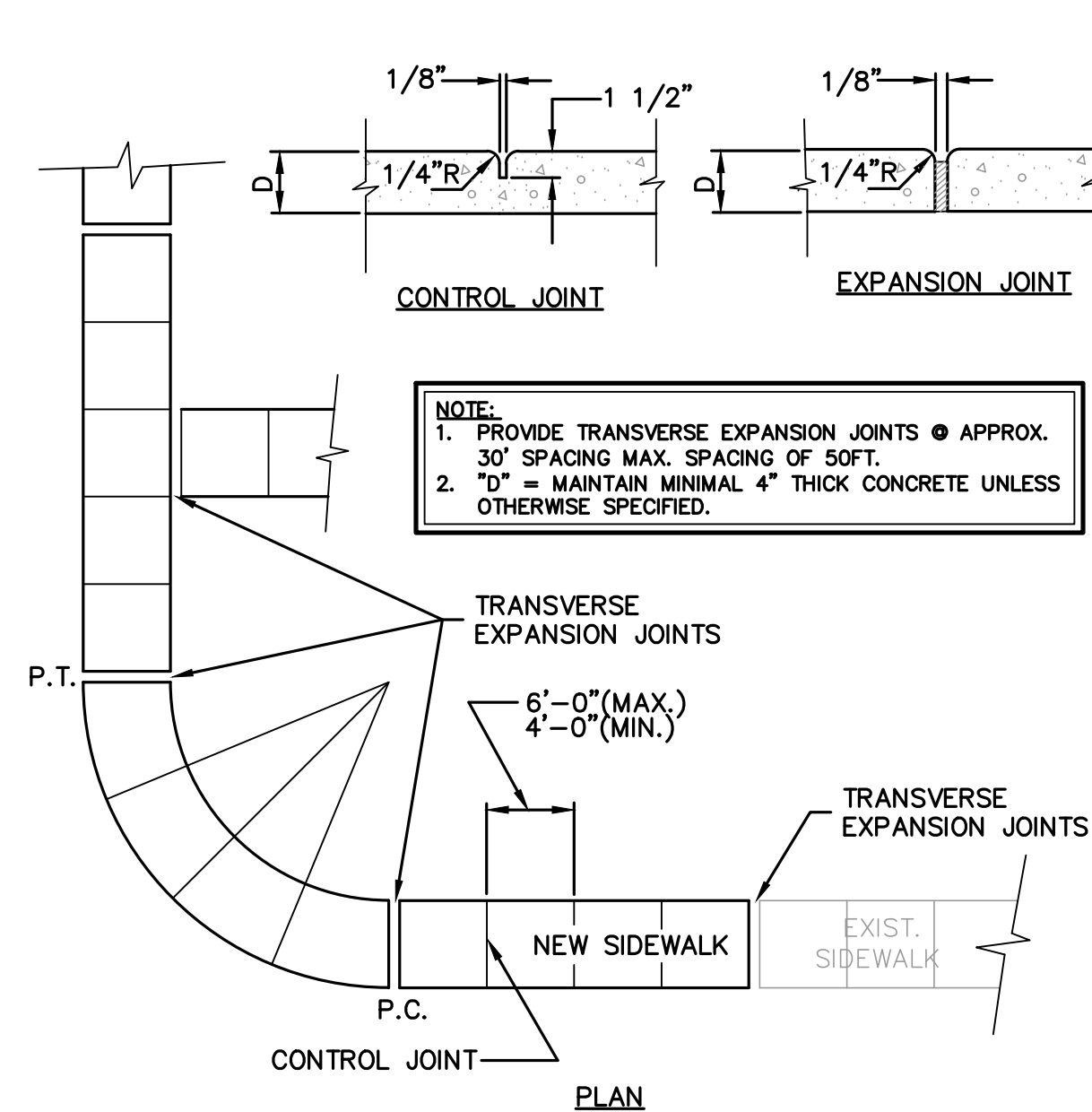
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NOTE:
THE TOP WIDTH OF THE DOME SHALL BE A MINIMUM OF 50% AND A MAXIMUM OF 65% OF THE BASE DIAMETER.

NOTE:
ALL SIDEWALK CURB RAMPS OUTSIDE OF PRIVATE RIGHT-OF-WAY SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 mm) FROM THE BACK OF CURB.

NOTES:
1. HANDICAP RAMPS, SPACES AND SIGNAGE SHALL MEET AMERICAN NATIONAL STANDARD A117.1 AND ALL APPLICABLE CITY AND STATE REQUIREMENTS.
2. THE CONTRACTOR SHALL INSTALL DETECTABLE WARNING SURFACES IN ACCORDANCE WITH A.D.A. REQUIREMENTS. REFER TO FLORIDA BUILDING CODE FOR FURTHER INFORMATION.
3. DETECTABLE WARNINGS IN CURB RAMPS/CROSSWALKS SHALL COMPLY WITH ALL ADA REQUIREMENTS INCLUDING 4.7.7 / 4.29 AND FDOT INDEX NO. 304.



NOTES:

1. PREPARATION

- 1.1 EXISTING SIDEWALK SHALL BE DEMOLISHED AND REMOVED IN ACCORDANCE WITH SITE DEMO & TREE MITIGATION PLAN.
- 1.2 GROUND SHALL BE CLEARED & GRUBBED FOR AN AREA EXTENDING 1'-0" BEYOND THE IMMEDIATE LIMITS OF WORK INCLUDING REMOVAL OF ALL UNSUITABLE MATERIALS.
- 1.3 SUBGRADE SHALL BE MECHANICALLY COMPACTED TO 95% MODIFIED PROCTOR.
- 1.4 BASE SHALL BE 4" OF COMPACTED #57 CRUSHED STONE (WHERE REQUIRED BY AHJ).

2. INSTALLATION

- 2.1 CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
- 2.2 THICKNESS OF CONCRETE, D, SHALL BE 4" MINIMUM.
- 2.3 REINFORCEMENT SHALL BE WWF 6x6 W1.4/W1.4 (IF REQUIRED BY AHJ).
- 2.4 CONTROL JOINTS SHALL BE SAWCUT 1 1/2" DEEP AND SPACED AT A DISTANCE EQUAL TO THE SIDEWALK WIDTH (5'-0" TYP.).
- 2.5 EXPANSION JOINTS COMPOSED OF 1/2" ASPHALTIC FIBERBOARD SHALL BE PROVIDED EVERY 30'-0" OF RUN, AT CHANGES IN DIRECTION, AT CURB RETURNS, AND WHEREVER NEW CONCRETE ABUTS EXISTING.

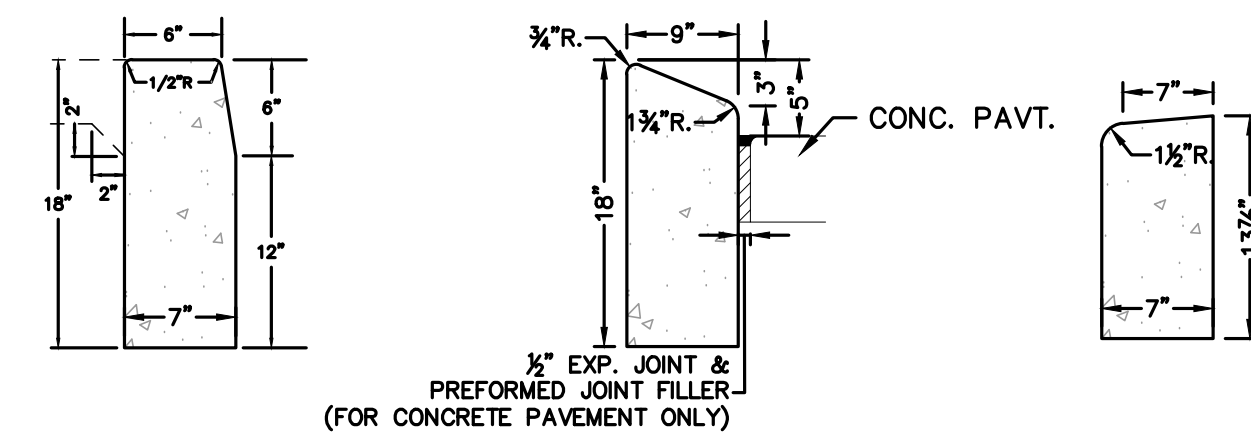
3. ACCESSIBLE ROUTES

- 3.1 RUNNING SLOPE SHALL BE 5.0% MAX (UNLESS DESIGNATED AS A RAMP).
- 3.2 CROSS SLOPE SHALL BE 2.0% MAX.
- 3.3 AT LANDINGS, SLOPE SHALL BE 2.0% MAX, EACH WAY.
- 3.4 VERTICAL CHANGES IN LEVEL SHALL NOT EXCEED 1/4".
- 3.5 DETECTABLE SURFACES SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE PLANS.

4. FINISHING

- 4.1 CONCRETE SHALL BE BROOM FINISHED PERPENDICULAR TO DIRECTION OF TRAVEL.
- 4.2 EDGES SHALL BE RADIUS 1/2" (WHEN NOT ABUTTING A CURB).
- 4.3 CONCRETE SHALL BE CURED IN ACCORDANCE WITH FDOT SECTION 522 OR APPROVED EQUAL.
- 4.4 PONDING ON FINISHED SURFACE SHALL NOT BE PERMITTED.
- 4.5 TURF AREAS ABUTTING SIDEWALK OR DAMAGED DURING SIDEWALK CONSTRUCTION SHALL BE RESTORED WITH NON-REINFORCED SOD AND MAINTAINED UNTIL ESTABLISHED.

TYPICAL SIDEWALK DETAILS



NOTE:
6" (WIDE) HEADER CURB IS 6" HIGHER THAN HIGHEST ADJACENT SIDEWALK SURFACE.



Historic Evergreen House Site Restoration

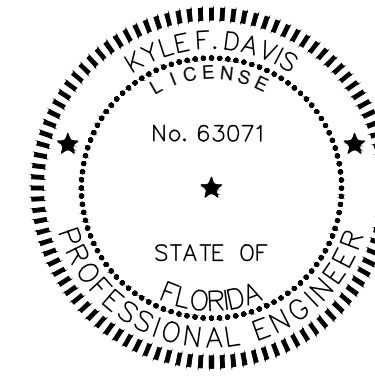
160 Federal Highway
West Palm Beach, Florida
Palm Beach County
Town of Lake Park

Project Number
25-0133

REVISIONS

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Check By: BDB
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Date: 04-30-2026



Kyle F. Davis, P.E.
FL Reg. 63071

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Sheet Name

Site Details

Sheet Number

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PRESERVATION IMPROVEMENTS FOR
LAKE PARK HISTORIC EVERGREEN HOUSE
601 FEDERAL HIGHWAY
LAKE PARK, FL 33403-2603
PARCEL CONTROL # 36-43-42-20-01-118-0010
SUBDIVISION - KELSEY CITY IN PB 8 PGS 15 TO 18, 23,27,& 34 TO 37 INC.
LEGAL DESCRIPTION: KELSEY CITY ALL (LESS W 20 FT. ROAD R/W) BLOCK 118

APPLICABLE CODES

2023 FL BUILDING CODE 8TH EDITION
2023 FL BUILDING CODE RESIDENTIAL 8TH EDITION
2023 FL BUILDING CODE EXISTING BUILDINGS 8TH EDITION

1. ALL WORK MUST BE PERFORMED UTILIZING THESE CODES, PLUS THE TOWN OF LAKE PARK, FLORIDA LOCAL ORDINANCES IN CHAPTER 54 OF THE TOWN'S CODE OF ORDINANCES WHICH INCLUDES THE FLORIDA ACCESSIBILITY CODE, TEST PROTOCOLS FOR HIGH-VELOCITY HURRICANE ZONES, ETC.

THE SECRETARY OF THE INTERIORS STANDARDS

1. ALL WORK SHALL BE PREFORMED UTILIZING THE CONSTRUCTION METHODS SET BY THE SECRETARY OF THE INTERIORS STANDARDS.

SQUARE FOOTAGE: 1396 TOTAL CONDITIONED SPACE
927 NET USED FOR EXHIBITION SPACE

GENERAL NOTES

1. CONTRACTOR SHALL MAKE A SITE VISIT PRIOR TO SUBMITTING A BID FOR THE PROJECT. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SITE EXISTING CONDITIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED FOR RESTORATION, RENOVATIONS, REMODELING & REPAIRS.
3. ALL WORK PERFORMED UNDER THE CONTRACT SHALL COMPLY WITH THE REQUIREMENT OF THESE PLANS AND PROJECT SPECIFICATIONS & ALL REFERENCES CITED WITHIN THE PROJECT SPECIFICATIONS. THE CONTRACT WITH THE OWNER SHALL GOVERN & SUPERCEDE OVER REFERENCED SPECIFICATIONS MEANS OF MEASUREMENT & PAYMENT SHALL BE AS SET FORTH BY THE OWNER & STATED IN THE CONTRACT.
4. THESE NOTES ARE INTENDED TO ADD CLARIFICATION & SUPPLEMENT PROJECT SPECIFICATIONS & ARE NOT INTENDED TO REPLACE SPECIFICATIONS. SEE PROJECT SPECIFICATIONS ADDITIONAL REQUIREMENTS TO THESE NOTES.
5. ANY & ALL SAFETY REGULATIONS ARE TO BE STRICTLY ADHERE TO METHODS OF CONSTRUCTION & INSTALLATIONS OF STRUCTURAL ELEMENTS & CONSTRUCTION MATERIAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL MAINTAIN CLEAN & SAFE JOBSITE. DEMOLISHED MATERIALS & CONSTRUCTION-GENERATED DEBRIS SHALL BE REMOVED DAILY. DISPOSAL OF SAID MATERIALS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CONSTRUCTION DEBRIS SHALL BE DISPOSED OF IN AN APPROVED SANITARY LANDFILL.
7. AS PART OF PERMIT CONDITIONS THE CONTRACTOR MAY BE REQUIRED TO EMPLOY CONSTRUCTION DEBRIS CONTROL MEASURE SUCH AS FENCES & OTHER DEVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN-UP OF ANY PROJECT-GENERATED DEBRIS LOCATED OUTSIDE OF THE IMMEDIATE WORK AREA.
8. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE STATE AND FEDERAL ENVIRONMENTAL PROTECTION STANDARDS, LAWS & REGULATIONS.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPORT IMMEDIATELY TO THE ENGINEER ANY & ALL UNEXPECTED OBSTACLES, OBSTRUCTIONS, DEBRIS, CONDUITS, CABLES, PIPELINES, TANKS, OR ARTIFACTS UNEARTHED DURING CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRINGING ALL FACETS OF THE PROJECT IN COMPLIANCE WITH & IN CONFORMANCE WITH THESE PLANS & SPECIFICATIONS IF ANY MODIFICATION TO THE PLAN IS DEEMED BY THE CONTRACTOR. THE CONTRACTOR SHALL SUBMIT PROPOSED CHANGES IN WRITING TO THE ENGINEER FOR APPROVAL.
11. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN THE AREA OF CONSTRUCTION PRIOR TO COMMENCING WITH CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IN THE EVENT PROJECT ELEMENTS CONFLICT WITH UTILITIES.
12. THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION EQUIPMENT, STAGING & OTHER TEMPORARY STRUCTURES AT THE COMPLETION OF THE PROJECT.
13. IF DURING PROJECT CONSTRUCTION ANY DAMAGE TO STATE COUNTY OF LOCAL INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO ROADS, SIDEWALKS & UTILITIES IS CAUSED BY CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT, REPAIRS SHALL BE MADE BY THE CONTRACTOR & APPROVED BY THE ENGINEER.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL CONDITIONS OF ENVIRONMENTAL & BUILDING PERMIT CONDITIONS & COMPLYING TO REGULATE REPORTING REQUIREMENTS.

GENERAL DEMOLITION NOTES

1. DO NOT SAW CUT ANY STRUCTURAL COMPONENT OR DO ANY WORK THAT MAY IN ANY MANNER DIMINISH THE STRUCTURAL INTEGRITY OF THE EXISTING BEAMS, JOISTS, COLUMNS, OR CONCRETE SLABS OR THE BUILDING IN GENERAL.
2. THE DEMOLITION INDICATED IS INTENDED TO SHOW THE GENERAL SCOPE OF DEMOLITION WORK & DIAGRAMMATIC IN NATURE. G.C. TO PERFORM ALL WORK REQUIRED FOR THE SATISFACTORY COMPLETION OF THE INTENT OF THE SCOPE OF WORK INDICATED IN THE DRAWINGS. THE INTENT OF THE DRAWINGS IS TO COMPLETE ALL DEMOLITION AS REQUIRED TO COMPLETE THE PROPOSED NEW CONSTRUCTION & THE G.C. SHALL BE RESPONSIBLE FOR SUCH.
3. THE CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE DEMOLITION ON THE PROJECT INCLUDING ALL APPLICABLE STATE, CITY, COUNTY BUILDING ZONING, ELECTRICAL, MECHANICAL, PLUMBING LIFE SAFETY & FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS & THE DEMOLITION DOCUMENTS & BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED DEMOLITION & TRADE PERMITS & THEIR RESPECTIVE COSTS.
5. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO DEMOLITION & FOR CONTRACT NEGOTIATIONS & SHALL VERIFY EXISTING CONDITIONS WITH THE DEMOLITION DOCUMENTS (IF THEIR INTENT) SHALL BE BROUGHT TO THE ENGINEERS ATTENTION FOR CLARIFICATION. BIDS SHALL NOT BE SUBMITTED OR CONTRACTS NEGOTIATED BY THE CONTRACTOR PRIOR TO CLARIFICATION OF THE INTENT OF THE DEMOLITION DOCUMENTS WHERE SUCH INTENT IS IN DOUBT.
6. THE CONTRACTOR SHALL MAINTAIN THE PREMISE CLEAN & FREE OF TRASH DEBRIS & SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING ETC. ALL REMAINING FACILITIES SHALL BE LEFT CLEAN FOR CONSTRUCTION UPON COMPLETION OF DEMOLITION.
7. SHUTOFF CAP & OTHERWISE PROTECT PUBLIC UTILITY LINES IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC AGENCY OR UTILITY HAVING JURISDICTION.
8. USE THE MEANS NECESSARY TO PREVENT DUST FROM BECOMING A NUISANCE.
9. G.C. TO PATCH & REPAIR GWS AT ALL LOCATIONS WHERE THE EXISTING SURFACE IS NOT STRAIGHT & TRUE.
10. ALL AREAS AFFECTED/DAMAGED BY ANY WORK SHALL BE REPAIRED TO LIKE NEW CONDITION BY G.C.

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ARCHITECTURAL DRAWINGS

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DRAWINGS

- D-1.0 DEMOLITION PLAN
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A-1.1 NEW FLOOR PLAN
A-1.1a ROOF PLAN
A-1.2 ENLARGED BATHROOM PLAN & ELEVATIONS
A-1.3 EXTERIOR ELEVATIONS
A-1.4 EXTERIOR ELEVATIONS
A-2.0 WINDOW & DOOR ELEVATIONS & SCHEDULE
A-2.1 WINDOW & DOOR DETAILS
A-2.1a WINDOW & DOOR DETAILS
A-2.2 DETAILS
A-2.3 LIFE SAFETY & SIGNAGE PLAN

PROJECT INFORMATION

1. OWNER: TOWN OF LAKE PARK
535 PARK AVENUE
LAKE PARK, FL 33403-2603
- MAILING ADDRESS
535 PARK AVENUE
WEST PALM BEACH, FL 33403-2603
2. ZONING: "P" FOR PUBLIC DISTRICT
3. OCCUPANCY: BUSINESS GROUP B FOR HOUSE MUSEUM. OCCUPANT LOAD: 927 S.F. OF EXHIBITION SPACE DIVIDED BY 30 S.F. PER PERSON=31.9 PEOPLE. USE 30 PEOPLE TOTAL AS YOUR OCCUPANT LOAD.

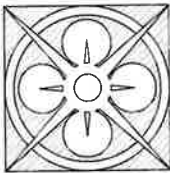
PROVISIONS FOR HOUSE MUSEUMS IN THE FLORIDA BUILDING CODE (FBC) ARE PRIMARILY LOCATED IN THE FBC, EXISTING BUILDING (CHAPTER 12-HISTORIC BUILDINGS) AND FBC, BUILDING (SECTION 1201.3 ALLOWS R-3 RESIDENTIAL BUILDINGS TO BE CLASSIFIED AS GROUP B WHEN USED AS MUSEUMS, SUBJECT TO SAFETY CONDITIONS. KEY FBC PROVISIONS FOR HOUSE MUSEUMS:

- OCCUPANCY CLASSIFICATION (1201.3): SMALL RESIDENTIAL-TYPE HOUSE MUSEUMS (OFTEN CLASSSED AS GROUP R-3) THAT ARE TRANSFORMED FOR PUBLIC ASSEMBLY CAN BE TREATED AS GROUP B (BUSINESS) RATHER THAN STRICT A (ASSEMBLY) OCCUPANCIES, PROVIDED THEY ARE UNDER 3000 SQUARE FEET PER FLOOR AND AUTHORIZED BY THE CODE OFFICIAL.

- HISTORIC BUILDING PRESERVATION (1201.2): THE CODE ACKNOWLEDGES THE NEED TO PRESERVE THE HISTORIC CHARACTER OF BUILDINGS DURING REPAIR, ALTERATION, OR CHANGE OF OCCUPANCY.

- MEANS OF EGRESS (1001.1):EXISTING BUILDINGS MUST MAINTAIN APPROVED EGRESS SYSTEMS, BUT EXCEPTIONS EXIST FOR HISTORIC BUILDINGS WHEN STRICT COMPLIANCE WOULD BE DESTRUCTIVE, AS DETAILED IN THE FBC, EXISTING BUILDING AND ADA ACCESSIBLE RULES.

4. NUMBER OF EXITS: WE ARE PROVIDING (1) EXIT, BECAUSE OUR OCCUPANT LOAD IS LESS THAN (49) AND THE COMMON PATH OF TRAVEL DOES NOT EXCEED 75'.
5. TYPE OF CONSTRUCTION: TYPE V



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Preservation Improvements for
Lake Park Historic Evergreen House
601 Federal Highway
Lake Park, FL33403-2603

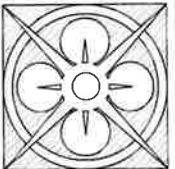


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Date	08 22 2024	
Scale	1/8" = 1'-0"	
Drawn by	Lucia R. Lane	
Checked by	Doug Lane	
Sheet No.	of	

Title & Drawing
Index

T-1.0



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Preservation Improvements for

Park Historic Evergreen House

601 Federal Highway
Lake Park, FL 33403-2603



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No.	Date	Revisions
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Commission No.

Date: 08.22.26

Scale: As Noted

Drawn by: Justin R. Lane

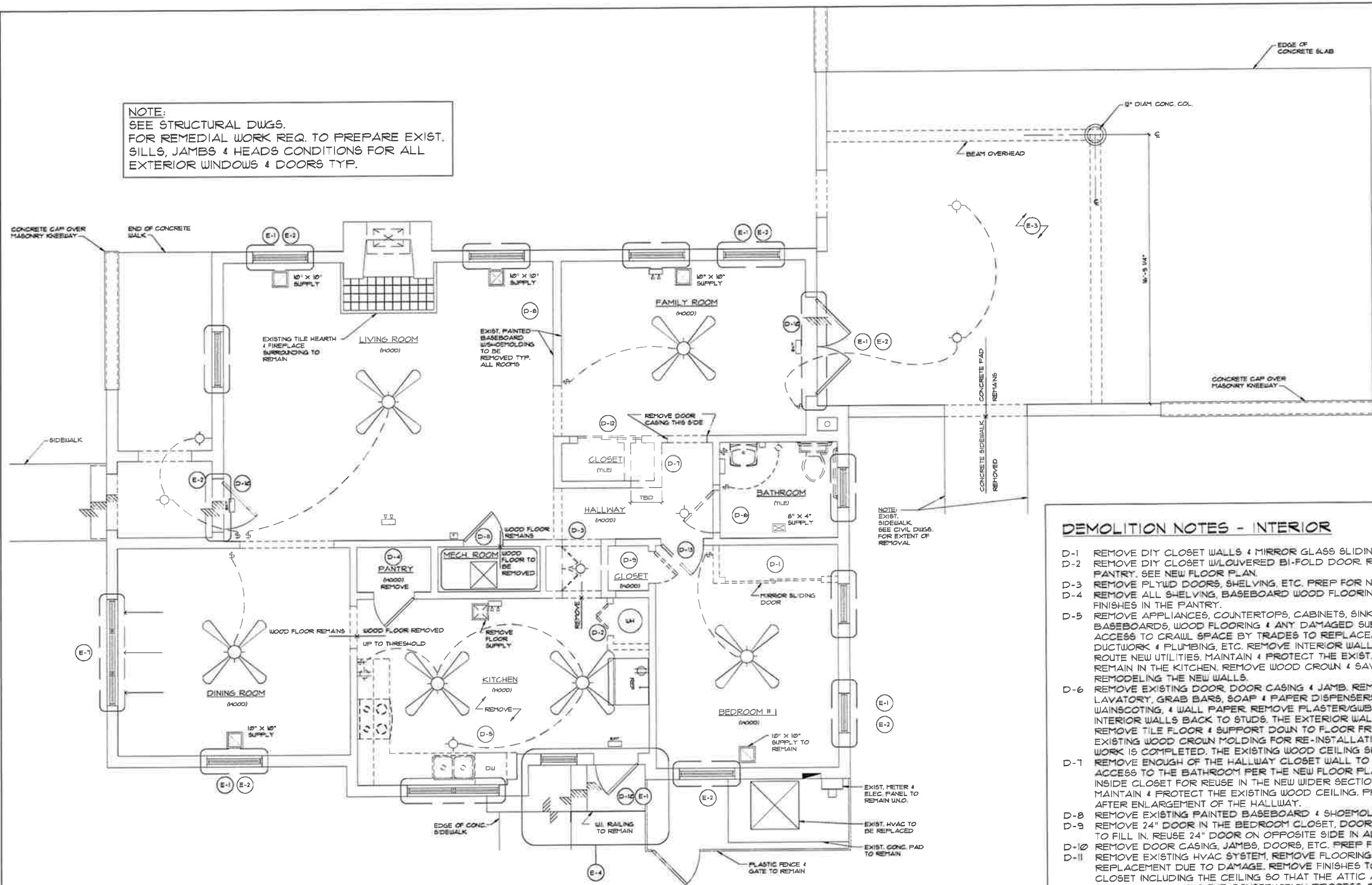
Checked by: Doug Lane

Sheet No. of

Demolition Plan

D-1.0

NOTE:
SEE STRUCTURAL DWGS.
FOR REMEDIAL WORK REQ. TO PREPARE EXIST.
SILLS, JAMBS & HEADS CONDITIONS FOR ALL
EXTERIOR WINDOWS & DOORS TYP.



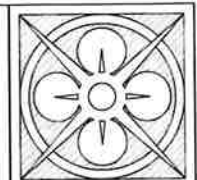
- DEMOLITION NOTES - INTERIOR**
- D-1 REMOVE DIY CLOSET WALLS & MIRROR GLASS SLIDING DOORS.
 - D-2 REMOVE DIY CLOSET W/LOUVERED BI-FOLD DOOR RELOCATE WATER HEATER TO PANTRY; SEE NEW FLOOR PLAN.
 - D-3 REMOVE PLYUD DOORS, SHELVING, ETC. PREP FOR NEW USE PER NEW FLOOR PLAN.
 - D-4 REMOVE ALL SHELVING, BASEBOARD WOOD FLOORING. REMOVE WALL & CEILING FINISHES IN THE PANTRY.
 - D-5 REMOVE APPLIANCES, COUNTERTOPS, CABINETS, SINK, DISHWASHER, WOOD BASEBOARDS, WOOD FLOORING & ANY DAMAGED SUB-FLOORING TO PROVIDE ACCESS TO CRAWL SPACE BY TRADES TO REPLACE/UPDATE ELECTRICAL, HVAC DUCTWORK & PLUMBING, ETC. REMOVE INTERIOR WALL FINISHES TO THE STUDS TO ROUTE NEW UTILITIES. MAINTAIN & PROTECT THE EXIST. WOOD CEILING, SCHEDULED TO REMAIN IN THE KITCHEN. REMOVE WOOD CROWN & SAVE TO REINSTALL AFTER REMODELING THE NEW WALLS.
 - D-6 REMOVE EXISTING DOOR DOOR CASING & JAMB, REMOVE BATHROOM TOILET, LAVATORY, GRAB BARS, SOAP & PAPER DISPENSERS, WOOD BASEBOARD, WOOD WAINSCOTING, & WALL PAPER. REMOVE PLASTER/GYPS FINISH OFF OF THE THREE INTERIOR WALLS BACK TO STUDS. THE EXTERIOR WALLS PLASTER SHALL REMAIN. REMOVE TILE FLOOR & SUPPORT DOWN TO FLOOR FRAMING. REMOVE & SAVE THE EXISTING WOOD CROWN MOLDING FOR RE-INSTALLATION AFTER THE REMODELING WORK IS COMPLETED. THE EXISTING WOOD CEILING SHALL REMAIN.
 - D-7 REMOVE ENOUGH OF THE HALLWAY CLOSET WALL TO PROVIDE A 5'-3" FINISHED, NEW ACCESS TO THE BATHROOM PER THE NEW FLOOR PLAN. SAVE WOOD FLOOR FROM INSIDE CLOSET FOR REUSE IN THE NEW WIDER SECTION OF THE HALLWAY. MAINTAIN & PROTECT THE EXISTING WOOD CEILING. PREP TO PATCH IN AS REQUIRED AFTER ENLARGEMENT OF THE HALLWAY.
 - D-8 REMOVE EXISTING PAINTED BASEBOARD & SHOEMOLD IN EVERY ROOM TYP.
 - D-9 REMOVE 24" DOOR IN THE BEDROOM CLOSET, DOOR CASING & JAMB, PREP OPENING TO FILL IN, REUSE 24" DOOR ON OPPOSITE SIDE IN ALCOVE.
 - D-10 REMOVE DOOR CASING, JAMBS, DOORS, ETC. PREP FOR NEW IMPACT RATED DOORS.
 - D-11 REMOVE EXISTING HVAC SYSTEM, REMOVE FLOORING AND SUB-FLOOR, PREP FOR REPLACEMENT DUE TO DAMAGE. REMOVE FINISHES TO THE STUDS INSIDE THE MECH. CLOSET INCLUDING THE CEILING SO THAT THE ATTIC AREA CAN BE MADE ACCESSIBLE DURING THE CONSTRUCTION PROCESS. DISPOSE OF LOUVERED DOOR.
 - D-12 REMOVE AND DISPOSE OF THE SLIDING DOORS, PREP OPENING FOR NEW DOOR PER THE FLOOR PLAN.
 - D-13 REMOVE EXISTING 2'-8" WIDE DOOR & PREP RO. FOR NEW 2'-6" DOOR PER THE NEW FLOOR PLAN. SAVE DOOR TO USE @ MECH. ROOM.

- DEMOLITION GENERAL NOTES**
1. PROVIDE & MAINTAIN SECURITY & WEATHER PROTECTION TO THE INTERIOR OF THE BUILDING THROUGH OUT THE PROJECT.
 2. COVER WITH PROTECTION BOARD THE EXISTING WOOD FLOORS SCHEDULED TO REMAIN THROUGHOUT THE PROJECT.
 3. PROTECT THE EXISTING WOOD CEILINGS & CROWN MOLDINGS SCHEDULED TO REMAIN. ALL WOOD CEILINGS & CROWN TO BE REMOVED SHALL BE SAVED FOR REUSE.
 4. COVER & PROTECT THE TILE HEARTH & THE CUT STONE MANTLE AND FIREPLACE SURROUND THROUGHOUT THE PROJECT.
 5. REMOVE AND SAVE FOR POTENTIAL REUSE ALL THE METAL FLOOR SUPPLY GRILLES, PREP FOR NEW PAINT.
 6. CARE SHALL BE SUPPLIED TO THE AREA'S SCHEDULED TO HAVE THE PLASTER FINISHES REMOVED ON ONE SIDE OF THE WALL, SO AS NOT TO DISTURB/DAMAGE THE OTHER SIDE OF THE WALL FINISH SCHEDULED TO REMAIN. THIS APPLIES TO THE KITCHEN & BATHROOM.
 7. MAINTAIN POWER, WATER & LIGHTS NECESSARY FOR WORK & NIGHT TIME SECURITY THROUGHOUT THE PROJECT.
 8. PROVIDE BARRIERS, SIGNS AND/OR TAPE LINES TO DEFINE THE CONSTRUCTION AREA SURROUNDING THE PROJECT. PROVIDE BARRIERS AROUND THE TREES ON SITE.
 9. PLACE DUMPSTER LOCATED ON THE STREET AND/OR PAVED AREAS ON PLYWOOD TO MINIMIZE DAMAGE.
 10. DO NOT BLOCK ANY SIDEWALKS AND/OR PATHWAY SURROUNDING THE PROJECT. STORE ALL CONSTRUCTION MATERIALS INSIDE THE IDENTIFIED CONSTRUCTION AREA.
 11. PROTECT FRONT ENTRY DECORATIVE TILES ON THE STEPS & SIDEWALK LEADING UP TO THE FRONT ENTRY.



DEMOLITION PLAN
D-1.0 SCALE: 3/8" = 1'-0"

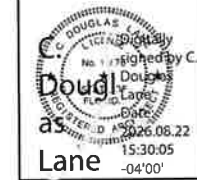
- DEMOLITION NOTES - EXTERIOR**
- E-1 REMOVE ALL HURRICANE SHUTTER BRACKETS FROM THE WINDOWS & DOORS. DISPOSE OF BRACKETS, PATCH ALL HOLES IN THE STUCCO LEFT BY THE FASTENERS, PREP FOR PAINT, TYPICAL ALL CONDITIONS.
 - E-2 REMOVE ALL EXIST. WINDOWS, DOORS & ASSOCIATED WOOD BUCKS, PREP EACH OPENING FOR THE NEW IMPACT WINDOW & DOOR PACKAGE PER THE PRESCRIPTIVE METHOD IDENTIFIED IN THE STRUCTURAL ENGINEER'S DWGS. TYP.
 - E-3 SCRAPE FAILING FINISH FROM THE CONC. SLAB ON THE REAR TERRACE. PREP FOR NEW FINISH.
 - E-4 REMOVE CLAY & CONC. TILE & DISPOSE. REMOVE EXIST. KITCHEN DOOR CANOPY/HOOD. SAVE PARTS TO USE AS A TEMPLATE TO RE-CREATE THE FEATURES.
 - E-5 REMOVE ALL ABANDONED UTILITY PIPES, CONDUITS, BOXES, ETC., PENETRATING AND/OR MOUNTED TO THE EXTERIOR & PREP TO PATCH FINISH.
 - E-6 REFER TO THE EXTERIOR ELEVATIONS FOR ADDITIONAL ITEMS TO BE ADDRESSED. INVESTIGATE THE CONSTRUCTION OF THE ARCHED WALLS OVER THE HEAD OF THE (3) ARCHED WINDOWS ON THE INTERIOR SIDE OF THE DINING ROOM WEST WALL. DO NOT DAMAGE EXTERIOR DECORATIVE STUCCO SURROUND. REPORT FINDINGS TO STRUCTURAL ENGINEER.
 - E-7



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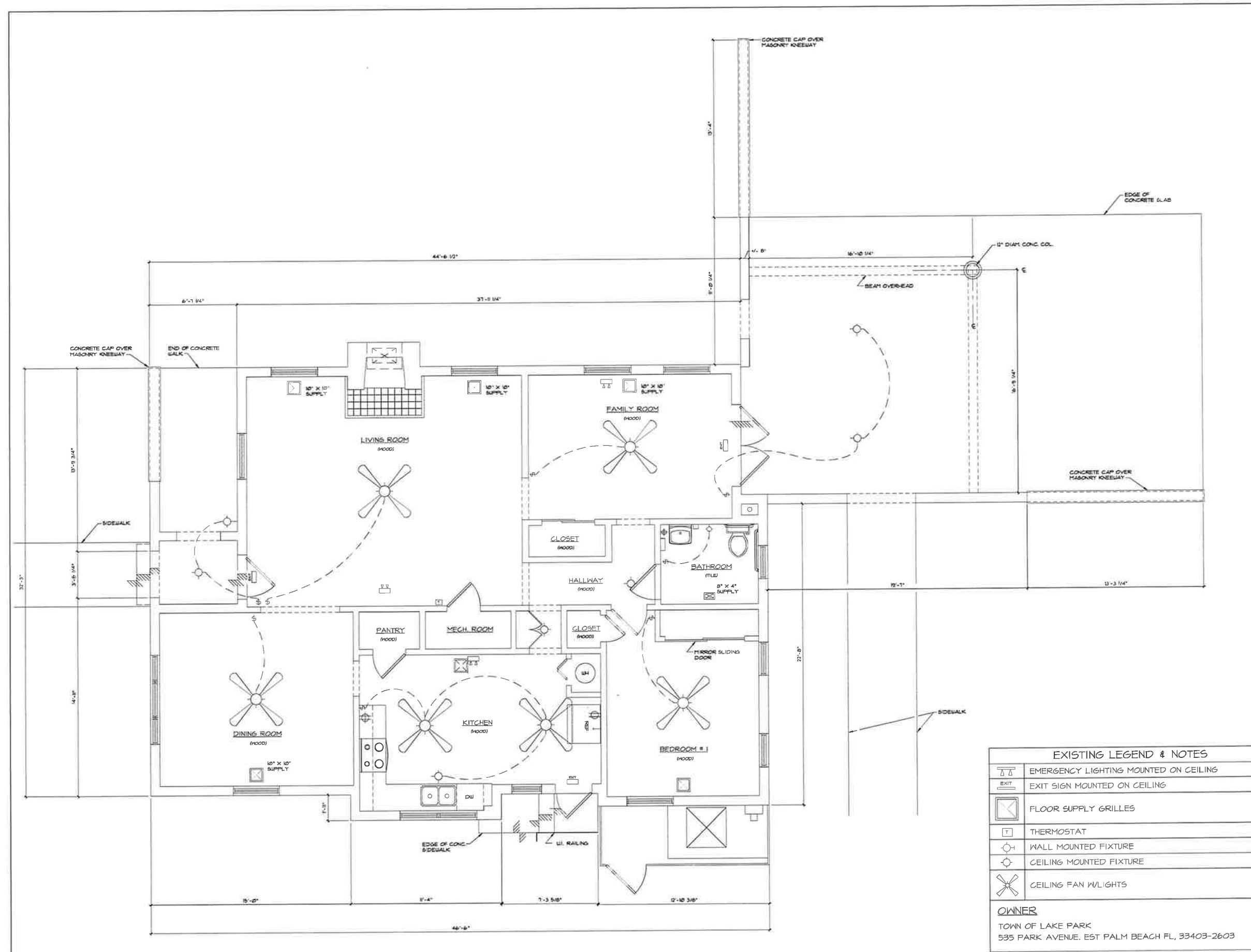
Preservation Improvements for
Park Historic Evergreen House
601 Federal Highway
Lake Park, FL 33403-2603



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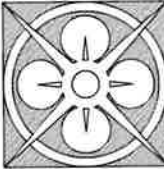
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Date 08/22/06		
Scale As Noted		
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Checked by Doug Lane		
Sheet No. of		
Existing Floor Plan		

A-1.0



 **EXISTING FLOOR PLAN**
A-1.0 SCALE: 3/8" = 1'-0"
SQUARE FOOTAGE - 1396 S.F. CONDITIONED

EXISTING LEGEND & NOTES	
	EMERGENCY LIGHTING MOUNTED ON CEILING
	EXIT SIGN MOUNTED ON CEILING
	FLOOR SUPPLY GRILLES
	THERMOSTAT
	WALL MOUNTED FIXTURE
	CEILING MOUNTED FIXTURE
	CEILING FAN W/LIGHTS
OWNER TOWN OF LAKE PARK 535 PARK AVENUE, EST PALM BEACH FL, 33403-2603	



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Preservation Improvements for

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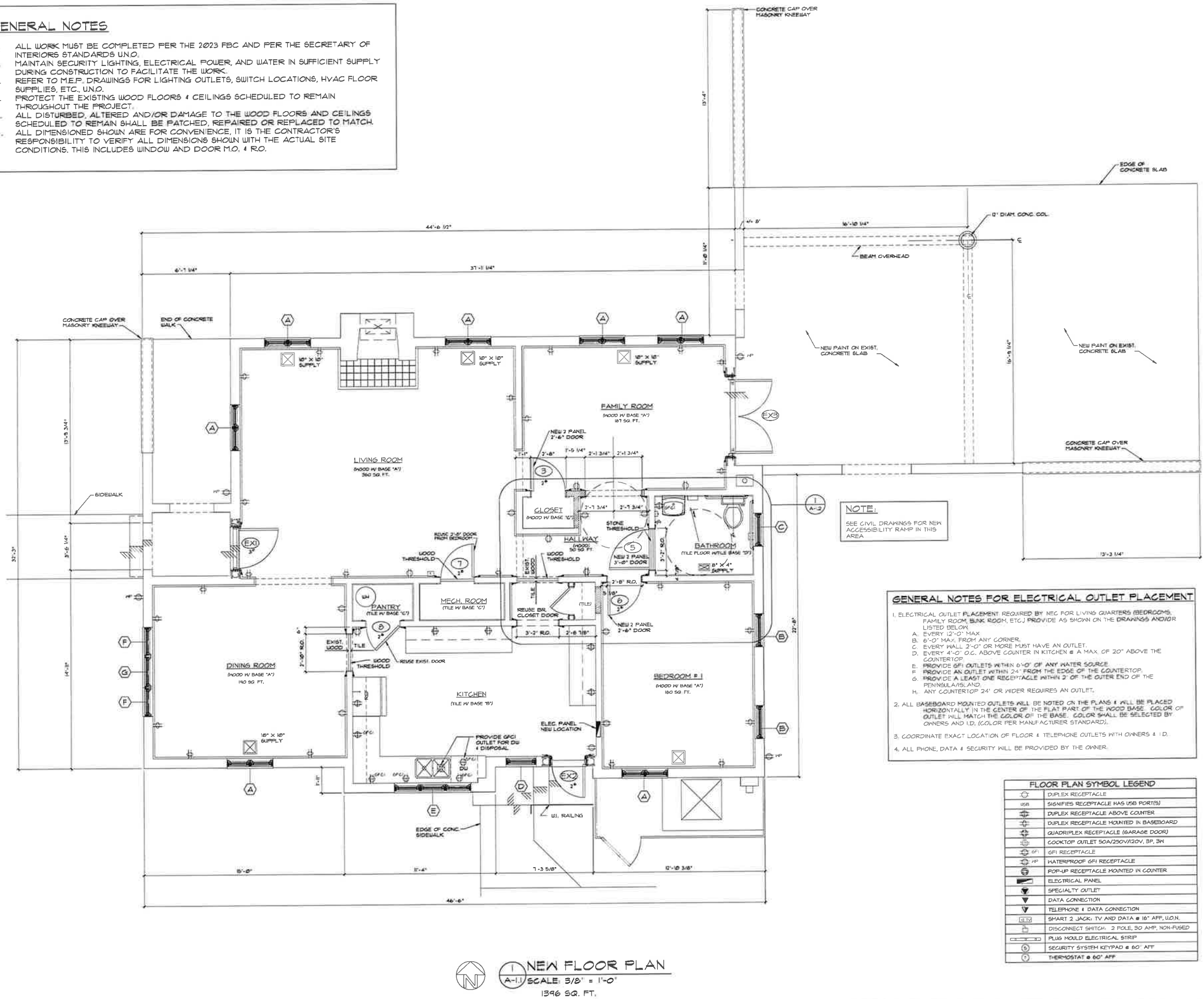
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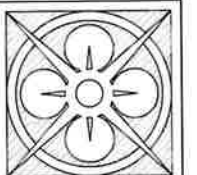
Sheet No of

New Floor Plan

A-1.1

- ### GENERAL NOTES
1. ALL WORK MUST BE COMPLETED PER THE 2023 FBC AND PER THE SECRETARY OF INTERIORS STANDARDS UNO.
 2. MAINTAIN SECURITY LIGHTING, ELECTRICAL POWER, AND WATER IN SUFFICIENT SUPPLY DURING CONSTRUCTION TO FACILITATE THE WORK.
 3. REFER TO M.E.P. DRAWINGS FOR LIGHTING OUTLETS, SWITCH LOCATIONS, HVAC FLOOR SUPPLIES, ETC., UNO.
 4. PROTECT THE EXISTING WOOD FLOORS & CEILINGS SCHEDULED TO REMAIN THROUGHOUT THE PROJECT.
 5. ALL DISTURBED, ALTERED AND/OR DAMAGE TO THE WOOD FLOORS AND CEILINGS SCHEDULED TO REMAIN SHALL BE PATCHED, REPAIRED OR REPLACED TO MATCH.
 6. ALL DIMENSIONED SHOWN ARE FOR CONVENIENCE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS SHOWN WITH THE ACTUAL SITE CONDITIONS. THIS INCLUDES WINDOW AND DOOR M.O. & R.O.





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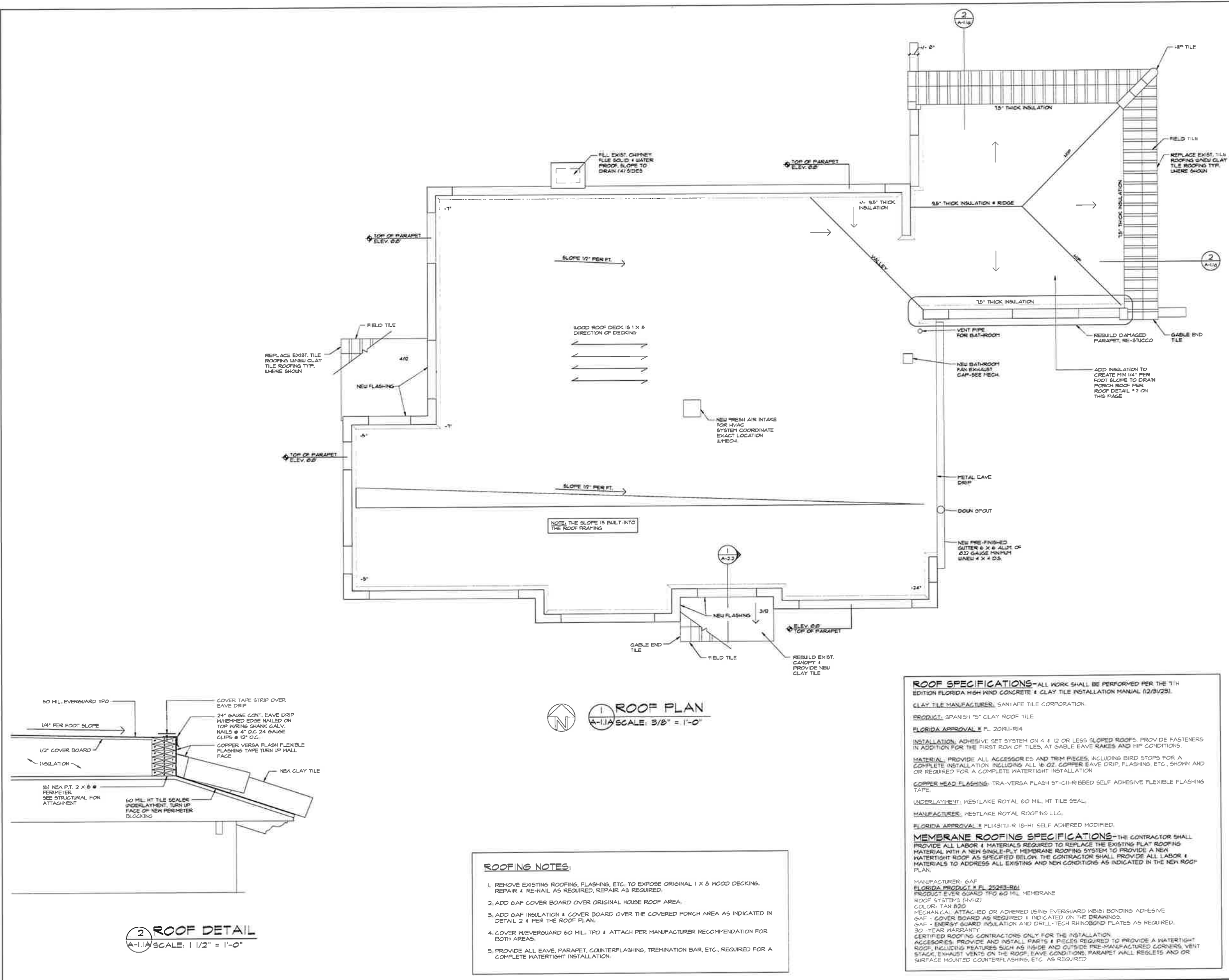


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Roof Plan

A-1.1a

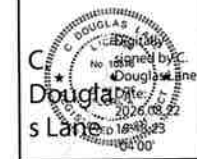




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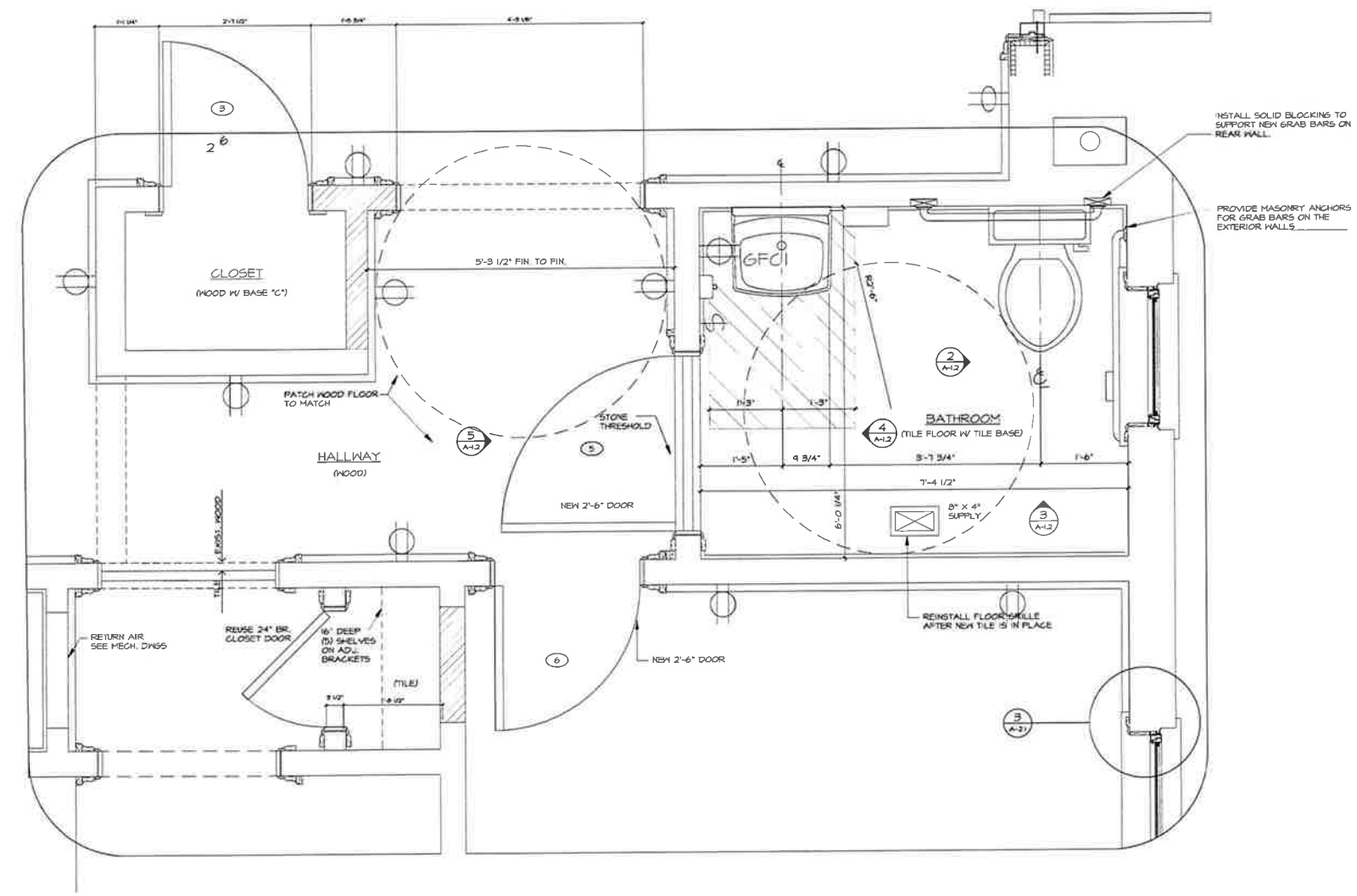
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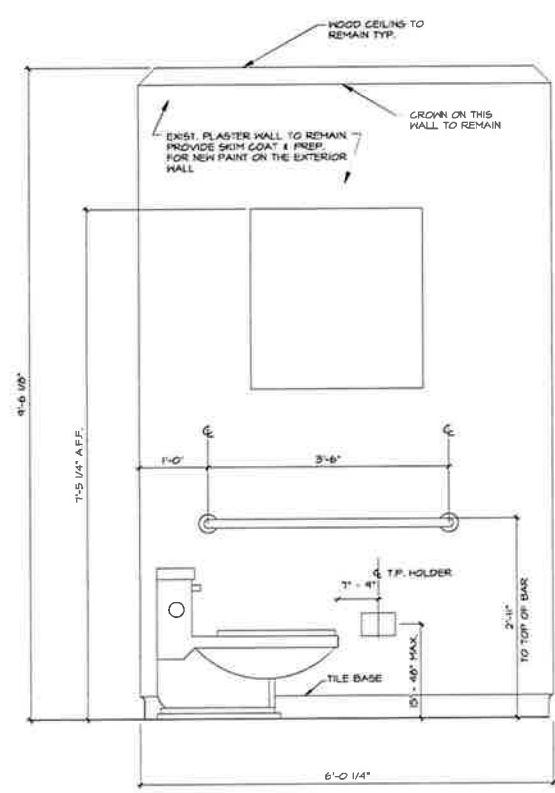
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Enlarged
Bathroom Plan

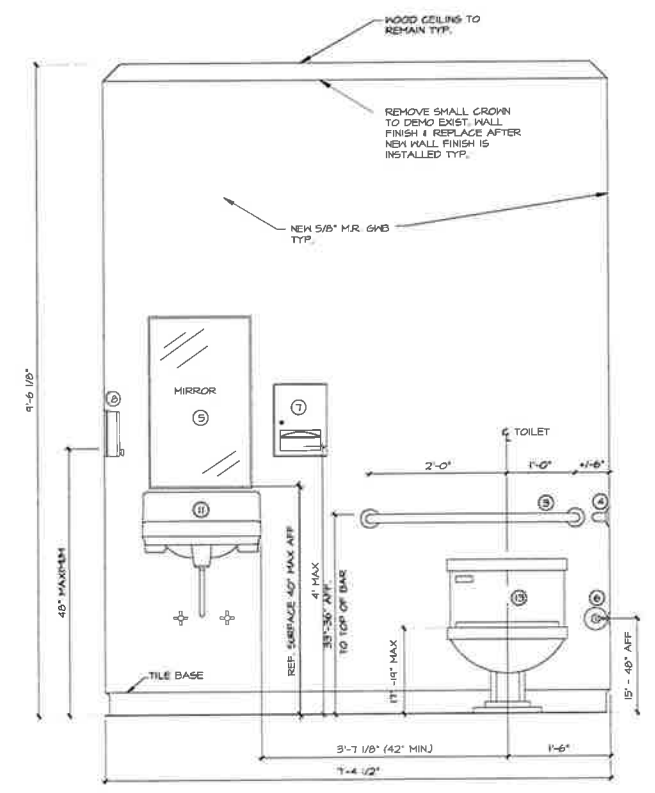
A-1.2



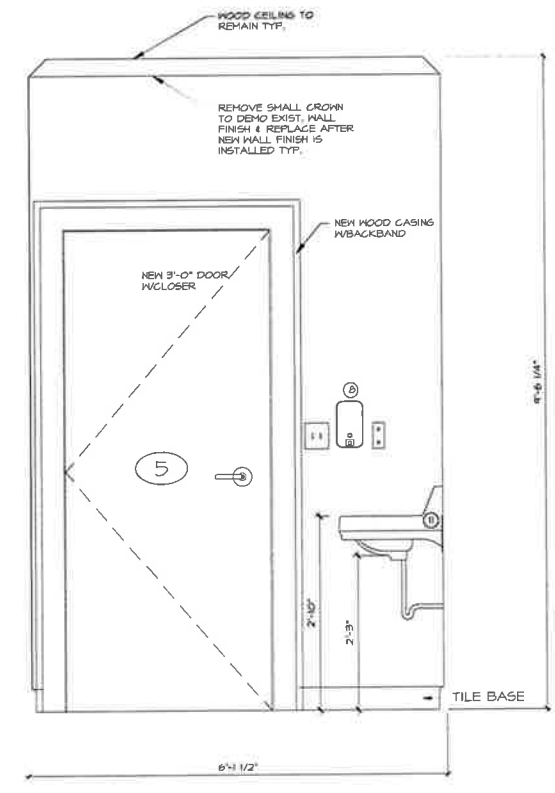
1 ENLARGED BATHROOM PLAN
A-1.2 SCALE: 1" = 1'-0"



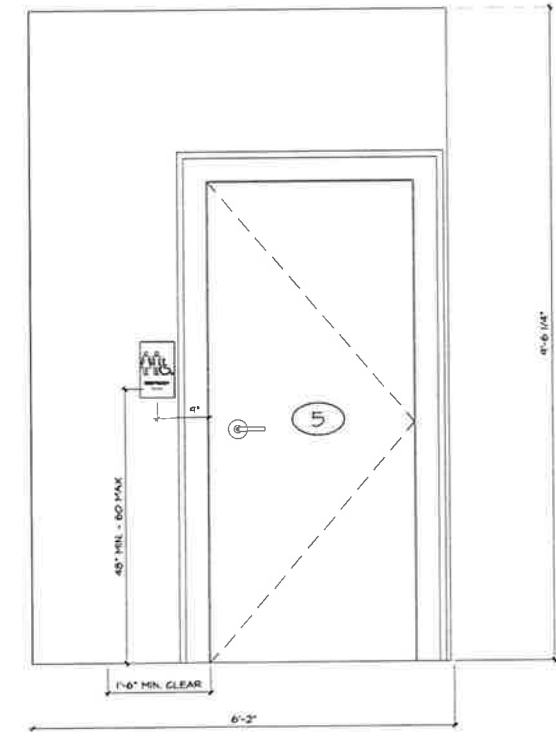
2 EAST ELEVATIONS
A-1.2 SCALE: 1" = 1'-0"



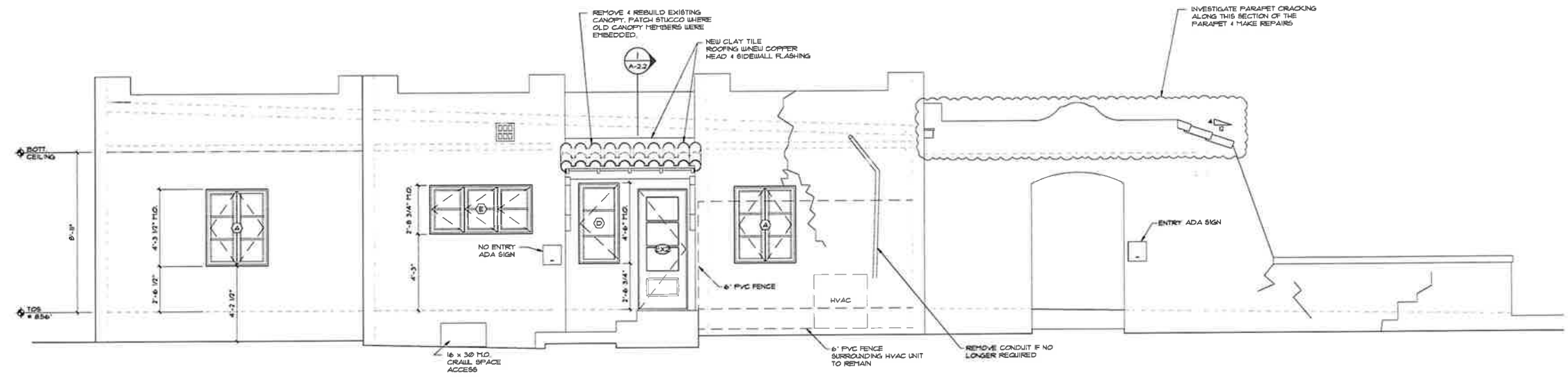
3 NORTH ELEVATION
A-1.2 SCALE: 1" = 1'-0"



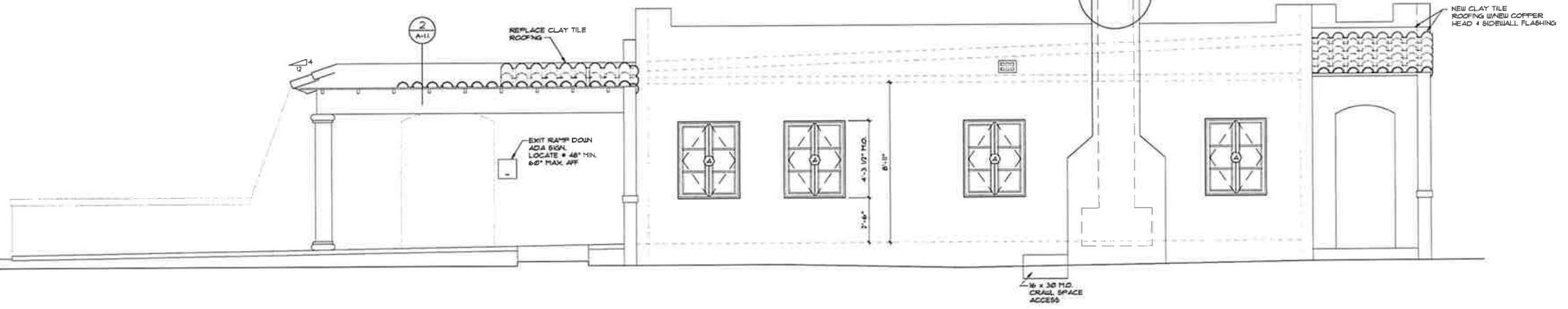
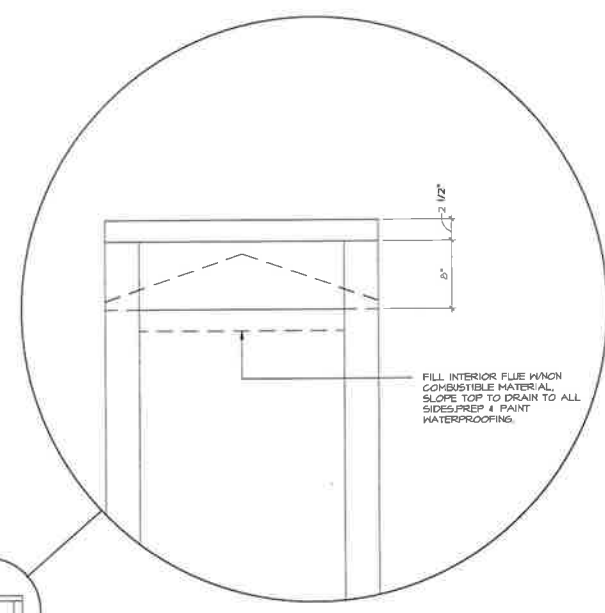
4 WEST ELEVATION
A-1.2 SCALE: 1" = 1'-0"



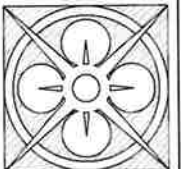
5 EAST ELEVATION
A-1.2 SCALE: 1" = 1'-0"



1 SOUTH ELEVATION
A-1.3 SCALE: 3/8" = 1'-0"



2 NORTH ELEVATION
A-1.3 SCALE: 3/8" = 1'-0"



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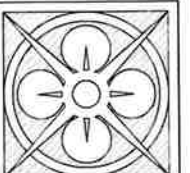
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Exterior Elevations

A-1.3



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Exterior Elevations

A-1.4

- GENERAL NOTES:**

STUCCO/MASONRY SURFACES:

 1. LOW PRESSURE CLEANING/SCRUB EXTERIOR SURFACES WITH NATURAL BRISTLE TO REMOVE CHALKING, MOLD, MILDEW AND STAINS.
 2. INVESTIGATE ALL SUB-SURFACE STRUCTURAL DAMAGE TO THE HOLLOW CLAY TILE WALL BRICKS CREATED BY EXISTING STORM SHUTTER TRACKS OVER AND UNDER EACH WINDOW AND DOOR OPENING. REMOVE ANY FRACTURED & LOOSE CLAY TILE SHELL PIECE. PATCH CONDITIONS TO PROVIDE A SOLID SUB-SURFACE, AND PATCH STUCCO TO MATCH THE EXISTING TEXTURE. PATCH ALL CRACKS, CHIPS AND WALL SURFACES MODIFIED TO INSTALL NEW ROOF FLASHING, AND OR NEW MEMBRANE @ PARAPET WALLS.
 3. SMALL CRACKS THAT ARE NON STRUCTURAL WITH SOLID SUBSURFACE BASE CAN BE FILLED WITH SHERWIN WILLIAMS ELASTOMERIC PATCHING COMPOUND.
 4. PATCH STUCCO FINISH TO MATCH AROUND EACH WINDOW & DOOR MASONRY OPENING THAT HAS BEEN MODIFIED AS REQUIRED TO PROVIDE STRUCTURAL ATTACHMENT FOR THE NEW IMPACT PRODUCT INSTALLATION. SEE STRUCTURAL DWGS. FOR NOTES.

EXTERIOR FINISHES:

STUCCO: SHERWIN WILLIAMS PRODUCTS

 1. REPAINT SEALER - LOXON ACRYLIC CONDITIONER ON EXISTING SURFACES, LX03VO100 - LXN CONDITION CLR. NOTES: CLEAR OR GUIDE COAT AVAILABLE.
 2. RAIN STUCCO PRIMER - LOXON CONCRETE & MASONRY PRIMER - SEALER FOR NEW STUCCO SURFACES, LX02ND050 - LXN C4M PRIMER WH. NOTES: SPOT PRIMER FOR ANY RAIN AREAS.
 3. FINISH - LOXON - SELF-CLEANING ACRYLIC COATING (2) TOP COATS - COLOR: TBD, FLAT FINISH, LX13WD051 - LXN SELF-CLEAN EX.
- PARAPET & WALL CAP:**

 1. WATERPROOFER - CONPLEX FLEXIBLE CONCRETE WATERPROOFER- SMOOTH, GF14W0051 - CNFLX WP SM EX.

METALS:

 1. PRIMER - SHERWIN WILLIAMS B66W01910 - PI PROCRYL PR OF W
 2. FINISH - SHERWIN WILLIAMS B53W02251 - PI WD ALK UR LS EX

NOTES: LOW SHEEN, S/G, OR GLOSS AVAILABLE.

WOOD - EXTERIOR:

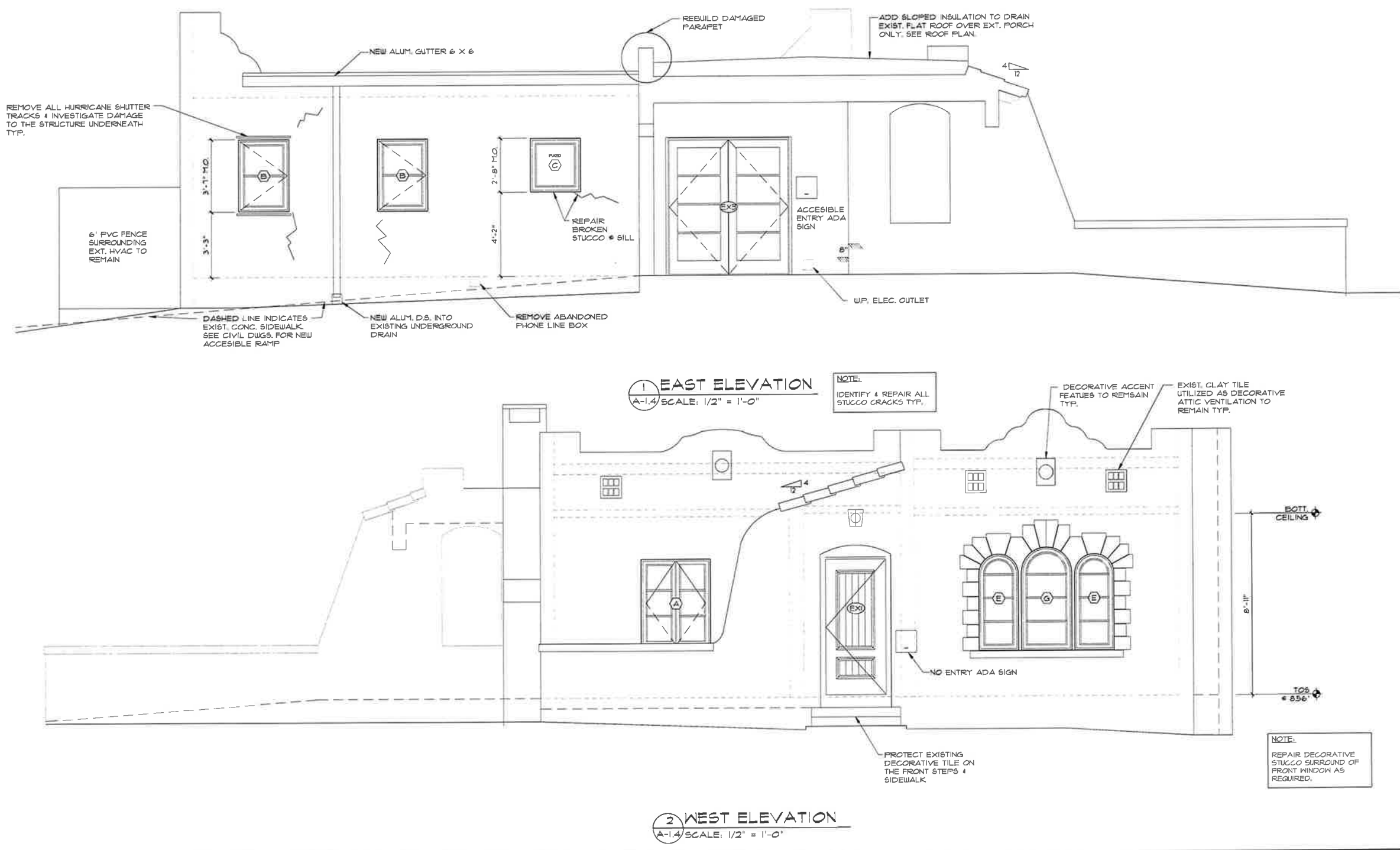
 1. PRIMER - SHERWIN WILLIAMS B5W00620 - PREPRITE PROBLOCK INTERIOR/EXTERIOR LATEX PRIMER/SEALER WHITE.
 2. FINISH - SHERWIN WILLIAMS LX13WD051 - LXN SELF-CLEAN NEW.

EXTERIOR CAULKING:

 1. CAULKING: LXSHD010 - SJ IH WHITE 10J OZ. - LOXON HI ONE COMPONENT LOW MODULUS HYBRID SEALANT.

CONCRETE PATIO:

 1. SHERWIN WILLIAMS - ARMORSEAL TREAD - FLEX WITH PRIMER.





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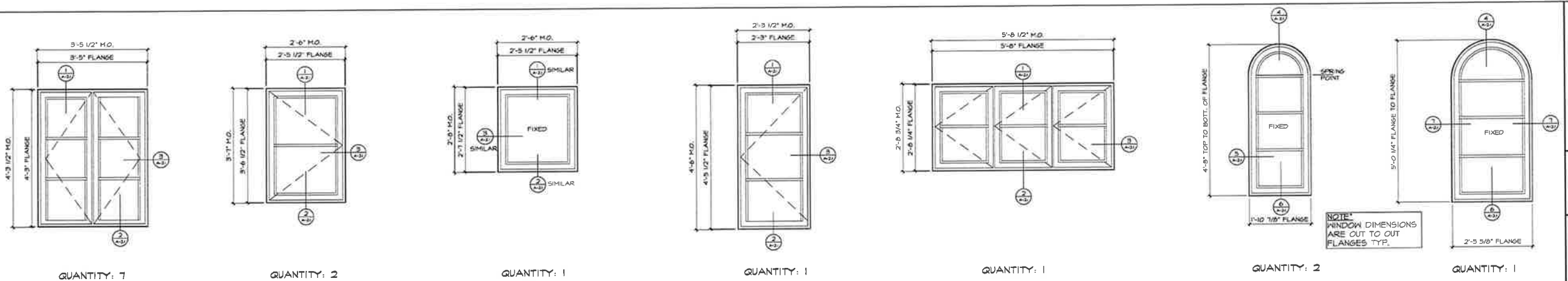
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Checked by	Doug Lane	
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Window & Door
Elevations

A-2.0



1 A-WINDOW ELEV.
A-2.0 SCALE: 3/4" = 1'-0"

2 B-WINDOW ELEV.
A-2.0 SCALE: 3/4" = 1'-0"

3 C-WINDOW ELEV.
A-2.0 SCALE: 3/4" = 1'-0"

4 D-WINDOW ELEV.
A-2.0 SCALE: 3/4" = 1'-0"

5 E-WINDOW ELEV.
A-2.0 SCALE: 3/4" = 1'-0"

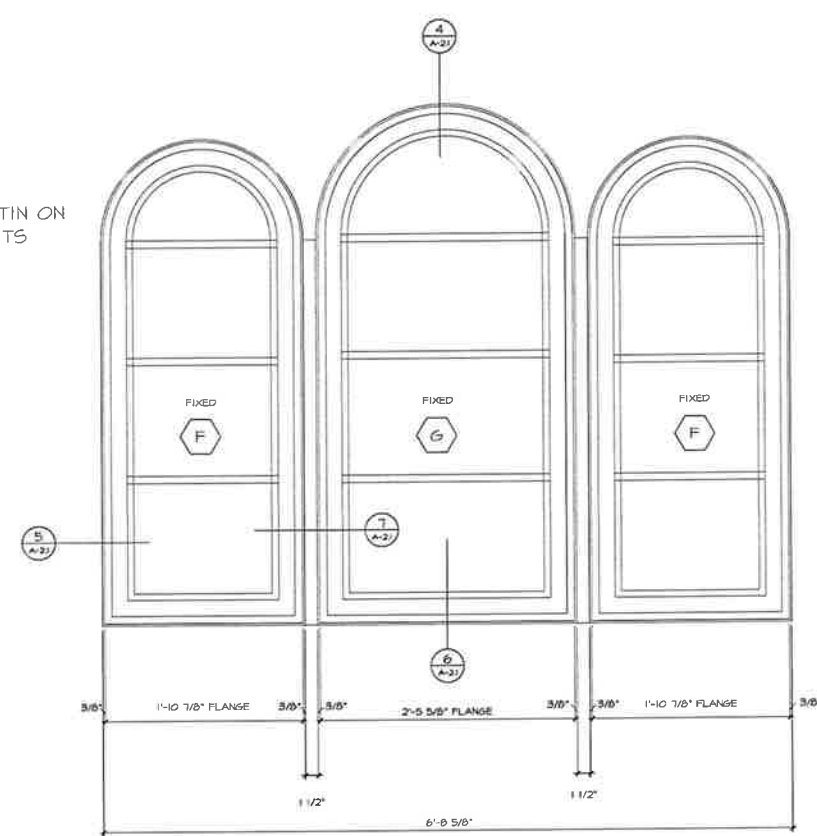
6 F-WINDOW ELEV.
A-2.0 SCALE: 3/4" = 1'-0"

7 G-WINDOW ELEV.
A-2.0 SCALE: 3/4" = 1'-0"

WINDOW SCHEDULE									
TYPE	FRAME WIDTH	FRAME HEIGHT	M.O. WIDTH	M.O. HEIGHT	JAMB	QUANTITY	TYPE	REMARKS	
A	3'-5"	4'-3"	3'-5 1/2"	4'-3 1/2"	2 3/8"	1	CASEMENT	2-UNITS MILLED TOGETHER @ FACTORY	
B	2'-5 1/2"	3'-6 1/2"	2'-6"	3'-7"	2 3/8"	2	CASEMENT		
C	2'-5 1/2"	2'-1 1/2"	2'-6"	2'-8"	2 3/8"	1	FIXED	FROSTED GLASS BATHROOM	
D	2'-3"	4'-5 1/2"	2'-3 1/2"	4'-6"	2 3/8"	1	CASEMENT	TEMPERED GLASS	
E	5'-6"	2'-8 1/4"	5'-6"	2'-8 3/4"	2 3/8"	1	CASEMENT	INDIVIDUAL UNITS, MILLED TOGETHER ON SITE, SHIP SEPARATELY.	
F	1'-11 1/8"	4'-6 1/2"	1'-11 5/8"	4'-4"	2 3/8"	2	FIXED	INDIVIDUAL UNITS, MILLED TOGETHER ON SITE, SHIP SEPARATELY.	
G	2'-5 1/8"	5'-0 1/2"	2'-6 3/8"	5'-1"	2 3/8"	1	FIXED	INDIVIDUAL UNITS, MILLED TOGETHER ON SITE, SHIP SEPARATELY.	

WINDOW SPECIFICATIONS:
1. MANUFACTURER - ES WINDOWS LLC, - SERIES ES 5000/ES-5100- ESW ELITE-ALUMINUM-NOA No. 23-0717.25 OPERATING CASEMENTS AND FIXED.
2. LAMINATED CLEAR GLASS.
3. COLOR: BOTH INTERIOR AND EXTERIOR ANODIZED, BRONZE ESW KYNAR (2605)
4. PUTTY MUNTINS.
5. STAINLESS STEEL HINGES.
6. FRAME: 1/2" FLANGE.
7. NO SCREENS.

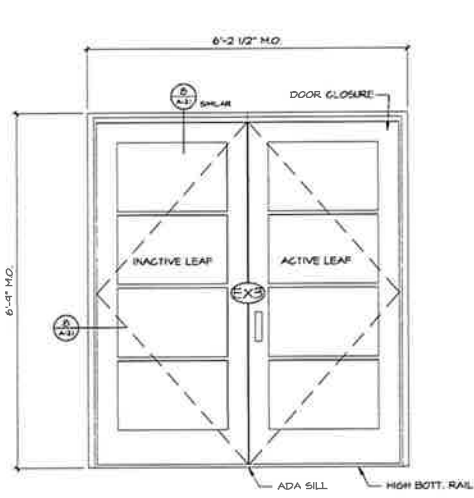
NOTE:
ALIGN MUNTIN ON ALL (3) UNITS



8 F & G-WINDOW ELEV.
A-2.0 SCALE: 1 1/2" = 1'-0"

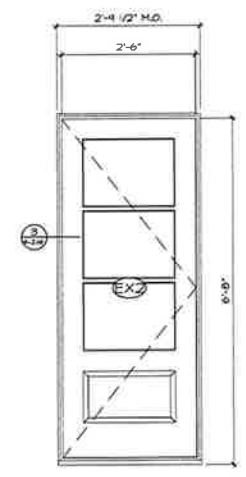
NOTE: MASONRY OPENINGS & FRAME DIMENSIONS FOR THE EXTERIOR WINDOWS & DOOR NOTES

THE DIMENSIONS PROVIDED FOR ALL THE WINDOWS & DOORS ARE FOR BIDDING PURPOSES ONLY. EACH OPENING MUST RECEIVE REMEDIAL REINFORCEMENT OF THE EXISTING HEAD, SILL & JAMB CONDITIONS AS PRESCRIBED IN THE STRUCTURAL ENGINEERING DRAWINGS. THE EFFORT MAY ALTER THE EXISTING M.O. SLIGHTLY FROM OUR FIELD MEASUREMENTS, THEREFORE IT IS RECOMMENDED TO NOT ORDER ANY NEW WINDOWS & DOORS UNTIL THE NEW BUCKS & WATERPROOFING IS IN PLACE TO ENSURE PROPER CLEARANCES ARE VERIFIED BY THE CONTRACTOR. FINAL WINDOW & DOOR FRAME DIMENSIONS SHALL BE PROVIDED BY THE CONTRACTOR AND BE THE RESPONSIBILITY OF THE CONTRACTOR.



9 DOOR #EX-3 ELEV.
A-2.0 SCALE: 3/4" = 1'-0"

EX 3 - DOOR SPECIFICATIONS: N.O.A. # 23-0724J2
MANUFACTURER - ES WINDOWS LLC,
SERIES: ES 9000- ALUMINUM OUTSWINGING, ENTRANCE DOOR.
FINISH: COLOR: BRONZE INSIDE & OUT - KYNAR (2605)
GLASS: 1/4" CLEAR HS + 0.04 PVB CLEAR + 1/4" CLEAR HS.
CLOSER, YES
MUNTINS: YES - OSCE
OPENING: RIGHT SIDE-ACTIVE.
SILL: ADA
BOTT. RAIL: HIGH BOTT RAIL - 2 1/2" WIDE STYLES
HINGES: 3-PIECE HINGE - STAINLESS STEEL HARDWARE
HANDLES: LEVER OR ADA LOOP-PUSH/PULL.



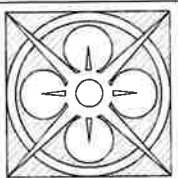
10 DOOR #EX-2 ELEV.
A-2.0 SCALE: 3/4" = 1'-0"
2'-6" X 6'-8"

EX 2 - DOOR SPECIFICATIONS: FL, PRODUCT # FL-15210.4
MANUFACTURER - PLASTPRO, INC.,
FL, PRODUCT # - FL-15210.4
PRODUCT - DRAZP-3V3 LAMINATED CLEAR GLASS
RUSTIC-FIR GRAIN OUTSWING DOOR W/POLY FIBER JAMBS
"ENDURA" (Z-SERIES) THRESHOLD,
ACCESSORIES -
A. BLACK HANDSET & DEAD BOLT.
B. ACCEHSTIPID - HINGE STRAP (2) COLOR-BLACK
C. ACCSPKYOIKIT INDUSTRIAL SPEAKEASY COLOR: BLACK
D. BLACK WEATHERSTRIPPING
E. INCLUDE STAINING KIT FROM MANUFACTURER AND THE LOCAL DEALER W/STAIN PRIOR TO ASSEMBLING HARDWARE.



11 DOOR #EX-1 ELEV.
A-2.0 SCALE: 3/4" = 1'-0"
3'-0" X 6'-8"

EX 1 - DOOR SPECIFICATIONS: FL, PRODUCT # FL-15210-R10
MANUFACTURER - PLASTPRO, INC.,
FL, PRODUCT # - FL-15 210-R10
PRODUCT - DRAZP-306B
FIBERGLASS EXTERIOR IN-SWINGING 1 3/4" THICK 2 PANEL FIR GRAIN
"RUSTIC" W/COLUMBIA IN SWING SILL W/POLY FIBER JAMBS
ACCESSORIES -
A. BLACK HANDSET & DEAD BOLT
B. ACCEHSTIPID - HINGE STRAPS (3) COLOR-BLACK
C. ACCSPKYOIKIT INDUSTRIAL SPEAKEASY COLOR: BLACK
D. BLACK WEATHERSTRIPPING
E. INCLUDE STAINING KIT FROM MANUFACTURER AND THE LOCAL DEALER W/STAIN PRIOR TO ASSEMBLING HARDWARE.



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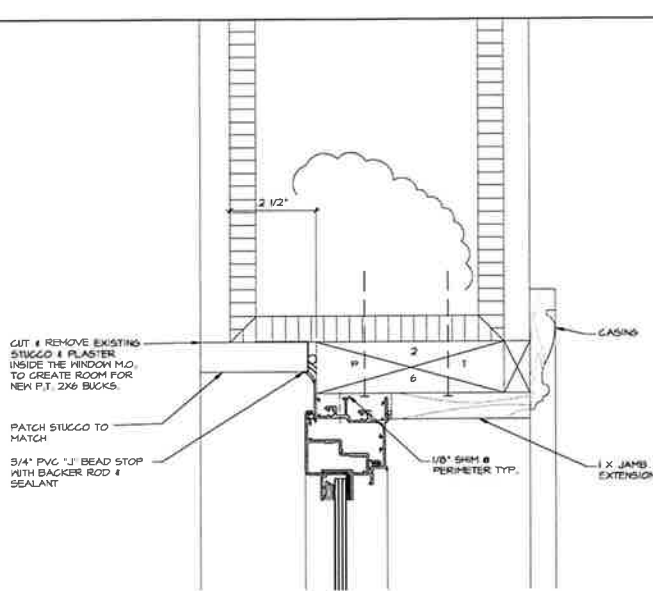
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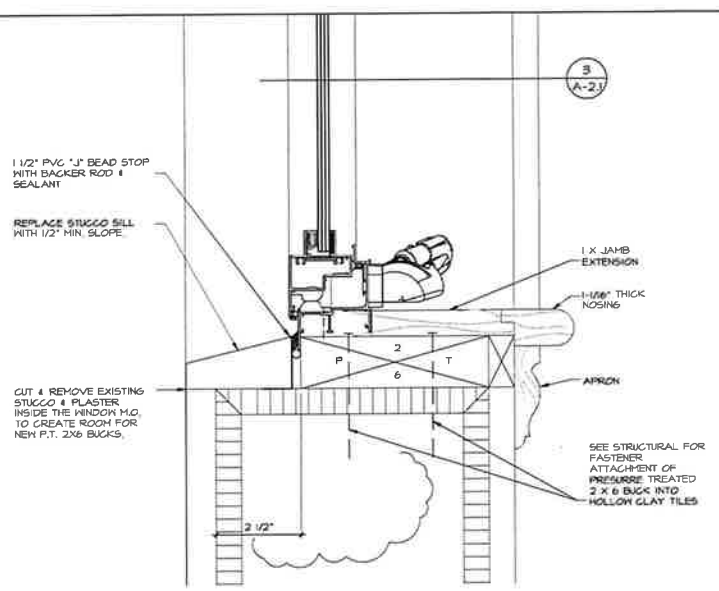
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Window & Door
Details

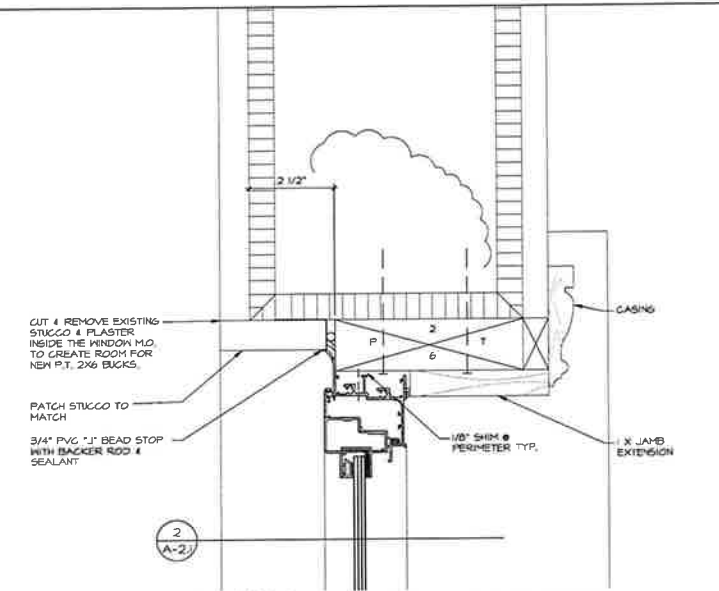
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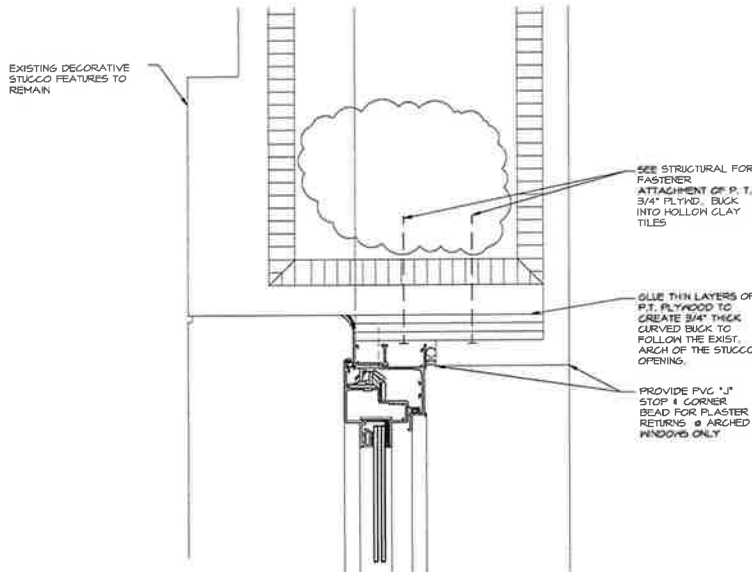
1 HEAD DETAIL-CASEMENT
A-2/ SCALE: 6" = 1'-0"



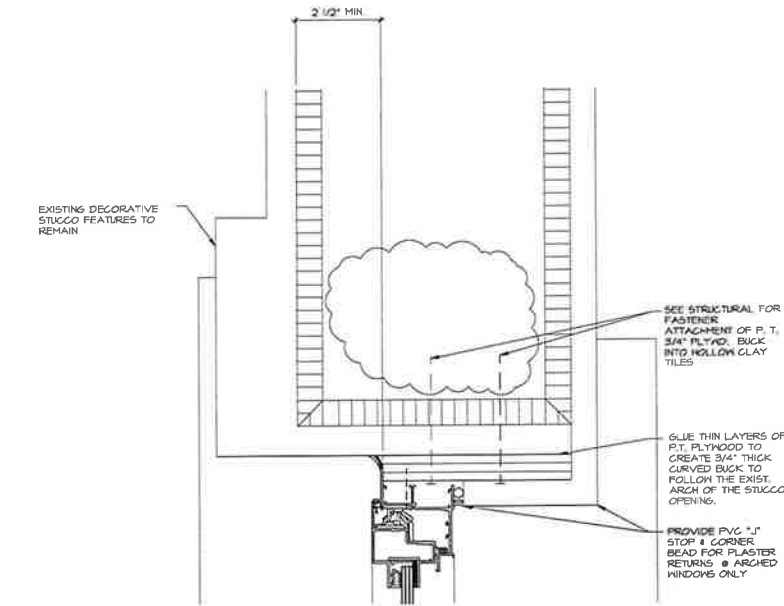
2 SILL DETAIL-CASEMENT
A-2/ SCALE: 6" = 1'-0"



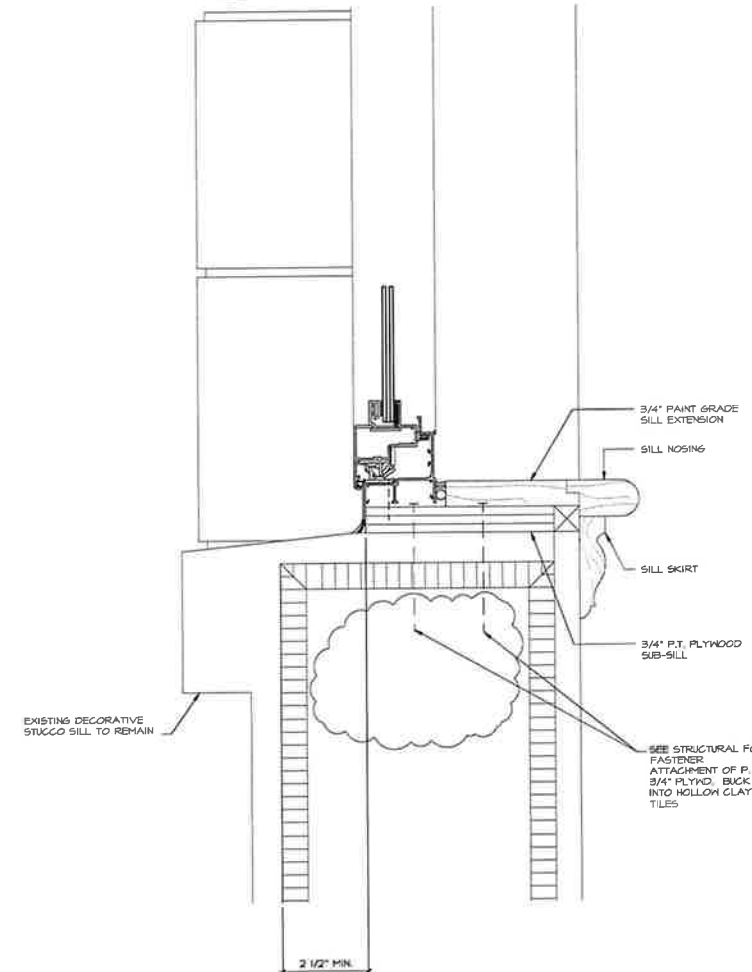
3 JAMB DETAIL-CASEMENT
A-2/ SCALE: 6" = 1'-0"



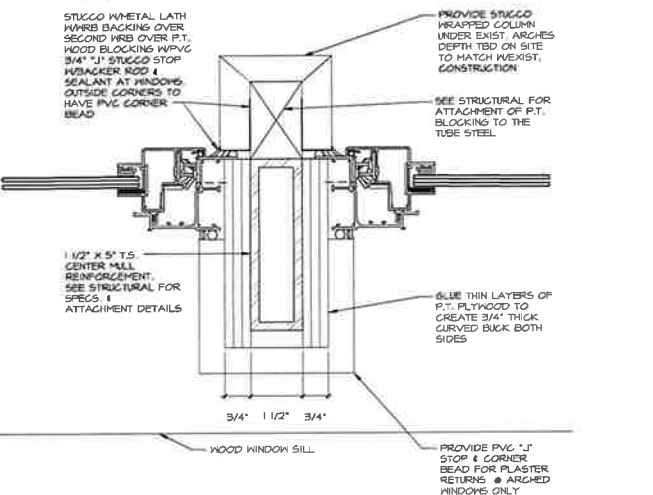
4 HEAD DETAIL-ARCHED FIXED WND.
A-2/ SCALE: 6" = 1'-0"



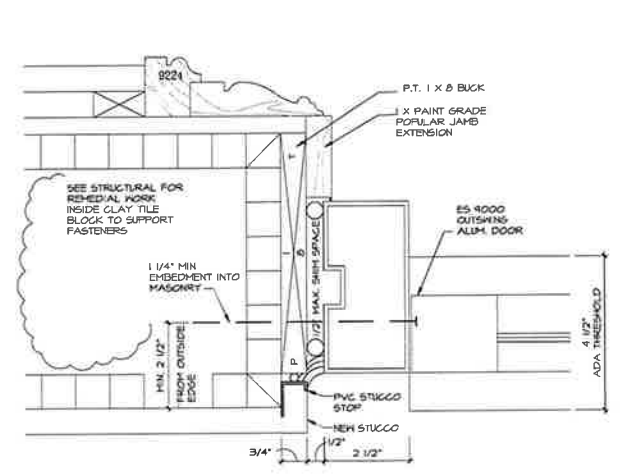
5 JAMB DETAIL-ARCHED FIXED WND.
A-2/ SCALE: 6" = 1'-0"



6 JAMB DETAIL-ARCHED FIXED WND.
A-2/ SCALE: 6" = 1'-0"



7 CENTER MULL ARCHED FIXED WND.
A-2/ SCALE: 6" = 1'-0"



8 JAMB & HEAD DETAIL
A-2/ SCALE: 6" = 1'-0"

NOTE:
ALL BUCKS SHALL BE WEATHER PROOFED UTILIZING "PROSOCCO" FAST FLASH & R-GUARD JOINT & SEAM FILLER OR EQUAL

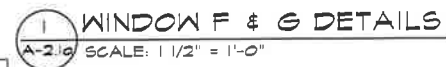


Conservation Improvements for
Historic Evergreen House
601 Federal Highway
Lake Park, FL 33403-2603

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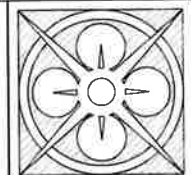
Window & Door Details

A-2.1a



CONTRACTOR TO INVESTIGATE THE EXISTING CONSTRUCTION OVER THE ARCHES FROM THE INSIDE WITHOUT DAMAGING THE EXTERIOR STUCCO DECORATIVE FEATURES & THE REPORT TO STRUCTURAL ENGINEERS FOR ADDITIONAL DETAILS. THE INTENT IS TO INSTALL 1 1/2" TUBE STEEL LATERAL SUPPORTS BETWEEN THE ARCHED WINDOWS.





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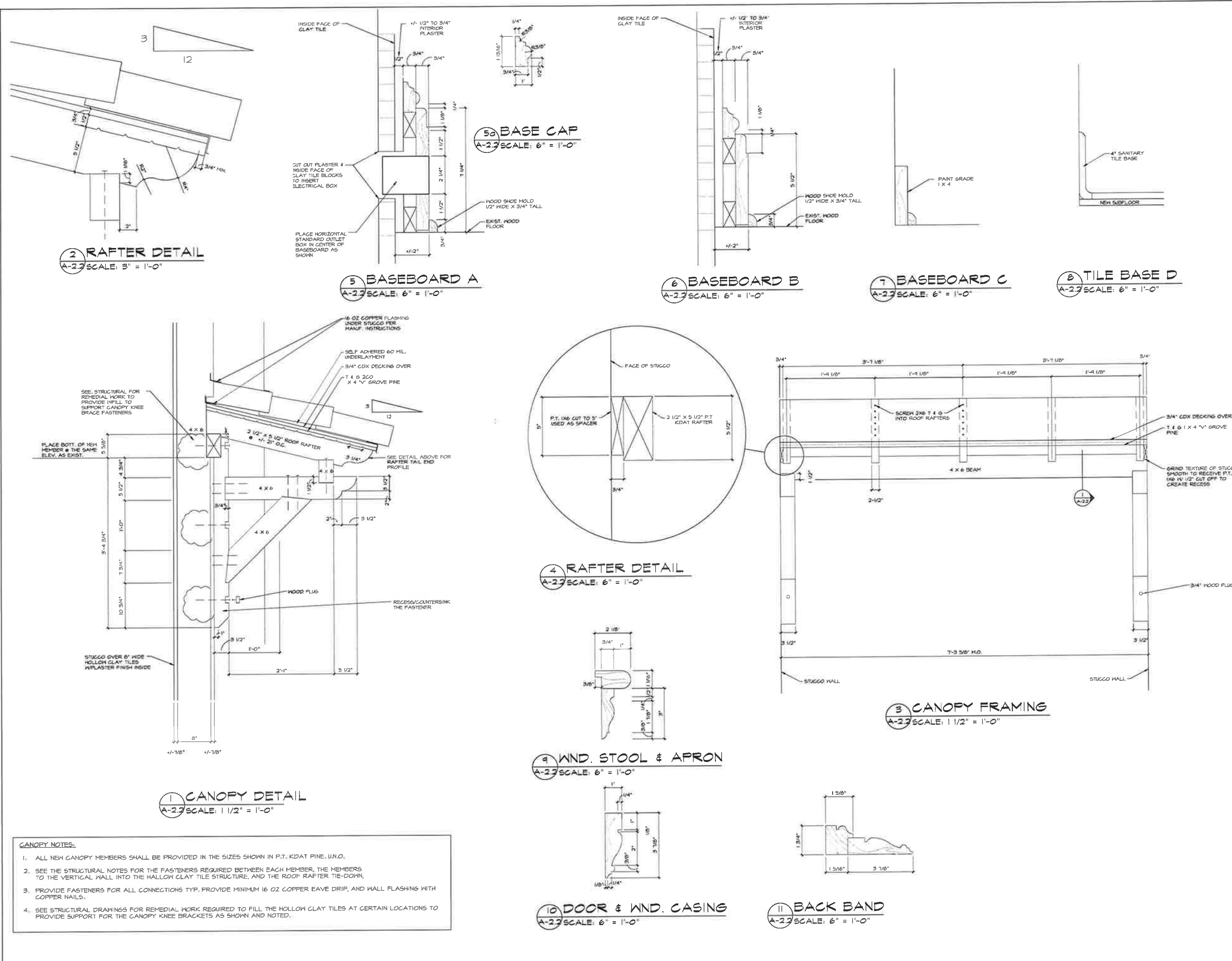
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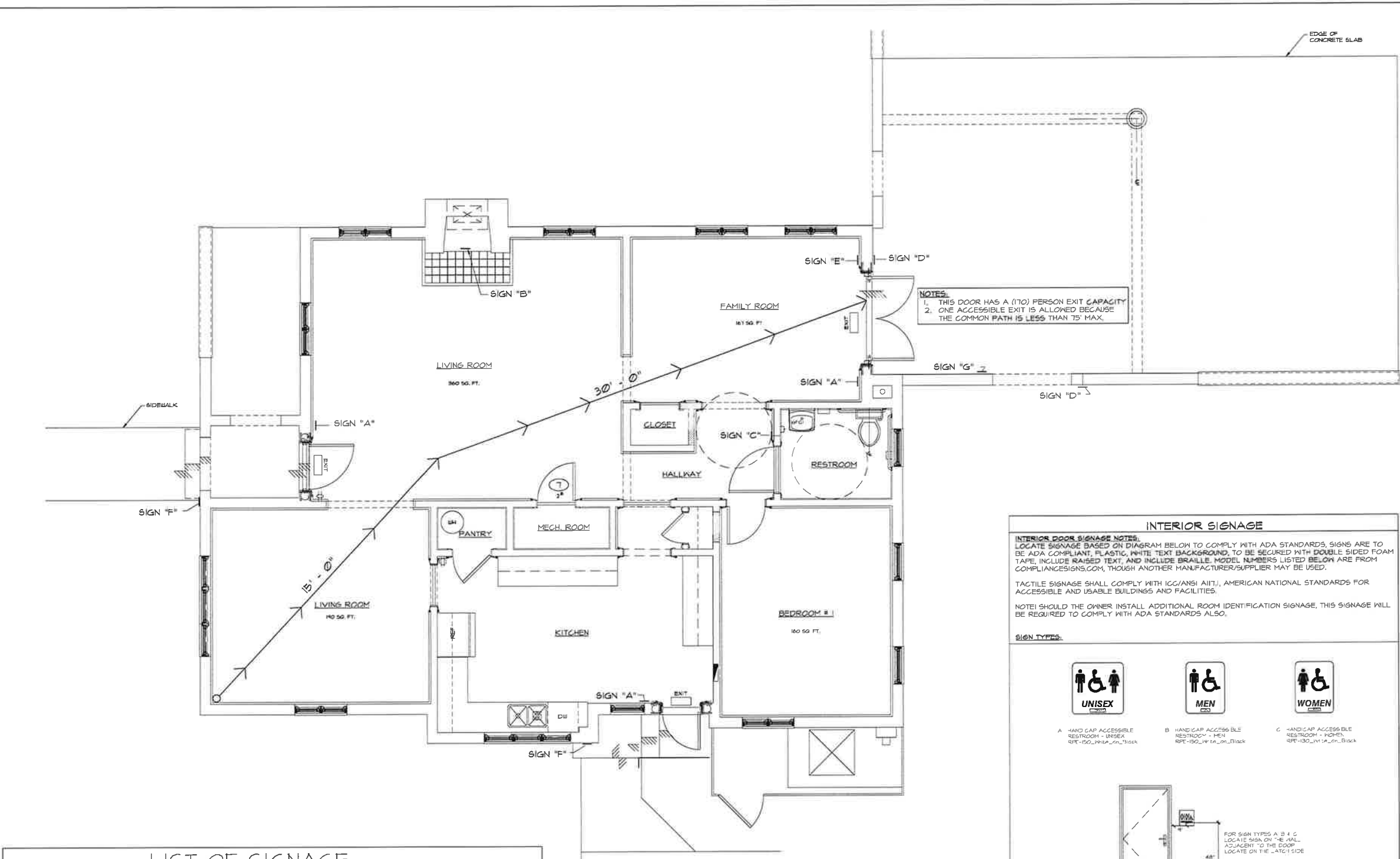
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Commission No. _____
Date 08/22/26
Scale As Noted
Drawn by Lucile E. Lane
Checked by Doug Lane
Sheet No. _____ of _____

Details

A-2.2





LIST OF SIGNAGE		
REF	QTY.	TYPE OF SIGN
A	3	OCCUPANCY LOAD ALLOWED 30 PEOPLE MAX.
B	1	FIREPLACE IS BLOCKED. DO NOT USE FIREPLACE
C	1	ACCESSIBLE RESTROOM
D	2	ACCESSIBLE ENTRANCE
E	1	ACCESSIBLE EXIT
F	2	INACCESSIBLE ENTRANCE
G	1	ACCESSIBLE EXIT W/RAMP

1 LIFE SAFETY & SIGNAGE PLAN
A-2.3 SCALE: 3/8" = 1'-0"

SEE ELECTRICAL ENGINEERING DRAWINGS FOR EXIT SIGNS & EMERGENCY LIGHTING FIXTURE LOCATIONS.

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Preservation Improvements for
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Commission No.	
Date	08.22.25
Scale	As Noted
Drawn by	Laura R. Lane
Checked by	Doug Lane
Sheet No.	of

Life Safety & Signage Plan

A-2.3

DESIGN SPECIFICATIONS

DESIGN CODE 2023 FLORIDA BUILDING CODE (FBC) WITH LATEST SUPPLEMENTS

OCCUPANCY RESIDENTIAL

CONSTRUCTION TYPE V UNREINFORCED

BASIC WIND SPEED V_{10} 130 MPH V_{100} 130.9 MPH

RISK CATEGORY II

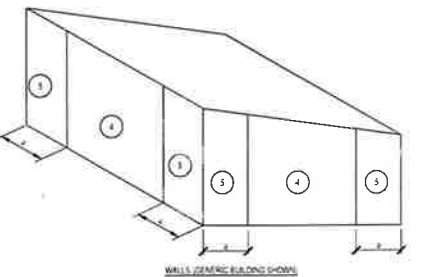
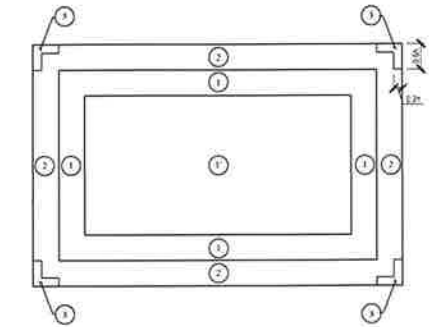
WIND EXPOSURE D

INTERNAL PRESSURE COEFFICIENT $+/- 0.18$ ENCLOSURE BUILDING

COMPONENT & CLADDING DESIGN		
WIND PRESSURES (PSF)		
ROOF		
ZONE	19	AREA (SF)
NEG 1	-12.9	-56.4
NEG 2	-12.9	-56.4
POSITIVE ALL ZONES	+15.9	+24.4
WALLS		
ZONE	19	AREA (SF)
NEG 4	-15.9	-45.0
NEG 5	-15.9	-45.0
POSITIVE ALL ZONES	+15.9	+24.4

NOTES

- TABLE PRESSURES ARE FOR THE SQUARE FOOT (SF) TRIANGULAR AREA SHOWN FOR OTHER TRIANGULAR AREAS. LINEARLY INTERPOLATE BETWEEN VALUES SHOWN ABOVE.
- POSITIVE PRESSURES ACT TOWARD THE BUILDING. NEGATIVE PRESSURES ACT AWAY FROM THE BUILDING.
- SEE DIAGRAMS FOR ZONE LOCATIONS.
- ALL PRESSURES SHOWN IN ARE ULTIMATE PRESSURES.
- TO OBTAIN ALLOWABLE WIND PRESSURE VALUES, MULTIPLY VALUES SHOWN ON TABLE BY 0.6 WIND.



DESIGN LIVE LOADS

ROOF 20 PSF

FLOORS 40 PSF

DESIGN DEAD LOADS

ROOF 40 PSF

FLOORS 15 PSF

GENERAL NOTES:

- CODES USED 2023 FLORIDA BUILDING CODE ACT, NDS, APA AND ASCE-7 ALL LATEST EDITIONS USED
- ALL DESIGN, CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION OVER THE WORK
- CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO COMMENCING CONSTRUCTION
- DETAILS FOUND WITHIN THESE DRAWINGS SHALL BE ASSUMED TO BE TYPICAL DETAILS FOR THIS JOB UNLESS OTHERWISE NOTED ON THE PLANS
- DIMENSIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS. IF DIMENSIONS CANNOT BE DETERMINED FROM THE ARCHITECTURAL PLANS, CONTACT THE ENGINEER OF RECORD

WATERPROOFING

IT SHOULD BE NOTED THAT THE EOR IS NOT A WATER PENETRATION EXPERT. THE FLASHING AND WATER INTRUSION PROTECTION ELEMENTS FOR THE STRUCTURE ARE THE RESPONSIBILITY OF THE ARCHITECT OF RECORD.

CONCRETE

- CONCRETE SHALL BE IN ACCORDANCE WITH FBC & ACI
- CAST-IN-PLACE CONCRETE SHALL HAVE A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI
- NO WATER SHALL BE ADDED TO THE CONCRETE AFTER THE TRUCK HAS LEFT THE BATCH PLANT WITHOUT AUTHORIZATION FROM THE ENGINEER-OF-RECORD (EOR) UNLESS THE DELIVERY TICKET INDICATES AN AMOUNT OF WATER THAT IS ALLOWED TO BE ADDED AT THE JOB SITE AFTER AUTHORIZATION BY THE TESTING LAB REPRESENTATIVE
- CONCRETE MIX DESIGN SHALL BE SUBMITTED TO THE STRUCTURAL EOR FOR REVIEW & APPROVAL. SUBMITTALS SHALL INCLUDE CERTIFICATES FROM AGGREGATES, ADMIXTURES AND CEMENTITIOUS MATERIALS
- CONCRETE ADMIXTURES SHALL NOT CONTAIN ANY CALCIUM CHLORIDE
- CONCRETE SHALL BE NOMINAL WEIGHT 1500 CONCRETE WITH A MINIMUM OF 3% AIR ENTRAINMENT
- FLY ASH (ASTM C618) OR SILICA FUME (ASTM C1240) MAY BE SUBSTITUTED FOR UP TO 45% OF THE PORTLAND CEMENT (ASTM C150) TYPE III. FLY ASH SHALL NOT EXCEED 25% OF CEMENTITIOUS MATERIALS
- MAKING-A-WATER TO CEMENT (W/C) RATIO SHALL BE 0.51 OR LESS
- CONTRACTOR SHALL ENGAGE A QUALIFIED TESTING & INSPECTING AGENCY ACCEPTABLE TO THE OWNER TO PERFORM FIELD TESTS, INSPECTIONS AND PREPARE TEST REPORTS
- TESTING AGENCY SHALL SUBMIT THE FOLLOWING FOR EACH MIX:
 - SLUMP PER ASTM C143 FOR EACH TRUCK LOAD
 - AIR CONTENT PER ASTM C231 FOR THE FIRST AND EACH FIFTH TRUCK AFTER THAT
 - TEMPERATURE PER ASTM C1064 FOR EACH TRUCK
 - STRENGTH PER ASTM C311 FOR EACH MIX DESIGN THAT DAY & FOR EVERY 50 CYD OF CONCRETE PLACED EACH DAY

STEEL REINFORCEMENT

- STEEL REINFORCEMENT SHALL BE IN ACCORDANCE WITH FBC, ACI 318 AND AS NOTED IN THESE PLANS
- STEEL REINFORCEMENT SHALL BE ASTM A615, GRADE 60
- CONCRETE COVER SHALL BE IN ACCORDANCE WITH FBC AND AS FOLLOWS:
 - 3" FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH
 - 2" FOR CONCRETE EXPOSED TO WEATHER OR IN CONTACT WITH GROUND
 - 1 1/2" FOR CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND
- VERTICAL AND HORIZONTAL REINFORCEMENT WILL BE LAPPED FOR 36 BAR DIAMETERS OR 24" WHICHEVER IS GREATER. CORNER REINFORCEMENT SHALL BE LAPPED 36"
- ALL REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAMS AND PLACING DETAILS OF ACI STANDARDS
- ALL REINFORCING STEEL SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES DURING PLACING OF CONCRETE
- SPLICES IN REINFORCING WHERE PERMITTED SHALL BE AS FOLLOWS: MASONRY 48 BAR DIAMETER

WOOD

- WOOD FRAMING SHALL BE IN ACCORDANCE WITH FBC EXCEPT AS NOTED IN THESE PLANS
- THE FLOOR ASSEMBLY (INCLUDING POSTS, JOISTS AND SUB-FLOORS) FOR THE FOLLOWING CONDITIONS SHALL BE PRESSURE TREATED:
 - WOOD JOISTS CLOSER THAN 16" TO THE EXPOSED GROUND
 - THE BOTTOM OF WOOD STRUCTURAL FLOORS WITHOUT JOISTS ARE CLOSER THAN 16" TO EXPOSED GROUND
 - WOOD JOISTS GIRDERS CLOSER THAN 12" TO THE EXPOSED GROUND
 - UNEXCAVATED AREAS LOCATED WITHIN THE PERIMETER OF THE BUILDING FOUNDATION
 - ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY

ALL PRESSURE TREATED WOOD, BE FLOOR JOISTS, BATTEN TABLE, ETC, SHALL BE PROTECTED FROM TOUCHING TRUSS PLATES, TRUSS HANGERS, ETC, WITH (1) 1/2" X 1/2" X 1/2" FELT OR APPROVED EQUIV.

SUB-FLOORS

WHERE SUB-FLOORING IS INDICATED ON THESE PLANS, USE 3/4" TAG PLYWOOD GLED WITH A CONSTRUCTION ADHESIVE AND FASTENED PER FBC.

ROOF AND CEILING FRAMING

- ROOF ASSEMBLIES SHALL BE IN ACCORDANCE WITH FBC
- ALL CONVENTIONAL FRAMING SHALL BE SYP #2

ROOF SHEATHING AND DIAPHRAGM ATTACHMENT

USE MIN 2" APA RATED SHEATHING FASTENED W/ 100 RINGSHANK NAILS @ 6" OC EDGES, 6" OC INTERMEDIATE

METAL CONNECTORS

- ALL METAL CONNECTORS SHALL BE SIMPSON STRONG-TIE CONNECTORS UNLESS OTHERWISE APPROVED BY THE ENGINEER OF RECORD (EOR)
- ALL METAL CONNECTORS EXPOSED TO EXTERIOR TREATED WOOD (E. ACQ TREATED, BORATE, ETC.) SHALL STAINLESS STEEL UNO
- ALL NAILS EXPOSED TO EXTERIOR SHALL STAINLESS STEEL UNO. ALL NAILS EXPOSED TO PRE-TREATED LAMBER SHALL BE STAINLESS STEEL

ANCHOR BOLTS

ANCHOR BOLTS SHALL BE IN ACCORDANCE WITH ASTM A307 OR ASTM F1554 GRADE 36 WASHERS SHALL BE IN ACCORDANCE WITH ASTM F436 GRADE 36. NUTS SHALL BE IN ACCORDANCE WITH ASTM A562 GRADE A HEX.

TYPICAL ANCHOR BOLTS ARE REQUIRED AT THE FOLLOWING LOCATIONS:

- SPACED @ 24" OC AT EXTERIOR WALL SILL PLATES
- AT THE EXTERIOR WALL SILL PLATES WHERE THE THREADED ROD IS MORE THAN 6" FROM THE END OF THE PLATE
- ANCHOR BOLTS ARE NOT REQUIRED AT INTERIOR REAR WALL SILL PLATES
- ANCHOR BOLTS SHALL BE USED UNDERNEATH FIRST FLOOR WINDOWS ON EACH SIDE BELOW EACH OPENING

EPOXY ANCHORS

- ANCHORING ADHESIVE SHALL BE ONE OF THE FOLLOWING PRODUCTS (DUAL CARTRIDGE INSTALLATION ONLY): SIMPSON STRONG-TIE CO. PRODUCT 881-340
- THREADED RODS SHALL BE IN ACCORDANCE WITH ASTM A307 OR ASTM F1554 GRADE 36
- NUTS/WASHERS SHALL BE IN ACCORDANCE WITH ASTM F436 GRADE 36
- NUTS SHALL BE IN ACCORDANCE WITH ASTM A562 GRADE A HEX
- INSTALLATION OF ANCHORS SHALL COMPLY WITH MANUFACTURER'S RECOMMENDATIONS FOR DRILLING OF HOLES, CLEANING OF HOLES AND INSTALLING OF EPOXY AND ANCHORS

DRAWING LIST

S-0.0 GENERAL NOTES

S-0.1 FIRST FLOOR FRAMING PLAN

S-0.2 ROOF FRAMING PLAN

S-0.3 DETAILS



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Preservation Improvements for
Historic Evergreen House
Lake Park
601 Federal Highway
Lake Park, FL 33403-2603

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BAKER
Design Build

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904.250.3000 Fax 904.250.3001 Email: info@bakerdb.com

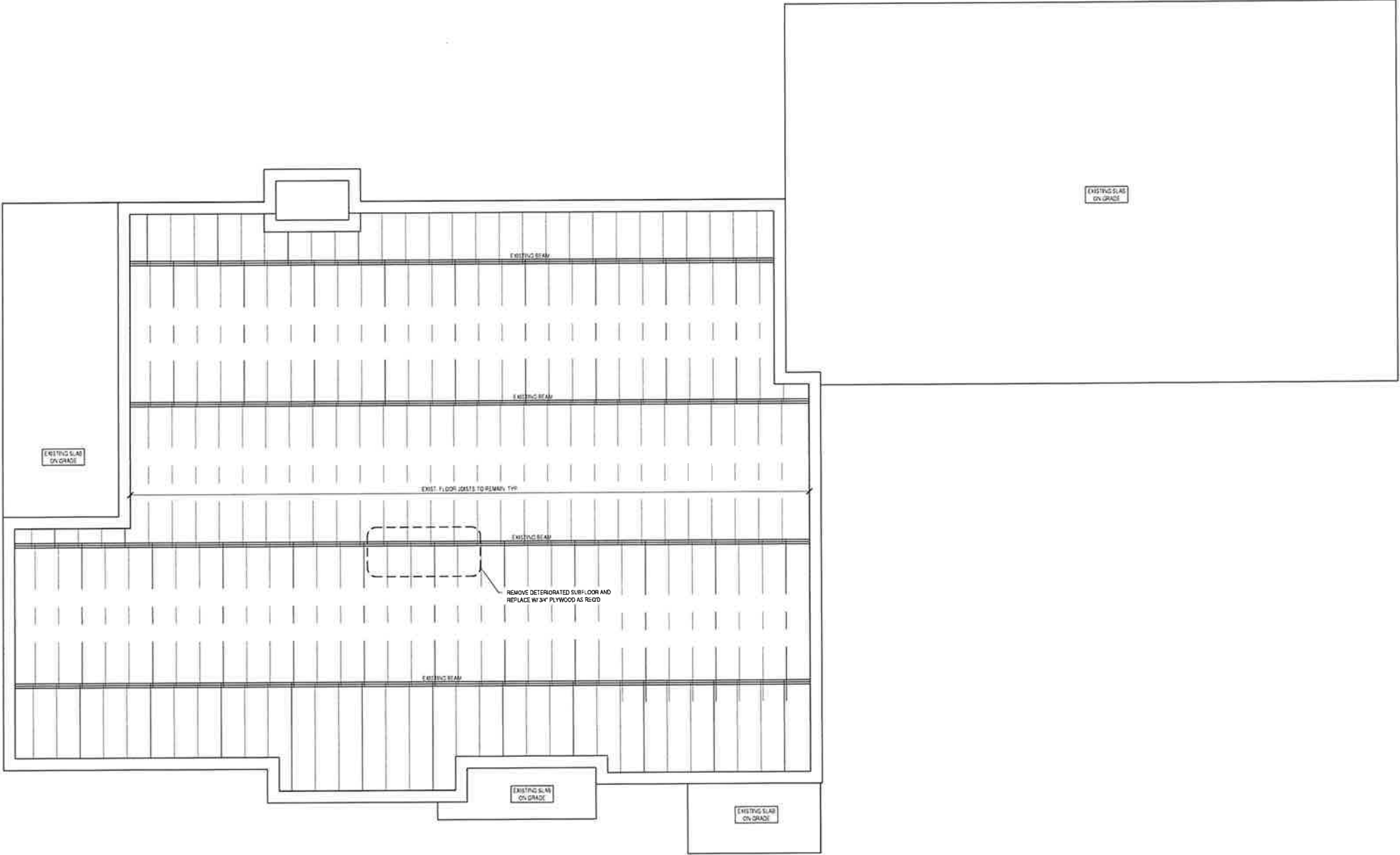


CHANDLER A. COLE, P.E.
FL LICENSE NO. 122109

No.	Date	Revisions
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Consolidation No.		
Date	04.30.2024	
Scale	As Noted	
Drawn by	CAC	
Checked by	CAC	
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GENERAL NOTES

S-0.0



1

FIRST FLOOR FRAMING PLAN
Scale: 1/4" = 1'-0"

NOTE: NOTIFY EOR IMMEDIATELY IF
ANY FURTHER DETERIORATION IS
FOUND DURING CONSTRUCTION.

LINETYPE & SYMBOLS

8" CMU STEM WALLS

CONCRETE

CONVENTIONAL FRAMING

WOOD BEAM



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601 Federal Highway
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CFL 722 24765



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Date		As Noted
Drawn by		CAC
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FIRST FLOOR
FRAMING PLAN

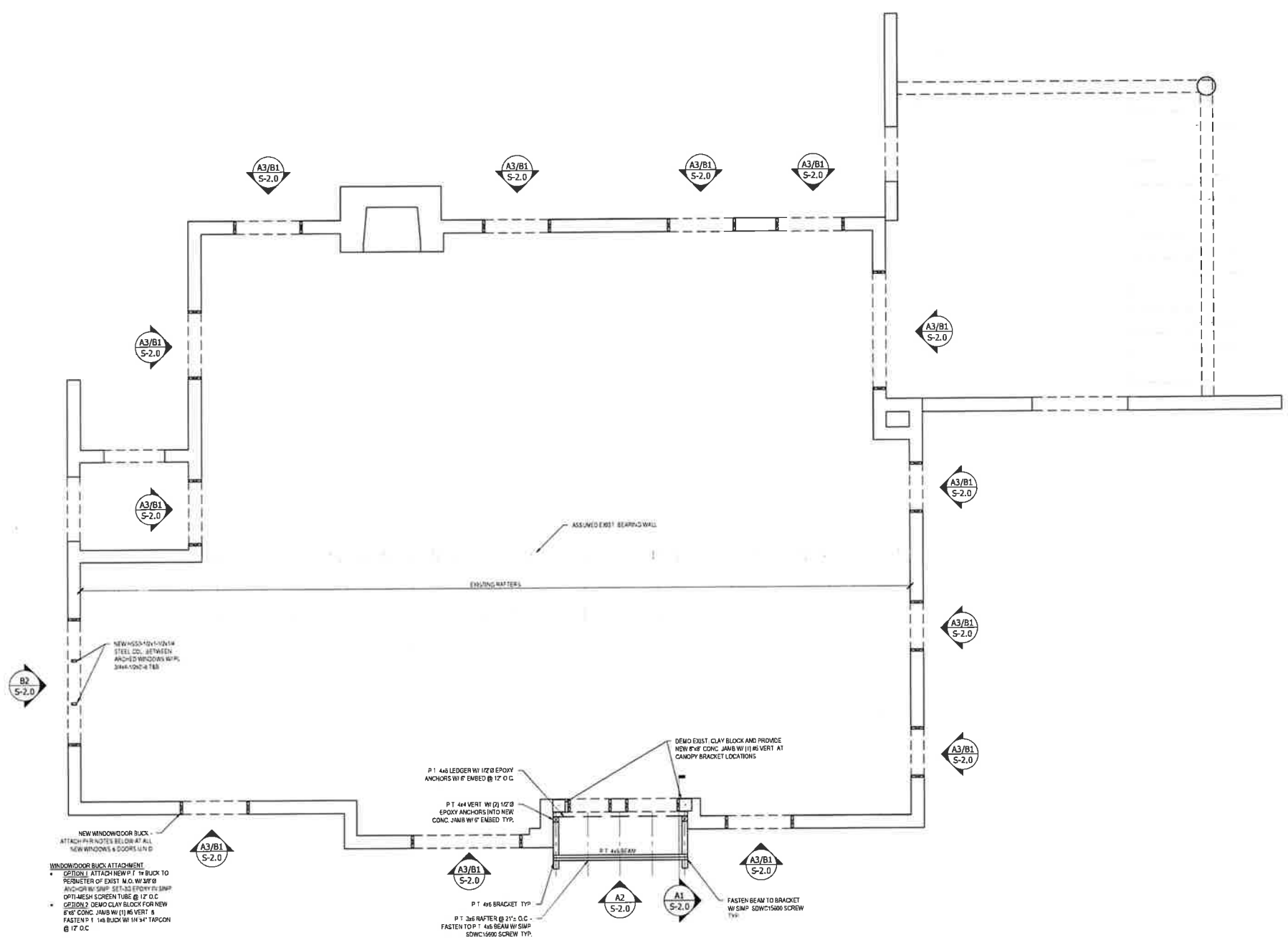
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2 **ROOF FRAMING PLAN**
Scale: 1/4" = 1'-0"

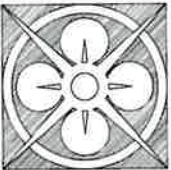
CONVENTIONAL FRAMING NOTES
1. ALL CONVENTIONAL FRAMING SHALL BE SYP NO 2 OR BETTER.
2. NOTIFY EDR IF ANY INTERIOR WALLS TO BE REMOVED APPEAR TO BE LOAD BEARING

LINETYPE & SYMBOLS

LINE TYPE & SYMBOLS

	EXISTING CLAY BLOCK WALL
	ASSUMED NON-BEARING WALLS
	ASSUMED BEARING WALL
	EXISTING MAJOR OPENING
	CONVENTIONAL FRAMING
	WOOD BEAM

 BAKER Design Build		No. Date	Revisions
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		8.	
		CHANDLER & COLE, P.C. 10000 S. 10th Avenue, Suite 100 Mesa, AZ 85209	
Date: 04.30.2008		Scale: As Noted	
Drawn by: CAC		Checked by: CAC	
E&RT No. of		ROOF FRAMING PLAN	
CHANDLER & COLE, P.C. FL LICENSE NO. 102109		S-1.1	



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BAKER
Design Build

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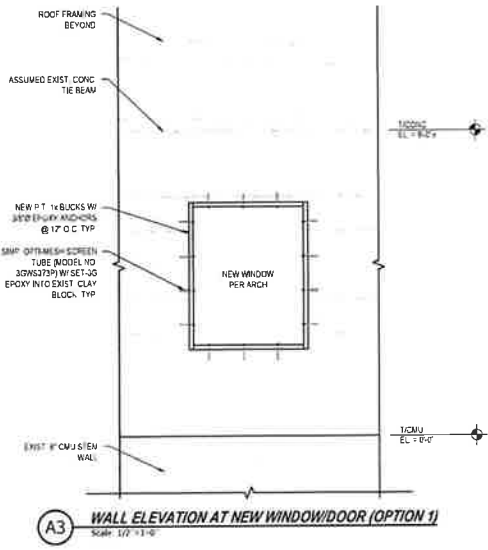
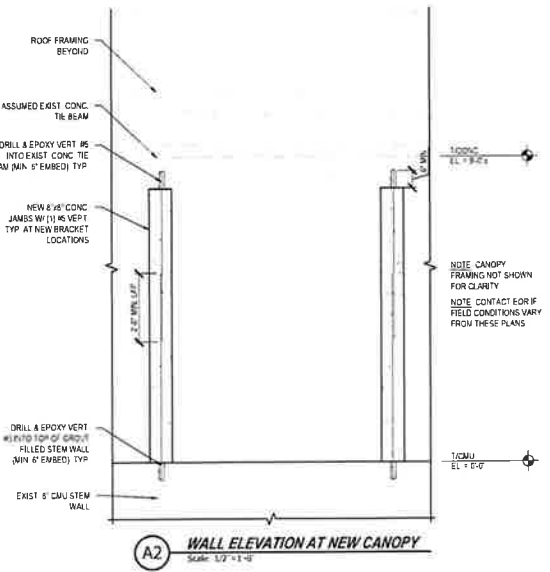
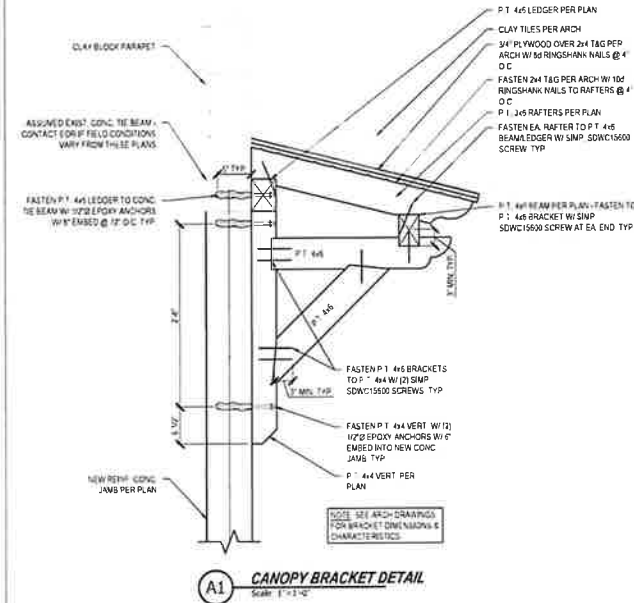
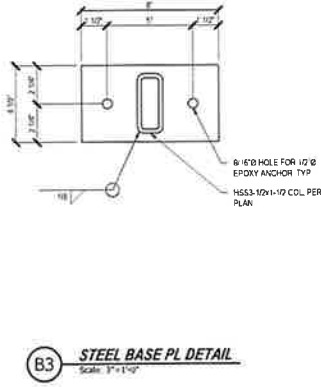
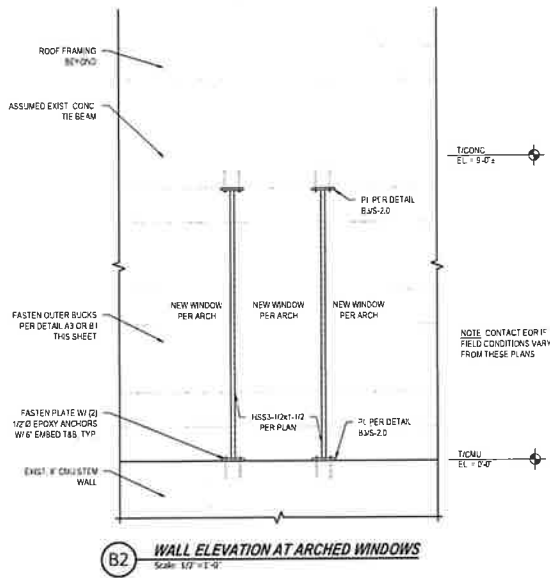
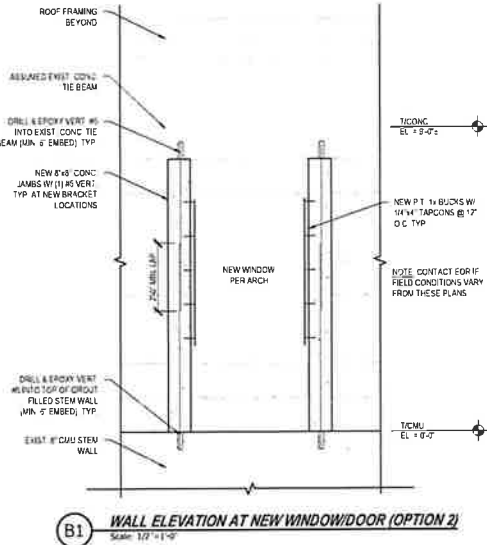
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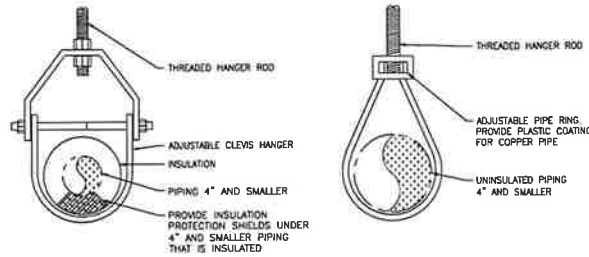


CHANDLER A. COLE, P.E.
FL LICENSE NO. 102139

DETAILS

S-2.0

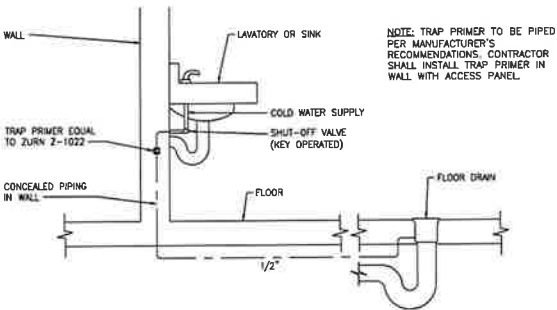




PIPE HANGER DETAILS

NOT TO SCALE

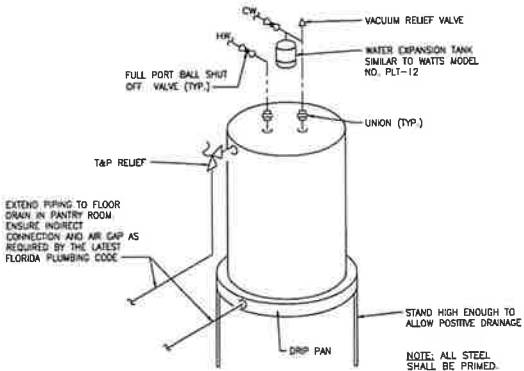
1
P10



TRAP PRIMER DETAIL

NOT TO SCALE

2
P10



WATER HEATER DETAIL

NOT TO SCALE

3
P10

BASIS OF DESIGN

- WC-1 WATER CLOSET (FLOOR MOUNTED, FLUSH TANK, HANDICAPPED) AMERICAN STANDARD VITREOUS CHINA WATER CLOSET 1.6 GPF, CADET MODEL 215AA.004 WITH ELONGATED FRONT, CHURCH MODEL 9500-SSC WHITE SOLID PLASTIC SEAT WITH STAINLESS STEEL SELF-SUSTAINING CHECK HINGE, AND CHROME FINISHED SUPPLY TUBE. FLUSH LEVER ON APPROACH SIDE OF FIXTURE.
- LAV-1 LAVATORY (WALL HUNG, LEVER HANDLE FAUCET, HANDICAPPED) AMERICAN STANDARD LUCERNE MODEL 0356-021 WITH SINGLE CENTER HOLE. PROVIDE AMERICAN STANDARD FAUCET MODEL 7428101.002. PROVIDE STRAINER DRAIN WITH TAILPIECE AND 800A FLOW REGULATORS FOR 0.5 GPM. ANGLE STOPS WITH LOOSE KEYS, ANNEALED CHROME PLATED VERTICAL COPPER SUPPLY TUBES AND 1-1/4" CAST BRASS P-TAP AND TUBING OUTLET. PROVIDE ZURN MODEL Z-1231 CONCEALED ARM MOUNTING KIT. MOUNTING HEIGHT AS INDICATED ON THE ARCHITECTURAL DRAWINGS. PROVIDE TRUEBRO MODEL NUMBER 102W INSULATION KIT. FURNISH WITH TV-1.
- S-1 SINK (30-3/4" X 18-1/2" X 4-7/8") ELKAY LUSTERTONE CLASSIC MODEL ELKAD311850 - WITH TWO 13-1/2" X 18" X 4-7/8" BOWLS. SINK SHALL BE FABRICATED OF 18 GAUGE, TYPE 304 STAINLESS STEEL. SINK SHALL BE PROVIDED AND DRILLED FOR THE FOLLOWING ACCESSORY ITEMS:
A. PROVIDE ELKAY FAUCET MODEL LKAV3031CR.
B. 1-1/2" BASKET STRAINER WITH TAILPIECE.
C. LOOSE KEY STOPS AND VERTICAL SUPPLY TUBES.
D. 1-1/2" P-TAP AND TUBING OUTLET.
E. PROVIDE WITH THERMOSTATIC MIXING VALVE TV-1.
- FWH-1 ELECTRIC WATER HEATER - ELECTRIC WATER HEATER RHEEM MODEL PRO40 M2 RH95, UL APPROVED, 40 GALLON TANK, TWO 4.5kW ELEMENTS, NON-SIMULTANEOUS. FURNISH RELIEF VALVE.
- FD-1 FLOOR DRAIN WITH 3" ROUND NICKEL STRAINER TOP MANUFACTURED BY ZURN MODEL Z415B. PROVIDE WITH TRAP PRIMER CONNECTION.
- TV-1 PROVIDE LEONARD MODEL 170 LEAD FREE THERMOSTATIC MIXING VALVE THAT CONFORMS TO ASSE 1070/ASME A112.1070/CSA B125.70.

PLUMBING FIXTURE CONNECTIONS SCHEDULE

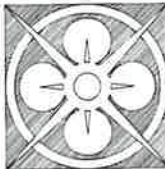
SYMBOL	FIXTURE	SUPPLIES (INCH)		WASTE (INCH)	
		CW	HW	TRAP	VENT
WC-1	WATER CLOSET	3/4	-	3	2
LAV-1	LAVATORY	3/4	3/4	2	1-1/2
S-1	SINK	3/4	3/4	2	1-1/2
FD-1	FLOOR DRAIN	3/4	-	3	2

PLUMBING GENERAL NOTES

- THE DRAWINGS ARE PARTLY DIAGRAMMATIC AND ARE NOT INTENDED TO SHOW IN DETAIL ALL FEATURES OF THE WORK. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PLUMBING SPECIFICATIONS, THE DRAWINGS AND THE LATEST PLUMBING CODE.
- CONTRACTOR SHALL VERIFY EXISTING ITEMS PRIOR TO BIDDING AND ADVISE ENGINEER OF RECORD WITH ANY DISCREPANCIES.
- OBTAIN EXACT ROUGH-IN INFORMATION BEFORE CONSTRUCTION.
- ALL CUTTING & PATCHING OF EXISTING FLOORS, WALLS, CEILING, ETC. SHALL BE COORDINATED BY THE GENERAL CONTRACTOR OR AT HIS DIRECTION. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP AFTER EACH SESSION.
- THE CUTTING OF STRUCTURAL AND/OR ARCHITECTURAL MEMBERS IS TO BE DONE ONLY WITH THE WRITTEN APPROVAL OF THE ARCHITECT AND STRUCTURAL ENGINEER.
- ALL WORK UNDER THIS PROJECT SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY TO COMPLETE THE PLUMBING SYSTEM AS SHOWN ON THE DRAWINGS & SPECIFICATIONS.
- OFFSET PIPING TO AVOID STRUCTURAL MEMBERS, FLASHINGS, MECHANICAL AND ELECTRICAL EQUIPMENT, ETC.
- PROVIDE STAINLESS STEEL FLEX-LINE FOR FINAL CONNECTIONS TO EQUIPMENT ITEMS.
- PROVIDE CHROME PLATED ESCUTCHEON PLATES FOR ALL EXPOSED PIPE PASSING THROUGH WALLS, FLOORS, OR CEILING. ALL EXPOSED PIPING AND FITTINGS SHALL BE CHROME PLATED.
- HOT & COLD WATER SUPPLIES TO EACH INDIVIDUAL OR GROUP OF PLUMBING FIXTURES SHALL BE FITTED WITH WATER HAMMER ARRESTORS, ZURN SHOKTROL SIZED AND INSTALLED PER MANUFACTURER'S RECOMMENDATION.
- SANITARY PIPING SLOPE: FOR 2" PIPE, MINIMUM SLOPE IS 1/4" PER FOOT. FOR 3" AND 4" PIPE, MINIMUM SLOPE IS 1/8" PER FOOT.
- PIPE HANGERS SHALL BE ADJUSTABLE TEARDROP TYPE HANGER AND RODS, GRINNELL OR EQUAL.
- FIRE-STOP & SMOKE-STOP ALL EXISTING & NEW PENETRATIONS IN FIRE OR SMOKE RATED PARTITIONS, WALLS, FLOORS, ETC TO MAINTAIN PROPER RATINGS.
- PROVIDE ALL ACCESSORIES REQUIRED SUCH AS STOPS, TRAPS, ESCUTCHEONS, CONNECTIONS, CARRIERS, ETC., FOR ALL FIXTURES AS NECESSARY TO COMPLETE THE INSTALLATION OF EACH FIXTURE.
- ALL PIPING IN PLENUM RETURN AREAS SHALL BE PLENUM RATED.
- ALL FURNISHED EXPOSED FAUCETS: TRAPS CONNECTING PIPING, STOPS AND OTHER FIXTURE TRIM SHALL BE CHROME-PLATED BRASS UNLESS OTHERWISE SPECIFIED. ALL FASTENING SHALL BE CHROME-PLATED BRASS.
- GENERAL CONTRACTOR SHALL HIRE A SURVEY/LOCATOR COMPANY TO LOCATE/IDENTIFY ALL UNDERGROUND PIPING AND PIPING IN CRAWL SPACE, ETC.
- ALL FITTINGS SHALL BE INSTALLED BY NO LESS THAN A JOURNEYMAN LEVEL PLUMBER.
- NO HORIZONTAL DOUBLE-WYE FITTINGS ARE ACCEPTABLE.
- INDIRECT WASTE PIPING FROM EQUIPMENT, WHICH PRODUCES A COLD WASTEWATER, (SUCH AS CONDENSATE DRAINS, ETC.) SHALL BE INSULATED WITH 1/2" ARMAFLEX INSULATION.
- ALL VENTS THRU ROOF SHALL BE INSTALLED A MINIMUM OF 10'-0" FROM ANY FRESH AIR INTAKE AND OFFSET MINIMUM OF 3'-0" FROM EDGE OF ROOF LINE AND PARAPETS.
- DO NOT RUN ANY PLUMBING LINES ABOVE OR BESIDE ANY ELECTRICAL PANELS OR EQUIPMENT. EXISTING PLUMBING LINES SHALL BE MOVED TO NOT BE ABOVE OR BESIDE ANY ELECTRICAL PANELS OR EQUIPMENT.
- ALL TESTING & STERILIZATION SHALL COMPLY WITH LOCAL GOVERNING CODES & RECOMMENDATION OF THE AMERICAN WATER WORKS ASSOC. ALL PLUMBING TESTS SHALL BE WITNESSED BY THE PLUMBING INSPECTOR, AND A COPY OF THE DISINFECTION REPORT SHALL BE PROVIDED TO THE PLUMBING INSPECTOR.
- CONTRACTOR TO PROVIDE ONE YEAR OF WARRANTY ON SERVICE, LABOR, EQUIPMENT AND MATERIALS.

PLUMBING LEGEND

- COLD WATER (CW)
--- HOT WATER (HW)
--- SANITARY (S)
--- VENT (V)
- FULL PORT BALL SHUT OFF VALVE
- PIPE UP
● PIPE DOWN
- ⊥ STRAINER
✓ CHECK VALVE
⊕ ASME PRESSURE/TEMPERATURE RELIEF VALVE
⊕ UNION
VTR VENT THROUGH ROOF



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Preservation Improvements for
Lake Park Historic Evergreen House
604 Federal Highway
Lake Park City, FL 33403-2603

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PLUMBING NOTES,
DETAILS, LEGEND
AND SCHEDULE

P1.0

Nashwan
Haddad

Digitally signed by
Nashwan Haddad
Date: 2026.04.30
11:55:30 -04'00'

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PLANS AND SPECIFICATIONS SHOWN WITHIN THIS DOCUMENT ARE IN ACCORDANCE WITH THE APPLICABLE STATUTES.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY NASHWAN HADDAD. THE DATE APPLICABLE TO THE SIGNATURE IS: 2026.04.30 11:55:30 -04'00'.

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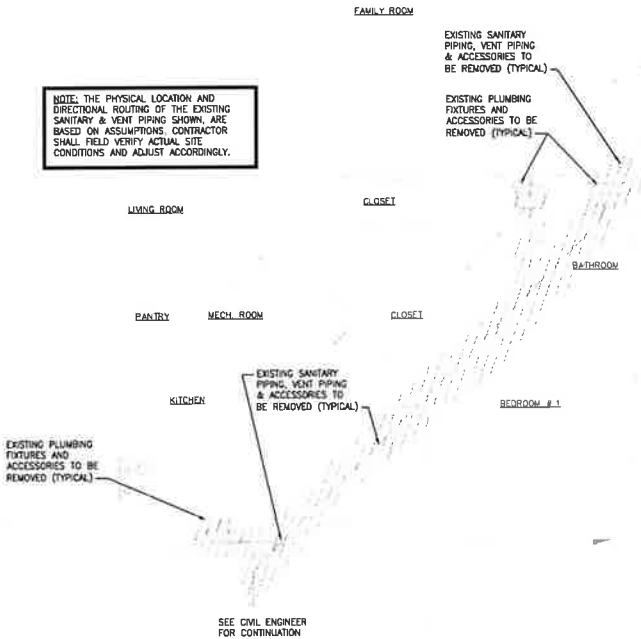
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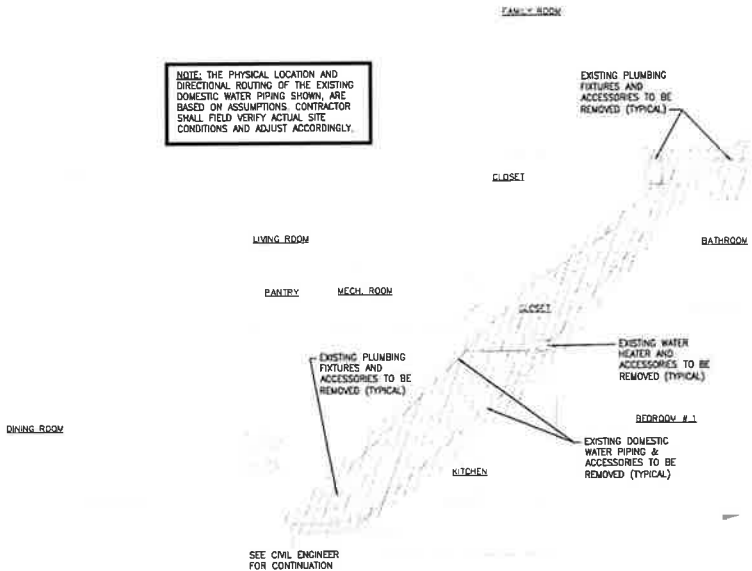
DEMOLITION FLOOR PLAN - PLUMBING

P2.0

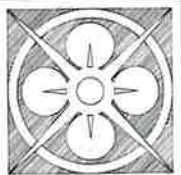
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DEMOLITION FLOOR PLAN - SANITARY
SCALE 1/4" = 1'-0"
///// PLUMBING ITEMS TO BE REMOVED



DEMOLITION FLOOR PLAN - DOMESTIC WATER
SCALE 1/4" = 1'-0"
///// PLUMBING ITEMS TO BE REMOVED



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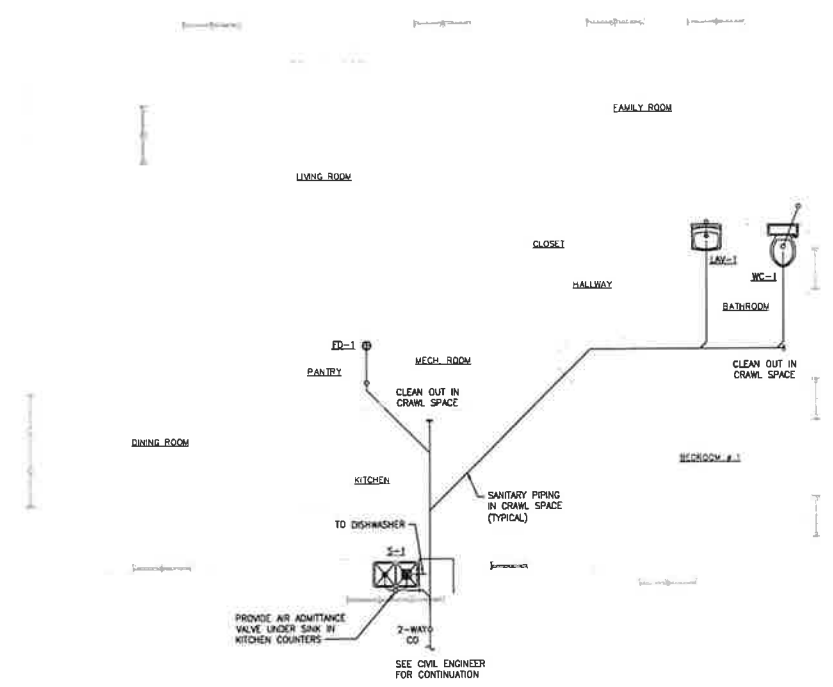
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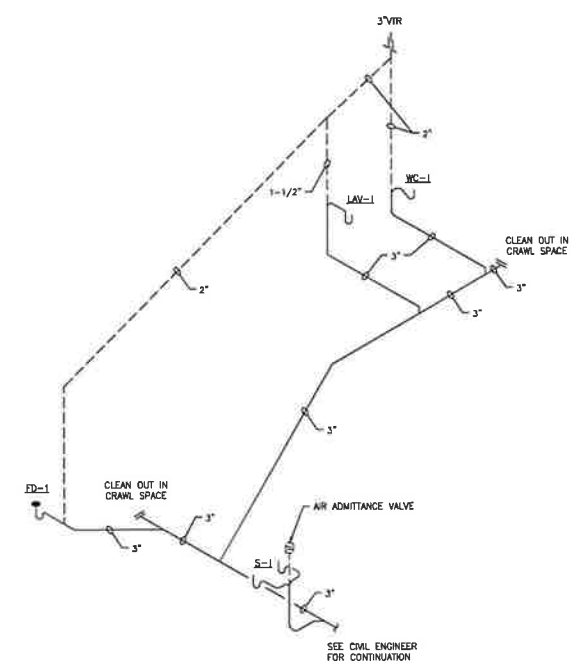
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NEW FLOOR PLANS &
RISER DIAGRAMS -
PLUMBING

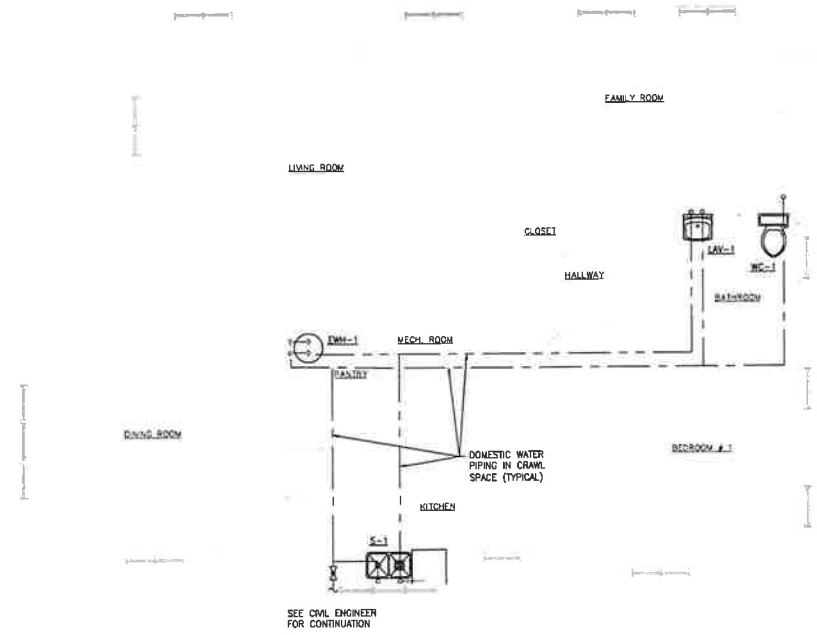
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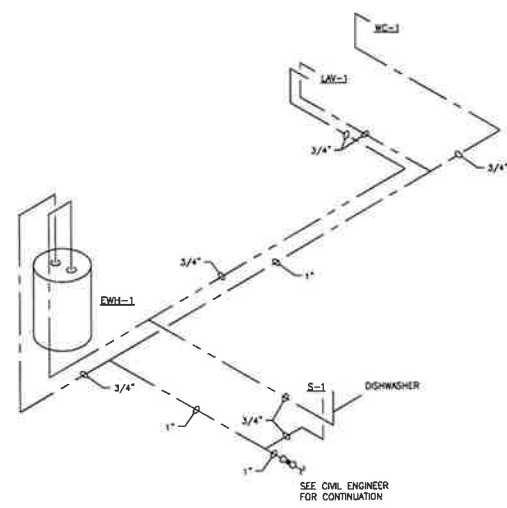
NEW FLOOR PLAN - SANITARY
SCALE 1/4" = 1'-0"



RISER DIAGRAM - SANITARY
NOT TO SCALE



NEW FLOOR PLAN - DOMESTIC WATER
SCALE 1/4" = 1'-0"



RISER DIAGRAM - DOMESTIC WATER
NOT TO SCALE

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PLUMBING SPECIFICATIONS

SECTION 1 - GENERAL REQUIREMENTS

- A. THE WORK UNDER THIS PROJECT INCLUDES THE PROMISING OF ALL LABOR, MATERIALS, AND SERVICES NECESSARY TO INSTALL THE INDICATED SYSTEMS ON THE DRAWINGS AND ALL ASSOCIATED ACCESSORIES.
- B. ALL WORK SHALL BE PERFORMED ACCORDING TO THE LATEST FLORIDA PLUMBING CODE, DRAWINGS, AND SPECIFICATIONS. ALL EQUIPMENT TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- C. ALL CUTTING AND PATCHING FINISHED WORK SHALL HAVE A PLEASANT APPEARANCE.
- D. THE LOCATION OF ALL PIPING SHALL BE COORDINATED WITH ALL STRUCTURAL MEMBERS.
- E. MAINTAIN THE INTEGRITY OF ANY NEW OR EXISTING FIRE RATING OF WALLS, CEILING AND FLOORS.
- F. EACH PLUMBING FIXTURES SHALL BE SEPARATELY TRAPPED, UNLESS OTHERWISE NOTED.
- G. INSTALL UNIONS ON ONE SIDE OF EACH VALVE.
- H. PROVIDE ELECTRONIC SHOP DRAWINGS OF TO ENGINEER OF RECORD WITH ALL EQUIPMENT, PLUMBING FIXTURES, PIPES, FITTINGS, ACCESSORIES, ETC SHOP DRAWINGS SHALL BE SUBMITTED ALL AT ONCE.
- I. PROVIDE ONE YEAR WARRANTY FOR SERVICE, EQUIPMENT AND MATERIALS.
- J. GENERAL CONTRACTOR TO HIRE A SURVEY/LOCATOR COMPANY TO TO LOCATE AND IDENTIFY ALL UNDERGROUND PIPING.
- K. COORDINATE ALL EQUIPMENT, PIPES, FITTINGS, ACCESSORIES, ETC WITH ALL OTHER TRADES BEFORE PURCHASE AND INSTALLATION OF ITEMS.
- L. PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS TO THE ENGINEER OF RECORD.
- M. PROVIDE A COMPLETE SET OF O&M MANUALS INCLUDING ONE YEAR WARRANTY FOR SERVICE, LABOR, EQUIPMENT AND MATERIALS.
- N. PROVIDE CERTIFICATION CERTIFICATES.
- O. PROVIDE AS-BUILT DRAWINGS TO ENGINEER OF RECORD.

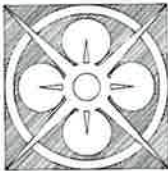
SECTION 2 - PRODUCTS

- A. **GENERAL**
1. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND FREE FROM ANY DEFECTS. DEFECTIVE DEVICES SHALL BE REPLACED AT NO COST TO THE OWNER.
2. THE QUALITY OF THE MATERIALS SHALL COMPLY WITH THE STANDARDS OF THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM), LIFE SAFETY CODE AND THE LATEST FLORIDA BUILDING CODE.
3. PRIOR TO PURCHASE OF EQUIPMENT, CONTRACTOR TO VERIFY THAT EQUIPMENT FITS IN THE SPECIFIED ENVELOPE AND MEETS MANUFACTURER'S CLEARANCES.
4. PROVIDE ALL ITEMS SPECIFIED ON THE DRAWINGS, INCLUDING ALL ACCESSORIES ASSOCIATED FOR A COMPLETE AND OPERABLE SYSTEM.
- B. **PIPE AND FITTINGS**
1. ALL PIPING SHALL BE RUN STRAIGHT. CUT PIPE SHALL BE SQUARELY CUT AND PROPERLY REAMED ON ALL ENDS. FITTINGS AND NIPPLES SHALL BE OF THE SAME MATERIALS AS THE PIPE.
2. CWP SCHEDULE 80 PIPE SHALL BE SUITABLE FOR USE AT MAXIMUM WORKING PRESSURE OF 150 PSI. ALL PIPE MUST MEET THE REQUIREMENTS OF ASTM D-1784, ASTM F-441, AND NSF STANDARD 14. SOCKET TYPE FITTINGS SHALL MEET ASTM F-153 THREADED FITTINGS SHALL MEET ASTM F-443 WITH THREADED BRASS INSERT BY 1/8" HANNOVARTON OR ACCEPTABLE ALTERNATIVE. SOLVENT WELD MATERIAL SHALL BE SOLVENT CEMENT MEETING THE REQUIREMENTS OF ASTM F-443.
3. PLASTIC PIPE SHALL CONFORM TO ASTM D1785. PLASTIC FITTINGS SHALL CONFORM TO ASTM D2466. SOLVING CEMENT SHALL CONFORM TO ASTM D2564. CELLULAR CORE PIPING IS NOT ACCEPTABLE.
4. DOMESTIC WATER PIPING: ALL PIPE AND FITTINGS SHALL BE SCHEDULE 80 CWP.
5. SANITARY AND VENT PIPING: ALL PIPE AND FITTINGS UP TO ONE FEET OUTSIDE OF THE BUILDING SHALL BE SCHEDULE 40 PIPE. PLASTIC BURNED PIPING SHALL BE INSTALLED WITH A LOCATOR WIRE #11 GAGE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- C. **THERMAL INSULATIONS**
1. ALL DOMESTIC WATER PIPING SHALL BE INSULATED. INSULATION SHALL BE INSTALLED AFTER THE PIPING SYSTEM HAS BEEN CHECKED AND FOUND FREE OF ALL LEAKS. INSURE SURFACES ARE CLEAN AND DRY BEFORE INSTALLING INSULATION. PIPE INSULATION SHALL BE SECURED. CLOSING SHALL BE INSULATED WITH JOHNS-MANVILLE UNIT FIBER CLOSING. VALVES AND OTHER IRREGULAR SHAPED FITTINGS SHALL BE INSULATED WITH PIPE INSULATION SEGMENTS AND FINISHED WITH A SEAM COAT OF AIR DRYING JOHNS-MANVILLE 375 CEMENT AND WHITE GLASS FABRIC DIPPED IN FOSTER'S 30-60 COATING OR EQUAL.
2. MATERIAL INSULATION SHALL BE 1" AP ARMAFLEX BLACK LAPSEAL FOR PIPES 3/4" - 1-1/2". INSULATION SHALL BE 1-1/2" AP ARMAFLEX BLACK LAPSEAL FOR PIPES 2" - 4".
- D. **PLUMBING DETAILS**
1. ALL PLUMBING FIXTURES SHALL BE PROVIDED AS SHOWN ON THE PLUMBING BASIS OF DESIGN. IN ADDITION TO ANY REQUIRED ACCESSORIES TO PROVIDE A FULL AND OPERABLE PLUMBING SYSTEM. PROPOSED FIXTURES AND ACCESSORIES SHALL BE SUBMITTED FOR APPROVAL WITH CATALOG CUT SHEETS AND FULL DESCRIPTIONS.
- E. **PLUMBING ACCESSORIES**
1. VALVES:
- 1.1. GATE VALVES: 2" AND SMALLER - CRANE NO. 428 OR NO. 430 AS APPLICABLE. 2-1/2" IPS OR LARGER CRANE #445-1/2" OR #445 AS APPLICABLE.
- 1.2. CHECK VALVES: 2" IPS OR SMALLER - CRANE #37. 2-1/2" IPS OR LARGER - CRANE 373.
- 1.3. BALL VALVES: FULL PORT BALL VALVES WITH STAINLESS STEEL STEM AND BALL WITH TEFLON SEAT AND RINGS.
2. CLEANOUTS:
- 2.1. CLEANOUTS INSTALLED IN FLOORS WITH WATERPROOF MEMBRANE SHALL BE PROVIDED WITH CLAMPING RINGS. INSTALL CLEANOUT FRAMES AND COVERS TO BE FLUSH WITH THE FINISHING MATERIAL.
- 2.2. CLEANOUT PLUGS: JOSAM 58540-20.
- 2.3. CLEANOUTS IN WALL: JOSAM 58790-22.
- 2.4. CLEANOUTS IN CONCRETE AND TERRAZZO FLOOR FINISHES: JOSAM 58404-2.
3. PIPE HANGERS: HANGERS SHALL BE OF THE CLEVIS TYPE, MSS SP-58, TYPE 1.
4. WATER HAMMER ARRESTORS: PROVIDE AS REQUIRED AND IN CONFORMANCE WITH THE PLUMBING AND DRAINAGE INSTITUTE NO. PD-WH-201 AND ASSE 1010 AND THE MANUFACTURER'S RECOMMENDATIONS.
- F. **PLUMBING IDENTIFICATION**
1. FOR INSULATED PIPING PROVIDE PRE-PRINTED, SEAM-ROOF, SHAP-ON, COLOR CODED IDENTIFICATION SLEEVES COMPLYING WITH ANSI A13.1.
2. FOR UNINSULATED PIPING PROVIDE PRE-PRINTED, PERMANENT ADHESIVE, COLOR CODED, PRESSURE SENSITIVE, VINYL PIPE MARKERS CONFORMING WITH ANSI A13.1.
3. PROVIDE IDENTIFICATION AND TAGGING MARKS FOR VALVES AND CONCEALED EQUIPMENT USING A PLASTIC LAMINATE ENGRAVED TAG ATTACHED TO ACCESS PANEL OR

CEILING GRID INDICATING ITEM IS CONCEALED.

SECTION 3 - EXECUTION

- A. **SANITARY SYSTEM**
1. WHERE APPLICABLE, PROVIDE 1/8" OR 1/16" BENDS.
2. ALL FIXTURES SHALL BE INDIVIDUALLY VENTED OR CONNECTED TO A VENTED STACK.
3. 4" SANITARY PIPE TO BE SLOPED MINIMUM 1/8" PER FOOT. 3" SANITARY PIPE TO BE SLOPED MINIMUM 1/4" PER FOOT. 2" SANITARY PIPE TO BE SLOPED MINIMUM 1/4" PER FOOT.
4. CLEANOUTS SHALL BE PIPE SIZE.
5. VENT SYSTEM SHALL EXTEND 12" ABOVE ROOF. ENSURE MINIMUM 10' AWAY FROM ANY FRESH AIR INTAKES. ENSURE MINIMUM 3' AWAY FROM OPERABLE WINDOWS OR DOORS.
- B. **DOMESTIC WATER SYSTEM**
1. WATER SYSTEM SHALL BE INSTALLED WITH A FALL TOWARDS THE LOWEST FIXTURE.
2. PROVIDE SHUT OFF VALVE ON ALL BRANCHES SERVING MORE THAN ONE FIXTURE.
3. PROVIDE SHUT OFF VALVE ON EACH SUPPLY TO EACH FIXTURE, NOT PROVIDED WITH COMPRESSION STOP.
4. PROVIDE PIPING WITH SUPPORTS AS REQUIRED.
5. CONTRACTOR SHALL TEST THE MAIN LINE WATER PRESSURE COMING INTO THE BUILDING AND SUBMIT THE INFORMATION TO THE ENGINEER OF RECORD.
- C. **FIXTURE INSTALLATION**
1. CONNECTION BETWEEN WATER CLOSETS AND FLANGES ON SOIL SHALL BE GAS AND WATER TIGHT WITH A ONE PEECE MAILED GASKET. ALL BULK MATERIAL, INCLUDING PLASTICS SHALL NOT BE USED. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF FLOOR DRAINS.
- D. **SUPPORTS, FASTENINGS, ANCHORING**
1. PLUMBING FIXTURES, TUBINGS, ACCESSORIES SHALL BE SECURED TO CONCRETE BY 1/4" BRASS EXPANSION BOLTS NOT LESS THAN 4" LONG, AND TO COMPLY WITH STEEL PLATES 1/8" THICK, 8" WIDE AND NOT LESS THAN 24" LONG AT THE BACK OF THE THROUGH BOLTS. EXPANSION BOLTS SHALL BE OF A LENGTH SUFFICIENT TO EXTEND TO ATLEAST 3" INTO SOLID CONCRETE. THROUGH BOLTS SHALL BE PROVIDED WITH PLATES OR WASHERS AT THE BACK AND SET SO THAT HEADS, NUTS, AND WASHERS WILL BE CONCEALED BY THE WALL MATERIAL. EXPOSED HEADS OF BOLTS AND NUTS SHALL BE NICKEL-CHROMIUM PLATED. ANCHORS WITH ROUNDED TOPS.
2. ALL PIPING SHALL BE SUPPORTED IN A MANNER SUCH THAT EXPANSION AND CONTRACTING WILL TAKE PLACE IN THE DIRECTION DESIRED, WHILE PREVENTING VIBRATIONS. PROVIDE VIBRATION DAMPERS WHEN REQUIRED.
3. WALL BRACKETS SHALL BE USED WHEN PIPING IS ADJACENT TO WALLS OR VERTICAL SURFACES AND USED FOR SUPPORT.
4. SUPPORTS SHALL BE PROVIDED WITH A TYPE 40 PIPE COVERING PROTECTION SADDLE AT EACH SUPPORT IN ACCORDANCE WITH TABLE FOUR OF SP-58.
5. PIPE SUPPORTS SHALL BE SPACED TO PROVIDE ADEQUATE SUPPORT OF THE PIPES AND ALL OTHER INSULATIONS AND ACCESSORIES.
6. MAXIMUM HORIZONTAL SPACING FOR METAL PIPING BETWEEN PIPE SUPPORTS SHALL CONFORM TO TABLE 3 OF MSS SP-58.
7. VERTICAL PIPING SHALL BE SUPPORTED BY BOLTED STEEL CLAMPS AND CONFORMING TO MSS SP-58.
8. PROVIDE PIPE HANGERS WITH NEOPRENE PADS.
- E. **PIPE SLEEVES**
1. PIPE SLEEVES SHALL BE PROVIDED WHERE PIPES PASS THROUGH MASONRY OR CONCRETE WALLS, FLOORS, ROOFS AND PARTITIONS. SLEEVES SHALL BE PLACED DURING CONSTRUCTION OF THE BUILDING. SLEEVES IN OUTSIDE WALLS BELOW AND ABOVE GRADE, OR IN FLOOR SLABS, SHALL BE ZINC-COATED SHEET STEEL. SPACE BETWEEN PIPE, TUBING OR INSULATION AND THE SLEEVE SHALL NOT LESS THAN 1/4". SLEEVES SHALL BE HELD TOGETHER IN PROPER POSITION AND LOCATION. ALL SLEEVES SHALL BE OF SUFFICIENT LENGTH TO PASS THROUGH ENTIRE THICKNESS OF WALLS, PARTITIONS OR SLABS. SPACE BETWEEN THE PIPE AND THE SLEEVE SHALL BE FIBRE PACKED WITH GROUT AND CALKED ON BOTH ENDS OF THE SLEEVE WITH INSULATING CEMENT. SLEEVES LOCATED IN WATERPROOFED CONSTRUCTION SHALL BE PROVIDED WITH FLANGE AND CLAMPING RING.
- F. **STERILIZATIONS**
1. VERIFY SYSTEM IS COMPLETE, FLUSHED AND CLEAN.
2. DISEASE PH OF WATER TO BE TREATED IS BETWEEN 7.4 AND 7.6 BY ADJUSTING ALKALI (CAUSTIC SODA OR SODA ASH) OR ACID (HYDROCHLORIC).
3. INJECT DISINFECTANT, FREE CHLORINE IN LIQUID, POWDER, TABLET OR GAS FORM, THROUGHOUT SYSTEM TO OBTAIN 50 TO 80 MG/L RESIDUAL.
4. BLEED WATER FROM OUTLETS TO ENSURE DISTRIBUTION AND TEST FOR DISINFECTANT RESIDUAL AT MINIMUM 15 PERCENT OF OUTLETS.
5. MAINTAIN DISINFECTANT IN SYSTEM FOR 24 HOURS IF FINAL DISINFECTANT RESIDUAL TESTS LESS THAN 25 MG/L, REPEAT TREATMENT.
6. FLUSH DISINFECTANT FROM SYSTEM UNTIL RESIDUAL EQUAL TO THAT OF INCOMING WATER OR 1.0 MG/L.
7. TAKE SAMPLES NO SOONER THAN 24 HOURS AFTER FLUSHING. FROM 15 PERCENT OF OUTLETS AND FROM WATER ENTRY, AND ANALYZE IN ACCORDANCE WITH APHA 6051.
8. A TESTING COMPANY SPECIALIZING IN TESTING POTABLE WATER SYSTEMS SHALL BE APPROVED BY THE STATE.
9. A CERTIFICATE SHALL BE SUBMITTED TO OWNER THAT CLEANNES OF WATER DISTRIBUTION SYSTEM MEETS OR EXCEEDS STATE HEALTH DEPARTMENT REQUIREMENTS.
- G. **LEAK TEST**
1. WATER SUPPLY PIPING SHALL BE SUBJECTED TO A HYDROSTATIC PRESSURE TEST OF 100 PSI. PRESSURE SHALL BE MAINTAINED ON THE LINES FOR ONE HOUR. CONTRACTOR SHALL WITNESS TESTS BEING PERFORMED AND FOLLOW SAFETY GUIDELINES AND STANDARDS.
2. SANITARY PIPING SHALL BE SUBJECTED TO AN AIR LEAKAGE TEST. PRESSURE SHALL BE MAINTAINED ON THE LINES FOR A PERIOD OF NOT LESS THAN ONE HOUR. CONTRACTOR SHALL WITNESS TESTS BEING PERFORMED AND FOLLOW SAFETY GUIDELINES AND STANDARDS.



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PLUMBING
SPECIFICATIONS

P4.0

THIS SET OF THE PROJECT SPECIFICATIONS, THE PLANS, AND SPECIFICATIONS, COMPLY WITH THE APPROVED AND ADOPTED ORDINANCES OF THE CITY OF JACKSONVILLE, FLORIDA.

THIS SET OF THE PROJECT SPECIFICATIONS, THE PLANS, AND SPECIFICATIONS, COMPLY WITH THE APPROVED AND ADOPTED ORDINANCES OF THE CITY OF JACKSONVILLE, FLORIDA.



EXHAUST FAN SCHEDULE	
UNIT NO.	EF-1
TYPE	CABINET
SERVES	RESTROOM
AIR FLOW (CFM)	80
EXTERNAL S.P. (IN. W.G.)	0.125
FAN WATTS OR (HP)	11.5 WATTS
DRIVE	DIRECT
MAXIMUM SONES	0.4
VOLTS/PHASE/HERTZ	120/1/60
MANUFACTURER	PANASONIC
MODEL NO.	FV-0510VS1
NOTES	1-6
NOTES: 1. PROVIDE BACKDRAFT DAMPER AND VIBRATION ISOLATION. 2. PROVIDE SOLID STATE CONTROLLER. 3. INTERLOCK WITH LIGHT SWITCH. 4. PROVIDE WITH ALUMINUM REGISTER. 5. PROVIDE UL LISTED EXHAUST FAN. 6. FAN SHALL BE THERMALLY PROTECTED.	

SPLIT SYSTEM SCHEDULE	
UNIT NO.	AHU-1 / HPU-1
SUPPLY AIR/OUTSIDE AIR (CFM)	1,400/175
EXTERNAL S.P. (IN. W.G.)	0.5
FAN DATA	
HORSEPOWER (HP)	3/4
VOLTS/PHASE/HERTZ	240/1/60
COOLING DATA	
TOTAL CAPACITY (MBH)	44.7
SENSIBLE CAPACITY (MBH)	39.7
ENT. AIR TEMP. (Fdb/Fwb)	78.9 / 85.9
LVD. AIR TEMP. (Fdb/Fwb)	53.5 / 51.4
HEATING DATA	
HEATING CAPACITY NOM. (MBH)	42
ELECTRIC HEAT (kW)	8
EAT/LAT (F)	67.7 / 85.8
CONDENSER UNIT DATA	
MINIMUM SEER2	16
VOLTS/PHASE/HERTZ	240/1/60
AHU-1 MCA/MOP	46.5/50
HPU-1 MCA/MOP	24.9/40
MANUFACTURER	CARRIER
MODEL NO. (AHU/HPU)	FT5ANXC48/27SPA642
NOTES	1-8
NOTES: 1. PROVIDE SEVEN DAY PROGRAMMABLE THERMOSTAT. 2. PROVIDE SINGLE POINT ELECTRICAL CONNECTION. 3. EXTEND CONDENSATE TO FLOOR DRAIN IN PANTRY ROOM. 4. PROVIDE DUCT SMOKE DETECTOR. SEE NOTE 10 ON HVAC GENERAL NOTES. 5. PROVIDE MOTORIZED DAMPER FOR OUTSIDE AIR DUCT. 6. PROVIDE AUXILIARY DRAIN PAN UNDER AHU. 7. OUTSIDE AIR DAMPER SHALL CLOSE WHENEVER THE COMPRESSOR IS DE-ENERGIZED AND SHALL OPEN WHENEVER THE COMPRESSOR IS ENERGIZED. 8. PROVIDE 25,000 HR SALT SPRAY RATING ON HPU.	

AIR DISTRIBUTION SCHEDULE						
MARK	TYPE	FACE SIZE	BORDER TYPE	MANUFACTURER	MODEL NO.	NOTES
A	FLOOR SUPPLY GRILLE	SEE DWGS.	FLOOR	METALARE	LDG	1, 2
B	SIDEWALL SUPPLY REGISTER	SEE DWGS.	SURFACE	METALARE	SDV	1, 2
C	SIDEWALL RETURN REGISTER	SEE DWGS.	SURFACE	METALARE	RG	1, 2
NOTES: 1. PROVIDE OPPOSED BLADE DAMPER. 2. PROVIDE DAMPER AT FITTING OF LOW PRESSURE DUCTWORK.						

HVAC IMPORTANT NOTES

- VERIFY ALL EQUIPMENT CONNECTIONS WITH MANUFACTURER. PROVIDE DUCT TRANSITIONS TO FURNISHED EQUIPMENT. FIELD VERIFY AND COORDINATE ALL DIMENSIONS BEFORE FABRICATION. CONTRACTOR TO VERIFY ALL DUCTWORK, EQUIPMENT AND ACCESSORIES FIT IN THE SPECIFIED AREA PRIOR TO PURCHASE OF ITEMS.
- VERIFY INSTALLED STRUCTURE PRIOR TO FABRICATION OF DUCTWORK OR EQUIPMENT. COORDINATE ALL DUCTWORK WITH JOIST AND STEEL SPACING. PROVIDE OFFSETS AND TRANSITIONS AROUND OBSTRUCTIONS AS REQUIRED. ALL DUCTWORK SHALL BE SUPPORTED PER SNACMA STANDARDS AND FLORIDA MECHANICAL CODE.
- ALL DUCT SIZES SHOWN ARE INSIDE CLEAR DIMENSIONS. PROVIDE SPIN-IN CONE WITH LOCKING DAMPER AT EACH FLEXIBLE DUCT CONNECTED TO A DIFFUSER. PROVIDE DAMPER EXTENSION.
- ACCESS PANELS IN DUCT WORK AND CEILINGS SHALL BE PROVIDED FOR OPERATION AND MAINTENANCE OF ALL FANS, HEATERS, VALVES, DAMPERS, AND MECHANICAL EQUIPMENT.
- THE CUTTING OF STRUCTURAL AND/OR ARCHITECTURAL MEMBERS IS TO BE DONE ONLY WITH THE WRITTEN APPROVAL OF THE ARCHITECT AND STRUCTURAL ENGINEER.
- THE CENTERLINE OF THE TEMPERATURE SENSORS SHALL BE LOCATED AT 48" AFF.
- ALL DUCTS AND PIPING SHALL BE INSTALLED AS TIGHT AS POSSIBLE TO WALLS AND BEAMS.
- PROVIDE FLEXIBLE DUCT CONNECTIONS ON AHU'S AND EXHAUST FANS. FLEX SHALL BE APPROXIMATELY 6" IN LENGTH.
- SEE DETAILS AND SPECIFICATIONS FOR ALL EQUIPMENT, PIPING, AND DUCTWORK. PROVIDE ADDITIONAL SUPPORTS AS REQUIRED TO PROVIDE A VIBRATION FREE INSTALLATION.
- PROVIDE AND INSTALL IONIZATION TYPE SMOKE DETECTORS IN SUPPLY AIR STREAM FOR FAN SHUTDOWN ON AIR HANDLING UNITS. SMOKE DETECTORS SHALL BE CONNECTED TO AUDIBLE. PROVIDE ACCESS FOR SMOKE DETECTORS IN DUCTWORK.
- INSULATE THE BACKS OF EACH RETURN REGISTER AND SUPPLY DIFFUSER WITH A 2" THICK DUCTWRAP INSULATION. MINIMUM R-VALUE = R-6.
- FLEXIBLE DUCT SHALL BE UL 181 RATED, MINIMUM R-VALUE = R-6.
- COORDINATE WITH ALL TRADES INVOLVED IN THE PROJECT.
- REFRIGERANT PIPE IS SIZED IN ACCORDANCE WITH BASIS OF DESIGN MANUFACTURER'S. APPROVED ALTERNATE EQUIPMENT SHALL HAVE THE PIPE SIZES REVISED IN ACCORDANCE WITH MANUFACTURER'S LINE LOSS SHALL NOT EXCEED ONE DEGREE FAHRENHEIT.
- REFRIGERANT PIPING SHALL BE INSTALLED PER THE LATEST FLORIDA MECHANICAL CODE CHAPTER 11 SECTION 1107 AND LATEST ADOPTED ASHRAE 15 STANDARDS.
- CONDENSATE DRAIN SHALL BE PVC. CONDENSATE TRAP DEPTH SHALL BE AS SHOWN ON DETAIL SHEET. INSULATE CONDENSATE LINES WITH ARMAFLEX 1" INSULATION.
- OUTSIDE AIR INTAKES SHALL BE MINIMUM 15'-0" FROM ANY EXHAUST OUTLETS, PLUMBING VENTS, GAS VENTS, PROPERTY LINES, ETC.
- DO NOT RUN ANY DUCTWORK ABOVE ELECTRICAL PANELS OR ELECTRICAL EQUIPMENT. COORDINATE WITH ELECTRICAL CONTRACTOR AS REQUIRED.
- ALL FINISHES OR EQUIPMENT DAMAGED SHALL BE REPLACED TO MATCH ADJACENT FINISHES.
- FIRE-STOP & SMOKE-STOP ALL EXISTING & NEW PENETRATIONS IN FIRE OR SMOKE RATED PARTITIONS, WALLS, FLOORS, ETC TO MAINTAIN PROPER RATINGS.
- ALL PIPING IN PLENUM RETURN AREAS SHALL BE PLENUM RATED.
- OUTDOOR DESIGN AMBIENT FOR ALL EQUIPMENT IS 95 DEGREES Fdb/ 77 DEGREES Fwb IN SUMMER AND 32 DEGREES FAHRENHEIT IN WINTER.
- SET ALL HVAC SUPPLY, RETURN, AND EXHAUST SYSTEM AIR FLOW RATE TOLERANCES TO WITHIN PLUS 10 PERCENT (10%) OR MINUS ZERO PERCENT (0%).
- MECHANICAL CONTRACTOR SHALL COORDINATE ALL ELECTRICAL REQUIREMENTS AND ACCESSORIES WITH ELECTRICAL CONTRACTOR PRIOR TO PURCHASE AND INSTALLATION AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF ENGINEER.
- PROVIDE TEST, ADJUST & BALANCE REPORT TO THE ENGINEER OF RECORD. REPORT SHALL INCLUDE ENT/LVD TEMPERATURES, ELECTRICAL DATA, EQUIPMENT DATA, SUPPLY/RETURN/OA/EXHAUST CFMS, ETC.

HVAC LEGEND

- AHU-1 AIR HANDLING UNIT #1
EF-1 EXHAUST FAN #1
ESP EXTERNAL STATIC PRESSURE
HP HORSEPOWER
HPU-1 HEAT PUMP UNIT #1
kW KILOWATTS
MBH BTUH/1000
SEER SEASONAL ENERGY EFFICIENCY RATIO
 FLEX RUN OUT
 VOLUME DAMPER
 MOTORIZED DAMPER
 THERMOSTAT
 NECK SIZE CFM



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Preservation Improvements for
Lake Park Historic Evergreen House
604 Federal Highway
Lake Park City, FL 33403-2603

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MECHANICAL
SCHEDULES,
NOTES & LEGEND

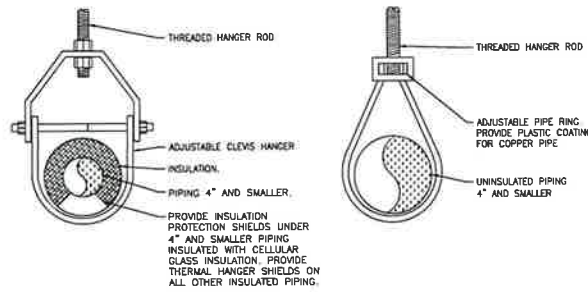
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Nashwan Haddad
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Nashwan Haddad
Date: 2026.04.30
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TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLAN AND SPECIFICATIONS COMPLY WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ORDINANCES OF THE CITY OF JACKSONVILLE, FLORIDA.

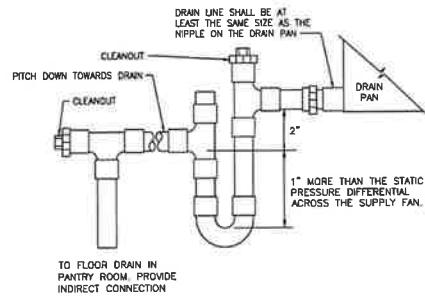
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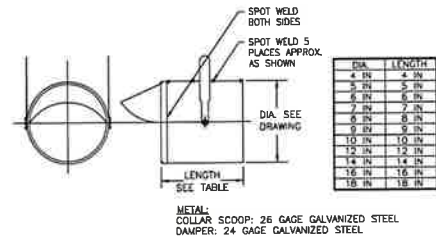
PIPE HANGER DETAILS
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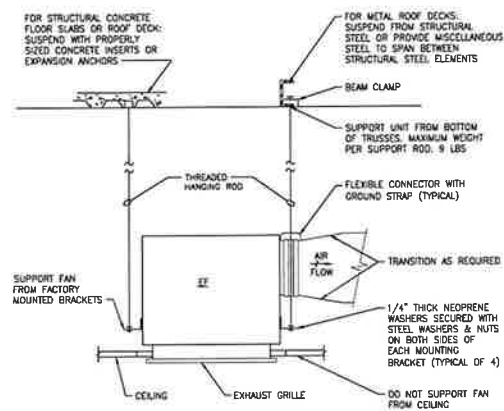
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NOT TO SCALE

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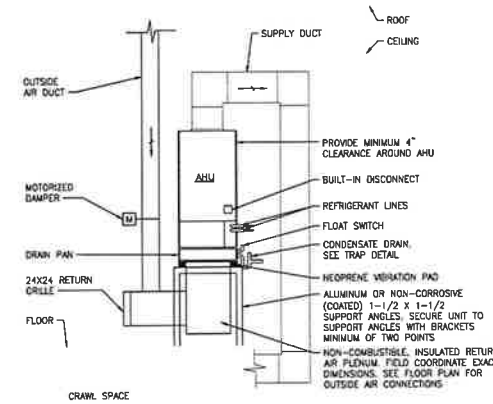
SPIN-IN COLLAR DETAILS
NOT TO SCALE

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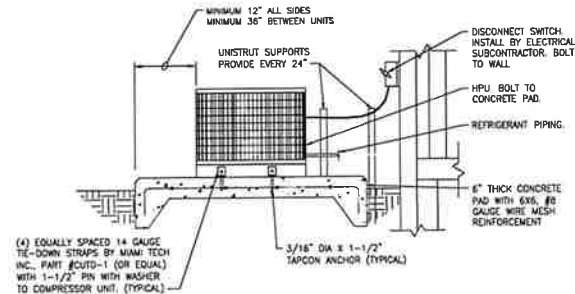
CABINET FAN MOUNTING DETAIL
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M1.1



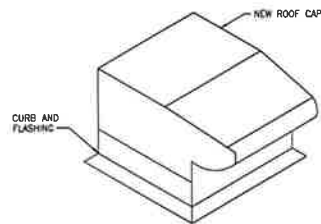
AIR HANDLING UNIT DETAIL
NOT TO SCALE

5
M1.1



HEAT PUMP UNIT DETAIL
NOT TO SCALE

6
M1.1



ROOF JACK DETAIL
NOT TO SCALE

7
M1.1



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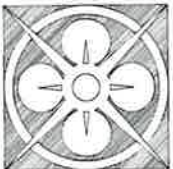
MECHANICAL
DETAILS

M1.1

TO THE BEST OF THE KNOWLEDGE OF THE ENGINEER AND ARCHITECT, THE DRAWINGS AND SPECIFICATIONS ACCORDANCE WITH THE APPROPRIATE STANDARDS AND CODES, AND THE DATE SHOWN ON THE DRAWINGS.

THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND ARCHITECT. THE DATE SHOWN ON THE DRAWINGS IS THE DATE OF THE LAST REVISION.





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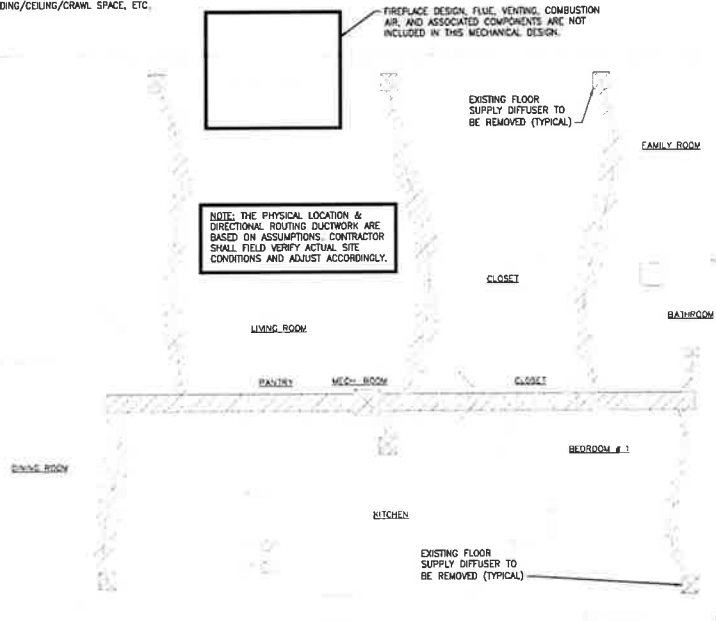
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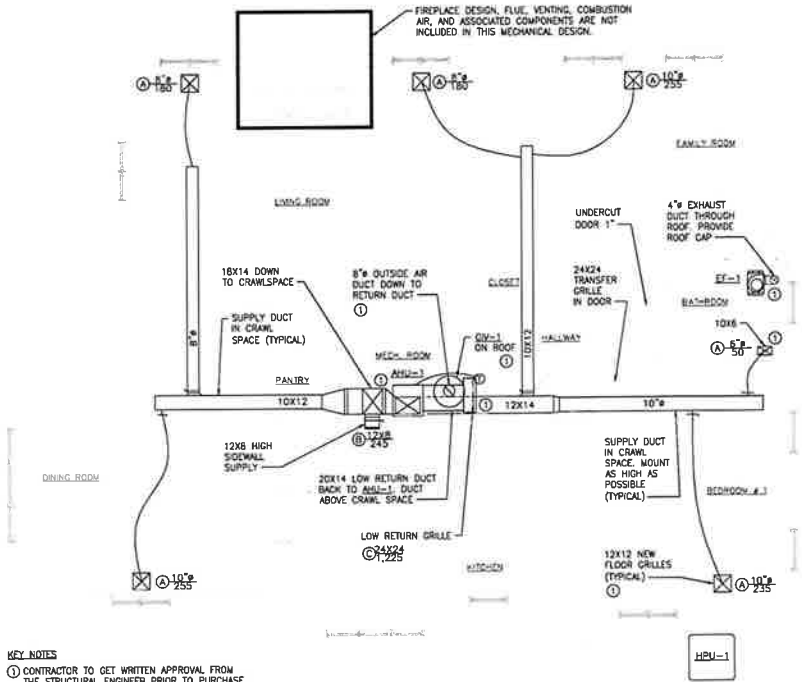
DEMOLITION &
NEW FLOOR PLAN -
MECHANICAL

M2.0

- NOTES:
- 1) DRAWN MECHANICAL DUCTWORK, EQUIPMENT, AIR DISTRIBUTION DEVICES & ACCESSORIES ARE BASED ON ASSUMPTIONS. CONTRACTOR SHALL FIELD VERIFY ALL ITEMS PRIOR TO DEMOLITION AND REPORT TO THE ENGINEER OF RECORD FOR ANY DISCREPANCIES.
 - 2) REMOVE ALL ABANDONED OR NON-OPERATIONAL MECHANICAL EQUIPMENT IN BUILDING/CEILING/CRAWL SPACE, ETC.



DEMOLITION FLOOR PLAN - MECHANICAL
SCALE 1/4" = 1'-0"
MECHANICAL ITEMS TO BE REMOVED



- KEY NOTES
- 1) CONTRACTOR TO GET WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER PRIOR TO PURCHASE OR INSTALLATION. COORDINATE AS REQUIRED.

NEW FLOOR PLAN - MECHANICAL
SCALE 1/4" = 1'-0"

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLAN AND SPECIFICATIONS COMPLY WITH THE APPROPRIATE LOCAL, STATE AND FEDERAL REQUIREMENTS AND STANDARDS.

THIS DOCUMENT IS THE PROPERTY OF THE ENGINEER. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.



MECHANICAL SPECIFICATIONS

SECTION 1 - GENERAL

STANDARDS AND ASSOCIATIONS:

- A. THE FOLLOWING CODES AND REGULATIONS SHALL, IN ADDITION TO THOSE LISTED ABOVE, APPLY TO WORK AND SYSTEMS COVERED BY THIS SECTION. THE LATEST EDITION SHALL BE USED FOR ALL:
1. NFPA 80A & 80B - AIR CONDITIONING AND VENTILATION SYSTEMS.
 2. NFPA 91 - BLOWER AND EXHAUST SYSTEMS.
 3. NFPA 101 - LIFE SAFETY CODE.
 4. NFPA 703 - FIRE RETARDANT TREATMENTS OF BUILDING MATERIALS.
 5. NFPA 255 - BUILDING MATERIALS TEST OF SURFACE BURNING CHARACTERISTICS.
 6. ASTM E2475 - METHOD OF TEST FOR SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS
 7. UL - 725
 8. LOCAL GOVERNING BUILDING CODE.
- B. ALL MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE LOCAL LATEST BUILDING CODE, AND ALL APPLICABLE SECTIONS OF THE FOLLOWING STANDARDS, LATEST EDITION: "ASHRAE", "AMCA", "ANSI", "ARI", "ASME", "ASTM", "CITY", "NFPA", "SMACNA", "UL".

GENERAL REQUIREMENTS:

- A. FURNISH ALL MATERIALS, EQUIPMENT AND ACCESSORIES FOR A COMPLETE AND OPERABLE SYSTEM.
- B. THE FOLLOWING DATA WAS USED FOR THE THERMAL LOAD CALCULATIONS FOR THIS BUILDING:
1. INDOOR DESIGN: SUMMER 75 DB @ 50% RH
 2. OUTDOOR DESIGN: 95 DEG. Fdb/ 77 DEG. Fwb IN SUMMER AND 32 DEG. F IN WINTER
- C. CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS AND COMPARE TO THE DRAWINGS. PRIOR TO ANY BIDDING, PURCHASE OF MATERIALS OR CONSTRUCTION, CONTRACTOR SHALL CONTACT THE ARCHITECT/ENGINEER OF RECORD FOR ANY DISCREPANCIES.
- D. LOCATION OF PIPING, DUCTS, CEILING DIFFUSERS, ETC. SHALL BE COORDINATED BEFORE MATERIAL OR EQUIPMENT IS INSTALLED SO THAT THERE WILL BE NO INTERFERENCE.
- E. WORK LINES AND ESTABLISHED HEIGHTS SHALL BE IN STRICT ACCORDANCE WITH PLANS AND SPECIFICATIONS. SET ALL SLEEVES, ANCHORS, BOLTS, AND/OR INSERTS BEFORE CONCRETE IS POURED.
- F. ALL MATERIALS AND LABOR REGARDING SITE WORK, WEATHER PROOFING, WALL AND ROOF OPENINGS, CUTTING, PATCHING, ETC. SHALL BE DONE BY THE GENERAL CONTRACTOR.
- G. WHERE WORK MUST PIERCE WATERPROOFING, IT SHALL BE DONE WITH CARE AND AFTER ITEM PIERCING WATERPROOFING HAS BEEN SET IN PLACE. THE OPENING MADE FOR THIS PURPOSE SHALL BE SEALED AND MADE ABSOLUTELY WATERPROOF.
- H. OUTDOOR INSTALLED EQUIPMENT SHALL COMPLY WITH ALL LOCAL NOISE REGULATIONS AND ORDINANCES. IT SHALL NOT EXCEED A NOISE LEVEL OF 65 DECIBELS AS MEASURED RADIALLY 30 FEET FROM THE EQUIPMENT IN ALL DIRECTIONS. IF REQUIRED, PROVIDE ACOUSTIC INSULATION.
- I. ALL SYSTEMS UNDER THIS SECTION SHALL BE FULLY BALANCED BEFORE FINAL ACCEPTANCE TO ACHIEVE OPTIMUM PERFORMANCE CHARACTERISTICS.
- J. PROVIDE CONNECTIONS TO ALL EQUIPMENT (INCLUDING KITCHENS) FURNISHED BY OWNER OR OTHER CONTRACTORS, INCLUDING MATERIALS AND NECESSARY APPURTENANCES REQUIRED TO COMPLETE THE INSTALLATION.
- K. ALL OPENINGS IN BUILDING STRUCTURES FOR PASSING OF MECHANICAL DUCTWORK, PIPING, ETC. SHALL BE 1/2" LARGER ON ALL SIDES (OR AS REQUIRED FOR FIRE-STOPPING) THAN OUTSIDE DIMENSIONS OF PASSING ELEMENT. INTERSTITIAL VOIDS SHALL BE FILLED WITH FIRE RESISTANT MATERIAL AS MANUFACTURED BY "THERMOFLEX", "3M" OR OTHER APPROVED MANUFACTURER.
- L. PROVIDE A MIN. OF 36" CLEARANCE IN FRONT OF ALL 120-240 VOLT PANELS AND 48" CLEARANCE IN FRONT OF ANY 277-480 VOLT PANELS WITH ADEQUATE SIDE CLEARANCE PER NEC REQUIREMENTS.
- M. PROVIDE MIN. 15'-0" CLEARANCE BETWEEN OUTSIDE AIR INTAKES AND ANY EXHAUST OPENINGS, PLUMBING VENTS, ETC. COORDINATE WITH PLUMBING AND ARCHITECTURAL DRAWINGS.
- N. ALL EXHAUST FANS SHALL BE PROVIDED WITH BACK-DRAFT DAMPERS WITH TIGHT SEAL.
- O. ALL MECHANICAL EQUIPMENT SHALL BE PROVIDED WITH VIBRATION ISOLATORS AS SPECIFIED ON DETAILS AND AS RECOMMENDED BY MANUFACTURER FOR NORMAL OPERATION WITHIN PRESCRIBED NOISE AND VIBRATION LIMITS.
- P. PROVIDE 4"-6" FLEXIBLE CONNECTORS BETWEEN DISTRIBUTION SYSTEM AND AIR OR WATER MOVING EQUIPMENT: AHU'S, FANS, PUMPS, ETC.
- Q. CONTRACTOR SHALL UNDERCUT DOORS 3/4" (MAX. 50 CFM) TO PROVIDE REQUIRED VENTILATION FOR UTILITY ROOMS, ELECTRICAL ROOMS, TOILETS, ETC.
- R. INSTALL ALL EQUIPMENT, ACCESSORIES AND MATERIALS IN ACCORDANCE WITH MANUFACTURERS PUBLISHED RECOMMENDATIONS.
- S. PROTECTION OF DUCTWORK DURING CONSTRUCTION: THE OPEN ENDS OF UNFINISHED SECTIONS OF DUCTWORK INCLUDING FAN OUTLETS, TAPPINGS FOR AIR OUTLETS, ETC., SHALL BE PROPERLY CAPPED AT ALL TIMES DURING CONSTRUCTION.
- T. THE CUTTING OF STRUCTURAL AND/OR ARCHITECTURAL MEMBERS IS TO BE DONE ONLY WITH THE WRITTEN APPROVAL OF THE ARCHITECT AND STRUCTURAL ENGINEER.
- U. PROVIDE AS-BUILT DRAWINGS TO ENGINEER OF RECORD.

PRODUCT DELIVERY, STORAGE AND HANDLING

- A. DELIVERY: DELIVER PRODUCTS TO JOB SITE IN THEIR ORIGINAL UNOPENED CONTAINERS CLEARLY LABELED WITH THE MANUFACTURER'S NAME AND BRAND DESIGNATION.
- B. STORAGE: STORE PRODUCTS IN A DRY AREA; PROTECT FROM CONTACT WITH SOIL AND FROM EXPOSURE TO THE ELEMENTS.
- C. HANDLING: HANDLE PRODUCTS SUCH THAT IT WILL PREVENT BREAKAGE OF CONTAINERS AND DAMAGE TO PRODUCTS.

PERMITS AND FEES:

- A. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS,

EQUIPMENT AND NECESSARY ACCESSORIES (I.E. WIRING, CONTROLS, DEVICES, ETC.) AND SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND ALL OTHER INCIDENTAL COSTS AND SERVICES NECESSARY FOR THE INSTALLING AND TESTING OF A COMPLETE OPERABLE AND SERVICEABLE MECHANICAL SYSTEM.

WARRANTY:

A. CONTRACTOR SHALL PROVIDE WARRANTY FOR A PERIOD OF ONE YEAR AFTER BUILDING C.O. FOR ALL MECHANICAL SYSTEMS, DUCTWORK, CONTROLS, ACCESSORIES, PARTS, LABOR, ETC. CONTRACTOR SHALL PROVIDE WARRANTY FOR COMPRESSORS FOR (5) FIVE YEARS.

MATERIALS:

- A. ALL MATERIALS SHALL BE NEW AND OF GOOD QUALITY. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES, PRODUCT APPROVALS, RULES AND ORDINANCES. ALL EMPLOYED INSTALLING PROCEDURES, METHODS AND TECHNOLOGIES SHALL CONFORM TO ESTABLISHED INDUSTRY STANDARDS AND GOOD ENGINEERING PRACTICE. ANY DAMAGED EQUIPMENT SHALL BE REPLACED AS REQUIRED.
- B. ALL MECHANICAL EQUIPMENT AND MATERIALS SHALL BE RATED FOR THE REQUIRED SERVICE, PRESSURES, TEMPERATURES, VOLTAGE, ETC.
- C. STORE AND PROTECT ALL MATERIALS FROM DAMAGE. MATERIALS SHALL BE KEPT CLEAN AND DRY. FREE FROM DETEIORATION. DAMAGED MATERIALS SHALL NOT BE INSTALLED AND REPLACED.
- D. ALL EQUIPMENT AND MATERIALS SHALL BE SET LEVEL, PROPERLY ALIGNED, SECURED FIRMLY IN PLACE AND BOLTED TOGETHER WHERE IN SECTIONS, AND INSTALLED COMPLETE.
- E. FOLLOW INSTALLATION DIRECTIONS AND RECOMMENDATIONS OF MATERIAL AND EQUIPMENT MANUFACTURERS.
- F. ALL ENCLOSURES, ACCESS PANELS, FIXTURES AND ALL OTHER EQUIPMENT OR ACCESSORIES SHALL BE FACTORY PAINTED OR FINISHED EXCEPT AS INDICATED ON DRAWINGS.
- G. GROUP MOUNTED ITEMS SHALL BE SIMILAR IN FINISH AND COLOR.
- SUBMITTALS:
- A. SHOP DRAWINGS: CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR REVIEW AND APPROVAL: A COPY OF MANUFACTURER SUBMITTAL DATA SHEETS OF ALL EQUIPMENT, MATERIALS, DEVICES, ACCESSORIES AND FINISHES AS SPECIFIED BY IN THE ENGINEERING DOCUMENTS AND ANY SUBSTITUTIONS SHALL BE PRE-APPROVED BY ARCHITECT AND OWNER AND SHALL BE CONTRACTOR'S RESPONSIBILITY TO INSURE FULL COMPLIANCE WITH THE ORIGINAL DESIGN PER PLANS AND SPECIFICATIONS.

SECTION 2 - EQUIPMENT, PRODUCTS & MATERIALS

SHEETMETAL DUCTWORK

- A. DUCTWORK SHALL BE GALVANIZED SHEETMETAL WITH SEALED SEAMS AND JOINTS WITH EXTERNAL INSULATION. PROVIDE PROTECTIVE JACKET & SEAL WHERE EXPOSED. HVAC CONTRACTOR SHALL PROVIDE ALL SHEETMETAL DUCTWORK, HANGERS, AUXILIARY SUPPORT STEEL, ACCESSORIES, ETC.
- B. ALL DUCT SIZES SHOWN ON DRAWINGS ARE INSIDE CLEAR DIMENSIONS.
- C. ALL METAL DUCTS SHALL BE FABRICATED IN ACCORDANCE WITH ALL RECOMMENDATIONS AND ILLUSTRATIONS IN THE LATEST ISSUE OF THE DUCT MANUAL AND SHEET METAL CONSTRUCTION FOR VENTILATING AND AIR CONDITIONING SYSTEMS BOOK, LOW & MEDIUM VELOCITY SYSTEMS, PUBLISHED BY SMACNA.
- D. DUCT GAUGES FOR SHEET METAL WORK SHALL CONFORM TO TABLES IN SMACNA MANUAL, EXCEPT NO PLAIN "S" OR HEMMED "S" WILL BE ALLOWED ON DUCTS OVER 16" LONGITUDINAL SEAMS SHALL BE OF PITTSBURGH LOCK.
- E. ANGLE REINFORCEMENT SHALL BE ON 4 FOOT CENTERS FOR ALL DUCTS OVER 48 INCHES. ANGLES SHALL BE LOCATED AT THE CENTER OF CROSS-BREAK ON ALL FOUR SIDES OF DUCT.
- F. DUCT HANGERS SHALL BE AS PER SMACNA MANUAL.
- G. TURNING VANES SHALL BE INSTALLED IN ALL BENDS OVER 45 DEGREES. ANGLE DUCT BENDS SHALL NOT BE USED. TURNING VANES OVER 16" LONG SHALL BE DOUBLE THICKNESS AIR FOL TYPE. ALL BENDS AND DUCT RACES SHALL BE O.G. TYPE FITTINGS OR RADIUS ELBOWS.
- H. SHEET METAL DUCT CONNECTIONS TO EACH VIBRATION ISOLATED EQUIPMENT ITEM SHALL BE MADE WITH FIREPROOF FLEXIBLE CONNECTIONS. FLEXIBLE CONNECTORS OUTDOOR SHALL BE NEOPRENE GLASS CLOTH REINFORCED FABRIC SECURELY FASTENED TO METAL CONNECTORS. INDOOR FLEXIBLE CONNECTIONS MAY BE GLASS FABRIC, TREATED HEAVY CANVAS FABRIC, SUITABLE FOR DUCT AIR PRESSURES WITH SECURELY ATTACHED METAL CONNECTORS.
- I. DUCT SUPPORTS SHALL BE NOT LESS THAN THE SIZES IN THE FOLLOWING TABLE:
- | MAXIMUM DUCT DIMENSION | BAND SPACING | BAND SIZE |
|------------------------|--------------|------------------|
| 1 THRU 18" | 8'-0"-O.C. | 16 GAUGE 1" WIDE |
| 19 THRU 30" | 8'-0"-O.C. | 16 GAUGE 1" WIDE |
| 31 THRU 36" | 6'-0"-O.C. | 1/8X1-1/2" |
- J. ALL DUCTS SHALL BE REINFORCED (CROSS-BROKEN OR BEADED) AS REQUIRED BY SMACNA.
- K. VOLUME DAMPERS: AT ALL POINTS WHERE BRANCH DUCTS TAKE OFF FROM A MAIN TRUNK DUCT OR WHERE A DUCT DIVIDES, FURNISH AND INSTALL AN ADJUSTABLE SPLITTER DAMPER OF GALVANIZED STEEL, SECURELY FASTENED TO A 3/8" SQUARE STEEL OPERATING ROD. VOLUME DAMPER TO BE COMPLETE WITH LOCKING QUADRANT SHOWING ALL POSITIONS. PROVIDE DAMPER INSULATION BRACKET EXTENSION.

FLEXIBLE DUCT

PROVIDE UL 181, CLASS 1 AIR DUCTS MANUFACTURED WITH A DOUBLE LAMINATION OF POLYESTER WHICH ENCAPSULATES A STEEL WIRE HELIX THAT IS THEN WRAPPED IN MULTIPLE THICKNESS OF FIBERGLASS INSULATION WITH A METALLIZED POLYESTER JACKET. MINIMUM R VALUE OF 6.0.

DUCTWORK INSULATION

A. AIR CONDITIONING SHEETMETAL DUCTS SHALL BE INSULATED WITH 2 INCH THICK, 1-1/2 POUND DENSITY (R-6) FIBERGLASS DUCT INSULATION WITH A DISAPPROVED FIRE RESISTING REINFORCED ALUMINUM FOL VAPOR SEAL FACING. JOINTS SHALL BE SEALED WITH FIRE RESISTING MASTIC. DUCT TAPE IS NOT ACCEPTABLE.

- B. MANUFACTURERS SHALL BE JOHNS-MANVILLE, OWENS-CORNING OR ARMSTRONG.
- C. PROVIDE INSULATION OVER CLEAN DRY SURFACES WITH JOINTS FIRMLY BUTTED TOGETHER. FOR PRESSZED GLASS CLOTH OR VAPOR BARRIER JACKETS, LONGITUDINAL LAP SHALL OVERLAP NOT LESS THAN 1-1/2 INCH. BUTT JOINTS SHALL BE WRAPPED WITH A 3 INCH WIDE STRIP OF THE SAME MATERIAL AS JACKET.
- D. INSULATION SHALL NOT BE APPLIED UNTIL THE ENTIRE SYSTEM HAS BEEN TESTED AND APPROVED.
- E. INSULATION SHALL HAVE A FIRE/SMOKE RATING LESS THAN 25/50.
- F. VAPOR BARRIER SHALL BE INTACT AND CONTINUOUS. USE GLASS CLOTH AND MASTIC FOR VAPOR BARRIER SEALANT. THE USE OF TAPE IS NOT PERMITTED.

EXHAUST FANS

- A. GENERAL: PROVIDE DIRECT DRIVE CENTRIFUGAL FANS OF QUANTITIES, SIZES, ARRANGEMENTS, AND TYPES AS SPECIFIED ON THE SCHEDULES.
- B. COMPLETE FAN UNITS: PROVIDE FACTORY DESIGNED, ASSEMBLED, AND TESTED FANS, EACH CONSISTING OF A HOUSING, FANWHEEL SHAFT, BEARINGS, STRUCTURAL SUPPORTS, MOTOR, AND ACCESSORIES SPECIFIED/SCHEDULED.
- C. HOUSINGS: PROVIDE HEAVY GAUGE ALUMINUM HOUSINGS WITH EXTERNAL FASTENERS OF STAINLESS STEEL, ALL OTHER PARTS SHALL BE ZINC PLATED AND CHROMATE TREATED STEEL TO PREVENT CORROSION.
- D. WHEELS: PROVIDE SINGLE WIDTH, SINGLE INLET CENTRIFUGAL WHEELS ON ALL FANS, AS SCHEDULED.
1. PROVIDE FORWARD CURVED ALUMINUM WHEELS.
2. STATICALLY AND DYNAMICALLY BALANCE ALL WHEELS.
- E. MOTORS: PROVIDE EACH FAN WITH AN OPEN DRIP-PROOF SQUIRREL CAGE INDUCTION MOTOR WITH BALL OR SLEEVE BEARINGS, CONFORMING TO NEMA MG 1.
- F. PROVIDE NON-FUSED DISCONNECT SWITCH COMPLETE WITH FACTORY WIRING AND MOUNTING.
- G. PROVIDE VIBRATION ISOLATION HANGERS AND FLEXIBLE CONNECTIONS.

AIR DISTRIBUTION PRODUCTS:

- A. AIR DISTRIBUTION PRODUCTS: GRILLES, REGISTERS AND DIFFUSERS SHALL BE THE PRODUCTS OF ONE MANUFACTURER (METALARE). EQUIVALENT MODELS AND UNITS ARE AS BY: PRICE, MEETING THE SAME PERFORMANCE SOUND, TERMINAL VELOCITIES AND DIFFUSION CHARACTERISTICS, DIFFUSERS, GRILLES AND REGISTERS SHALL BE CONSTRUCTED ENTIRELY OF ALUMINUM WITH CLEAN ACRYLIC LACQUER FINISH. COLOR SUBJECT TO ARCHITECT'S APPROVAL.
- B. CEILING AND SIDEWALL DIFFUSERS SHALL BE AS SCHEDULED WITH OPPOSED BLADE DAMPER WITH FRAME TYPE COMPATIBLE WITH CEILING/WALL TYPE.
- C. RETURN REGISTERS SHALL BE AS SCHEDULED OR AS APPROVED WITH SINGLE DEFLECTION BLADES AND OPPOSED BLADE DAMPER. FRAME TYPE COMPATIBLE WITH CEILING TYPE.
- D. TWO SADDLE HANGERS SHALL BE UTILIZED ON EITHER SIDE OF THE COLLARS TO PROVIDE ADJUST SUPPORT FOR THE SYSTEM AT THAT POINT IN SUCH MANNER THAT THE HANGERS TAKE UP THE WEIGHT OF DIFFUSERS/GRILLES AND COLLAR.

ACCESS DOORS:

A. FURNISH AND INSTALL ACCESS DOORS IN DUCTS AT ALL CONTROLS, FIRE DAMPERS, OR OTHER APPARATUS TO PERMIT INSPECTION, OPERATION AND MAINTENANCE. PROVIDE DOUBLE PANEL INSULATED ACCESS DOORS FABRICATED OF MINIMUM 20 GAUGE METAL IN INSULATED DUCTS. PROVIDE SHAKE PANEL DOORS FABRICATED OF MINIMUM 16 GAUGE GALVANIZED METAL IN UN-INSULATED DUCTS.

DX-SPLIT SYSTEM UNITS:

- A. GENERAL: COOLING PERFORMANCE SHALL BE RATED IN ACCORDANCE WITH AIR TESTING PROCEDURE. ALL UNITS SHALL BE FACTORY ASSEMBLED, INTERNALLY WIRED, FULLY CHARGED WITH REFRIGERANT AND RUN TESTED TO CHECK COOLING OPERATION, FAN AND BLOWER ROTATION AND CONTROL SEQUENCE BEFORE LEAVING THE FACTORY.
- B. CASING: UNIT CASING SHALL BE CONSTRUCTED OF ZINC COATED, HEAVY GAUGE, GALVANIZED STEEL. ALL COMPONENTS SHALL BE MOUNTED IN WEATHER RESISTANT STEEL CABINET WITH A PAINTED EXTERIOR. CABINET CONSTRUCTION SHALL ALLOW FOR ALL MAINTENANCE ON ONE SIDE OF THE UNIT. THE INDOOR AIR SECTION SHALL BE COMPLETELY INSULATED WITH FIRE RESISTANT, PERMANENT, ODORLESS GLASS FIBER MATERIAL.
- C. FILTERS: TWO INCH, THROWAWAY FILTERS SHALL BE STANDARD ON ALL UNITS.
- D. COMPRESSORS: ALL UNITS SHALL BE DIRECT-DRIVE HERMETIC TYPE COMPRESSORS WITH OIL PUMP PROVIDING POSITIVE LUBRICATION TO MOVING PARTS. CRANKCASE HEATER, INTERNAL TEMPERATURE AND CURRENT SENSITIVE MOTOR OVERLOADS SHALL BE INCLUDED FOR MAXIMUM PROTECTION. THE UNITS SHALL HAVE INTERNAL SPRING ISOLATION AND SOUND MUFFLING TO MINIMIZE VIBRATION TRANSMISSION AND NOISE. LOW PRESSURE SWITCHES SHALL BE STANDARD.
- E. REFRIGERANT CIRCUITS: EACH REFRIGERANT CIRCUIT SHALL HAVE INDEPENDENT THERMAL EXPANSION VALVES, SERVICE PRESSURE PORTS AND REFRIGERANT LINE FILTER DRIERS FACTORY-INSTALLED AS STANDARD. AN ACCESS AREA SHALL BE PROVIDED FOR REPLACEMENT OF SUCTION LINE DRIERS.
- F. EVAPORATOR AND CONDENSER COILS: INTERNALLY FINNED COPPER TUBES MECHANICALLY BONDED TO CONFIGURED ALUMINUM PLATE FIN SHALL BE STANDARD. ON ALL MULTIPLE COMPRESSOR MODELS, THE EVAPORATOR COIL SHALL BE INTERMIXED CONFIGURATION OF FULL FACE ACTIVE DESIGN.
- G. OUTDOOR FANS: THE OUTDOOR FAN SHALL BE DIRECT-DRIVE STATICALLY AND DYNAMICALLY BALANCED, DRAW THROUGH IN THE VERTICAL DISCHARGE POSITION. THE FAN MOTORS SHALL BE PERMANENTLY LUBRICATED AND HAVE BUILT-IN THERMAL OVERLOAD PROTECTION.
- H. INDOOR FAN UNITS SHALL HAVE DIRECT DRIVE, FC, CENTRIFUGAL FANS WITH ADJUSTABLE MOTOR SHEAVES. ALL MOTORS SHALL BE THERMALLY PROTECTED.

I. ELECTRIC HEATERS - ELECTRIC HEAT MODULES SHALL BE AVAILABLE FOR INSTALLATION WITHIN BASIC UNIT. ELECTRIC HEATER ELEMENTS SHALL BE CONSTRUCTED OF HEAVY DUTY NICKEL, CHROMIUM ELEMENTS AND SHALL HAVE AUTOMATICALLY RESET HIGH LIMIT CONTROL. OPERATING THROUGH HEATING ELEMENT, POWER ASSEMBLIES SHALL PROVIDE SINGLE-POINT CONNECTION. ELECTRIC MODULES SHALL BE UL LISTED.

J. MOTORIZED OUTSIDE AIR DAMPERS - OUTSIDE AIR DAMPERS SHALL FULLY CLOSE WHEN INDOOR FAN SHUTS DOWN.

K. NEW CURBS FOR HPUS - THE CURB SHALL BE 6" THICK AND DESIGNED TO PROVIDE SUPPORT. CURB DESIGN SHALL COMPLY WITH NRCA AND LOCAL CODE REQUIREMENTS. SEE DRAWING DETAILS.

REFRIGERANT PIPING:

A. REFRIGERANT LINES SHALL BE COPPER, TYPE "A" HARD DRAWN WITH WROUGHT COPPER SOLDER-JOINT TYPE FITTINGS. USE SILVER SOLDER. REFRIGERANT LINES SHALL BE SIZED PER MANUFACTURER RECOMMENDATIONS. ARMAFLEX 1" INSULATION SHALL BE USED FOR SUCTION LINES AND LIQUID LINES. PROVIDE CORRUGATED ALUMINUM JACKET FOR ALL INSULATED PIPE AND FITTINGS. FILTER/DRYER AND SIGHT GLASS SHALL BE PROVIDED FOR LIQUID LINES.

CONDENSATE PIPING:

A. CONDENSATE DRAIN SHALL BE PVC. CONDENSATE TRAP DEPTH SHALL BE AS SHOWN IN DETAIL ON DETAIL SHEET FOR ALL AHU'S. INSULATE CONDENSATE LINES WITH ARMAFLEX 1" INSULATION.

SECTION 3 - EXECUTION

AUTOMATIC TEMPERATURE CONTROLS:

- A. ALL CONTROLS SHALL BE INSTALLED, TESTED AND CALIBRATED BY THE CONTROL COMPANY, AS SPECIFIED ON PLANS.
- B. PROVIDE NEW DIGITAL 7-DAY PROGRAMMABLE TYPE THERMOSTAT RECOMMENDED BY MANUFACTURER. THERMOSTAT SHALL BE COOLING-HEATING COMBINATION OF STAGES MATCHING THE AIR CONDITIONING EQUIPMENT, WITH "COOL-AUTO-HEAT-OFF" AND FAN "AUTO-ON-OFF" SELECTOR SWITCHES. PROVIDE TAMPERPROOF COVER.
- C. ALL THERMOSTATS SHALL BE INSTALLED AS INDICATED ON PLANS OR AS REQUIRED/APPROVED BY OWNER AND ENGINEER. ALL THERMOSTATS SHALL BE INSTALLED AS PER THE A.D.A. CODE REQUIREMENTS WHERE APPLICABLE.

TESTING AND BALANCING:

- A. MECHANICAL CONTRACTOR SHALL PROVIDE AN INDEPENDENT TEST AND BALANCE OF ALL MECHANICAL EQUIPMENT (AHU'S, FANS, PUMPS, ETC.), AIR DISTRIBUTION DEVICES (DIFFUSERS, GRILLES, REGISTERS, DAMPERS, ETC.) TO ACHIEVE THE DESIGN QUANTITIES AND FLOW RATES AS NOTED ON THE PLANS AND SCHEDULES. THE SUBMITTED TAB REPORT SHALL BE IN ACCORDANCE WITH THE AIR BALANCE COUNCIL STANDARDS. PROVIDE AIR AND WATER FLOW QUANTITIES, TEMPERATURES, VELOCITIES. CONTRACTOR SHALL PROVIDE ALL DEVICES AND ACCESSORIES AS NECESSARY FOR FINAL BALANCING OF ALL SYSTEMS FOR PROPER OPERATION TO THE SATISFACTION OF OWNER AND ENGINEER.
- B. SYSTEM COMPONENT CAPACITY: RECORD AND CALCULATE ALL DATA NECESSARY TO DEMONSTRATE CAPACITY UNDER ACTUAL OPERATING CONDITIONS, AND ADJUST DAMPERS TO OBTAIN A SUITABLE OPERATING BALANCE FOR EACH SYSTEM. RECORD DATA FOR EACH ITEM OR EQUIPMENT, TOGETHER WITH CONCURRENT OUTSIDE AIR DRY BULB AND WET BULB TEMPERATURES, TO PERMIT EVALUATION OF TOTAL SYSTEM PERFORMANCE. DATA TO INCLUDE THE FOLLOWING:
1. SUPPLY AND RETURN AIR QUANTITIES FOR EACH AIR GRILLE.
 2. ENTERING AND LEAVING AIR DRY BULB AND WET BULB TEMPERATURE
 3. TEST AND ADJUST EACH GRILLE REGISTER TO WITHIN PLUS 10 PERCENT (10X) OR MINUS ZERO PERCENT (0X).
 4. IN READING AND TEST OF DEFUSERS, GRILLES AND REGISTERS, INCLUDE REQUIRED FPM VELOCITY, AND REQUIRED CFM AFTER ADJUSTMENTS.
- C. TESTING AND BALANCING OF AIR CONDITIONING SYSTEMS AS DESCRIBED IN THIS SECTION SHALL NOT BE PERFORMED UNTIL ALL SYSTEM COMPONENTS HAVE BEEN INSTALLED INCLUDING CONTROL DEVICES.
- D. AFTER COMPLETION OF TESTS, 1 COPY OF A TEST REPORT INCLUDING PROCEDURES, METHODS AND RECORDED RESULTS SHALL BE DELIVERED TO THE ARCHITECT/ENGINEER ELECTRONICALLY.

INSTRUCTIONS TO OWNER:

A. THE AIR CONDITIONING SUB CONTRACTOR SHALL DEMONSTRATE THAT ALL SYSTEMS ARE FUNCTIONAL, DURING THE HEATING AND COOLING SEASONS. IN FULL ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS, AND SHALL INSTRUCT THE OWNER OR HIS REPRESENTATIVE IN THE OPERATION OF THE SYSTEMS.

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MECHANICAL
SPECIFICATIONS

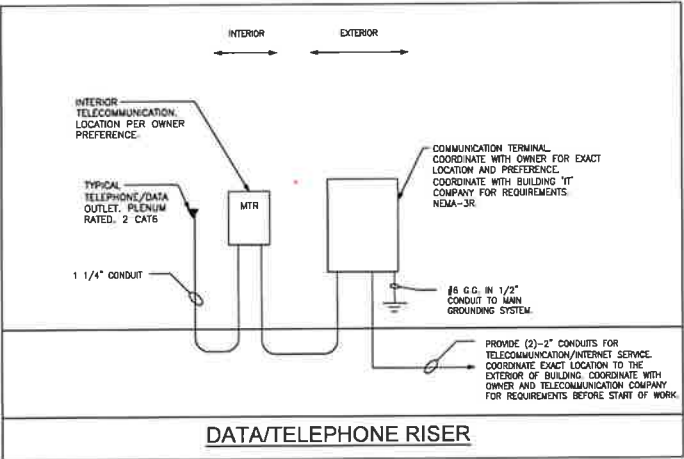
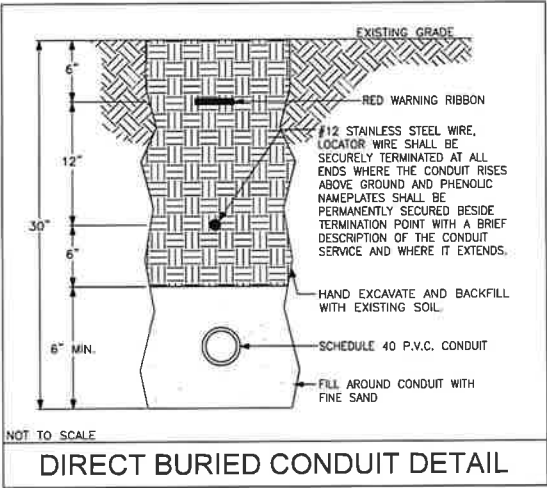
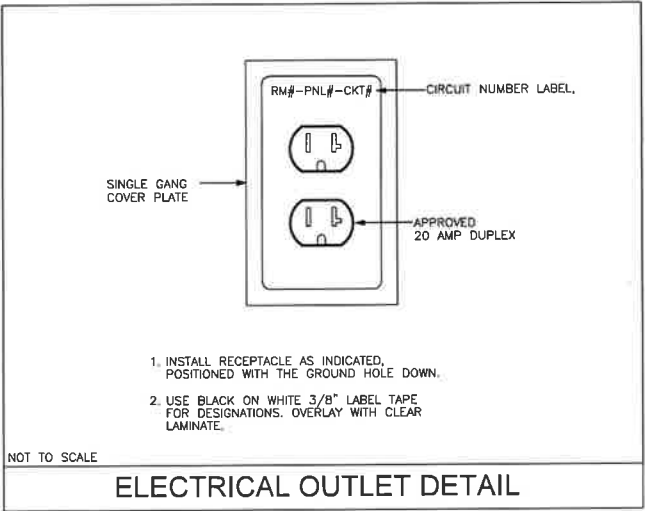
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GENERAL NOTES

- ALL SALVAGEABLE ITEMS ASSOCIATED WITH THE SCOPE OF WORK SHALL BE OWNER PROPERTY AT HIS OPTION. COMPONENTS THAT ARE UNSALVAGEABLE SHALL BE REMOVED FROM THE SITE.
- DRAWINGS SHOW APPROXIMATE LOCATIONS OF OUTLETS. THE EXACT LOCATIONS WILL BE DETERMINED BY THE OWNER REPRESENTATIVES. THE OWNER SHALL RESERVE THE RIGHT TO RELOCATE ANY NEW OUTLETS NO MORE THAN 10' FROM THE LOCATION SHOWN ON DRAWING DURING CONSTRUCTION. ROUGH-IN. THE WORK WILL BE DONE AT NO ADDITIONAL COST.
- DO NOT USE PLASTIC ANCHORS FOR PANELS, CONDUITS, OR ANY COMPONENTS.
- ALL ELECTRICAL PANELS MODIFIED PER SCOPE OF THE PROJECT. CONTRACTOR TO VERIFY AND TRACE EXISTING CIRCUITING AND DOCUMENT IT ON A COMPUTER GENERATED PRINTOUT THAT WILL BE ATTACHED INSIDE THE ELECTRICAL PANEL.
- PROPERLY SEAL ALL NEW PENETRATIONS IN FIRE RATED ASSEMBLIES. BOTH VERTICAL AND HORIZONTAL. IN ACCORDANCE WITH SECTION 705 OF THE FLORIDA BUILDING CODE, WHICH REQUIRES THAT ALL INSTALLATIONS OF PENETRATIONS THROUGH FIRE RATED ASSEMBLIES OR FIRE STOP SYSTEMS SHALL BE AS TESTED BY ASTM E 119 & ASTM E 814.
- ALL EXTERIOR JUNCTION AND PULL BOXES SHALL BE NEMA-3R WITH HINGED LOCKABLE DOOR. PAINT SAME COLOR AS SURFACE. ALL INTERIOR JUNCTION BOXES SHALL BE NEMA-1 WITH HINGED LOCKABLE DOOR. PAINT EXPOSED BOXES SAME COLOR AS SURFACE. SIZE BOXES PER NEC TO ACCOMMODATE QUANTITY AND SIZE OF CONDUITS.
- ALL CONDUITS SHALL BE CONCEALED BEHIND WALL OR ABOVE CEILING OR UNDER LIFTED BUILDING. SURFACE MOUNTED RACEWAY OR CONDUITS SHALL ONLY BE PERMITTED ON CONCRETE WALLS OR HARD CEILING.
- COVER AND PROTECT EXISTING FURNITURE, ELECTRONIC DEVICES, EQUIPMENTS DURING AROUND AREAS OF WORK.
- FOR NEW CONDUIT PATHWAYS EXTENDING BETWEEN CONDITIONED AND UNCONDITIONED SPACES, PROVIDE PLUG FOR BOTH ENDS OF CONDUIT WITH A WATER-TIGHT COMPOUND TO BLOCK CONDENSATION.
- PROVIDE SEPARATE NEUTRAL CONDUCTOR FOR EACH CIRCUIT. DO NOT COMBINE NEUTRALS. TWO CIRCUITS IN ONE HOME RUN SHALL HAVE TWO NEUTRAL CONDUCTORS.
- RESTORE DISTURBED WALLS TO ITS ORIGINAL CONDITION. FINISH AND PAINT DAMAGED WALL AREAS. PAINT SHALL MATCH EXISTING.
- PROVIDE ALL THE REQUIRED COMPONENTS TO COMPLETE A PATHWAY SYSTEM. THIS INCLUDES ANY COMPONENTS SUCH AS MATERIALS, DRILLING, TRENCHING, MOUNTING, PAINTING, FIRESTOPPING AND ANY OTHER REQUIRED ACCESSORIES.
- ALL WALL PENETRATIONS SHALL BE FIRESTOPPED USING F2-PATH COMPONENTS FOR FIRE RATED WALLS.
- VERIFY ELECTRICAL EQUIPMENTS POWER REQUIREMENTS BEFORE INSTALLATION.
- REGULATORY REQUIREMENTS
A. CONFORM TO REQUIREMENTS OF NFPA 70 NEC VERSION THAT IS IN EFFECT.
B. FURNISH PRODUCTS LISTED BY UL OR OTHER TESTING FIRM ACCEPTABLE TO AUTHORITY HAVING JURISDICTION.
C. CONFORM TO FLORIDA BUILDING CODE VERSION THAT IS IN EFFECT.
D. CONFORM TO NATIONAL FIRE PROTECTION ASSOCIATION VERSION THAT IS IN EFFECT.
- CONFORM TO LOCAL UTILITY LAWS AND CODES VERSIONS THAT ARE IN EFFECT.
- CONTRACTOR RESPONSIBLE FOR PROVIDING FIRE ALARM DEVICES WHERE REQUIRED.
- PROVIDE REQUIRED POWER SUPPLY AND ELECTRICAL CONNECTIONS TO ALL ELECTRONICS AND LOW VOLTAGE DEVICES AS REQUIRED BY THE MANUFACTURER.
- PROVIDE NECESSARY LIGHT CONTROLLERS AND ASSOCIATED LIGHTING DEVICES ABOVE CEILING FOR OPERATION OF ON/OFF/DIMMING AND CONTROLS OF LIGHT FIXTURES.
- PROVIDE ALL NEW ELECTRICAL WIRING FOR THE BUILDING. ANY CLOTH TYPE ELECTRICAL WIRING IS PROHIBITED. REMOVE ALL EXISTING ELECTRICAL WIRING.
- PROVIDE TAMPER RESISTANT RECEPTACLES AND GFCI TYPE RECEPTACLES AS REQUIRED PER THE NEC CODE IN EFFECT.
- PROVIDE COPPER WIRING IN CONDUIT ONLY. USE FLEXIBLE CONDUIT AT TERMINATION POINTS WHERE NECESSARY. REFER TO SPECIFICATIONS ON SHEET FOR ALL OTHER REQUIREMENTS. MAIN ELECTRICAL PATHWAYS WILL BE RUNNING IN CONDUIT UNDER THE LIFTED BUILDING.
- FOR ALL LIGHT FIXTURES, COORDINATE WITH OWNER WITH PREFERRED MODEL AND FIXTURE COLOR.

DEMOLITION NOTES:

- THERE SHALL NOT BE ANY INTERRUPTION TO SERVICES TO THE EXISTING BUILDINGS WITHOUT PRIOR SCHEDULING OF SUCH OUTAGES WITH THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL NOT TAKE POSSESSION OF OR DISPOSE OF ANY SALVAGEABLE ITEMS IN ASSOCIATION WITH THE WORK. ALL SALVAGEABLE ITEMS SHALL BE THE OWNER'S PROPERTY AT OWNER DISCRETION. ALL UNSALVAGEABLE EQUIPMENT AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE.
- THE ELECTRICAL CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS OF ANY MODIFICATIONS TO EXISTING SYSTEMS AND SHALL UPON COMPLETION, DELIVER "AS-BUILT" DRAWINGS TO THE OWNER, INDICATING ANY SUCH CHANGES.
- WHERE FEEDERS ARE ABANDONED, WIRE SHALL BE PULLED OUT AND ALL EXPOSED SECTIONS OF CONDUITS REMOVED. ALL CONCEALED CONDUITS SHALL BE CAPPED AT POINT OF CONCEALMENT.
- ALL EXISTING DEVICES AND FIXTURES IN THE PATH OF RENOVATION OR BUILDING ADDITIONS SHALL BE REMOVED BY THE CONTRACTOR. REMOVE ALL EXISTING WIRING AND ELECTRICAL COMPONENTS.
- CONTRACTOR MAY REUSE EXISTING CONDUIT SYSTEM WHERE APPLICABLE, PROVIDING THE REUSED SYSTEMS MEET CURRENT CODES. REMOVE ALL UNUSED SURFACE MOUNTED CONDUIT. UNUSED CONDUITS STUBBING UP FROM FLOOR SHALL BE CUT FLUSH WITH FLOOR.
- ELECTRICAL DRAWINGS DO NOT INDICATE ALL THE EXISTING INSTALLATIONS.
- CONTRACTOR SHALL VISIT THE SITE PRIOR TO PREPARING HIS BID AND DETERMINE THE EXTENT OF EXISTING EQUIPMENT AND WIRING TO ACCOMMODATE CHANGES AND ADDITIONS. ALL THE NECESSARY RELOCATING, RELOCATING AND/OR REMOVAL OF EXISTING EQUIPMENT, WIRING ETC. SHALL BE INCLUDED IN THE SCOPE OF THIS WORK. ANY VARIATION FROM EXISTING CONDITIONS SHALL BE INCLUDED UNDER THIS CONTRACT.



LEGEND

- UN.O. UNLESS NOTES OTHERWISE.
- EXISTING FAN WITH ASSOCIATED LIGHT TO BE REMOVED.
- EXISTING LIGHT SWITCH, TO BE RMEOVED U.N.O.
- EXISTING POWER OUTLET, TO BE REMOVED U.N.O.
- EXISTING DATA/PHONE OUTLET, TO BE REMOVED U.N.O.
- EXISTING SMOKE DETECTOR, TO BE REMOVED.
- EXISTING SURFACE MOUNTED LIGHT FIXTURE TO BE REMOVED.
- EXISTING EXIT SIGN TO BE REMOVED.
- EXISTING EMERGENCY WALL PACK TO BE REMOVED.
- EXITING MOTION SENSOR TO BE REMOVED.
- NEW EMERGENCY EXIT LIGHT. ARROW INDICATES THE DIRECTION OF EXIT. REFER TO MODEL NUMBER FOR EXACT TYPE. CONNECT TO NEAREST 120V LIGHT CIRCUIT.
- NEW EMERGENCY WALL MOUNTED FIXTURE. PROVIDE BATTERY. REFER TO LIGHT FIXTURE SCHEDULE FOR EXACT MODEL. CONNECT TO NEAREST 120V LIGHT CIRCUIT.
- NEW VACANCY SWITCH. MOUNT 46" HEIGHT, WHITE COVER PLATE. ADJUSTABLE DELAY OFF.
- NEW DIMMER SWITCH, MOUNT 46" HEIGHT, WHITE COVER PLATE.
- NEW LOW VOLTAGE TOGGLE SWITCH, MOUNT 46" HEIGHT, WHITE COVER PLATE. FOR FAN LOCATIONS, THE SWITCH TO HAVE A SEPARATE FAN AND LIGHT SWITCH.
- NEW TOGGLE SWITCH-SINGLE POLE, 20AMP, 120V/277V, MOTOR RATED, GROUNDING TYPE, MOUNT AT EQUIPMENT HOUSING.
- NEW FAN WITH LIGHT LED FIXTURE. PER OWNER PREFERENCE MODEL.
- NEW WALL FIXTURE. REFER TO LIGHT FIXTURE SCHEDULE FOR EXACT MODEL.
- NEW OCCUPANCY CEILING MOUNTED SENSOR.
- NEW DUPLEX RECEPTACLE, 20AMP, 120V. MOUNT 18" HEIGHT UNO. WHITE COVER PLATE. NUMBER BESIDE OUTLET REPRESENTS MOUNT HEIGHT IF SHOWN. 'C' DENOTES CEILING TYPE RECEPTACLE. TAMPER RESISTANT. REFER TO ARCHITECTURAL PLAN FOR EXACT HEIGHT. COORDINATE HEIGHT AND LOCATION BEFORE INSTALLATION.
- NEW DUPLEX RECEPTACLE, 20AMP, 120V. MOUNT 18" HEIGHT UNO. WITH GROUND FAULT INTERRUPTER, WHITE COVER PLATE. NUMBER BESIDE OUTLET REPRESENTS MOUNT HEIGHT IF SHOWN. TAMPER RESISTANT.
- NEW SINGLE RECEPTACLE, 20AMP, 120V. MOUNT 18" HEIGHT. WHITE COVER PLATE.
- SPECIAL TYPE RECEPTACLE, COORDINATE WITH EQUIPMENT MANUFACTURER RECOMMENDATION.
- NEW QUAD RECEPTACLE, 20AMP, 120V. MOUNT 18" HEIGHT UNO. WHITE COVER PLATE. NUMBER BESIDE OUTLET REPRESENTS MOUNT HEIGHT IF SHOWN. 'C' DENOTES CEILING TYPE RECEPTACLE. TAMPER RESISTANT.
- NEW WALL MOUNTED COMMUNICATION OUTLET, 4" SQUARE BOX WITH ONE GANG EXTENSION RING. RECESS IN WALL AND ROUTE CONDUIT INSIDE WALL. RJ-45 JACKS, 18" MOUNTING HEIGHT. PROVISION OF TWO JACKS IS STANDARD. PROVIDE (2) CAT6 PLENUM CABLES TO COMMUNICATION RACK. SUPPORT FROM BUILDING STRUCTURE AT INTERVALS NOT TO EXCEED 36". TEST AND LABEL CABLES. COORDINATE WITH OWNER FOR EXACT LOCATION BEFORE INSTALLATION.
- NEW PROVIDE SMOKE DETECTOR COMBINED WITH CARBON MONOXIDE.
- NEW ELECTRICAL PANEL.
- NEW DISCONNECT SWITCH, "2 30/60" DENOTES 2 POLE, 30 AMP, 60 AMP FUSES.
- HOMERUN TO PANELBOARD - NUMBER OF ARROWS DENOTES QUANTITY OR CIRCUITS. CROSS MARKS INDICATE QUANTITY OF CONDUCTORS. RUNS VOID OF CROSS MARKS ARE 3 WIRES, UNLESS NOTED OTHERWISE. REFER TO PANEL. DO NOT COMBINE HOMERUNS EXCEPT AS SPECIFICALLY INDICATED ON THE PLAN.
- WIRING IN CONDUIT, RUN CONCEALED ABOVE CEILING OR IN WALLS.
- WIRING IN CONDUIT, RUN CONCEALED BELOW GRADE OR IN CONCRETE FLOOR SLAB.



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ELECTRICAL LEGEND
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Haddad

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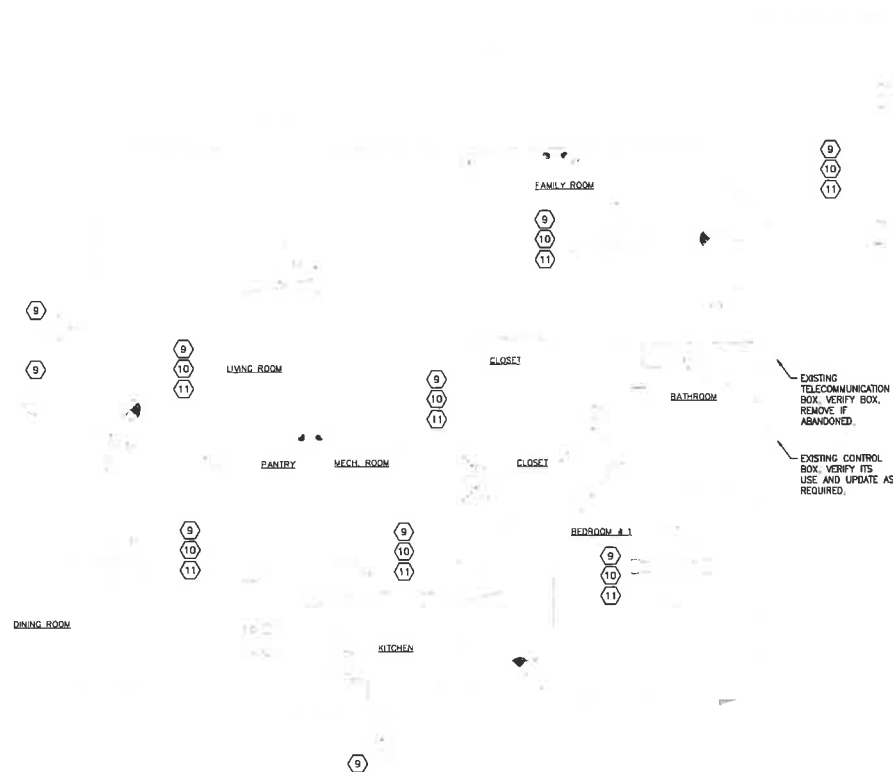
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FLOOR PLAN
-
LIGHTING

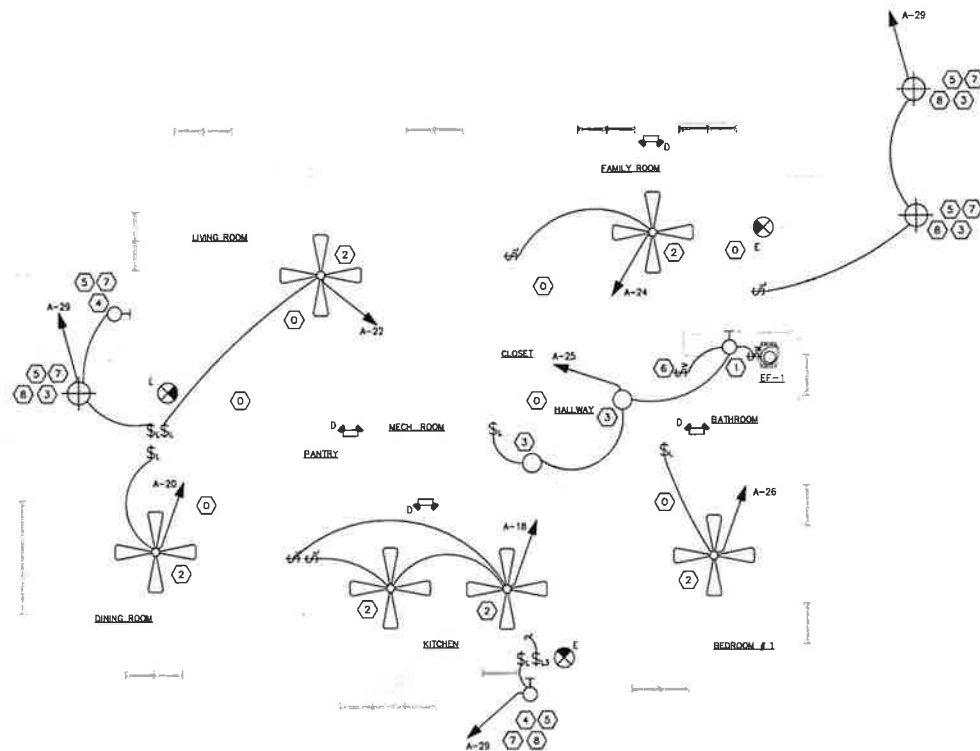
E2.1



 **LIGHTING FLOOR PLAN - DEMOLITION PLAN**
GRAPHIC SCALE 1/4" = 1'-0"

NOTES

1. VANITY LIGHT FIXTURE PER OWNER CHOICE. COORDINATE WITH OWNER FOR EXACT TYPE.
2. FAN WITH LIGHT FIXTURES, FAN AND LIGHT FIXTURE TO HAVE SEPARATE SWITCHING. COORDINATE WITH OWNER FOR PREFERRED MODEL.
3. SURFACE MOUNTED TYPE FIXTURE PER OWNER CHOICE.
4. WALL MOUNTED TYPE FIXTURE PER OWNER CHOICE.
5. EXTERIOR TYPE FIXTURE, EXTERIOR/WET RATED.
6. COORDINATE WITH MECHANICAL DRAWINGS FOR INTERLOCK PREFERENCE.
7. CONNECT TO A PHOTOCELL.
8. PROVIDE INTEGRATED BATTERY BACKUP WITH FIXTURE.
9. REMOVE ALL EXISTING LIGHT FIXTURES (TYPICAL).
10. REMOVE ALL EXISTING LIGHT SWITCHES (TYPICAL).
11. REMOVE ALL EXISTING FANS (TYPICAL).



 **LIGHTING FLOOR PLAN - NEW PLAN**
GRAPHIC SCALE 1/4" = 1'-0"

LIGHTING FIXTURE SCHEDULE							
TYPE	MANUFACTURER	CATALOGUE NUMBER	LIGHT SOURCE		VOLTS	MOUNTING HEIGHT	REMARKS
			TYPE/TEMP	WATTS / LUMENS			
D	BEGHELLI	PEH-1-AT		3.4	120-277	WALL	EMERGENCY FIXTURE WITH BATTERY BACKUP
E	BEGHELLI	VA4-R-SA-AT			120-277	WALL/CEILING	EMERGENCY EXIT WITH BATTERY BACKUP

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Preservation Improvements for
Lake Park Historic Evergreen House
604 Federal Highway
Lake Park City, FL 33403-2603

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FLOOR PLAN
ELECTRICAL
E2.2

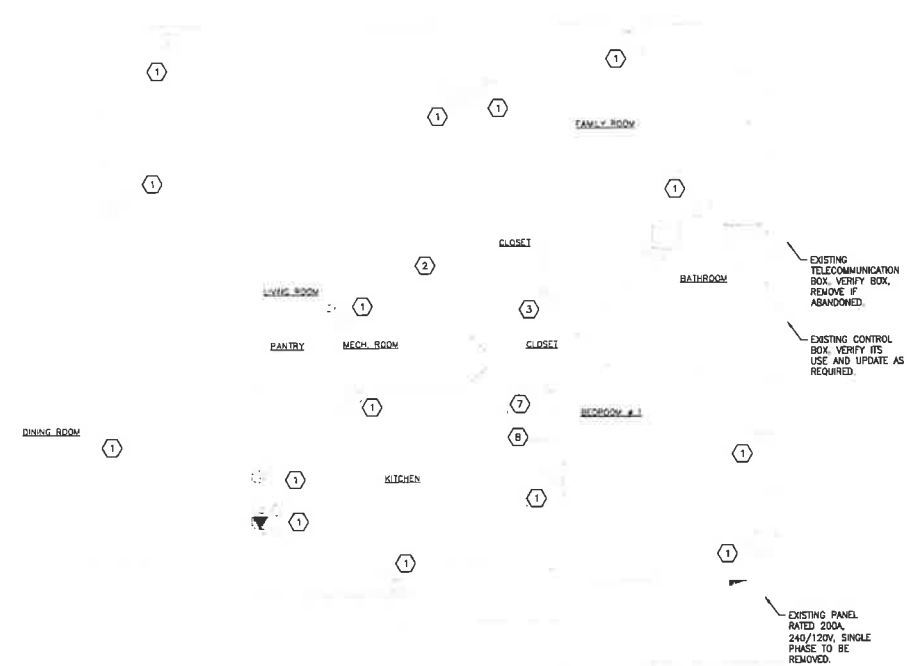


NOTES: 1. ALL 120V BRANCH CIRCUITS SUPPLYING OUTLETS (RECEPTACLES AND LIGHTING) IN FAMILY ROOM, KITCHEN, BEDROOM, DINING ROOM, HALLWAYS, OR SIMILAR ROOMS SHALL BE PROTECTED BY ARC-FAULT CURRENT BREAKER. SEE NEC 210.12.

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EXISTING POLE MOUNTED TRANSFORMER APPROXIMATE LOCATION. COORDINATE WITH ELECTRICAL UTILITY BEFORE START OF WORK.

**POLE MOUNTED TRANSFORMER APPROXIMATE LOCATION
IN REFERENCE TO BUILDING. BY MAIN STREET.**
GRAPHIC SCALE 1/4" = 1'-0"



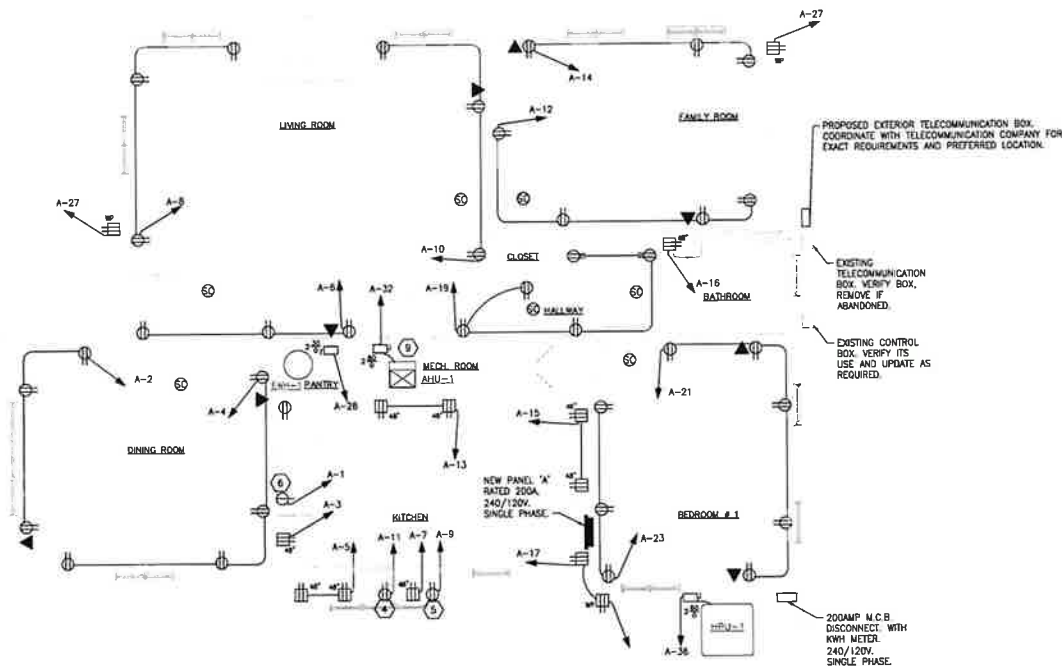
ELECTRICAL FLOOR PLAN - DEMOLITION PLAN
GRAPHIC SCALE 1/4" = 1'-0"

NOTES

- EXISTING ELECTRICAL RECEPTACLES TO BE REMOVED WITH ITS ASSOCIATED WIRING. (GENERAL).
- EXISTING LOW VOLTAGE DEVICES TO BE REMOVED WITH ITS ASSOCIATED WIRING. (GENERAL).
- EXISTING SMOKE DETECTOR. TO BE REMOVED.
- PROVIDE DEDICATED 20 AMP, 120V CIRCUIT FOR GARBAGE DISPOSAL. LOCATE OUTLET WITHIN BASE CABINET UNDER SINK. PROVIDE DISPOSAL SWITCH. GFCI TYPE BREAKER.
- PROVIDE DEDICATED 20 AMP, 120V CIRCUIT FOR DISHWASHER. LOCATE OUTLET WITHIN BASE CABINET. GFCI TYPE BREAKER.
- PROVIDE DEDICATED 20 AMP, 120V CIRCUIT FOR REFRIGERATOR, 48" MOUNTING HEIGHT. GFCI TYPE BREAKER.
- EXISTING WATER HEATER ALL ELECTRICAL COMPONENTS TO BE REMOVED.
- EXISTING SECURITY, COORDINATE WITH OWNER BEFORE REMOVAL FOR EXACT REQUIREMENTS.
- REFER TO MECHANICAL DRAWINGS FOR SMOKE DUCT DETECTOR ELECTRICAL CONNECTIONS.

GENERAL NOTES:

- ALL 120 VOLT BRANCH CIRCUITS SUPPLYING OUTLETS (RECEPTACLES AND LIGHTING) IN FAMILY ROOM, KITCHEN, BEDROOM, DINING ROOM, HALLWAYS, OR SIMILAR ROOMS SHALL BE PROTECTED BY ARC-FAULT CURRENT BREAKER. SEE NEC 210.12.
- LOCATION OF RECEPTACLES SHALL COMPLY WITH NEC 210.52. FIELD-VERIFY LOCATION OF OUTLETS PRIOR TO ROUGH-IN.
- ALL CIRCUITS SHALL BE INSTALLED TO MEET NEC 210. ALL CONDUCTORS SHALL BE COPPER WITH GROUNDING CONDUCTOR.
- ALL 120V RECEPTACLES INSTALLED SHALL BE LISTED TAMPER RESISTANCE AS REQUIRED BY NEC 406-12.
- SMOKE/CO/GAS MONITORING DETECTORS TO BE INTERCONNECTED. ACTIVATION OF ONE SMOKE/MONITORING DETECTOR SHALL ENERGIZE SOUNDERS IN REMAINING DETECTORS.
- PROVIDE DISCONNECT SWITCH FOR AHU AND CONDENSING UNITS. COORDINATE WITH MECHANICAL CONTRACTOR FOR CONNECTIONS PRIOR TO ROUGH-IN.
- PROVIDE 2-POLAR, 30 AMP DISCONNECT NON-FUSED SWITCH AT LOCATION OF WATER HEATER.
- PROVIDE CONNECTION FOR CONDENSING UNIT. CONNECT TO BUILDING PANELBOARD. MAXIMUM OF 3% VOLTAGE DROP. INCREASE WIRE SIZE, IF REQUIRED, TO MEET VOLTAGE DROP REQUIREMENTS. COORDINATE WITH MECHANICAL CONTRACTOR AND REFER TO MECHANICAL DRAWINGS FOR LOCATIONS OF CONDENSING UNITS.
- ALL KITCHEN ELECTRICAL DEVICES IN KITCHEN TO BE GFCI RECEPTACLES RATED OR GFCI CIRCUIT BREAKER RATED.
- REFER TO ARCHITECTURAL PLANS FOR DETAILS ON ALL BASEBOARD MOUNTED RECEPTACLES, THEIR LOCATIONS AND HEIGHT BEFORE INSTALLATION.



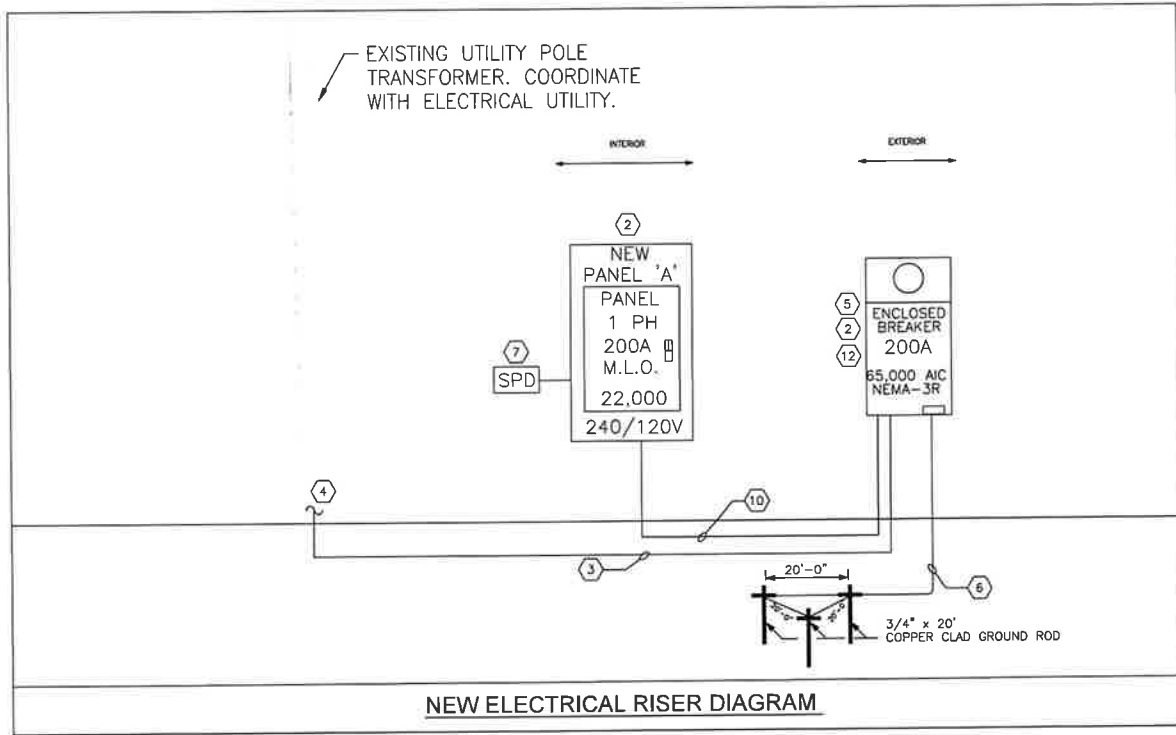
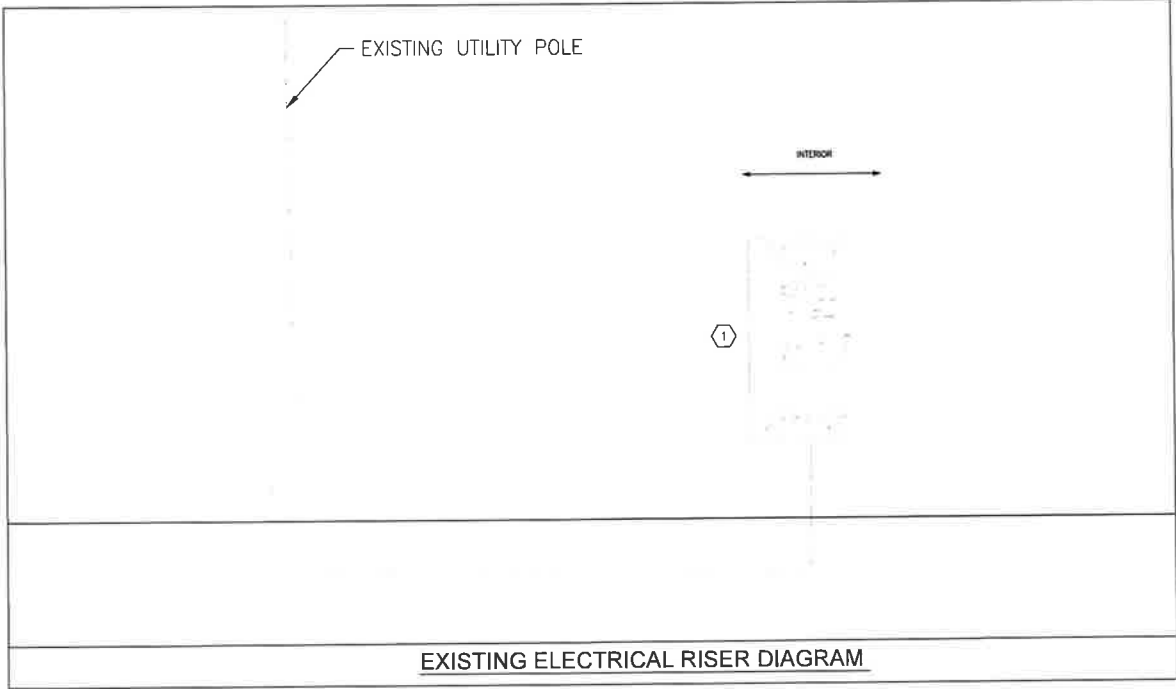
ELECTRICAL FLOOR PLAN - NEW PLAN
GRAPHIC SCALE 1/4" = 1'-0"

NEW PANEL A															
240/120 VOLTS 1 PHASE 3 WIRE 200 AMP MAIN LUGS ONLY															
CKT NO.	DESIGNATION	CIRCUIT			CIRCUIT BREAKER		KVA	KVA	CIRCUIT BREAKER		CIRCUIT			DESIGNATION	CKT NO.
		WIRE	GND	COND	POLE	TRIP			TRIP	POLE	COND	GND	WIRE		
1	REFRIGERATOR	12	12	1/2	1	20	0.5	0.6	20	1	1/2	12	12	DINING ROOM	2
3	KITCHEN COUNTER	12	12	1/2	1	20	0.4	0.8	20	1	1/2	12	12	DINING ROOM	4
5	KITCHEN COUNTER	12	12	1/2	1	20	0.8	0.6	20	1	1/2	12	12	LIVING ROOM	6
7	KITCHEN COUNTER	12	12	1/2	1	20	0.4	0.6	20	1	1/2	12	12	LIVING ROOM	8
9	DISHWASHER	12	12	1/2	1	20	1.0	0.6	20	1	1/2	12	12	LIVING ROOM	10
11	GARBAGE DISPOSAL	12	12	1/2	1	20	0.5	0.8	20	1	1/2	12	12	FAMILY ROOM	12
13	KITCHEN COUNTER	12	12	1/2	1	20	0.4	0.6	20	1	1/2	12	12	FAMILY ROOM	14
15	KITCHEN COUNTER	12	12	1/2	1	20	0.4	0.2	20	1	1/2	12	12	RESTROOM	16
17	REC. KITCHEN	12	12	1/2	1	20	0.4	0.5	20	1	1/2	12	12	KITCHEN FAN LTG	18
19	HALLWAY	12	12	1/2	1	20	1.0	0.5	20	1	1/2	12	12	DINING ROOM FAN LTG	20
21	BEDROOM 1	12	12	1/2	1	20	1.0	0.5	20	1	1/2	12	12	LIVING ROOM FAN LTG	22
23	BEDROOM 1	12	12	1/2	1	20	0.6	0.5	20	1	1/2	12	12	FAMILY ROOM FAN LTG	24
25	RR/HALL - FAN/LTG	12	12	1/2	1	20	0.2	0.5	20	1	1/2	12	12	BEDROOM FAN LTG	26
27	EXTERIOR RECEPTACLE	12	12	3/4	1	20	0.4	4.5	30	2	3/4	10	10	WATER HEATER	28
29	EXTERIOR LTG	12	12	3/4	1	20	0.5								30
31	SPARE				1	20		11.0	50	2	1	8	6	AHU	32
33	SPARE				1	20									34
35	SPARE				1	20		6.0	40	2	1	10	8	HPU	36
37	SPACE														38
39	SPACE													SPACE	40
41	SPACE													SPACE	42
TOTAL KVA							37.3	22,000 AMP, RMS, SYMMETRICAL SHORT CIRCUIT CURRENT RATING							

LOAD CALCULATIONS	
LIGHTING AT 125% DEMAND FACTOR	= 3.75 VA
GENERAL ELECTRICAL AT 100% DEMAND FACTOR	= 12.8 VA
HVAC AND W/H AT 100% DEMAND FACTOR	= 21.5 VA
TOTAL = 38,050 VA	
TOTAL AMPS AT 240V, 1-PHASE	= 158 AMPS
SERVICE SIZE	= 200 AMPS

NOTES

- EXISTING 200AMP PANEL TO BE REMOVED WITH ITS ASSOCIATED WIRING AND ELECTRICAL COMPONENTS.
- NEW 200AMP PANEL, SINGLE PHASE, 240/120V.
- PROVIDE 3#4/0 COPPER IN A 2 1/2" CONDUIT. EXISTING CONDUIT MAY-BE REUSED IF IN GOOD SHAPE AND MEETS NEC CAPACITY FILL.
- TO EXISTING TRANSFORMER. COORDINATE, CONFORM AND MEET ALL REQUIREMENTS BY ELECTRICAL UTILITY TO PROVIDE A 200A 240/120V, SINGLE PHASE SERVICE. REFER TO LOCAL ELECTRICAL UTILITY BEFORE START OF WORK.
- COORDINATE WITH LOCAL ELECTRICAL UTILITY FOR ALL METERING REQUIREMENTS BEFORE START OF WORK.
- PROVIDE #1/0 COPPER IN A 1" CONDUIT.
- PROVIDE SURGE PROTECTIVE DEVICE RATED 100KA OR MORE.
- PROVIDE COMPUTER GENERATED PANEL DIRECTORY.
- VERIFY ELECTRICAL EQUIPMENT POWER REQUIREMENTS BEFORE INSTALLATION OF ELECTRICAL.
- PROVIDE 3#4/0 COPPER AND #4 GREEN GROUND IN A 2 1/2" CONDUIT.
- ALL KITCHEN ELECTRICAL RECEPTACLES AND EQUIPMENT TO BE ON GFCI BREAKER OR RECEPTACLE.
- PROVIDE SURGE PROTECTIVE DEVICE RATED 100KA OR MORE.



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Date 04-30-2026		
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PANEL SCHEDULES,
ELECTRICAL RISER
AND DETAILS

E3.1

TOTAL AREA OF THE PROJECT IS 1,100 SQ. FT. THE PROJECT IS A 1-PHASE, 240/120V, 200A SERVICE. THE PROJECT IS A 1-PHASE, 240/120V, 200A SERVICE. THE PROJECT IS A 1-PHASE, 240/120V, 200A SERVICE.

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SECTION 16050
BASIC ELECTRICAL MATERIALS AND METHODS

PART 1 GENERAL

1.1 SUMMARY

- A. GROUNDING AND BONDING
- B. CONNECTION OF UTILIZATION EQUIPMENT
- C. SUPPORTS
- D. IDENTIFICATION

1.2 SUBMITTALS

- A. PRODUCT DATA: FOR REVIEW; PROVIDE CATALOG DATA FOR GROUNDING AND BONDING DEVICES.

1.3 REGULATORY REQUIREMENTS

- A. CONFORM TO REQUIREMENTS OF NFPA 70 VERSION THAT IS IN EFFECT.
- B. FURNISH PRODUCTS LISTED BY UL OR OTHER TESTING FIRM ACCEPTABLE TO AUTHORITY HAVING JURISDICTION.
- C. CONFORM TO FLORIDA BUILDING CODE VERSION THAT IS IN EFFECT.
- D. CONFORM TO NATIONAL FIRE PROTECTION ASSOCIATION VERSION THAT IS IN EFFECT.
- E. CONFORM TO LOCAL UTILITY LAWS AND CODES VERSIONS THAT ARE IN EFFECT.

1.4 PROJECT CONDITIONS

- A. VERIFY EXISTING WORK OF ELECTRICAL BEFORE STARTING OF WORK.
- B. REPORT DISCREPANCIES BEFORE START OF THE WORK.

PART 2 PRODUCTS

2.1 GROUNDING MATERIALS

- A. GROUND ROD: COPPER-CLAD STEEL 3/4-INCH DIAMETER 10 FEET LENGTH.
- B. MECHANICAL CONNECTORS: BRONZE, ABOVE GRADE ONLY.
- C. EXOTHERMIC WELDS: BELOW GRADE CONNECTORS.

2.2 BASIC MATERIALS

- A. STEEL CHANNEL: GALVANIZED
- B. MISCELLANEOUS HARDWARE: TREAT FOR CORROSION RESISTANCE.
- C. NAMEPLATES: ENGRAVED THREE-LAYER LAMINATED PLASTIC, BLACK LETTERS ON WHITE BACKGROUND.
- D. WIRE AND CABLE MARKERS: CLOTH MARKERS, SPLIT SLEEVE OR TUBING TYPE.

PART 3 EXECUTION

3.1 INSTALLATION

- A. INSTALL WORK ACCORDING TO NECA "STANDARD OF INSTALLATION."
- B. PROVIDE BONDING TO MEET REGULATORY REQUIREMENTS.
- C. MAKE ELECTRICAL CONNECTIONS TO UTILIZATION EQUIPMENT IN ACCORDANCE WITH EQUIPMENT MANUFACTURER'S INSTRUCTIONS.
 - 1. VERIFY THAT WIRING AND OUTLET ROUGH-IN WORK IS COMPLETE BEFORE ENERGIZING
- D. MAKE WIRING CONNECTIONS IN CONTROL PANEL OR IN WIRING COMPARTMENT OF PRE-WIRED EQUIPMENT, PROVIDE INTERCONNECTING WIRING WHERE INDICATED.
- E. INSTALL AND CONNECT DISCONNECT SWITCHES, CONTROLLERS, AND CONTROL DEVICES AS INDICATED.
- F. MAKE CONDUIT CONNECTIONS TO EQUIPMENT USING FLEXIBLE CONDUIT. USE LIQUIDTIGHT FLEXIBLE CONDUIT IN DAMP OR WET LOCATIONS.
- G. INSTALL SUPPORT SYSTEMS SIZED AND FASTENED TO ACCOMMODATE WEIGHT OF EQUIPMENT AND CONDUIT, INCLUDING WIRING, WHICH THEY CARRY.
 - 1. FASTEN HANGER RODS, CONDUIT CLAMPS, AND OUTLET AND JUNCTION BOXES TO BUILDING STRUCTURE USING PRECAST INSERT SYSTEM BEAM CLAMPS.
 - 2. DO NOT FASTEN SUPPORTS TO PIPING, CEILING SUPPORT WIRES, DUCTWORK, MECHANICAL EQUIPMENT, OR CONDUIT.
- H. IDENTIFY ELECTRICAL DISTRIBUTION AND CONTROL EQUIPMENT, AND LOADS SERVED, TO MEET REGULATORY REQUIREMENTS AND AS SCHEDULED.
 - 1. SECURE NAMEPLATES TO EQUIPMENT FRONTS USING SCREWS, RIVETS, OR ADHESIVE, WITH EDGES PARALLEL TO EQUIPMENT LINES. SECURE NAMEPLATE TO INSIDE FACE OF RECESSED PANELBOARD DOORS IN FINISHED LOCATIONS.
- I. INSTALL WIRE MARKERS ON EACH CONDUCTOR IN PANELBOARD GUTTERS, PULL BOXES, OUTLET AND JUNCTION BOXES, AND AT LOAD CONNECTIONS.
 - 1. USE BRANCH CIRCUIT OR FEEDER NUMBER TO IDENTIFY POWER AND LIGHTING CIRCUITS.

PART 1 GENERAL

1.1 SUBMITTALS

- A. PRODUCT DATA: FOR REVIEW.
 - 1. PROVIDE WIRING DEVICE CONFIGURATIONS, RATINGS, DIMENSIONS, AND COLOR SELECTIONS.
 - 2. PROVIDE SERVICE FITTING CONFIGURATIONS, DIMENSIONS, AND FINISH AND COLOR SELECTIONS.

1.2 REGULATORY REQUIREMENTS

- A. CONFORM TO REQUIREMENTS OF NFPA 70.
- B. FURNISH PRODUCTS LISTED BY UL OR OTHER TESTING FIRM ACCEPTABLE TO AUTHORITY HAVING JURISDICTION.

PART 2 PRODUCTS

2.1 PRODUCT REQUIREMENTS

- A. USE ONLY SPECIFIED RACEWAY IN THE FOLLOWING LOCATIONS:
 - 1. UNDERGROUND INSTALLATIONS MORE THAN 5 FEET FROM FOUNDATION PLASTIC CONDUIT, PROVIDE CONCRETE ENCASMENT WHERE INDICATED.
 - 2. INSTALLATIONS IN OR UNDER CONCRETE SLAB, OR UNDERGROUND WITHIN 5 FEET FROM FOUNDATION WALL: PLASTIC CONDUIT.
 - 3. IN SLAB ABOVE GRADE: PLASTIC CONDUIT.
 - 4. EXPOSED OUTDOOR LOCATIONS: ELECTRICAL METALLIC TUBING. USE RAIN-TIGHT FITTINGS.
 - 5. WET INTERIOR LOCATIONS: ELECTRICAL METALLIC TUBING. USE RAIN-TIGHT FITTINGS FOR METAL CONDUIT.
 - 6. CONCEALED DRY INTERIOR LOCATIONS: ELECTRICAL METALLIC TUBING.
 - 7. EXPOSED DRY INTERIOR LOCATIONS: ELECTRICAL METALLIC TUBING.
- B. SIZE RACEWAYS FOR CONDUCTOR TYPE INSTALLED OR FOR TYPE THW CONDUCTORS, WHICHEVER IS LARGER.
 - 1. MINIMUM SIZE CONDUIT: 1/2-INCH
- C. USE WIRE AND CABLE IN LOCATIONS AS FOLLOWS:
 - 1. CONCEALED INTERIOR LOCATIONS: BUILDING WIRE IN RACEWAY OR MC CABLE.
 - 2. EXPOSED INTERIOR LOCATIONS: BUILDING WIRE IN RACEWAY OR MC CABLE.
 - 3. ABOVE ACCESSIBLE CEILINGS: BUILDING WIRE IN RACEWAY.
 - 4. WET OR DAMP INTERIOR LOCATIONS: BUILDING WIRE IN RACEWAY.
 - 5. EXTERIOR LOCATIONS: BUILDING WIRE IN RACEWAYS.
 - 6. UNDERGROUND LOCATIONS: BUILDING WIRE IN RACEWAY.

2.2 CONDUIT AND FITTINGS

A. CONDUIT:

- 1. METAL CONDUIT AND TUBING: GALVANIZED STEEL
- 2. FLEXIBLE CONDUIT: STEEL
- 3. LIQUID TIGHT FLEXIBLE CONDUIT: FLEXIBLE CONDUIT WITH PVC JACKET.
- 4. PLASTIC CONDUIT AND TUBING: NEMA TC 2, PVC, USE SCHEDULE 40 CONDUIT.

B. CONDUIT FITTINGS:

- 1. METAL FITTINGS AND CONDUIT BODIES: NEMA FB 1.
- 2. PLASTIC FITTINGS AND CONDUIT BODIES: NEMA TC 3.
- 3. EMT FITTINGS: STEEL

2.4 ELECTRICAL BOXES

- A. BOXES:
 - 1. SHEET METAL: NEMA OS 1, GALVANIZED STEEL.
 - 2. CAST METAL: CAST FERROALLOY, DEEP TYPE, GASKETED COVER, THREADED HUBS.
- B. HINGED COVER ENCLOSURES: NEMA 250, TYPE 1, STEEL ENCLOSURE WITH MANUFACTURER'S STANDARD ENAMEL FINISH AND CONTINUOUS HINGE COVER, HELD CLOSED BY FLUSH LATCH OPERABLE BY SCREWDRIVER.

C. LARGE CAST METAL BOXES:

- 1. SURFACE-MOUNTED TYPE: NEMA 250, TYPE 4 AND TYPE 6, FLAT-FLANGED, SURFACE-MOUNTED JUNCTION BOX; GALVANIZED CAST IRON BOX AND COVER WITH GROUND FLANGE, NEOPRENE GASKET, AND STAINLESS STEEL COVER SCREWS.

2.5 BUILDING WIRE AND CABLE

- A. FEEDERS AND BRANCH CIRCUITS LARGER THAN 6 AWG: COPPER STRANDED CONDUCTOR, 600 VOLT INSULATION, THHN/THWN AND XHHW.
- B. FEEDERS AND BRANCH CIRCUITS 6 AWG AND SMALLER: COPPER CONDUCTOR, 600 VOLT INSULATION, THHN/THWN, XHHW 6 AND 8 AWG, STRANDED CONDUCTOR; SMALLER THAN 6 AWG, SOLID CONDUCTOR.
- C. CONTROL CIRCUITS: COPPER, STRANDED CONDUCTOR, 600 VOLT INSULATION, THW.
- D. ALL CONDUCTORS SHALL BE COPPER IN CONDUIT.

PART 3 EXECUTION

3.1 EXAMINATION AND PREPARATION

- A. VERIFY THAT SUPPORTING SURFACES ARE READY TO RECEIVE WORK.
- B. VERIFY THAT INTERIOR OF BUILDING IS PHYSICALLY PROTECTED FROM WEATHER.
- C. VERIFY THAT MECHANICAL WORK THAT IS LIKELY TO DAMAGE CONDUCTORS HAS BEEN COMPLETED.
- D. COMPLETELY AND THOROUGHLY SWAB RACEWAY SYSTEM BEFORE INSTALLING CONDUCTORS.
- E. ELECTRICAL BOXES ARE SHOWN ON DRAWINGS IN APPROXIMATE LOCATIONS UNLESS DIMENSIONED.
 - 1. IT SHALL BE UNDERSTOOD THAT ANY OUTLET MAY BE RELOCATED A DISTANCE NOT EXCEEDING 10FT FROM THE LOCATION SHOWN ON THE DRAWINGS PRIOR TO OR DURING ROUGH-IN, IF SO DIRECTED BY THE ARCHITECT-ENGINEER WITHOUT ADDITIONAL COST TO THE OWNER.



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Commission No.
Date 04-30-2020
Scale SEE DWG
Drawn by N.H.
Checked by N.H.
Sheet No. of

ELECTRICAL
SPECIFICATIONS

E4.1

NOT TO BE USED FOR CONSTRUCTION. THIS PLAN IS A PRELIMINARY DOCUMENT AND IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES MUST BE APPROVED BY THE ARCHITECT-ENGINEER.

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(sent via email)

September 8, 2026

Ruben A. Acosta
Ruben.Acosta@dos.myflorida.com
Bureau Chief
Bureau of Historic Preservation
Division of Historical Resources
500 South Bronough Street
Tallahassee, FL 32399

Re: Evergreen House, Lake Park, FL – Application for Special Certificate of Appropriateness

Greetings Mr. Acosta:

Please be advised that the **Historic Preservation Board** of the Town of Lake Park, FL will hold a quasi-judicial public hearing on **Monday, September 14, 2026 at 6:30 p.m.**, to consider the application detailed below. The meeting will be held in the Lake Park Town Commission Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida. Records related to this item may be inspected at the Community Development Department located at Town Hall. The application scheduled for this meeting is as follows:

Historic Preservation Board Quasi-Judicial Public Hearing Item:

The Town of Lake Park (Owner and Applicant) is requesting Special Certificate of Appropriateness approval to modify the historically designated Evergreen House for electrical, plumbing, HVAC improvements, interior layout adjustments, roof replacement, window and door replacement, ADA sidewalk construction, repainting, and interior wall demolition.

The subject property is generally located on the southeast corner of Kelsey Park at 601 Federal Highway with the following Parcel Control Number: 36-43-42-20-01-118-0010. The property is historically designated at the local level. The Historic Preservation Board is the governing body for this application.

Should you have any questions please contact me directly by phone at 561-881-3320 (EXT 320) or via email at aviane@lakeparkflorida.gov.

Sincerely,

Anders Viane, Planner

NOTICE OF QUASI-JUDICIAL

HISTORIC PRESERVATION BOARD MEETING

Town of Lake Park

Please be advised that the **Historic Preservation Board** of the Town of Lake Park will hold a quasi-judicial public hearing on **Monday, September 14, 2026, at 6:30 p.m., or as soon thereafter as can be heard (DATES SUBJECT TO CHANGE, PLEASE MONITOR WWW.LAKEPARKFLORIDA.GOV FOR ANY CHANGES, OR CALL 561-881-3320 – if the item is not heard on September 14, 2026, subsequent dates could be October 5, 2026, or November 2, 2026, but please monitor the Town website)** in the Lake Park Town Commission Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida to consider the following item:

The Town of Lake Park (Owner and Applicant) is requesting Special Certificate of Appropriateness approval to modify the historically designated Evergreen House for electrical, plumbing, HVAC improvements, interior layout adjustments, roof replacement, window and door replacement, ADA sidewalk construction, repainting, and interior wall demolition.

Records related to these items may be inspected at the Community Development Department located at Town Hall. If a person decides to appeal any decision made by the Historic Preservation Board with respect to any hearing, they will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. For additional information, please contact Vivian Mendez, Town Clerk at 561-881-3311.

Town Clerk: Vivian Mendez

PUB: The Palm Beach Post – Saturday, September 5, 2026

**SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR “EVERGREEN HOUSE” AT
601 FEDERAL HIGHWAY, LAKE PARK, FLORIDA
33403**

WHEREAS, Town of Lake Park (Town or Owner) is the owner of the “Evergreen House” building located at 601 Federal Highway, Lake Park, Florida, 33403, legally described as KELSEY CITY ALL (LESS W 20 FT RD R/W) BLK 118 (the “subject property”); and

WHEREAS, the subject property is designated historically significant at a local level; and

WHEREAS, the Town has adopted regulations which are intended to protect, enhance and perpetuate properties of historical, cultural, archeological, aesthetic and architectural merit in furtherance of the public health, safety and general welfare; and

WHEREAS, in accordance with Town Code § 66-10, the Owner submitted an application for a Special Certificate of Appropriateness to the Town’s Community Development Department (“Department”) pertaining to the subject property whereby it is seeking an approval for electrical, plumbing, HVAC improvements, interior layout adjustments, roof replacement, window and door replacement, ADA sidewalk construction, repainting, and interior wall demolition (the Application); and

WHEREAS, pursuant to the Town Code, the Town’s Historic Preservation Board considers applications for Special Certificates of Appropriateness; and

WHEREAS, because the subject property has been locally designated, the Town Code requires that a Special Certificate of Appropriateness be approved by the Town’s Historic Preservation Board before the architectural features of a designated structure are

altered, restored, or renovated; and

WHEREAS, the Application was reviewed by the Department and the Town's historic architectural consultant The Lane Group; and

WHEREAS, based upon the historic architectural design expertise of The Lane Group and their compliance with the Secretary of the Interior's Standards for Rehabilitation, the Department prepared a report which analyzed whether the Application was in compliance with the regulations of the Town Code; and

WHEREAS, in accordance with Town Code § 66-10(e)(2), a notice was properly published in a newspaper of general circulation that a public hearing will be held by the Lake Park Historic Preservation Board on September 14, 2026; and

WHEREAS, the Lake Park Historic Preservation Board considered the Application at a quasi-judicial hearing on September 14, 2026; and

WHEREAS, the Lake Park Historic Preservation Board has determined that there is competent substantial evidence, based upon the testimony and evidence at the quasi-judicial hearing, to approve a Special Certificate of Appropriateness for the subject property; and

WHEREAS, this Certificate of Appropriateness shall apply to the Owner, and its successors or assigns.

Section 1. The whereas clauses are hereby incorporated as true and correct as the findings of fact and conclusions of law of the Lake Park Historic Preservation Board.

Section 2. The Lake Park Historic Preservation Board hereby approves the Application and directs the Department to issue a Special Certificate of Appropriateness for the subject property.

DONE AND ORDERED this ____ day of September 14, 2026.

ATTEST:

TOWN OF LAKE PARK, FLORIDA:

Vivian Mendez, Town Clerk

By: _____
Richard Ahrens, Chairman, Lake
Park Historical Preservation Board

[TOWN SEAL]

#7090258 v1 26508-00002

 Reply  Reply All  Forward



Rivera, Pauline <Pauline.Rivera@dos.fl.gov>

John Wille

2:03 PM

RE: Evergreen House - #25.h.sc.100.065

 This message is part of a tracked conversation. Click here to find all related messages or to open the original flagged message.

Hello John,

Yes, all project drawings have been approved.

Thank you,

Pauline Rivera, FCCM

Historic Preservation Grants Specialist | Bureau of Historic Preservation | Division of Historical Resources | Florida Department of State | 500 South
Bronough Street | Tallahassee, Florida 32399-0250 | 850.245.6393 | Pauline.Rivera@dos.fl.gov | dos.fl.gov/historical



From: John Wille <jwille@lakeparkflorida.gov>

Sent: Tuesday, September 29, 2026 1:53 PM

To: Rivera, Pauline <Pauline.Rivera@dos.fl.gov>

Subject: RE: Evergreen House - #25.h.sc.100.065

EMAIL RECEIVED FROM EXTERNAL SOURCE