AGENDA
BRADENTON ARCHITECTURAL REVIEW BOARD MEETING
1:00 p.m. Thursday, September 3, 2026
101 OLD MAIN STREET

1. MEETING CALLED TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ELECTION OF CHAIRPERSON

4. ELECTION OF VICE-CHAIRPERSON

5. CITIZEN COMMENT

During this portion of the meeting, the Board will accept comments on any non-agenda items. Comments are limited to a maximum of 3 minutes.

6. AGENDA ITEMS

a) Planning & Community Development: **Certificate of Appropriateness - PLN-COA-26-0001:** Request for a Certificate of Appropriateness to demolish a single-family residence located at 53 Seminole Drive (Parcel ID 1141000008) in R-2 (Medium Density Residential) zoning district and located in the Braden Castle Park Historic District. Application filed by Cristopher Gerdin of GC&R Gerdin Construction and Remodeling LLC (agent) for William Charles Roach (property owner).
Staff Report
Application Materials
Structural Damage Assessment
Florida Master Site File Information
National Register of Historic Places - Website
National Register of Historic Places - Nomination Form

b) Planning & Community Development: **Certificate of Appropriateness - PLN-COA-26-0003:** Request for a Certificate of Appropriateness for exterior renovations including but not limited to the installation of new windows, doors, and elevator shaft; for property located at 1009 4th Avenue West (Parcel ID 3293100109) in the T6 (Urban Core) zoning district and located in the Downtown Historic Overlay District and listed on the State Master Site File. Application filed by Kyle Huggins of NDC Construction and Jeff Burton of the Bradenton Community Redevelopment Agency.

Staff Report

Application Materials
Map - Historic Downtown Overlay District
Master Site File List - City of Bradenton
Master Site File Information - 1009 4th Avenue West
Secretary of Interior Standards - Role of Economic & Technical Feasibility
Secretary of Interior Standards for Rehabilitation
Secretary of Interior Standards - National Parks Service - Part 67

c) Planning & Community Development: **FINAL ORDER PLN-ART-26-0002:** A request for the approval of two murals to be located on the eastern and western facades of a fast food restaurant located at 5140 Cortez Road West, Bradenton, Florida.
Staff Report
Application Materials
Final Order PLN-ART-26-0002

7. ADJOURN

Please place cell phones on silent mode.

All interested persons and parties may appear either in person and be heard or submit written comments regarding the above matter to the Planning and Community Development Director and they will be heard and considered. The hearing may be continued from time to time as necessary. Copies of the application or further information may be obtained from the Department of Planning and Community Development, 101 Old Main Street, Bradenton, Florida, 34205, or by calling (941) 932-9407.

Non-Discrimination Statement:

The City of Bradenton prohibits discrimination in all of its services, programs or activities on the basis of race, color, age, disability, sex, national origin, religion, genetic information or marital status. Persons with a disability needing a reasonable accommodation to participate in, or who require assistance or an alternative means for communication of program information such as Braille, large print, etc., should contact:

City of Bradenton
ADA/Title VI Coordinator
101 Old Main Street
Bradenton, FL 34205
ADACoordinator@cityofbradenton.com
941-932-9400
TTY: 7-1-1 or 1-800-955-8771

La ciudad de Bradenton proveera servicio de interprete a las personas quienes su primer lenguage no es el ingles. Si necesita estos servicios, usted o su representante puede comunicar al ADA/Title VI Coordinator, 101 Old Main Street, Bradenton, FL 34205. Tambien puede llamar al (941) 9329470 o enviar correo electronico a ADACoordinator@cityofbradenton.com.

AGENDA ITEM NO. 6.a

Item Cover Page

ARCHITECTURAL REVIEW BOARD MEETING AGENDA ITEM REPORT

DATE:	September 3, 2026
SUBMITTED BY:	Hannah Gordon, Planning & Community Development
ITEM TYPE:	Miscellaneous
AGENDA SECTION:	**AGENDA ITEMS**
SUBJECT:	**Certificate of Appropriateness - PLN-COA-26-0001:** Request for a Certificate of Appropriateness to demolish a single-family residence located at 53 Seminole Drive (Parcel ID 1141000008) in R-2 (Medium Density Residential) zoning district and located in the Braden Castle Park Historic District. Application filed by Cristopher Gerdin of GC&R Gerdin Construction and Remodeling LLC (agent) for William Charles Roach (property owner).
SUGGESTED ACTION:	Motion to either approve or deny the request for a Certificate of Appropriateness to demolish the single-family residence at 53 Seminole Drive.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:

The applicant, Cristofer Gerdin, is requesting a Certificate of Appropriateness to demolish a structure located at 53 Seminole Drive in the Braden Castle Park Historic District. The district is recognized on the National Register of Historic Places Inventory by the National Park Service.

ATTACHMENTS:
Staff Report
Application Materials

Structural Damage Assessment
Florida Master Site File Information
National Register of Historic Places - Website
National Register of Historic Places - Nomination Form

City of Bradenton
Planning and Community Development Department
Architectural Review Board Public Hearing
September 3rd, 2026

Staff Report

Case Number: PLN-COA-26-0001
Applicant: Cristofer Gerdin (Agent)
Owner: William Roach
Address: 53 Seminole Dr
Parcel ID: 1141000008
Zoning: R-2 (Two-Family)
Future Land Use: RESMED (Medium Density Residential)
Flood Zone: AE

Surrounding Land Use:
- North: Manatee River
- South: UCC (Urban Commercial Corridor)
- East: Braden River
- West: R-1 (Single Family)

Surrounding Future Land Use:
- North: Manatee River
- South: UCC (Urban Commercial Corridor)
- East: Braden River
- West: RESLOW (Low Density Residential)

SUMMARY OF REQUEST:

The applicant, Cristofer Gerdin, is requesting a Certificate of Appropriateness to demolish a structure located at 53 Seminole Drive in the Braden Castle Park Historic District. The district is recognized on the National Register of Historic Places Inventory by the National Park Service.

Existing conditions of 53 Seminole Drive (Pictures taken August 2026)

In 1924, Braden Castle Park was formed when the Camping Tourists of America purchased 34 acres surrounding the 1850 historic ruins of Joseph Braden's House (Braden Castle). By 1929, the campground known as Braden Castle Tourist Camp consisted of 180 small-frame cottages on 37' x 37' lots, large communal buildings, and seasonal trailer sites. The campground was listed on the National Register of Historic Places in 1983 as a historic district. All structures are identified as either C (contributing), NC (non-contributing), or A (altered). The National Register nomination denotes the subject property's existing dwelling as non-contributing.

LAND USE REGULATIONS:

2.2.15 *Certificate of appropriateness.*

2.2.15.1 *Requirement for certificate*. A certificate of appropriateness (herein referred to as certificate) is required for all new construction, exterior alteration, demolition, and relocation of buildings and structures located inside a locally designated historic district as described in the historic element in the City of Bradenton Comprehensive Plan, as may be amended from time to time. A certificate may also be required for the demolition of individual buildings and structures located outside of a locally designated

historic district if such improvement is determined by the ARB staff liaison to have potential historical significance based on the following review criteria:

a. Is the quality or interest of the building or structure such that allows it to be reasonably considered for a national, state, or local historic designation?

Staff Response: The address is shown on the National Registry of Historic Places and the Florida Master Site File.

b. Is the design or craftsmanship of the building or structure such that it could only be reproduced with great difficulty or expense?

Staff Response: Yes, although the structure is considered non-contributing. It's possible that when the structure is rebuilt, the design should be inspired by surrounding contributing structures. The current design of the structure is masonry tabby brick with jalousie windows, a hip roof covered in dimensional shingles over main structure and a flat/low pitch roof over a single car garage covered with an asphalt membrane. This may or may not be difficult to reproduce.

c. Is the uniqueness of the building or structure such that it represents one of the last remaining of its type?

Staff Response: No, there are other cottages that contribute to the Braden Castle Historic District.

d. The degree to which the building or structure is a contributing property to a historic district, the city, county, or regional history.

Staff Response: The structure has a non-contributing identification on the National Registry of Historic Places and the Florida Master Site File. A copy of the Florida Master Site File document for the Braden Castle District is included in the additional documents of the agenda items.

e. The value of the building or structure regarding the general welfare and community benefit through the study of local history, architecture, heritage, or culture.

Staff Response: The historic building contributes to the history and early settlement of Bradenton.

f. The effect of the proposed reuse of the property if demolition is carried out.

Staff Response: The proposed reuse should not impact the historical and culture heritage of the site. A separate Certificate of Appropriateness review will be required for the process of reconstruction.

g. The maintenance of the building or structure by the current owner and previous owners to ensure that it has not purposely fallen into disrepair or neglect. If the ARB finds that the building or structure has been deliberately neglected, the ARB may require restoration of the property, or refer the case to the code enforcement division.

Staff Response: The owner stated that there was substantial damage of the structure due to flooding in the structure from Hurricane Helene in 2024. Immediately following the storm, the owner and volunteers removed lighting, cabinetry, trim, interior doors, gypsum and insulation to prevent further damage. The applicant stated that the owner hired an un-licensed contractor to complete work without a permit which seems to include new drywall, cabinetry, trim, electrical, and plumbing. The applicant provided a Structural Damage Assessment completed by a licensed engineer showing widespread structural deficiencies of its primary structural systems such as the roof and load-bearing walls. This construction was deemed to require a Level 3 Alteration under the Florida Building Code, necessitating the remaining structure to be brought into compliance with current structural standards. Due to the expense of bringing the structure into compliance, the engineer suggests that the practical and financially feasible solution is to do a complete demolition and reconstruction of the structure. The Structural Damage Assessment is included in the additional documents of the agenda items.

COMPREHENSIVE PLAN:

Historic Element in the Comprehensive Plan

Goal 1. Identify, Preserve, Promote
To identify, preserve, and promote the City of Bradenton's architectural, archeological, and cultural heritage as part of the effort to redevelop established areas of the City.

Policy 1.2.3
The City of Bradenton shall consider the evaluation process should be based on the existing structural integrity of the building and the level of hazard involved in the potential rehabilitation or renovation.

Policy 1.3.1 Document
Work to maintain and update a comprehensive inventory of all historic structures, architecture, districts, archeological objects and places that are significant to local, state, or national history according to set criteria.

Objective 2.1 Preservation
Encourage the protection, conservation, rehabilitation, and adaptive reuse of significant historic resources in the City of Bradenton.

Policy 2.1.1 Administrative Review
Review all requests for additions, alterations, rehabilitation, and demolition of historically significant structures within historic districts or neighborhoods to ensure such activities are compatible with the continued historic viability of the area.

Policy 2.1.6
Prohibit demolition of structures contributing to historic districts and neighborhoods, except in cases where preservation and/ or rehabilitation efforts have been thoroughly explored and all alternatives to demolition are not found to be economically feasible.

PLANNING AND COMMUNITY DEVELOPMENT ANALYSIS:
The Comprehensive Plan encourages the City to identify, preserve, and promote architectural, archeological, and cultural heritage as part of the effort to redevelop established areas of the City. As the Architectural Review Board reviews the subject request, the Board should take into consideration the intent of the Comprehensive Plan and whether the proposed request alters the character and historical significance of the Braden Castle Historical District.

The Architectural Review Board is encouraged to evaluate the request based on the provided criteria, as well as input from Staff, the applicant and the public.

Respectfully submitted,

Hannah Gordon

Hannah Gordon, CFM
City Planner

ATTACHMENTS:

Exhibit A: Location Map

Exhibit B: Zoning Map

Exhibit C: Future Land Use Map

Exhibit D - K: Color Photos of Existing Condition

Exhibit L: As-Built Floor Plan

EXHIBIT A
Location Map

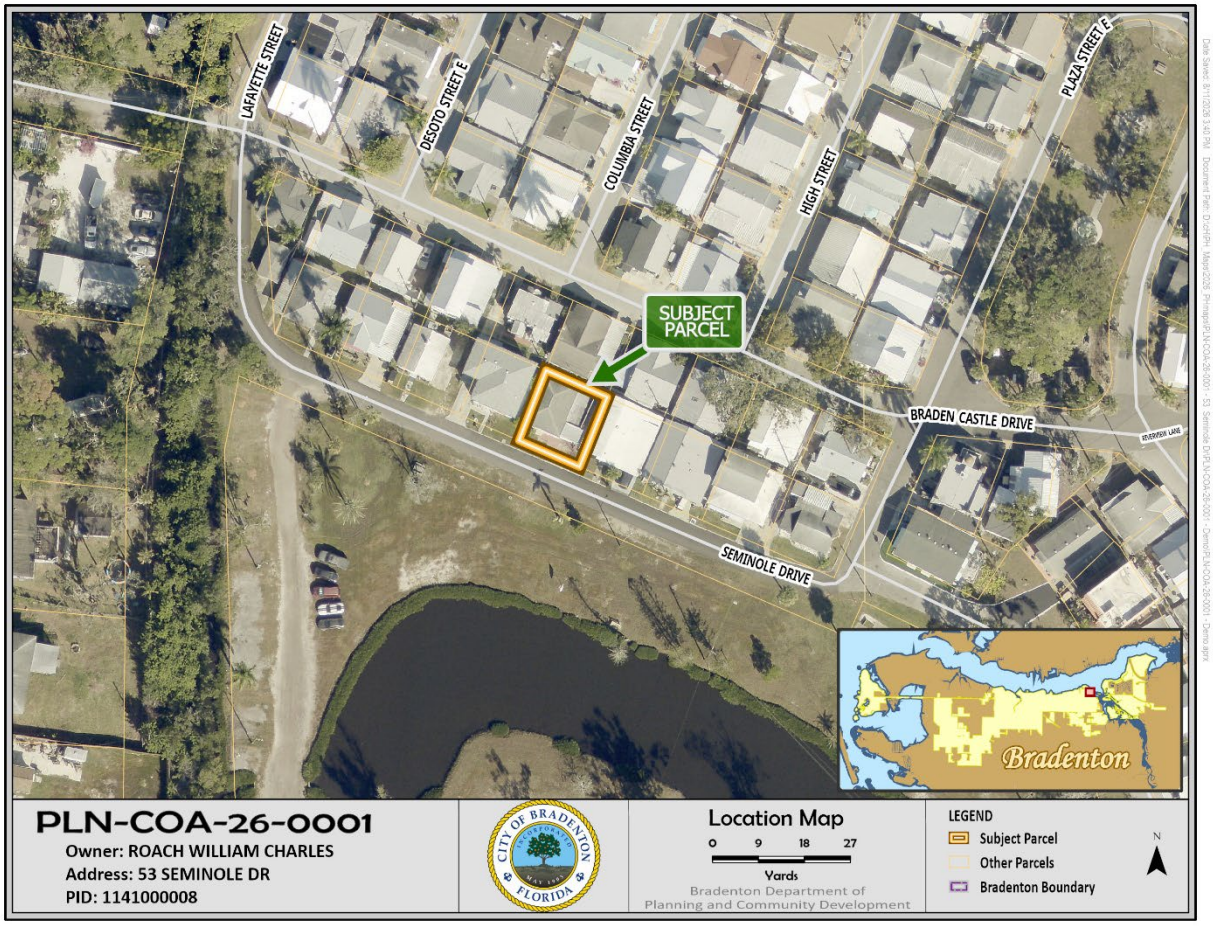


EXHIBIT B
Zoning Map

EXHIBIT C
Future Land Use Map

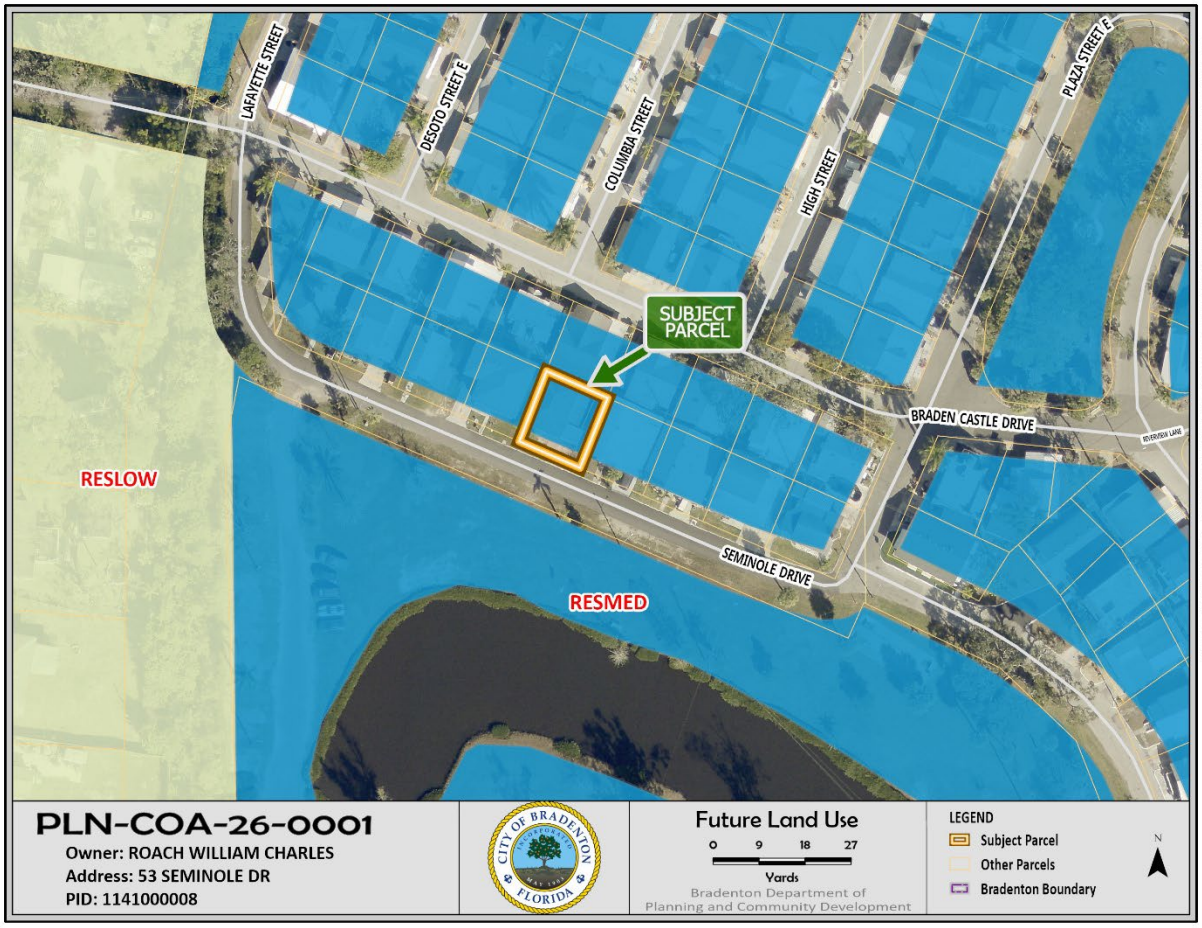


EXHIBIT D
Color Photos of Existing Condition

EXHIBIT E
Color Photos of Existing Condition

EXHIBIT F
Color Photos of Existing Condition

EXHIBIT G
Color Photos of Existing Condition

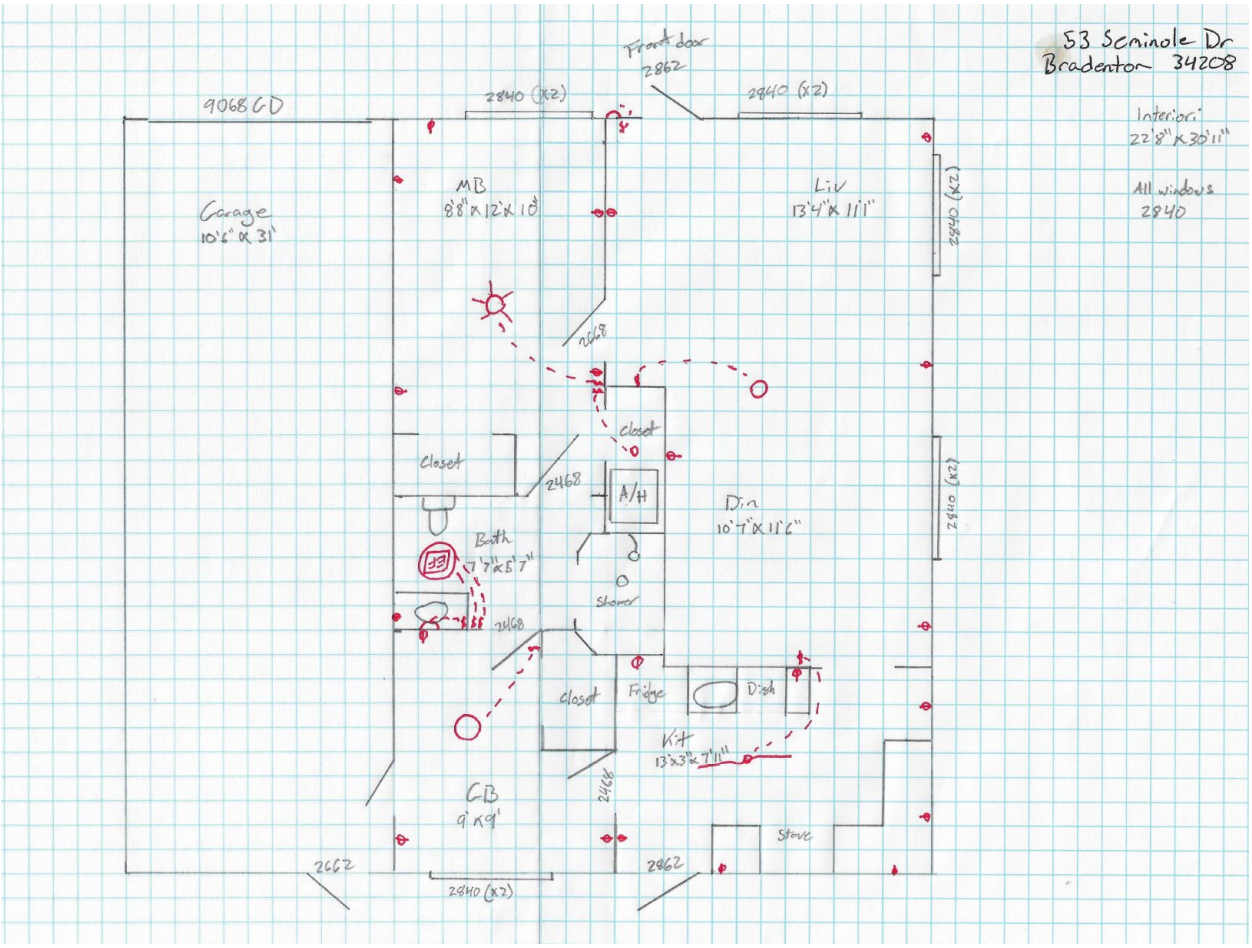
EXHIBIT H
Color Photos of Existing Condition

EXHIBIT I
Color Photos of Existing Condition

EXHIBIT J
Color Photos of Existing Condition

EXHIBIT K
Color Photos of Existing Condition

EXHIBIT L
As-Built Floor Plan



GC&R

GERDIN CONSTRUCTION & REMODELING

6/30/2026

To Whom it May Concern:

On behalf of the Property Owner William Roach, I formally request approval to move forward with a full demolition of the structure at 53 Seminole Drive Bradenton. The extent, severity, and widespread nature of the structural deterioration of the primary structural systems: conventionally framed roof system, load-bearing exterior wall framing; indicates that any repair or remediation effort would necessarily involve replacement or reconstruction of well in excess of 50 percent of the building's structural components. Any meaningful repair or preservation effort would trigger Level 3 Alteration requirements under the Florida Existing Building Code, thereby necessitating that the remaining structure be brought into compliance with current structural standards. Given the age of the building and the degree of structural compromise, achieving such compliance would require near-total reconstruction of the existing structural framework. As a result, complete demolition and reconstruction represents the only practical, technically feasible, and code-compliant solution.

A copy of the structural damage assessment by a licensed engineer will be attached to this submittal. Currently, the Property Owner does not have the financial means to re-build the structure and requests only the ability to move forward with the demolition.

Thank you for your consideration.

Cristofer Gerdin
Certified Residential Contractor
License# CRC1334683
GC&R Gerdin Construction & Remodeling LLC
Phone: 941-730-8144
Email: [redacted]
5248 Ellsworth Terrace
Port Charlotte, FL 33981

GC&R

Gerdin Construction & Remodeling

6/30/2026

53 Seminole Dr Bradenton

Description of Character

It is a single-story residence with a hip roof covered in dimensional shingles over the main structure and a flat/low pitch roof over a single car garage covered with an asphalt membrane. The exterior walls are masonry tabby brick with jalousie windows. There is a single car garage that has a fiberglass roll-up door and parapet walls that meet the height of the main structure on two sides but not the rear of the structure where the pitch is sloped. There is a retractable awning at the front entryway, and the front door has been cut down to 74" to accommodate for a "mud cap" over the existing foundation. The rear exterior door to the structure as well as the rear garage entry door were also reduced to the same height, while the interior garage side entry door is reduced to 60"

The interior of the building was impacted by flooding from Hurricane Helene. The Homeowner received help from volunteers with the demolition of all existing lighting, cabinetry, trim, interior doors, gypsum and insulation. Only the existing tile floor, shower, and commode remain. The Homeowner then began an un-permitted restoration with an un-licensed contractor. Attached with this, will be The Scope of Work that commenced.

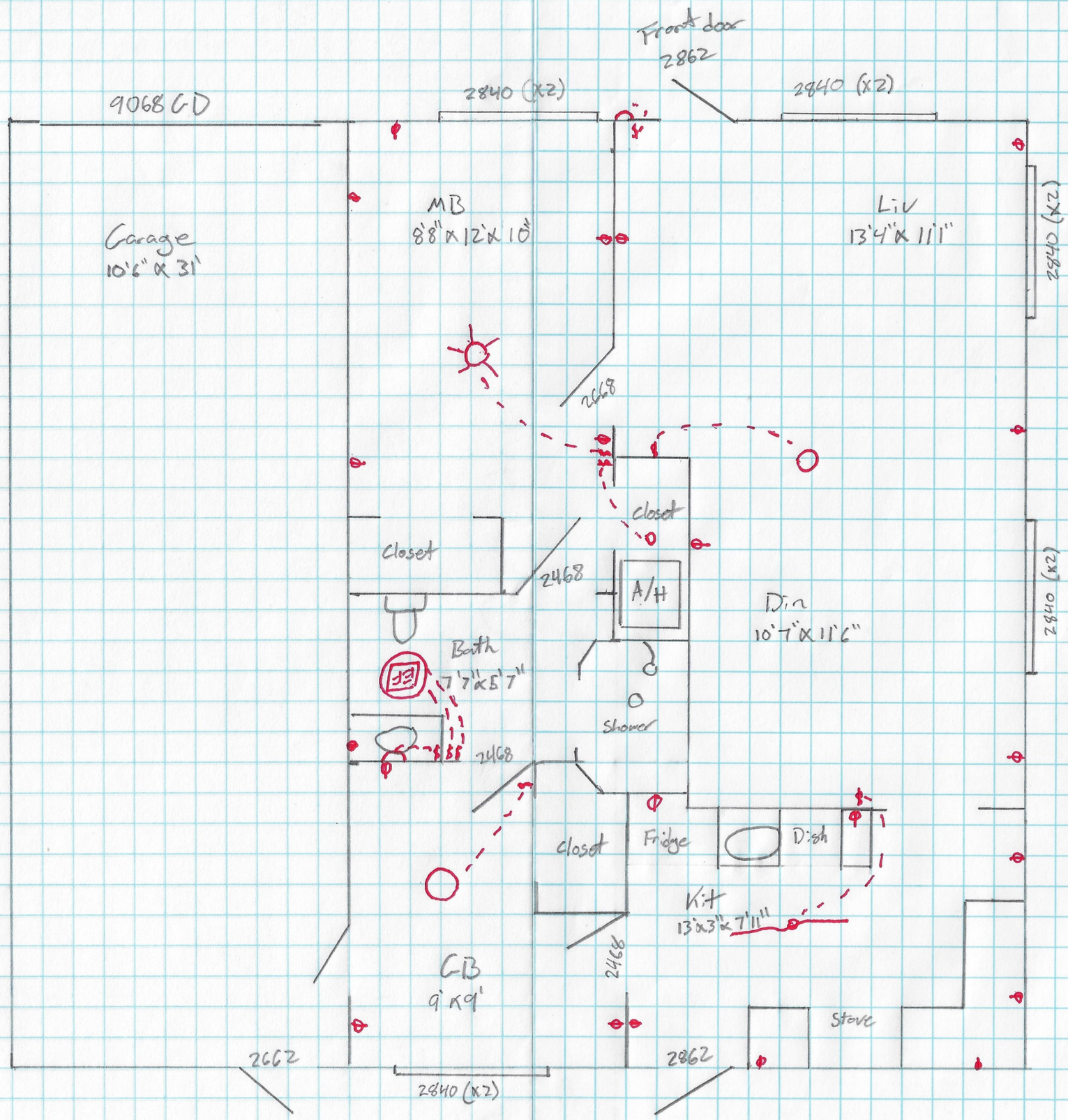
5248 Ellsworth Terrace Port Charlotte 33981
941-730-8144

FL License: CRC-13344683

53 Seminole Dr
Bradenton 34208

Interior:
22'8" x 30'11"

All windows
2840



Property Record Card

Created at: https://www.manateepao.gov on April 6, 2026

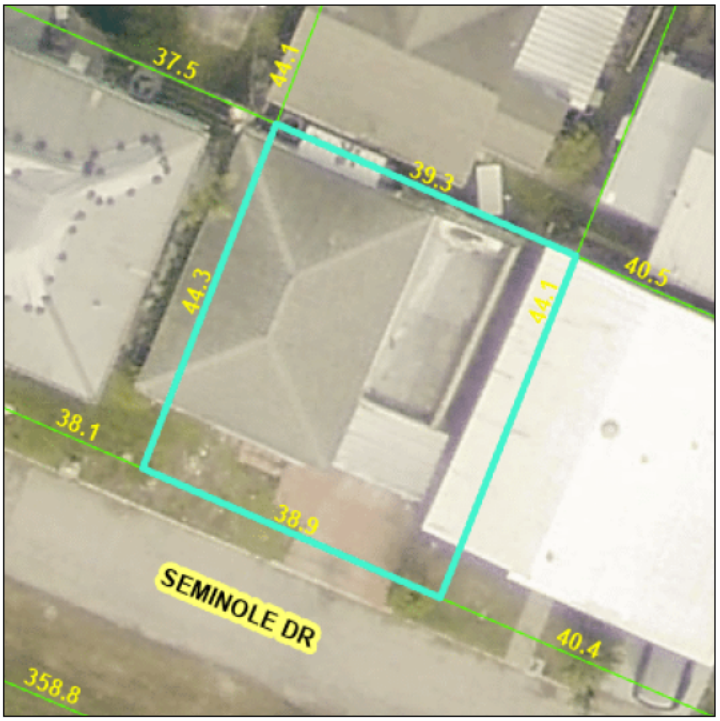
Parcel ID: 1141000008
Ownership: ROACH, WILLIAM CHARLES
Owner Type: INDIVIDUAL
Mailing Address: ROACH, WILLIAM CHARLES, 53 SEMINOLE DR, BRADENTON FL 34208-1764

Situs Address: 53 SEMINOLE DR, BRADENTON, FL 34208-1764
Jurisdiction: CITY OF BRADENTON
Tax District: 0021; CITY OF BRADENTON
Sec/Twp/Rge: 30-34S-18E
Neighborhood: 4010; BRADEN CASTLE PARK
Subdivision: 1132300; BRADEN CASTLE PARK; LOT 81; PB 9/57

Parcel Type: REAL PROPERTY
Parcel Created: 09/05/1987
Map Number: 4C30

FEMA Value: $110,951 as of January 1, 2025
Land Use: 0100; SINGLE FAMILY RESIDENTIAL
Land Size: 0.0400 Acres or 1,742 Square Feet
Building Area: 1,088 SqFt Under Roof / 768 SqFt Living or Business Area / 1,088 SqFt Residential Impervious Area
Living Units: 1

Residential Bldgs: 1



DESCRIPTION

LOT 81 BRADEN CASTLE PARK PI#11410.0000/8

2025 FINAL CERTIFIED VALUES

	County	School	IndSpcDist	Municipality
Land Value:	61,200	61,200	61,200	61,200
Improvement Value:	94,308	94,308	94,308	94,308
Total Market Value:	155,508	155,508	155,508	155,508
Land Classified Agricultural:	0	0	0	0
Classified Use Value:	0	0	0	0
Classified Use Savings:	0	0	0	0
Ineligible for 10% Cap:	155,508	155,508	155,508	155,508
Eligible for 10% Cap Next Year:	0	0	0	0
Eligible for 10% Cap This Year:	0	0	0	0
10% Cap Savings:	0	0	0	0
Ineligible for SOH Cap:	0	0	0	0
Eligible for SOH Cap Next Year:	0	0	0	0
Eligible for SOH Cap This Year:	155,508	155,508	155,508	155,508
SOH Cap Savings:	0	0	0	0
Assessed Value:	155,508	155,508	155,508	155,508
Exempt Value:	50,722	25,000	50,722	50,722
Taxable Value:	104,786	130,508	104,786	104,786

2026 Exemptions	Type	BegYear	County	School	IndSpcDist	Municipality
1010 HOMESTEAD	PERSONAL	2022	25,000	25,000	25,000	25,000
1110 ADDITIONAL HOMESTEAD	PERSONAL	2022	26,411	0	26,411	26,411

ADDRESSES ASSIGNED TO THE PROPERTY

53 SEMINOLE DR, BRADENTON, FL 34208-1764

PROPERTY APPRAISER INSPECTIONS

04/07/2021	MLK	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
02/12/2016	FCB	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW

LAND INFORMATION

#	Type	Code	Ag	Ex	Sqft	Acres	Rate	Value	Frontage Actual	Frontage Effect	Depth Depth	Depth Table	Factor	Override	Influences	Zoning
1	U	100	No	0%	1,742	0.04	72,000	61,200					1.0			BR_R-2

SALES INFORMATION

Salekey	Sale Date	Book/Page/Inst #	Instrument Type	V / I	Qual Code	Sale Price	Grantee	Grantor
2276653	12/5/2019	201941122481	WARRANTY DEED	I	01	$125,000	ROACH, WILLIAM CHARLES	TAYLOR, MICHAEL V
2040137	6/15/2012	2428 / 2207	WARRANTY DEED	I	11	$10	TAYLOR, MICHAEL V	TAYLOR, HOWARD G
1861060	4/4/2005	2011 / 1579	WARRANTY DEED	I	01	$85,000	TAYLOR, HOWARD G	PARMELE, PATRICIA A
1802733	4/23/2003	1830 / 6212	QUIT CLAIM DEED	I	01	$67,000	PARMELE, PATRICIA A	TAYLOR, ELIZABETH C
1699301	2/5/1999	1584 / 1164	DEED	I	01	$36,000	TAYLOR, ELIZABETH C	RANG, ROBERT C & ALICE L
1400148	5/1/1978	0904 / 0512	UNKNOWN	I	01	$15,000	RANG, ROBERT C *	COLE, HAROLD S & ALICE P
1400149	1/1/1931	0887 / 0399	UNKNOWN	V	37		NO NAME FOUND	

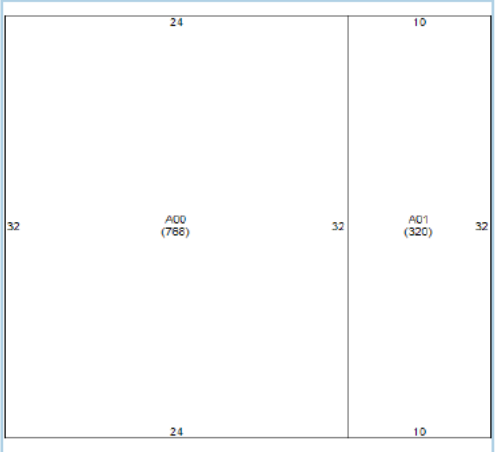
BUILDING PERMITS

Permit	Issued	Purpose	Description	Applicant / Contractor	Amount	Bldg Dept Status	Final Date	Cert Occ Date
BR212346	05/26/2021	MECHANICAL RESIDENTIAL	AC CO 2.5 TON 14 SEER 10 KW AHRI# 9473189 ON GROUND...	BACARR A/C & HEATING	$4,300	CLOSED	06/08/2021	05/26/2021
RF.06.2101	01/23/2006	REROOF	REROOF WITH 30 YR DIMENSIONAL SHINGLES	ROY, CHARLES A	$3,980	CLOSED		01/25/2006

RESIDENTIAL DWELLING #1

override model:	
dwelling type:	Dwelling Valuation
stories:	
construction:	MASONRY
building style:	OF
year built:	1945
effective year:	1985
lower level:	NONE
heating:	NON CENTRAL
attic:	NONE
electric:	AVERAGE/TYPICAL
exterior wall:	STUCCO
floors:	AVERAGE/TYPICAL
interior:	AVERAGE/TYPICAL
plumbing:	AVERAGE/TYPICAL
roof material:	SHINGLES COMP
roof type:	HIP AND/OR GABLE
garage type:	1 CAR GARAGE
condo complex:	
condo floor:	1
condo unit #:	
condo view:	
condo type:	
condo notes:	
add'l condo notes:	
condo extra value:	0
bedrooms:	2
full baths:	1
half baths:	
additional fixtures:	2
total fixtures:	5
wood burn fp stacks:	
wb fireplace openings:	
wb fp add'l stories stack:	
prefabricated fireplaces:	
prefab add'l stories stack:	
total fireplace value:	0

class:	RESIDENTIAL
grade:	FAIR QUALITY
c&d:	
c&d factor:	0%
functional depr:	0%
funct. depr. reason:	
economic depr:	0%
econ. depr. reason:	
cost model:	1
area factor:	0.448
adjusted area:	768
story height factor:	1.000
construction factor:	1.000
grade factor:	0.95
percent good:	53%
additional area:	0
total living area:	768
total under roof:	1088
adj. base value:	157302
plumbing value:	0
lower level value:	0
hvac value:	-6025
attic value:	0
dwelling subtotal:	151277
user factor:	1.000
user amount:	0
base rcn:	151277
local multiplier:	1.000
subtotal rcn:	151277
base rcnld:	80177
additions rcnld:	12282
total rcnld:	92459
override rcnld:	
adjustment factor:	1.02000
dwelling value:	94308
eligible for exem:	0.00%



ROOMS, AREAS & ADDITIONS

A#	Code	Description	Lower	1st Floor	2nd Floor	3rd Floor	Area	Gf	Mktadj	Rcn Value	Depr	Rcnld	Ex %
0	BASE	BASE					768	1	100%		47%	0	0%
1	GR	ATTACHED GARAGE		GR			320	1	100%	23,174	47%	12,282	0%

53
53

53

HURRICANE

GC&R

GERDIN CONSTRUCTION & REMODELING

6/30/2026

53 Seminole Dr Bradenton

To Whom it may Concern:

This request for The Certificate of Appropriateness is for a structural demolition only. The following items are not required in this instance:

- Color renderings of the proposed project
- Construction plans
- Material samples and swatches
- Master Site File information

Thank you for your consideration.

Cristofer Gerdin
Certified Residential Contractor
License# CRC1334683
GC&R Gerdin Construction & Remodeling LLC
Phone: 941-730-8144
Email: cgremodels@gmail.com
5248 Ellsworth Terrace
Port Charlotte, FL 33981

April 17, 2026

Cristofer Gerdin d/b/@
53 Seminole Dr
Bradenton, FL 34208

Re: Structural Damage Assessment
Residential Property – Bradenton, FL
CE Project No.: 6289

Upon request, Carotti Engineering LLC conducted a Structural Damage Assessment at the below referenced property. Mr. Renato A. Carotti, P.E., performed the site visit on April 14, 2026. We were requested to observe and opine on the general conditions of structural elements within the building (area of concern). This report provides a summary of our official findings and contains representative photographs of the conditions observed during the site investigation.

Engineering Evaluation Activities

The following tasks were performed to investigate the reported concerns:

- Conducted a visual, non-destructive inspection of accessible portions of the structure to identify and document observable distress, deterioration and damage to structural and non-structural components;
- Photographed representative conditions observed during the site visit to provide a visual record of typical deficiencies;
- Reviewed information obtained during the site visit in conjunction with generally accepted engineering principles related to wood-frame construction and aging structures;
- Evaluated the observed conditions relative to structural performance expectations and applicable provisions of the **Florida Existing Building Code (2023)**; and
- Prepared this written report summarizing observations, evaluation methodology and professional conclusions.

Site Description and Background Information

The subject residence is located at 53 Seminole Drive in Bradenton, Florida. According to information provided by the Manatee County Property Appraiser's website, the one-story structure was completed in 1945. The building is constructed of masonry load-bearing walls with a thickened concrete floor slab/system. The main roof is hip in design and covered with asphaltic composition shingle roofing. For the purposes of this report, the south wall elevation of the structure is referenced as the front elevation. The right, rear, and left wall elevations proceed counter-clockwise, respectively, from this elevation.

Photographs representing typical distress and conditions observed during the site inspection are attached to this report. All photographs and other information obtained will be retained in the project file in accordance with our document/file retention policies.

Summary of Observed Conditions

The following is a list of observations made at the property:

- Front (south) exterior wall elevation (ref. Photograph 1), and
- Interior building conditions (ref. Photographs 2 through 6).

Engineering Evaluation

For the purposes of this investigation, the adjective "structural," when used to describe the nature of "damage", relates to a threshold associated with a structural element's load-carrying capacity. From a thorough review of authoritative texts and discussions with other professionals in this area of practice, the following guideline is utilized as a definition of "structural damage":

> *Damage wherein a load-bearing member, component, or structural assembly of a building or structure suffers a significant reduction in its capacity to support or transmit the loads for which it was designed.*

This type of damage is typically manifested as sizeable or excessive cracks, fractures, deflections, deformations and/or distortions, decay, etc. and generally requires a structural repair to restore the integrity of the load-bearing member. Structural repairs typically include restoration, reinforcement or replacement of the damaged member. Damage that has not impaired the ability of the structure to safely support intended loads is typically referred to as cosmetic and/or functional in nature. Cosmetic defects primarily affect building appearance (e.g. minor cracks); functional deficiencies typically affect some use, or function, of the building and/or its components (e.g. skewed windows or doors that do not operate properly, sloping floors that create a safety hazard, damage that leads to the deterioration of other building materials, etc.)

The roof system of this structure consists of "conventional framing" where roof and ceiling members simply span between supports. Material used is typically dimensional sawn lumber and the spans are limited. The ridge element may consist of a "beam" (a structural element that carries load horizontally to specific points of support) or a "board" (a non-structural member used to provide a nailing surface for the ends of roof rafters). Wherein a "beam" is specifically designed for the imposed load, a "board" is not and requires supporting "kickers", i.e. vertical elements used to prop up the "board" at regular intervals. Rafter ties, commonly referred to as ceiling joists, help confine the ends of roof rafters through tension. It is only through the interaction of all members in this roof system that allows it to resist its design loading and "work" in the way it was intended. Improper or non-existent load paths were observed in the roof system of this structure and constitute structural deficiencies.

The wall system of this structure consists of old-style "tabby" concrete blocks. This historical building material, comprised of lime, sand, water, and crushed shells, is not considered a viable structural system today because it lacks the consistency, strength and engineering reliability required by modern construction. Its hand-mixed composition leads to highly variable material properties, and it is significantly weaker than modern concrete, especially in tension and flexure. Traditional tabby construction also did not incorporate steel reinforcement or engineered load paths, making it inadequate

for resisting today's required wind and seismic forces. Conditions along the right wall elevation display deterioration/dismantled areas of "tabby" block. As a result, tabby is not suitable as a primary structural material under current building standards and is considered a structural deficiency.

Structural deficiencies have been observed and identified at the property. Structural deficiencies differ from structural damage in that structural damage (as defined above) may or may not exist at the time the deficiencies were discovered. Unfortunately, deficiencies have a great probability of turning into, or exacerbating existing, structural damage. Some common examples of structural deficiencies include: (1) construction that is now insufficient, out-of-date, or under-designed with respect to current applicable building codes, (2) construction that deviates significantly from applicable building codes and/or industry practice, and (3) construction that violates the "continuous load path" concept. In a majority of cases, structural deficiencies have yet to display structural damage in that they are either too new to have had the time to manifest or have existed for so long but have yet to experience the full loading conditions to which they were designed. It is our recommendation that structural deficiencies be addressed immediately in order to mitigate the potential for future damage.

Code Considerations – Florida Building Code, Existing 2023

The subject structure is governed by the Florida Existing Building Code, 2023 Edition (FEBC 2023), which establishes minimum requirements for the continued use, repair, alteration, or replacement of existing buildings where structural safety is concerned. The intent of the FEBC is to ensure that existing buildings provide a reasonable level of safety and structural reliability consistent with their intended occupancy.

Based on the extent, distribution, and severity of the observed deterioration, the conditions present at the subject property exceed the scope of minor repairs or limited alterations and are appropriately evaluated under the provisions of Chapter 6 – Alterations, specifically Level 3 Alterations.

Per FEBC Section 601.1, Level 3 alterations apply where the scope of work includes alterations that affect primary structural systems or extend beyond the limits established for Level 1 or Level 2 alterations. Furthermore, FEBC Section 604.1 states that where alterations involve structural elements and the work area exceeds 50 percent of the aggregate area of the building, the alteration is classified as a Level 3 alteration.

Based on observed conditions, the structural deficiencies affect substantial portions of the following primary structural systems: conventionally framed roof system, load-bearing exterior wall framing; raised concrete floor system; and associated load paths connecting these systems. The widespread nature of these conditions indicates that any repair or remediation effort would necessarily involve replacement or reconstruction of well in excess of 50 percent of the building's structural components, thereby triggering Level 3 alteration requirements.

Practical Implications for Preservation Versus Reconstruction

Given the age of the structure (built circa 1945), the original construction predates modern wind load criteria, material standards, connection detailing, and moisture protection requirements currently mandated by the Florida Building Code.

As a result, compliance with FEBC Level 3 alteration requirements would necessitate:

- Extensive replacement of primary load-bearing framing;
- Reconstruction of floor and roof systems to meet current gravity and lateral load requirements;
- Establishment of compliant load paths; and
- Upgrading connections, anchorage, and materials throughout the structure.

Such work would effectively constitute reconstruction of the building's structural framework, rather than preservation or repair of the existing historic fabric. From both a structural and code-compliance standpoint, demolition and reconstruction represent the most direct and code-consistent means of achieving compliance with the FEBC.

Conclusions

Based on the observations at the property and our subsequent engineering evaluation, it is our professional opinion that:

- The building, originally constructed in approximately 1945, exhibits widespread structural deficiencies of its primary structural systems, including the roof and load-bearing walls, primarily as a result of age-related material degradation and original design limitations. Due to the extent and distribution of the conditions, any meaningful repair or preservation effort would trigger Level 3 Alteration requirements under the Florida Existing Building Code, thereby necessitating that the remaining structure be brought into compliance with current structural standards. Given the age of the building and the degree of structural compromise, achieving such compliance would require near-total reconstruction of the existing structural framework. As a result, complete demolition and reconstruction represents the only practical, technically feasible, and code-compliant solution.

Limitations

The conclusions, analysis and opinions expressed herein have been prepared within a reasonable degree of engineering certainty. They are based on the results and interpretations of the testing and/or data collection activities performed at the site, the information available to us at the time the report was issued and the education, training, knowledge, skill and experience of the author.

In the interest of remaining impartial and objective when investigating concerns, Carotti Engineering does not provide contractor recommendations nor evaluate possible costs of any type of potential work to be conducted at the subject property.

The contents of this report are confidential and intended for the use of the parties addressed hereto and their approved representatives or clients. Contents of this report may also be copyrighted, privileged, or otherwise protected by work product immunity or other legal rules. We assume no liability for the misuse of this information by others and reserve the right to update this report should additional information become available.

A digital signature has been utilized to sign and seal this document in accordance with applicable state statues. If not signed and sealed by the licensed professional named and shown as its author, the findings, conclusions, and opinions expressed cannot be relied upon by anyone for any reason; as such, the document has been provided for informational purposes only.

Carotti Engineering LLC appreciates this opportunity to be of service to you. If we can be of further assistance in this or other matters, please do not hesitate to contact us.

Sincerely,

Renato A. Carotti, P.E.
Structural Engineer
Florida License Number 64764

Carotti Engineering LLC

Attachments: Representative Site Photographs (6 photographs on 3 pages)

Representative Site Photographs

Photograph 1) – Front (south) elevation of subject structure

Photograph 2) – Dismantled, deteriorated "tabby" block along right wall elevation

Photograph 3) – Stair-step cracks with previous failed repairs

Photograph 4) – Roof structural system with compromised load paths

Photograph 5) – Raised concrete floor compromising clear entry at front door

Photograph 6) – Raised concrete floor compromising clear entry at side door

SURVEY ACKNOWLEDGMENT
(USE OF NEW SURVEY)

File No.: 19-16204-001
Property Address: 53 Seminole Drive, Bradenton, FL 34208
Buyer(s) Name: William C. Roach
Seller(s) Name: Michael V. Taylor

LEGAL **LOT 81, BRADEN CASTLE PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGES 57 AND 58, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.**

The undersigned has requested that Berlin Patten Ebling, PLLC order a survey (the "Survey") of the above property (the "Property") on its behalf. Berlin Patten Ebling, PLLC agreed to do so as an accommodation to the undersigned, provided the undersigned execute this acknowledgement confirming the following:

A. Online Land Surveyors, Inc. (the "Surveyor") was asked to prepare a survey of the Property. The undersigned consent to the retention of the Surveyor. Berlin Patten Ebling, PLLC makes no representation, commitment or warranty about the Surveyor and/or its qualifications, and/or the accuracy or reliability of the Survey. Accordingly, the undersigned hereby agree to release Berlin Patten Ebling, PLLC and its attorneys, employees and agents (the "Released Parties") for, from and against all liabilities, claims, suits or causes of action arising out of, pertaining to, or otherwise relating to the Survey, the accuracy or inaccuracy of the Survey, or any recommendation as to the selection of a Surveyor (the "Claims"), including any Claims that are based on the negligent action or inaction of the Released Parties, and hereby agree to indemnify, defend and hold harmless the Released Parties for from and against all liabilities, claims, suits or causes of action arising out of, pertaining to, or otherwise relating to the accuracy or inaccuracy of the Survey.

B. The undersigned acknowledge and represent that they have carefully reviewed the Survey, and do hereby acknowledge that the following violations/encroachments are reflected in the Survey, to-wit:

1. **Northern Portion of Property:**
2. **Eastern Portion of Property: Encroachment of dwelling into the 3' side setback along northeastern lot line.**
3. **Southern Portion of Property: Encroachment of concrete drive into right of way.**
4. **Western Portion of Property:**

Note: The foregoing violations/encroachments do not include potential violations or encroachments into governmental setbacks, which have not been researched or otherwise reviewed by Berlin Patten Ebling, PLLC and which are not covered as part of the purchaser's title insurance policy.

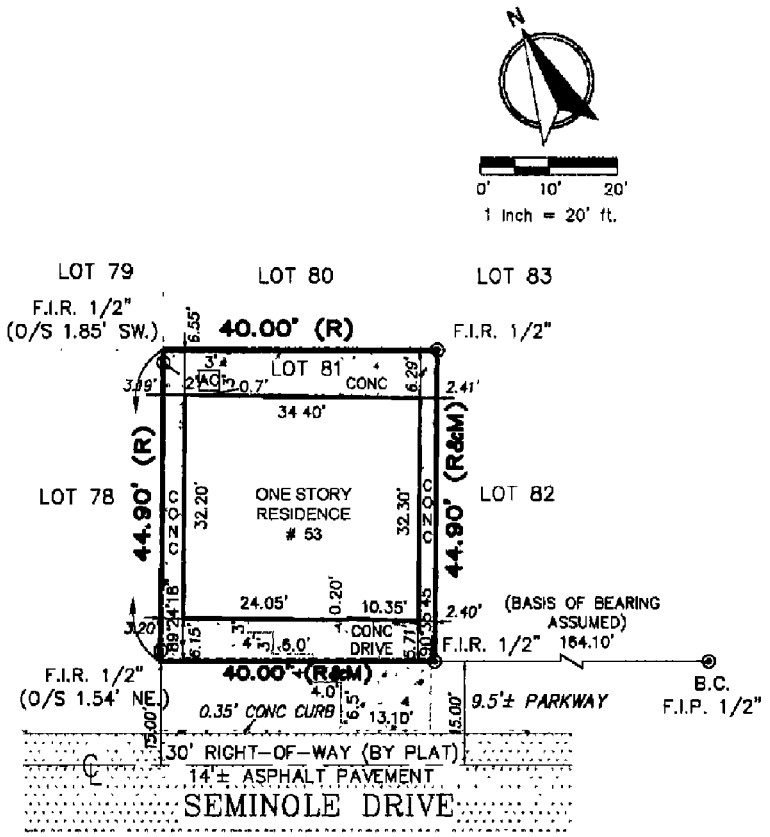
C. The undersigned acknowledge that an exception for the above violations/encroachments will appear in any title insurance policy issued to undersigned and/or its lender (if applicable).

D. The undersigned hereby agree that they will hold neither Berlin Patten Ebling, PLLC, the issuer of any title insurance policies, nor the holder of any mortgage on the Property herein described, liable for any of the foregoing violations/encroachments, including, without limitation any situation in which they are ever required to be corrected, moved or removed.

BUYER(S):

William C. Roach

Ordered By BERLIN PATTEN EBLIN
ATTORNEYS AT LAW



POINTS OF INTEREST:
DRIVEWAY AND WALKWAY CROSS LOT LINES

MAP OF BOUNDARY SURVEY

Property Address:
53 SEMINOLE DR
BRADENTON, FL 34208

OnlineLand SURVEYORS,INC.
15271 NW 60 AVE, Suite 206
Miami Lakes, FL 33014
www.OnlineLandSurveyors.Com

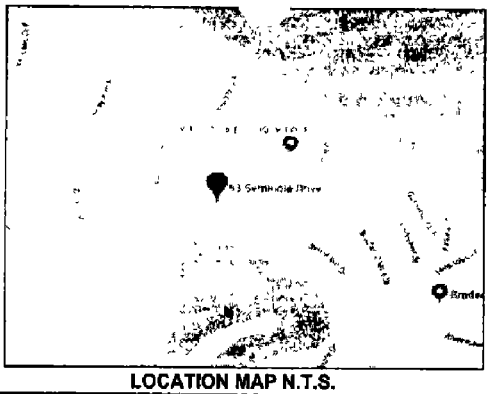
SURVEYOR'S CERTIFICATION: *I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES*

CERTIFICATE No. 5101 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

SIGNED _____ **FOR THE FIRM**
MIGUEL ESPINOSA ***P.S.M. No. 5101***
STATE OF FLORIDA

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER

Survey Date:11/27/2019 Survey Code.O-56660 Page 1 of 2 Not valid without all pages.



LOCATION MAP N.T.S.

PROPERTY FRONT VIEW

CERTIFIED TO:

WILLIAM C. ROACH
BERLIN PATTEN EBLING, PLLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
GROW FINANCIAL CREDIT UNION
ITS'SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR.

FLOOD INFORMATION:

Community Number:	CITY OF BRADENTON 120155
Panel Number:	12081C0307E
Suffix:	E
Date of Firm Index:	3/17/2014
Flood Zone:	AE
Base Flood Elevation:	7.0
Date of Survey:	11/27/2019

LEGAL DESCRIPTION: LOT 81, OF BRADEN CASTLE PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGES 57 AND 58, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Surveyor's Legend

PROPERTY LINE
STRUCTURE
CONC BLOCK WALL
CHAIN-LINK or WIRE FENCE
WOOD FENCE
IRON FENCE
EASEMENT
CENTER LINE
WOOD DECK
CONCRETE
ASPHALT
BRICK/TILE
WATER
APPROXIMATE EDGE OF WATER
COVERED AREA

	TREE
P P	POWER POLE
C B	CATCH BASIN
C U E	COUNTY UTILITY ESMT
F /E/F	INGRESS/ EGRESS ESMT
U E	UTILITY EASEMENT
FND OR F	FOUND IRON PIPE/ PIN AS NOTED ON PLAT
LB#	LICENSE # – BUSINESS
LS#	LICENSE # – SURVEYOR
CALC	CALCULATED POINT
SET	SET MONUMENT
▲	CONTROL POINT
■	CONCRETE MONUMENT
ELEV	ELEVATION
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.C	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.C.P.	PERMANENT CONTROL POINT
M	FIELD MEASURED
P	PLATTED MEASUREMENT
D	DEED
C	CALCULATED

L.M.E.	LAKE or LANDSCAPE MAINT ESMT
R.O.E	ROOF OVERHANG EASEMENT
P.P	POOL PUMP
PL	PLANTER OR PROPERTY LINE
I.D	IDENTIFICATION
B.C.	BLOCK CORNER
B/R	BEARING REFERENCE
Δ	CENTRAL ANGLE or DELTA
R	RECORD OR RADIUS
RAD.	RADIAL
N.R.	NON RADIAL
TYP	TYPICAL
I/R	IRON ROD
I.P.	IRON PIPE
N&D	NAIL & DISK
PK NAIL	PARKER-KALON NAIL
D.H	DRILL HOLE
●	WELL
⌘	FIRE HYDRANT
M.H.	MAN HOLE
O.H.L.	OVERHEAD LINES
TX	TRANSFORMER
CATV	CABLE TV RISER
W.M	WATER METER
P/E	POOL EQUIPMENT
CONC	CONCRETE SLAB

ESMT.	EASEMENT
D.E.	DRAINAGE EASEMENT
L.B.E	LANDSCAPE BUFFER ESMT
I.A.E.	JIM ED ACCESS EASEMENT
TEL.	TELEPHONE FACILITIES
U.P	UTILITY POLE
E.U.B	ELECTRIC UTILITY BOX
SEP	SEPTIC TANK
D.F	DRAIN FIELD
AC	AIR CONDITIONER
CSW	CONC SIDEWALK
DWY	DRIVEWAY
SCR.	SCREEN
GAR	GARAGE
ENCL	ENCLOSURE
N.T.S.	NOT TO SCALE
F.F	FINISHED FLOOR
T.O.B.	TOP OF BANK
E.O.W	EDGE OF WATER
E/P OR E.O.P.	EDGE OF PAVEMENT
C.V.G	CONCRETE VALLEY GUTTER
B.S.L.	BUILDING SETBACK LINE
S.T.L.	SURVEY TIE LINE
℄	CENTER LINE
R/W	RIGHT OF WAY
P.U.E	PUBLIC UTILITY EASEMENT
C.M.E.	CANAL MAINTENANCE EASEMENT
A.E.	ANCHOR EASEMENT

GENERAL NOTES:

1) *LEGAL DESCRIPTION PROVIDED BY OTHERS.*
2) *EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY*
3) *THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBERANCES NOT SHOWN ON THE PLAT.*
4) *THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING DESIGN, OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ONLINE LAND SURVEYORS INC*
5) *UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED*
6) *ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED*
7) *FENCE OWNERSHIP NOT DETERMINED*
8) *WALL TIES ARE TO THE FACE OF THE WALL*
9) *BEARINGS ARE BASE ON AN ASSUMED MERIDIAN*
10) *BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.*
11) *NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED*
12) *NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED OR ELECTRONIC SEAL.*
13) *DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN*
14) *ELEVATIONS IF SHOWN ARE BASED UPON N G V D 1929 UNLESS OTHERWISE NOTED*
15) *THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED*
16) *THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES*

Florida Land Title Association
FLTA
Affiliate Member

Printing to Scale:

1. Select "None" from Page Scaling
2. Deselect "Auto-Rotate and Center"
3. Select "Choose paper source by PDF page size"

FIELD WORK:	11/25/2019
DRAWN BY.	C.S.
CHECKED BY.	M.E.
FINAL REVISION.	11/27/2019
COMPLETED:	11/27/2019
SCALE	1' = 20"
SURVEY CODE	O-56660

LB# 7904

OnlineLand SURVEYORS, INC.
15271 NW 60 AVE, Suite 206
Miami Lakes, FL 33014
Phone: (305) 910-0123
Fax: (305) 675-0999
www OnlineLandSurveyors Com

Loan Number: **0081274482**

DISCLOSURE NOTICES

Applicant(s) **William Charles Roach**

Property Address: **53 Seminole Drive, Bradenton, FL 34208**

Date: **December 05, 2019**

AFFIDAVIT OF OCCUPANCY
The Applicant(s) hereby certify and acknowledge that, upon taking title to the real property described above, their occupancy status will be as follows:

[X] **Primary Residence** - Occupied by Applicant(s) within 60 days of closing.

[ ] **Secondary Residence** - To be occupied by Applicant(s) at least 15 days yearly, as second home (vacation, etc), while maintaining principal residence elsewhere (Please check this box if you plan to establish it as your primary residence at a future date (i e , retirement)).

[ ] **Investment Property** - Not owner occupied Purchased as an investment to be held or rented

FAIR CREDIT REPORTING ACT
An investigation will be made as to the credit standing of all individuals seeking credit in this application. The nature and scope of any investigation will be furnished to you upon written request made within a reasonable period of time. In the event of denied credit due to an unfavorable consumer report, you will be advised of the identity of the Consumer Reporting Agency making such report and of right to request within sixty (60) days the reason for the adverse action, pursuant to provisions of Section 615(b) of the Fair Credit Reporting Act You have the right under the Fair Credit Reporting Act to know the information contained in your credit file at the consumer reporting agency if an adverse action is taken on your loan application. Under Section 612 of the Fair Credit Reporting Act you have the right to obtain within 60 days of an adverse action a free copy of the report from the consumer reporting agency You also have the right to dispute the accuracy or completeness of any information in a consumer credit report furnished by the consumer credit reporting agency

EQUAL CREDIT OPPORTUNITY ACT
The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided that the applicant has the capacity to enter into a binding contract), because all or part of the applicant's income derives from any public assistance program, or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act Income which you receive as alimony, child support or separate maintenance need not be disclosed to this creditor unless you choose to rely on such sources to qualify for the loan. Income from these and other sources, including part-time or temporary employment, will not be discounted by this lender because of your sex or marital status. However, we will consider very carefully the stability and probable continuity of any income you disclose to us The Federal Agency that administers compliance with this law concerning this creditor is

NCUA, Office of Consumer
Protection (OCP), Div of Cons Compliance/Outreac
1775 Duke Street
Alexandria, VA 22314

FINANCIAL PRIVACY NOTICE: (12 U.S.C. 3401 et seq.)
This notice is given to you as required by the Right to Financial Privacy Act of 1978 that the appropriate governmental agency has a right of access to financial records held by a financial institution in connection with the consideration of administration of assistance to you. Financial records involving your transaction will be available to the appropriate governmental agency or department without further notice or authorization but will not be disclosed or released to that agency or department or to another government agency or department without your consent except as required or permitted by law

ANTI-COERCION STATEMENT
The lender may not require the applicant to take insurance through any particular insurance agent or company to protect the mortgaged property. The applicant has the right to have the insurance placed with an insurance agent or company of his/her choice, provided the company meets the requirements of the lender. The lender has the right to designate reasonable financial requirements as to the company and the adequacy of the coverage.

I have read the foregoing statement and understand my rights and privileges and those of the lender relative to the placing of such insurance I have selected the following agencies to write the insurance covering the property described above:

Insurance Company Name	**PROGRESSIVE**
Agent	**INSURANCE TIME OF BRADENTON, INC.**
Agent's Address	**P.O. BOX 359, BRADENTON, FL 34206**
Agent's Telephone Number.	**(941) 746-5151**

INSURANCE LOSS PAYABLE CLAUSE
Please notify your insurance agent that your hazard insurance and if applicable, your flood insurance, should include a standard mortgagee and/or loss payable clause in favor of the lender. The lender should be named as follows **Grow Financial Federal Credit Union, ISAOA, ATIMA, CENTRAL LOAN ADMINISTRATION and REPORTING, P. O. Box 202028, Florence, SC 29502-2028**

The Applicant(s) acknowledge it is a federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements concerning this loan application as applicable under the provisions of Title 18, United States Code, Section 1014.

I/We hereby certify that I/we have read and understand these notices. In addition to these notices, I/we the applicant(s) certify that I/we have received the "Your Home Loan Toolkit booklet "

William Charles Roach 12/05/19

Borrower - **William Charles Roach** Date

April 17, 2026

Cristofer Gerdin d/b/@
53 Seminole Dr
Bradenton, FL 34208

Re: Structural Damage Assessment
Residential Property – Bradenton, FL
CE Project No.: 6289

Upon request, Carotti Engineering LLC conducted a Structural Damage Assessment at the below referenced property. Mr. Renato A. Carotti, P.E., performed the site visit on April 14, 2026. We were requested to observe and opine on the general conditions of structural elements within the building (area of concern). This report provides a summary of our official findings and contains representative photographs of the conditions observed during the site investigation.

Engineering Evaluation Activities

The following tasks were performed to investigate the reported concerns:

- Conducted a visual, non-destructive inspection of accessible portions of the structure to identify and document observable distress, deterioration and damage to structural and non-structural components;
- Photographed representative conditions observed during the site visit to provide a visual record of typical deficiencies;
- Reviewed information obtained during the site visit in conjunction with generally accepted engineering principles related to wood-frame construction and aging structures;
- Evaluated the observed conditions relative to structural performance expectations and applicable provisions of the **Florida Existing Building Code (2023)**; and
- Prepared this written report summarizing observations, evaluation methodology and professional conclusions.

Site Description and Background Information

The subject residence is located at 53 Seminole Drive in Bradenton, Florida. According to information provided by the Manatee County Property Appraiser's website, the one-story structure was completed in 1945. The building is constructed of masonry load-bearing walls with a thickened concrete floor slab/system. The main roof is hip in design and covered with asphaltic composition shingle roofing. For the purposes of this report, the south wall elevation of the structure is referenced as the front elevation. The right, rear, and left wall elevations proceed counter-clockwise, respectively, from this elevation.

Photographs representing typical distress and conditions observed during the site inspection are attached to this report. All photographs and other information obtained will be retained in the project file in accordance with our document/file retention policies.

Summary of Observed Conditions

The following is a list of observations made at the property:

- Front (south) exterior wall elevation (ref. Photograph 1), and
- Interior building conditions (ref. Photographs 2 through 6).

Engineering Evaluation

For the purposes of this investigation, the adjective "structural," when used to describe the nature of "damage", relates to a threshold associated with a structural element's load-carrying capacity. From a thorough review of authoritative texts and discussions with other professionals in this area of practice, the following guideline is utilized as a definition of "structural damage":

> *Damage wherein a load-bearing member, component, or structural assembly of a building or structure suffers a significant reduction in its capacity to support or transmit the loads for which it was designed.*

This type of damage is typically manifested as sizeable or excessive cracks, fractures, deflections, deformations and/or distortions, decay, etc. and generally requires a structural repair to restore the integrity of the load-bearing member. Structural repairs typically include restoration, reinforcement or replacement of the damaged member. Damage that has not impaired the ability of the structure to safely support intended loads is typically referred to as cosmetic and/or functional in nature. Cosmetic defects primarily affect building appearance (e.g. minor cracks); functional deficiencies typically affect some use, or function, of the building and/or its components (e.g. skewed windows or doors that do not operate properly, sloping floors that create a safety hazard, damage that leads to the deterioration of other building materials, etc.)

The roof system of this structure consists of "conventional framing" where roof and ceiling members simply span between supports. Material used is typically dimensional sawn lumber and the spans are limited. The ridge element may consist of a "beam" (a structural element that carries load horizontally to specific points of support) or a "board" (a non-structural member used to provide a nailing surface for the ends of roof rafters). Wherein a "beam" is specifically designed for the imposed load, a "board" is not and requires supporting "kickers", i.e. vertical elements used to prop up the "board" at regular intervals. Rafter ties, commonly referred to as ceiling joists, help confine the ends of roof rafters through tension. It is only through the interaction of all members in this roof system that allows it to resist its design loading and "work" in the way it was intended. Improper or non-existent load paths were observed in the roof system of this structure and constitute structural deficiencies.

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The subject structure is governed by the Florida Existing Building Code, 2023 Edition (FEBC 2023), which establishes minimum requirements for the continued use, repair, alteration, or replacement of existing buildings where structural safety is concerned. The intent of the FEBC is to ensure that existing buildings provide a reasonable level of safety and structural reliability consistent with their intended occupancy.

Based on the extent, distribution, and severity of the observed deterioration, the conditions present at the subject property exceed the scope of minor repairs or limited alterations and are appropriately evaluated under the provisions of Chapter 6 – Alterations, specifically Level 3 Alterations.

Per FEBC Section 601.1, Level 3 alterations apply where the scope of work includes alterations that affect primary structural systems or extend beyond the limits established for Level 1 or Level 2 alterations. Furthermore, FEBC Section 604.1 states that where alterations involve structural elements and the work area exceeds 50 percent of the aggregate area of the building, the alteration is classified as a Level 3 alteration.

Based on observed conditions, the structural deficiencies affect substantial portions of the following primary structural systems: conventionally framed roof system, load-bearing exterior wall framing; raised concrete floor system; and associated load paths connecting these systems. The widespread nature of these conditions indicates that any repair or remediation effort would necessarily involve replacement or reconstruction of well in excess of 50 percent of the building's structural components, thereby triggering Level 3 alteration requirements.

Practical Implications for Preservation Versus Reconstruction

Given the age of the structure (built circa 1945), the original construction predates modern wind load criteria, material standards, connection detailing, and moisture protection requirements currently mandated by the Florida Building Code.

As a result, compliance with FEBC Level 3 alteration requirements would necessitate:

- Extensive replacement of primary load-bearing framing;
- Reconstruction of floor and roof systems to meet current gravity and lateral load requirements;
- Establishment of compliant load paths; and
- Upgrading connections, anchorage, and materials throughout the structure.

Such work would effectively constitute reconstruction of the building's structural framework, rather than preservation or repair of the existing historic fabric. From both a structural and code-compliance standpoint, demolition and reconstruction represent the most direct and code-consistent means of achieving compliance with the FEBC.

Conclusions

Based on the observations at the property and our subsequent engineering evaluation, it is our professional opinion that:

- The building, originally constructed in approximately 1945, exhibits widespread structural deficiencies of its primary structural systems, including the roof and load-bearing walls, primarily as a result of age-related material degradation and original design limitations. Due to the extent and distribution of the conditions, any meaningful repair or preservation effort would trigger Level 3 Alteration requirements under the Florida Existing Building Code, thereby necessitating that the remaining structure be brought into compliance with current structural standards. Given the age of the building and the degree of structural compromise, achieving such compliance would require near-total reconstruction of the existing structural framework. As a result, complete demolition and reconstruction represents the only practical, technically feasible, and code-compliant solution.

Limitations

The conclusions, analysis and opinions expressed herein have been prepared within a reasonable degree of engineering certainty. They are based on the results and interpretations of the testing and/or data collection activities performed at the site, the information available to us at the time the report was issued and the education, training, knowledge, skill and experience of the author.

In the interest of remaining impartial and objective when investigating concerns, Carotti Engineering does not provide contractor recommendations nor evaluate possible costs of any type of potential work to be conducted at the subject property.

The contents of this report are confidential and intended for the use of the parties addressed hereto and their approved representatives or clients. Contents of this report may also be copyrighted, privileged, or otherwise protected by work product immunity or other legal rules. We assume no liability for the misuse of this information by others and reserve the right to update this report should additional information become available.

A digital signature has been utilized to sign and seal this document in accordance with applicable state statues. If not signed and sealed by the licensed professional named and shown as its author, the findings, conclusions, and opinions expressed cannot be relied upon by anyone for any reason; as such, the document has been provided for informational purposes only.

Carotti Engineering LLC appreciates this opportunity to be of service to you. If we can be of further assistance in this or other matters, please do not hesitate to contact us.

Sincerely,

RENATO A. CAROTTI
LICENSE
No 64764
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Renato Carotti
Date: 2026.04.17 11:58:29 -04'00'

Renato A. Carotti, P.E.
Structural Engineer
Florida License Number 64764

Carotti Engineering LLC

Attachments: Representative Site Photographs (6 photographs on 3 pages)

Representative Site Photographs

Photograph 1) – Front (south) elevation of subject structure

Photograph 2) – Dismantled, deteriorated "tabby" block along right wall elevation

Photograph 3) – Stair-step cracks with previous failed repairs

Photograph 4) – Roof structural system with compromised load paths

Photograph 5) – Raised concrete floor compromising clear entry at front door

Photograph 6) – Raised concrete floor compromising clear entry at side door

STATE OF FLORIDA
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DS-HSP-3A Rev. 11-78

FLORIDA MASTER SITE FILE

FDAHRM 802 = =

Site No. 8 MA 275 1009 = = County Manatee 808 = =

Site Name Braden Castle Park 830 = =

Other Name(s) for Site Braden Castle 930 = =

Other Nos. for Site 906 = =

Other Master Site File Nos. for Site 899 = =

NR Classification Category District 916 = =

Address of Site See continuation sheet 905 = =

Instructions for locating site

813 = =

Vicinity of Bradenton

Location: See continuation sheet 868 = =
subdivision name block no. lot no.

Owner of Site:
Name Various
Address 902 = =

Occupant, Tenant, or Manager:
Name
Address 904 = =

Reporter (or local contact):
Name Binkley, Loren O.
Address 39 Braden Castle Dr. Bradenton, Fl. 33508 816 = =

Recorder:
Name McCahon, Mary Elizabeth, Architectural Historian
Address 2812 N. Central Ave., Tampa, Fl. 33602 818 = =

Survey Date 8102 820 = = Type Ownership Private 848 = =

Name of Project (under which site was recorded)

980 = =

Classification of Project: Check One
☐ Federal 982 = = ☐ State 982 = = ☐ Local 982 = = ☐ County 982 = =

Inventory Status 914 = =

Previous Survey(s), Excavation(s) or Collection(s): (enter activity/title of project or survey/name/date/repository)

839 = =

Recording Station 804 = =

Date of Visit to Site 828 = = Recording Date 832 = =

Photographic Record Numbers

860 = =

13

Location of Site (Specific):

Map Reference (incl. scale & date) USGS Bradenton, 7.5 min., 1:24,000, 1964 (photo 1969)

Township	Range	Section	¼ Sec.	¼ ¼ Sec.	¼ ¼ ¼ Sec.
34 S	18 E	29	NW	SW	NW

812 = =

LATITUDE AND LONGITUDE COORDINATES DEFINING A POLYGON LOCATING THE PROPERTY

Point	LATITUDE Degrees	Minutes	Seconds	LONGITUDE Degrees	Minutes	Seconds
	°	'	"	°	'	"
	°	'	"	°	'	"
	°	'	"	°	'	"
	°	'	"	°	'	"
	°	'	"	°	'	"

OR

LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER OF A PROPERTY OF LESS THAN TEN ACRES

° ' " ° ' "

800 = =

UTM Perimeter:

	Zone	Easting	Northing
1	17	348720	3042710
2	17	349090	3042480
3	17	348950	3042270
4	17	348680	3042270

890 = =

UTM Coordinates: 891 = = zone; 892 = = easting; 893 = = northing

Condition of Site:

Check One

- [X] Excellent 863 = =
- [X] Good 863 = =
- [ ] Fair 863 = =
- [ ] Deteriorated 863 = =
- [X] Ruins 863 = =
- [ ] Unexposed 863 = =
- [ ] Redeposited 863 = =

Integrity of Site:

Check One or More

- [X] Altered 858 = =
- [ ] Unaltered 858 = =
- [ ] Destroyed 858 = =
- [ ] Restored (X Date: X) 858 = =
- [ ] Moved (X Date: X) 858 = =
- [ ] Original Site 858 = =

Condition of Site (Remarks): (X X) 863 = =

Threats to Site:

Check One or More

- [ ] Zoning (X X) 878 = =
- [ ] Development (X X) 878 = =
- [X] Deterioration (X X) 878 = =
- [ ] Borrowing (X X) 878 = =
- [ ] Other (See Remarks Below): 878 = =
- [ ] Transportation (X X) 878 = =
- [ ] Fill (X X) 878 = =
- [ ] Dredge (X X) 878 = =

Threats to Site (Remarks): Continued natural erosion of the unprotected tabby ruin of the Braden House.

879 = =

14

STATE OF FLORIDA
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Site No. _____

Site Name Braden Castle Park

HISTORIC SITE DATA SUPPLEMENT

Present Use (Check one or more as appropriate)

☐ Agricultural 850 = =	☐ Government 850 = =	☒ Park 850 = =	☐ Transportation 850 = =
☐ Commercial 850 = =	☐ Industrial 850 = =	☒ Private Residence 850 = =	Other (specify):
☐ Educational 850 = =	☐ Military 850 = =	☐ Religious 850 = =	☐ _____ 850 = =
☐ Entertainment 850 = =	☐ Museum 850 = =	☐ Scientific 850 = =	☐ _____ 850 = =

Original Use (check one or more as appropriate)

☐ Agricultural 838 = =	☐ Government 838 = =	☐ Park 838 = =	☐ Transportation 838 = =
☐ Commercial 838 = =	☐ Industrial 838 = =	☒ Private Residence 838 = =	Other (specify):
☐ Educational 838 = =	☐ Military 838 = =	☐ Religious 838 = =	☐ _____ 838 = =
☐ Entertainment 838 = =	☐ Museum 838 = =	☐ Scientific 838 = =	☐ _____ 838 = =

Cultural Classification: Specific Dates: Beginning +1850, +1924 844 = =

Culture/Phase American 840 = =

Period (check one or more as appropriate)

☐ Pre-Columbian 845 = =	☐ 16th Century 845 = =	☐ 18th Century 845 = =	☒ 20th Century 845 = =
☐ 15th Century 845 = =	☐ 17th Century 845 = =	☒ 19th Century 845 = =	

Areas of Significance (check one or more as appropriate)

☐ Aboriginal 910 = =	☒ Community Planning 910 = =	☐ Landscape Architecture 910 = =	☐ Sculpture 910 = =
☐ Archaeology Prehistoric 910 = =	☐ Conservation 910 = =	☐ Law 910 = =	☒ Social/Humanitarian 910 = =
☐ Archaeology Historic 910 = =	☐ Economics 910 = =	☐ Literature 910 = =	☐ Theater 910 = =
☐ Agriculture 910 = =	☐ Education 910 = =	☐ Military 910 = =	☐ Transportation 910 = =
☒ Architecture 910 = =	☐ Engineering 910 = =	☐ Music 910 = =	Other (specify):
☐ Art 910 = =	☒ Exploration & Settlement 910 = =	☐ Philosophy 910 = =	☐ _____ 910 = =
☐ Commerce 910 = =	☐ Industry 910 = =	☐ Politics/Govt. 910 = =	☐ _____ 910 = =
☐ Communications 910 = =	☐ Invention 910 = =	☐ Religion 910 = =	☐ _____ 910 = =
		☐ Science 910 = =	☐ _____ 910 = =

Remarks & Recommendations:

835 = =

Accessible: ☒ yes: restricted ☐ yes: unrestricted ☐ no

Status: ☒ occupied ☒ unoccupied ☐ work in progress

15

Statement of Significance: (use continuation sheet if necessary) (935==):

Braden Castle Park, a 34-acre permanent campground surrounding the lime and shell tabby ruin of the 1850[1] Joseph Braden House, is a unique combination of two historically important periods in the development of central Florida. The Braden House, originally part of an approximately 1100-acre sugar plantation, ranks as one of the earliest extant records of American occupation in the area. Constructed prior to the Third Seminole War, the house was the scene of Indian hostilities in 1856.[2] In 1924, the Camping Tourists of America, an offspring of the Tin Can Tourists of America, purchased the land around the Braden House ruin and developed a seasonal community whose history is a microcosm of the post-World War I boosterism philosophy upon which so much of the pre-1927 development of the state was based. Remarkably the camp composed of cottages, trailer sites and common recreational area built between 1924 and 1927, survives and functions much as it did when initially conceived making Braden Castle Park one of the most complete examples of Boomtime Florida in the state today.

Braden Castle Park was established as a result of the post-World War I fascination with Florida as a seasonal vaction area. Although the idea was heavily promoted by land developers and Chambers of Commerce, the sudden increase in the number of winter tourists to the state was triggered by the relative affordability and dependability of the automobile and the post war prosperity that made a four-month sebatical from snow and ice within the reach of the working middle class. Most Florida communities provided parks with sanitary facilities where the winter migrants could inexpensively make camp for the season and enjoy the sun and the air.

The Tin Can Tourists of the World, or simply Tin Can Tourists as the winter migration came to be known, was organized as a haphazard group at Tampa's DeSoto Park in 1919, and by 1922 boasted of over 100,000 members.[3] The aim of the group, whose emblem was a small can of soup mounted on the radiator of a member's automobile[4] was to promote a feeling of friendship and "wholesome recreation" among the campers and to enforce cleanliness and the public campground rules.[5] Despite some problems between native Floridians and the seasonal visitors, the Tin Can Toursits organization continued in popularity through the 1940s.

Local resentment of the Tin Can Tourist who were regarded by many as not contributing enough to the local economy because they brought their own tinned provisions with them, surfaced in Tampa during the 1920-21 season and came to a head in 1924 when the Civic Club of East Tampa, where Desoto Park was located, successfully entered a suit that forced the closing of the park on 1 March 1924, a month earlier than scheduled.[6] In February of that year a committee chaired by R. W. Vaughn of Rome City, Indiana was appointed by the Tin Can Tourists to investigate purchasing land for a tourist-owned campground. The committee proceeded to organize and incorporate the Camping Tourists of America[7] and elected a Board of Directors including Vaughn, W. J. Houck, Fred F. Bates, L.K. Supernaw, W. B. Jacobs, H. F. Wagner and Dr. H.E. Robbins. Dues were set, shares of stock were sold and the search for a permanent "friendly" camp began.[8] Less than a month later, on7 March 1924, the Directors, acting on behalf of the 160 shareholders, secured the Braden Castle property in Manatee County for $16000.[9] Assured that the political climate in Bradenton was receptive to the seasonal residents, the shareholders proceeded quickly to begin to prepare their camp by hiring a surveyor, deciding what areas to leave undeveloped, clearing land and even appointing Dr. H.E. Robbins to write a history of the Castle property(The lengthy romanticized account was published in 1938). It was decided that assignment of lots to the stockholders could be changed if no building was constructed within 18 months of allotment, and in November the Board voted to lay out 40 additional lots bringing the total

CONTINUATION SHEET
Statement of Significance

cottage sites in the park to the current 200.

By early 1926 the shareholders had completed a large percentage of the structures in the park and boasted a seasonal population of 1,000. By the end of April 95 cottages, specified to be no larger than 37' by 37' on any one lot with at least 3' side setbacks, were completed with over 180 finished by 1929.[11] A 42' by 72' pavilion or community hall erected with volunteer labor, two club houses, three store buildings and six cottages rented by the corporation were all built on the reserve land along the shoreline. A 700' fishing pier into the Manatee River was added in 1928.[12]

The Braden Castle Park of today is physically and functionally the same as that established by the original Directors and shareholders in the 18 months following the acquistion of the property. Most (estimated to be approximately 90%) of the cottages continue to be occupied on a seasonal basis, and, save the lagoon created from Marshland in 1938 and the removal of the rental cottages in 1979, no major changes have been made to the grounds or their funtion. With the exceptionof the cottages reverting to individual rather than corporation ownership for tax purposes in 1956,[13], the common good, socialistic orientation of the management of the park instated in 1924 continues. Each property owner must be a member of the Association, and no property may be occupied by anyone other than a member or with the approval of the nine-man Board of Directors. Rules such as appearance, condition and permitted fucntions are also addressed by the Board.[14]

Joseph Addison Braden (-1888) and his brother Hector are believed to have moved to Manatee County from Leon County between 1842 and 1845.[15] "The one time wealthy and distinguished Braden brothers...migrated (from Virginia) to Florida in its beginning as a United States possession"[16] and settled in Tallahassee. Both men were locally prominent; Hector as a lawyer with the firm of Nutall, Braden and Craig, and Joseph as a landowner who married Virginia Ward, the daughter of Col. George T. Ward, former head of the territorial land office.[17] The Bradens, like many other planters including Robert Gamble, came to Manatee County after the collapse of the Union Bank at Tallahassee during the National Panic of 1837 when they lost their heavily mortgaged plantations.[18] Although Lillie B. McDuffee reports that official records indicate that Joseph Braden was residing in Manatee County in 1843, he did not secure the property on Braden Creek until 1848.[19] Over the next several years, Braden increased his holdings to over 1100 acres and developed the land as one of the largest suger plantations in the region. According to pioneer Reverand Edward F. Gates, whose writings of his early experiences in Manatee Lillie McDuffee quotes in her 1933 The Lures of Manatee, Braden's poured lime and shell tabby house was constructed in 1850.[20] Gates was fourteen years old at that time and his account appears to be credible.

Major Robert G. Gamble, Braden's neighbor whose tabby Greek Revival mansion still stands on the north bank of the Manatee River is Ellenton, described Chief Arpioka's 1856 attack on Braden's house in an undated manuscript entitled "Some recollections of the Seminole Chief Arpioka--Bowlegs--and his war with the States" in the Richard Keith Call Papers. After a physical description of the house, Gamble proceeds to recount how Indians were discovered lurking around the house at night. Braden opened fire with a repeating rifle loaned to him by Gamble and was able to scare the intruders off. Some cabins were plundered and some slaves were carried off by the Indians during their retreat. At daybreak a hastily assembled party pursued the attackers and, on the second day, the group came upon the Seminole camp and opened fire killing several Indians and recovering the captives.[21]

CONTINUATION SHEET

In 1857, again heavily mort gaged, Joseph Braden faced financial riun. Daniel Ladd (1817-1872), who had traded with Hector and Joseph Braden at Port Leon (Leon County) before their move to Manatee, held notes issued to Joseph Braden in 1850, 1853 and 1856 for $8,412.44 [22] The Panic of 1857 and the subsequent depressed sugar economy left Braden so badly in debt that Ladd foreclosed on him taking the property and the house. Braden and his family moved to Texas where he died prior to 1888.[23]

Daniel Ladd sold the former "Braden tract" to Mary E. and John Crew Pelot in 1867. The Pelots and her parents General and Mrs. James G. Cooper moved to Manatee County from Alachua County in 1865.[24] Braden Castle, as the house had become to be known, was occupied bu the Coopers who made several improvements to the structure including the wooden cupola that is so prominent in pre-1900 photographs of the house. After the General's death in 1876 the house was abandoned and was gutted by a woods fire in 1903, [25] beginning its deterioration into the alluring ruin that today forms the centerpiece of Braden Castle Park.

FOOTNOTES:

[1]Lillie B. McDuffee, The Lures of Manatee. (Nashville: Press of Marshall and Bruce Company, 1933), p. 33.

[2]Paul E. Camp, "The Attack on Braden Castle: Robert Gamble's Account," Tampa Bay History, Spring/Summer 1979, pp. 55-59.

[3]Kenneth L. Roberts,"The Sun-Hunters," The Saturday Evening Post, 15 April 1922, p. 55.

[4]Ibid., p. 55.

[5]Tampa Tribune, 29 November 1936.

[6]H. E. Robbins, History of Braden Castle Florida (np, nd), introduction.

[7]Manatee County. Clerk of the Circuit Court. Incorporation Book C; 335-337. Bradenton.

[8]Braden Castle Association, Minutes, 22 February 1924.

[9] Minutes, 7 March 1924.

[10]Minutes, 7 April 1924.

[11]Sanborn Insurance Company, Bradenton, Map #31, 1929.

[12]Minutes, 11 January 1928.

[13]Loren Binkley, Interview with Mary E. McCahon 14 February 1981.

[14]Ibid.

[15]McDuffee, The Lures of Manatee, p. 31.

[16]Ibid.,p. 31.

CONTINUATION SHEET
Statement of Significance

NOTES

[17] Ibid., p. 32.

[18] Ibid., p. 31.

[19] Manatee County, Deed Book M: 955.

[20] McDuffee, The Lures of Manatee, p. 68.

[21] Richard Keith Call Papers. "Some Recollections of the Seminole Chief Arpioka-Bowlegs-and his war with the States," by Robert G. Gamble, nd, Florida Historical Society Collection, University of South Florida.

[22] Jerrell Shofner, Daniel Ladd Merchant Prince of Florida (Gainsville: The University Press of Florida, 1978), p. 43.

[23] Manatee County, Miscellaneous Book A: 182.

[24] Camp, Tampa Bay History, p.57.

[25] Ibid., p. 57.

Legal Boundary Description:

Commencing at a point on the west bank of the Braden River 60' northerly from the northeast corner od Block 6 of Pelot's Addition to the Town of Manatee, now East Bradenton, Florida, and running thence west 805' to the east boundary of Pelot Ave., now 26th St. East; Thence north 439'; thence north 12° 14' east a distance of 665' more or less to the bank of the Manatee River; thence southerly along the meanderings ofthe Manatee River and Braden River to the point of beginning. Also, all of Block6 and 7 of said Pelot's Addition together with the alleys and streets lying within the described land and including the east half of that portion of Pelot Ave. lying west of the described land.

445
640

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3EE 6-76

Site No. 8Ma275
Site Name Braden Castle Park

Present & Original Physical Appearance (use continuation sheet if necessary) (935==):

Braden Castle Park, located on the west bank of the Braden River just south of its confluence with the Manatee River, is a remarkably complete assemblage of small, frame cottages, trailer sites and larger communial buildings clustered along narrow, meandering streets that surround the lime and shell tabby ruins of the 1850 Joseph Braden House. Laid out in 1924 on approximately 34 acres as a permanent seasonal compground, the park was platted to include 200 approximately 40' x 45' lots for individual cottages in a crescent-shaped strip between the common waterfront reserve on the east and the lagoon on the west. Flanking the common reserve where the recreational facilities are located are sites for 90 trailers. The Braden House ruin, located near the north center of the park on a gentle rise, is the focal point of the settlement, and it dominates the southern end of a casually landscaped park. Although enclosed from the road by a chainlink fence, the ruin is not sheltered so deterioration is an ongoing process. Still standing are approximately two-thirds of the original walls.

Braden's ambitious antebellum mansion was constructed of poured lime (oyster shell) tabby with 20" thick walls. The numerous vertically aligned square holes on the exterior, which apparently never received a finish treatment, are marks left by the wooden forms or braces used during construction of the walls. The house was arranged on the double pile plan with a wide, and in later years, open central hall separating each file of rooms. Each of the eight rooms was a 20' square and each featured a fireplace serviced by one of the four exterior chimneys. A simple hip roof to which a crude cupola was added ca. 1870 topped the house. The severe deterioration of the house began in 1903 when it burned leaving the superstructure unprotected for the elements.

When the acreage surrounding the ruin was purchased by the Camping Tourists of America in 1924, it was an overgrown orange grove. Work was begun immediately to transform the area into a permanent seasonal camp which was virtually completed in 1929, when approximately 180 of the cottages and all of the public buildings were standing. The park is characterized by compactness, a diminutive scale and stylistic compatibility owing to the rapid development of the area. The dollhouse-like quality of the modest frame cottages that frame the narrow roads was necessitated by the purposely small lots that in turn left large areas of the park as scenic or recreational areas. Many of the cottages, which could not exceed 37' x 37' per lot in size, began as modest, frame vernacular structures with attached garages.

Styistically the craftsman mode dominates ranging from bungaloid touches such as bracketed overhanging eaves or exterior stepped shoulder chimneys flanked by small casement windows added to the vernacular form to complete, small one-story bungalows. Modest, boxy one-story, stucco-on-frame Mediterranean Revival dwellings are scattered throughout the park as are several larger, Colonial Revival houses. The most ambitious cottage in the park was built for Castle historian Dr. H. E. Robbins, who appropriately named his house Braden Castle II, at 35 Braden Castle Drive. The boxy, flat-roofed structure is a curious blend of motifs from the bungaloid entrance porch to the Mediterranean Revival tiled pents and the small spherical domes that top the pedestals that define the corners and center of the facade.

Most of the cottages have been enlarged and remodled over the years. Interestingly, an enlargement usually necessitates going up rather than out, so many of the attached garages feature a curiuos recessed second level that serves as ~~as~~ sleeping

CONTINUATION SHEET
Physical Description

quarters. The most common changes to the original design are porch enclosures and aluminum siding and/or windows. Despite the frequency of the reversible alterations, the original character, siting and massing has not changed.

In addition to the individually financed and constructed cottages, several "public" or communial buildings were erected by the Association on the waterfront reserve. The Community Hall, or pavilion, a frame, 42' x 72' multipurpose hall with a stage at the eastern end, was completed in 1925. The gable-ended vernacular structure features exposed framing on the interior. Similarly styled facilities were erected to the north of the Coummunity Hall for a Women's clubhouse and a Men's clubhouse. Publicsanitary facilities to be used by the tent and trailer campers were also constructed adjacent to the shuffleboard courts. Fifteen gable-ended frame vernacular cottages owned by the Association were erected on the reserve to the south of the Community Hall as were several modest stroefronts that housed a samll grocery, post office and a barber shop. The cottages were demolished in 1979, and replaced with mobile homes.

The picturesque lagoon on the west side of the park was created in 1938 when the marsh was dredged and landscaped. The swampy area behind the Community Hall was filled in 1948 making space for 15 additional trailer sites. Most ofthe roads in the park were paved in the late 1950s.

Major Bibliographic References:

Binkley, Loren. Director, Braden Castle Association, Inc., Bradenton, Florida. Interview, 21 November, 1980, 14 February 1981.

Braden Castle Association, Inc. Minutes. 1924-1958.

Call, Richard Keith Papers. Florida Historical Society Collections at the University of South Florida. Autographed Document. Robert G. Gamble. "Some Recollections of the Seminole Chief Arpioka--Bowlegs--and his war with the States." nd.

Camp, Paul E. "The Attack on Braden Castle: Robert Gamble's Account," Tampa Bay History (Spring/Summer 1979): 55-60.

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McDuffee, Lillie B. The Lures of Manatee. Nashville: Press of Marshall & Bruce Company, 1933.

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Sanborn Insurance Company. Insurance Map: Bradendon. 1929, Map #31.

Shofner, Jerrell H. Daniel Ladd Merchant Prince of Florida. Ganinsville: The University Press of Florida, 1978.

Tampa Tribune. 29 November 1936.

Roberts, Kenneth L. "The Sun-Hunters." The Saturday Evening Post. 15 April 1922, pp.27, 55, 57, 58.

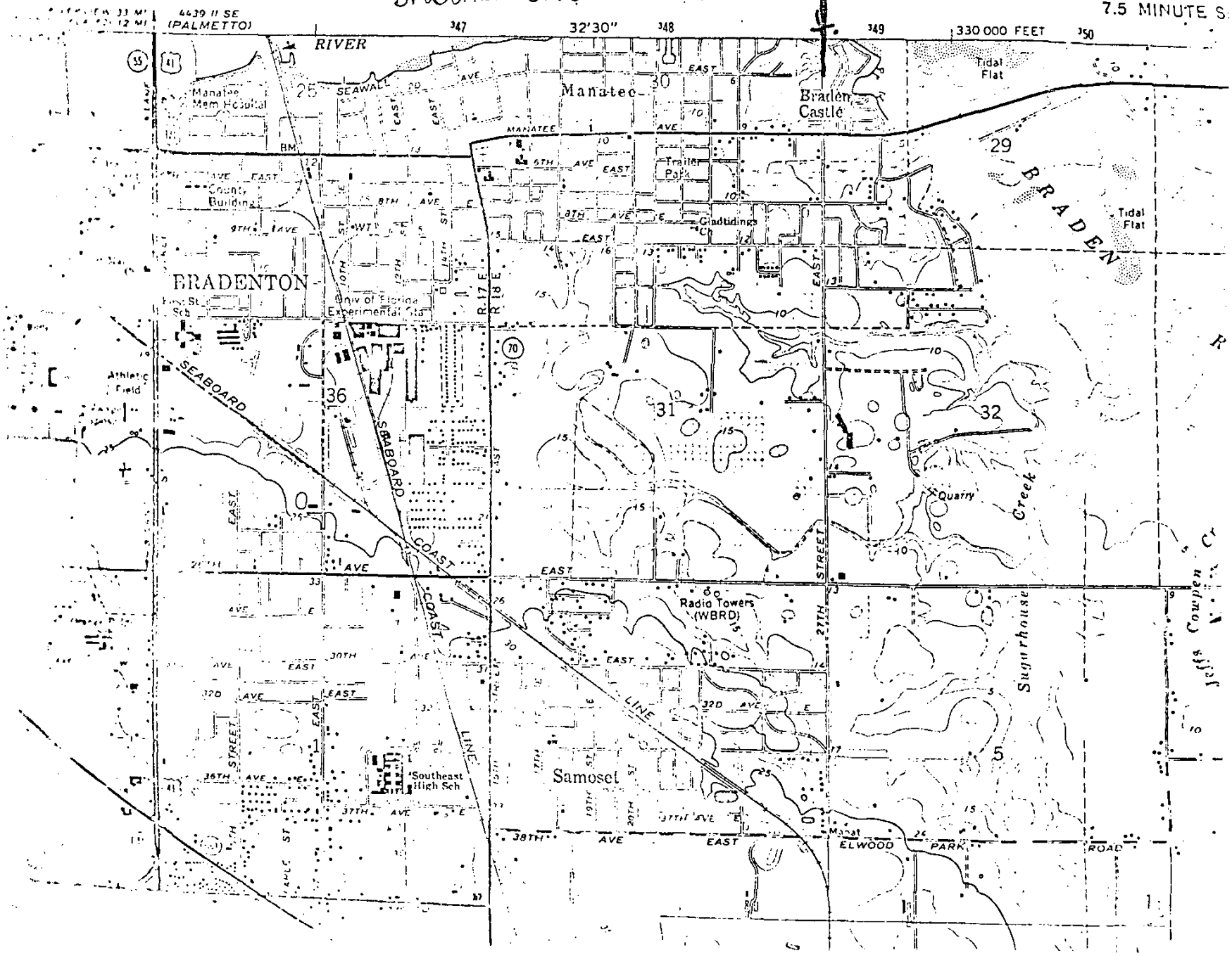
USGS
Bradenton Quad

130 pt
Sec 29

STATE OF FLORIDA

BRADENTO

7.5 MINUTE S



MA 275

THE CAMPING TOURISTS OF AMERICA

Incorporated April 4, 1924

(Now The Braden Castle Association)

Braden Castle ★ Manatee, Florida

Bradenton, Florida 33508

Braden Castle Park Historic District

Photos By L. O. Binkley Feb. 1983

Negatives at Braden Castle Assn.
1 Office Drive
Braden Castle
Bradenton, Florida 33508

1. Typical "Tin Can Tourist" encampment in Florida ca 1920 showing tents and early "Housecars" similar to those at "Campgrounds" in early days of Braden Castle Park.

2. Early Travel Trailers in "Camp Ground" at Braden Castle Park. View from South.

3. Modern "Mobil Homes" in camp grounds in Braden Castle Park. View from South.

4. "Pavillion Park" with "Barber Shop" building at right. Built prior to 1926. Now used as rental apartment. View from West on Office Drive.

5. Braden Castle Assn. Office in "Pavillion Park". Built ca. 1925. View from South West on Office Drive.

6. "Mens Clubhouse" in "Pavillion Park". Built ca. 1926 View from West.

7. "Ladies Clubhouse" in "Pavillion Park". Built ca. 1928. Shuffle Courts behind canvas wind bread built ca. 1930. View from South West.

(NOTE: This is typed on a facsimile copy of the letterhead used by the Camping Tourists early in their history)

THE CAMPING TOURISTS OF AMERICA

Incorporated April 4, 1924

(Now The Braden Castle Association)

Braden Castle ★ Manatee, Florida

Bradenton, Florida 33508

8. "Braden Castle No. II on right at # 46 Braden Castle Drive Lot # 91 and # 44 Braden Castle Drive Lot # 92.
Built ca. 1925 by original officers of Camping Tourists of America.
View from Northeast.

9. View of West end of Seminole Drive looking across the lagoon from south east.

(NOTE: This is typed on a facsimile copy of the letterhead used by the Camping Tourists early in their history)

MA275

FLORIDA DEPARTMENT OF STATE
George Firestone
Secretary of State

DIVISION OF ARCHIVES,
HISTORY AND RECORDS MANAGEMENT
The Capitol, Tallahassee, Florida 32301
(904) 488-1480

May 31, 1983

In Reply Refer to:

Michael F. Zimny
Historic Sites Specialist
(904) 487-2333

The Braden Castle Park Association
#1 Office Drive
Braden Castle Park
Bradenton, Florida 33508

Dear Sir:

It is a pleasure to advise you that The Braden Castle Historic District has been officially listed on the National Register of Historic Places. Please accept this letter as formal notification of this honor. A copy of the official National Register nomination prepared for the District is enclosed for your information.

On behalf of Secretary of State George Firestone, our office congratulates you for this achievement. We appreciate your efforts in preserving the non-renewable cultural resources of Florida.

With every good wish and warm regards,

Sincerely,

L. Ross Morrell
State Historic
Preservation Officer

LRM:sds

xc: Loren Binkley

FLORIDA-State of the Arts

MA 275

FLORIDA DEPARTMENT OF STATE
George Firestone
Secretary of State
DIVISION OF ARCHIVES,
HISTORY AND RECORDS MANAGEMENT
The Capitol, Tallahassee, Florida 32301
(904) 488-1480

February 25, 1983

In Reply Refer to:

Michael Zimny
Historic Sites Specialist
(904) 487-2333

The Braden Castle Association
c/o Loren Binkley
39 Braden Castle Drive
Bradenton, Florida 33508

Dear Sir:

At its meeting on February 18, the Florida Review Board for the National Register of Historic Places reviewed the nomination proposal for the Braden Castle Historic District. I am pleased to inform you that the Board recommended the proposal be nominated to the National Register of Historic Places.

After final processing by this office, the nomination will be submitted to the Keeper of the National Register, U. S. Department of the Interior. Review by the National Register staff is usually accomplished with 30 to 90 days. If you wish to comment in favor or opposition to the nomination, you may write to:

Keeper, National Register of Historic Places
Department of Interior
National Park Service
W 430
Washington, D. C. 20240

Copies of letters previously received by this office supporting nomination of the District will be forwarded to the National Register with the nomination.

During its review of the nomination proposal, the Review Board expressed concern over the continued deterioration of the Braden Castle ruins. The Board encouraged either stabilization of the ruins and/or documentation of the same by measured drawings. Aside from constructing a protective canopy over the ruins, the most judicious means to secure their stabilization would be to keep the ruins as free as possible from standing water and vegetation. We do not advise the application of protective coating or herbicides to the

FLORIDA-State of the Arts

MA275

ruins, nor their cleaning by high pressure washing. Living vegetation on the ruins may be removed by low pressure steam cleaning, allowing the vegetation to dry and subsequent removal by careful brushing. If you have any questions or require additional assistance, please contact us.

Our office will be happy to provide your organization with detailed guidelines and technical assistance pursuant to the preparation of measured drawings of the ruins. Additionally, the College of Architecture at the University of Florida routinely undertakes the documentation of historic sites throughout the state through a course it offers in the preparation of measured drawings. If you are interested in engaging the services of their program, please contact Professor F. Blair Reeves or Susan Tate of the College of Architecture, University of Florida, Gainesville, 32611.

We are most appreciative of the support the members of the Braden Catle Association have expressed in nomination of the Braden Castle Park Historic District to the National Register, both through your numerous letters of comment and your attendance at the Review Board meeting. We look forward to your continued support in preserving Florida's historic resources.

Sincerely,

L. Ross Morrell
State Historic
Preservation Officer

LRM:Zsb

MA 275

FLORIDA DEPARTMENT OF STATE
George Firestone
Secretary of State
DIVISION OF ARCHIVES,
HISTORY AND RECORDS MANAGEMENT
The Capitol, Tallahassee, Florida 32301
(904) 488-1480

March 23, 1983

In Reply Refer to:

Paul L. Weaver, III
Historic Sites Specialist
(904) 487-2333

Carol Shull
Chief of Registration
National Register of Historic Places
National Park Service
U. S. Department of the Interior
Washington, D. C. 20240

Dear Ms. Shull:

We are enclosing the nominations of the Braden Castle Park Historic District and the North Hill Preservation District to the National Register of Historic Places. They have been approved by the Florida Review Board for the National Register and the State Historic Preservation Officer.

Sincerely,

L. Ross Morrell
State Historic
Preservation Officer

LRM:Wsb

Enclosure(s)

FLORIDA-State of the Arts

MA275

FLORIDA DEPARTMENT OF STATE
George Firestone
Secretary of State
DIVISION OF ARCHIVES,
HISTORY AND RECORDS MANAGEMENT
The Capitol, Tallahassee, Florida 32301
(904) 488-1480

February 2, 1983

In Reply Refer to:

Michael F. Zimny
Historic Sites Specialist
(904) 487-2333

The Honorable Bill Evers
Mayor of Bradenton
Post Office Drawer 730
Bradenton, Florida 33506

Re: Braden Castle Historic District

Dear Mayor Evers:

Our office is pleased to inform you that the proposal for the above referenced site will be considered at the February 18, 1983 meeting of the Florida National Register Review Board. The meeting will be held in the R.A. Gray Building Auditorium, 500 South Bronough Street, Tallahassee, Florida at 1:00 p.m..

Secretary of State George Firestone appreciates your interest in preserving Florida's historic resources.

Sincerely,

L. Ross Morrell
State Historic
Preservation Officer

LRM:sds

MA-275

FLORIDA DEPARTMENT OF STATE
George Firestone
Secretary of State
DIVISION OF ARCHIVES,
HISTORY AND RECORDS MANAGEMENT
The Capitol, Tallahassee, Florida 32301
(904) 488-1480

February 2, 1983

In Reply Refer to:

Michael F. Zimny
Historic Sites Specialist
(904) 487-2333

Mr. Edward W. Chance
Manatee County Board of Commissioners
1115 Manatee Avenue West
Bradenton, Florida 33505

Re: Braden Castle Historic District

Dear Mr. Chance:

Our office is pleased to inform you that the proposal for the above referenced site will be considered at the February 18, 1983 meeting of the Florida National Register Review Board. The meeting will be held in the R.A. Gray Building Auditorium, 500 South Bronough Street, Tallahassee, Florida at 1:00 p.m..

Secretary of State George Firestone appreciates your interest in preserving Florida's historic resources.

Sincerely,

L. Ross Morrell
State Historic
Preservation Officer

LRM:sds

The Bradenton Herald

PUBLISHED DAILY
BRADENTON, MANATEE COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF MANATEE:

Before the undersigned authority personally appeared Sandy Riley, who on oath says that she is the Legal Advertising Clerk and the official representative of the Publisher of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida, with the express, limited authority to execute this affidavit for the purpose of establishing proof of publication of the public or legal notice and advertisement in the form attached hereto; that the attached copy of advertisement, being a legal advertisement in the matter of

Notice-

_____ in the _____ Court,

was published in said newspaper in the issues of

Jan. 16, 18, 1983

Affiant further says that the said The Bradenton Herald is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Bradenton, Manatee County, Florida, each day and has been entered as second class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and the affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sandy Riley

Sworn to and subscribed before me this

[illegible] day of [illegible]

A.D. 19 [illegible]

(SEAL) Notary Public

Notary Public, State of Florida at Large
My Commission Expires May 11, 1983

Notary Public, State of Florida at Large
My Commission Expires May 11, 1983

NOTICE

The Braden Castle Park Historic District will be considered by the Florida Review Board for nomination to the National Register of Historic Places. The National Register was created by congress in 1966 by the National Historic Preservation Act (P.O. 89-665) to identify prehistoric and historic properties of local, state, or national significance worthy of preservation.

The proposed district is roughly bounded by the Manatee River on the Northeast, the Braden River on the East, Florida Avenue on the South, Pelot Avenue on the West and LaFayette Street on the Northwest.

Listing in the National Register provides the following benefits:

CONSIDERATION IN PLANNING FOR FEDERALLY ASSISTED PROJECTS. The Advisory Council on Historic Preservation must be given an opportunity to comment on projects affecting such properties.

ELIGIBILITY FOR FEDERAL TAX BENEFITS. The Economic Recovery Tax Act of 1981 and the Tax Equity and Fiscal Responsibility Act of 1982 contain provisions intended to encourage the preservation of depreciable historic structures by allowing favorable tax treatments for rehabilitation, and to discourage destruction of historic buildings.

CONSIDERATION OF HISTORIC VALUES in the decision to issue a surface coal mining permit.

QUALIFICATION FOR FEDERAL GRANTS-IN-AID whenever funds are appropriated by Congress. None are now available.

Owners of private property nominated to the National Register are given an opportunity to concur or object to the nomination in accord with the National Historic Preservation Act Amendments of 1980 and federal regulations 36 CFR Part 60. Any owner or partial owner of private property [illegible] each owner or partial owner has one vote regardless of how many whole or partial properties that party owns. If a majority of the owners object to the listing, the district will not be listed.

If the district cannot be listed, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register for a determination of eligibility for inclusion in the National Register. If the property is determined eligible but not formally listed, the Advisory Council must still be given an opportunity to comment on Federal projects which may affect the district.

A public hearing on the nomination will be held on February 10, 1983 at 7:00 P.M. in the Braden Castle Park Recreation Hall. Staff from the Bureau of Historic Sites and Properties will be there to discuss the nomination and answer questions.

Notarized objections and other comments must be submitted to C. Ross Morrell at the address above by the time the Board reviews the nomination.

/Acct.#17,260

The Bradenton Herald

Secretary of State of Florida

Jan.	16	114 lines @ 37¢ per line		
	18	Notice re. Historic Places	84	36
		Affidavit	2	00
			86	36

FEDERAL MATCHING EXPENDITURE
For purposes of P.L. 89.665
Federal Project No. 1483
Program Component R
Object Code
ROC# or Brief Proj. Title

EBM

Mike MA 2/15

100—Legal Notices

CEDAR HAMMOCK FIRE CONTROL DISTRICT

This is an invitation to submit bids for group insurance coverage to include life insurance with accidental death and dismemberment, basic and major medical expense benefits, and dental benefits. A complete description of those benefits being requested will be available at the business office of the Cedar Hammock Fire Station #1, located at 5200 26th Street West, Bradenton, Florida, on weekdays (Monday through Friday) between the hours of 8:00 AM and 5:00 PM, with lunch being from 12:00 Noon to 1:00 PM.

The bids must be submitted by February 3, 1983 at 5:00 PM and shall be delivered in a sealed envelope with the word "Bid" marked on the front. The bids are to be opened and tabulated at the first regularly scheduled monthly meeting of the Board of Commissioners of the Cedar Hammock Fire Control District held at the above fire station on February 3, 1983 at 7:00 PM.

Jerry J. Overholt, Chairman
Board of Commissioners
Cedar Hammock Fire
Control District
1/14,15,16,17,18,'83

NOTICE

The Braden Castle Park Historic District will be considered by the Florida Review Board for nomination to the National Register of Historic Places. The National Register was created by congress in 1966 by the National Historic Preservation Act (P.O. 89-665) to identify prehistoric and historic properties of local, state, or national significance worthy of preservation.

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CONSIDERATION OF HISTORIC VALUES in the decision to issue a surface coal mining permit.

QUALIFICATION FOR FEDERAL GRANTS-IN-AID whenever funds are appropriated by Congress. None are now available.

100—Legal Notices

Owners of private property nominated to the National Register are given an opportunity to concur or object to the nomination in accord with the National Historic Preservation Act Amendments of 1980 and federal regulations 36 CFR Part 60. Any owner or partial owner of private property who object to listing must submit a notarized statement certifying that the party is the sole or partial owner of the property and is objecting to L. Ross Morrell, State Historic Preservation Officer, Division of Archives, History and Records Management, Department of State, The Capitol, Tallahassee, Florida 32301. Each owner or partial owner has one vote regardless of how many whole or partial properties that party owns. If a majority of the owners object to the listing, the district will not be listed.

If the district cannot be listed, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register for a determination of eligibility for inclusion in the National Register. If the property is determined eligible but not formally listed, the Advisory Council must still be given an opportunity to comment on Federal projects which may affect the district.

A public hearing on the nomination will be held on February 10, 1983 at 7:00 P.M. in the Braden Castle Park Recreation Hall. Staff from the Bureau of Historic Sites and Properties will be there to discuss the nomination and answer questions.

Notarized objections and other comments must be submitted to L. Ross Morrell at the address above by the time the Board reviews the nomination on February 18, 1983. A copy of the nomination, the criteria used for evaluation, and more information on federal tax benefits are available at the above address.
1/16,18,'83

RECEIVED
JAN 21 1983
HISTORIC PRESERVATION SECTION

Michael—

In case you don't receive this from Loren B.

Bill Sluppard
1/16/83

MA275

FLORIDA DEPARTMENT OF STATE
George Firestone
Secretary of State
DIVISION OF ARCHIVES,
HISTORY AND RECORDS MANAGEMENT
The Capitol, Tallahassee, Florida 32301
(904) 488-1480

January 10, 1983

In Reply Refer to:

Michael Zimny
Historic Sites Specialist
(904) 487-2333

Mr. Edward W. Chance
Manatee County Board of Commissioners
1115 Manatee Avenue West
Bradenton, Florida 33505

Dear Mr. Chance:

We are pleased to inform you that the Braden Castle Historic District, Florida will be considered by the State Review Board for nomination to the National Register of Historic Places. The National Register is the Federal Government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our Nation's heritage. Enclosed is a copy of the criteria under which properties are evaluated.

Listing in the National Register provides the following benefits to historic properties:

Consideration in the planning for federally assisted projects. Section 106 of the National Historic Preservation Act of 1966 provides that the Advisory Council on Historic Preservation be given an opportunity to comment on projects affecting such properties.

Eligibility for Federal tax benefits. If a property is listed in the National Register, certain tax provisions may apply. The Tax Reform Act of 1976, as amended by the Revenue Act of 1978, and the Tax Treatment Extension Act of 1980, and the Economic Recovery Tax Act of 1981 as amended by the Tax Equity and Fiscal Responsibility Act of 1982, contain provisions intended to encourage the preservation of depreciable historic structures by allowing favorable tax treatments for rehabilitation, and

to discourage destruction of historic buildings by eliminating certain Federal tax provisions for demolition of historic structures.

Beginning January 1, 1982, the Economic Recovery Tax Act replaced the rehabilitation tax incentives available under prior law with a 25% investment tax credit for rehabilitations of certain historic commercial, industrial and residential rental buildings. This can be combined with a 15-year cost recovery period for the adjusted basis of the historic building. Historic buildings with certified rehabilitations receive additional tax savings because owners are allowed to reduce the basis of the building by one half the amount of credit. The Tax Treatment Extension Act of 1980 includes provisions regarding charitable contributions for conservation purposes of partial interests in historically important land areas or structures.

Consideration of historic values in the decision to issue a surface coal mining permit where coal is located, in accord with the Surface Mining and Control Act of 1977.

Qualification for Federal grants for historic preservation when funds are available.

Owners of private properties nominated to the National Register of Historic Places must be given an opportunity to concur in or object to listing in accord with the National Historic Preservation Act Amendments of 1980 and Federal regulations 36 CFR part 60. Any owner or partial owner of private property who chooses to object to listing is required to submit to the State Historic Preservation Officer a notarized statement certifying that the party is the sole or partial owner of private property, as appropriate, and objects to the listing. For a single privately owned property with one owner, the property will not be listed if the owner objects. In nominations with multiple ownership of a single property, the property will not be listed if a majority of the owners objects. In the case of a district nomination, the district will not be listed if a majority of the owners objects to listing. Each owner or partial owner of private property has one vote regardless of how many properties or what part of one property that party owns. If the property or district cannot be listed because the owner or a majority of owners objects prior to submission of a nomination by the State, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register for a determination of eligibility of the property or district for inclusion in the National Register. If the property is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow the Advisory Council on Historic Preservation an opportunity to comment before the agency may fund,

MA 275

license, or assist a project which will affect the property. If an owner chooses to object to the listing of property, the notarized objection must be sumitted to L. Ross Morrell, State Historic Preservation Officer, Division of Archives, History and Records Management, Department of State, The Capitol, Tallahassee, Florida 32301 by February 7, 1983.

If you wish to comment on whether the property should be nominated to the National Register, please send your comments to the above address. Comments must be received before the State Review Board considers this nomination on February 18, 1983. A copy of the nomination is one file in our office and will be made available to you upon request.

Secretary of State George Firestone appreciates your interest in preserving Florida's historic resources.

Sincerely,

L. Ross Morrell
State Historic
Preservation Officer

LRM:sds

Enclosure

MA275

Waiver by Chief Elected Local Official

L. Ross Morrell
State Historic Preservation Officer
Division of Archives, History and
Records Management
Department of State
The Capitol
Tallahassee, Florida 32301

Dear Mr. Morrell:

This will confirm that I am fully aware of the effects of listing a property in the National Register of Historic Places. I recognize that, under the National Historic Preservation Act, I am entitled to comment on the proposed listing of property within my jurisdiction.

Following is the proposed listing:

Braden Castle Historic District
Bradenton, Florida

I hereby waive my right to comment on the proposed listing.

Sincerely,

_____
Notary

_____
Chief Elected Local Official

MA275

FLORIDA DEPARTMENT OF STATE
George Firestone
Secretary of State
DIVISION OF ARCHIVES,
HISTORY AND RECORDS MANAGEMENT
The Capitol, Tallahassee, Florida 32301
(904) 488-1480

January 10, 1983

In Reply Refer to:

Michael Zimny
Historic Sites Specialist
(904) 487-2333

The Honorable Bill Evers
Mayor of Bradenton
Post Office Drawer 730
Bradenton, Florida 33506

Dear Mayor Evers:

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MA275

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MA275

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If you wish to comment on whether the property should be nominated to the National Register, please send your comments to the above address. Comments must be received before the State Review Board considers this nomination on February 18, 1983 . A copy of the nomination is one file in our office and will be made available to you upon request.

Secretary of State George Firestone appreciates your interest in preserving Florida's historic resources.

Sincerely,

L. Ross Morrell
State Historic
Preservation Officer

LRM:sds

Enclosure

MA275

Waiver by Chief Elected Local Official

L. Ross Morrell
State Historic Preservation Officer
Division of Archives, History and
Records Management
Department of State
The Capitol
Tallahassee, Florida 32301

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Bradenton, Florida

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Sincerely,

_____
Notary

_____
Chief Elected Local Official

file
MA 275

FLORIDA DEPARTMENT OF STATE
George Firestone
Secretary of State
DIVISION OF ARCHIVES,
HISTORY AND RECORDS MANAGEMENT
The Capitol, Tallahassee, Florida 32301
(904) 488-1480

January 6, 1983

The Bradenton Herald
Post Office Box 921
Bradenton, Florida 33506

Attention: Sandy Riley

Dear Ms. Riley:

There is enclosed the text of the legal notice which we would like to run in the classified section of the Bradenton Herald on Sunday, January 16, and Tuesday, January 18, 1983. Please bill us accordingly at the address below. If you have any questions, please call me at (904) 487-2333.

Mailing Address:

Elizabeth B. Monroe
Historic Preservationist
Division of Archives, History and
Records Management
Department of State
The Capitol
Tallahassee, Florida 32301

Sincerely,

Elizabeth B. Monroe
Historic Preservationist

EBM:sds

Enclosure

MA 275

The Braden Cast. Park Historic District will be c sidered by the Florida Review Board for nomination to the National Register of Historic Places. The National Register was created by Congress in 1966 by the National Historic Preservation Act (P.L. 89-665) to identify prehistoric and historic properties of local, state, or national significance worthy of preservation.

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A public hearing on the nomination will be held on February 10, 1983 at 7:00 P.M. in the Braden Castle Park Recreation Hall. Staff from the Bureau of Historic Sites and Properties will be there to discuss the nomination and answer questions.

Notarized objections and other comments must be submitted to L. Ross Morrell at the address above by the time the Board reviews the nomination on February 18, 1983. A copy of the nomination, the criteria used for evaluation, and more information on federal tax benefits are available at the above address.

MA275
Mike

Loren O. Binkley
39 Braden Castle Dr. E.
Bradenton, Florida
33508

December 12, 1982

RECEIVED
DEC 14 1982
HISTORIC PRESERVATION SECTION

State Historic Preservation Office
Dept of State
Div. of Archives, History & Record Management
R. A. Gray Bldg.
Tallahasse, Fla. 32301
Attn: Mr. Michael Zimny
Historic Sites Specialist

Dear Michael:

It looks like I lost a couple of shots somewhere, but herewith is proof sheet containing 35 pictures which I hope will be satisfactory for the most part.

When you first mentioned 36 shots it sounded like a lot, but I seemed to run out of film before I got done.

We are looking forward to your comments.

Respectfully,

L. O. Binkley

MA 275

Braden Castle Historic District

Bradenton (Manatee Co.) Florida
Photos by L. O. Binkley
Negatives at:
Braden Castle Assn.
#1 Office Dr., Braden Castle Park
Bradenton, Fla. 33508

0A #33 Braden Castle Dr. E. Lot # 185. W. N. W. elevation.

1A Entering Braden Castle Park. View from end of 27th. St. East. Looking North up Seminole Dr. & Braden Castle Dr.

2A # 12 Ponce de Leon Lot # 148. South elevation.

3A # 2 Palm Drive, Lot # 131. S. E. elevation.

4A # 11 & 13 Seminole Dr. Lots 123 & 121. Looking from S. W.

5A # 31 Seminole Dr. Lot # 103. West elevation.

6A # 37 Seminole Dr. Lot # 97. "Braden Castle Gothic". S. W. elevation.

7A # 47 & 49 Seminole Dr. Lots # 86 & 85. View from S. W.

8A Boat Docks on Braden River. View from N. W.

9A Volunteers building Sea Wall at Lafayette St. Ca 1932. Looking from N. N. W.

10A Seawall at Lafayette St. Ca 1933. Lookinf from N. N. W.

11A Present Seawall at Lafayette St. Looking from N. N. W.

12A Street scene beginning # 9 & 12 Lafayette St. Lots 62 & 67. Looking N.N. E. (Have picture of this scene taken Ca 1932 but failed to copy it).

MA 275

14A Long Pier into Manatee River 1982. Looking N. E. across Manatee River

15A # 6 Plaza Lot # 3 1982. Looking W. S. W.

16A # 6 Plaza Ca 1924. Looking W. S. W. Lot # 3

17A # 6 Plaza Lot #3 Ca 1927. Looking W. S. W.

18A Braden Castle Ca 1890. N. W. elevation

19A Braden Castle Ruins with Fountain . Ca. 1930. View from N. E.

20A Braden Castle Ruins 1982 looking S. E.

21A Braden Castle Ruins with Fountain 1982. View from N. E.

22A "Flowing Well" lot # 44. Braden Castle Dr. From Northeast.

23A "Flowing Well" Ca 1924. From Northeast.

24A "Braden Castle Camp" Ca 1940's near " Pavillion Park". Looking North.

25A Braden Castle Mobil Home Park near "Pavillion Park". Looking North.

26A Braden Castle Recreation Hall originally known as "The Pavillion" in "Pavillion Park". Looking Northeast.

27A Braden Castle "Pavillion" Ca 1938 in " Pavillion Park". Looking North East.

28A # 41 Braden Castle Dr. E. Lot # 190 Ca 1929. West elevation.

29A # 41 Braden Castle Dr. E. Lot # 190, 1982. West elevation.

30A Braden Castle Mobil Home Park from Parkview Dr. Looking N. E.

31A "The Camp at Braden Castle" Ca 1924. Looking N. E.

3

MA275

32A # 46 Braden Castle Dr. Lot # 91, 1982 . Braden Castle # 2. Looking S. E.

33A # 39 Braden Castle Dr. E. Lot # 189. " Braden Castle Gothic" Looking N. W.

34A # 2 & # 4 Plaza . Lots 1 & 2. Looking N. W.

MA 275

FLORIDA DEPARTMENT OF STATE
George Firestone
Secretary of State
DIVISION OF ARCHIVES,
HISTORY AND RECORDS MANAGEMENT
The Capitol, Tallahassee, Florida 32301
(904) 488-1480

December 2, 1982

Lauren Binkley
39 Braden Castle Drive East
Bradenton, Florida 33508

Dear Mr. Binkley:

I am pleased to inform you that the proposed Braden Castle Park Historic District will be considered by the Florida National Register Review Board at their February 18 meeting. As I indicated in our recent telephone conversation, we require the following materials be submitted to our office to insure favorable consideration of the nomination by our Review Board:

A) A site list identifying by address all individual properties located within the boundaries of the proposed District.

B) A site map clearly delineating the boundaries of the proposed District. The submission of either a street map or plat of the area indicating the boundaries of the District is adequate.

C) Representative photographs illustrating the architectural character of the District. Photographs of individually distinguished structures as well as streetscape views should be submitted. Historic photographs of the area, if available, can also be submitted. All photographs should be submitted in duplicate (8x10 black and white glossy). The following information should be included on a pressure-sensitive label applied to the back of each photograph:

1. name of proposed nomination
2. street address, city (county) state
3. photographer
4. year taken
5. location of negative
6. description (east elevation, etc.)
7. photograph number (# of)

MA 275

For your assistance in preparing these materials, I am enclosing acceptable examples of each. We must receive the above mentioned materials by January 1 in order to allow us adequate processing time to present the nomination at the Review Board's February 18 meeting. Approximately one or two weeks prior to meeting of the Review Board, we anticipate holding a public hearing on the proposed District in Braden Castle Park. I will be in touch with you regarding arrangements for that meeting in the near future. Property owners will be notified of the meeting and the nomination of the District to the National Register by newspaper advertisement.

To provide additional personal assistance for the nomination, I anticipate visiting Braden Castle Park prior to the Review Board's meeting, probably after January 1. Should you have any questions or encounter any problems regarding the nomination or providing the requested materials, please do not hesitate to contact us. We look forward to assisting you in any way possible.

Secretary of State George Firestone appreciates your interest in preserving Florida's historic resources.

Sincerely,

Michael Zimny

Michael Zimny
Historic Sites Specialist

MZ:sds

Enclosures

MA275

United States Department of the Interior

NATIONAL PARK SERVICE
WASHINGTON, D.C. 20240

In Reply Refer To:

JUN 8 1983

RECEIVED
JUN 14 1983
HISTORIC PRESERVATION SECTION

H32-413

Honorable Paula Hawkins
United States Senator
Post Office Box 2000
Winter Park, Florida 32790

Dear Senator Hawkins:

Thank you for your letter of May 18 supporting the nomination of the Braden Castle Park Historic District in Bradenton, Florida, to the National Register of Historic Places.

We are pleased to advise you that this district was listed in the National Register on May 9, 1983. Enclosed is a copy of the notice sent to the Congress on May 16, listing all properties entered in the National Register during the week of May 8-14, including the Braden Castle Park Historic District.

If we can be of further assistance, please let us know. We appreciate your interest in this nomination and the historic preservation programs of the National Park Service.

Sincerely,

Jerry L. Rogers

Associate

Director

Enclosure

Copy to your Washington, D.C., office

cc: Mr. L. Ross Morrell
Director, Division of Archives,
History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32301

8Mla 275

FLORIDA DEPARTMENT OF STATE
George Firestone
Secretary of State

May 21, 1984

Braden Castle Association
One Office Drive
Braden Castle Park
Bradenton, Florida 33508

Dear Sir:

It is a pleasure to forward the enclosed certification of the listing of the Braden Castle Park Historic District in the National Register of Historic Places.

Please accept our apologies for the delay in the preparation and delivery of the certificate to you. Changes that occurred in the National Register program in 1981 led to the temporary suspension of the listing of properties. A backlog of nominations developed, and when the listing of properties resumed our time was necessarily devoted to processing backlogged nominations. This, in turn, led to delays in the preparation and delivery of certificates for properties listed since 1981.

We hope that you will view this certificate as a reminder of the historical significance of your property. We, in the Bureau of Historic Preservation, would be very happy to work with you in every way possible should you need any assistance with the preservation of this important historic resource. We would also be happy to answer any questions you might have regarding the National Register program and what listing means to you.

Once again, it is a pleasure to recognize this property.

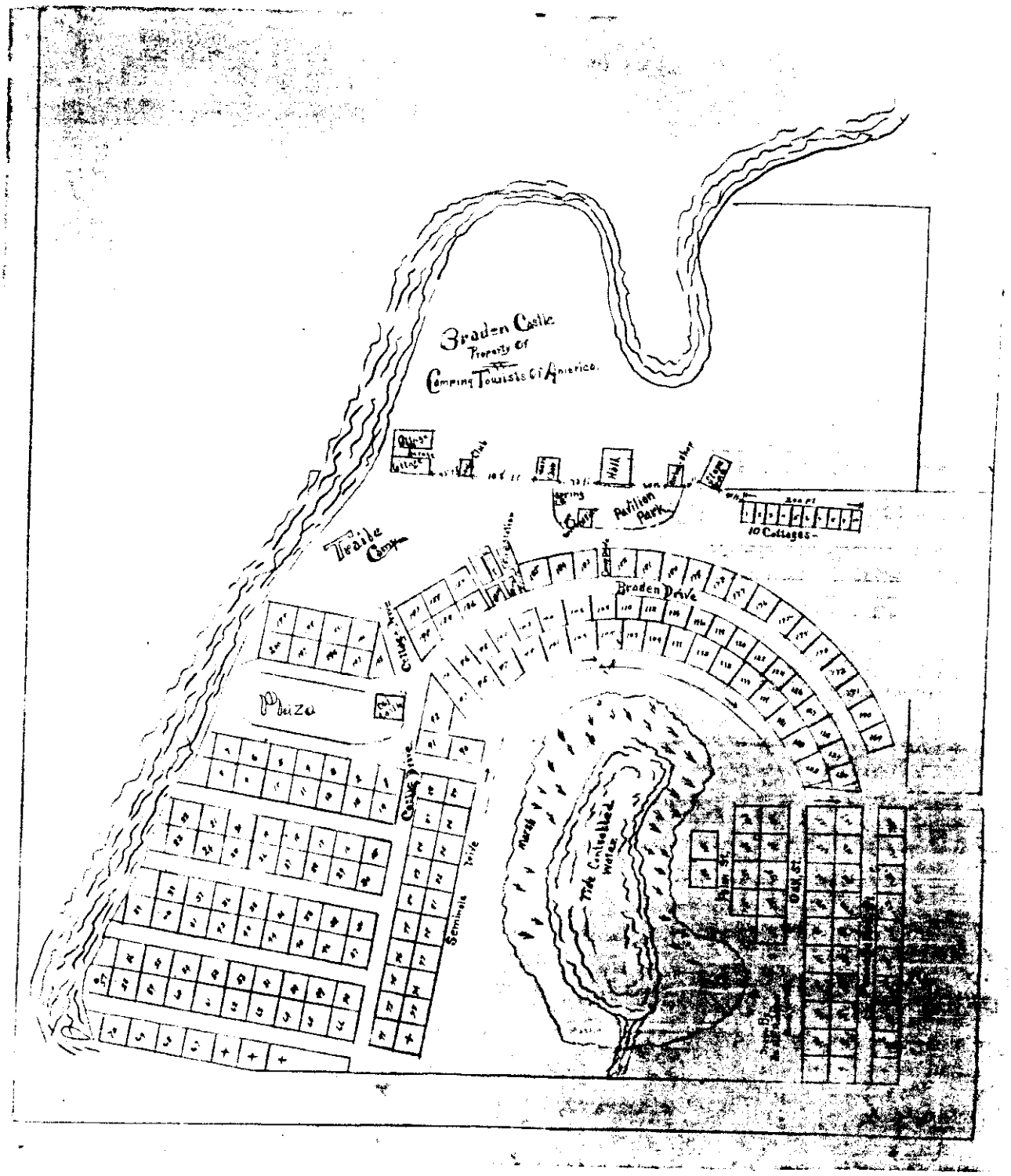
Sincerely,

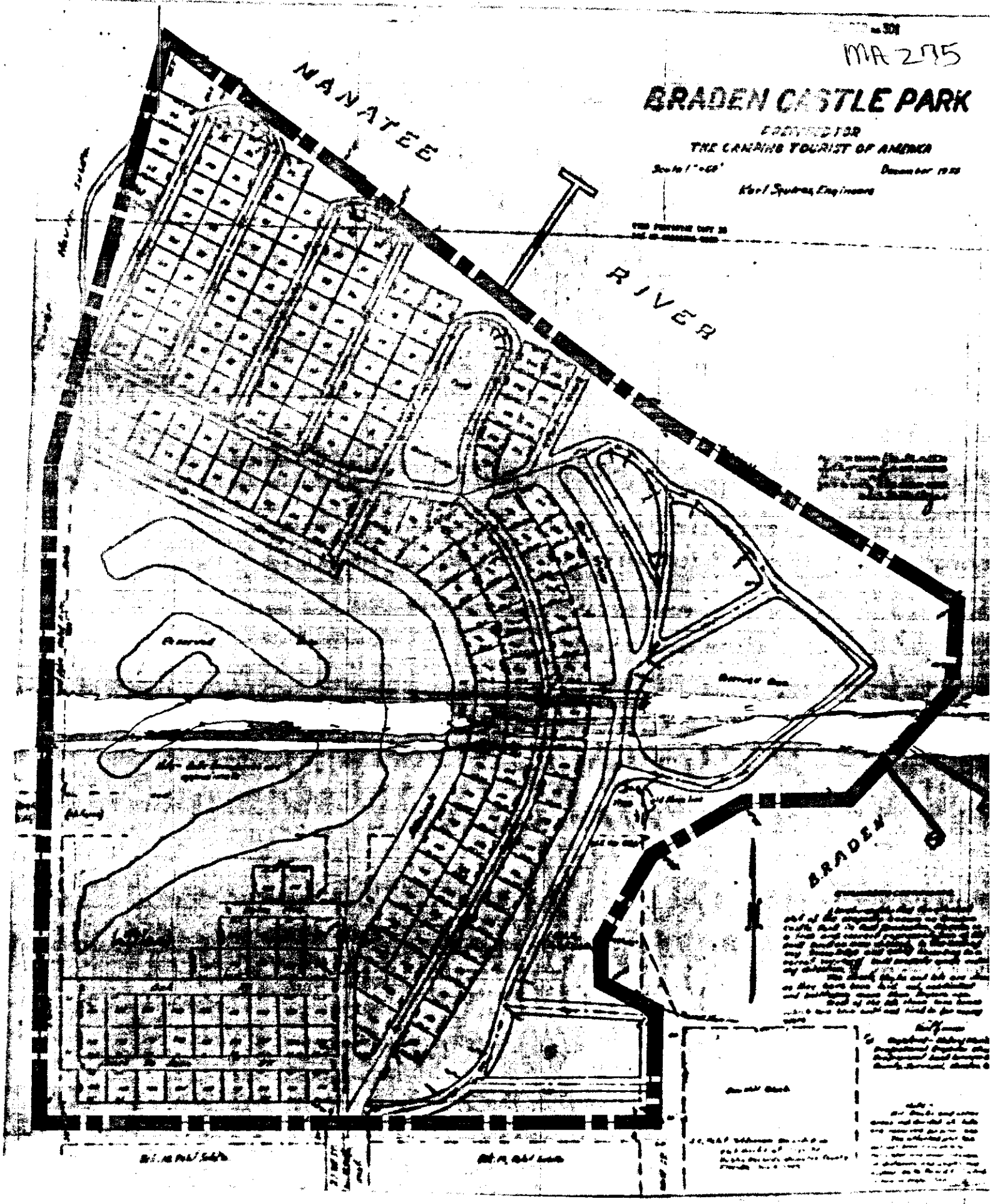
George Firestone
Secretary of State

GF/Eds

FLORIDA-State of the Arts
The Capitol · Tallahassee, Florida 32301 · (904) 488-3680

MA275


Braden Castle
Property of
Camping Tourists of America.
Hall
Pavilion
Park
10 Cottages
Tent Camp
Braden Drive
Plaza
Seminole Tribe
Marsh
Tide Controlled Water
Oak St.


MA 275
BRADEN CASTLE PARK
THE CAMPING TOURIST OF AMERICA
NANATEE
RIVER
BRADEN

MA 275

BRADEN CASTLE DRIVE

Photo No.	Number	Lot	Association Member	Classification
	1	169	Imogene and Edgar Crowe	C
	2	130	Lester and Lorna Dershem	A
	3	170	Preston and Mazine Northrop	A
	4	129	Helen Harrington	C
	5	171	Dessa Larrison	A
	6	128	Gene and Eleanor Tromly	A
	7	172	Charles and Cora Graft	NC
	8	127	Ola Good	A
	9	173	Joseph Silcox	NC
	10	126	Ida Cox	A
	11	174	Ralph and Pauline Childers	A
	12	124	Mary Kinney	A
	13	175	Bess Meads	A
	14	122	George Krause	A
	15	176	Herman Agness	NC
	16	120	Opal Davis	A
	17	177	Margaret Schultz	A
	18	118	Dan Herrold	A
	19	178	Earl and Maude Hartlee	NC
	20	116	Leola Allen	A
	21	179	Don Herrold	NC
	22	114	Robert and Virginia Welton	A
	23	180	Dorothy Hartlee	A
	24	112	Russel and Vivian Gardiner	A
	25	181	Herman Young	A
	26	110	John and Beulah Harts	A

BRADEN CASTLE DRIVE (Continued)

Photo No.	Number	Lot	Association Member	Classification
	27	182	Etta Carter	C
	28	108	Harold and Josephine Wolf	A
	29	183	Roberta and Welda Kirkpartric	A
	30	106	Donald Smith	C
	31	184	George Burkland	C
	32	104	Charles Gregory	C
10	33	185	Ruth Koppmeir	A
	34	102	Margaret Alexander	A
	35	186	Enoch Cornish	A
	36	100	Dora and Mildren Tumblin	A
	37	57	Reid Hinsdale	C
	38	98	Edith Ferro	A
9	39	189	Loren and Sally Binkley	A
	40	96	Lawrence and Sarah Smith	NC
14	41	190	Ray and Dorothy West	A
	42	94	Neal Logan	A
	43	192	Jerry and Dorothy Debolt	A
27	44	92	Henry and Betty Holbrook	A
27	46	91	Charles and Mary Molt	A
	48	88	Lola Miller	A
	50	87	Al Messmer	A
	51	14	Lawrence Barnes	A
	52	84	Elizabeth Hlad	A
	53	15	Robert and Roberta Harris	A
	54	83	Evelyn Barlow	C
	55	30	Barbara Gyns	C
	56	80	H. A. and Naomi Shewin	A

BRADEN CASTLE DRIVE(continued)

Photo No.	Number	Lot	Association Number	Classification
	58	79	Phillip Halstead	A
	59	47	Roy Jackson	A
	60	76	Gladys Chenery	A
	61	48	Billy Howell	A
	62	75	John McIntire	C
	64	72	Worth and Many Johnson	C
	66	71	John and Mary Watts	A

MA 275

COLUMBIA STREET

Photo No.	Number	Lot	Association Member	Classification
	2	31	Rose Wray	A
	3	29	Grace Fisher	A
	4	32	Don and Forence Britton	A
	5	28	Winifred Kleeman	A
	6	33	Claude and Elsie Young	A
	7	27	Barbara Goff	A
	8	34	Kenneth and Helen Miller	A
	9	26	Carl Adams	A
	10	35	Art and Minnie Kidd	A
	11	25	Mabelle Baird	C
	12	26	Violet and Frances Stahl	C
	13	24	Charlotte Gothard	A
	14	37	Hernam and Irene Francis	A
	15	23	James and Elizabeth Fisher	A
	16	38	Arthur and Jane Walter	A

MR 275

DESOTO STREET

Photo No.	Number	Lot	Association Number	Classification
	3	46	Herbert and Eleanor Agle	A
	4	49	Lida Martin	A
	5	45	Adele Kroening	A
	6	50	George Hardy	A
	7	44	James and Helen Kenyon	A
	8	51	Sadie Cross	C
	9	43	Blair, Ray-Graddahal, Ruth	C
	10	52	James and Majorie Duke	A
	11	42	Thomas and Geullen Stephenson	A
	12	53	Francis Miller	A
	13	41	Elizabeth Ily	A
	14	54	Lale and Evelyn House	C
	15	40	Julia Jesswein	A
	16	55	Addie Kinsell	A
	17	39	Mildren Alber	A
	18	56	Paul and Cuba Welbaum	A

MA 275

HIGH STREET

Photo No.	Number	Lot	Association Member	Classification
	3	13	Earl Glassburn	A
	4	16	N. E. and Naomi Moss	A
	5	17	Agness Miller	A
	7	11	Walter and Barbara Gage	A
	8	18	Gertrude Hayes	C
	9	10	Charlotte Clark	C
	10	19	Arthur and Jane Walter	A
	11	9	Clayton McKenzie	A
	12	20	Elmer and Audrey Agle	A
	13	8	Don and Mary Caldwell	A
	14	21	Agusta Mildenburger	C
	16	22	Charles and Dorothy Smith	A

MA 275

LAFAYETTE STREET

Photo No.	Number	Lot	Association Member	Classification
	1	66	Ann Burch	A
	3	65	Laura Marz	A
	5	64	Arthur Burnet	A
	7	63	Melvin Hochstedler	A
	9	62	Melvin Hochstedler	A
	11	61	Lela Mae Lingo	A
	12	67	Cecil Loar	A
	13	60	Thomas and Eva Mallott	A
	14	68	Wilson and Doris Yaeger	A
	15	59	Clyde and Evelyn Blakney	A
	16	69	Durward and Margaret Hillock	A
	17	58	Elvina Hiatt	A
	18	70	Lowell Jarrett	A

MA 275

OAK STREET

Photo No.	Number	Lot	Association Member	Classification
	2	134	Bertha Posey	C
	3	157	Agness Heller	A
	4	135	Henry Wielgozy	A
	5	154	Pease	A
	6	138	Ruth Deering	A
	7	153	Bill and Rachel Benson	A
	8	139	Walter and Barbara Gage	A
	9	150	Claude and Zoe Streeter	A
	10	141	LaVada Hoxie	A
	11	149	Paul and Geraldine Smith	A
	13	146	Gerald Edson	A
	15	145	Ann Carlie	A
	17	142	Roy and Mary Holt	A

MA 275

PALM AVENUE

Photo No.	Number	Lot	Association Member	Classification
	2	131	John and Judy Reynolds	A
	3	136	Virginia and Fred Reisner	A
	4	132	John and Judy Reynolds	A
	5	137	Lester and Lena Belle Walteres	A
	7	140	Charles and Rebecca Sheridan	A

MA 275

PONCE DE LOEN

Photo No.	Number	Lot	Association Member	Classification
	3	161	John Campbell	A
	4	156	Bracken and Thyrza Gilmore	A
	5	162	Swope	A
	6	155	Andrew Murphy	A
	7	163	John McKee	A
	8	77	Hazel Keis	A
	9	164	George and Della Ross	A
	10	151	J. G. and Maxine Peterson	A
	11	165	Joseph Newsom	A
11	12	148	Ermal and Hazel Liptrap	A
	13	166	Gladys Gray	A
	14	147	Florence Lang	A
	15	167	Chester and Fray Allemeir	A
	16	144	Odell Pittman	NC
	17	168	Charles and Winefred Miller	C
	18	143	James Dinwiddie	C

MA 275

PARK VIEW

Photo No.	Number	Lot	Association Member	Classification
	1	191	Reve Graham	C
	2	194	Raleigh Meads	C
	3	188	George and Fran Webb	C
	4	195	Charles and Irma Lyons	A
	5	187	Enoch Cornish	A
	6	198	Benard and Doris McClure	C
	8	199	Ruth Baum	C

MA275

PLAZA

Photo No.	Number	Lot	Association Member	Classification
5	2	1	Gilbert and Naomi Fleming	A
	3	193	Mary Jones	A
5	4	2	Clara Douglas	A
	5	196	John and Cora DuPouy	A
8	6	3	Tboburn and Beulah Stewart	C
	7	197	Kern and Lillie Mitchell	NC
	8	4	Ray and Dorothy West	A
	9	200	Doretha Greene	A
	10	5	Walter Feasley	C
	12	6	John and Edith Hubner	A
	14	7	Thomas and Helen Hickman	A

MA 275

SEMINOLE DRIVE

Photo No.	Number	Lot	Association Number	Classification
	2	160	Harry Durr	A
	4	159	Melvin and Marie Myers	A
	6	158	Irene Wreede	A
	9	125	Nora Belle Morley	A
	10	133	C. V. and Vera Graft	A
4	11	123	Thurman Agness	A
4	13	121	Robert Dean	A
	15	119	Perry Adams	A
	17	117	Grondin	A
	19	115	Glatie Rich	A
	21	113	Blanche Brooks	A
	23	111	Howard and Beatric Trout	A
	25	109	Roy and Faye Rennaker	A
	27	107	Vera Mattock	C
	29	105	Harold Boston	C
12	31	103	Travers and Gertrued Stolberg	C
	33	101	Leander and Dorthy Lorenz	A
	35	99	Leander and Dorthy Lorenz	A
13	37	97	Edwards Kraws	A
	39	95	James and Helen Kenyon	A
	41	93	Leo Valentine	A
6	49	85	Wes and Dorothy Elton	NC
	51	82	Harold and Ruthanna Borden	NC
	53	81	Robert and Sally Rang	NC
	55	78	Phillip Halstead	NC
	57	77	Mildren Kerr	A
	59	74	Harold Monteith	A
	61	73	Earl Swaney	A

Block Nos.
74-N-03-13

MA275

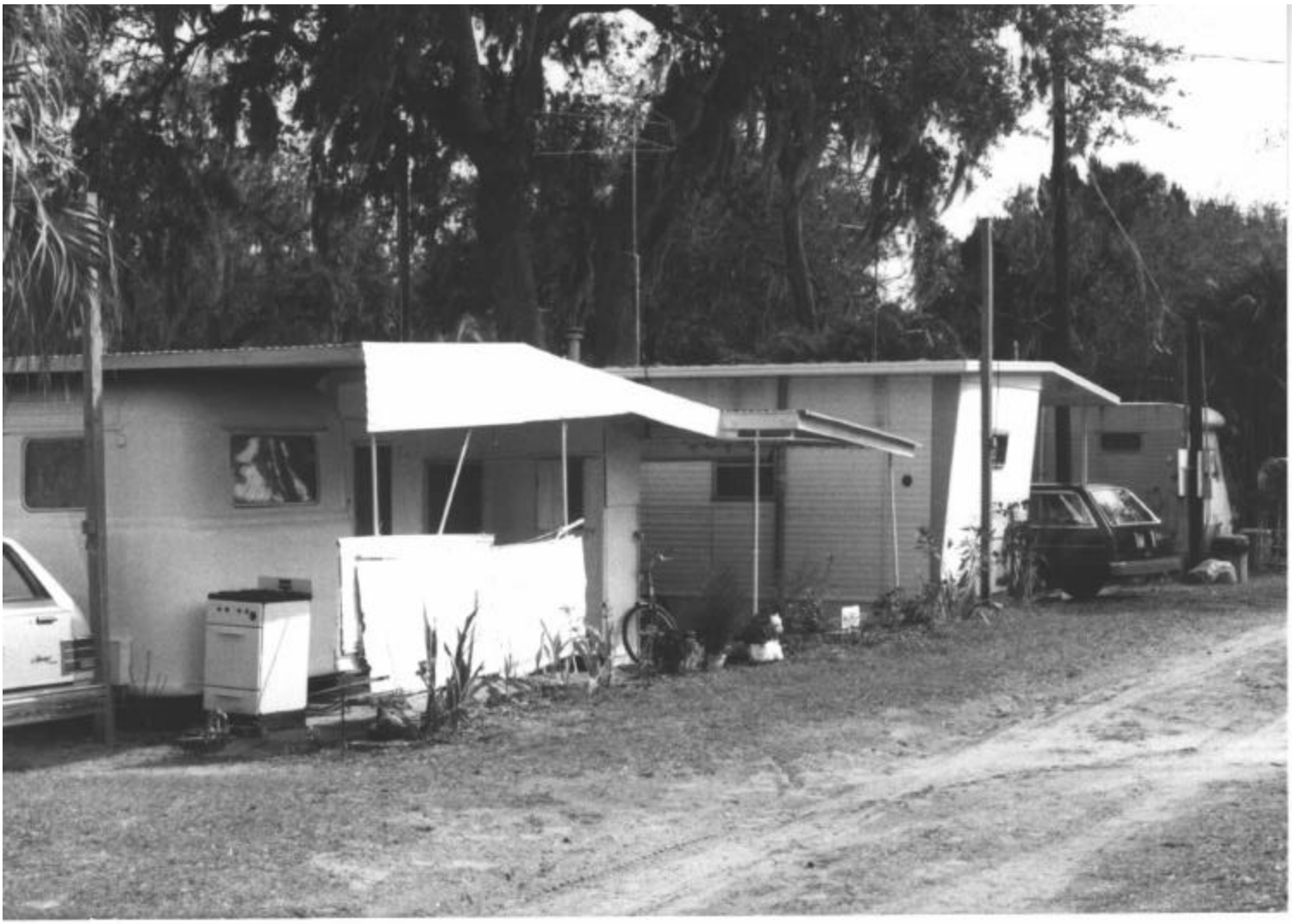
BLACK & WHITE NEGATIVE DATA SHEET

Prepared by R. Nimnicht #2

Frame Nos.	Description
39	Braden Castle Ruins (N W Corner)
40	" West side
41	"
42	"
43	SW Corner
44	South side
1	"
2	"
3	South East Corner
4	"
5	"
6	"
7	East Side
8	"
9	North East Corner
10	"
11	"
12	North Side
13	"
14	"
15.	NW Corner
16	Detail
17	"
18	"
19	"
20	"

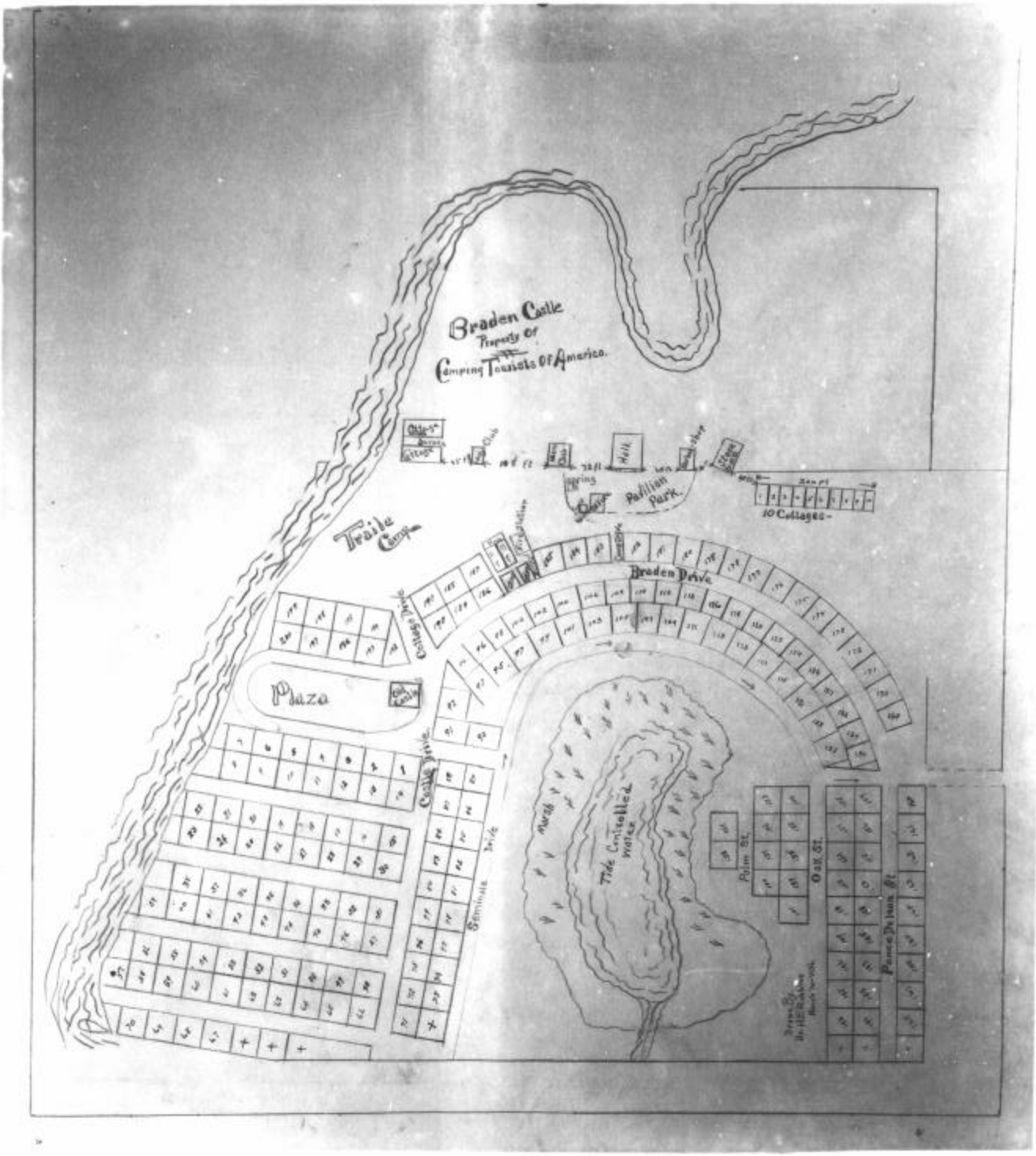
KODAK TRI X PAN FILM
KODAK SAFETY FILM

OFFICE



#11 MA275 24

Where the Iceman, cuts no ice —
Or the Gas, or the Coal, or the Rent-man, either"


Braden Castle
Property Of
Camping Tourists Of America.
Hill
Spring
Pavilion Park.
10 Cottages
Tribe Camp
Braden Drive
Plaza
Tide Controlled Water
Palm St.
Oak St.
Pierce De Leon St.
Seminole Tribe

MHS Neg # 73C

Plat of Broadus Castle Camp owned by Camping Tourists of America

From 1930 R
1936

NPS Form 10-900
(3-82)

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)

MH 2/19

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

For NPS use only

received

date entered

National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

ORIGINAL - NOT TO BE REM... FROM FILES

historic: Braden Castle Park Historic District

and/or common: Braden Castle Park

2. Location

street & number: See Continuation Sheet — N/A not for publication

city, town: Bradenton — N/A vicinity of

state: Florida — code: 12 — county: Manatee — code: 81

3. Classification

Category	Ownership	Status	Present Use	
X district	___ public	X occupied	___ agriculture	___ museum
___ building(s)	X private	___ unoccupied	___ commercial	X park
___ structure	___ both	___ work in progress	___ educational	X private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	___ yes: restricted	___ government	___ scientific
	___ being considered	X yes: unrestricted	___ industrial	___ transportation
	N/A	___ no	___ military	___ other:

4. Owner of Property

name: Owners Notified by Newspaper Advertisement

street & number: N/A

city, town: Bradenton — N/A vicinity of — state: Florida

5. Location of Legal Description

courthouse, registry of deeds, etc.: Manatee County Courthouse

street & number: 115 Manatee Avenue West

city, town: Bradenton — state: Florida

6. Representation in Existing Surveys

title: Florida Master Site File — has this property been determined eligible? yes X no

date: February 1981 — federal X state county local

depository for survey records: Florida Division of Archives, History and Records Management

city, town: Tallahassee — state: Florida

1

Braden Castle Drive	North from Seminole Drive to Lafayette Street
Columbia Street	North from Braden Castle Drive to High Street
DeSoto Street	North from Braden Castle Drive to Lafayette Street
High Street	North from Braden Castle Drive to Columbia Street
Lafayette Street	North from Braden Castle Drive to DeSoto Street
Oak Street	East from the west property line of Lot 142 to Seminole Drive
Palm Avenue	East from west property line of Lot 140 to Seminole Drive
Park View Drive	North from Braden Castle Drive to the Manatee River
Plaza Drive	North from Seminole Drive to Braden Castle Drive
Ponce DeLeon Street	East from the west property line of Lot 168 to Seminole Drive
Seminole Drive	North from Braden Castle Drive to Lafayette Street

7. Description

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	X original site
X good	X ruins	X altered	___ moved date _____
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

The Braden Castle Park Historic District, located on the west bank of the Braden River at its confluence with the Manatee River in Bradenton, Florida, is a remarkably complete assemblage of small frame cottages, trailer sites and larger communual buildings designed to serve as seasonal campground by the Camping Tourist of America. Laid out in 1924 on approximately 34 acres, the park was platted to include approximately 200 lots for individual cottages in a crescent-shaped strip between a common waterfront reserve on the east and a man-made lagoon and open park area on the west. The common reserve contains the park's communual buildings, recreational facilities and sites for approximately 90 trailers. The ruins of the 1850 Braden House, ("Braden Castle"), located near the north center of the district in a casually landscaped, form the focal point of the district. In general, the district is characterized by a diminutive scale and an extreme stylistic uniformity owing to the park's small lots and rapid development of the area.

The Braden Castle Park was developed around the ruins of the so-called Braden Castle (photos 16-18). The building was constructed of poured line (oyster shell) tabby with 20-inch thick walls. The numerous vertically aligned square holes on the exterior of the building, which apparently never received a finish treatment, are indentations left by the wooden forms or braces used in construction of the building. The building was arranged on a double pile plan with a wide, and in later years, open central hall separating each file of rooms. A simple hip roof punctuated by four exterior chimneys topped the building.. A crude cupola was added to the roof c1870. The severe deterioration of the structure begain in 1903 when the building was badly damaged by fire. Approximately two-thirds of the original walls are extant although deterioration of the ruins is continuing. Suggestions for stabilization and documentation of the ruins have been made to the Board of Directors of the Braden Castle Association.

When the acreage surrounding the ruin was purchased by the Camping Tourists of America in 1924, it was a overgrown orange grove. Work was begun shortly thereafter to transform the area into a permanent seasonal campground. Development was largely completed by 1929 when approximately 180 of the cottages and all of the public buildings were erected. The diminutive scale of the most cottages was a result of the purposely small lots (37' x 37') which in turn left large areas of the park as scenic or recreational areas.

Architecturally, most of the park's bangalow-like dwellings reflect the craftsman aesthetic in design (photos 7, 8, 11, 12). Buildings are predominantly one-story detached structures of frame construction. Typical architectural details include low gable roofs, wide bracketed eaves, corbeled chimneys and casement or double hung windows. A smaller number of stucco-on-frame structures designed in the Mediterranean Revival style are scattered throughout the park, the most ambitious of these being that at 46 Braden Castle Drive (photo 27). Originally built for park historian Dr. H. E. Robbins, the boxy, flat-roofed structure is a curious blend of styles,

and includes details ranging from the bungaloid entrance porch to the Mediterranean Revival tiled pents and small domes that marke the facade of the building.

In addition to the individually financed and constructed cottages, several "public" or communal buildings were erected by the developers of the park on its eastern waterfront reserve. The Community Hall or pavilion, a frame multi-purpose building was completed in this area in 1925 (photo 5). The gable-ended vernacular structure includes exposed interior framing and a stage at its eastern end. Similarly styled facilities were erected to the north of the Community Hall to serve as women's and men's clubhouse (photos 25 and 26). Public sanitary facilities to be used by the tent and trailer camper were also constructed adjacent to the reserve's shuffleboard courts. Fifteen gable-ended frame vernacular cottages owned by the park were erected on the reserve to the South of the Community Hall, as were several modest stores that housed a small grocery post office and barber shop. The cottages were demolished in 1979 and replaced with mobile homes.

The majority of buildings within the district, both private and public, have been altered. Typical alterations include the installation of contemporary siding, roofing, doors, windows, and awnings and the addition and/or enclosure of carports and porches (photos 5 and 14). A number of residences have been more significantly altered by the addition of a second story above their attached garages (photos 9 and 13). However, in spite of these alterations, the original character, massing and setback of most buildings within the district has not been changed. Additionally, these characteristics have been generally respected by new construction which has occured in the district (photo 6).

Located immediately adjacent to the park's public buidlings in the common reserve are sites for approximately 90 trailers (photo 22). Although the trailers are not themselves historic, the area which they occupy has historically been transient in function. A camping area was originally established in this location by the developers of the park to the address the needs of the more transient population of the park. This area was originally occupied by a tent community, later by a travel trailer settlement and, most recently, by the present-day mobile home park (photos 1 and 21).

The remainder of the park is devoted to open public spaces. The picturesque lagoon on the west side of the park was created in 1938 when a low-lying marsh was drained and landscaped (photo 28). A second swampy area behind the Community Hall was also filled in 1948, making space available for 15 additional trailer sites. Most of the roads in the park were paved in the late 1950's.

Building Inventory:

Conforming Structures (red)	32	(16%)	194
Conforming but Altered Structures (yellow)	162	(78%)	
Non-Conforming Structures (blue)	12	(6%)	
Total Structures	206		

4

G. Significance

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	X community planning	___ landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	X architecture	___ education	___ military	___ social/ humanitarian
___ 1700–1799	___ art	___ engineering	___ music	___ theater
X 1800–1899	___ commerce	X exploration/settlement	___ philosophy	___ transportation
X 1900–	___ communications	___ industry	___ politics/government	___ other (specify)
		___ invention		

Specific dates 1850, 1924-1929 **Builder/Architect** N/A

Statement of Significance (in one paragraph)

The Braden Castle Park Historic District, a 34-acre permanent campground surrounding the lime and shell tabby ruins of the 1850[1] Joseph Braden House, is a unique combination of two historically important periods in the development of central Florida. The Braden House, originally part of an approximately 1100 acre sugar plantation, ranks as one of the earliest extant records of American occupation in the area. Constructed prior to the Third Seminole War, the house was the scene of the Indian hostilities in 1856.[2] In 1924, the Camping Tourists of America, an offspring of the Tin Can Tourists of America, purchased the land around the Braden House ruin and developed a seasonal community whose history is a microcosm of the post World War I boosteriam philospy upon which is much of the pre-1927 development of the state was based. Remarkably, the park, composed of cottages, trailer sites and common recreational area built between 1924 and 1927, survives and functions much as it did when initially conceived.

The history of the Braden Castle Park Historic District may be said to date from the arrival of Joseph and Hector Braden in Manatee County during the mid-nineteenth century. Joseph Addison Braden (- 1888) and his brother Hector are believed to have come to Manatee County from Leon County between 1842 and 1845.[3] "The one time wealthy and distinguished Braden brothers. . . migrated (from Virginia) to Florida in its beginning as a United States possession"[4] and settled in Tallahassee. Both men were locally prominent: Hector as a lawyer with the firm of Nutall, Braden and Craig, and Joseph as a landowner who married Virginia Ward, the daughter of Col. George T. Ward, former head of the territorial land office.[5] The Bradens, like many other planters including Robert Gamble, came to Manatee County following the collapse of the Union Bank at Tallahassee during the National Panic of 1837 when they lost their heavily mortgaged plantations.[6] Although Lillie B. McDuffee reports that official records indicate Joseph Braden was residing in Manatee County in 1843, he did not secure the property on Braden Creek until 1848.[7] Over the next several years, Braden increased his holdings to over 1100 acres and developed the land as one of the largest sugar plantations in the region. According to pioneer Reverand Edward F. Gates, whose writing of his early experience in Manatee Lillie McDuffie quotes in her 1933 The Lures of Manatee, Bradens poured lime and shell tabby house was constructed in 1850.[8]

Major Robert G. Gamble, Braden's neighbor, whose tabby Greek Revival mansion still stands on the north bank of the Manatee River at Ellenton, described Chief Arpioka's 1856 attack on Braden's house in an undated manuscript entitled "Some recollections of the Seminole Chief Arpiola -- Bowlegs -- and his war with the States" in the Richard Keith Call Papers. After a physical description of the house, Gamble proceeds to recount how Indians were discovered lurking around the house at night. Braden opened a fire with a repeating rifle loaned to him by Gamble and was able to scare the intruders off. Some cabins were plundered and some slaves carried off by the Indians during thier retreat. At daybreak, a hastily assembled partly pursued

the attackers and, on the second day, the group came upon the Seminole camp and opened fire, killing several Indians and recovering the captives.[9]

In 1857, again heavily mortgaged, Joseph Braden faced financial ruin. Daniel Ladd (1817-1872), who had traded with Hector and Joseph Braden at Port Leon (Leon County) before their move to Manatee, held notes issued to Joseph Braden in 1850, 1853 and 1856 for $8,412.44.[10] The Panic of 1857 and the subsequent depressed sugar economy left Braden so badly in debt that Ladd forecloased, taking Braden's property and house. Braden and his family moved to Texas where he died prior to 1888.[11]

Daniel Ladd sold the former "Braden tract" to Mary E. and John Crew Pelot in 1867. The Pelots and her parents General Mrs. James G. Cooper, had moved to Manatee County from Alachua County in 1865.[12] Braden Castle, as the house had become to be known, was occupied by the Coopers who made several improvements to the structure, including the addition of a wooden cupola. After the General's death in 1876, the house was abandoned and was gutted by a woods fire in 1903,[13] beginning its deterioration into the alluring ruin that today forms the centerpiece of the Braden Castle Park Historic District.

The majority of the Braden Castle Park Historic District can trace its inception to the post World War I fascination with Florida as a seasonal vaction area. Although this notion was heavily promoted by local land developers and Chambers of Commerce, the sudden increase in the number of winter tourists to the state was triggered by the relative affordability and dependability of the automobile and the post war prosperity that made a four-month holiday from snow and ice of the north within the reach of the working middle class. Most Florida communities provided parks with sanitary facilities where the winter migrants could inexpensively make camp for the season and enjoy the sun and the air.

The Tin Can Tourists of the World, or simply Tin Can Tourists as the winter migrations came to be known, was organized as a haphazard group at Tampa's DeSoto Park in 1919. By 1922 the organization boasted over 100,000 members.[14] The aim of the group, whose emblem was a small can of soup mounted on the radiator of a member automobile,[15] was to promote a feeling of friendship and "wholesome recreation" among the campers and to enforce cleanliness and the public campground rules.[16] Despite some problems between native Floridians and the seasonal visitors, the Tin Can Tourists organization continued through the 1940's.

Local resentment of the Tin Can Tourists, who were regarded by many as not contributing enough to the Local economy because they brought their own tinned provisions with them, surfaced in Tampa during the 1920-21 season and came to a head in 1924 when the Civic Club of East Tampa, where DeSoto Park was located, successfully entered a suit that forced the closing of the park on 1 March 1924, a month earlier than scheduled.[17] In February of that year, a committee chaired by R. W. Vaughn of Rome City, Indiana, was appointed by the Tin Can Tourists to investigate purchasing land for a tourist-owned campground.[18] The committee proceeded

to organize and incorporate as the Camping Tourists of America, electing a Board of Directors that included Vaughn, W. J. Houck, Fred F. Bates, L. K. Supernaw, W. B. Jacobs, H. F. Wagner and Dr. H. E. Robbins. Dues were set, shares of stock sold and the search for permanent "friendly" camp begun.[19] Less than a month later, on 7 March 1924, the Directors, acting on behalf of the 160 shareholders, secured the Braden Castle Property in Manatee County for $16,000.[20] Assured that the political climate in Bradenton was receptive to the seasonal residents, the shareholders proceeded quickly to begin to prepare their camp by hiring a surveyor, deciding what areas to leave undeveloped, clearing land even appointing Dr. Robbins to write a history of the Castle property. It was decided that assignment of lots to the stockholders could be changed if no building was constructed within 18 months of allotment, and in November the Board voted to lay out 40 additional lots, bringing the total cottage sites in the park to the current 200.[21]

By early 1926, the shareholders had completed a large percentage of the structures in the park which at the time boasted a seasonal population of 1,000. By the end of April, of that year, 95 cottages, specified to be no longer than 37' x 37' on any one lot with at least 3' side setbacks, were completed. Over 180 were completed by 1929.[22] A 42' x 72' pavilion or Community Hall erected with volunteer labor, two clubhouses, three story buildings and six cottages rendered by the corporation were all built on the reserve land along the shoreline. A 700' fishing pier into the Manatee River was added in 1928.[23]

Today Braden Castle Park is for the most part unchanged from the community physically and functionally established by the original Directors and shareholders in the 18 months following the acquisition of the property. Most (estimated to be approximately 90%) of the cottages continue to be occupied on a seasonal basis, and, save for the lagoon created from marshland in 1938 and the removal of several rental cottages in 1979, no major changes have been made to the grounds or to their respective functions. With the exception of the cottages reverting to individual rather than corporation ownership for tax purposes in 1956,[24] the socialistic orientation of the management of the park initiated 1924 continues. Each property owner must be a member of the Association and no property may be occupied by anyone other than a member or with the approval of the nine-man Board of Directors. Rules such as appearance, condition and permitted functions are also addressed by the Board.[25]

Footnotes

[1]Lillie B. McDuffee, The Lures of Manatee. (Nashville: Press of Marshall and Bruce Company, 1933), p. 33.

[2]Paul E. Camp, "The Attack on Braden Castle: Robert Gamble's Account," Tampa Bay History, Spring/Summer 1979, pp. 55-59.

[3]McDuffee, The Lures of Manatte, p. 31.

[4]Ibid., p. 31.

[5]Ibid., p. 32.

[6]Ibid., p. 31.

[7]Manatee County, Deed Book M: 955.

[8]McDuffee, The Lures of Manatee, p. 68.

[9]Richard Keith Call Papers, "Some Recollections of the Seminole Chief Arpioka -- Bowlegs -- and his war with the States," by Robert G. Gamble, and, Florida Historical Society Collection, University of South Florida.

[10]Jerrell Shofner, Daniel Ladd Merchant Prince of Florida (Gainesville: The University Press of Florida. 1978), p. 43.

[11]Manatee County, Miscellaneous Book A: 182.

[12]Camp, Tampa Bay History, p. 57.

[13]Ibid., p. 57.

[14]Kenneth L. Roberts, "The Sun-Hunters," The Saturday Evening Post, 15 April 1922, p. 55.

[15]Ibid., p. 55

[16]Tampa Tribune, 29 November 1936.

Footnotes, Continued

[17]H. E. Robbins, History of Braden Castle Florida (np. nd), introduction.

[18]Manatee County. Clerk of the Circuit Court. Incorporation Book C: 335-337. Bradenton.

[19]Braden Castle Association, Minutes, 22 February 1924.

[20]Minutes, 7 March 1924.

[21]Minutes, 7 April 1924.

[22]Sanborn Insurance Company, Bradenton, Map #31, 1929.

[23]Minutes, 11 January 1928.

[24]Loren Binkley, Interview with Mary E. McCahon 14 February 1981.

[25]Ibid.

9. Major Bibliographical References

(See Continuation Sheet)

10. Geographical Data

Acreage of nominated property Apx. 34

Quadrangle name Bradenton and Palmetto

Quadrangle scale 1:24,000

UTM References

	Zone	Easting	Northing
A	17	348720	3042710
B	17	349090	3042480
C	17	348950	3042270
D	17	348680	3042270
E			
F			
G			
H			

Verbal boundary description and justification

(See Continuation Sheet)

List all states and counties for properties overlapping state or county boundaries

state		code		county		code	
state	N/A	code	N/A	county	N/A	code	N/A
state	N/A	code	N/A	county	N/A	code	N/A

11. Form Prepared By

name/title Mary McCahon/Michael Zimny, Historic Sites Specialist

organization FDAHRM date 3/24/83

street & number Dept. of State The Capitol telephone (904) 487-2333

city or town Tallahassee state Florida

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national X state ___ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title State Historic Preservation Officer date 3/24/83

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest: date

Chief of Registration

Major Bibliographic References:

Binkley, Loren, Director, Braden Castle Association, Inc., Bradenton, Florida. Interview, 21 November, 1980, 14 February 1981.

Braden Castle Association, Inc. Minutes. 1924-1958.

Call, Richard Keith Papers, Florida Historical Society Collections at the University of South Florida. Autographed Document. Robert G. Gamble. "Some Recollections of the Seminole Chief Arpioka -- Bowlegs -- and his war with the States." nd.

Camp, Paul E. "The Attack on Braden Castle: Robert Gamble's Account," Tampa Bay History (Spring/Summer 1979): 55-60.

Manatee County. Clerk of the Circuit Court. Deed Books, Miscellaneous Book 7. Bradenton.

McDuffee, Lillie B. The Lures of Manatee. Nashville: Press of Marshall & Bruce Company, 1933.

Robbins, H. E. History of Braden Castle Florida. np. nd.

Sanborn Insurance Company. Insurance Map: Bradenton. 1929, Map #31.

Shofner, Jerrel H. Daniel Ladd Merchant Prince of Florida. Gainesville: The University Press of Florida, 1978.

Tampa Tribune. 29 November 1936.

Roberts, Kenneth L. "The Sun-Hunters." The Saturday Evening Post. 15 April 1922, pp. 27, 55, 57, 58.

Verbal Boundary Description

Commencing at a point on the west bank of the Braden River 60 feet north of the northeast corner of Block 6 of Pelot's Addition to the town of Manatee, now Bradenton, Florida, as recorded in Plat Book 1, page 77 of the public records of Manatee County, running thence west 835 feet, thence north 439 feet; thence north 12°14' east a distance of 665 feet more or less to the south bank of the Manatee River; thence southeasterly following the south bank of the Manatee River and the west bank of the Braden River to the point of beginning. Also all of the block 6 and 7 of said Pelot's Addition together with the alleys and streets lying within the described land.

Data taken from plat of Braden Castle Park, Sections 24-30, Township 34S, Range 18E, Bradenton, Florida.

Justification

The above described land, now identified as the Braden Castle Park Historic District, is that same piece of property acquired by the Braden Castle Association in 1924.

file

FLORIDA DEPARTMENT OF STATE
George Firestone
Secretary of State
DIVISION OF ARCHIVES,
HISTORY AND RECORDS MANAGEMENT
The Capitol, Tallahassee, Florida 32301
(904) 488-1480

May 31, 1983

In Reply Refer to:

Michael F. Zimny
Historic Sites Specialist
(904) 487-2333

The Braden Castle Park Association
#1 Office Drive
Braden Castle Park
Bradenton, Florida 33508

Dear Sir:

It is a pleasure to advise you that The Braden Castle Historic District has been officially listed on the National Register of Historic Places. Please accept this letter as formal notification of this honor. A copy of the official National Register nomination prepared for the District is enclosed for your information.

On behalf of Secretary of State George Firestone, our office congratulates you for this achievement. We appreciate your efforts in preserving the non-renewable cultural resources of Florida.

With every good wish and warm regards,

Sincerely,

L. Ross Morrell
State Historic
Preservation Officer

LRM:sds

xc: Loren Binkley

27

Index by State and Name (Links)
National Register Information System 10/04/2001 15:14:06

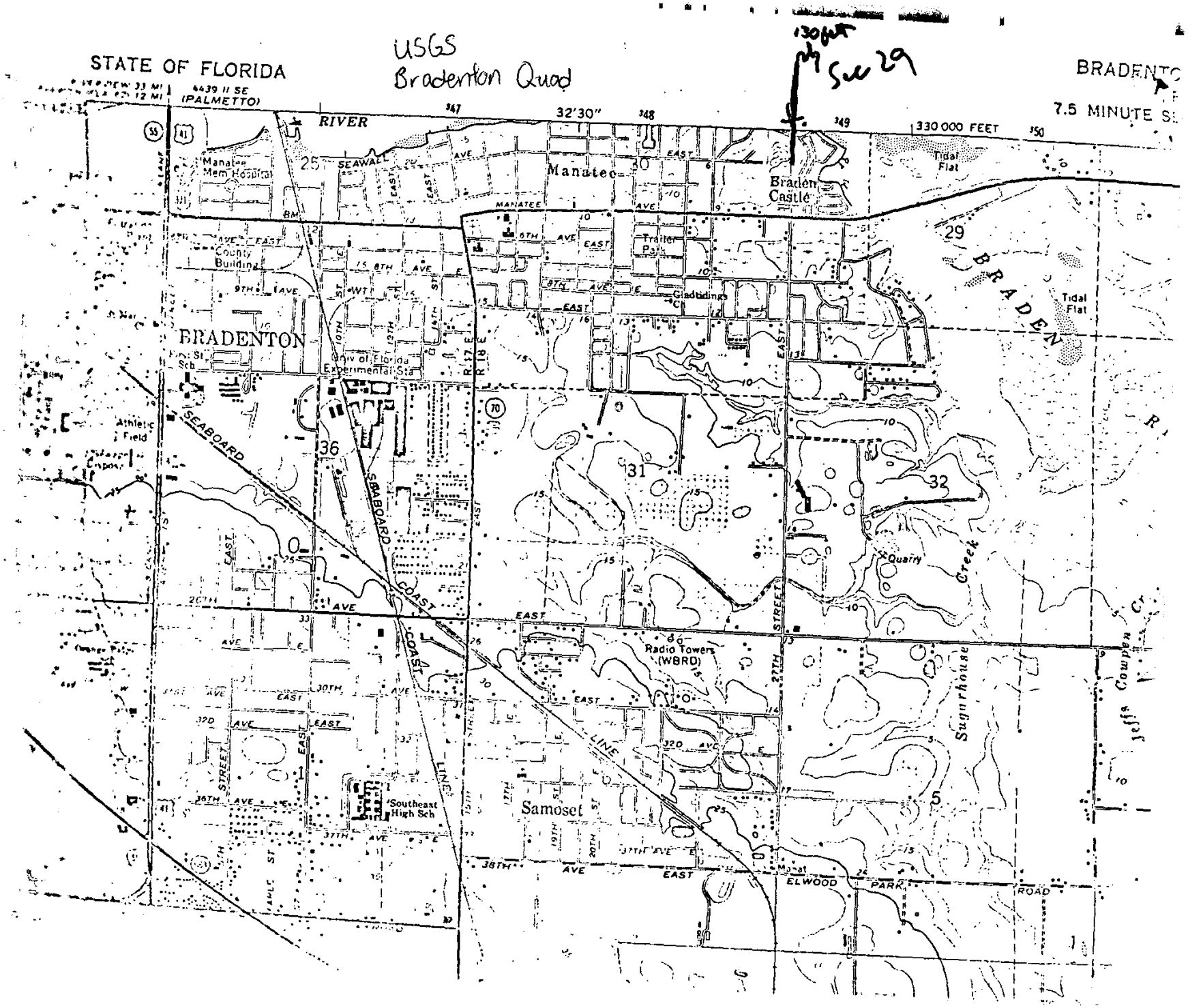
No filter

Include filter in navigation ☐

Row	STATE	COUNTY	RESOURCE NAME	ADDRESS	CITY	LISTED	MULTIPLE	WEB PAGE
1	FL	Manatee	**Braden Castle Park Historic District**	Roughly bounded by the Manatee and Braden Rivers, Ponce DeLeon St. and Pelot Ave.	Bradenton	1983-05-09		NULL

Page 1

First Page Next Page Refresh Export


USGS
Bradenton Quad
STATE OF FLORIDA
BRADENTO
7.5 MINUTE S
130 ft
Sec 29
RIVER
SEAWALL
330 000 FEET
Manatee
Braden Castle
Tidal Flat
Manatee Mem Hospital
County Building
Trailer Park
Gladtidings
BRADENTON
Univ of Florida Experimental Sta
Athletic Field
SEABOARD COAST LINE
Quarry
Radio Towers (WBRD)
Sugarhouse Creek
Southeast High Sch
Samoset
ELWOOD PARK ROAD
BRADEN R
Jeffs Cowden Cr

The Camp at Braden Castle

1. Braden Castle Park Historic District, Bradenton (Manatee Co.) Florida.
2. "The Camp At Braden Castle"
3. Unknown
4. c1924
5. Braden Castle Association, #1 Office Drive, Braden Castle Park, Bradenton
6. Looking Northeast
7. Photo #1 of 28

ENTERING
BRADEN CASTLE
PRIVATE
RETIREMENT PARK
15 M.P.H.
CASTLE
GREEN

1. Braden Castle Park Historic District, Bradenton (Manatee Co.) Florida
2. Entrance to Braden Castle Park (Seminole and Braden Castle Drives)
3. L. O. Binkley
4. 1982
5. Braden Castle Association, #1 Office Drive, Braden Castle Park, Bradenton
6. Looking North
7. Photo #2 of 28

nA27S

1. Braden Castle Park Historic District, Bradenton (Manatee Co.) Florida
2. Lafayette Street
3. L. O. Binkley
4. 1982
5. Braden Castle Association, #1 Office Drive, Braden Castle Park, Bradenton
6. Looking Northeast
7. Photo #3 of 28

1. Braden Castle Park Historic District, Bradenton (Manatee Co.) Florida
2. #11 and #13 Seminole Drive
3. L. O. Binkley
4. 1982
5. Braden Castle Association, #1 Office Drive, Braden Castle Park, Bradenton
6. Northwest Elevation
7. Photo # 4 of 28

1. Braden Castle Park Historic District, Bradenton (Manatee Co.) Florida
2. #2 and #4 Plaza
3. L. O. Binkley
4. 1982
5. Braden Castle Association, #1 Office Drive, Braden Castle Park, Bradenton
6. Southwest Elevation
7. Photo #5 of 28

1. Braden Castle Park Historic District, Bradenton (Manatee Co.) Florida
2. #47 and #49 Seminole Drive
3. L. O. Binkley
4. 1982
5. Braden Castle Association, #1 Office Drive, Braden Castle Park, Bradenton
6. Southeast Elevation
7. Photo # 6 of 28

1. Braden Castle Park Historic District, Bradenton (Manatee Co.) Florida
2. #6 Plaza
3. Unknown
4. c1927
5. Braden Castle Association, #1 Office Drive, Braden Castle Park, Bradenton
6. Southeast Elevation
7. Photo #7 of 28

1. Braden Castle Park Historic District, Bradenton (Manatee Co.) Florida
2. #6 Plaza
3. L. O. Binkley
4. 1982
5. Braden Castle Association, #1 Office Drive, Braden Castle Park, Bradenton
6. Southeast Elevation
7. Photo #8 of 28

120 16

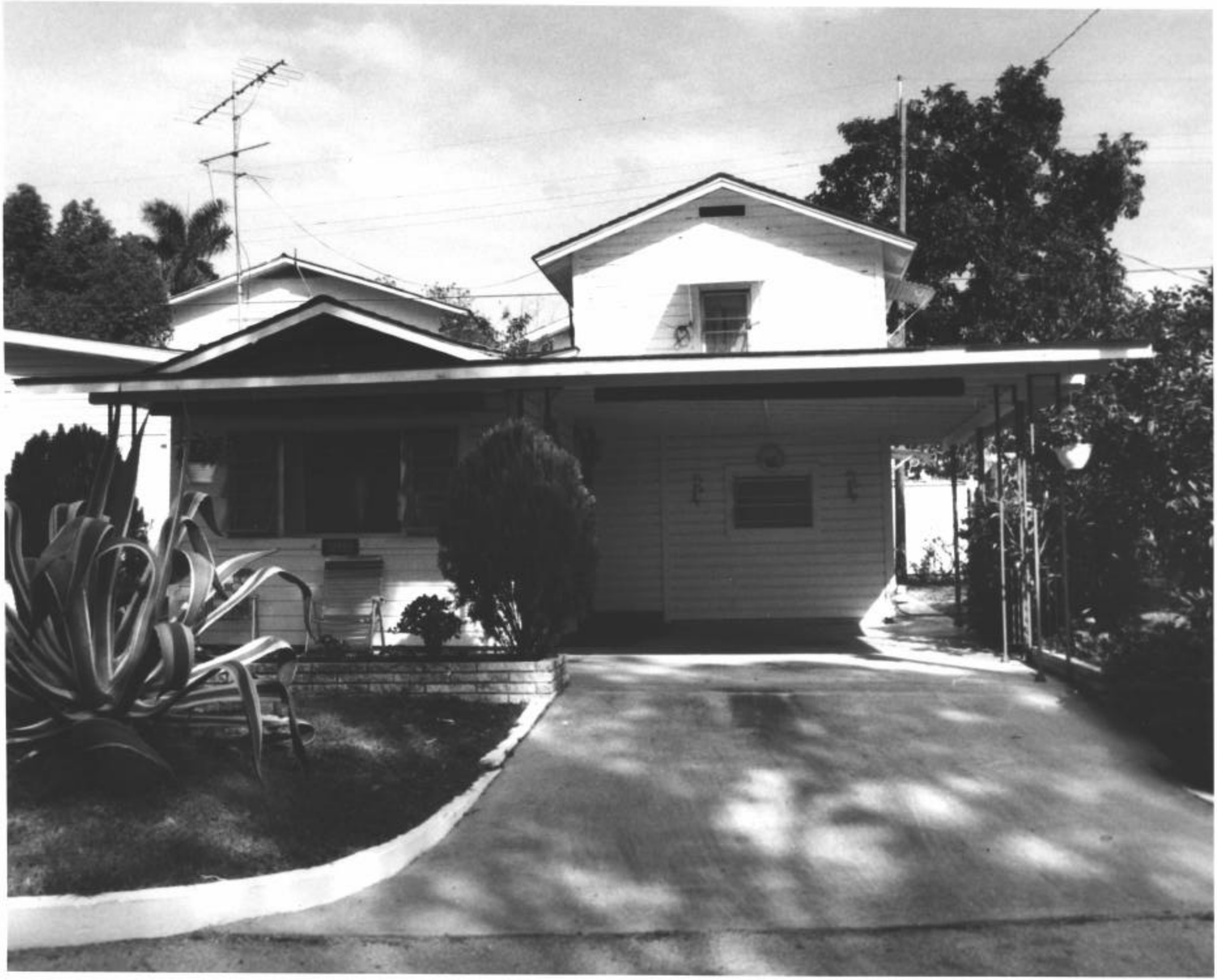
1. Braden Castle Park Historic District, Bradenton (Manatee Co.) Florida
2. #39 Braden Castle Drive
3. L. O. Binkley
4. 1982
5. Braden Castle Association, #1 Office Drive, Braden Castle Park, Bradenton
6. Southwest Elevation
7. Photo #9 of 28

1. Braden Castle Park Historic District, Bradenton (Manatee Co.) Florida
2. #33 Braden Castle Drive
3. L. O. Binkley
4. 1982
5. Braden Castle Association, #1 Office Drive, Braden Castle Park, Bradenton
6. Southeast Elevation
7. Photo #10 of 28

1. Braden Castle Park Historic District, Bradenton (Manatee Co.) Florida
2. #12 Ponce De Leon Street
3. L. O. Binkley
4. 1982
5. Braden Castle Association, #1 Office Drive Braden Castle Park, Bradenton
6. South Elevation
7. Photo #11 of 28

31

1. Braden Castle Park Historic District, Bradenton (Manatee Co.) Florida
2. #31 Seminole Drive
3. L. O. Binkley
4. 1982
5. Braden Castle Association, #1 Office Drive Braden Castle Park, Bradenton
6. Southwest Elevation
7. Photo #12 of 28



1. Braden Castle Park Historic District, Bradenton (Manatee Co.) Florida
2. #37 Seminole Drive
3. L. O. Binkley
4. 1982
5. Braden Castle Association, #1 Office Drive Braden Castle Park, Bradenton
6. Southwest Elevation
7. Photo #13 of 26

PARK VIEW ST
BRADEN CASTLE DR

1. Braden Castle Park Historic District, Bradenton (Manatee Co.) Florida
2. #41 Braden Castle Drive
3. L. O. Binkley
4. 1982
5. Braden Castle Association, #1 Office Drive Braden Castle Park, Bradenton
6. Southwest Elevation
7. Photo #14 of 28

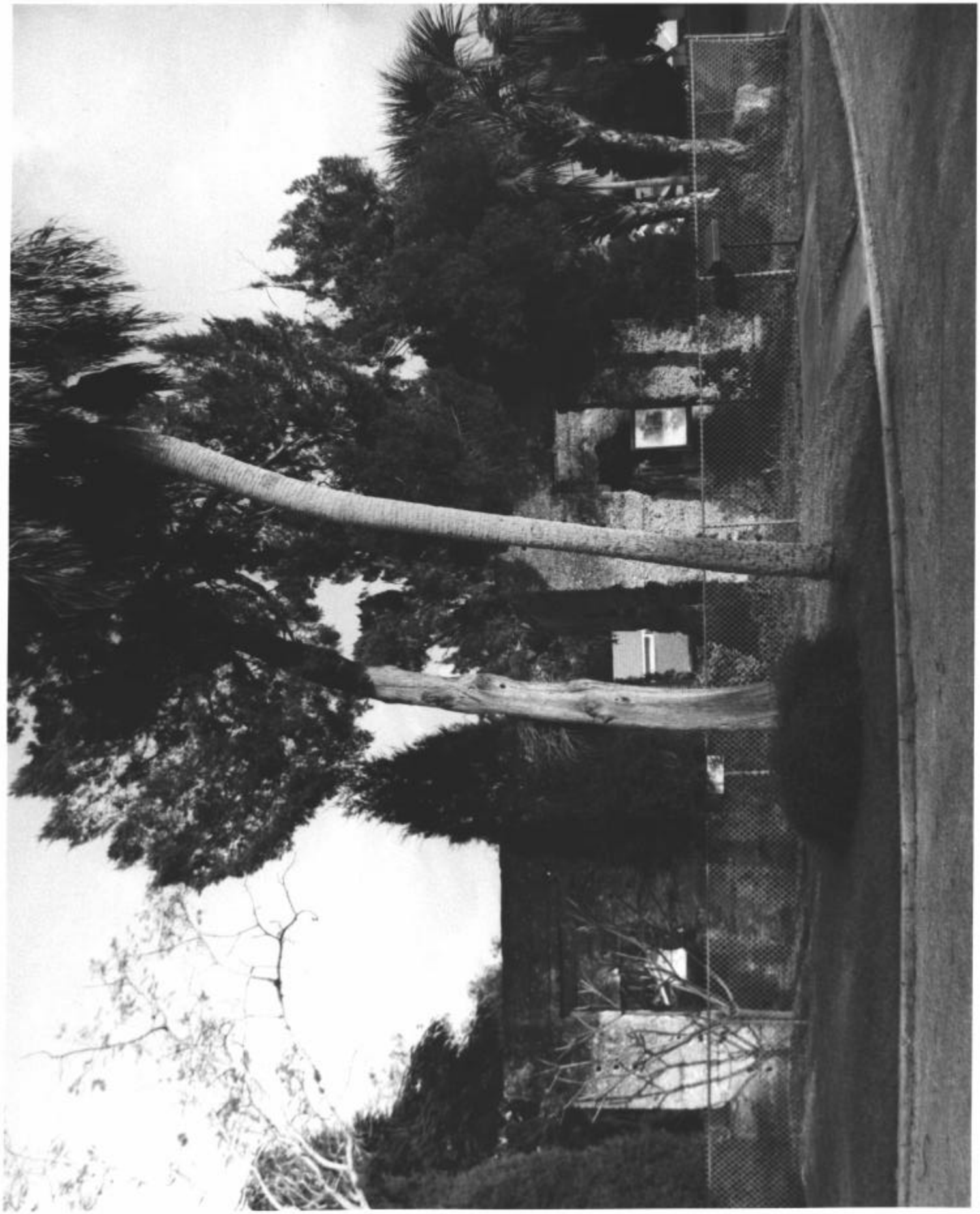
1. Braden Castle Park Historic District, Bradenton (Manatee Co.) Florida
2. Braden Castle Recreational Hall, Pavillion Park
3. L. O. Binkley
4. 1982
5. Braden Castle Association, #1 Office Drive Braden Castle Park, Bradenton
6. Southwest Elevation
7. Photo #15 of 28

BRADEN CASTLE
FROM PHOTO TAKEN
ABOUT 1890

1. Braden Castle Park Historic District, Bradenton (Manatee Co.) Florida
2. Braden Castle, Braden Castle Park
3. Unknown
4. c1890
5. Braden Castle Association, #1 Office Drive
   Braden Castle Park, Bradenton
6. Northwest Elevation
7. Photo #16 of 28

BRADEN CASTLE
RUINS

1. Braden Castle Park Historic District, Bradenton (Manatee Co.) Florida
2. Braden Castle, Ruins with Fountain, Braden Caste Park
3. Unknown
4. c1930
5. Braden Castle Association, #1 Office Drive Braden Castle Park, Bradenton
6. Northeast Elevation
7. Photo #17 of 28



1. Braden Castle Park Historic District, Bradenton (Manatee Co.) Florida
2. Braden Castle Ruins, Braden Castle Park
3. L. O. Binkley
4. 1982
5. Braden Castle Association, #1 Office Drive Braden Castle Park, Bradenton
6. Southeast Elevation
7. Photo # 18 of 28

1. Braden Castle Park Historic District, Bradenton (Manatee Co.) Florida
2. Braden Castle Ruins, With Fountain, Braden Castle Park
3. L. O. Binkley
4. 1982
5. Braden Castle Association, #1 Office Drive Braden Castle Park, Bradenton
6. Northeast Elevation
7. Photo # 19 of 20

1. Braden Castle Park Historic District, Braden (Manatee Co.) Florida
2. Pier On Manatee River
3. L. O. Binkley
4. 1982
5. Braden Castle Association, #1 Office Drive Braden Castle Park, Bradenton
6. Looking Northeast
7. Photo #20 of 28

ailers park under
oss laden live oaks
ADEN CASTLE CAMP
BRADENTON, FLA.
20

1. Braden Castle Park Historic District, Bradenton (Manatee Co.) Florida
2. Trailer Campground
3. Unknown
4. Unknown
5. Braden Castle Association, #1 Office Drive Braden Castle Park, Bradenton
6. Looking North
7. Photo #21 of 28

1. Braden Castle Park Historic District, Bradenton (Manatee Co.) Florida
2. Trailer Campground
3. L. O. Binkley
4. 1983
5. Braden Castle Association, #1 Office Drive, Braden Castle Park, Bradenton
6. Looking North
7. Photo # 22 of 28

1. Braden Castle Park Historic District, Bradenton (Manatee Co.) Florida
2. Pavillion Park
3. L. O. Binkley
4. 1983
5. Braden Castle Association, #1 Office Drive, Braden Castle Park, Bradenton
6. Looking East
7. Photo #23 of 28

OFFICE

1. Braden Castle Park Historic District, Bradenton (Manatee Co.) Florida
2. Braden Castle Association Office, Pavillion Park
3. L. O. Binkley
4. 1983
5. Braden Castle Association, #1 Office Drive,
6. West Elevation
7. Photo #24 of 28

1. Braden Castle Park Historic District, Bradenton (Manatee Co.) Florida
2. Mens Club House, Pavillion Park
3. L. O. Binkley
4. 1983
5. Braden Castle Association, #1 Office Drive, Braden Castle Park, Bradenton
6. West Elevation
7. Photo #25 of 28

1. Braden Castle Park Historic District, Bradenton (Manatee Co.) Florida
2. Ladies Club House
3. L. O. Binkley
4. 1983
5. Braden Castle Association, #1 Office Drive, Braden Castle Park, Bradenton
6. Southwest Elevation
7. Photo #26 of 28

NO
PARKING
IN THIS
STREET

1. Braden Castle Park Historic District, Bradenton (Manatee CO.) Florida
2. #44 and #46 Braden Castle Drive
3. L. O. Binkley
4. 1983
5. Braden Castle Association, #1 Office Drive, Braden Castle Park, Bradenton
6. North Elevation
7. Photo #27 of 28

1. Braden Castle Park Historic District, Bradenton (Manatee Co.) Florida
2. Park and Lagoon
3. L. O. Binkley
4. 1983
5. Braden Castle Association, #1 Office Drive, Braden Castle Park, Bradenton
6. Looking Northwest
7. Photo #28 of 28

nps.gov/subjects/nationalregister/database-research.htm#table

Search Properties Listed in the National Register of Historic Places

This is a table of properties listed in the National Register of Historic Places. It includes the:
reference number, property name, reference number, if it is restricted, state, county city, address, date listed, NHL designation date, architects, federal agency, other name, NPS Park Name, significance person(s), level of significance, and if the file has been scanned the there is a link to the file. You can also download this as an excel spreadsheet or click the "download dataset" below to get the file as a .csv file.

Show 100 entries

Search: bradenton

Ref#	Prefix	Property Name	State	County	City	Street & Number	Status	Request Type	Restricted Address	Acreage of Property	Area of Significance
83001428		Braden Castle Park Historic District	FLORIDA	Manatee	Bradenton	Roughly bounded by the Manatee and Braden Rivers, Ponce DeLeon St. and Pelot Ave.	Listed	Single	FALSE	33.9	COMMUNITY PLANNIN(AND DEVELOPMENT; EXPLORATION/SETTLEI ARCHITECTURE
87000616		Bradenton Carnegie Library	FLORIDA	Manatee	Bradenton	1405 Fourth Ave. W	Listed	Single	FALSE	0.9	ARCHITECTURE; SOCIA HISTORY
[illegible]	[illegible]	Bradenton [illegible]	[illegible]	[illegible]	[illegible]	1705 [illegible]	[illegible]	[illegible]	[illegible]	[illegible]	SOCIAL HISTORY;

First Previous 1 Next Last

Download This Dataset

NPS Form 10-900
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received APR 7 1983
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic: Braden Castle Park Historic District

and/or common: Braden Castle Park

2. Location

Roughly bounded by the Braden Rivers, Manatee and Ponce De Leon St, and Pelot Ave

street & number: See Continuation Sheet — N/A not for publication

city, town: Bradenton — N/A vicinity of

state: Florida — code: 12 — county: Manatee — code: 81

3. Classification

Category	Ownership	Status	Present Use	
X district	___ public	X occupied	___ agriculture	___ museum
___ building(s)	X private	___ unoccupied	___ commercial	X park
___ structure	___ both	___ work in progress	___ educational	X private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	___ yes: restricted	___ government	___ scientific
	___ being considered	X yes: unrestricted	___ industrial	___ transportation
	N/A	___ no	___ military	___ other:

4. Owner of Property

name: Owners Notified by Newspaper Advertisement

street & number: N/A

city, town: Bradenton — N/A vicinity of — state: Florida

5. Location of Legal Description

courthouse, registry of deeds, etc.: Manatee County Courthouse

street & number: 115 Manatee Avenue West

city, town: Bradenton — state: Florida

6. Representation in Existing Surveys

title: Florida Master Site File — has this property been determined eligible? ___ yes X no

date: February 1981 — ___ federal X state ___ county ___ local

depository for survey records: Florida Division of Archives, History and Records Management

city, town: Tallahassee — state: Florida

7. Description

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	X original site
X good	X ruins	X altered	___ moved date _____
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

The Braden Castle Park Historic District, located on the west bank of the Braden River at its confluence with the Manatee River in Bradenton, Florida, is a remarkably complete assemblage of small frame cottages, trailer sites and larger communual buildings designed to serve as seasonal campground by the Camping Tourist of America. Laid out in 1924 on approximately 34 acres, the park was platted to include approximately 200 lots for individual cottages in a crescent-shaped strip between a common waterfront reserve on the east and a man-made lagoon and open park area on the west. The common reserve contains the park's communual buildings, recreational facilities and sites for approximately 90 trailers. The ruins of the 1850 Braden House, ("Braden Castle"), located near the north center of the district in a casually landscaped, form the focal point of the district. In general, the district is characterized by a diminutive scale and an extreme stylistic uniformity owing to the park's small lots and rapid development of the area.

The Braden Castle Park was developed around the ruins of the so-called Braden Castle (photos 16-18). The building was constructed of poured line (oyster shell) tabby with 20-inch thick walls. The numerous vertically aligned square holes on the exterior of the building, which apparently never received a finish treatment, are indentations left by the wooden forms or braces used in construction of the building. The building was arranged on a double pile plan with a wide, and in later years, open central hall separating each file of rooms. A simple hip roof punctuated by four exterior chimneys topped the building. A crude cupola was added to the roof c1870. The severe deterioration of the structure begain in 1903 when the building was badly damaged by fire. Approximately two-thirds of the original walls are extant although deterioration of the ruins is continuing. Suggestions for stabilization and documentation of the ruins have been made to the Board of Directors of the Braden Castle Association.

When the acreage surrounding the ruin was purchased by the Camping Tourists of America in 1924, it was a overgrown orange grove. Work was begun shortly thereafter to transform the area into a permanent seasonal campground. Development was largely completed by 1929 when approximately 180 of the cottages and all of the public buildings were erected. The diminutive scale of the most cottages was a result of the purposely small lots (37' x 37') which in turn left large areas of the park as scenic or recreational areas.

Architecturally, most of the park's bangalow-like dwellings reflect the craftsman aesthetic in design (photos 7, 8, 11, 12). Buildings are predominantly one-story detached structures of frame construction. Typical architectural details include low gable roofs, wide bracketed eaves, corbeled chimneys and casement or double hung windows. A smaller number of stucco-on-frame structures designed in the Mediterranean Revival style are scattered throughout the park, the most ambitious of these being that at 46 Braden Castle Drive (photo 27). Originally built for park historian Dr. H. E. Robbins, the boxy, flat-roofed structure is a curious blend of styles,

8. Significance

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	X community planning	___ landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	X architecture	___ education	___ military	___ social/ humanitarian
___ 1700–1799	___ art	___ engineering	___ music	___ theater
X 1800–1899	___ commerce	X exploration/settlement	___ philosophy	___ transportation
X 1900–	___ communications	___ industry	___ politics/government	___ other (specify)
		___ invention		

Specific dates 1850, 1924-1929 **Builder/Architect** N/A

Statement of Significance (in one paragraph)

The Braden Castle Park Historic District, a 34-acre permanent campground surrounding the lime and shell tabby ruins of the 1850[1] Joseph Braden House, is a unique combination of two historically important periods in the development of central Florida. The Braden House, originally part of an approximately 1100 acre sugar plantation, ranks as one of the earliest extant records of American occupation in the area. Constructed prior to the Third Seminole War, the house was the scene of the Indian hostilities in 1856.[2] In 1924, the Camping Tourists of America, an offspring of the Tin Can Tourists of America, purchased the land around the Braden House ruin and developed a seasonal community whose history is a microcosm of the post World War I boosteriam philospy upon which is much of the pre-1927 development of the state was based. Remarkably, the park, composed of cottages, trailer sites and common recreational area built between 1924 and 1927, survives and functions much as it did when initially conceived.

The history of the Braden Castle Park Historic District may be said to date from the arrival of Joseph and Hector Braden in Manatee County during the mid-nineteenth century. Joseph Addison Braden (- 1888) and his brother Hector are believed to have come to Manatee County from Leon County between 1842 and 1845.[3] "The one time wealthy and distinguished Braden brothers. . . migrated (from Virginia) to Florida in its beginning as a United States possession"[4] and settled in Tallahassee. Both men were locally prominent: Hector as a lawyer with the firm of Nutall, Braden and Craig, and Joseph as a landowner who married Virginia Ward, the daughter of Col. George T. Ward, former head of the territorial land office.[5] The Bradens, like many other planters including Robert Gamble, came to Manatee County following the collapse of the Union Bank at Tallahassee during the National Panic of 1837 when they lost their heavily mortgaged plantations.[6] Although Lillie B. McDuffee reports that official records indicate Joseph Braden was residing in Manatee County in 1843, he did not secure the property on Braden Creek until 1848.[7] Over the next several years, Braden increased his holdings to over 1100 acres and developed the land as one of the largest sugar plantations in the region. According to pioneer Reverand Edward F. Gates, whose writing of his early experience in Manatee Lillie McDuffie quotes in her 1933 The Lures of Manatee, Bradens poured lime and shell tabby house was constructed in 1850.[8]

Major Robert G. Gamble, Braden's neighbor, whose tabby Greek Revival mansion still stands on the north bank of the Manatee River at Ellenton, described Chief Arpioka's 1856 attack on Braden's house in an undated manuscript entitled "Some recollections of the Seminole Chief Arpiola -- Bowlegs -- and his war with the States" in the Richard Keith Call Papers. After a physical description of the house, Gamble proceeds to recount how Indians were discovered lurking around the house at night. Braden opened a fire with a repeating rifle loaned to him by Gamble and was able to scare the intruders off. Some cabins were plundered and some slaves carried off by the Indians during thier retreat. At daybreak, a hastily assembled partly pursued

9. Major Bibliographical References

(See Continuation Sheet)

10. Geographical Data

Acreage of nominated property Apx. 34

Quadrangle name Bradenton and Palmetto **Quadrangle scale** 1:24,000

UTM References

	Zone	Easting	Northing
A	17	348720	3042710
B	17	349090	3042480
C	17	348950	3042270
D	17	348680	3042270
E			
F			
G			
H			

Verbal boundary description and justification

(See Continuation Sheet)

List all states and counties for properties overlapping state or county boundaries

state	N/A	**code**	N/A	**county**	N/A	**code**	N/A
state	N/A	**code**	N/A	**county**	N/A	**code**	N/A

11. Form Prepared By

name/title Mary McCahon/Michael Zimny, Historic Sites Specialist

organization FDAHRM **date** 3/24/83

street & number Dept. of State The Capitol **telephone** (904) 487-2333

city or town Tallahassee **state** Florida

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national X state ___ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title State Historic Preservation Officer **date** 3/24/83

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the National Register

Delores Byers **date** 5/9/83

for Keeper of the National Register

Attest: **date**

Chief of Registration

Braden Castle Drive	North from Seminole Drive to Lafayette Street
Columbia Street	North from Braden Castle Drive to High Street
DeSoto Street	North from Braden Castle Drive to Lafayette Street
High Street	North from Braden Castle Drive to Columbia Street
Lafayette Street	North from Braden Castle Drive to DeSoto Street
Oak Street	East from the west property line of Lot 142 to Seminole Drive
Palm Avenue	East from west property line of Lot 140 to Seminole Drive
Park View Drive	North from Braden Castle Drive to the Manatee River
Plaza Drive	North from Seminole Drive to Braden Castle Drive
Ponce DeLeon Street	East from the west property line of Lot 168 to Seminole Drive
Seminole Drive	North from Braden Castle Drive to Lafayette Street

and includes details ranging from the bungaloid entrance porch to the Mediterranean Revival tiled pents and small domes that marke the facade of the building.

In addition to the individually financed and constructed cottages, several "public" or communal buildings were erected by the developers of the park on its eastern waterfront reserve. The Community Hall or pavilion, a frame multi-purpose building was completed in this area in 1925 (photo 5). The gable-ended vernacular structure includes exposed interior framing and a stage at its eastern end. Similarly styled facilities were erected to the north of the Community Hall to serve as women's and men's clubhouse (photos 25 and 26). Public sanitary facilities to be used by the tent and trailer camper were also constructed adjacent to the reserve's shuffleboard courts. Fifteen gable-ended frame vernacular cottages owned by the park were erected on the reserve to the South of the Community Hall, as were several modest stores that housed a small grocery post office and barber shop. The cottages were demolished in 1979 and replaced with mobile homes.

The majority of buildings within the district, both private and public, have been altered. Typical alterations include the installation of contemporary siding, roofing, doors, windows, and awnings and the addition and/or enclosure of carports and porches (photos 5 and 14). A number of residences have been more significantly altered by the addition of a second story above their attached garages (photos 9 and 13). However, in spite of these alterations, the original character, massing and setback of most buildings within the district has not been changed. Additionally, these characteristics have been generally respected by new construction which has occured in the district (photo 6).

Located immediately adjacent to the park's public buidlings in the common reserve are sites for approximately 90 trailers (photo 22). Although the trailers are not themselves historic, the area which they occupy has historically been transient in function. A camping area was originally established in this location by the developers of the park to the address the needs of the more transient population of the park. This area was originally occupied by a tent community, later by a travel trailer settlement and, most recently, by the present-day mobile home park (photos 1 and 21).

The remainder of the park is devoted to open public spaces. The picturesque lagoon on the west side of the park was created in 1938 when a low-lying marsh was drained and landscaped (photo 28). A second swampy area behind the Community Hall was also filled in 1948, making space available for 15 additional trailer sites. Most of the roads in the park were paved in the late 1950's.

Building Inventory:

Conforming Structures (red)	32	(16%)
Conforming but Altered Structures (yellow)	162	(78%)
Non-Conforming Structures (blue)	12	(6%)
Total Structures	206	

the attackers and, on the second day, the group came upon the Seminole camp and opened fire, killing several Indians and recovering the captives.[9]

In 1857, again heavily mortgaged, Joseph Braden faced financial ruin. Daniel Ladd (1817-1872), who had traded with Hector and Joseph Braden at Port Leon (Leon County) before their move to Manatee, held notes issued to Joseph Braden in 1850, 1853 and 1856 for $8,412.44.[10] The Panic of 1857 and the subsequent depressed sugar economy left Braden so badly in debt that Ladd forecloased, taking Braden's property and house. Braden and his family moved to Texas where he died prior to 1888.[11]

Daniel Ladd sold the former "Braden tract" to Mary E. and John Crew Pelot in 1867. The Pelots and her parents General Mrs. James G. Cooper, had moved to Manatee County from Alachua County in 1865.[12] Braden Castle, as the house had become to be known, was occupied by the Coopers who made several improvements to the structure, including the addition of a wooden cupola. After the General's death in 1876, the house was abandoned and was gutted by a woods fire in 1903,[13] beginning its deterioration into the alluring ruin that today forms the centerpiece of the Braden Castle Park Historic District.

The majority of the Braden Castle Park Historic District can trace its inception to the post World War I fascination with Florida as a seasonal vaction area. Although this notion was heavily promoted by local land developers and Chambers of Commerce, the sudden increase in the number of winter tourists to the state was triggered by the relative affordability and dependability of the automobile and the post war prosperity that made a four-month holiday from snow and ice of the north within the reach of the working middle class. Most Florida communities provided parks with sanitary facilities where the winter migrants could inexpensively make camp for the season and enjoy the sun and the air.

The Tin Can Tourists of the World, or simply Tin Can Tourists as the winter migrations came to be known, was organized as a haphazard group at Tampa's DeSoto Park in 1919. By 1922 the organization boasted over 100,000 members.[14] The aim of the group, whose emblem was a small can of soup mounted on the radiator of a member automobile,[15] was to promote a feeling of friendship and "wholesome recreation" among the campers and to enforce cleanliness and the public campground rules.[16] Despite some problems between native Floridians and the seasonal visitors, the Tin Can Tourists organization continued through the 1940's.

Local resentment of the Tin Can Tourists, who were regarded by many as not contributing enough to the Local economy because they brought their own tinned provisions with them, surfaced in Tampa during the 1920-21 season and came to a head in 1924 when the Civic Club of East Tampa, where DeSoto Park was located, successfully entered a suit that forced the closing of the park on 1 March 1924, a month earlier than scheduled.[17] In February of that year, a committee chaired by R. W. Vaughn of Rome City, Indiana, was appointed by the Tin Can Tourists to investigate purchasing land for a tourist-owned campground.[18] The committee proceeded

to organize and incorporate as the Camping Tourists of America, electing a Board of Directors that included Vaughn, W. J. Houck, Fred F. Bates, L. K. Supernaw, W. B. Jacobs, H. F. Wagner and Dr. H. E. Robbins. Dues were set, shares of stock sold and the search for permanent "friendly" camp begun.[19] Less than a month later, on 7 March 1924, the Directors, acting on behalf of the 160 shareholders, secured the Braden Castle Property in Manatee County for $16,000.[20] Assured that the political climate in Bradenton was receptive to the seasonal residents, the shareholders proceeded quickly to begin to prepare their camp by hiring a surveyor, deciding what areas to leave undeveloped, clearing land even appointing Dr. Robbins to write a history of the Castle property. It was decided that assignment of lots to the stockholders could be changed if no building was constructed within 18 months of allotment, and in November the Board voted to lay out 40 additional lots, bringing the total cottage sites in the park to the current 200.[21]

By early 1926, the shareholders had completed a large percentage of the structures in the park which at the time boasted a seasonal population of 1,000. By the end of April, of that year, 95 cottages, specified to be no longer than 37' x 37' on any one lot with at least 3' side setbacks, were completed. Over 180 were completed by 1929.[22] A 42' x 72' pavilion or Community Hall erected with volunteer labor, two clubhouses, three story buildings and six cottages rendered by the corporation were all built on the reserve land along the shoreline. A 700' fishing pier into the Manatee River was added in 1928.[23]

Today Braden Castle Park is for the most part unchanged from the community physically and functionally established by the original Directors and shareholders in the 18 months following the acquisition of the property. Most (estimated to be approximately 90%) of the cottages continue to be occupied on a seasonal basis, and, save for the lagoon created from marshland in 1938 and the removal of several rental cottages in 1979, no major changes have been made to the grounds or to their respective functions. With the exception of the cottages reverting to individual rather than corporation ownership for tax purposes in 1956,[24] the socialistic orientation of the management of the park initiated 1924 continues. Each property owner must be a member of the Association and no property may be occupied by anyone other than a member or with the approval of the nine-man Board of Directors. Rules such as appearance, condition and permitted functions are also addressed by the Board.[25]

Footnotes

[1]Lillie B. McDuffee, The Lures of Manatee. (Nashville: Press of Marshall and Bruce Company, 1933), p. 33.

[2]Paul E. Camp, "The Attack on Braden Castle: Robert Gamble's Account," Tampa Bay History, Spring/Summer 1979, pp. 55-59.

[3]McDuffee, The Lures of Manatte, p. 31.

[4]Ibid., p. 31.

[5]Ibid., p. 32.

[6]Ibid., p. 31.

[7]Manatee County, Deed Book M: 955.

[8]McDuffee, The Lures of Manatee, p. 68.

[9]Richard Keith Call Papers, "Some Recollections of the Seminole Chief Arpioka -- Bowlegs -- and his war with the States," by Robert G. Gamble, and, Florida Historical Society Collection, University of South Florida.

[10]Jerrell Shofner, Daniel Ladd Merchant Prince of Florida (Gainesville: The University Press of Florida. 1978), p. 43.

[11]Manatee County, Miscellaneous Book A: 182.

[12]Camp, Tampa Bay History, p. 57.

[13]Ibid., p. 57.

[14]Kenneth L. Roberts, "The Sun-Hunters," The Saturday Evening Post, 15 April 1922, p. 55.

[15]Ibid., p. 55

[16]Tampa Tribune, 29 November 1936.

Footnotes, Continued

[17]H. E. Robbins, History of Braden Castle Florida (np. nd), introduction.

[18]Manatee County. Clerk of the Circuit Court. Incorporation Book C: 335-337. Bradenton.

[19]Braden Castle Association, Minutes, 22 February 1924.

[20]Minutes, 7 March 1924.

[21]Minutes, 7 April 1924.

[22]Sanborn Insurance Company, Bradenton, Map #31, 1929.

[23]Minutes, 11 January 1928.

[24]Loren Binkley, Interview with Mary E. McCahon . 14 February 1981.

[25]Ibid.

Major Bibliographic References:

Binkley, Loren, Director, Braden Castle Association, Inc., Bradenton, Florida. Interview, 21 November, 1980, 14 February 1981.

Braden Castle Association, Inc. Minutes. 1924-1958.

Call, Richard Keith Papers, Florida Historical Society Collections at the University of South Florida. Autographed Document. Robert G. Gamble. "Some Recollections of the Seminole Chief Arpioka -- Bowlegs -- and his war with the States." nd.

Camp, Paul E. "The Attack on Braden Castle: Robert Gamble's Account," Tampa Bay History (Spring/Summer 1979): 55-60.

Manatee County. Clerk of the Circuit Court. Deed Books, Miscellaneous Book 7. Bradenton.

McDuffee, Lillie B. The Lures of Manatee. Nashville: Press of Marshall & Bruce Comapny, 1933.

Robbins, H. E. History of Braden Castle Florida. np. nd.

Sanborn Insurance Company. Insurance Map: Bradenton. 1929, Map #31.

Shofner, Jerrel H. Daniel Ladd Merchant Prince of Florida. Gainesville: The University Press of Florida, 1978.

Tampa Tribune. 29 November 1936.

Roberts, Kenneth L. "The Sun-Hunters." The Saturday Evening Post. 15 April 1922, pp. 27, 55, 57, 58.

Verbal Boundary Description

Commencing at a point on the west bank of the Braden River 60 feet north of the northeast corner of Block 6 of Pelot's Addition to the town of Manatee, now Bradenton, Florida, as recorded in Plat Book 1, page 77 of the public records of Manatee County, running thence west 835 feet, thence north 439 feet; thence north 12°14' east a distance of 665 feet more or less to the south bank of the Manatee River; thence southeasterly following the south bank of the Manatee River and the west bank of the Braden River to the point of beginning. Also all of the block 6 and 7 of said Pelot's Addition together with the alleys and streets lying within the described land.

Data taken from plat of Braden Castle Park, Sections 24-30, Township 34S, Range 18E, Bradenton, Florida.

Justification

The above described land, now identified as the Braden Castle Park Historic District, is that same piece of property acquired by the Braden Castle Association in 1924.

BRADEN CASTLE DRIVE

Photo No.	Number	Lot	Association Member	Classification
	1	169	Imogene and Edgar Crowe	C
	2	130	Lester and Lorna Dershem	A
	3	170	Preston and Mazine Northrop	A
	4	129	Helen Harrington	C
	5	171	Dessa Larrison	A
	6	128	Gene and Eleanor Tromly	A
	7	172	Charles and Cora Graft	NC
	8	127	Ola Good	A
	9	173	Joseph Silcox	NC
	10	126	Ida Cox	A
	11	174	Ralph and Pauline Childers	A
	12	124	Mary Kinney	A
	13	175	Bess Meads	A
	14	122	George Krause	A
	15	176	Herman Agness	NC
	16	120	Opal Davis	A
	17	177	Margaret Schultz	A
	18	118	Dan Herrold	A
	19	178	Earl and Maude Hartlee	NC
	20	116	Leola Allen	A
	21	179	Don Herrold	NC
	22	114	Robert and Virginia Welton	A
	23	180	Dorothy Hartlee	A
	24	112	Russel and Vivian Gardiner	A
	25	181	Herman Young	A
	26	110	John and Beulah Harts	A

Photo No.	Number	Lot	Association Member	Classification
	27	182	Etta Carter	C
	28	108	Harold and Josephine Wolf	A
	29	183	Roberta and Welda Kirkpartric	A
	30	106	Donald Smith	C
	31	184	George Burkland	C
	32	104	Charles Gregory	C
10	33	185	Ruth Koppmeir	A
	34	102	Margaret Alexander	A
	35	186	Enoch Cornish	A
	36	100	Dora and Mildren Tumblin	A
	37	57	Reid Hinsdale	C
	38	98	Edith Ferro	A
9	39	189	Loren and Sally Binkley	A
	40	96	Lawrence and Sarah Smith	NC
14	41	190	Ray and Dorothy West	A
	42	94	Neal Logan	A
	43	192	Jerry and Dorothy Debolt	A
27	44	92	Henry and Betty Holbrook	A
27	46	91	Charles and Mary Molt	A
	48	88	Lola Miller	A
	50	87	Al Messmer	A
	51	14	Lawrence Barnes	A
	52	84	Elizabeth Hlad	A
	53	15	Robert and Roberta Harris	A
	54	83	Evelyn Barlow	C
	55	30	Barbara Gyns	C
	56	80	H. A. and Naomi Shewin	A

Photo No.	Number	Lot	Association Number	Classification
	58	79	Phillip Halstead	A
	59	47	Roy Jackson	A
	60	76	Gladys Chenery	A
	61	48	Billy Howell	A
	62	75	John McIntire	C
	64	72	Worth and Many Johnson	C
	66	71	John and Mary Watts	A

COLUMBIA STREET

Photo No.	Number	Lot	Association Member	Classification
	2	31	Rose Wray	A
	3	29	Grace Fisher	A
	4	32	Don and Forence Britton	A
	5	28	Winifred Kleeman	A
	6	33	Claude and Elsie Young	A
	7	27	Barbara Goff	A
	8	34	Kenneth and Helen Miller	A
	9	26	Carl Adams	A
	10	35	Art and Minnie Kidd	A
	11	25	Mabelle Baird	C
	12	26	Violet and Frances Stahl	C
	13	24	Charlotte Gothard	A
	14	37	Hernam and Irene Francis	A
	15	23	James and Elizabeth Fisher	A
	16	38	Arthur and Jane Walter	A

DESOTO STREET

Photo No.	Number	Lot	Association Number	Classification
	3	46	Herbert and Eleanor Agle	A
	4	49	Lida Martin	A
	5	45	Adele Kroening	A
	6	50	George Hardy	A
	7	44	James and Helen Kenyon	A
	8	51	Sadie Cross	C
	9	43	Blair, Ray-Graddahal, Ruth	C
	10	52	James and Majorie Duke	A
	11	42	Thomas and Geullen Stephenson	A
	12	53	Francis Miller	A
	13	41	Elizabeth Ily	A
	14	54	Lale and Evelyn House	C
	15	40	Julia Jesswein	A
	16	55	Addie Kinsell	A
	17	39	Mildren Alber	A
	18	56	Paul and Cuba Welbaum	A

HIGH STREET

Photo No.	Number	Lot	Association Member	Classification
	3	13	Earl Glassburn	A
	4	16	N. E. and Naomi Moss	A
	5	17	Agness Miller	A
	7	11	Walter and Barbara Gage	A
	8	18	Gertrude Hayes	C
	9	10	Charlotte Clark	C
	10	19	Arthur and Jane Walter	A
	11	9	Clayton McKenzie	A
	12	20	Elmer and Audrey Agle	A
	13	8	Don and Mary Caldwell	A
	14	21	Agusta Mildenburger	C
	16	22	Charles and Dorothy Smith	A

LAFAYETTE STREET

Photo No.	Number	Lot	Association Member	Classification
	1	66	Ann Burch	A
	3	65	Laura Marz	A
	5	64	Arthur Burnet	A
	7	63	Melvin Hochstedler	A
	9	62	Melvin Hochstedler	A
	11	61	Lela Mae Lingo	A
	12	67	Cecil Loar	A
	13	60	Thomas and Eva Mallott	A
	14	68	Wilson and Doris Yaeger	A
	15	59	Clyde and Evelyn Blakney	A
	16	69	Durward and Margaret Hillock	A
	17	58	Elvina Hiatt	A
	18	70	Lowell Jarrett	A

OAK STREET

Photo No.	Number	Lot	Association Member	Classification
	2	134	Bertha Posey	C
	3	157	Agness Heller	A
	4	135	Henry Wielgozy	A
	5	154	Pease	A
	6	138	Ruth Deering	A
	7	153	Bill and Rachel Benson	A
	8	139	Walter and Barbara Gage	A
	9	150	Claude and Zoe Streeter	A
	10	141	LaVada Hoxie	A
	11	149	Paul and Geraldine Smith	A
	13	146	Gerald Edson	A
	15	145	Ann Carlie	A
	17	142	Roy and Mary Holt	A

PALM AVENUE

Photo No.	Number	Lot	Association Member	Classification
	2	131	John and Judy Reynolds	A
	3	136	Virginia and Fred Reisner	A
	4	132	John and Judy Reynolds	A
	5	137	Lester and Lena Belle Walteres	A
	7	140	Charles and Rebecca Sheridan	A

PONCE DE LOEN

Photo No.	Number	Lot	Association Member	Classification
	3	161	John Campbell	A
	4	156	Bracken and Thyrza Gilmore	A
	5	162	Swope	A
	6	155	Andrew Murphy	A
	7	163	John McKee	A
	8	77	Hazel Keis	A
	9	164	George and Della Ross	A
	10	151	J. G. and Maxine Peterson	A
	11	165	Joseph Newsom	A
11	12	148	Ermal and Hazel Liptrap	A
	13	166	Gladys Gray	A
	14	147	Florence Lang	A
	15	167	Chester and Fray Allemeir	A
	16	144	Odell Pittman	NC
	17	168	Charles and Winefred Miller	C
	18	143	James Dinwiddie	C

PARK VIEW

Photo No.	Number	Lot	Association Member	Classification
	1	191	Reve Graham	C
	2	194	Raleigh Meads	C
	3	188	George and Fran Webb	C
	4	195	Charles and Irma Lyons	A
	5	187	Enoch Cornish	A
	6	198	Benard and Doris McClure	C
	8	199	Ruth Baum	C

PLAZA

Photo No.	Number	Lot	Association Member	Classification
5	2	1	Gilbert and Naomi Fleming	A
	3	193	Mary Jones	A
5	4	2	Clara Douglas	A
	5	196	John and Cora DuPouy	A
8	6	3	Tboburn and Beulah Stewart	C
	7	197	Kern and Lillie Mitchell	NC
	8	4	Ray and Dorothy West	A
	9	200	Doretha Greene	A
	10	5	Walter Feasley	C
	12	6	John and Edith Hubner	A
	14	7	Thomas and Helen Hickman	A

SEMINOLE DRIVE

Photo No.	Number	Lot	Association Number	Classification
	2	160	Harry Durr	A
	4	159	Melvin and Marie Myers	A
	6	158	Irene Wreede	A
	9	125	Nora Belle Morley	A
	10	133	C. V. and Vera Graft	A
4	11	123	Thurman Agness	A
4	13	121	Robert Dean	A
	15	119	Perry Adams	A
	17	117	Grondin	A
	19	115	Glatie Rich	A
	21	113	Blanche Brooks	A
	23	111	Howard and Beatric Trout	A
	25	109	Roy and Faye Rennaker	A
	27	107	Vera Mattock	C
	29	105	Harold Boston	C
12	31	103	Travers and Gertrued Stolberg	C
	33	101	Leander and Dorthy Lorenz	A
	35	99	Leander and Dorthy Lorenz	A
13	37	97	Edwards Kraws	A
	39	95	James and Helen Kenyon	A
	41	93	Leo Valentine	A
6	49	85	Wes and Dorothy Elton	NC
	51	82	Harold and Ruthanna Borden	NC
	53	81	Robert and Sally Rang	NC
	55	78	Phillip Halstead	NC
	57	77	Mildren Kerr	A
	59	74	Harold Monteith	A
	61	73	Earl Swaney	A

AGENDA ITEM NO. 6.b

Item Cover Page

ARCHITECTURAL REVIEW BOARD MEETING AGENDA ITEM REPORT

DATE: September 3, 2026

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Miscellaneous

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Certificate of Appropriateness - PLN-COA-26-0003:** Request for a Certificate of Appropriateness for exterior renovations including but not limited to the installation of new windows, doors, and elevator shaft; for property located at 1009 4th Avenue West (Parcel ID 3293100109) in the T6 (Urban Core) zoning district and located in the Downtown Historic Overlay District and listed on the State Master Site File. Application filed by Kyle Huggins of NDC Construction and Jeff Burton of the Bradenton Community Redevelopment Agency.

SUGGESTED ACTION: Motion to either approve or deny the Certificate of Appropriateness to exterior building renovations at 1009 4th Avenue West. If the action is for approval, staff recommends the following stipulations for approval:

1. All windows frames and trims shall be aluminum; black or dark bronze in color.
2. Window grid patterns shall match existing.
3. All glass (doors and windows) shall be clear and not tinted or reflected.
4. All street facing doors, excluding Fire Riser Room, shall be full length glass with black or dark bronze trim and framing.
5. All doors on the south façade and those for the Fire Riser Room shall be solid hollow metal painted to match the color of the buildings stucco. Should the stucco color change, the doors must continue to be the same color as the stucco.

6. All efforts must be made to recycle existing brick proposed to be removed for openings into the façade where there are proposed enclosures.
7. New exterior lighting fixtures to be reviewed and administratively approved by city staff by the issuance of a Certificate of Appropriateness.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:

The applicants, Kyle Huggins of NDC Construction Co., and Jeff Burton of the Bradenton Community Redevelopment Agency (CRA), are requesting Certificate of Appropriateness (COA) approval to allow for various exterior renovations to occur to the existing building located at 1009 4th Avenue West., which is in the Historic Downtown Overlay District and is listed on the Florida Master Site File, which is the State's official inventory of historical and cultural resources.

Proposed renovations include the installation of new doors and windows, elevator shaft, fire riser room and the removal of upper level exterior doors.

ATTACHMENTS:
Staff Report
Application Materials
Map - Historic Downtown Overlay District
Master Site File List - City of Bradenton
Master Site File Information - 1009 4th Avenue West
Secretary of Interior Standards - Role of Economic & Technical Feasibility
Secretary of Interior Standards for Rehabilitation
Secretary of Interior Standards - National Parks Service - Part 67

City of Bradenton
Planning and Community Development Department
Architectural Review Board Public Hearing
September 3, 2026

Staff Report

Case Number:	PLN-COA-26-0003
Applicants:	Kyle Huggins; NDC Construction Co. (agent) Jeff Burton; Bradenton Community Redevelopment Agency (agent)
Owner:	Manatee County (pending transfer to the city)
Address:	1009 4th Avenue West
Parcel ID:	3293100109
Zoning:	T6 (Urban Core)
Future Land Use:	URBCORE (Urban Core)
Flood Zone:	X

Surrounding Land Use:

North:	T6 (Urban Core)
South:	T6 (Urban Core)
East:	T6 (Urban Core)
West:	T5 (Urban Center)

Surrounding Future Land Use:

North:	URBCORE (Urban Core)
South:	URBCORE (Urban Core)
East:	URBCORE (Urban Core)
West:	URBCORE (Urban Core)

SUMMARY OF REQUEST:

The applicants, Kyle Huggins of NDC Construction Co., and Jeff Burton of the Bradenton Community Redevelopment Agency (CRA), are requesting Certificate of Appropriateness (COA) approval to allow for various exterior renovations to occur to the existing building located at 1009 4th Avenue West., which is in the Historic Downtown Overlay District and is listed on the Florida Master Site File, which is the State's official inventory of historical and cultural resources.

The subject building, known as the Peninsular Telephone Company Building or the GTE Building, is yellow brick, three stories, and was constructed in

1925 for Peninsular, an independent telephone company that was based in Tampa and later became part of General Telephone.

While the subject building is not as ornate as many buildings of this era (1920's commercial), it does have some banding features on the ground floor as well as a decorative cornice topping the third floor. All these features are proposed to remain as part of the proposed renovations.

The subject building was designed by local architect J.H. Johnson in the Chicago School of Architecture.

Ornate cornice and building identification (north façade)

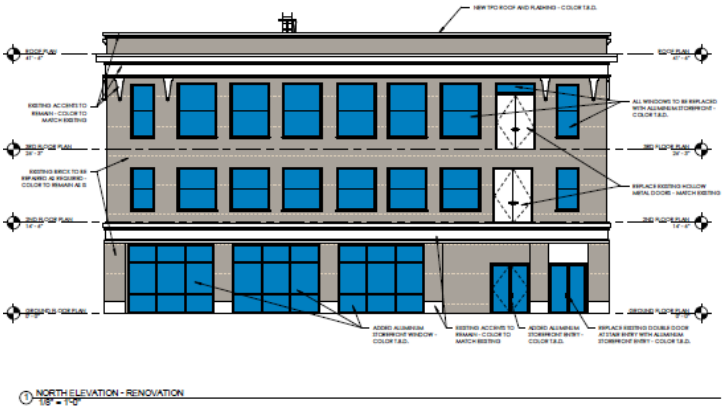
Other notable local work completed by J.H. Johnson include The Professional Building (1023 Manatee Avenue West) and additions to the Historic Manatee County Courthouse (1115 Manatee Avenue West).

The subject building is under consideration as a future location for a performing arts college looking at expanding into Bradenton. Details about how the interior of the building will be renovated and utilized can be found in the submitted application materials. In addition, plans are for the City of Bradenton's CRA to relocate their offices to the subject building.

While much of the renovation work will be interior to the structure; there is still a substantial amount of exterior work proposed which requires Architectural Review Board (ARB) approval. It should be noted that in areas where there are proposed new openings (doors and windows), the applicant has stated in the application that all efforts will be made to recycle that brick into other portions of the building.

Following is a summary of the proposed exterior renovations per façade. In addition, there are comparison side by side photos to detail how the proposed renovations will alter each façade of the building from its current condition.

North Elevation:



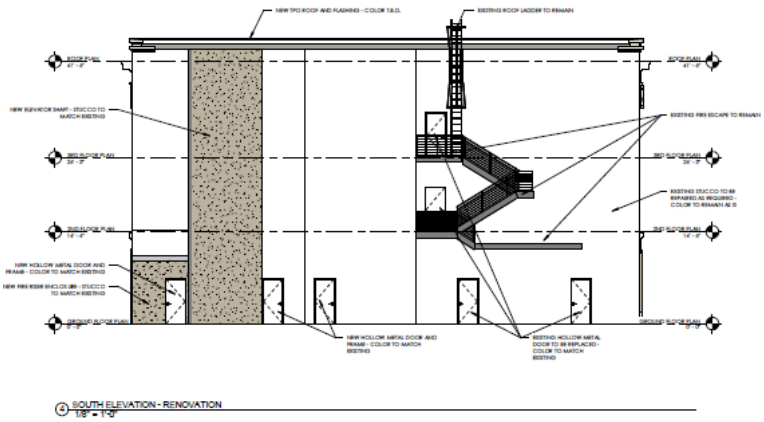
Current condition

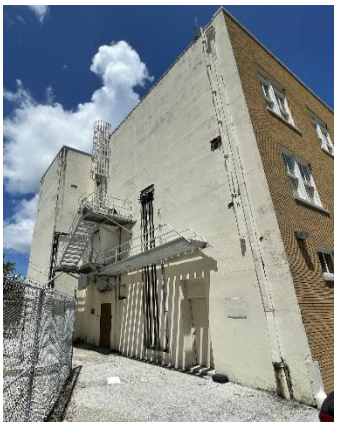
1. Replace 16 wood windows and one (1) transom wood window with storefront aluminum windows.
2. Replace solid hollow metal double doors on the second and third floors with like.
3. Replace ground level metal double entry doors with aluminum storefront double entry doors.
4. Addition of ground level aluminum storefront windows in three (3) locations.
5. Addition of ground level aluminum storefront entry double doors.
6. Replace ground level metal double entry doors with aluminum storefront double entry doors.
7. Existing trim and accents to be painted "SW 7104 Cotton White".
8. Existing brick to be repaired as necessary. If new brick is required, it will be Sawgrass or Almond in color with matching mortar.

North Elevation Questions:

- What is the proposed window and door trim color. Plans only say To Be Determined (TBD).
- Will the grid pattern for the new windows match the current pattern?
- Will all glass (doors and windows) be clear or will they be tinted?
- What color will the new solid hollow double doors be on the second and third floors?
- What type of exterior lighting is proposed for the structure?
- Why the conversion from wood windows to aluminum?

South Elevation:





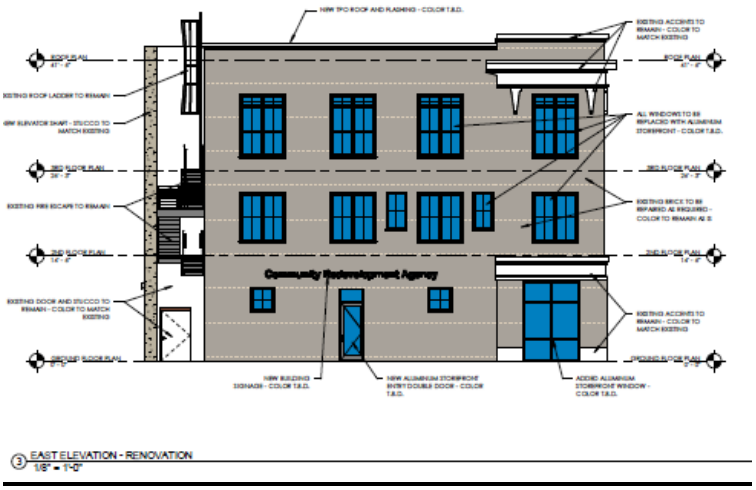
Current condition

1. Replace six (6) solid hollow metal entry doors with like material and color.
2. Addition of new ADA compliant pedestrian elevator shaft, material to be stucco and SW 7104 Cotton White in color.
3. Addition of new Fire Riser Room with stucco exterior walls, SW 7104 Cotton White in color.
4. Addition of one solid hollow metal entry door in Fire Riser Room, SW 7104 Cotton White in color.
5. Existing stucco walls to be repaired and painted SW 7104 Cotton White in color.

South Elevation Questions:

- What is the proposed window trim color. Plans only say To Be Determined (TBD).
- Will the grid pattern for the new windows match the current pattern?
- Will all glass (windows) be clear or will they be tinted?
- For the solid hollow entry doors, it states they will be same color as existing, but one of the doors is currently a different color (maroon) than the rest. Will they all be SW 7104 Cotton White in color?
- What type of exterior lighting is proposed for the structure?
- Why the conversion from wood windows to aluminum?

East Elevation:



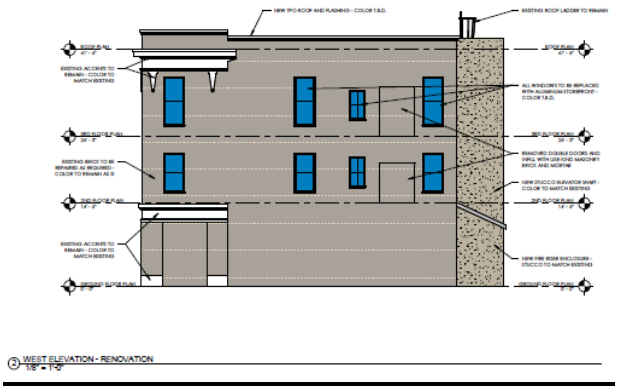
Current condition

1. Replace 12 wood windows (4 with transoms) with storefront aluminum windows.
2. Addition of ground level aluminum storefront windows in one (1) location.
3. Addition of ground level aluminum storefront double entry doors.
4. Existing brick to be repaired as necessary. If new brick is required, it will be Sawgrass or Almond in color with matching mortar.
5. Existing trim and accents to be painted "SW 7104 Cotton White"
6. Replacement of signage. New signage to meet Section 4.12 of the Form Based Code.

East Elevation Questions:

- Plan states the addition of a new ground level storefront double entry door, whereas the elevation is showing a single-entry door. Need clarification on which is being proposed.
- What is the proposed window and door trim color. Plans only say To Be Determined (TBD).
- Will the grid pattern for the new windows match the current pattern?
- Will all glass (doors and windows) be clear or will they be tinted?
- What type of exterior lighting is proposed for the structure?
- Why the conversion from wood windows to aluminum?

West Elevation:



Current condition

1. Replace eight (8) wood windows with storefront aluminum windows.
2. Remove solid hollow metal double doors on the second and third floors and replace them with brick.
3. Paint existing trim and accents "SW 7104 Cotton White"
4. Existing brick to be repaired as necessary. If new brick is necessary, it will be Sawgrass or Almond in color with matching mortar.

West Elevation Questions:

- What is the proposed window and door trim color. Plans only say To Be Determined (TBD).
- Will the grid pattern for the new windows match the current pattern?
- Will all glass (windows) be clear or will they be tinted?
- Will the pully arm on the west façade remain?
- What type of exterior lighting is proposed for the structure?
- Will the three (3) ground floor windows on the west façade that currently are filled with wood also be replaced with brick and mortar? Plans show a solid wall on both the existing conditions and renovation pages.
- Why the conversion from wood windows to aluminum?

As the Board reviews the proposed request, the Board must refer to the following documents for guidance to ensure that the final decision preserves the historical integrity of the building.

1. Historic District Bylaws and Guidelines for Signs and General Design
2. Secretary of Interior Standards for Rehabilitation

Based on the City of Bradenton's Historic District Bylaws and Guidelines for Signs and General Design; it appears that the proposed scope of work would be classified as a Major Renovation. A Major Renovation is defined as:

> *"Work that retains the existing original elements of the façade while using contemporary as well as traditional design and materials for replacement of inappropriate elements. For instance, when installing a new storefront any of these three alternatives would be appropriate: (1) a contemporary design constructed in wood or anodized aluminum; (2) a simplified version of a traditional storefront in wood or aluminum; and (3) a traditional period storefront constructed in wood."*
>
> *"In all major renovations, care must be exercised to ensure that the design of any improvement is understated so as not to compete with the overall character of the façade."*

The Design Guidelines also states under Design Continuity:

> *"That a balance shall be kept between the existing building and surrounding businesses. Traditional elements and architectural features of building shall be retained."*

It goes on to mention:

> *"That proposed work to a building should not cover or alter any historic architectural features or elements."*

Another key element in the Guidelines is Windows, and it states:

> *"That reflected glass as windows is prohibited and that windows or historic structures in nature shall not be removed or altered."*

The Secretary of Interior Standards, adopted by the ARB, provides direction in making appropriate choices in planning the repairs, alterations, and additions that may be part of a rehabilitation project. There are accompanying Guidelines to the Standards, and they describe specific treatments that do and do not meet the Standards. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

LAND USE REGULATIONS:

2.2.15 *Certificate of appropriateness.*

2.2.15.1 *Requirement for certificate*. A certificate of appropriateness (herein referred to as certificate) is required for all new construction, exterior alteration, demolition, and relocation of buildings and structures located inside a locally designated historic district as described in the historic element in the City of Bradenton Comprehensive Plan, as may be amended

from time to time. A certificate may also be required for the demolition of individual buildings and structures located outside of a locally designated historic district if such improvement is determined by the ARB staff liaison to have potential historical significance based on the following review criteria:

a. Is the quality or interest of the building or structure such that allows it to be reasonably considered for a national, state, or local historic designation?
b. Is the design or craftsmanship of the building or structure such that it could only be reproduced with great difficulty or expense?
c. Is the uniqueness of the building or structure such that it represents one of the last remaining of its type?
d. The degree to which the building or structure is a contributing property to a historic district, the city, county, or regional history.
e. The value of the building or structure regarding the general welfare and community benefit through the study of local history, architecture, heritage, or culture.
f. The effect of the proposed reuse of the property if demolition is carried out.
g. The maintenance of the building or structure by the current owner and previous owners to ensure that it has not purposely fallen into disrepair or neglect. If the ARB finds that the building or structure has been deliberately neglected, the ARB may require restoration of the property, or refer the case to the code enforcement division.

COMPREHENSIVE PLAN:

Historic Element in the Comprehensive Plan

Goal 1. Identify, Preserve, Promote
To identify, preserve, and promote the City of Bradenton's architectural, archeological, and cultural heritage as part of the effort to redevelop established areas of the City.

Policy 1.2.3
The City of Bradenton shall consider the evaluation process should be based on the existing structural integrity of the building and the level of hazard involved in the potential rehabilitation or renovation.

Policy 1.3.1 Document

Work to maintain and update a comprehensive inventory of all historic structures, architecture, districts, archeological objects and places that are significant to local, state, or national history according to set criteria.

Objective 2.1 Preservation
Encourage the protection, conservation, rehabilitation, and adaptive reuse of significant historic resources in the City of Bradenton.

Policy 2.1.1 Administrative Review
Review all requests for additions, alterations, rehabilitation, and demolition of historically significant structures within historic districts or neighborhoods to ensure such activities are compatible with the continued historic viability of the area.

Policy 2.1.3
Encourage additions, alterations, and rehabilitation that are sensitive to historically significant structures whenever possible.

Policy 2.1.4
Encourage other governmental agencies to consider historic and architectural value when taking actions affecting such properties in Bradenton and to modify their actions as to enhance rather than detract from these resources.

Policy 2.1.5
Encourage the Community Redevelopment Agencies to work toward enhancement of the historic and architectural resources in their area and to minimize the adverse effects revitalization programs may have on such resources.

Policy 2.1.6
Prohibit demolition of structures contributing to historic districts and neighborhoods, except in cases where preservation and/ or rehabilitation efforts have been thoroughly explored and all alternatives to demolition are not found to be economically feasible.

Policy 3.3.1 Incentives
Distribute information through the Community Redevelopment Agency to inform property owners of tax incentives for historic structure rehabilitation as part of their redevelopment programs.

Policy 3.3.4
Work with the Community Redevelopment Agency to administer programs which provide incentives for preservation, restoration, or enhancement of the historic districts or recognized historic buildings and sites.

PLANNING AND COMMUNITY DEVELOPMENT ANALYSIS:

As the Board reviews the proposed exterior renovations to the building at 1009 4th Avenue West, the Board must take into consideration the goals and intent of the Comprehensive Plan, Historic District Bylaws for Signage and General Design, along with the Secretary of Interior Standards for Rehabilitation; all which provide valuable guidance on proper preservation of historic structures.

The Architectural Review Board is also encouraged to evaluate the request based on the provided criteria, as well as input from Staff, the applicant and the public.

It is in staff's opinion that the proposed request generally meets the goals and objectives of the Historic District Bylaws and Guidelines for Signs and General Design, Secretary of Interior Standards for Rehabilitation, and the Comprehensive Plan.

Should the Board wish to approve the proposed application, staff request that the following stipulations be considered as part of the approval:

1. All windows frames and trims shall be aluminum; black or dark bronze in color.
2. Window grid patterns shall match existing.
3. All glass (doors and windows) shall be clear and not tinted or reflected.
4. All street facing doors, excluding Fire Riser Room, shall be full length glass with black or dark bronze trim and framing.
5. All doors on the south façade and those for the Fire Riser Room shall be solid hollow metal painted to match the color of the buildings stucco. Should the stucco color change, the doors must continue to be the same color as the stucco.
6. All efforts must be made to recycle existing brick proposed to be removed for openings into the façade where there are proposed enclosures.
7. New exterior lighting fixtures to be reviewed and administratively approved by city staff by the issuance of a Certificate of Appropriateness.

Respectfully submitted,

Gregory J. DeLong
Assistant Director
Planning & Community Development

ATTACHMENTS:

Exhibit "A": Property Survey

Exhibit "B": Property Description and Sketch

Exhibit "C": Zoning Map

Exhibit "D": Historic Downtown Overlay District Map

Exhibit "E": Historic Downtown Overlay District Map (Enlarged)

Exhibit "F": Photos of Building Elevations

EXHIBIT "A"
Property Survey

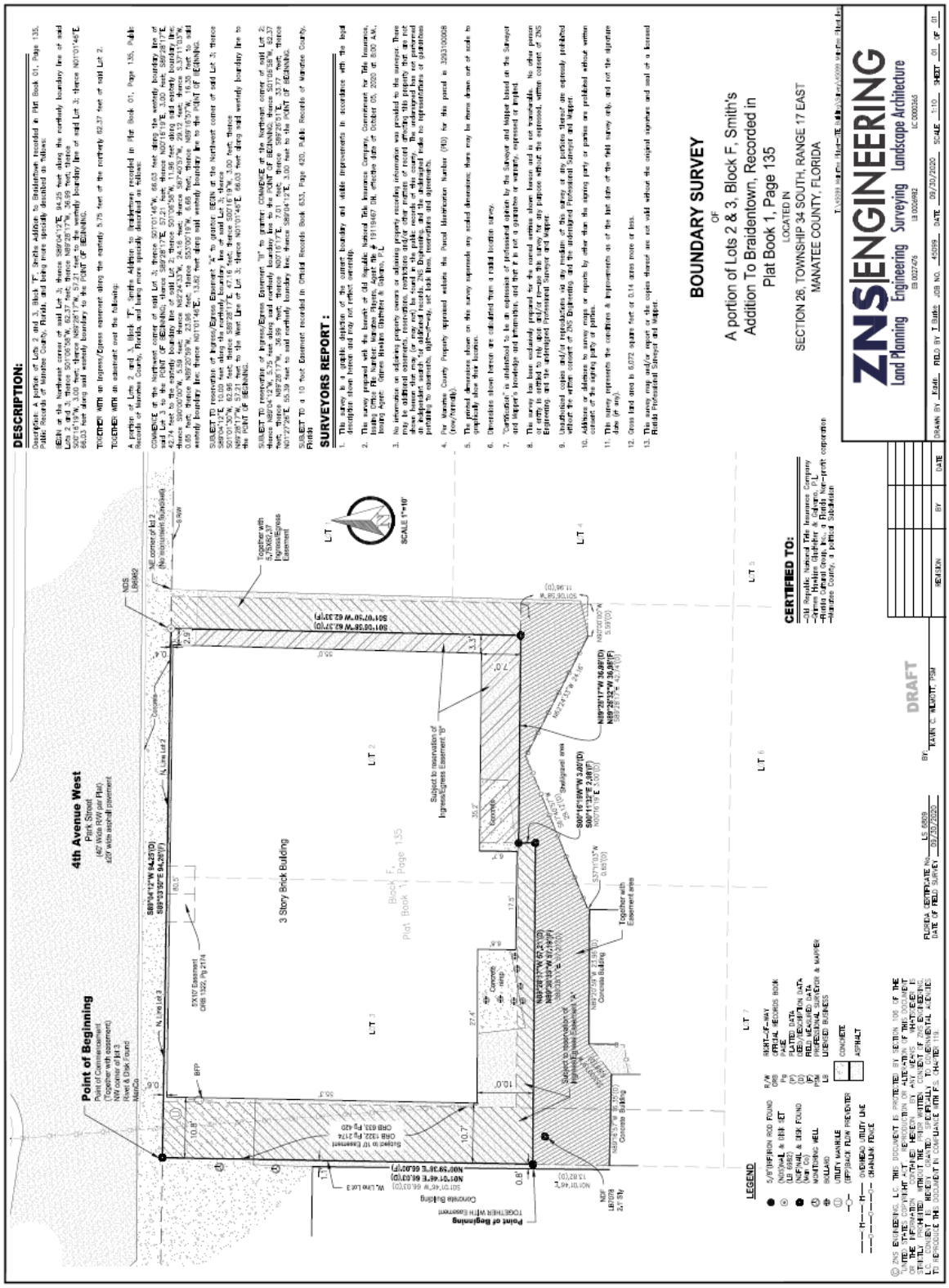


EXHIBIT "B"
Property Description and Sketch

Exhibit "A"
Description and Sketch

(NOT A SURVEY)

Description: A portion of Lots 2 and 3, Block "F", Smiths Addition to Braidentown recorded in Plat Book 01, Page 135, Public Records of Manatee County, Florida, and being more specially described as follows:

BEGIN at the Northwest corner of said Lot 3; thence S89°04'12"E, 94.25 feet along the northerly boundary line of said Lots 2 and 3; thence S01°06'58"W, 62.37 feet; thence N89°28'17"W, 36.99 feet; thence S00°16'19"W, 3.00 feet; thence N89°28'17"W, 57.21 feet to the westerly boundary line of said Lot 3; thence N01°01'46"E, 66.03 feet along said westerly boundary to the POINT OF BEGINNING.

Together with an Ingress/Egress easement along the easterly 5.75 feet of the northerly 62.37 feet of said Lot 2.

Reservation of Ingress/Egress Easement "A" to grantor (See Page 2 of 3): BEGIN at the Northwest corner of said Lot 3; thence S89°04'12"E, 10.00 feet along the northerly boundary line of said Lot 3; thence S01°01'30"W, 62.96 feet; thence S89°28'17"E, 47.16 feet; thence S00°16'19"W, 3.00 feet; thence N89°28'17"W, 57.21 feet to the West Line of Lot 3; thence N01°01'46"E, 66.03 feet along said westerly boundary line to the POINT OF BEGINNING.

Reservation of Ingress/Egress Easement "B" to grantor (See Page 3 of 3): COMMENCE at the Northeast corner of said Lot 2; thence N89°04'12"W, 5.75 feet along said northerly boundary line to the POINT OF BEGINNING; thence S01°06'58"W, 62.37 feet; thence N89°28'17"W, 36.99 feet; thence N00°16'17"E, 7.01 feet; thence S89°26'51"E, 33.77 feet; thence N01°27'26"E, 55.39 feet to said northerly boundary line; thence S89°04'12"E, 3.00 feet to the POINT OF BEGINNING.

Subject to a 10 foot Easement recorded in Official Records Book 633, Page 420, Public Records of Manatee County, Florida.

Containing 6078 square feet more or less.

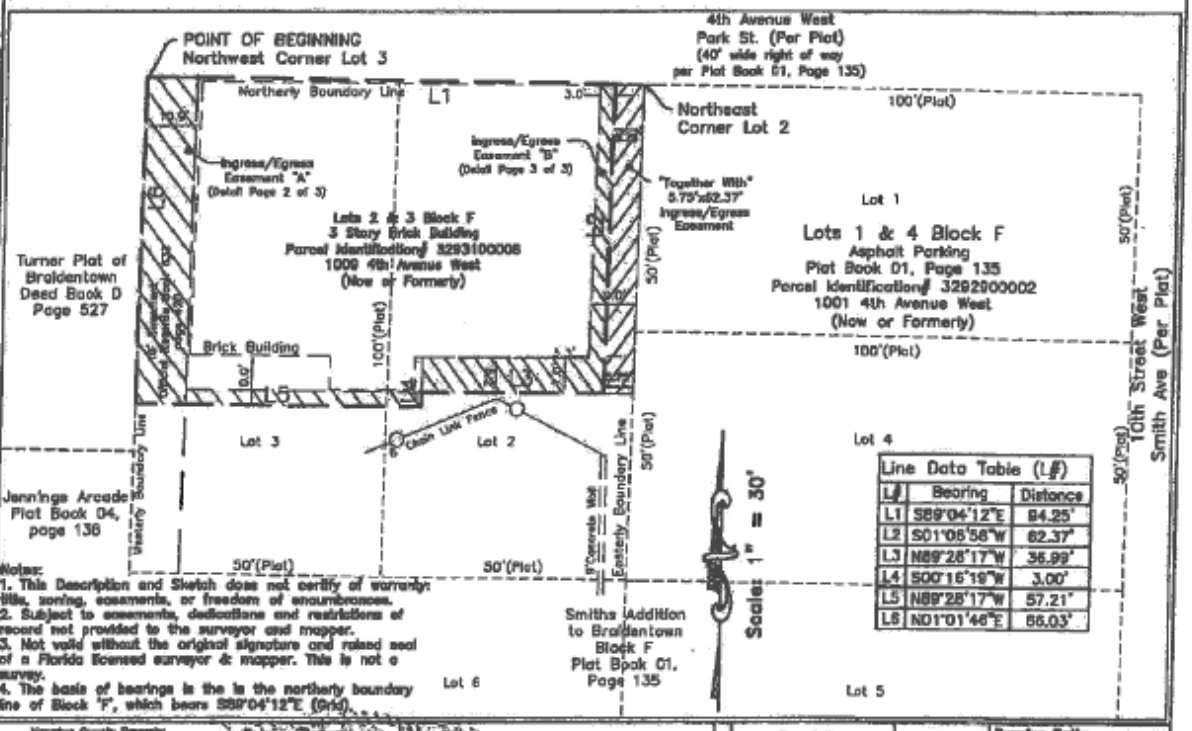


EXHIBIT "B"
Property Description and Sketch

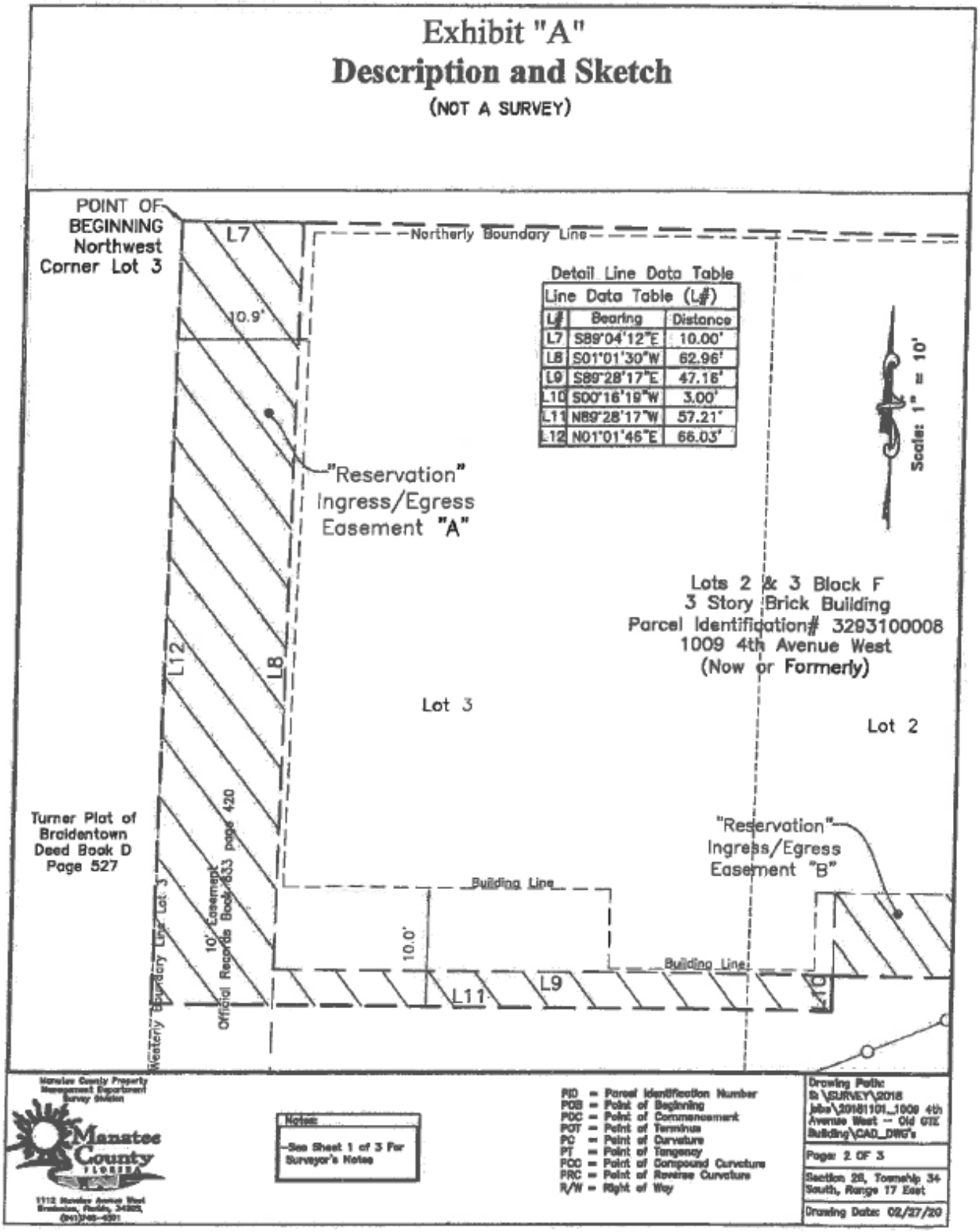


EXHIBIT "B"
Property Description and Sketch

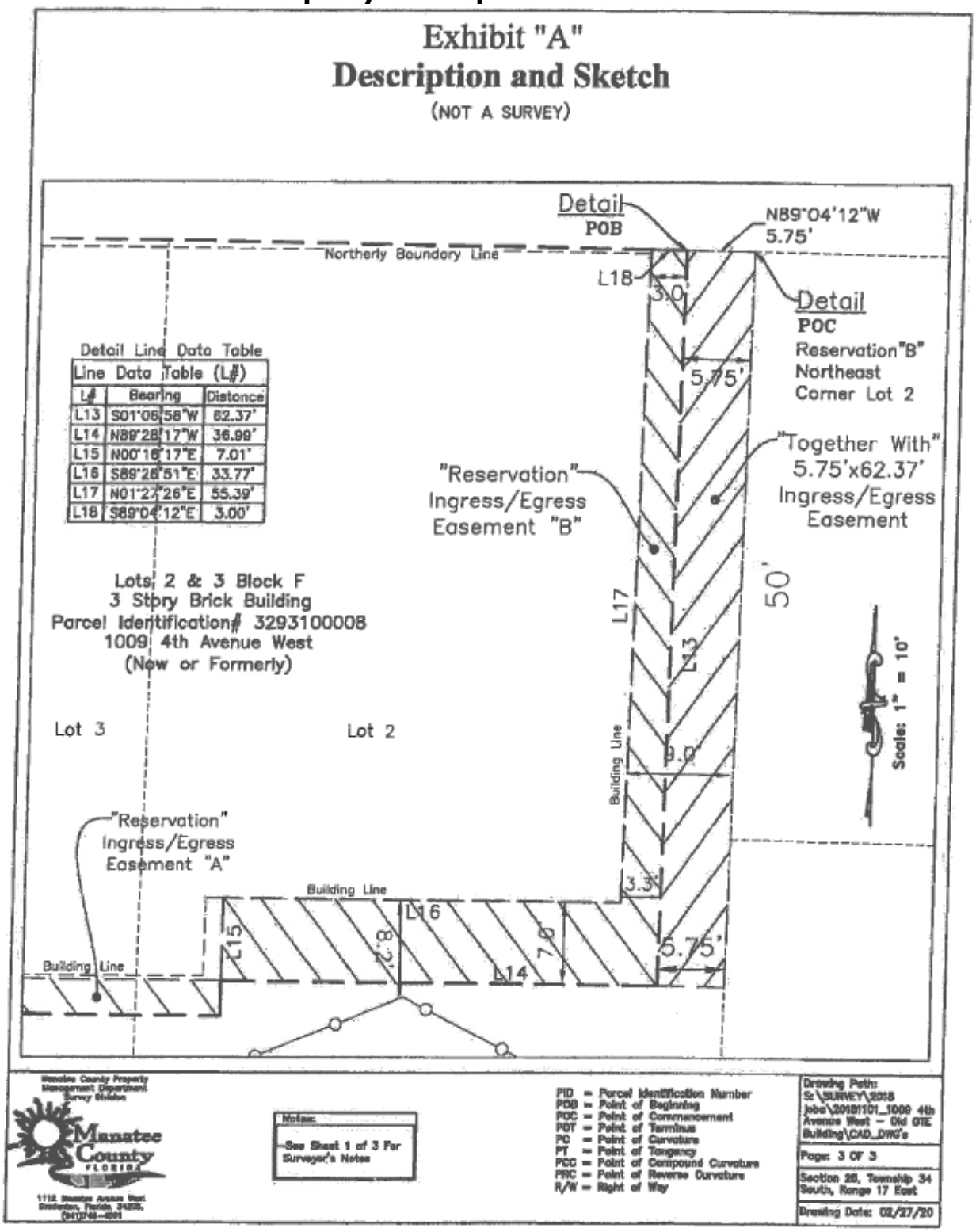
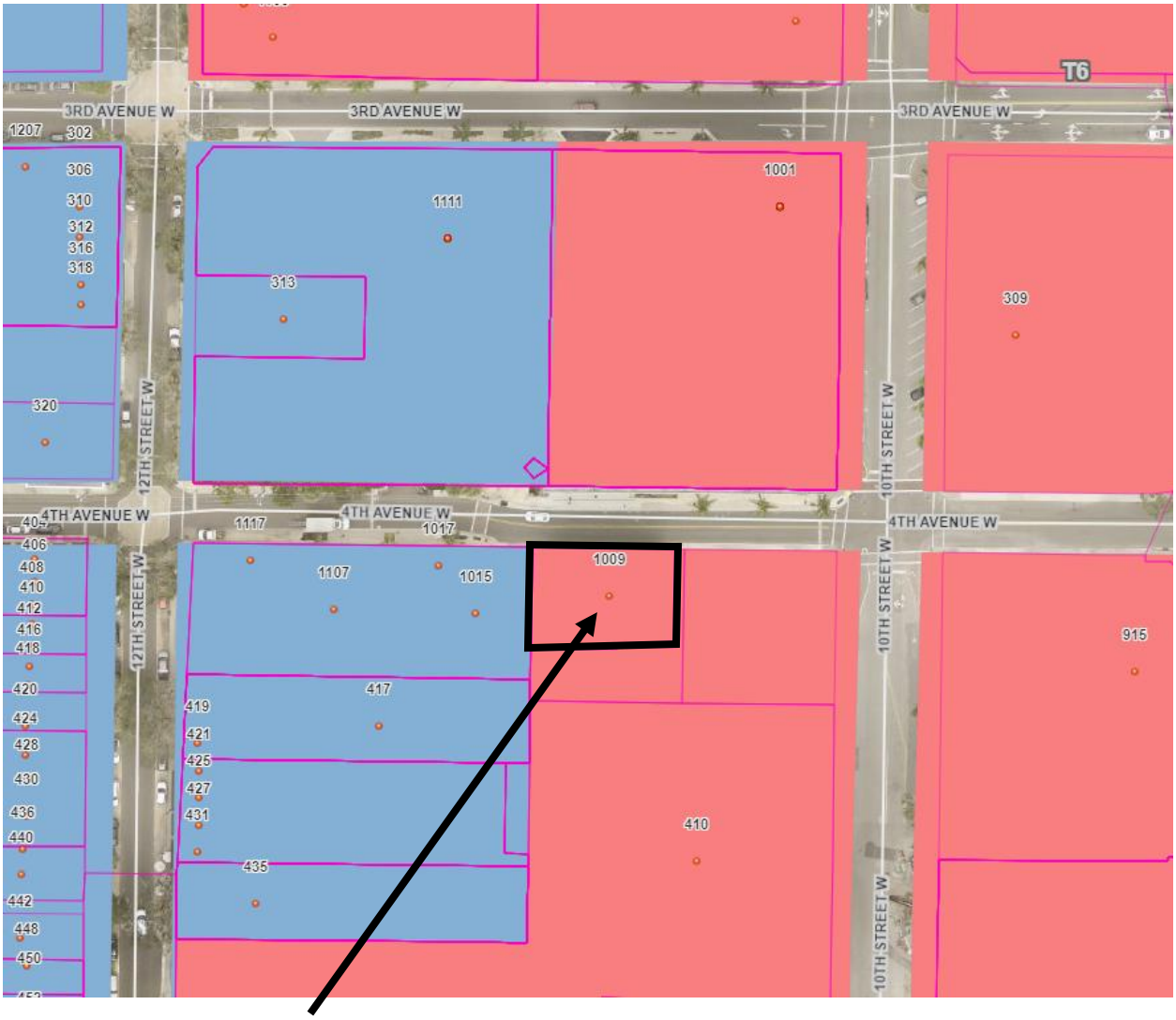


EXHIBIT "C"
Zoning Map



1009 4th Avenue West

EXHIBIT "D"
Historic Downtown Overlay District Map

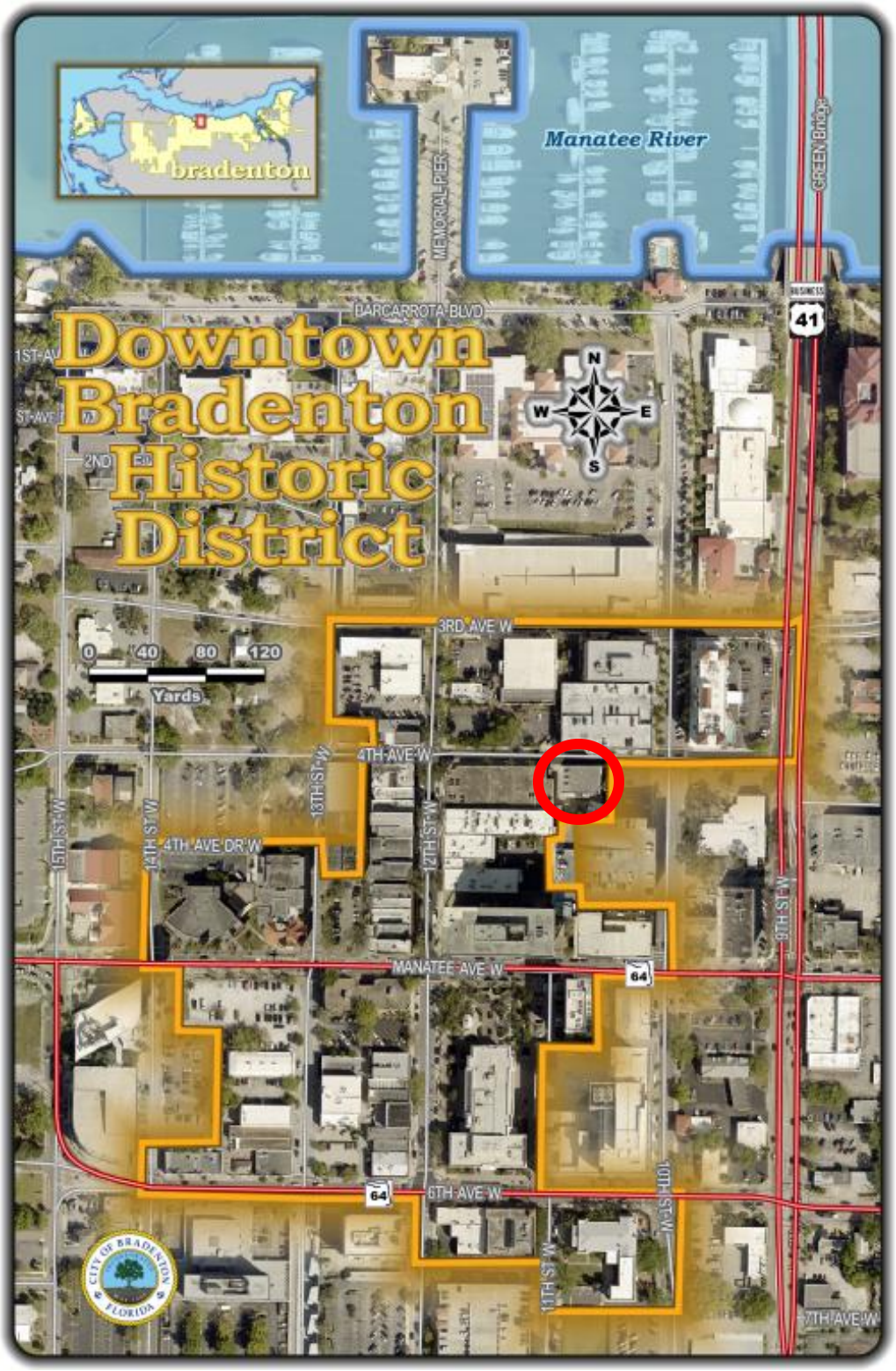
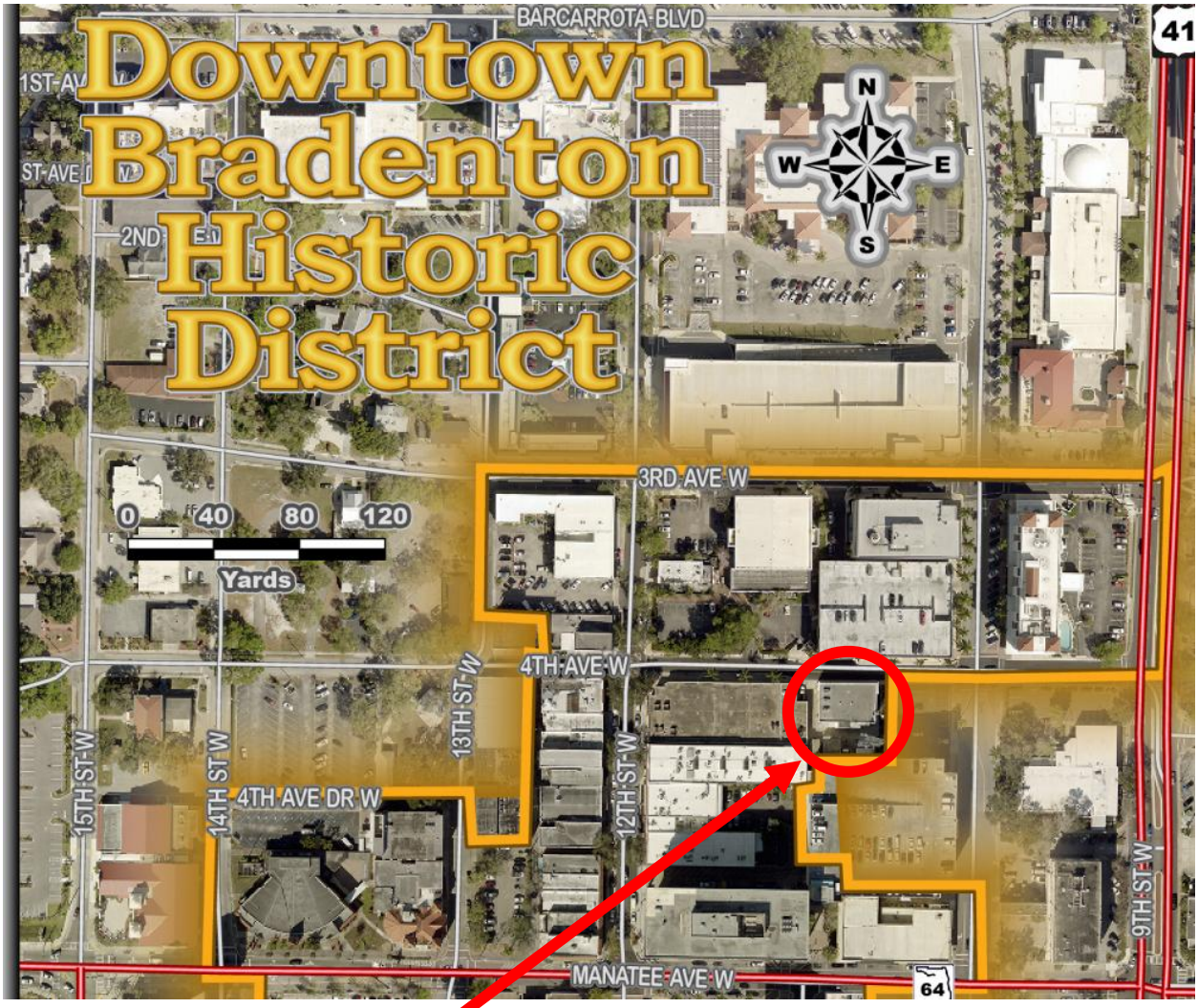


EXHIBIT "E"
Historic Downtown Overlay District Map (Enlarged)



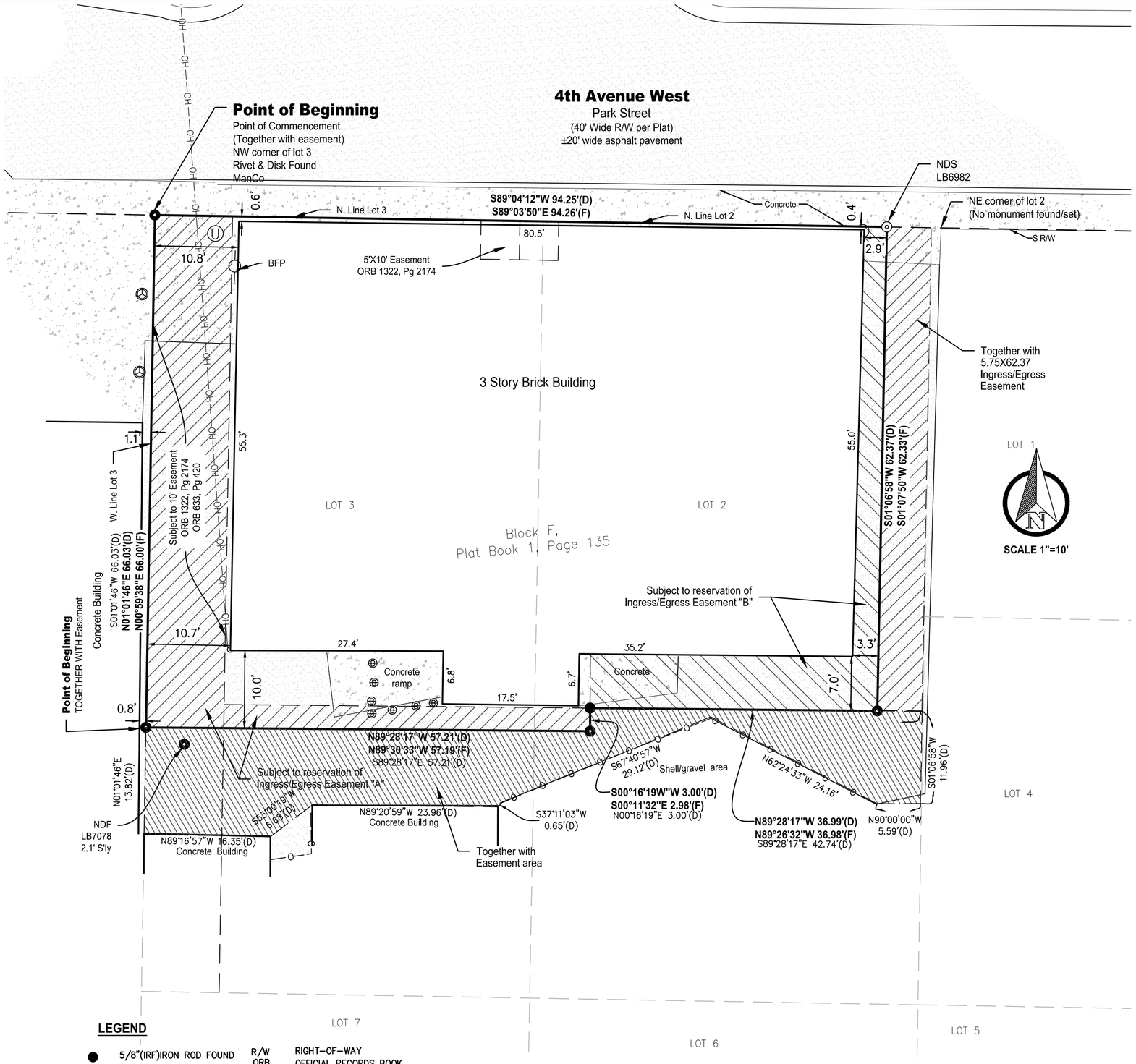
1009 4th Avenue West

EXHIBIT "F"
Photos of Building Elevations (North Elevation)

EXHIBIT "F"
Photos of Building Elevations (South Elevation)

EXHIBIT "F"
Photos of Building Elevations (East Elevation)

EXHIBIT "F"
Photos of Building Elevations (West Elevation)



DESCRIPTION:

Description: A portion of Lots 2 and 3, Block "F", Smiths Addition to Braidentown recorded in Plat Book 01, Page 135, Public Records of Manatee County, Florida, and being more specially described as follows:

BEGIN at the Northwest corner of said Lot 3; thence S89°04'12"E, 94.25 feet along the northerly boundary line of said Lots 2 and 3; thence S01°06'58"W, 62.37 feet; thence N89°28'17"W, 36.99 feet; thence S00°16'19"W, 3.00 feet; thence N89°28'17"W, 57.21 feet to the westerly boundary line of said Lot 3; thence N01°01'46"E, 66.03 feet along said westerly boundary to the POINT OF BEGINNING.

TOGETHER WITH an Ingress/Egress easement along the easterly 5.75 feet of the northerly 62.37 feet of said Lot 2.

TOGETHER WITH an easement over the following:

A portion of Lots 2 and 3, Block "F", Smiths Addition to Braidentown recorded in Plat Book 01, Page 135, Public Records of Manatee County, Florida, and being more specially described as follows:

COMMENCE at the Northwest corner of said Lot 3; thence S01°01'46"W, 66.03 feet along the westerly boundary line of said Lot 3 to the POINT OF BEGINNING; thence S89°28'17"E, 57.21 feet; thence N00°16'19"E, 3.00 feet; S89°28'17"E, 42.74 feet to the easterly boundary line of said Lot 2; thence S01°06'58"W, 11.96 feet along said easterly boundary line; thence S90°00'00"W, 5.59 feet; thence N62°24'33"W, 24.16 feet; thence S67°40'57"W, 29.12 feet; thence S.37°11'03"W, 0.65 feet; thence N89°20'59"W, 23.96 feet; thence S53°00'19"W, 6.68 feet; thence N89°16'57"W, 16.35 feet to said westerly boundary line; thence N01°01'46"E., 13.82 feet along said westerly boundary line to the POINT OF BEGINNING.

SUBJECT TO reservation of Ingress/Egress Easement "A" to grantor: BEGIN at the Northwest corner of said Lot 3; thence S89°04'12"E, 10.00 feet along the northerly boundary line of said Lot 3; thence S01°01'30"W, 62.96 feet; thence S89°28'17"E, 47.16 feet; thence S00°16'19"W, 3.00 feet; thence N89°28'17"W, 57.21 feet to the West Line of Lot 3; thence N01°01'46"E, 66.03 feet along said westerly boundary line to the POINT OF BEGINNING.

SUBJECT TO reservation of Ingress/Egress Easement "B" to grantor: COMMENCE at the Northeast corner of said Lot 2; thence N89°04'12"W, 5.75 feet along said northerly boundary line to the POINT OF BEGINNING; thence S01°06'58"W, 62.37 feet; thence N89°28'17"W, 36.99 feet; thence N00°16'17"E, 7.01 feet; thence S89°26'51"E, 33.77 feet; thence N01°27'26"E, 55.39 feet to said northerly boundary line; thence S89°04'12"E, 3.00 feet to the POINT OF BEGINNING.

SUBJECT TO a 10 foot Easement recorded in Official Records Book 633, Page 420, Public Records of Manatee County, Florida

SURVEYORS REPORT :

1. This survey is a graphic depiction of the current boundary and visible improvements in accordance with the legal description shown hereon and may not reflect ownership.
2. This survey prepared with the benefit of Old Republic National Title Insurance Company, Commitment for Title Insurance, Issuing Office File Number: Manatee Players, Agent file # 19119467 DH, effective date of October 05, 2020 at 8:00 A.M., Issuing Agent: Grimes Hawkins Gladfelter & Galvano, P.L.
3. No information on adjoining property owners or adjoining property recording information was provided to the surveyor. There may be additional easements, reservations, restrictions and/or other matters of record affecting this property that are not shown hereon that may (or may not) be found in the public records of this county. The undersigned has not performed an independent search for additional records. ZNS Engineering. and the undersigned make no representations or guarantees pertaining to easements, right-of-way, set back lines, reservations and agreements.
4. Per Manatee County Property appraised website the Parcel Identification Number (PID) for this parcel is 3293100008 (now/formally).
5. The printed dimensions shown on this survey supersede any scaled dimensions; there may be items drawn out of scale to graphically show their location.
6. Dimensions shown hereon are calculated from a radial location survey.
7. "Certification" is understood to be an expression of professional opinion by the Surveyor and Mapper based on the Surveyor and Mapper's knowledge and information, and that it is not a guarantee or warranty, expressed or implied.
8. This survey has been exclusively prepared for the named entities shown hereon and is not transferable. No other person or entity is entitled to rely upon and/or re-use this survey for any purpose without the expressed, written consent of ZNS Engineering. and the undersigned Professional Surveyor and Mapper.
9. Unauthorized copies and/or reproductions via any medium of this survey or any portions thereof are expressly prohibited without the written consent of ZNS Engineering. and the undersigned Professional Surveyor and Mapper.
10. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
11. This survey represents the conditions & improvements as of the last date of the field survey only, and not the signature date (if any).
12. Gross land area is 6,072 square feet or 0.14 acres more or less.
13. This survey map and/or report or the copies thereof are not valid without the original signature and seal of a licensed Florida Professional Surveyor and Mapper.

BOUNDARY SURVEY

OF

A portion of Lots 2 & 3, Block F, Smith's Addition To Braidentown, Recorded in Plat Book 1, Page 135

LOCATED IN

SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST

MANATEE COUNTY, FLORIDA

LEGEND

●	5/8"(IRF)IRON ROD FOUND	R/W	RIGHT-OF-WAY
◎	(NDS)NAIL & DISK SET (LB 6982)	ORB	OFFICIAL RECORDS BOOK
●	(NDF)NAIL & DISK FOUND (Man Co)	Pg	PAGE
	MONITORING WELL	(P)	PLATTED DATA
	BOLLARD	(D)	DEED/DESCRIPTION DATA
	UTILITY MANHOLE	(F)	FIELD MEASURED DATA
	(BFP)BACK FLOW PREVENTER	PSM	PROFESSIONAL SURVEYOR & MAPPER
		LB	LICENSED BUSINESS
—OH—OH—	OVERHEAD UTILITY LINE		CONCRETE
—O—O—O—	CHAINLINK FENCE		ASPHALT

CERTIFIED TO:

- Old Republic National Title Insurance Company
- Grimes Hawkins Gladfelter & Galvano, P.L.
- Florida Cultural Group, Inc., a Florida Non-profit corporation
- Manatee County, a political Subdivision

T:\45099 Manatee Player-GTE Building\Survey\45099 Manatee Player.dwg

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FLORIDA CERTIFICATE No. LS 6809
DATE OF FIELD SURVEY 09/30/2020

BY: DRAFT
KAVIN C. WILMOTT, PSM

REVISION	BY	DATE

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365

DRAWN BY Kavin FIELD BY T Burke JOB NO. 45099 DATE 09/30/2020 SCALE 1:10 SHEET 01 OF 01

Exhibit "A"
Description and Sketch

(NOT A SURVEY)

Description: A portion of Lots 2 and 3, Block "F", Smiths Addition to Braidentown recorded in Plat Book 01, Page 135, Public Records of Manatee County, Florida, and being more specially described as follows:

BEGIN at the Northwest corner of said Lot 3; thence S89°04'12"E, 94.25 feet along the northerly boundary line of said Lots 2 and 3; thence S01°06'58"W, 62.37 feet; thence N89°28'17"W, 36.99 feet; thence S00°16'19"W, 3.00 feet; thence N89°28'17"W, 57.21 feet to the westerly boundary line of said Lot 3; thence N01°01'46"E, 66.03 feet along said westerly boundary to the POINT OF BEGINNING.

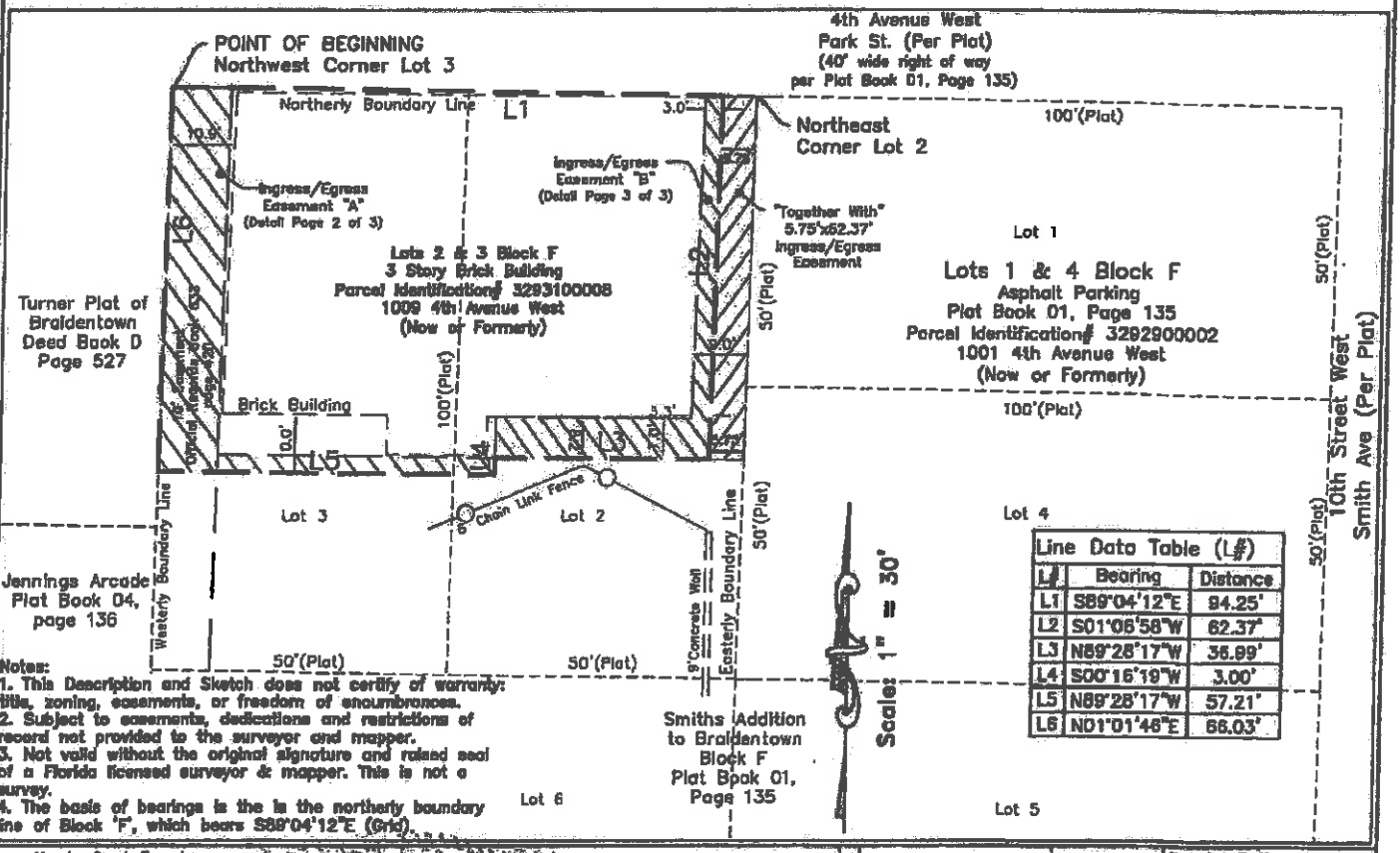
Together with an Ingress/Egress easement along the easterly 5.75 feet of the northerly 62.37 feet of said Lot 2.

Reservation of Ingress/Egress Easement "A" to grantor (See Page 2 of 3): BEGIN at the Northwest corner of said Lot 3; thence S89°04'12"E, 10.00 feet along the northerly boundary line of said Lot 3; thence S01°01'30"W, 62.96 feet; thence S89°28'17"E, 47.16 feet; thence S00°16'19"W, 3.00 feet; thence N89°28'17"W, 57.21 feet to the West Line of Lot 3; thence N01°01'46"E, 66.03 feet along said westerly boundary line to the POINT OF BEGINNING.

Reservation of Ingress/Egress Easement "B" to grantor (See Page 3 of 3): COMMENCE at the Northeast corner of said Lot 2; thence N89°04'12"W, 5.75 feet along said northerly boundary line to the POINT OF BEGINNING; thence S01°06'58"W, 62.37 feet; thence N89°28'17"W, 36.99 feet; thence N00°16'17"E, 7.01 feet; thence S89°26'51"E, 33.77 feet; thence N01°27'26"E, 55.39 feet to said northerly boundary line; thence S89°04'12"E, 3.00 feet to the POINT OF BEGINNING.

Subject to a 10 foot Easement recorded in Official Records Book 633, Page 420, Public Records of Manatee County, Florida.

Containing 6078 square feet more or less.



Line Data Table (L#)		
L#	Bearing	Distance
L1	S89°04'12"E	94.25'
L2	S01°06'58"W	62.37'
L3	N89°28'17"W	36.99'
L4	S00°16'19"W	3.00'
L5	N89°28'17"W	57.21'
L6	N01°01'46"E	66.03'

Notes:
1. This Description and Sketch does not certify of warranty: title, zoning, easements, or freedom of encumbrances.
2. Subject to easements, dedications and restrictions of record not provided to the surveyor and mapper.
3. Not valid without the original signature and raised seal of a Florida licensed surveyor & mapper. This is not a survey.
4. The basis of bearings is the is the northerly boundary line of Block "F", which bears S89°04'12"E (Grid).

Manatee County Property Management Department Survey Division
Manatee County Florida
1112 Manatee Avenue West Bradenton, Florida, 34205, (941)748-4501

Todd E. Boyle, PSM
Florida Registered Professional Surveyor & Mapper, 6047

9/30/2020
Date

Revisions	Description	Date
	Sketch & Description Updated	02/26/20
	Sketch & Description Updated (L3)	09/30/20

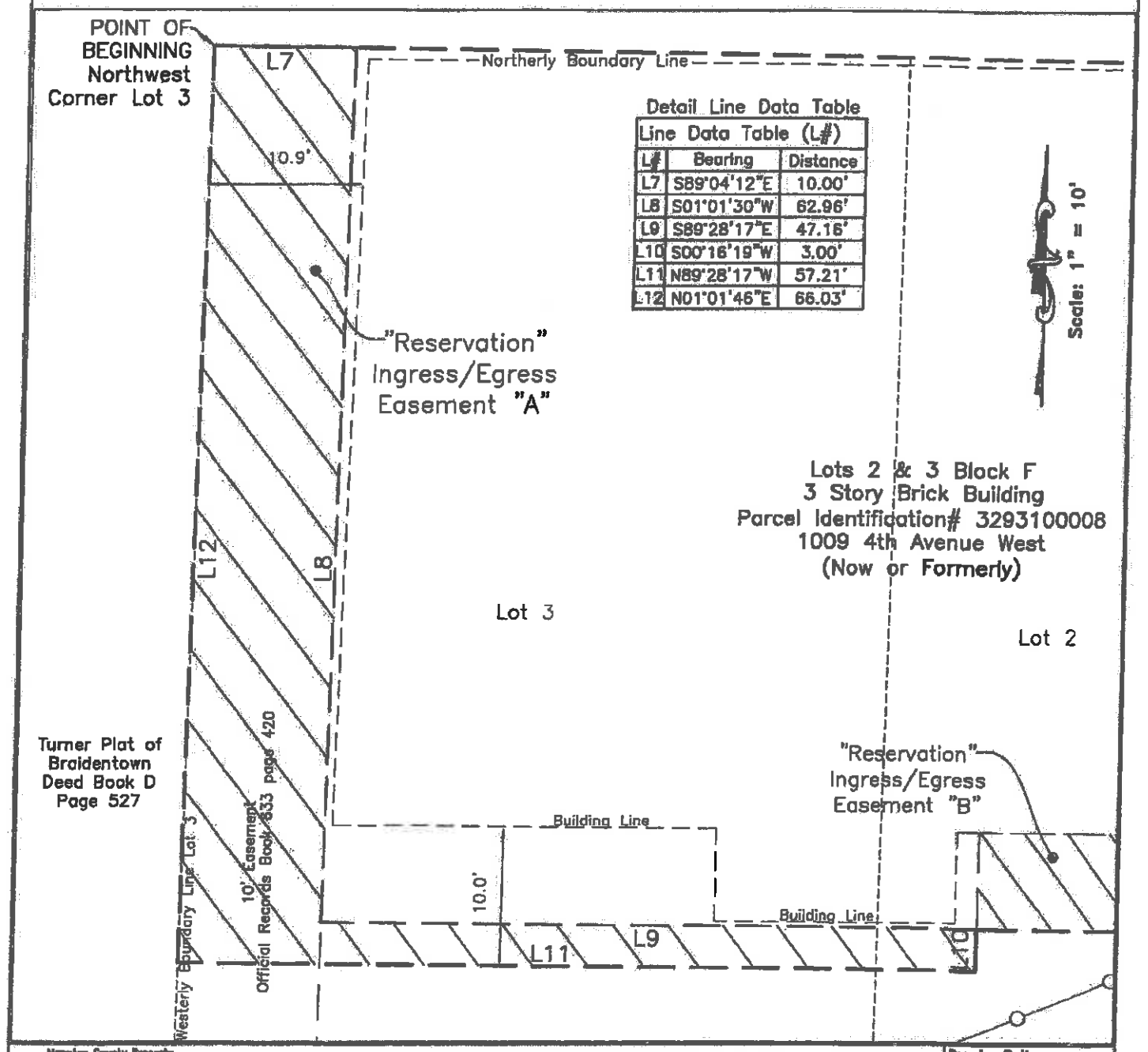
Drawing Path: S:\SURVEY\2018 Jobs\20181101_1009 4th Avenue West – Old GTE Building\CAD_DWG's

Page: 1 OF 3

Section 26, Township 34 South, Range 17 East

Drawing Date: 02/19/20

Exhibit "A"
Description and Sketch
(NOT A SURVEY)



Detail Line Data Table

Line Data Table (L#)		
L#	Bearing	Distance
L7	S89°04'12"E	10.00'
L8	S01°01'30"W	62.96'
L9	S89°28'17"E	47.16'
L10	S00°16'19"W	3.00'
L11	N89°28'17"W	57.21'
L12	N01°01'46"E	66.03'

Manatee County Property Management Department Survey Division

Manatee County FLORIDA

1112 Manatee Avenue West Bradenton, Florida, 34205, (941)748-4501

Notes:

-See Sheet 1 of 3 For Surveyor's Notes

PID = Parcel Identification Number
POB = Point of Beginning
POC = Point of Commencement
POT = Point of Terminus
PC = Point of Curvature
PT = Point of Tangency
PCC = Point of Compound Curvature
PRC = Point of Reverse Curvature
R/W = Right of Way

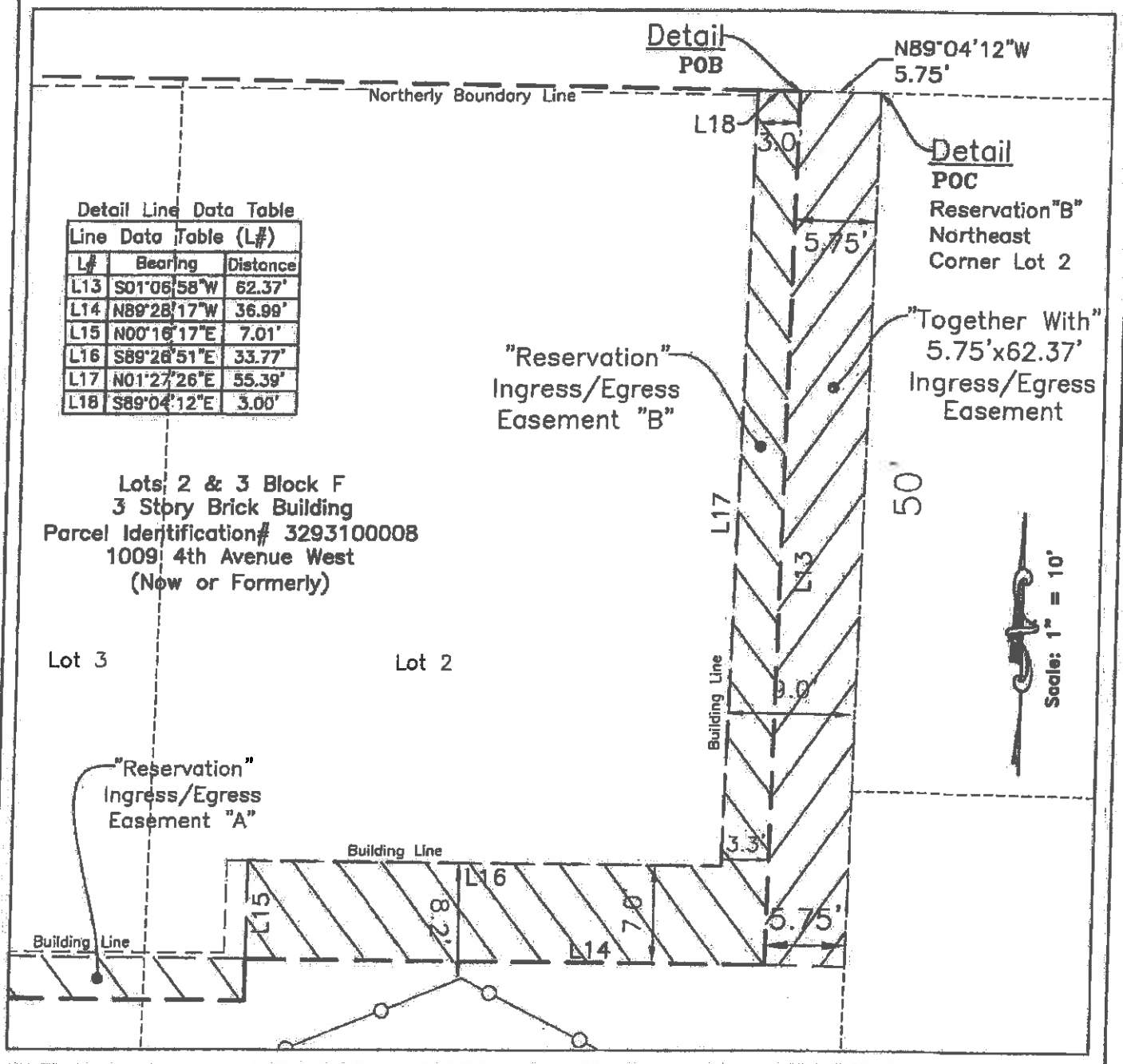
Drawing Path: S:\SURVEY\2018 Jobs\20181101_1009 4th Avenue West -- Old GTE Building\CAD_DWG's

Page: 2 OF 3

Section 28, Township 34 South, Range 17 East

Drawing Date: 02/27/20

Exhibit "A"
Description and Sketch
(NOT A SURVEY)



Detail Line Data Table

Line Data Table (L#)		
L#	Bearing	Distance
L13	S01°06'58"W	62.37'
L14	N89°28'17"W	36.99'
L15	N00°16'17"E	7.01'
L16	S89°28'51"E	33.77'
L17	N01°27'26"E	55.39'
L18	S89°04'12"E	3.00'

Manatee County Property Management Department Survey Division

Manatee County FLORIDA

1112 Manatee Avenue West
Bradenton, Florida 34205,
(941)748-4501

Notes:
See Sheet 1 of 3 For Surveyor's Notes

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Drawing Path: S:\SURVEY\2018 Jobs\20181101_1009 4th Avenue West – Old GTE Building\CAD_DWG's

Page: 3 OF 3

Section 28, Township 34 South, Range 17 East

Drawing Date: 02/27/20

GTE Building - Existing Building Character and Condition

The existing GTE Building is a substantial, solidly constructed masonry structure that retains the fundamental character and “strong bones” of its original construction. The exterior masonry/block walls appear to remain in generally serviceable condition and provide a durable structural shell that is suitable for rehabilitation and adaptive reuse. The building's basic structure represents a significant asset and provides a strong foundation upon which a comprehensive renovation can occur.

While the primary building shell remains viable, the condition of the building beyond that shell reflects substantial age, deterioration, deferred maintenance, and functional obsolescence. The proposed project is therefore not simply a cosmetic renovation. A comprehensive rehabilitation of the interior, building envelope components, accessibility features, finishes, and building systems is necessary to return the structure to productive, safe, accessible, and energy-efficient use.

The existing windows are a significant example of the building's current condition. Many of the windows have been painted black, substantially limiting or eliminating the natural light that would otherwise enter the building. The existing window assemblies are also outdated and energy inefficient. Replacement of the windows is necessary to improve energy performance, restore natural light to the interior spaces, improve the appearance and functionality of the building, and support the building's long-term reuse.

The roof has reached a condition requiring replacement. Visible evidence of water intrusion and active or previous roof leaks can be observed within the building. Roof replacement will be an essential component of the rehabilitation to protect the existing masonry structure and the substantial investment that will be made in the renovated interior.

Interior conditions further demonstrate the extent of rehabilitation required. Existing ceiling systems are deteriorated, with ceiling tiles falling, damaged, or missing in areas. Evidence of water intrusion is visible in portions of the interior. Existing finishes and interior components have reached or exceeded their useful life and will require substantial removal, replacement, or reconstruction.

The existing restroom facilities do not presently meet the accessibility standards required for the building's proposed use and will require significant renovation. Restroom layouts, fixtures, clearances, and associated components will be reconstructed as necessary to provide appropriate accessible facilities.

Accessibility deficiencies are also evident in the existing front stairwell and entrance circulation. The current stair configuration is not accessible, and portions of the stairway have missing or inadequate railings. These conditions will require correction as part of the comprehensive renovation. Accessible routes into and throughout the renovated building will be incorporated into the project so that the completed facility can appropriately serve individuals of varying physical abilities.

Despite these deficiencies, the fundamental character of the GTE Building remains one of permanence and substantial construction. The exterior masonry is generally in good working condition, and the existing structural shell provides an opportunity to preserve and reinvest in a building that can continue serving the community for decades.

The proposed rehabilitation recognizes the distinction between what is worth preserving and what must be replaced. The building's masonry shell and underlying structural character provide the foundation for its future; however, nearly everything beyond that fundamental skeleton requires substantial modernization.

The rehabilitation will address the roof, windows, accessibility, restrooms, interior finishes, ceilings, circulation, and other building components and systems necessary to transform the existing structure into a safe, accessible, energy-efficient, functional, and welcoming facility.

In its present condition, the GTE Building can best be characterized as a solid and substantial building shell requiring comprehensive rehabilitation. Its value lies in its strong construction and viable structural framework, while its current deficiencies demonstrate the need for significant reinvestment. The proposed project will preserve the strength and character of the existing structure while undertaking the extensive improvements necessary to give the building a renewed and productive life.

GTE Building – Proposed Alterations

The proposed educational facility is a three-story performing arts training facility designed to provide specialized and flexible instructional environments for dance, acting, movement, voice, music, musical theatre, and related performing arts disciplines. Renovations to the building will create professional instructional spaces appropriate to the programs offered and the types of instruction provided.
The building includes large multipurpose dance studios, acting and multipurpose studios, individual practice rooms, faculty/instructor offices, restroom facilities, janitorial and support areas, and a passenger elevator providing access to all three floors.

The design recognizes that performing arts education requires instructional environments that differ from conventional classrooms. Students require spaces that accommodate classroom discussion and instruction as well as movement, performance, rehearsal, individual coaching, ensemble work, and practical application. Accordingly, the size, configuration, flooring, mirrors, natural light, and intended use of each instructional space have been planned to support the educational activities conducted within it.
All acting studios and multipurpose dance studios will be equipped with professional instructional mirror systems approximately 8 to 10 feet in height and extending the length of the applicable studio walls. These mirrors are an integral instructional component, allowing students and instructors to observe and evaluate movement, posture, alignment, physical characterization, stage presence, choreography, spacing, synchronization, and other aspects of performance technique.

FIRST FLOOR
(1) Acting/Multipurpose Studio – Approximately 1,250+ Square Feet
Dimensions: 50' x 25
The first floor includes an acting and multipurpose instructional studio measuring approximately 50 feet by 25 feet inches and providing more than 1,250 square feet of instructional space.
The room will be used for acting instruction, scene study, script analysis, improvisation, character development, audition preparation, ensemble work, movement for actors, musical theatre instruction, workshops, rehearsals, blocking, and other performing arts activities. The open configuration allows instructors to modify the educational environment according to the activity being taught. The room may be configured for seated instruction and discussion and then opened for scene work, blocking, movement exercises, rehearsals, and practical performance activities. The studio will include instructional mirrors approximately 8 to 10 feet in height extending the length of the studio wall. The mirrored surface will provide an important instructional tool for movement for actors, physical characterization, posture, gesture, stage presence, blocking, facial and physical expression, musical theatre staging, and audition preparation. Students will be able to visually evaluate their physical performance and make immediate adjustments based upon instructor feedback. The size of the studio provides sufficient space for students to work individually, in small groups, and as an ensemble while allowing instructors to observe performances, demonstrate techniques, and provide direct feedback.

(4) Individual Practice Rooms – Approximately 62-73 Square Feet Each
The first floor contains four individual practice rooms between 62-73 square feet each. These rooms provide dedicated spaces for one-on-one and individualized instruction. The practice rooms may be used for private voice instruction, vocal coaching, music instruction, monologue preparation, audition coaching, speech and diction work, character development, and other individualized performing arts training.
Their smaller scale provides an appropriate environment for focused interaction between an instructor and student while allowing multiple individual lessons or coaching sessions to occur simultaneously without occupying the larger instructional studios.

(1) Educational Office
The first floor contains one office at approximately 110 square feet. This office provides a support space for reception and security for students, faculty, staff, and visitors.
(1) Community Redevelopment Agency Office
The first floor contains one office at approximately 1,220 square feet. This office will have separate entry from the educational facility and will continue to frame activities according to sustainable redevelopment and balances economic, environmental, and societal synergies in the City of Bradenton.

Restrooms
Restroom facilities are provided on the first floor to support students, faculty, staff, and visitors utilizing the instructional and practice spaces.

SECOND FLOOR
(1) Multipurpose Dance Studio – Approximately 1,533 Square Feet
Dimensions: 61' x 25'3"
The second floor includes a large multipurpose dance studio measuring approximately 61 feet by 25 feet 3 inches and providing approximately 1,533 square feet of specialized instructional space. The studio will be used for dance technique, choreography, musical theatre dance, movement for actors, conditioning, stretching, ensemble instruction, rehearsals, workshops, and other performing arts activities requiring a large, unobstructed floor area. The studio will be equipped with a Harlequin-certified professional dance floor system with a Marley performance surface/overlay. The specialized flooring system is designed to provide the flexibility and performance characteristics appropriate for dance and movement instruction. The studio will also include professional instructional mirrors approximately 8 to 10 feet in height extending the length of the room. The mirrored surface will enable students to observe body alignment, posture, placement, technique, synchronization, spacing, choreography, and movement execution. Instructors will be able to use the mirrors to demonstrate technique, observe students from multiple perspectives, and provide immediate visual and verbal correction. The approximately 61-foot length of the studio provides substantial travel distance for dance combinations, choreography, across-the-floor exercises, and ensemble movement. Its width provides space for group instruction while maintaining appropriate working areas for students and instructors. Because the room is multipurpose, it may also accommodate musical theatre rehearsals, staging, movement for actors, workshops, and other performing arts activities when not being utilized for formal dance instruction.

(1) Acting Studio I – Approximately 566 Square Feet
Dimensions: 28'8" x 20'10"
The second floor includes an approximately 566-square-foot acting studio designed for smaller classes and focused performance instruction. The studio will support scene study, monologue work, improvisation, character development, script analysis, audition preparation, speech and communication exercises, small ensemble rehearsals, movement for actors, and instructor-led acting exercises.
The room will be equipped with instructional mirrors approximately 8 to 10 feet in height extending the length of the studio wall. The mirrors will support instruction in physical characterization, movement, posture, gesture, facial and physical expression, stage presence, blocking, and audition technique. Students will be able to observe their physical choices and make adjustments as part of the instructional process. The more intimate dimensions of this studio are particularly appropriate for activities requiring close faculty/student interaction, detailed observation of individual performances, and small-group scene work.

(1) Acting Studio II – Approximately 835 Square Feet
Dimensions: 32'5" x 26'11"
The second acting studio provides approximately 835 square feet of instructional space. Its larger dimensions allow the room to accommodate acting classes, ensemble scene work, blocking, movement for actors, improvisation, rehearsals, workshops, musical theatre activities, and practical performance instruction. This studio will also feature instructional mirrors approximately 8 to 10 feet in height extending the length of the studio wall. These mirrors will support visual self-assessment and instructor

demonstration in areas including movement, characterization, stage presence, posture, gesture, blocking, ensemble spacing, and physical expression. The additional floor area permits instructors to transition between seated instructional activities and active performance exercises during the same class. Students can receive instruction in concepts and techniques and immediately apply them through scenes, movement, blocking, and practical exercises.

Natural Light Requirements
The second-floor instructional environment has been designed to take advantage of natural light where available. All but one of the second-floor acting studios have large windows providing substantial natural light. These windows contribute to an open and welcoming educational environment while maintaining the flexibility necessary for acting, rehearsal, and performance instruction.

Faculty/Instructor Office – Approximately 77 Square Feet
An approximately 77-square-foot office provides workspace for faculty, instructors, or program personnel. The office supports the educational program by providing space for lesson preparation, student consultation, curriculum development, scheduling, recordkeeping, and other instructional and administrative responsibilities.

Restrooms
The second floor includes restroom facilities to serve students, faculty, staff, and visitors utilizing the instructional spaces on that level.

Janitorial and Support Area
A dedicated janitorial/support area is provided to facilitate routine cleaning, sanitation, maintenance, and care of the educational facility.
Proper maintenance is particularly important within the dance studios because the specialized Harlequin floor systems, Marley performance surfaces, and instructional mirrors must be appropriately maintained to preserve the professional quality and intended functionality of the instructional environment.

THIRD FLOOR
Multipurpose Dance Studio I – Approximately 1,518 Square Feet
Dimensions: 60' x 25'5"
The third floor contains the first of two large multipurpose dance studios. The studio measures approximately 60 feet by 25 feet 5 inches and provides approximately 1,518 square feet of instructional space. This studio will be used for dance technique, choreography, musical theatre dance, movement, conditioning, stretching, ensemble instruction, rehearsals, workshops, and other movement-based performing arts instruction. The studio will feature a Harlequin-certified professional dance floor system with a Marley performance surface/overlay. The specialized floor system will provide the flexibility and performance characteristics appropriate for repeated dance and movement activity.
The studio will also be equipped with professional instructional mirrors approximately 8 to 10 feet in height extending the length of the room. The mirrors will allow students to monitor body alignment, placement, posture, technique, synchronization, spacing, choreography, and overall movement execution. They will also allow instructors to demonstrate movement and provide immediate visual feedback and correction. The approximately 60-foot length provides substantial travel distance for combinations, choreography, across-the-floor exercises, and ensemble movement. The open configuration also permits the room to accommodate rehearsals, staging, workshops, and other performing arts instruction requiring a large unobstructed area.

(1) Multipurpose Dance Studio II – Approximately 1,520 Square Feet
Dimensions: 60' x 26'10"
The second third-floor multipurpose dance studio is also approximately 60 feet by 26 feet 10 inches and provides approximately 1,520 square feet of instructional space. Like the adjacent studio, the space will accommodate dance instruction, choreography, musical theatre movement, conditioning, ensemble work, rehearsals, workshops, and other movement-based instruction. The studio will feature a **Harlequin-certified professional dance floor system with a Marley performance**

surface/overlay and **instructional mirrors approximately 8 to 10 feet in height extending the length of the room**. The combination of the professional floor system, large unobstructed instructional area, and extensive mirrored surface provides an environment specifically designed for practical dance and movement education. Students will be able to observe their technique, alignment, spacing, synchronization, and choreography while instructors provide immediate feedback and correction.
The availability of two similarly sized professional studios on the third floor allows multiple classes, instructional activities, or rehearsals to occur concurrently and provides the ability to separate classes by discipline, instructional level, or program when appropriate. Although specifically equipped to meet the physical requirements of dance education, both studios are multipurpose instructional spaces and may accommodate acting exercises involving movement, musical theatre staging, choreography rehearsals, ensemble training, workshops, and other practical performing arts instruction.

(2) Faculty/Instructor Offices – Approximately 66 Square Feet Each
The third floor contains two offices of approximately 66 square feet each. These spaces will support faculty, instructors, and program personnel assigned to the third-floor instructional areas.
The offices provide dedicated areas for instructional preparation, curriculum development, student consultation, scheduling, recordkeeping, and related faculty responsibilities. Their proximity to the dance studios allows instructors to remain readily accessible to students while providing appropriate workspace outside the instructional rooms.

Restrooms
The third floor includes restroom facilities to serve students, faculty, staff, and visitors utilizing the instructional spaces on that level.

Janitorial and Support Area
A dedicated janitorial/support area is provided to facilitate routine cleaning, sanitation, maintenance, and care of the educational facility.
Proper maintenance is particularly important within the dance studios because the specialized Harlequin floor systems, Marley performance surfaces, and instructional mirrors must be appropriately maintained to preserve the professional quality and intended functionality of the instructional environment.

ELEVATOR ACCESS AND VERTICAL CIRCULATION
The existing “freight” elevator and shaft is too small and not structural suitable to accommodate vertical access requirements. A new ADA compliant passenger elevator and shaft will need to be added to provide access to the first, second, and third floors, allowing students, faculty, staff, and visitors to travel between all instructional levels of the building without reliance solely upon stairways. This vertical accessibility is particularly important because instructional activities are intentionally distributed throughout the facility. Students may participate in individual instruction and acting activities on the first floor, acting and dance instruction on the second floor, and dance, movement, and rehearsal activities on the third floor. Elevator service to all three levels integrates the individual floors into a single educational facility and provides convenient access to the instructional and support spaces located throughout the building.

FLORIDA FIRE PREVENTION CODE
Florida Fire Prevention Code will require the building to be fully sprinklered. To satisfy this requirement, a new fire riser room will need to be added. The proposed location is adjacent to the new elevator shaft on the southeast corner of the building.

FLORIDA BUILDING CODE – ENERGY CONSERVATION
Existing windows, doors, and roof will need to be replaced. This will be achieved with similar appearance windows, doors, and roofs that will comply with the FBC Energy Conservation Code. See the provided plans for locations for all added exterior doors and windows. Where doors and windows are being added, the existing bricks will be carefully removed, cleaned, and stored for required infills at exterior door locations located on the second and third floors of the east façade. Similar/like-kind mortar in type and color will be used at the door infill locations.

CITY OF BRADENTON - COMMUNITY REDEVELOPMENT AGENCY

GTE BUILDING ALTERATIONS

1009 4TH AVE W
BRADENTON, FL 34205

PROJECT NUMBER: 260626B

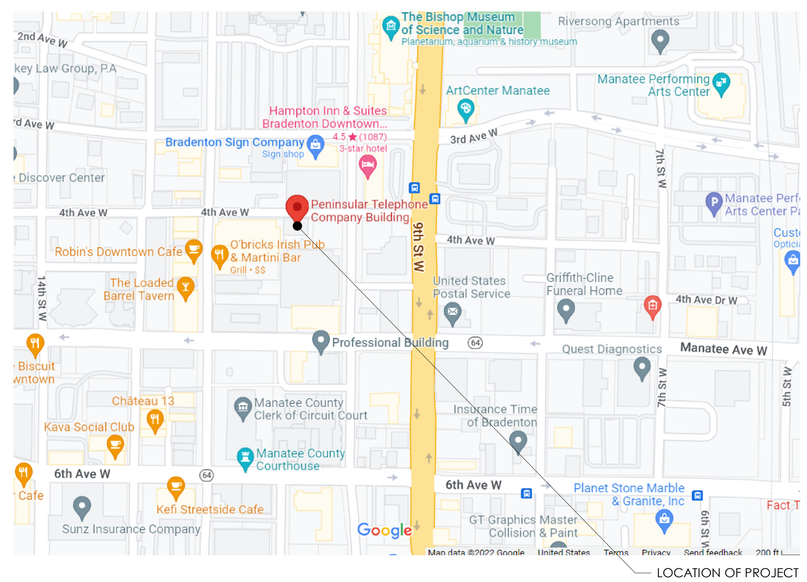
REFERENCE DOCUMENTS

08.14.2026

SHEET INDEX

ARCHITECTURAL

A9.01	BUILDING ELEVATIONS - EXISTING
A9.02	3D VIEWS - EXISTING
A9.03	PHOTO CATALOG - EXISTING
A9.04	BUILDING ELEVATIONS - RENOVATION
A9.05	3D VIEWS - RENOVATION
A9.06	EXTERIOR ENVELOPE RESTORATION AND FINISHES
A9.07	PROPOSED FIRST FLOOR PLAN
A9.08	PROPOSED SECOND FLOOR PLAN
A9.09	PROPOSED THIRD FLOOR PLAN



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revisions:

CITY OF BRADENTON - COMMUNITY REDEVELOPMENT AGENCY

GTE BUILDING ALTERATIONS

1009 4TH AVE W
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COVER SHEET

REFERENCE DOCUMENTS

date: 08.14.2026

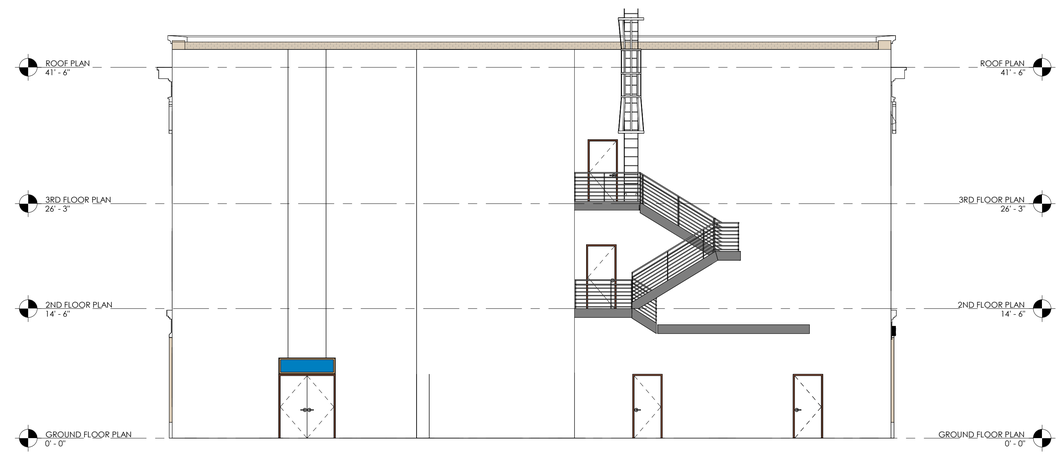
drawn by: SGE

project no.: 260626B

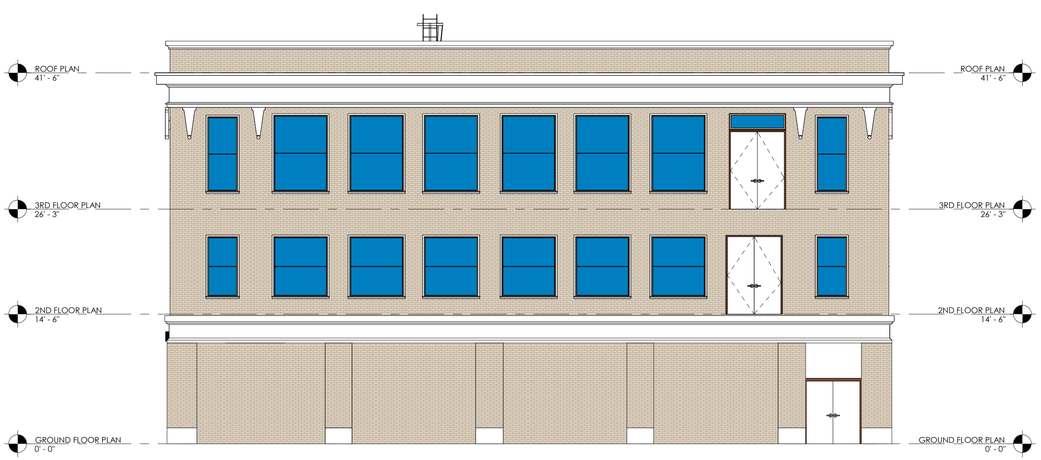
sheet no.:

A0.00

2 EAST ELEVATION - EXISTING
1/8" = 1'-0"



4 SOUTH ELEVATION - EXISTING
1/8" = 1'-0"



1 NORTH ELEVATION - EXISTING
1/8" = 1'-0"

3 WEST ELEVATION - EXISTING
1/8" = 1'-0"

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2 3D VIEW 2 - EXISTING

1 3D VIEW 1 - EXISTING

3 3D VIEW 3 - EXISTING

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3D VIEWS - EXISTING

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project no.: 260626B

sheet no.:

A9.02

EAST FACADE - 1950'S

NORTH AND EAST FACADES - 1970'S

NORTH FACADE - 1970'S

EAST AND NORTH FACADES - CURRENT

NORTH FACADE - CURRENT

NORTH FACADE - CURRENT

WEST FACADE - CURRENT

SOUTH FACADE - CURRENT

SOUTH FACADE - CURRENT

INTERIOR - CURRENT

INTERIOR - CURRENT

INTERIOR - CURRENT

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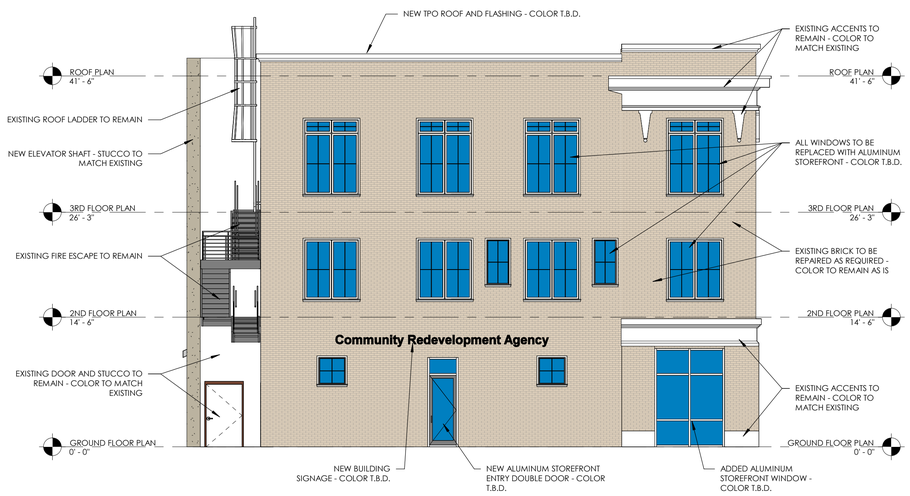
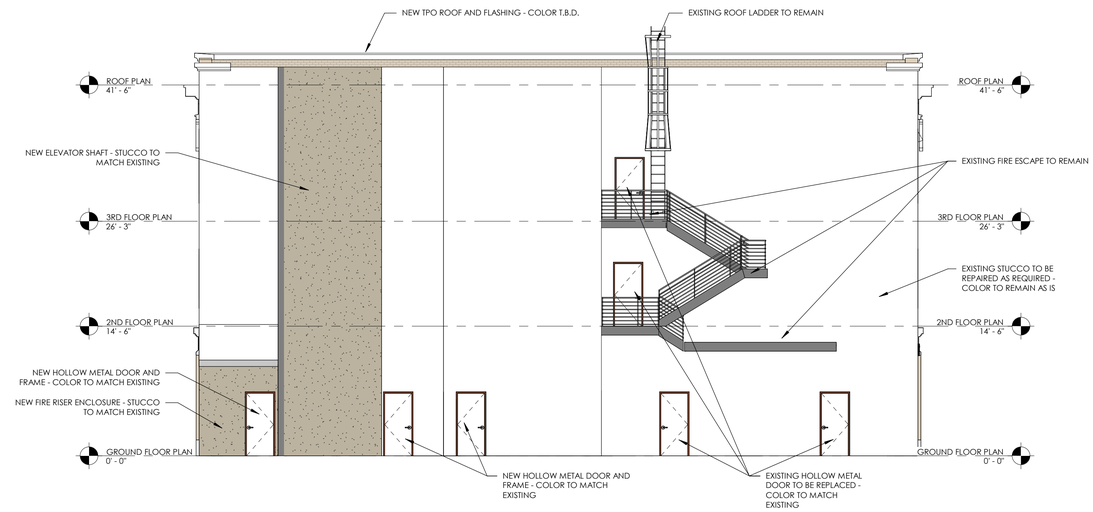


3 EAST ELEVATION - RENOVATION
1/8" = 1'-0"



4 SOUTH ELEVATION - RENOVATION
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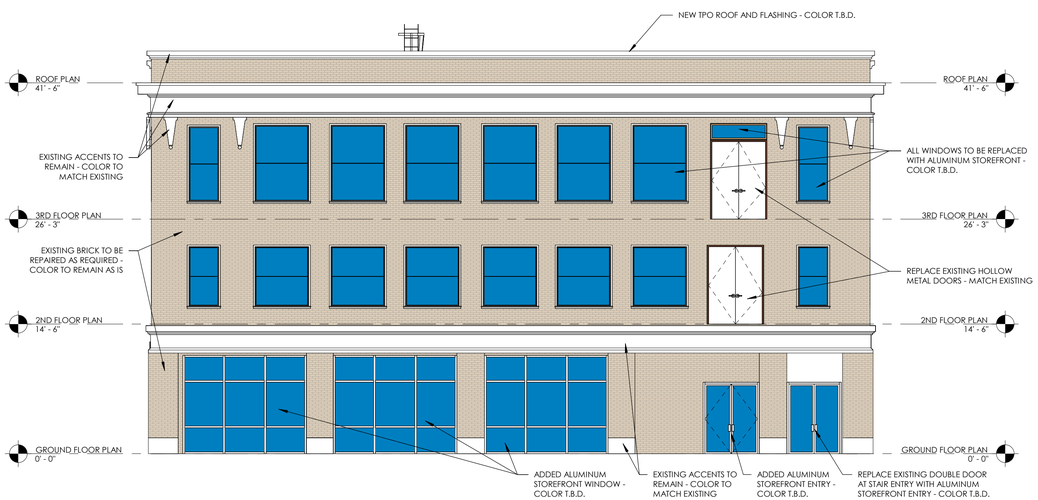

1 NORTH ELEVATION - RENOVATION
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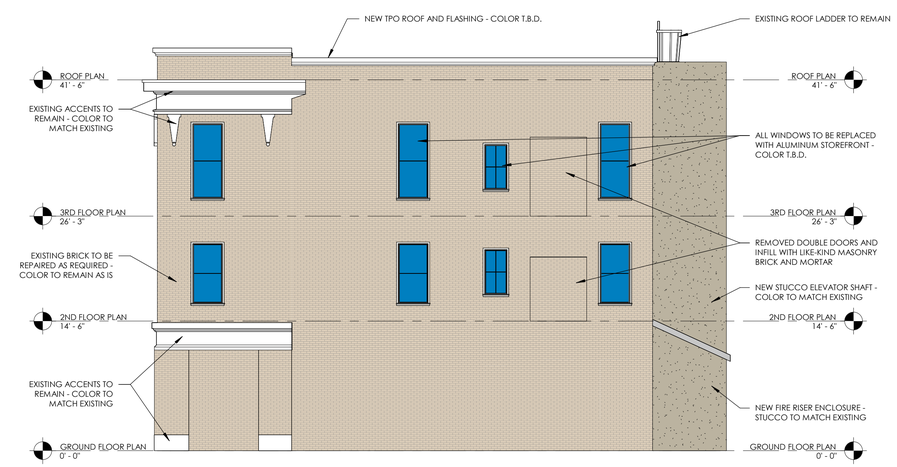

2 WEST ELEVATION - RENOVATION
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sheet no.:

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2 3D VIEW 2 - RENOVATION

1 3D VIEW 1 - RENOVATION

3 3D VIEW 3 - RENOVATION

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3D VIEWS - RENOVATION

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project no.: 260626B
sheet no.:

A9.05

EXTERIOR ENVELOPE RESTORATION PROCESS

MASONRY

1. INSPECTION
   A. IDENTIFICATION OF WALL AREA(S) IN NEED OF REPAIR.
2. MASONRY REPLACEMENT
   A. DETERIORATED BRICK SHOULD BE IDENTIFIED AND REPLACED WITH NEW UNITS THAT CLOSELY MATCH THE ORIGINAL IN SIZE, COLOR AND TEXTURE.
3. TUCKPOINTING
4. CAULKING
5. THROUGH-WALL FLASHING (IF REQUIRED)
6. CLEANING
7. WATER REPELLANT

ONCE A WALL AREA HAS BEEN PROPERLY REPAIRED, IT NOT ONLY HAS IMPROVED STRUCTURAL INTEGRITY, BUT IT'S MORE RESISTANT TO MOISTURE PENETRATION FOR YEARS TO COME.

TUCKPOINTING

IS THE PROCESS OF CUTTING OUT OLD MORTAR TO A UNIFORM DEPTH AND PLACING NEW MORTAR IN THE JOINT IS USED TO REPAIR MORTAR JOINTS THAT HAVE DETERIORATED.

MORTAR JOINTS ARE CONSIDERED DETERIORATED WHEN:

1. ERODED BACK MORE THAN 1/4" FROM THE FACE OF THE UNIT OR BEYOND THE DEPTH OF THE ORIGINAL JOINT.
2. CRACKS ARE VISIBLE WITHIN THE MORTAR.
3. THE BOND BETWEEN BRICK AND MORTAR IS BROKEN OR THE MORTAR IS SOFT AND/OR CRUMBLING.
4. ANY PORTION OF A MORTAR JOINT IS MISSING.

STEPS REQUIRED:

1. REMOVAL OF THE DEFECTIVE MORTAR WITH THE PROPER TOOLS TO PREVENT DAMAGE TO ADJACENT MASONRY UNITS.
2. REMOVAL OF DUST AND DEBRIS FROM JOINTS TO BE POINTED BY BRUSHING OR FLUSHING WITH WATER.
3. MORTAR IS MIXED THAT CLOSELY MATCHES THE EXISTING IN STRENGTH, HARDNESS, COLOR AND TEXTURE.
4. DAMPENING OF THE MORTAR JOINTS BEFORE THE MORTAR IS POINTED IN.
5. TIGHTLY PACKING THE FRESH MORTAR INTO THE JOINTS IN THIN LAYERS (1/4" MAXIMUM).
6. TOOLING OF THE MORTAR TO MATCH THE ORIGINAL PROFILE AFTER IT HAS BECOME "THUMBPRINT" HARD.
7. LIGHT BRUSHING OF THE JOINTS TO REMOVE ANY EXCESSES.
8. APPLICATION OF COMMERCIAL CLEANERS TO REMOVE ANY MORTAR STAINS.

CAULKING

MISSING OR DETERIORATED SEALANT WITHIN BUILDING EXPANSION JOINTS AND AT THE PERIMETER OF MASONRY OPENINGS (WINDOWS, DOORS, ETC.) IS OFTEN THE SOURCE OF MOISTURE ENTRY INTO THE WALL SYSTEM.

SEALANT FAILURES RESULT FROM:

1. IMPROPER JOINT DESIGN (WIDTH OF JOINT)
2. INCORRECT TYPE OF SEALANT USED (I.E., SILICONE, URETHANE, ACRYLIC)
3. LACK OF PROPER PREPARATION, INCLUDING CLEANING AND PRIMING PRIOR TO SEALANT INSTALLATION
4. INCORRECT PLACEMENT OF BACKING ROD (THE MATERIAL BEHIND THE SEALANT USED TO CONTROL ITS DEPTH OR WIDTH-TO-DEPTH RATIO)
5. AGE AND EXPOSURE TO ULTRAVIOLET LIGHT FROM THE SUN AND CLIMATIC EXTREMES

THESE JOINTS SHOULD BE PROFESSIONALLY INSPECTED. IF THE SEALANT HAS TORN OR LOST ELASTICITY, IT SHOULD BE CUT OUT COMPLETELY AND NEW SEALANT PROPERLY INSTALLED.

THROUGH-WALL FLASHING

EXCESS MOISTURE MAY HAVE DEVELOPED WITHIN THE WALL SYSTEM OVERTIME. THE RESULT OF THIS CAN LEAD TO THE CORROSION OF MASONRY ANCHORS, LINTELS AND RELIEVING ANGLES, WATER DAMAGE TO INTERIOR FINISHES, AND THE CREATION OF MOLD OR MILDEW ON THE NON-MASONRY SURFACES. THE INSTALLATION OF THROUGH-WALL FLASHING ALLOWS FOR THE REMOVAL OF EXCESS MOISTURE FROM MASONRY WALL SYSTEMS WHEN NOT ORIGINALLY INCLUDED IN A BUILDING'S CONSTRUCTION.

THE FOLLOWING STEPS SHOULD BE TAKEN:

1. WHEN, BY INSPECTION, IT IS DETERMINED THAT THROUGH-WALL FLASHING WOULD PROVIDE THE NECESSARY CORRECTION FOR THESE PROBLEMS, THE SUITABLE MATERIAL WILL BE SELECTED.
2.
3. FLASHING IS TYPICALLY DESIGNED FOR INSTALLATION AT WINDOW AND DOOR LINTELS, AND CONTINUOUSLY ALONG THE RELIEVING ANGLES BETWEEN BUILDING FLOORS.
4.
5. ALL FLASHING WILL THEN BE INSTALLED ACCORDING TO CORRESPONDING INDUSTRY GUIDELINES.

ONCE IN PLACE, IT WILL PROVIDE AN EFFECTIVE MEANS OF EXPEDITING ACCUMULATED MOISTURE FROM A BUILDING'S MASONRY WALL SYSTEM FOR YEARS TO COME.

CLEANING

THE ACCUMULATION OF DIRT, POLLUTANTS, GRAFFITI, AND VANDALISM, HAS CAUSED DAMAGE TO THE BUILDING'S OVERALL APPEARANCE. ALSO, CLEANING IS REQUIRED FOR INSTALLATION OF WATER-REPELLANT COATING APPLIED TO MASONRY SURFACE.

THE MASONRY WILL BE CLEANED TO ITS ORIGINAL COLOR OR TONE WITH THE USE OF ENVIRONMENTALLY-FRIENDLY RESTORATION CLEANERS AND HIGH-PRESSURE WATER.

WATER REPELLANT

ADDED PROTECTION MAY BE OBTAINED THROUGH THE APPLICATION OF HIGH-QUALITY WATER REPELLENTS.

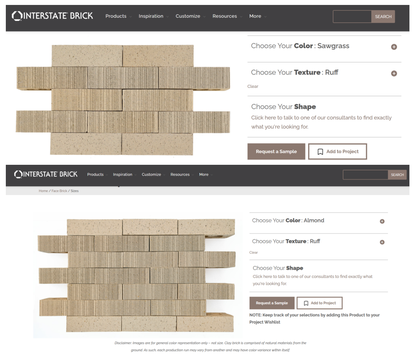
ALTHOUGH NOT DESIGNED TO PREVENT ALL INSTANCES OF MOISTURE PENETRATION, THEY DO AID IN LESSENING THE AMOUNT OF WATER ABSORBED INTO THE MASONRY WALL SYSTEMS. HOWEVER,

BRICK MASONRY UNITS

EXISTING ORIGINAL BRICK - TO REMAIN
APPROX. COLOR = SW 9023 DAKOTA WHEAT

EXISTING INFILL BRICK - TO BE REMOVED
APPROX. COLOR = SW 6681 BUTTER UP

NEW BRICK (IF REQUIRED)
APPROX. COLOR = SAWGRASS OR ALMOND



MORTAR TYPE AND COLOR

RECOMMENDED MORTAR TYPES

1. TYPE O MORTAR: A LOW-STRENGTH, HIGH-LIME COMMERCIAL MIX (ROUGHLY 1 PART PORTLAND CEMENT, 2 PARTS LIME, AND 9 PARTS SAND). IT PROVIDES FLEXIBILITY AND BREATHABILITY.
2. NATURAL HYDRAULIC LIME (NHL 2 OR NHL 3.5): MIXED WITH CLEAN SHARP SAND (USUALLY 1 PART NHL TO 2.5 PARTS SAND). NHL SETS VIA A CHEMICAL REACTION WITH WATER AND CURES TO A FLEXIBLE, AUTHENTIC FINISH IDEAL FOR VINTAGE STRUCTURES.
3. TYPE N MORTAR: OCCASIONALLY USED IF THE HISTORIC BRICK IS SLIGHTLY HARDER AND EXPOSED TO SEVERE FREEZE-THAW CYCLES, BUT LIME-PURE OR LIME-HEAVY (TYPE O) IS STILL SAFER.

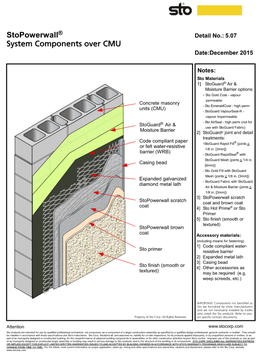
COLOR = T.B.D. AFTER GROUT CLEANING

TRIM AND ACCENTS

EXISTING TRIM AND ACCENTS - MATCH EXISTING
APPROX. COLOR = SW 7104 COTTON WHITE

STUCCO THREE-COAT SYSTEM

NEW STUCCO INSTALLATION
NEW ELEVATOR SHAFT AND FIRE RISER ENCLOSURE



NEW STUCCO COLOR - MATCH EXISTING
APPROX. COLOR = SW 7104 COTTON WHITE

OPENINGS

EXTERIOR DOORS AND WINDOWS
EXISTING HOLLOW METAL DOORS AND WOOD WINDOWS WILL BE REPLACED WITH ALUMINUM STOREFRONT

EXAMPLE ONLY - COLOR T.B.D.
NEW ALUMINUM STOREFRONT DOORS AND WINDOWS

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EXTERIOR ENVELOPE RESTORATION AND FINISHES

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drawn by: SGE
project no.: 260626B
sheet no.:

A9.06

universal

TradeMaster
STEP 2
STEP 1
Honeywell
EXIT
CAUTION
FAN
COMP 1
COMP 2
HEAT

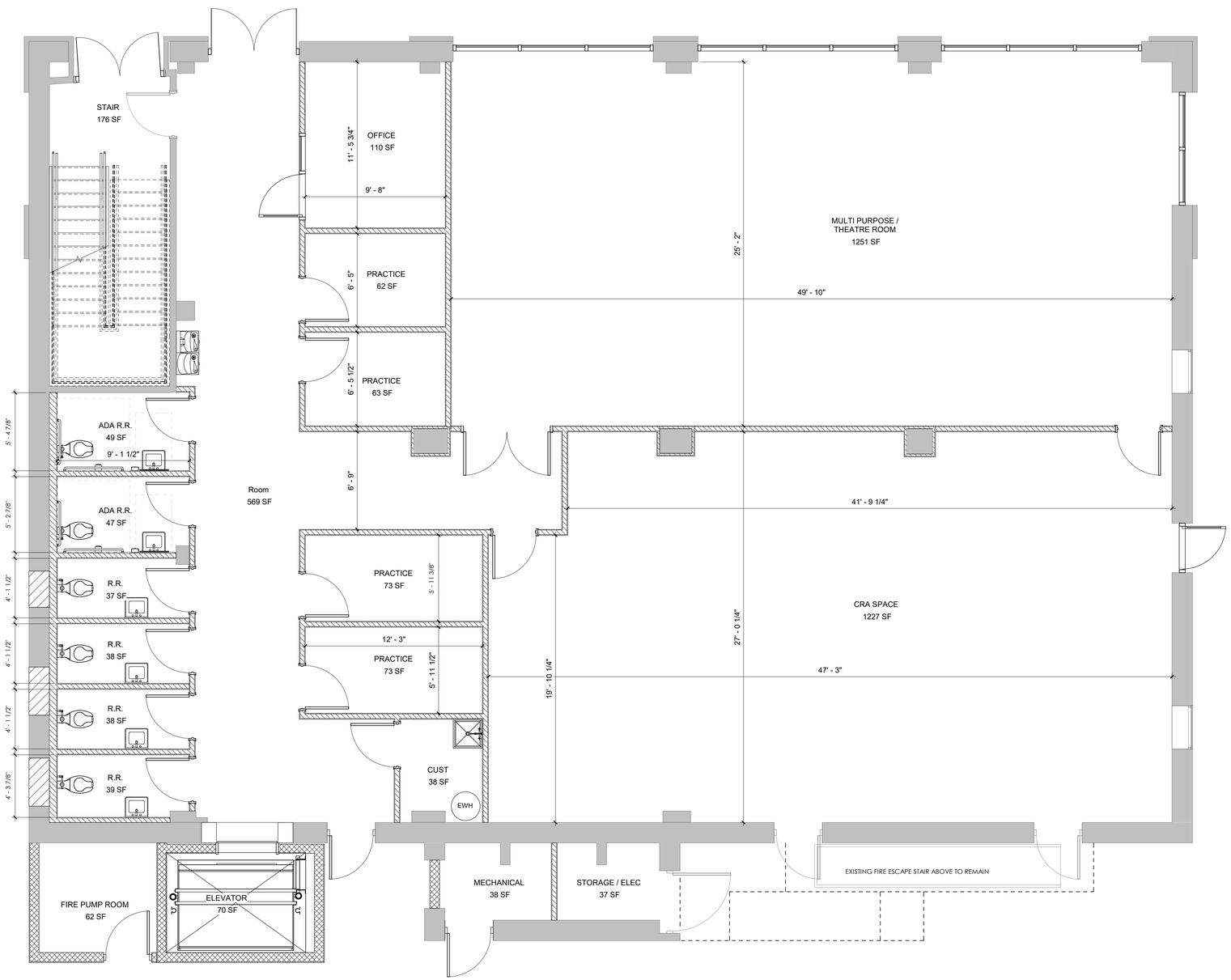
Central Records

PENNSYLVA
TELEPHONE
COMPANY

PENINSULAR
TELEPHONE
COMPANY

THIS PROPERTY
IS MONITORED BY
NORS SECURITY
DANGER

QUIET KLEAN



1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

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PROPOSED FIRST FLOOR PLAN

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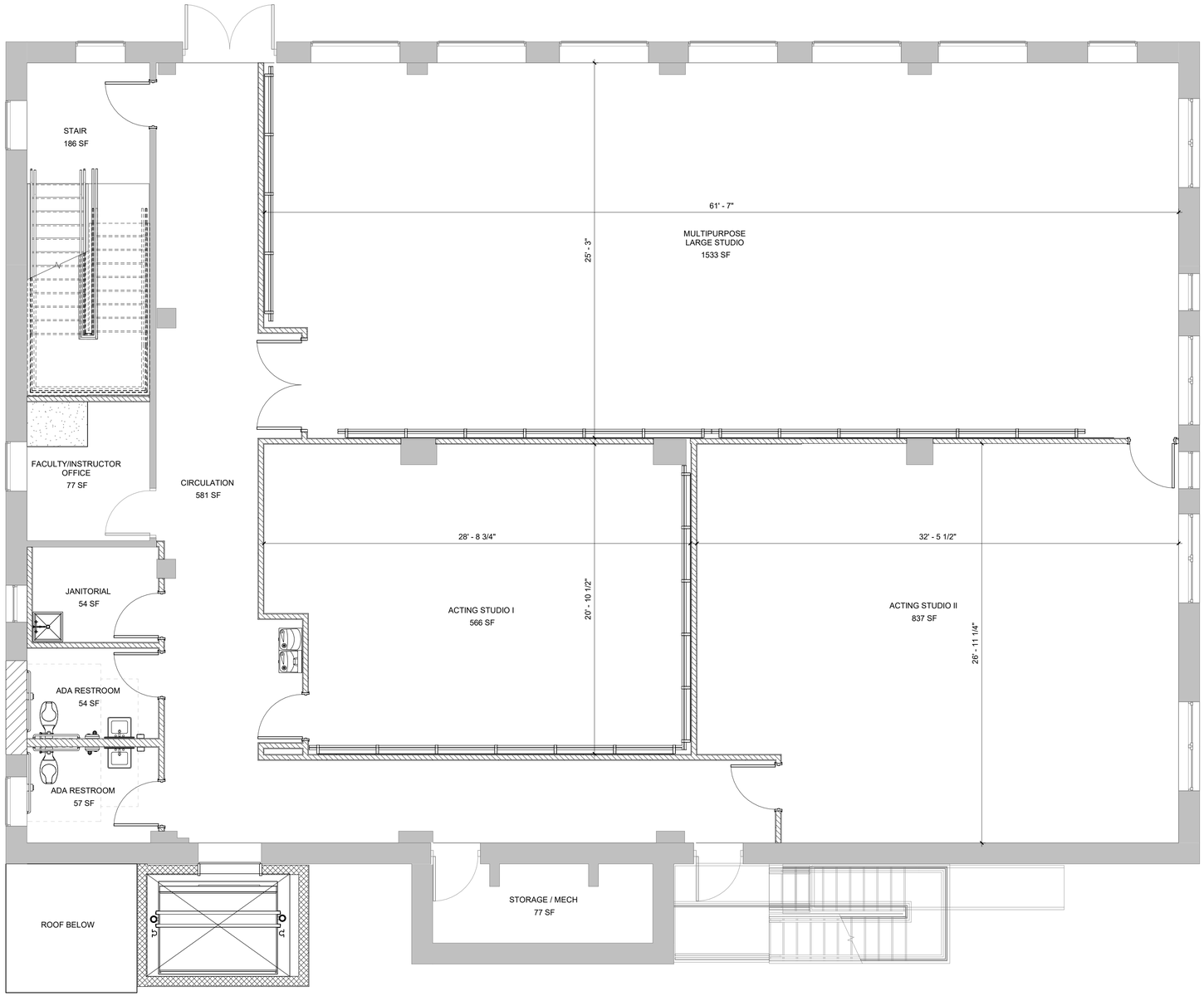

1 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

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PROPOSED SECOND FLOOR PLAN

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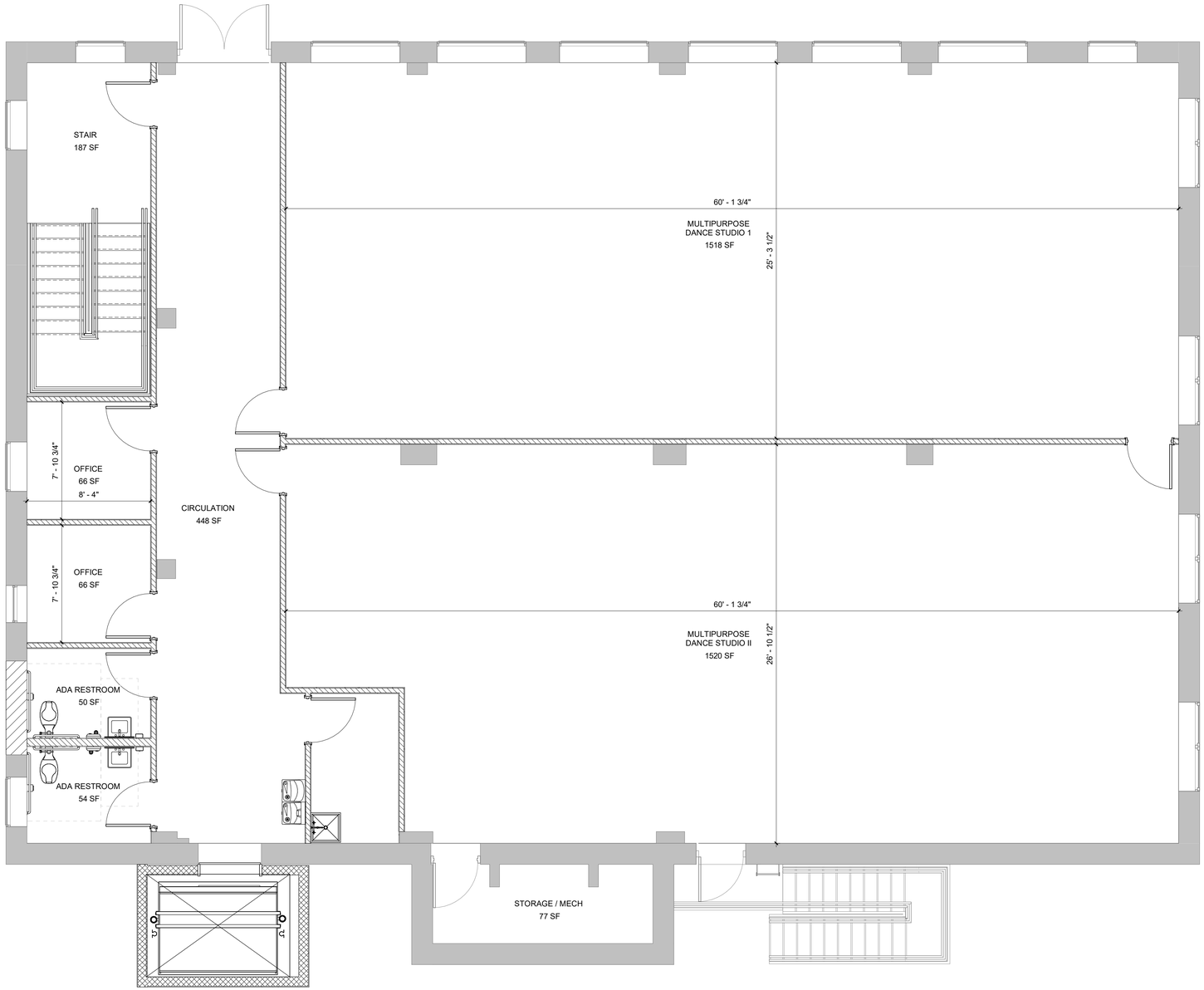

1 THIRD FLOOR PLAN
1/4" = 1'-0"

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"TO THE BEST OF THE ARCHITECTS OR ENGINEERS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 553 AND 663 OF THE FLORIDA STATUTES"

consultant:

revisions:

CITY OF BRADENTON - COMMUNITY REDEVELOPMENT AGENCY

GTE BUILDING ALTERATIONS

1009 4TH AVE W
BRADENTON, FL 34205

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sheet title:

PROPOSED THIRD FLOOR PLAN

REFERENCE DOCUMENTS

date: 08.14.2026
drawn by: SGE
project no.: 260626B
sheet no.:

A9.09

ELECTRICAL SYMBOL LEGEND

LINE WEIGHT & LINE TYPE DESIGNATIONS

SYMBOL	DESCRIPTION	REMARKS
	EXISTING (UNLESS OTHERWISE INDICATED)	
	PROVIDE AS NEW (UNLESS OTHERWISE INDICATED)	

BASIC DRAWING

SYMBOL	DESCRIPTION	REMARKS
#	KEYED DRAWING NOTE	
	REMOVALS	
	CIRCUIT	

ONE-LINE/RISER

SYMBOL	DESCRIPTION	REMARKS
	CIRCUIT BREAKER	
	FUSE	
	DISCONNECT SWITCH (NON-FUSED)	
	DISCONNECT SWITCH (FUSED)	
	TRANSFER SWITCH	
	TRANSFORMER	
	PANELBOARD	
M	METER (SELF CONTAINED)	
M	METER (WITH CURRENT TRANSFORMERS)	
#	MOTOR (NUMBER INDICATES HORSEPOWER)	
G	GENERATOR	
	GROUND CONNECTION	
	CONTINUATION	

POWER - DISTRIBUTION

SYMBOL	DESCRIPTION	REMARKS
	PANELBOARD (FLUSH-MOUNTED)	
	PANELBOARD (SURFACE-MOUNTED)	
T	TRANSFORMER	
	DISCONNECT SWITCH (NON-FUSED)	
	DISCONNECT SWITCH (FUSED)	
MS	MANUAL MOTOR STARTER	
	COMBINATION MAGNETIC MOTOR STARTER/DISCONNECT	
VFD	VARIABLE FREQUENCY DRIVE (VFD)	
M	MOTOR	
	HARD-WIRED EQUIPMENT CONNECTION	
G	GENERATOR	
	GROUND ROD	

POWER - BRANCH DEVICES

SYMBOL	DESCRIPTION	REMARKS
	SIMPLEX RECEPTACLE	MOUNT AT 18" AFF, UNO
	DUPLEX RECEPTACLE	MOUNT AT 18" AFF, UNO
	DUPLEX RECEPTACLE	MOUNT ABOVE COUNTER, UNO MOUNT HORIZONTAL FOR ADA
	TWO DUPLEX RECEPTACLES MOUNTED IN COMMON BOX	MOUNT AT 18" AFF, UNO
	SPECIAL PURPOSE RECEPTACLE, SUBSCRIPT INDICATES TYPE	MOUNT AT 18" AFF, UNO
J J	JUNCTION BOX OR OUTLET BOX	
	RECEPTACLE(S) IN RECESSED FLOOR BOX	
	CEILING MOUNTED RECEPTACLE(S)	

TELEPHONE/DATA/COMMUNICATION

SCOPE OF WORK SHALL BE RACEWAY ONLY. FOR EACH WALL DEVICE LOCATION, PROVIDE RECESSED WALL-BOX AND 1" CONDUIT STUB WITH PULL STRING TO ACCESSIBLE ABOVE CEILING SPACE. FOR EACH CEILING DEVICE LOCATION, PROVIDE RECESSED CEILING BOX AND 1" CONDUIT TO NEAREST ACCESSIBLE ABOVE-CEILING SPACE. DEVICES, CABLING, EQUIPMENT, ETC. PROVIDED BY CONTRACTOR.

SYMBOL	DESCRIPTION	REMARKS
#D ▽	DATA OUTLET. #D SUBSCRIPT INDICATE NUMBER OF DATA AND TELEPHONE JACKS. IF NO SUBSCRIPTS ARE GIVEN, PROVIDE BLANK COVERPLATE.	MOUNT AT 18" AFF, UNO
#V ▼	TELEPHONE OUTLET. #V SUBSCRIPT INDICATE NUMBER OF DATA AND TELEPHONE JACKS. IF NO SUBSCRIPTS ARE GIVEN, PROVIDE BLANK COVERPLATE.	MOUNT AT 18" AFF, UNO
#D#V ▼	TELEPHONE/DATA OUTLET. #D #V SUBSCRIPT INDICATE NUMBER OF DATA AND TELEPHONE JACKS. IF NO SUBSCRIPTS ARE GIVEN, PROVIDE BLANK COVERPLATE.	MOUNT AT 18" AFF, UNO
W	WIRELESS ACCESS POINT	
DR	DATA RACK (REFER TO RISER, AND/OR SPECIFICATIONS FOR TYPE)	
TV	CABLE TELEVISION OUTLET	MOUNT AT 18" AFF, UNO
	PUSHBUTTON (SUBSCRIPT INDICATES TYPE) EPO - EMERGENCY POWER OFF DB - DOOR BELL HC - DOOR OPENER	MOUNT AT 46" AFF, UNO
AD	AUDIBLE/VISUAL DOORBELL CHIME	MOUNTING HEIGHT PER ADA
IC	INTERCOM STATION	
SP	SPEAKER	
HD	HDMI PORT	

LIGHTING (LETTER INDICATES TYPE, REFER TO LIGHT FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION)

SYMBOL	DESCRIPTION	REMARKS
	LIGHT FIXTURE	WALL MOUNTED
	EMERGENCY LIGHT FIXTURE	WALL MOUNTED
	LIGHT FIXTURE	CEILING MOUNTED
	EMERGENCY LIGHT FIXTURE	CEILING MOUNTED
	LIGHT FIXTURE	CEILING MOUNTED
	EMERGENCY LIGHT FIXTURE	CEILING MOUNTED
	LIGHT FIXTURE	WALL MOUNTED
	EMERGENCY LIGHT FIXTURE	WALL MOUNTED
	STRIP LIGHT FIXTURE	CEILING MOUNTED
	EXIT LIGHT (HATCHING/ARROW INDICATES FACE/DIRECTION)	CEILING MOUNTED
	EXIT LIGHT (HATCHING/ARROW INDICATES FACE/DIRECTION)	WALL MOUNTED
	EMERGENCY BATTERY PACK LIGHT FIXTURE	WALL MOUNTED
S	SINGLE POLE SWITCH	MOUNT AT 48" AFF, UNO
S_3	SINGLE POLE SWITCH (3-WAY)	MOUNT AT 48" AFF, UNO
S_4	SINGLE POLE SWITCH (4-WAY)	MOUNT AT 48" AFF, UNO
S_D	SINGLE POLE SWITCH (DIMMER)	MOUNT AT 48" AFF, UNO
S_M	SINGLE POLE SWITCH (MOTOR RATED)	MOUNT AT 48" AFF, UNO
OS	OCCUPANCY SENSOR/WALL SWITCH (SUBSCRIPT INDICATES TYPE)	MOUNT AT 48" AFF, UNO
OS	OCCUPANCY SENSOR (SUBSCRIPT INDICATES TYPE)	CEILING MOUNTED
PC	PHOTOCELL	
TC	TIME CLOCK	
PP	POWER PACK	
RC	ROOM CONTROLLER	

FIRE ALARM

SYMBOL	DESCRIPTION	REMARKS
FACP	FIRE ALARM CONTROL PANEL	
FAAP	FIRE ALARM REMOTE ANNUNCIATOR	
S	SMOKE DETECTOR: SUBSCRIPT "W" INDICATES WALL MOUNTED	
S_S	SMOKE DETECTOR WITH SOUNDER BASE	
S_V	SMOKE DETECTOR WITH VISUAL BASE	
H	HEAT DETECTOR	
D	DUCT SMOKE DETECTOR	
F	MANUAL PULL STATION	
F	STROBE NOTIFICATION DEVICE	
F	COMBINATION HORN/STROBE NOTIFICATION DEVICE	
F	HORN NOTIFICATION DEVICE	
DH	DOOR HOLD-OPEN DEVICE	
FS	WATER FLOW DETECTION SWITCH	
TS	TAMPER SWITCH	
CM	CONTROL MODULE	
MM	MONITOR MODULE	
SD	SMOKE DAMPER	
PS	PRESSURE SWITCH	
C	CARBON MONOXIDE DETECTOR	
NAC	NOTIFICATION APPLIANCE CIRCUIT EXTENDER PANEL	
KNO	KNOX BOX	

SECURITY/ACCESS CONTROL

SCOPE OF WORK SHALL BE RACEWAY ONLY. FOR EACH WALL DEVICE LOCATION, PROVIDE RECESSED WALL-BOX AND 3/4" CONDUIT STUB WITH PULL STRING TO ACCESSIBLE ABOVE CEILING SPACE. FOR EACH CEILING DEVICE LOCATION, PROVIDE RECESSED CEILING BOX AND 3/4" CONDUIT TO NEAREST ACCESSIBLE ABOVE-CEILING SPACE. DEVICES, CABLING, EQUIPMENT, ETC. PROVIDED BY CONTRACTOR

SYMBOL	DESCRIPTION	REMARKS
DC	DOOR CONTACT	
MD	MOTION DETECTOR	
CR	CARD READER	
KP	KEY PAD	
DS	DOOR STRIKE	
ML	MAGNETIC LOCK	
S	COMBINATION HORN/STROBE NOTIFICATION DEVICE	
CAM	CCTV CAMERA (SUBSCRIPT INDICATES TYPE)	
SACS	SECURITY PANEL	

BRANCH CIRCUIT NOTES

1. CIRCUIT NUMBERS ARE FOR REFERENCE ONLY AND INDICATE THE DEVICES REQUIRED TO BE CONNECTED TO DESIGNATED CIRCUITS.
2. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING AND PROVIDING THE ACTUAL NUMBER OF CONDUCTORS REQUIRED FOR ALL BRANCH CIRCUIT WIRING TO SERVE THE INTENDED FUNCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY BALANCING LOADS ON ALL THREE PHASES.
4. ALL BRANCH CIRCUITS SHALL HAVE SEPARATE GROUND WIRE.
5. ALL BRANCH CIRCUITS SHALL HAVE SEPARATE NEUTRAL WIRE.
6. ALL BRANCH CIRCUITS SHALL BE SIZED PER OVERCURRENT PROTECTION RATING AND NEC REQUIREMENTS (INCLUDING NEC CONDUCTOR AMPACITY TABLES, ARTICLE 334.80, AND 338.10(B)(4)).
7. PROVIDE ARC-FAULT CIRCUIT PROTECTION PER NEC ARTICLE 210.12.

GENERAL NOTES

1. THE GENERAL NOTES APPLY TO ALL DRAWINGS UNDER THIS CONTRACT. REFER TO INDIVIDUAL DRAWINGS FOR ADDITIONAL NOTES.
2. ALL ELECTRICAL WORK SHOWN SHALL BE PROVIDED AS NEW, UNLESS OTHERWISE NOTED.
3. DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF SYSTEMS AND WORK. FOLLOW DRAWING IN LAYING OUT WORK AND CHECK DRAWINGS OF OTHER TRADES TO VERIFY SPACE CONDITIONS. MAINTAIN HEADROOM AND SPACE CONDITIONS. BRANCH CIRCUIT NUMBERS ARE FOR REFERENCE ONLY. CONTRACTOR SHALL DETERMINE THE CIRCUIT NUMBERS AND PROVIDE A SCHEDULE IN PANEL IDENTIFYING BRANCH CIRCUITS.
4. JUNCTION AND PULL BOXES SHALL GENERALLY BE LOCATED FOR FLUSH MOUNTING IN FINISHED SPACES. WHERE NECESSARY, CONDUITS SHALL BE REROUTED OR OTHER ARRANGEMENTS MADE FOR CONCEALMENT. PULL BOXES SHALL BE PROVIDED AS INDICATED AND WHEREVER NECESSARY TO FACILITATE PULLING OF WIRE AND COORDINATE LOCATIONS WITH OTHER TRADES. COVERS OF JUNCTION AND PULL BOXES SHALL BE ACCESSIBLE. FOR EMPTY RACEWAY RUNS, PULL BOXES SHALL BE PROVIDED EVERY 100 FEET AND AS INDICATED OR NECESSARY.
5. BOXES SHALL BE SET SQUARE AND TRUE WITH BUILDING FINISH. WALL AND SWITCH OUTLETS SHALL BE ERECTED IN ADVANCE OF FURRING AND FIREPROOFING. BOXES SHALL BE SECURED TO BUILDING STRUCTURE BY ADJUSTABLE STRAP IRONS.
6. ALL REQUIRED ACCESS DOORS SHALL BE FURNISHED AND INSTALLED UNDER THE ELECTRICAL SECTION. ALL ACCESS DOOR LOCATIONS SHALL BE FIELD COORDINATED WITH THE OWNER.
7. NO ELECTRICAL RACEWAYS OR CONDUCTORS SHALL BE INSTALLED WITHIN 3 INCHES OF STEAM OR HOT WATER PIPES, OR APPLIANCES, EXCEPT FOR CROSSING WHERE RACEWAYS SHALL BE AT LEAST 1 INCH FROM PIPE COVER.
8. SUFFICIENTLY LONG WIRE SLACK SHALL BE LEFT IN RUNS TO ALLOW FOR MAKING PROPER FINAL CONNECTIONS. ALL EMPTY CONDUITS SHALL BE PROVIDED WITH #12 AWG STEEL DRAG WIRES.
9. REFER TO FINAL APPROVED MECHANICAL DRAWINGS FOR EXACT LOCATION OF ALL HVAC EQUIPMENT. (AC UNITS, FANS, VAV BOXES, ETC).
10. REFER TO FINAL APPROVED PLUMBING DRAWINGS FOR EXACT LOCATION OF ALL PLUMBING EQUIPMENT.
11. ALL WIRING SHALL BE ROUTED IN AN ORGANIZED AND NEAT MANNER.
12. SUBMIT DIMENSIONED LAYOUTS OF ALL ELECTRICAL EQUIPMENT WITH EQUIPMENT SUBMITTALS.
13. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL RACEWAYS RUNS AND INCLUDE ALL PULLBOXES, OFFSETS, CUTTING, PATCHING, PAINTING TO MATCH SURROUNDING STRUCTURE, SUPPORTS, ETC. AS REQUIRED.
14. THE ROUTING AND LOCATION OF CONDUIT RUNS ARE GENERALLY NOT DIMENSIONAL ON THE DRAWINGS BUT SHALL BE DETERMINED IN THE FIELD TO SUIT THE LOCATIONS OF EQUIPMENT, TO CONFORM TO STRUCTURAL AND ARCHITECTURAL FEATURES AND TO AVOID INTERFERENCES.
15. ALL CUTTING AND RESTORATION OF SLAB AND FLOOR SHALL BE IN ACCORDANCE WITH STRUCTURAL ENGINEER'S REQUIREMENTS AND AS APPROVED BY ENGINEER.
16. ELECTRICAL CONTRACTOR SHALL VERIFY ALL PENETRATIONS, POKE THRUS, AND CONDUIT LOCATIONS PRIOR TO INSTALLATION.
17. ALL SIGHT EXPOSED ELECTRICAL DEVICES SHALL BE LOCATED AS PER ARCHITECT'S DRAWINGS AND/OR DIRECTION.
18. WHERE CONDUIT OR JUNCTION BOXES ARE RUN IN SLAB, THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CUTTING, PATCHING, AND RESTORATION OF SLAB AND FLOOR.
19. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LIGHT FIXTURES, REMOTE DRIVERS AND ASSOCIATED WIRING, SUPPORTS, HARDWARE, AND ACCESSORIES AS REQUIRED.
20. SYMBOLS AND LEGENDS SHOWN ON THIS DRAWING ARE FOR ELECTRICAL DRAWINGS ONLY. SEE ARCHITECTURAL DRAWINGS AND TRADE DRAWINGS FOR RESPECTIVE SYMBOLS AND LEGENDS.
21. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SLAB CUTS, FOUNDATION WALL PENETRATIONS, WALL OPENINGS, CORE DRILLING, ROOF PENETRATIONS, ETC. AND PATCHING AS REQUIRED TO PROVIDE ALL ELECTRICAL WORK. FOR FOUNDATION WALL PENETRATIONS PROVIDE 4"X4"X3/8" WELDED STEEL ANGLE BY THE CONTRACTOR AND APPROVED BY THE STRUCTURAL ENGINEER AND PROVIDE WATER PROOFING . ALL ROOF, TUNNEL AND FOUNDATION PENETRATIONS SHALL BE WATER PROOFED. COORDINATE WORK SO AS TO MAINTAIN ANY AND ALL WARRANTIES FOR ROOF SYSTEMS, FOUNDATIONS, ETC.
22. ALL TELEPHONE/DATA RACEWAYS SHALL BE PROVIDED WITH INSULATED END BUSHINGS.
23. SEPARATE RACEWAYS SHALL BE PROVIDED FOR CONDUCTORS OF NORMAL AND EMERGENCY CIRCUITS.
24. HORIZONTAL OR CROSS RUNS IN PARTITIONS OR WALLS ARE NOT PERMITTED.
25. THE ELECTRICAL CONTRACTOR SHALL NOT INSTALL MORE THAN THE NUMBER OF CIRCUITS SHOWN IN ANY HOMERUN CIRCUIT.
26. CONTRACTOR TO PROVIDE FIRE PROOFING AT ALL PENETRATIONS OF RATED PARTITIONS, FLOORS, AND WHERE THE EXISTING FIRE PROOFING WAS REMOVED TO EXPOSE EXISTING STEEL FOR NEW HANGER INSTALLATION. REFER TO SPECIFICATION SECTION FIRE PROOFING.
27. LOCATIONS INDICATED FOR LOCAL WALL SWITCHES ARE SUBJECT TO MODIFICATIONS. AT OR NEAR DOORS, INSTALL SWITCH ON SIDE OPPOSITE HINGE (VERIFY FINAL DOOR HINGE LOCATION IN FIELD PRIOR TO SWITCH OUTLET INSTALLATION).
28. EXACT LOCATION OF LIGHTING FIXTURES SHALL BE IN ACCORDANCE WITH ARCHITECTURAL REFLECTED CEILING PLAN OR AS DIRECTED BY THE ARCHITECT.
29. THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL CEILING WORK WITH CEILING CONTRACTOR AND DETERMINE CEILING TYPE PRIOR TO THE PURCHASING AND INSTALLATION OF LIGHTING FIXTURES, SPEAKERS, SMOKE DETECTORS, EXIT LIGHTS, OR ANY OTHER CEILING MOUNTED ELECTRICAL ELEMENTS. THE ELECTRICAL CONTRACTOR SHALL ALSO COORDINATE ALL ELECTRICAL WORK WITH LOCATION OF DIFFUSERS AND SPRINKLERS AND OTHER MECHANICAL WORK.
30. EXACT LOCATION AND MOUNTING OF LIGHTING FIXTURES IN MECHANICAL AREAS SHALL BE COORDINATED WITH THE MECHANICAL TRADES TO AVOID CONFLICT WITH PIPING, DUCTS AND EQUIPMENT. IN GENERAL, THE FINAL LOCATION OF LIGHTING FIXTURES SHALL BE GOVERNED BY THE NEED OF TASK LIGHTING IN THE VICINITY OF PANEL BOARDS, MOTOR CONTROLS, CONTROL AND INSTRUMENT PANELS AND GAUGES.
31. LOCATIONS OF OUTLETS AND SWITCHES IN FINISHED ROOMS SHALL BE VERIFIED WITH ARCHITECTURAL DRAWINGS OF INTERIOR DETAILS AND FINISHES. IN CENTERING OUTLETS AND LOCATING BOXES AND OUTLETS, ALLOW FOR OVERHEAD PIPES, DUCTS AND MECHANICAL EQUIPMENT, VARIATIONS IN FIREPROOFING AND PLASTERING, WINDOW AND DOOR TRIMS, PANELING, SUSPENDED CEILINGS AND THE LIKE. CORRECT ANY INACCURACY RESULTING FROM FAILURE TO DO SO WITHOUT ANY ADDITIONAL EXPENSE TO THE OWNER.
32. ALL RACEWAYS, WIRING, AND ASSOCIATED ELECTRICAL EQUIPMENT SHALL BE ROUTED CONCEALED EXCEPT IN UNFINISHED AREAS.
33. ALL EQUIPMENT, MATERIALS, ETC. SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL. REFER TO SPECIFICATIONS FOR ADDITIONAL ACTION SUBMITTAL AND SHOP DRAWING REQUIREMENTS.
34. PRIOR TO CONSTRUCTION, COORDINATE WITH LOCAL AHJ THE UL CONDITIONAL LISTING REQUIREMENTS FOR ALL JUNCTIONS BOXES UTILIZED IN RATED WALLS AND CEILINGS.
35. WHERE CONFLICTS EXIST BETWEEN THE INFORMATION INCLUDED IN THESE DRAWINGS OR BETWEEN INFORMATION PROVIDED IN THESE DRAWINGS AND THE PROJECT SPECIFICATIONS OR WITHIN THE PROJECT SPECIFICATIONS, THE MORE STRINGENT AND/OR HIGHEST COST REQUIREMENTS SHALL APPLY. SHOULD THE CONTRACTOR REQUIRE FURTHER CLARIFICATION, AN RFI SHALL BE SUBMITTED FOR CLARIFICATION. WHERE CONFLICTS DO EXIST, THE PROJECT ENGINEER OF RECORD SHALL HAVE THE SOLE DISCRETION AND RIGHT TO PROVIDE INTERPRETATION OF INTENT OF THE CONTRACT DOCUMENTS AS REQUIRED AND THIS INTERPRETATION SHALL SERVE TO DIRECT THE CONTRACTOR IN ACCORDANCE WITH THE IMPLIED INTENT OF THE CONSTRUCTION DOCUMENTS WITHOUT ADDITIONAL COST TO THE PROJECT.

ALL VALUE ENGINEERING OR DEVIATIONS FROM THE CONTRACT DOCUMENTS SHALL BE SUBMITTED IN WRITING TO THE DESIGN TEAM FOR APPROVAL. ANY COST INCURRED AS A RESULT OF ANY DEVIATIONS FROM THE BASIS OF DESIGN INDICATED IN THE CONTRACT DOCUMENTS (E.G. ELECTRICAL MODIFICATIONS TO ACCOMMODATE ALTERNATE EQUIPMENT SELECTIONS, DESIGN RELATED EXPENSES FOR REQUIRED DRAWING MODIFICATIONS, ETC)SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NO INCREASE IN CONTRACT COST WILL BE GRANTED UNLESS BORNE BY AND APPROVED IN WRITING BY THE OWNER CONTRACT DOCUMENTS ARE DEFINED TO INCLUDE ALL DISCIPLINES AND DIVISIONS OF THE CONTRACT.

KEY CODES AND STANDARDS

FLORIDA STATE FIRE MARSHAL RULE (EFFECTIVE DATE - DECEMBER 31, 2020):
2020 RULE 69A-3.012, STANDARDS OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND OTHER STANDARDS ADOPTED
2020 7TH EDITION - FLORIDA FIRE PREVENTION CODE
NFPA 1, 2018 EDITION, THE FIRE CODE
SECTIONS 633.206(1)(a) AND (b), F.S.:
(a) NFPA 2, 2011 EDITION, HYDROGEN TECHNOLOGIES CODE
(b) NFPA 3, 2015 EDITION, RECOMMENDED PRACTICE FOR COMMISSIONING OF FIRE PROTECTION AND LIFE SAFETY SYSTEMS
NFPA 70, 2017 EDITION, NATIONAL ELECTRICAL CODE (NEC)
NFPA 72, 2016 EDITION, NATIONAL FIRE ALARM AND SIGNALING CODE
NFPA 75, 2013 EDITION, STANDARD FOR THE FIRE PROTECTION OF INFORMATION TECHNOLOGY EQUIPMENT
NFPA 70B, 2016 EDITION, RECOMMENDED PRACTICE FOR ELECTRICAL EQUIPMENT MAINTENANCE
NFPA 70E, 2018 EDITION, STANDARD FOR ELECTRICAL SAFETY IN THE WORKPLACE
NFPA 90A, 2015 EDITION, STANDARD FOR THE INSTALLATION OF AIR-CONDITIONING AND VENTILATING SYSTEMS
NFPA 101, 2018 EDITION, LIFE SAFETY CODE
NFPA 101A, 2013 EDITION, GUIDE ON ALTERNATIVE APPROACHES TO LIFE SAFETY
NFPA 110, 2016 EDITION, STANDARD FOR EMERGENCY & STANDBY POWER SYSTEMS
RULE CHAPTER 69A-60, THE FLORIDA FIRE PREVENTION CODE
FBC 2020, 7TH EDITION, CHAPTER 35, FLORIDA BUILDING CODE-BUILDING
FBC 2020, 7TH EDITION, FLORIDA BUILDING CODE ENERGY CONSERVATION
UL 467, 10TH EDITION, 2017, GROUNDING AND BONDING EQUIPMENT
IEEE-C2, 2017 EDITION, NATIONAL ELECTRICAL SAFETY CODE (NESC)
IEEE-142, 2007 EDITION, IEEE RECOMMENDED PRACTICE FOR GROUNDING OF INDUSTRIAL AND COMMERCIAL POWER SYSTEMS

OTHER PUBLICATIONS AND CODE COMPLIANCE:
IN ADDITION TO THE CODES AND STANDARDS LISTED ABOVE, ALL ELECTRICAL WORK SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE LATEST EDITION OF THE STANDARDS OF THE NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION (NEMA); INSULATED POWER CABLE ENGINEER'S ASSOCIATION (IPCEA); AND ALL APPLICABLE FEDERAL, STATE, CITY, AND LOCAL CODES, REGULATIONS, ORDINANCES, PUBLICATIONS AND MANUALS. ALL NEW MANUFACTURED EQUIPMENT, DEVICES, ETC. SHALL BE LISTED BY THE UNDERWRITER'S LABORATORY (UL).

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY RUSSELL EUGENE PALUCCI, PE. ON THE DATE ADJACENT TO THE SEAL USING A SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ABBREVIATIONS

A	AMPERE(S)	KAIC	1000 AMPERE INTERRUPTING CAPACITY
AC	ALTERNATING CURRENT		
ADA	AMERICANS WITH DISABILITIES ACT	KCMIL	1000 CIRCULAR MIL(S)
AFCI	ARC-FAULT CIRCUIT INTERRUPTER	KVA	KILOVOLT AMPERE(S)
AFF	ABOVE FINISHED FLOOR	KW	KILOWATT(S)
AFG	ABOVE FINISHED GRADE	LED	LIGHT EMITTING DIODE
AHJ	AUTHORITY HAVING JURISDICTION	LTG	LIGHTING
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	LV	LOW VOLTAGE
		LCP	LIGHTING CONTROL PANEL
ATS	AUTOMATIC TRANSFER SWITCH	MCA	MINIMUM CIRCUIT AMPACITY
AWG	AMERICAN WIRE GAUGE	MCB	MAIN CIRCUIT BREAKER
BLDG	BUILDING	MISC	MISCELLANEOUS
BFG	BELOW FINISHED GRADE	MIN	MINIMUM
C	CONDUIT	MFR	MANUFACTURER
CB/CKT BKR	CIRCUIT BREAKER	MH	MOUNTING HEIGHT
CL	CLOSET	MTD	MOUNTED
CLG	CEILING	N	NEUTRAL
CKT	CIRCUIT	NC	NORMALLY CLOSED
CO	CONDUIT ONLY	NEC	NATIONAL ELECTRIC CODE
CONC	CONCRETE	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
COND	CONDUCTOR		
CONST	CONSTRUCTION	NL	NIGHT LIGHT
CP	CONTROL PANEL	NO	NORMALLY OPEN
CT	CURRENT TRANSFORMER	NTS	NOT TO SCALE
CU	COPPER	P	POLE
DED	DEDICATED	PL	PLUG LOAD
DISC	DISCONNECT	PH/Ø	PHASE
DISH	DISHWASHER	PNL	PANEL
DISP	DISPOSAL	PRI	PRIMARY
DIV	DIVISION	PWR	POWER
DT	DUAL TECHNOLOGY (IR/US)	QTY	QUANTITY
DWG	DRAWING	REC/RECEPT	RECEPTACLE
EA	EACH	REF	REFRIGERATOR
EC	ELECTRICAL CONTRACTOR	RGA	REMOTE GEN ANNUNCIATOR
EGC	EQUIPMENT GROUNDING CONDUCTOR	SEC	SECONDARY
		SPD	SURGE PROTECTION DEVICE
ELEC	ELECTRIC	SPEC	SPECIFICATION
EM/EMER	EMERGENCY	SW	SWITCH
EQUIPT	EQUIPMENT	TEL	TELEPHONE
EX/EXIST	EXISTING	TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION
F	FUSE		
FA	FIRE ALARM	TYP	TYPICAL
FBC	FLORIDA BUILDING CODE	UG	UNDERGROUND
FBO	FURNISHED BY OTHERS	UL	UNDERWRITER'S LABORATORIES
FDR	FEEDER	UNO	UNLESS NOTED OTHERWISE
FLA	FULL LOAD AMPS	UON	UNLESS OTHERWISE NOTED
FT	FEET	UPS	UNINTERRUPTIBLE POWER SUPPLY
G/GND	GROUND	US	ULTRASONIC
GC	GENERAL CONTRACTOR	UV	ULTRAVIOLET
GEN	GENERATOR	V	VOLT(S)
GFI	GROUND FAULT INTERRUPTER	VA	VOLTAMPERE(S)
HC	HUNG CEILING	VFD	VARIABLE FREQUENCY DRIVE
HOA	HAND-OFF-AUTO SELECTOR SWITCH	W	WATT(S)
HP	HORSEPOWER	WP	WEATHERPROOF
IR	INFRARED	WR	WEATHER RESISTANCE
JB	JUNCTION BOX		

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consultant:

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SARA'S STUDIO

EXISTING BLDG ALTERATION

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LEGENDS AND NOTES

PERMIT DOCUMENTS

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drawn by: TJS
project no.: 220517
sheet no.:

E001

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LOW VOLTAGE SYSTEMS GENERAL NOTES

THE OWNER LOW VOLTAGE SYSTEMS' (TELEPHONE, DATA, WIRELESS ACCESS POINT, CABLE TV, MUSIC, COMPUTER/PRINTER, SOUND/PUBLIC ADDRESS SYSTEM, ELECTRONIC SECURITY SYSTEMS (INTRUSION DETECTION SYSTEM, CARD ACCESS & CCTV), AUDIO/ VISUAL, EMERGENCY COMMUNICATION SYSTEMS, FIRE ALARM, CARBON MONOXIDE DETECTION SYSTEMS, ETC.) SUBCONTRACTOR SHALL PROVIDE COMPLETE SET OF EACH SYSTEM SHOP DRAWINGS SUBMITTALS REFLECTING A FULLY-FUNCTIONAL INSTALLATION AS PER OWNER REQUIREMENTS AND SPECIFICATIONS. THE LOW VOLTAGE SYSTEMS SUBCONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE FOR THE EXACT LOW VOLTAGE SYSTEMS REQUIREMENTS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORK IN THIS SITE. ELECTRICAL CONTRACTOR (EC) SHALL PROVIDE ROUGH-IN INSTALLATION OF OUTLET BOXES, PULLBOXES, EMPTY CONDUITS WITH PULLSTRINGS, ETC. AND 120V BRANCH CIRCUIT WIRING CONNECTION AS REQUIRED PER FINAL APPROVED LOW VOLTAGE SYSTEMS SHOP DRAWINGS SUBMITTALS.

NOTES:

1. PROVIDE ALL NEW EQUIPMENT, DEVICES, COMPONENTS, ETC. AS REQUIRED PER OWNER BUILDING FACILITY STANDARD REQUIREMENTS AND SPECIFICATIONS.
2. PROVIDE ALL PROGRAMMING, TESTING, ETC. AS INDICATED ON THE FINAL APPROVED LOW VOLTAGE SYSTEMS SHOP DRAWINGS SUBMITTALS PER OWNER REQUIREMENTS AND SPECIFICATIONS.
3. EC SHALL COORDINATE ALL WORK WITH OWNER REPRESENTATIVE, LOW VOLTAGE SYSTEMS CONTRACTOR, SYSTEMS MANUFACTURER, VENDOR, AND LV SERVICE PROVIDERS FOR THE EXACT ELECTRICAL REQUIREMENTS PRIOR TO START OF CONSTRUCTION.
4. SEE ELECTRICAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

NOTE: ALL LOW VOLTAGE SYSTEMS SHOP DRAWINGS SUBMITTALS ARE NOT AVAILABLE AT THIS TIME. CONTRACTOR(S) SHALL SUBMIT THE COMPLETED THREE (3) SETS OF LOW VOLTAGE SYSTEMS SHOP DRAWINGS, INCLUDING CUT SHEETS OF ALL EQUIPMENT, DEVICES AND ASSOCIATED ITEMS TO THE OWNER REPRESENTATIVE FOR REVIEW, APPROVAL AND BEFORE INSTALLATION OF ALL LOW VOLTAGE SYSTEMS. ONCE THE LOW VOLTAGE SYSTEMS DOCUMENTS HAVE BEEN APPROVED BY THE OWNER, THE LOW VOLTAGE SYSTEMS CONTRACTOR(S) WILL NEED TO SUBMIT THE PLANS APPROVED BY THE OWNER ALONG WITH A PERMIT APPLICATION TO THE LOCAL COUNTY BUILDING PERMIT DIVISION AS A REVISION TO THE BUILDING PERMIT.

LIGHTING SYSTEM FUNCTIONAL TESTING

BEFORE FINAL INSPECTION A FACTORY CONTROL CONSULTANT SHALL PROVIDE EVIDENCE THAT LIGHTING CONTROLS HAVE BEEN TESTED, CALIBRATED, ADJUSTED, PROGRAMMED AND ARE IN WORKING CONDITION.

- TEST OCCUPANCY SENSORS RESPONSIVENESS.
- TEST OCCUPANCY SENSORS FOR DELAYED AUTOMATIC TIME OFF.
- TEST AUTO TIMECLOCK PROPER OPERATION IN LIGHTING CONTROL PANEL.
- TEST LOW VOLTAGE SWITCHES FOR PROPER OPERATION.

PROVIDE OWNER ALL COMPLETED DOCUMENTS, CERTIFYING LIGHTING CONTROLS MEET PERFORMANCE CRITERIA WITHIN 90 DAYS AFTER CERTIFICATE OF OCCUPANCY.

ELECTRICAL GENERAL NOTES (CONTINUED)

1. ALL ELECTRICAL WORK AND MATERIAL SHALL BE NEW AND PROVIDED BY THE CONTRACTOR. THE WORK, APPARATUS AND MATERIALS WHICH SHALL BE FURNISHED UNDER THE ELECTRICAL SPECIFICATIONS AND ACCOMPANYING DRAWINGS SHALL INCLUDE ALL ITEMS SPECIFIED HEREINAFTER AND SHOWN ON THE DRAWINGS. ALL OTHER MATERIALS NECESSARY FOR THE COMPLETE INSTALLATION SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. CONTRACTOR TO PROVIDE COMPLETE ELECTRICAL SYSTEMS AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS.

2. THE ELECTRICAL DRAWINGS ARE SCHEMATIC IN NATURE, BEFORE STARTING THE WORK THE CONTRACTOR SHALL REVIEW ALL OTHER DISCIPLINE DRAWINGS AND VERIFY FIELD CONDITIONS AND SHALL MAKE ANY REQUIRED MINOR ADJUSTMENTS WITHOUT EXTRA COST TO THE OWNER. ANY MAJOR DISCREPANCIES FOUND SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE GENERAL CONTRACTOR (GC).

3. CONTRACTOR SHALL EXTEND THE SERVICE FROM THE POINT OF SERVICE ATTACHMENT FURNISHING ALL PROTECTIVE DEVICES, CONDUCTORS, SUPPORTS, RACEWAYS, ETC. TO PROVIDE COMPLETE ELECTRICAL SYSTEMS TO SERVE MOTOR LOADS, LIGHTING LOADS AND MISCELLANEOUS ELECTRICAL LOADS, AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREINAFTER. THE WORK SHALL INCLUDE COMPLETE TESTING OF ALL EQUIPMENT AND WIRING AT THE COMPLETION OF THE WORK AND MAKING ANY MINOR CONNECTION CHANGES OR ADJUSTMENTS NECESSARY FOR THE PROPER FUNCTIONING OF ALL SYSTEMS AND EQUIPMENT. ALL WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY AND NO SUBSTANDARD WORK WILL BE ACCEPTED.

4. CONTRACTOR SHALL REFER TO INTERIOR ARCHITECTURAL DRAWINGS FOR EXACT MOUNTING HEIGHTS AND/OR LOCATIONS OF ALL LIGHTING FIXTURES SWITCHES, OUTLETS AND WIRING DEVICES AND SHALL PERFORM ALL WORK NOTED ON PLANS, IN NOTES OR IN DETAILS RELATED TO ELECTRICAL HORIZONTAL MOUNT WHERE DIRECTED BY ARCHITECT. COORDINATE WITH MILLWORK CONTRACTOR AND OTHER TRADES PRIOR TO COMMENCING ANY WORK.

5. ALL WORK SHALL BE PERFORMED DURING TIME PERIODS ACCEPTABLE TO THE BUILDING FACILITY PROJECT MANAGER. SCHEDULE ALL WORK WITH THE GC BEFORE PROCEEDING.

6. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL ENSURE THAT ALL SYSTEMS OPERATE AS DESIGNED AND SHALL REVIEW THEIR OPERATION WITH THE GC AND THE OWNER PERSONNEL. COMPLETE SET OF AS-BUILT DRAWINGS SHALL BE COMPILED BY THE CONTRACTOR AND ISSUED TO THE GC AND ARCHITECT UPON COMPLETION OF CONSTRUCTION AND TESTING.

7. THE CONTRACTOR SHALL MEET AT THE SITE AND COORDINATE ALL REQUIRED POWER SERVICE CONNECTION WITH THE LOCAL UTILITY POWER COMPANY AND LOW VOLTAGE SYSTEMS WITH THE LOCAL PROVIDER IN THIS AREA PRIOR TO CONSTRUCTION. AT THAT TIME, THE CONTRACTOR SHALL COORDINATE ALL RELATED WORK WITH THE UTILITY COMPANY'S RESPONSIBILITIES TO MEET THE OWNER'S SCHEDULE.

8. ALL ELECTRICAL CONDUCTORS SHALL BE INSTALLED IN AN APPROVED RACEWAY, EMT, RIGID GALVANIZED CONDUIT OR SCHEDULE 40 P.V.C. MAXIMUM NUMBER OF 120V CIRCUITS ALLOWED IN A COMMON CONDUIT SHALL BE FOUR (4). THE CONTRACTOR SHALL STRICTLY CONFORM TO THE N.E.C. REQUIREMENTS OF DERATING FOR CONDUCTOR AMPACITY AND CONDUIT FILL. NO CONDUITS SHALL BE INSTALLED, EXPOSED ON ROOF.

9. CONDUCTORS SHALL BE COLOR CODED AS FOLLOWS:

208V SYSTEM	PHASE SEQUENCE
NEUTRAL - WHITE	ABC, TOP TO BOTTOM
PHASE A - BLACK	LEFT TO RIGHT, FRONT
PHASE B - RED	TO BACK
PHASE C - BLUE	
GRD.CON - GREEN	

10. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST-CLASS WORKMANLIKE MANNER. THE COMPLETED ELECTRICAL SYSTEMS ARE TO BE FULLY OPERABLE AND ACCEPTABLE TO THE GC, ARCHITECT AND ENGINEER OF RECORD.

11. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM, AND PROVIDE ALL NECESSARY DEVICES AND COMPONENTS FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.

12. MATERIALS AND INSTALLATION, AS A MINIMUM, ARE TO CONFORM WITH ALL KEY CODES AND STANDARDS AS INDICATED ON SHEET E-0.0. EQUIPMENT AND DEVICES WHERE APPLICABLE, WILL BE LISTED WITH THE UNDERWRITERS LABORATORIES, INC. QUALITY AND WORKMANSHIP ESTABLISHED BY THE DRAWINGS AND SPECIFICATIONS ARE NOT TO BE REDUCED BY THE ABOVE MENTIONED KEY CODES AND STANDARDS.

13. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.

14. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE. CORRECTION OF ANY DEFECTS TO BE COMPLETED WITHOUT ADDITIONAL CHARGE AND TO INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.

15. ALL CONDUCTORS SHALL BE IN CONDUIT, UNLESS OTHERWISE NOTED. MINIMUM CONDUIT SIZE SHALL BE 3/4". MINIMUM CONDUCTOR SIZE SHALL BE #12 AWG. ALL BRANCH CIRCUITS SHALL BE PROVIDED WITH AN INDIVIDUAL NEUTRAL AND GROUNDING CONDUCTOR WITH THE PHASE CONDUCTORS. ALL CONDUCTORS SHALL BE COPPER WITH THWN/THHN INSULATION. CONDUCTORS #10 AND SMALLER MAY BE SOLID; ALL THOSE #8 AND LARGER TO BE STRANDED.

16. A SEPARATE, GREEN TYPE THWN/THHN COPPER EQUIPMENT GROUND CONDUCTOR SHALL BE RUN FROM GROUND LUG OF EACH GROUNDED RECEPTACLE TO AN APPROVED CONNECTION INSIDE THE ENCLOSING STEEL OUTLET BOX. DEVICE MOUNTING SCREWS SHALL NOT BE CONSIDERED AN APPROVED GROUND.

17. A SEPARATE GROUND CONDUCTOR SHALL BE INSTALLED IN EVERY CONDUIT AND RACEWAY AND SECURELY BONDED IN AN APPROVED GROUNDING TERMINAL AT BOTH ENDS OF THE RUN. THE GROUNDING CONDUCTOR SHALL BE SIZED IN ACCORDANCE WITH TABLE 250.122 OF THE NEC. CONTRACTOR SHALL SIZE CONDUIT TO ACCOMMODATE ADDITIONAL CONDUCTOR(S).

18. ALL UNDERGROUND RACEWAYS SHALL BE MINIMUM 3/4", GALVANIZED RIGID STEEL CONDUIT OR SCHEDULE 40 PVC. ALL OTHER RACEWAYS TO COMPLY WITH GOVERNING CODES. WHERE RIGID STEEL IS USED, IT SHALL BE COMPLETELY COATED WITH AN ALKALI AND RUST RESISTANT BITUMASTIC PAINT, AND THREADS SHALL BE COATED WITH ZINC CHROMATE. RIGID STEEL SHALL ALSO BE USED WHEN CONDUIT IS EXPOSED TO EXTERIOR ENVIRONMENT SUCH AS EXTERIOR OF BUILDING OR WHERE IT IS EXPOSED AND SUBJECT TO DAMAGE, INSIDE OF BUILDING.

19. ALL UNDERGROUND SERVICE CONDUITS/RACEWAYS ENTERING THE BUILDING OR STRUCTURE FROM OUTSIDE TO INSIDE SHALL BE SEALED, INCLUDING SPARE CONDUITS. SEALANT SHALL BE SUITABLE FOR THIS USE.
NOTE: PROVIDE APPROVED BLOCK OPENING, SIZE AS REQUIRED, FOR ALL CONDUITS ENTERING THE BUILDING. COORDINATE WITH THE PROJECT STRUCTURAL ENGINEER FOR EXACT SIZE, LOCATION AND QUANTITY OF BLOCK OPENING PRIOR TO COMMENCING ANY WORK.

20. ALL UNDERGROUND PVC CONDUIT RUNS SHALL HAVE RIGID STEEL ELBOWS AND RIGID STEEL SECTIONS ABOVE AT SLAB PENETRATIONS WHERE SUBJECT TO POSSIBLE DAMAGE.

21. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET OR DAMP LOCATIONS, AND BE OF SPECIAL CONSTRUCTION FOR OTHER CLASSIFIED AREAS. ALL BOXES SHALL BE RECESSED (FLUSH) IN WALLS OR CEILINGS WHEREVER POSSIBLE.

22. DISCONNECT SWITCHES SHALL BE H.P. RATED, HEAVY DUTY, QUICK-MAKE, QUICK-BREAK TYPE. ENCLOSURES SHALL BE AS REQUIRED BY NEC AND LOCATION (WEATHERPROOF, EXPLOSION PROOF, ETC.). ENGRAVED LAMINATED PLASTIC IDENTIFICATION PLATES SHALL BE FURNISHED AND INSTALLED ON ALL PANELS, DISCONNECT SWITCHES, CONTACTORS, MOTOR STARTERS AND ALL OTHER ELECTRICAL EQUIPMENT.

23. ALL FUSES FOR SAFETY SWITCHES SHALL BE DUAL ELEMENT, CARTRIDGE TYPE. FUSES SHALL MATCH EXISTING FUSES LOCATED AT THE NEARBY EXISTING BUILDING. THE CONTRACTOR SHALL FURNISH TO THE GOVERNMENT ONE SPARE FUSE FOR EACH SIZE AND TYPE OF FUSE INSTALLED. FUSES 600 AMPS OR LESS SHALL BE CLASS RK1, TYPICAL UNLESS OTHERWISE NOTED. FUSES OVER 600 AMPS SHALL BE CLASS L.

24. ALL GENERAL PURPOSE SWITCHES, RECEPTACLES, COVER PLATES, ETC. SHALL BE THE PRODUCT OF A SINGLE MANUFACTURER AS PER OWNER FACILITY STANDARD REQUIREMENTS AND SPECIFICATIONS.
NOTE: ALL OTHER REQUIRED DEVICES SHALL MATCH IN COLOR AND STYLE.

25. ALL ELECTRICAL EQUIPMENT AND DEVICES SHALL BE MOUNTED AS PER EQUIPMENT AND DEVICE MANUFACTURER RECOMMENDATIONS.

26. ALL JUNCTION BOXES TO BE DESIGNATED WITH PERMANENT MARKER INDICATING PANELBOARD AND CIRCUIT NUMBERS OF BRANCH CIRCUIT WIRING CONTAINED WITHIN.

27. GROUND RODS SHALL BE 3/4" DIAMETER, TEN (10) FEET LONG COPPERCLAD STEEL. OBTAIN TWENTY FIVE (25) OHMS MAXIMUM RESISTANCE AS READ WITH A GROUNDING RESISTANCE TESTER, USING TWO REFERENCE RODS. IF TWENTY FIVE (25) OHMS CANNOT BE ACHIEVED, CONTRACTOR SHALL PROVIDE ADDITIONAL RODS, UNTIL TWENTY FIVE (25) HAS BEEN OBTAINED.

28. INSTALL LABEL TAGS ON ALL WIRE AND CABLE IN JUNCTION BOXES AND WIRING GUTTERS OF PANELBOARDS. TAGS SHALL IDENTIFY WIRE OR CABLE CIRCUIT NUMBER AND/OR EQUIPMENT SERVED AS SHOWN ON THE DRAWINGS.

29. LOAD DATA IS BASED ON INFORMATION GIVEN TO THE ENGINEER AT THE TIME OF DESIGN. FIELD VERIFY ALL EQUIPMENT NAMEPLATE RATINGS BEFORE ORDERING.

30. CIRCUITS SHOWN ON PLANS ARE TO DETERMINE LOAD DATA AND PANELBOARD SIZES. THE CONTRACTOR IS TO PROVIDE CIRCUITS AND ROUTING OF CONDUITS TO SUIT JOB CONDITIONS.

31. FURNISH AND INSTALL DISCONNECT SWITCHES, WIRING, AND CONNECTIONS ON ALL HVAC SYSTEM AS SHOWN ON PLANS, UNLESS OTHERWISE NOTED. ELECTRICAL CONTRACTOR SHALL VERIFY AND COORDINATE WITH MECHANICAL CONTRACTOR REGARDING SUPPLY AND INSTALLATION OF ALL REQUIRED CONTROLS IN CONDUITS.

32. THE DISCONNECT SWITCH, FUSE SIZES, CONDUIT AND WIRE SHOWN FOR ALL HVAC ARE SIZED PER THE MANUFACTURER, AND MODEL NUMBER LISTED ON THE MECHANICAL PLANS. IF THERE IS AN EQUAL MANUFACTURER, OR OTHER MANUFACTURER PROVIDED, THE MECHANICAL GENERAL CONTRACTOR SHALL BEAR ANY ADDITIONAL COST INCURRED IF THE ELECTRICAL IS NOT EQUAL TO THE SPECIFICATIONS.

33. ALL DISTRIBUTION PANELBOARDS, PANELBOARDS, STARTERS, CONTACTORS, ETC., SHALL BE THE PRODUCT OF A SINGLE MANUFACTURER. ALL PANELBOARDS SHALL HAVE BOLT-ON TYPE CIRCUIT BREAKERS AND FULLY RATED. TANDEM AND HALF-SPACE CIRCUIT BREAKERS SHALL NOT BE USED.

34. TYPEWRITTEN CIRCUIT INDEX SHALL BE AFFIXED TO INSIDE SURFACE OF EACH PANELBOARD DOOR, CLEARLY INDICATING AREA AND TYPE OF LOAD SERVED BY EACH BRANCH CIRCUIT PROTECTIVE DEVICE, INCLUDING SPARES. HAND PRINTED DIRECTORIES WILL NOT BE ACCEPTED.

35. ENGRAVED, LAMINATED PLASTIC IDENTIFICATION PLATES SHALL BE FURNISHED AND INSTALLED ON ALL PANELBOARDS, DISCONNECT SWITCHES, ETC. PLATES SHALL BE AFFIXED TO FRONT OF PANELS, INDICATING PANEL NAME, VOLTAGE AND AMPERAGE.

36. PROVIDED LAMINATED PLASTIC NAMEPLATES FOR EACH EQUIPMENT ENCLOSURE. EACH NAMEPLATE IDENTIFY EQUIPMENT FUNCTION, PANELBOARD CONNECTED AND CIRCUIT NUMBER. NAMEPLATE SHALL BE MELAMINE PLASTIC (0.125 INCHES THICK), WHITE LETTERS ON BLACK BACKGROUND. MINIMUM SIZE OF LETTERS SHALL BE 2.5 INCHES. IN ADDITION TO EQUIPMENT TAGGING, CONTRACTOR SHALL PROVIDE ARC-FLASH WARNING SIGNS FOR ALL ELECTRICAL EQUIPMENT AS PER MANUFACTURER REQUIREMENTS AND SPECIFICATIONS. NOTE: ALL NAMEPLATE CONNECTED TO THE EMERGENCY GENERATOR SHALL BE WHITE LETTERS ON RED BACKGROUND.

37. PROVIDE COMPUTER PRINTED ON WHITE WRAPAROUND PAPER WITH CLEAR PLASTIC PROTECTION TAIL FOR ALL WIRE MARKERS. MARKER SHALL STATE PANELBOARD NAME AND CIRCUIT NUMBER ON ALL WIRES IN JUNCTION/PULL BOXES AND IN EQUIPMENT TERMINAL BOXES.

38. PROVIDE PUNCHED TAPE LABELS ON ALL WIRING DEVICES FOR IDENTIFICATION. IT SHALL BE 1/2" BLACK TAPE WITH WHITE RAISED LETTERS. TAPE LABELS SHALL STATE PANELBOARD NAME AND CIRCUIT NUMBER. NOTE: RED TAPE WITH WHITE RAISED LETTERS FOR OTHERS CONNECTED TO EMERGENCY POWER.

39. BALANCE ALL LOADS ON EACH PANELBOARD WITHIN 10%.

40. ALL MATERIALS AND EQUIPMENT TO BE INSTALLED SHALL BE NEW AND FREE OF DEFECTS. ALL ELECTRICAL EQUIPMENT SHALL COMPLY WITH NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA) STANDARDS AND SHALL BE UL LABELED. ALL ELECTRICAL EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN A WORKMANLIKE MANNER.

41. PROVIDE INSULATION AND CONTINUITY TEST OF ALL 1000V AND LESS WIRES AND CABLES PER ELECTRICAL SPECIFICATIONS.

42. CONTRACTOR SHALL BE RESPONSIBLE FOR SEALING ALL CONDUIT PENETRATIONS MADE THROUGH FIRE RATED WALLS, CEILINGS, SLABS, ETC. PENETRATION SEALS SHALL BE PER UL ASSEMBLY STANDARDS.

43. PROVIDE STARTUP OF ALL ELECTRICAL SYSTEMS AND COORDINATE WITH THE GC FOR OWNER PERSONNEL STARTUP WITNESSING.

44. CONTRACTOR SHALL PROVIDE COMPLETE SHOP DRAWING SUBMITTALS FOR REVIEW AND APPROVAL OF THE LIGHT FIXTURES, LIGHTING CONTROL PANEL, TERMINAL CABINETS, PANELBOARDS, CIRCUIT BREAKERS, WIRING DEVICES, CONDUCTORS, RACEWAYS, ETC., LOW VOLTAGE SYSTEMS (TELEPHONE, DATA, TELECOM CABINETS, ELECTRONIC SECURITY SYSTEMS (INTRUSIONDETECTION SYSTEM, SECURITY ACCESS CONTROL, SECURITY VIDEO SURVEILLANCE CAMERAS (CCTV)), AUDIO/VISUAL, CABLE TV (CATV) AND OTHER RELATED LOW VOLTAGE SYSTEMS REQUIRED AND SPECIFIED BY THE OWNER WHICH ARE NOT SHOWN IN THE ELECTRICAL PLANS (FIELD VERIFY WITH OWNER REPRESENTATIVE). EACH SEPARATE AND COMPLETE LOW VOLTAGE SYSTEM SHOP DRAWINGS SUBMITTALS SHALL INCLUDE 1/8" FLOOR PLANS WITH DIMENSIONS, LEGEND, ABBREVIATIONS, WIRING DIAGRAMS, RISER DIAGRAMS, GENERAL NOTES, KEYNOTES, BATTERY CALCULATIONS, POWER REQUIREMENTS, HARDWARE, ACCESSORIES INCLUDING ASSOCIATED EQUIPMENT, DEVICES, COMPONENTS, ETC.INCLUDING ALL RELATED DOCUMENTS AND INFORMATION FOR OWNER, GC, ARCHITECT AND ENGINEER OF RECORD TO MAKE A SOUND EVALUATION.

45. THE OWNER RESERVES THE RIGHT TO REVISE THE DRAWING FROM TIME TO TIME TO INDICATE CHANGES IN THE WORK. WHEN REVISED DRAWINGS AND/OR ANY REVISIONS ARE ISSUED, THE CONTRACTOR SHALL EVALUATE THE CHANGES PROMPTLY. BEFORE INSTALLATION OF ANY ITEM OR PERFORMANCE OF THE WORK INDICATED BY THE REVISED DRAWINGS OR REVISIONS. THE CONTRACTOR SHALL NOTIFY THE GC IN WRITING THAT THE REVISED DRAWINGS INVOLVE AN ADDITION OR DEDUCTION OF A SPECIFIC AMOUNT OF MONEY TO THE CONTRACT PRICE. THE CONTRACTOR SHALL NOT PROCEED WITH THE REVISED WORK WITHOUT PRIOR WRITTEN APPROVAL BY THE GC OF THE COST OF THE REVISED WORK.

46. CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF CONTRACT DRAWINGS AT JOB SITE WITH COLORED MARKINGS INDICATING PROGRESS OF WORK. THIS SET OF CONTRACT DRAWINGS IS TO BE SEPARATED FROM AND IN ADDITION TO CONTRACTOR'S CONSTRUCTION SET. EVERY UNIT OF EQUIPMENT, DEVICE, CONDUIT, WIRE, ETC. IS TO BE MARKED WHEN INSTALLED. USE GREEN TO INDICATE INSTALLATION AS SHOWN ON DRAWINGS AND USE RED TO INDICATE FIELD CHANGES. UPON COMPLETION OF WORK, THIS SET OF CONTRACT DRAWINGS IS TO BE TURNED OVER TO, AND BECOME PROPERTY OF THE OWNER.

47. IT IS THE RESPONSIBILITY OF ALL BIDDERS TO THOROUGHLY REVIEW AND UNDERSTAND ALL CONSTRUCTION DOCUMENTS. THIS INCLUDES BUT IS NOT LIMITED TO ALL DRAWINGS, SPECIFICATION SECTIONS, ETC. THE DRAWINGS ARE SCHEMATIC IN NATURE, THEREFORE BEFORE STARTING ANY WORK, THE CONTRACTORS SHALL REVIEW ALL OTHER CONSTRUCTION DOCUMENTS, VERIFY FIELD CONDITIONS AND SHALL MAKE ANY REQUIRED MINOR ADJUSTMENTS WITHOUT EXTRA COST TO THE OWNER. ANY MAJOR DISCREPANCIES FOUND SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT/ENGINEER. THE BASE BID SHALL REFLECT THE TOTAL COST OF NEW EQUIPMENT INSTALLATION. THIS INCLUDES LABOR, ALL ELECTRICAL EQUIPMENT, CONTROLS, LV SYSTEMS, ETC. AND ALL OTHER ASSOCIATED MATERIALS FOR THE CONTRACTORS TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM, AND PROVIDE ALL NECESSARY DEVICES, COMPONENTS, ETC. FOR ALL EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER. NO CHANGE ORDERS SHALL BE ISSUED WITHOUT WRITTEN CONSENT AND APPROVAL FROM ARCHITECT/ENGINEER AND OWNER.

48. EC SHALL FURNISH AND INSTALL WP DRIP PAN ON TOP OF ALL SWITCBOARDS, DISTRIBUTION PANELBOARDS, PANELBORDS, TRANSFORMERS, ENCLOSED CIRCUIT BREAKERS, ETC. AND FIRE ALARM SYSTEM EQUIPMENT ENCLOSURES, ETC. AS NEEDED WHERE THE FIRE PROTECTION SYSTEM PIPING AND SPRINKLER HEADS ARE LOCATED OVERHEAD OF THE ELECTICAL EQUIPMENT. PROVIDE WP INSTALLATION.

49. ELECTRICAL CONTRACTOR SHALL NOT ORDER ANY MATERIALS OR START ANY CONSTRUCTION UNTIL THE OWNER REPRESENTATIVE HAS APPROVED ALL RELATED SHOP DRAWINGS SUBMITTALS.

50. ELECTRICAL CONTRACTOR SHALL INSTALL ALL ELECTRICAL EQUIPMENT AND MAINTAIN MOUNTING HEIGHT OF SIX (6) INCHES FROM THE BOTTOM OF ALL EQUIPMENT AND DEVICES TO THE ABOVE BASELINE FLOOD ELEVATION PER STATE AND CITY REGULATORY AGENCIES.

51. IF ELECTRICAL CONTRACTOR HAS QUESTIONS, OR IN THEIR OPINION FINDS OMISSIONS OR ERRORS ON ELECTRICAL DOCUMENTS, IT IS THEIR RESPONSIBILITY TO BRING THIS TO THE ATTENTION OF THE ELECTRICAL ENGINEER/ARCHITECT/OWNER IMMEDIATELY. IF ELECTRICAL CONTRACTOR PROCEEDS WITH ANY CHANGES TO THE CONTRACT DOCUMENTS WITHOUT WRITTEN PRIOR APPROVAL FROM THE ELECTRICAL ENGINEER/ARCHITECT/OWNER WILL NOT BE COMPENSATED.

52. REFER TO THE ELECTRICAL SPECIFICATIONS FOR OTHER REQUIREMENTS AND ANY ADDITIONAL INFORMATION NOT SHOWN IN THE ELECTRICAL PLANS.

53. EC SHALL PROVIDE A COMPLETE PRE-CONSTRUCTION ELECTRICAL DRAWINGS FOR OWNER REPRESENTATIVE REVIEW AND APPROVAL PRIOR TO START OF CONSTRUCTION IN THIS SITE.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY RUSSELL EUGENE PALUCCI, PE. ON THE DATE ADJACENT TO THE SEAL USING A SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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RUSSELL EUGENE PALUCCI
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PROFESSIONAL ENGINEER

"TO THE BEST OF THE ARCHITECTS OR ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 553 AND 663 OF THE FLORIDA STATUTES"

consultant:

revisions:

SARA'S STUDIO

EXISTING BLDG ALTERATION

1009 4TH AVE WEST
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sheet title:

GENERAL NOTES, CONT.

PERMIT DOCUMENTS

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E002

BASIC REQUIREMENTS

1. GENERAL
   - 1.A. GENERAL CONTRACT PROVISIONS APPLY TO THE WORK OF THIS SECTION.
   - 1.B. CODE: COMPLY WITH THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE (NEC), ALL GOVERNING BUILDING CODES AND ENERGY CODES, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), UNDERWRITER'S LABORATORIES (UL), AUTHORITIES HAVING JURISDICTION (AHJ), AND ALL APPLICABLE RULES AND REGULATIONS OF LOCAL AND STATE LAWS AND ORDINANCES.
   - 1.C. PROVIDE ALL NECESSARY PERMITS, LICENSES, INSPECTIONS AND APPROVALS AS REQUIRED BY THE UTILITY COMPANY AND LOCAL AHJ. CONTRACTOR IS RESPONSIBLE FOR PAYING ALL ASSOCIATED AND REQUIRED FEES IN CONNECTION WITH THE WORK OF THIS CONTRACT.
   - 1.D. ALL ELECTRICAL MATERIALS, EQUIPMENT, APPLIANCES, ETC. SHALL HAVE THE LISTING OF THE UNDERWRITER'S LABORATORIES, INC., AND SHALL BE TYPES APPROVED BY LOCAL AUTHORITIES HAVING JURISDICTION.
2. UTILITY COORDINATION
   - 2.A. [UTILITY COMPANY WHICH SERVICES THE PROJECT SITE IS FLORIDA POWER & LIGHT. REFERENCE ELECTRICAL SERVICE ORDER [#-------].]
   - 2.B. COMPLY WITH THE REQUIREMENTS OF THE LOCAL UTILITY COMPANY AND PERFORM ALL REQUIRED COORDINATION WITH UTILITY PRIOR TO PERFORMING WORK.
   - 2.C. PROVIDE ALL EQUIPMENT AS REQUIRED BY UTILITY COMPANY AND IN COMPLIANCE WITH ALL UTILITY COMPANY REQUIREMENTS AND REGULATIONS.
   - 2.D. COORDINATE WITH ALL OTHER TRADES AND CONTRACTORS IN RELATION TO UTILITY COMPANY REQUIREMENTS AND INSTALLATIONS.
   - 2.E. CONTRACTOR SHALL COORDINATE NEW SERVICE WITH THE UTILITY CO., AS FOLLOWS:
     - 2.E.A. SERVICE WIRING
     - 2.E.B. SUPPLY AND INSTALL WATT HOUR METERS.
     - 2.E.C. FINAL CONNECTIONS TO METERING EQUIPMENT.
     - 2.E.D. ARRANGE WITH THE UTILITY CO FOR SERVICE FACILITIES AND PAY ALL CHARGES.
     - 2.E.E. EXTEND SERVICE FROM UTILITY CO TERMINATIONS.
     - 2.E.F. INSTALLATION OF UTILITY CO. CURRENT TRANSFORMERS.
     - 2.E.G. PROVIDE METERING ENCLOSURES AND METER PANS.
     - 2.E.H. METER WIRING EXCEPT FINAL CONNECTIONS.
     - 2.E.I. OBTAIN UTILITY CO APPROVAL FOR ALL ELECTRIC SERVICE WORK AND SERVICE EQUIPMENT SHOP DRAWINGS.
     - 2.E.J. PROVIDE ALL ASSOCIATED INSTALLATION COMPONENTS AND ACCESSORIES.
   - 2.F. CONTRACTOR SHALL EXAMINE THE LOCATION WHERE SERVICE EQUIPMENT AND RACEWAYS ARE TO BE INSTALLED, DETERMINE SPACE REQUIREMENTS AND NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF THE CONDITIONS DETRIMENTAL TO PROPER AND TIMELY COMPLETION OF THE WORK.
3. WORK INCLUDED
   - 3.A. UNLESS NOTED AS EXISTING OR PROVIDED BY OTHERS, CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS SHOWN ON DRAWINGS AND INDICATED WITHIN THESE SPECIFICATIONS.
   - 3.B. ALL MATERIALS PROVIDED SHALL BE NEW AND UNUSED.
   - 3.C. THESE SPECIFICATIONS AND ACCOMPANYING DRAWINGS ARE INTENDED TO SECURE THE PROVISIONS OF ALL MATERIAL AND LABOR NECESSARY FOR THE COMPLETE INSTALLATIONS, TESTED AND READY FOR SERVICE, TOGETHER WITH COMPLETE ELECTRICAL WORK AS CALLED FOR HEREIN AND AS INDICATED ON THE DRAWINGS. WHEN CONFLICTS OCCUR IN THE SPECIFICATIONS OR ON THE DRAWINGS, OR BETWEEN EITHER, THE ITEMS OF GREATER QUANTITY OR HIGHER COST SHALL BE PROVIDED.
   - 3.D. PROVIDE A COMPLETE WIRING SYSTEMS FOR LIGHTING AND POWER INSTALLATION, HVAC, PLUMBING AND SPRINKLER SYSTEMS AND MISCELLANEOUS DEVICES.
   - 3.E. A GENERAL DESCRIPTION OF THE ELECTRICAL WORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:
     - 3.E.A. RELOCATION AND/OR REMOVAL OF EXISTING ELECTRICAL WORK IN ACCORDANCE WITH DEMOLITION SCHEME, OR AS DIRECTED AND REQUIRED. RESTORATION OF ELECTRICAL SERVICE IN AFFECTED ADJOINING AREAS WHICH ARE TO CONTINUE TO FUNCTION.
     - 3.E.B. REMOVAL AND/OR REINSTALLATION OF EXISTING CONSTRUCTION (CEILINGS, LIGHTING, ELECTRICAL EQUIPMENT, FIRE ALARM DEVICES, FURNISHINGS, ETC.) AS NECESSARY TO COMPLETE THE REMOVALS AND RENOVATION WORK REQUIRED BY THE DRAWINGS AND SPECIFICATIONS. REPLACE ANY ITEMS DAMAGED BY OR DUE TO THIS REMOVAL AND REINSTALLATION WITH NEW ITEMS TO MATCH EXISTING.
     - 3.E.C. TEMPORARY LIGHT AND POWER FOR CONSTRUCTION PURPOSES.
     - 3.E.D. ELECTRICAL SERVICE INSTALLATION.
     - 3.E.E. BRANCH CIRCUIT WIRING, SWITCHES, RECEPTACLES, TELEPHONE AND SIGNAL OUTLETS, AND ALL ASSOCIATED RACEWAYS. UNLESS NOTED OTHERWISE, WIRING, CONDUIT ROUTING, RACEWAYS, ETC. SHALL BE CONCEALED ABOVE ACCESSIBLE CEILINGS, IN WALLS, OR BENEATH FINISHED FLOORS IN ALL FINISHED SPACES. UNLESS NOTED OTHERWISE, DEVICES SHALL BE FLUSH MOUNTED IN ALL FINISHED SPACES.
     - 3.E.F. LIGHTING FIXTURES AND LAMPS.
     - 3.E.G. POWER WIRING TO MECHANICAL EQUIPMENT.
     - 3.E.H. CUTTING AND ROUGH PATCHING REQUIRED TO PERFORM ELECTRICAL WORK, UNLESS NOTED OTHERWISE ON THE DRAWINGS. IN ADDITION, PATCH ALL OPENINGS CREATED BY ELECTRICAL DEMOLITION ACTIVITIES WHICH ARE NOT BEING UTILIZED FOR CONSTRUCTION. PATCH TO MATCH EXISTING ADJACENT SURFACES IN MATERIAL FINISH, TEXTURE, AND COLOR.
     - 3.E.I. FURNISHING AND SETTING OF ALL SLEEVES THROUGH FLOORS, WALLS, WHERE REQUIRED, INCLUDING WATERPROOF AND FIREPROOF SEALING.
     - 3.E.J. FIRE SEALING AROUND ALL BOXES, RACEWAYS, SLEEVES, ETC. WHERE PASSING THROUGH OR PENETRATING CONCRETE SLABS/WALLS AND ALL OTHER FIRE PARTITIONS. FIRE SEAL SHALL BE APPROVED AND INSTALLED IN ACCORDANCE WITH ASTM E814 AND AHJ REQUIREMENTS.
     - 3.E.K. CORE DRILLING ASSOCIATED WITH THE ELECTRICAL WORK.
     - 3.E.L. POWER AND LIGHT DISTRIBUTION SYSTEM
     - 3.E.M. PANELBOARDS.
     - 3.E.N. SAFETY DISCONNECT SWITCHES WHERE REQUIRED, UNLESS FURNISHED WITH STARTERS OR ON EQUIPMENT.
     - 3.E.O. GROUNDING AS REQUIRED BY CODE.
     - 3.E.P. IDENTIFICATION OF EQUIPMENT.
     - 3.E.Q. PRIME PAINTING ELECTRICAL EQUIPMENT AND INSTALLATION COMPONENTS.
     - 3.E.R. FIRE ALARM, SMOKE DETECTION AND SPRINKLER ALARM SYSTEMS.
     - 3.E.S. CABLE SUPPORT AND PULLBOXES.
     - 3.E.T. TELEPHONE AND LOW-VOLTAGE SYSTEM EMPTY CONDUIT SYSTEMS.
     - 3.E.U. WHERE INDICATED, INSTALLATION OF EQUIPMENT FURNISHED BY OTHERS.
     - 3.E.V. HANGERS, ANCHORS, INSERTS, SUPPORTS, SLEEVES, CHASES, ETC. AS REQUIRED TO SECURELY FASTEN ELECTRICAL WORK TO BUILDING STRUCTURE.
     - 3.E.W. STORAGE, RIGGING, SCAFFOLDING AND HANDLING OF ALL MATERIALS AND EQUIPMENT.
     - 3.E.X. TESTS AND INSPECTIONS OF ALL SYSTEMS UNDER THIS SECTION.
     - 3.E.Y. PAYING ALL FEES AND PERFORMING ALL TESTING AND ADJUSTING, AND FURNISHING ALL CERTIFICATES OF APPROVAL.
     - 3.E.Z. [AS-BUILT DRAWINGS.]
4. RELATED WORK SPECIFIED IN OTHER SECTIONS
   - 4.A. UNLESS NOTED OTHERWISE IN CONTRACT DOCUMENTS, THE FOLLOWING WORK, RELATED TO THIS SECTION, WILL BE FURNISHED AND/OR PERFORMED UNDER OTHER SECTIONS OF THE SPECIFICATIONS, OR BY OTHERS, AND SHALL NOT BE CONSIDERED AS PART OF THE WORK OF THIS SECTION:
     - 4.A.L. [FURNISHING MOTOR STARTERS AND ALL CONTROL DEVICES FOR MOTORS AND EQUIPMENT SPECIFIED UNDER OTHER CONTRACTS.]
     - 4.A.M. [OPENINGS FOR SLEEVES IN WALLS AND FLOOR SLABS.]
     - 4.A.N. [FINISH PAINTING.]
     - 4.A.O. [FINISH PAINTING OF EXPOSED CONDUITS, BOXES, HANGERS, APPARATUS, ETC.
     - 4.A.P. TEMPERATURE AND MOTOR CONTROL WIRING, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.]
     - 4.A.Q. [DATA/TELEPHONE SYSTEM CABLES, WIRES, CONNECTIONS, AND INSTRUMENTS.]
5. SUBMITTALS/SHIPPING & HANDLING
   - 5.A. SUBMITTAL SHALL INCLUDE MANUFACTURER'S STANDARD DATA, INSTALLATION INSTRUCTIONS AND SPECIFICATIONS.
   - 5.B. SUBMIT SAMPLES FOR EACH ITEM AS REQUIRED.
   - 5.C. SUBMIT SHOP DRAWINGS FOR ALL ITEMS DESCRIBED IN THE CONTRACT DOCUMENTS OR AS MAY BE REQUIRED BY THE ARCHITECT AND/OR ENGINEER INCLUDING (BUT NOT LIMITED TO):
     - 5.C.A. LIGHT FIXTURES
     - 5.C.B. POWER DISTRIBUTION EQUIPMENT (PANELBOARDS, TRANSFORMERS, SWITCHES, ETC.)
     - 5.C.C. WIRING DEVICES
     - 5.C.D. RACEWAY AND BOXES
     - 5.C.E. WIRING
     - 5.C.F. FIRE ALARM SYSTEM
   - 5.D. CONTRACTOR IS RESPONSIBLE FOR SHIPPING AND STORING OF ALL MATERIALS. HANDLE PRODUCTS CAREFULLY DURING SHIPPING, STORING, AND INSTALLING. DO NOT INSTALL DAMAGED EQUIPMENT OR COMPONENTS. IN SUCH INSTANCES REPLACE WITH NEW.
6. EXAMINATION OF EXISTING CONDITIONS OF PREMISES
   - 6.A. BEFORE SUBMITTING THE BID, THIS CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AFFECTING THE WORK. NO EXTRA PAYMENTS WILL BE ALLOWED ON ACCOUNT OF EXTRA WORK MADE NECESSARY BY FAILURE TO DO SO.
   - 6.B. EXAMINE ALL WORK PREPARED BY OTHERS TO RECEIVE THE WORK OF THIS SECTION AND REPORT ANY DEFECTS AFFECTING INSTALLATION TO THE GENERAL CONTRACTOR FOR CORRECTION. COMMENCEMENT OF WORK WILL BE CONSTRUED AS COMPLETE ACCEPTANCE OF PREPARATORY WORK BY OTHERS.
   - 6.C. CONTRACTOR SHALL TEST ALL EXISTING BRANCH CIRCUITS IN EXISTING PANELBOARDS PRIOR TO RE-USING SAID BRANCH CIRCUITS FOR THIS PROJECT. TESTING SHALL BE DONE DURING PREMIUM TIME, UNLESS APPROVED BY BUILDING OWNER AND EXISTING TENANTS.
7. REMOVAL OF EXISTING WORK
   - 7.A. REMOVE AND/OR RELOCATE ALL ELECTRICAL EQUIPMENT, WIRING ANDOTHER ELECTRICAL WORK SO INDICATED OR REQUIRED BY REMOVAL OF OR CHANGES IN EXISTING CONSTRUCTION. DISCONNECT LOAD AND LINE ENDS OF CONDUCTORS FEEDING PANELBOARDS, CONTROLLERS, MOTORS, APPLIANCES, AND DEVICES WHICH ARE TO BE REMOVED OR ABANDONED. REMOVE CONDUCTORS FROM EXISTING CONDUITS THROUGH WHICH NEW CONDUCTORS ARE TO BE PULLED. CUT AND CAP FLUSH WITH FLOOR ALL ABANDONED CONDUITS. REMOVE ABANDONED SURFACE MOUNTED CONDUITS. REMOVE MATERIAL AND EQUIPMENT AND DISPOSE OF SAME AS DIRECTED. WHERE ANY FIXTURE OR WIRING DEVICE IS REMOVED, PROVIDE ADEQUATE SIZE AND TYPE OF BLANK COVER PLATE OVER EACH OUTLET.
8. COORDINATION OF WORK WITH OTHERS
   - 8.A. THE WORK OF THIS SECTION SHALL BE COORDINATED WITH THE WORK OF ALL OTHER CONTRACTS, THE UTILITY COMPANY, AND OF THE TELECOMMUNICATIONS COMPANY, AND SHALL BE SO ARRANGED THAT THERE WILL BE NO DELAY IN THE PROPER INSTALLATION AND COMPLETION OF ANY PART OR PARTS OF EACH RESPECTIVE WORK WHEREIN IT MAY BE INTERRELATED WITH THAT OF THIS CONTRACT SO THAT GENERALLY ALL CONSTRUCTION WORK CAN PROCEED IN ITS NATURAL SEQUENCE WITHOUT UNNECESSARY DELAY.
   - 8.B. COORDINATE WORK WITH OTHER TRADES AND ADJUST EQUIPMENT LOCATIONS ACCORDINGLY TO FIT SPACES ALLOTTED.
   - 8.C. ELECTRICAL EQUIPMENT AND DEVICE LOCATIONS SHOWN ARE APPROXIMATE. COORDINATE EXACT MOUNTING LOCATIONS AND HEIGHTS WITH OTHER TRADES AND ARCHITECTURAL ELEVATIONS, PLANS, AND FURNITURE LAYOUTS. VERIFY EXACT EQUIPMENT LOCATIONS PRIOR TO FEEDER ROUGH IN.
   - 8.D. PRIOR TO ROUGH-IN FOR ANY CEILING MOUNTED ELECTRICAL DEVICE OR LIGHT FIXTURE, COORDINATE THE LOCATIONS OF SPRINKLER HEADS WITH PLUMBING CONTRACTOR. ALL CEILING-MOUNTED EQUIPMENT SHALL BE MOUNTED AT A DISTANCE FROM SPRINKLER HEADS THAT MEET NFPA MINIMUM REQUIREMENTS.
8. SHUTDOWNS/UTILITY INTERRUPTIONS
   - 8.A. PLAN INSTALLATION OF NEW WORK AND CONNECTIONS TO EXISTING WORK TO INSURE MINIMUM INTERFERENCE WITH REGULAR OPERATION OF EXISTING FACILITIES. TO INSURE CONTINUOUS OPERATION, MAKE NECESSARY TEMPORARY CONNECTIONS BETWEEN NEW AND EXISTING WORK WHEN SO REQUIRED.
   - 8.B. WHEN INSTALLATION OF A NEW SYSTEM REQUIRES THE TEMPORARY SHUTDOWN OF AN EXISTING OPERATING SYSTEM, THE CONNECTION OF THE NEW SYSTEM SHALL BE PERFORMED AT SUCH TIME AS DESIGNATED BY THE OWNER.
   - 8.C. NOTIFY AND OBTAIN PERMISSION FROM OWNER A MINIMUM OF 48 HOURS IN ADVANCE OF ANY UTILITY INTERRUPTION. COORDINATE ANY UTILITY INTERRUPTIONS WITH ALL OTHER CONTRACTORS.
   - 8.D. WORK SHALL BE ARRANGED FOR CONTINUOUS PERFORMANCE, INCLUDING OVERTIME, AT NO EXTRA COST TO THE OWNER TO ASSURE THAT EXISTING OPERATION SERVICES WILL BE SHUT DOWN ONLY DURING THE TIME ACTUALLY REQUIRED TO MAKE NECESSARY CONNECTIONS.
9. MATERIAL AND WORKMANSHIP
   - 9.C. ALL MATERIAL AND EQUIPMENT SHALL COMPLY WITH ALL ASSOCIATED CODES AND STANDARDS FOR THE INTENDED MATERIAL AND EQUIPMENT. CODES AND STANDARDS INCLUDE, BUT ARE NOT LIMITED TO, NATIONAL ELECTRIC CODE (NEC), UL, NMEA/ICEA, IEEE, AND NFPA.
   - 9.D. ALL MATERIAL SHALL BE NEW AND OF THE BEST QUALITY AND SHALL HAVE THE APPROVED UNDERWRITER'S LABEL ATTACHED. THE LABEL OF APPROVAL SHALL BE OF THE TYPE FOR THE INTENDED APPLICATION. THE WORK THROUGHOUT SHALL BE EXECUTED IN THE BEST AND MOST THOROUGH MANNER UNDER THE DIRECTION OF, AND TO THE SATISFACTION OF, THE OWNER WHO WILL INTERPRET THE MEANINGS OF THE DRAWINGS AND SPECIFICATIONS, AND THE OWNER SHALL HAVE THE POWER TO REJECT ANY WORK AND MATERIALS WHICH, IN THEIR OPINION, IS NOT IN FULL CONFORMANCE THEREWITH.
   - 9.E. IF, AFTER INSTALLATION, OPERATION OF THE EQUIPMENT PROVES TO BE UNSATISFACTORY TO THE OWNER BY REASONS OF DEFECTS, ERRORS OR OMISSIONS, THE OWNER RESERVES THE RIGHT TO OPERATE THE EQUIPMENT UNTIL IT CAN BE REMOVED FROM SERVICE FOR CORRECTION BY THE CONTRACTOR. THE CONTRACTOR SHALL PAY FOR ALL DAMAGES TO WORK OF OTHER TRADES CAUSED BY THIS DEFECTIVE EQUIPMENT AND ITS REPLACEMENT.
   - 9.F. FURNISH WRITTEN GUARANTEE COVERING MATERIAL, OPERATION, AND WORKMANSHIP FOR A PERIOD OF ONE YEAR.
   - 9.G. INSTALL ALL CIRCUITRY PARALLEL OR PERPENDICULAR TO WALLS, FLOOR, AND CEILING.
   - 9.H. REMOVE MATERIALS AS WORK PROGRESSES, UPON COMPLETION OF WORK. LEAVE AREAS IN A CLEAN CONDITION.
   - 9.I. PROVIDE A COMPETENT SUPERINTENDENT WHO SHALL BE IN CHARGE OF THE WORK TO BE INSTALLED UNDER THIS SECTION OF THE SPECIFICATIONS.
10. LABELING
    - 10.A. ALL DEVICE AND EQUIPMENT LABELING SHALL BE TYPEWRITTEN. HANDWRITTEN LABELS WILL NOT BE ACCEPTED.
    - 10.B. ALL DEVICE LABELING SHALL BE TYPEWRITTEN USING A LABEL MAKER AND SHALL BE PERMANENTLY AFFIXED TO EACH FACEPLATE.
    - 10.C. FOR ALL EQUIPMENT PROVIDED UNDER PROJECT, PROVIDE STANDARD PHENOLIC NAMEPLATE WITH 1" MINIMUM SIZE ENGRAVED LETTERING INDICATING LOAD SERVED, POWER SOURCE, VOLTAGE, PHASE, AND CIRCUIT NUMBER. NAMEPLATES SHALL BE WHITE LETTERING ON BLACK BACKGROUND OR AS DIRECTED BY OWNER TO MATCH EXISTING LABELING.
    - 10.D. UPON COMPLETION OF PROJECT, THE CONTRACTOR SHALL PROVIDE TYPEWRITTEN, UP-TO-DATE CIRCUIT BREAKER DIRECTORIES FOR ALL EXISTING PANELBOARDS IMPACTED BY PROJECT TO DESCRIBE NEW EQUIPMENT AND DEFINE THEIR CORRESPONDING CIRCUIT BREAKER.
    - 10.E. UPON COMPLETION OF PROJECT, THE CONTRACTOR SHALL PROVIDE TYPWRITTEN, UP-TO-DATE CIRCUIT BREAKER DIRECTORIES FOR ALL NEW PANELBOARDS PROVIDED UNDER PROJECT.
    - 10.F. EACH RECEPTACLE AND SWITCH PROVIDED OR ALTERED UNDER THIS CONTRACT SHALL BE LABELED WITH THE CORRESPONDING POWER PANEL NAME AND CIRCUIT BREAKER NUMBER.
    - 10.G. ALL JUNCTION BOXES, OUTLET BOXES, PULL BOXES, ETC. SHALL BE CLEARLY LABELED WITH BLACK PERMANENT MAKER IDENTIFYING THE ASSOCIATED PANELBOARD AND CIRCUIT NUMBER.
11. FINAL INSPECTIONS, TESTS, AND CLOSE-OUTS
    - 11.A. UPON COMPLETION OF THE ELECTRICAL INSTALLATION, CONDUCT A LOAD TEST BY TURNING ON ALL ELECTRICAL EQUIPMENT THROUGHOUT THE ENTIRE PROJECT FOR A CONTINUOUS PERIOD. ALTER FUSES, CIRCUIT BREAKERS, CIRCUIT CONNECTION ARRANGEMENTS, ETC. AS REQUIRED TO PERMIT SATISFACTORY PERFORMANCE. LOAD SHALL BE BALANCED WITHIN 5%.
    - 11.B. AT THE TIME OF THE FINAL INSPECTION AND TESTS, ALL CONNECTIONS AT PANELS AND ALL SPLICES, ETC., MUST BE MADE. ALL FUSES MUST BE IN PLACE AND THE CIRCUITS CONTINUOUS FROM SERVICE SWITCHES TO ALL PANELS, RECEPTACLES, OUTLETS, MOTORS, ETC. EACH ENTIRE WIRING SYSTEM MUST TEST FREE FROM ALL SHORT CIRCUITS AND FROM GROUNDS AS REQUIRED BY THE N.E.C..
    - 11.C. AFTER SUBSTANTIAL COMPLETION, PROVIDE OWNER DESIGNATED PERSONNEL WITH INSTRUCTIONS ON INSTALLED SYSTEMS.
    - 11.D. PROVIDE OWNER WITH AN OPERATION AND MAINTENANCE MANUAL FOR EACH INSTALLED SYSTEM.

RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS

1. UNLESS NOTED OTHERWISE AND AS APPROVED BY THE AHJ, CONDUIT TYPES SHALL BE USED AS FOLLOWS:
   - 1.A. ELECTRICAL METALLIC TUBING (EMT): PROVIDE FOR ALL INTERIOR BRANCH CIRCUITS, UNLESS OTHERWISE INDICATED.
   - 1.B. FLEXIBLE METAL CONDUIT (FMC): PROVIDE FOR FINAL BRANCH CIRCUIT CONDUIT CONNECTION TO RECESSED CEILING LIGHT FIXTURES, 6' MAXIMUM LENGTH.
   - 1.C. LIQUID-TIGHT FLEXIBLE METAL CONDUIT (LFMC): PROVIDE FOR FINAL CIRCUIT CONNECTIONS TO MOTORS AND EQUIPMENT, 6' MAXIMUM LENGTH.
   - 1.D. INTERMEDIATE METAL CONDUIT (IMC): PROVIDE FOR ALL FEEDERS.
   - 1.E. RIGID METAL CONDUIT (RMC): PROVIDE FOR ALL EXTERIOR EXPOSED, RISERS FROM GRADE, INTERIOR/EXTERIOR WET LOCATIONS, AND IN ALL INTERIOR/EXTERIOR AREAS WHERE PHYSICAL DAMAGE MAY OCCUR.
   - 1.F. RIGID POLYVINYL CHLORIDE CONDUIT (PVC): PROVIDE FOR ALL UNDERGROUND EXTERIOR, UNDER-SLAB, AND CONCRETE ENCASED CIRCUITS/FEEDERS. SCHEDULE 80 PVC SHALL BE USED FOR ALL DIRECT-BURY APPLICATIONS. SCHEDULE 40 PVC SHALL BE USED UNDER-SLAB AND CONCRETE ENCASEMENT APPLICATIONS.
2. FITTINGS, SUPPORTS, ACCESSORIES, ETC. SHALL BE SPECIFICALLY DESIGNED FOR ASSOCIATED CONDUIT TYPES AND SHALL BE OF SAME MANUFACTURER OF CONDUIT PROVIDED.
3. MINIMUM RACEWAY SIZE SHALL BE 3/4".
4. PROVIDE PULL CORDS IN ALL CONDUITS/RACEWAYS FOR PULLING OF CABLING/WIRING.
5. RACEWAYS SHALL NOT CROSS PIPE SHAFTS OR VENTILATION DUCT OPENINGS AND SHALL NOT BE ROUTED THROUGH ELEVATOR SHAFTS OR ELEVATOR MACHINE ROOMS UNLESS SPECIFICALLY SERVING ELEVATOR OR ELEVATOR RELATED SYSTEMS.
6. PROVIDE BOXES AND FITTINGS OF TYPES AND SIZES WHICH ARE SUITABLE FOR INSTALLATION. COMPLY WITH PROVISIONS OF NEC FOR BOXES AND FITTINGS.
7. IN ADDITION TO BOXES SHOWN, PROVIDE ADDITIONAL BOXES WHERE REQUIRED TO PREVENT DAMAGE TO CABLES AND WIRES DURING PULLING OPERATIONS.
8. PROVIDE PULL BOXES AFTER EVERY TWO 90 DEGREE BENDS FOR ALL 4" CONDUITS. FOR ALL OTHER CONDUIT SIZES/RUNS PROVIDE PULL BOXES ARE REQUIRED BY NEC. SIZE ALL PULL BOXES PER NEC REQUIREMENTS.
9. PROVIDE ACCESSORIES AS REQUIRED FOR EACH INSTALLATION.
10. COUPLINGS AND CONNECTORS SHALL BE SET-SCREW TYPE.
11. SUPPORT ALL RACEWAYS AND BOXES SECURELY TO BUILDING STRUCTURE.
    - 11.A. FASTEN ELECTRICAL BOXES SECURELY AND RIGIDLY TO STRUCTURAL SURFACES TO WHICH THEY ARE ATTACHED.
    - 11.B. RACEWAYS SHALL BE SUPPORTED WITHIN 3' OF CONNECTION TO EQUIPMENT, BOXES, CABINETS, ETC.
    - 11.C. PROVIDE RACEWAY SUPPORTS PER NEC SUPPORT SPACING REQUIREMENTS.
12. MECHANICALLY JOIN ALL METAL RACEWAYS, ENCLOSURES, AND RACEWAYS FOR CONDUCTORS TO FORM A CONTINUOUS ELECTRICAL CONDUCTOR. CONNECT ALL ELECTRICAL BOXES, FITTINGS AND CABINETS SO AS TO PROVIDE AN EFFECTIVE ELECTRICAL CONTINUITY AND A FIRM MECHANICAL ASSEMBLY.
13. INSTALL RACEWAYS SO THAT REQUIRED CONDUCTORS MAY BE DRAWN IN WITHOUT INJURY OR EXCESSIVE STRAIN TO THE RACEWAY OR CABLE.
14. INSTALL RACEWAYS TO AVOID PROXIMITY TO STEAM AND HOT WATER PIPES. KEEP RACEWAYS A MINIMUM OF 3" FROM SUCH PIPES.
15. KEEP ENDS OF RACEWAYS PLUGGED OR CAPPED DURING CONSTRUCTION. PROVIDE INSULATED BUSHINGS FOR ALL EMPTY CONDUITS AND CONDUIT ENDS.
16. PROVIDE EXPANSION - DEFLECTION FITTINGS IN ALL RACEWAYS PASSING THROUGH STRUCTURAL EXPANSION JOINTS.
17. FEEDERS TO PANELS SHALL BE IN CONDUIT.
18. COMBINING OF CIRCUITS IN SAME RACEWAY, OTHER THAN THOSE INDICATED ON DRAWING SHALL NOT BE PERMITTED.
19. ALL CONDUITS RUN UNDERGROUND OR BENEATH CONCRETE SLAB SHALL COMPLY WITH SET LOCATION REQUIREMENTS OF THE NEC.
20. RACEWAY PENETRATIONS OF FIRE-RATED WALLS, CEILINGS, AND/OR FLOORS SHALL BE SEALED TO MAINTAIN THE INTEGRITY OF CONSTRUCTION/RATING. ALL PRODUCTS, MATERIALS, AND METHODS OF INSTALLATION SHALL BE UL APPROVED AND MEET NFPA REQUIREMENTS. WHERE BOXES ARE PROVIDED IN FIRE RATED ASSEMBLIES, COORDINATE INSTALLATION WITH ALL REQUIREMENTS OF THE ASSOCIATED ASSEMBLY SO AS TO MAINTAIN ASSEMBLY RATING. INSTALLATION SHALL COMPLY WITH ALL UL REQUIREMENTS AND SPECIFIC BOX MANUFACTURER INSTALLATION REQUIREMENTS FOR MAINTAINING FIRE RATING (INCLUDING, BUT NOT LIMITED TO, BOX DIMENSIONS, BOX DEPTH, SPACING WITH IN THE ASSEMBLY, DISTANCE FROM OTHER BOXES, ETC.

CONDUCTORS AND CABLES

1. ALL CONDUCTORS SHALL BE COPPER, UNLESS OTHERWISE INDICATED.
2. ALL BRANCH CIRCUIT WIRING SHALL BE INSULATED COPPER CONDUCTORS (MINIMUM #12 AWG). #12 AWG AND #10 AWG SHALL BE SOLID, #8 AWG AND LARGER SHALL BE STRANDED. BRANCH CIRCUITS LONGER THAN 100' FROM PANEL TO LOAD SHALL BE #10 AWG MINIMUM FOR THE ENTIRE CIRCUIT.
3. UNLESS NOTED OTHERWISE AND AS APPROVED BY AHJ, CONDUCTOR (WIRE) TYPES SHALL BE AS FOLLOWS:
   - 3.A. DRY, DAMP, AND WET LOCATIONS: TYPE THHN-THWN OR XHHW-2 WITH INSULATION RATING OF 75° PROVIDED AS CONDUCTORS IN CONDUIT. 90° INSULATION RATING MAY BE USED FOR DRY LOCATIONS ONLY.
   - 3.B. DIRECT BURIAL: TYPE UF OR USE
   - 3.C. THE USE OF AC CABLE, MC CABLE, OR FLEXIBLE METAL CONDUIT IS PERMITTED IN LIEU OF WIRE IN CONDUIT FOR BRANCH CIRCUITS 20A OR LESS IN INTERIOR SPACES. FOR ALL OTHER AREAS AND APPLICATIONS, THE USE OF TYPE AC CABLE, MC CABLE OR FLEXIBLE METAL CONDUIT WITH CONDUCTORS IS NOT PERMITTED, EXCEPT FOR FINAL CONNECTIONS TO LIGHT FIXTURES, HVAC EQUIPMENT, AND OTHER EQUIPMENT/TRANSFORMERS (FINAL FLEXIBLE CONNECTION LENGTH IS LIMITED TO MAXIMUM OF 6'). AC CABLE AND MC CABLE SHALL BE PROVIDED WITH AN INSULATED GREEN EQUIPMENT GROUND CONDUCTOR.
4. ALL CONDUCTORS SHALL BE COLOR CODED AS REQUIRED BY NEC. COLOR CODING SHALL BE BY MEANS OF COLORED INSULATING MATERIAL, COLORED BRAID OR JACKET OVER THE INSULATION, OR BY MEANS OF SUITABLE COLORED, PERMANENT, NON-AGING, INSULATING TAPE APPLIED TO CONDUCTORS AT EACH CABINET OR JUNCTION POINT. THE COLOR CODING SHALL BE ACCOMPLISHED AS TEH CONDUCTORS ARE BEING INSTALLED.
5. DRAWING FEEDER CONDUCTOR SIZES INDICATED ARE COPPER. WHERE APPROVED BY OWNER AND AHJ, ALUMINUM EQUIVALENT FEEDERS MAY BE USED FOR FEEDER SIZES OVER #8 AWG. CONTRACTOR IS RESPONSIBLE FOR PROVIDING EQUIVALENT CONDUCTOR SIZES/TYPES AND ANY ASSOCIATED INCREASE IN CONDUIT SIZE AS REQUIRED BY NEC.
6. CONNECTORS SHALL BE UL LISTED AND PROVIDED WITH APPROPRIATE TEMPERATURE RATINGS.
7. PROVIDE CONNECTORS AND FILLER WHICH ARE COMPATIBLE WITH THE CONDUCTOR MATERIAL. CONNECTORS AND FILLER INCLUDES, BUT ARE NOT LIMITED TO, INDENT-TYPE CONNECTORS, INDENT-TYPE PRESSURE CONNECTORS, SPRING-TYPE CONNECTORS, BOLT-ON PRESSURE CONNECTORS, TWO AND THREE-WAY CONNECTORS, AND FILLER FOR INDENTIONS IN CONNECTOR BODIES.
8. PROVIDE SPLICE KITS AND INSULATION TAPES WITH MECHANICAL STRENGTH AND INSULATION RATING EQUIVALENT OR BETTER THAN CONDUCTORS BEING SPLICED.
9. PRIOR TO ENERGIZING CIRCUITRY, CHECK INSTALLED WIRES AND CABLES WITH MEGOHM METER TO DETERMINE INSULATION RESISTANCE LEVELS AND ENSURE REQUIREMENTS ARE FULFILLED.
10. PRIOR TO ENERGIZING, TEST WIRES AND CABLES FOR ELECTRICAL CONTINUITY AND FOR SHORT CIRCUITS.

GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS

1. THE ENTIRE ELECTRICAL SYSTEM SHALL BE COMPLETELY AND EFFECTIVELY GROUNDED AS REQUIRED BY UL 467 AND NATIONAL ELECTRICAL CODE (NEC).
2. ALL METALLIC RACEWAYS SHALL BE MECHANICALLY AND ELECTRICALLY SECURE AT ALL JOINTS AND AT ALL BOXES, CABINETS, FITTINGS, AND EQUIPMENT. METALLIC RACEWAYS SHALL NOT BE CONSIDERED SOLE MEANS OF GROUNDING.
3. A SEPARATE COPPER CONDUCTOR SHALL BE INSTALLED IN ALL RACEWAYS AS THE EQUIPMENT GROUNDING MEANS. UNLESS NOTED OTHERWISE, GROUNDING CONDUCTOR SHALL BE SIZED PER NEC BASED ON THE SIZE OF THE RESPECTIVE FEEDER OVERCURRENT PROTECTIVE DEVICE. TERMINATE GROUNDING CONDUCTORS ON THE DEVICE/EQUIPMENT GROUND TERMINAL AND ON THE GROUND BUS INSTALLED IN PANELBOARDS, MOTOR CENTERS, ETC.
4. PROVIDE A DEDICATED NEUTRAL CONDUCTOR THE ENTIRE LENGTH OF ALL CIRCUITS. TERMINATE NEUTRAL CONDUCTORS ON THE DEVICE/EQUIPMENT NEUTRAL TERMINAL AND ON THE NEUTRAL BUS INSTALLED IN PANELBOARDS, MOTOR CENTERS, ETC. SHARED NEUTRAL CONDUCTORS ARE NOT PERMITTED.
5. GROUNDING CONNECTIONS:
   - 5.A. EXOTHERMIC WELDING PROCESS: CADWELD OR APPROVED EQUAL
   - 5.B. MECHANICAL COMPRESSION:
     - 5.B.A. TIN-PLATED, HIGH-CONDUCTIVITY PURE ELECTROLYTIC COPPER EXTRUSION FITTINGS.
     - 5.B.B. HYDRAULIC COMPRESSION EQUIPMENT AND DIES AS RECOMMENDED BY MANUFACTURER.
     - 5.B

12. TIGHTEN ALL ACCESSIBLE CONNECTIONS TO MANUFACTURER'S TIGHTENING TORQUE SPECIFICATIONS.
13. PRIOR TO ENERGIZATION OF PANELBOARDS, CHECK WITH GROUND RESISTANCE TESTER PHASE-TO-PHASE AND PHASE-TO-GROUND INSULATION RESISTANCE LEVELS TO ENSURE REQUIREMENTS ARE FULFILLED.
14. PRIOR TO ENERGIZATION OF PANELBOARDS, CHECK FOR ELECTRICAL CONTINUITY OF CIRCUITS AND FOR SHORT CIRCUITS.
15. ACCEPTABLE MANUFACTURERS: SQUARE D, CUTLER HAMMER, GENERAL ELECTRIC, APPROVED EQUAL

TRANSFORMERS

1. FURNISH AND INSTALL, WHERE INDICATED ON THE DRAWINGS, DRY-TYPE TRANSFORMERS OF RATING AND TYPE SHOWN ON THE DRAWINGS AND AS DESCRIBED HEREAFTER.
2. TRANFORMERS SHALL HAVE COPPER WINDINGS.
3. TRANSFORMERS SHALL BE HAVE PRIMARY AND SECONDARY RATINGS AS INDICATED ON DRAWINGS. UNLESS OTHERWISE NOTED, TRANSFORMER PRIMARY VOLTAGE SHALL BE DELTA-TYPE CONFIGURATION AND SECONDARY VOLTAGE SHALL BE GROUNDED WYE CONFIGURATION.
4. TRANSFORMERS SHALL HAVE A MINIMUM OF TWO, 2-1/2 PERCENT FULL CAPACITY TAPS ABOVE, AND FOUR, 2-1/2 PERCENT FULL CAPACITY TAPS BELOW NORMAL RATED PRIMARY VOLTAGE.
5. TRANSFORMERS SHALL BE 150 DEGREES C TEMPERATURE RISE ABOVE 40 DEGREES C AMBIENT. ALL INSULATING MATERIALS TO BE IN ACCORDANCE WITH NEMA STANDARDS FOR A 220 DEGREES C UL COMPONENT RECOGNIZED INSULATION SYSTEM.
6. TRANSFORMER COILS SHALL BE OF THE CONTINUOUS WIRE WOUND CONSTRUCTION AND SHALL BE IMPREGNATED WITH NON-HYDROSCOPIC, THERMOSETTING VARNISH. THE COILS SHALL ALSO HAVE A FINAL WRAP OF ELECTRICAL INSULATING MATERIAL TO PREVENT MECHANICAL INJURY TO THE WIRE AS WELL AS INCREASING THE ELECTRICAL BREAKDOWN STRENGTH.
7. TRANSFORMERS SHALL BE IN A HEAVY GAUGE, SHEET STEEL, VENTILATED ENCLOSURE. TRANSFORMERS 25 KVA THROUGH 75 KVA SHALL BE DESIGNED SO THEY CAN BE EITHER FLOOR OR WALL MOUNTED. ABOVE 75 KVA THEY SHALL BE OF THE FLOOR MOUNTED TYPE.
8. THE CORE OF THE TRANSFORMER SHALL BE VISIBLY GROUNDED TO THE ENCLOSURE BY MEANS OF A FLEXIBLE GROUNDING CONDUCTOR SIZED IN ACCORDANCE WITH APPLICABLE NEMA AND NEC STANDARDS.
9. THE TRANSFORMER SHALL BE LISTED BY UNDERWRITER'S LABORATORIES FOR THE SPECIFIED TEMPERATURE RISE.
10. COORDINATE WITH OTHER WORK AS NECESSARY TO HARMONIZE INSTALLATION OF TRANSFORMERS WITH OTHER EQUIPMENT IN THE AREA.
11. ANCHOR MOUNTING HARDWARE FIRMLY TO WALLS, FLOORS, OR CEILINGS TO ENSURE ENCLOSURES ARE PERMANENTLY AND MECHANICALLY SECURED. PROVIDE ALL HARDWARE AND ACCESSORIES FOR PROPER MOUNTING INCLUDING VIBRATION MOUNTS DESIGNED TO SUPPRESS TRANSFORMER NOISE AND VIBRATION.
12. USE FLEXIBLE METAL CONDUIT TO CONTAIN THE CONDUCTORS FROM THE TRANSFORMER TO THE RACEWAY SYSTEM.

ENCLOSED SAFETY SWITCHES (DISCONNECT SWITCHES) AND CIRCUIT BREAKERS

1. SAFETY SWITCHES
   - 1.A. UNLESS OTHERWISE NOTED, PROVIDE SAFETY SWITCHES OF TYPES, SIZES, CHARACTERISTICS, AND RATINGS INDICATED WHICH COMPLY WITH MANUFACTURER'S STANDARD DESIGN, MATERIALS, COMPONENTS, AND CONSTRUCTION IN ACCORDANCE WITH PUBLISHED PRODUCT INFORMATION; AND AS REQUIRED FOR A COMPLETE INSTALLATION.
   - 1.B. SWITCHES SHALL BE RATED 240 VOLTS FOR 208 VOLT AND 240 VOLT SYSTEMS, AND 600 VOLTS FOR 480 VOLT SYSTEMS.
   - 1.C. PROVIDE AMPERE RATING AND NUMBER OF POLES AS INDICATED ON THE CONTRACT DRAWINGS, OR IF NOT INDICATED, SAME AS BRANCH CIRCUIT OR FEEDER SERVING THE SWITCH.
   - 1.D. PROVIDE WITH NEUTRAL BUS WHEN NEUTRAL AND/OR GROUNDING CONDUCTOR IS INCLUDED IN THE CIRCUIT.
   - 1.E. PROVIDE FUSED OR UNFUSED AS INDICATED.
   - 1.F. PROVIDE IN AN APPROVED NEMA ENCLOSURE, OR AS INDICATED.
   - 1.G. SWITCHES SHALL BE HORSEPOWER RATED, HEAVY DUTY, QUICK-MAKE, QUICK-BREAK WITH DUAL COVER INTERLOCK.
2. ENCLOSED CIRCUIT BREAKERS
   - 2.A. SHALL MEET ALL REQUIREMENTS OF "MOLDED CASE CIRCUIT BREAKERS" AS SPECIFIED HEREIN.
   - 2.B. PROVIDE IN APPROVED NEMA ENCLOSURE, OR AS INDICATED.
3. INSTALL SAFETY SWITCHES AND ENCLOSED CIRCUIT BREAKERS AS INDICATED, COMPLYING WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, APPLICABLE REQUIREMENTS OF NEC, NEMA, AND NECA'S "STANDARD OF INSTALLATION," AND IN ACCORDANCE WITH RECOGNIZED INDUSTRY PRACTICES.

FUSES

1. UNLESS OTHERWISE NOTED, PROVIDE FUSES OF MANUFACTURER'S STANDARD MATERIALS, AS INDICATED BY PUBLISHED PRODUCT INFORMATION, AND AS DESIGNED AND CONSTRUCTED AS RECOMMENDED BY THE MANUFACTURER AND AS REQUIRED FOR A COMPLETE INSTALLATION.
2. PROVIDE FUSES IN ALL FUSIBLE EQUIPMENT.
3. PROVIDE FUSES FROM ONE MANUFACTURER.
4. FUSES FOR ALL SAFETY SWITCHES AND SERVICE DISCONNECTS THAT ARE RATED 600 VOLTS AND LESS SHALL BE AS FOLLOWS:
   - 4.A. TYPE: CARTRIDGE, TIME DELAY
   - 4.B. INTERRUPTING CAPACITY: 200,000 AMPS
   - 4.C. 0-99 AMPS: BUSSMAN "FUSETRON"
   - 4.D. 100-599 AMPS: BUSSMAN "LOW-PEAK"
   - 4.E. BASIS OF DESIGN: BUSSMAN
   - 4.F. ACCEPTABLE MANUFACTURERS: BUSSMAN, CHASE-SHAWMUT, GENERAL ELECTRIC, APPROVED EQUAL.

WIRING DEVICES

1. PROVIDE WIRING DEVICES IN TYPES, COLORS, AND ELECTRICAL RATINGS FOR THE SERVICE INDICATED AND WHICH COMPLY WITH NEMA STANDARDS. WHERE TYPES AND GRADES ARE NOT INDICATED, PROVIDE PROPER SELECTION AS DETERMINED BY INSTALLER TO FULFILL THE WIRING REQUIREMENTS AND COMPLY WITH NEC AND NEMA STANDARDS FOR WIRING DEVICES.
2. LIGHT SWITCHES
   - 2.A. HEAVY DUTY, TOGGLE, QUITE-TYPE, AND FULLY ENCLOSED IN COMPOSITION CASES
   - 2.B. RATED 20A, 120/277 VOLTS, AC
   - 2.C. STYLE AND FINISH TO BE DETERMINED BY ARCHITECT.
   - 2.D. WHERE MORE THAN ONE SWITCH IS BEING INSTALLED, PROVIDE MULTIPLE GANG SWITCH PLATES FOR NUMBER OF SWITCHES AS REQUIRED.
   - 2.E. SWITCH TYPE AS INDICATED (SINGLE, THREE-WAY, DIMMER, ETC.)
3. DUPLEX AND QUAD RECEPTACLES
   - 3.A. NEMA 5-20R, COMMERCIAL GRADE, FEED-THROUGH TYPE, GROUNDING TYPE
   - 3.B. 20A, 120 VOLT RATED
   - 3.C. STYLE AND FINISH TO BE DETERMINED BY ARCHITECT.
4. GFCI DUPLEX AND QUAD RECEPTACLES
   - 4.A. NEMA 5-20R, COMMERCIAL GRADE, FEED-TROUGH TYPE, GROUNDING TYPE
   - 4.B. 5 MILLI AMP SENSITIVITY
   - 4.C. 20A, 120 VOLT RATED
   - 4.D. STYLE AND FINISH TO BE DETERMINED BY ARCHITECT
5. SURGE SUPPRESSION DUPLEX RECEPTACLES
   - 5.A. NEMA 5-20R, INDUSTRIAL GRADE, FEED-THROUGH SURGE SUPPRESSION TYPE, GROUNDING TYPE
   - 5.B. LED MONITOR, AUDIBLE ALARM, THERMAL PROTECTION
   - 5.C. 20A, 120 VOLT RATED
   - 5.D. PROVIDE BLUE FINISH
6. SPECIAL PURPOSE RECEPTACLES
   - 6.A. PROVIDE TYPE AND CONFIGURATION AS INDICATED.
   - 6.B. PROVIDE WITH AMPERE RATING AND VOLTAGE RATING TO MATCH APPLICATION.
   - 6.C. STYLE AND FINISH TO BE DETERMINED BY ARCHITECT
7. OCCUPANCY SENSORS
   - 7.A. PROVIDE CEILING-MOUNT, WALL-MOUNT, LIGHT SWITCH/SENSOR COMBO AS INDICATED ON DRAWINGS AND SCHEDULES
   - 7.B. PROVIDE NECESSARY POWER PACKS FOR LOW-VOLTAGE SENSORS. VERIFY THE NUMBER OF POWER PACKS NEEDED TO PROVIDE A COMPLETE SYSTEM. TO MAINTAIN DRAWING CLARITY, POWER PACKS HAVE NOT BEEN SHOWN.
   - 7.C. AIM OCCUPANCY SENSORS FOR OPTIMAL COVERAGE OF SPACE. SET EACH SENSOR FOR TIME SETTING AS DIRECTED BY OWNER'S REPRESENTATIVE AND AS REQUIRED BY APPLICABLE CODES.
   - 7.D. ADDITIONAL SENSORS MAY BE REQUIRED TO PROVIDE COMPLETE COVERAGE DEPENDING ON, BUT NOT LIMITED TO, PARTITION HEIGHT/PLACEMENT, FURNITURE PLACEMENT, EQUIPMENT HEIGHT/PLACEMENT, AND SHELVING PLACEMENT. PROVIDE ADDITIONAL SENSORS AS REQUIRED.
   - 7.E. IF REQUIRED, PROVIDE SENSOR MASKING KITS TO LIMIT COVERAGE OF AREAS. VERIFY WITH OWNER'S REPRESENTATIVE.
12. FLOOR BOXES
   - 12.A. PROVIDE SIZE AND QUANTITY OF DEVICES AS INDICATED ON FLOOR PLANS.
   - 12.B. PROVIDE INSTALLATION TYPE AS REQUIRED TO MATCH FLOOR CONSTRUCTION.
   - 12.C. COORDINATE FINAL FINISH AND COVER PLATE WITH ARCHITECT AND FINISHED FLOORING TYPE.
13. WALL PLATES & WALL PLATE SCREWS
   - 13.A. COORDINATE WALL PLATE MATERIAL AND FINISH COLOR WITH ARCHITECT.
   - 13.B. SCREWS SHALL MATCH PLATE COLOR.
14. PROVIDE DEVICE COLORS AS SELECTED BY ARCHITECT.
15. PRIOR TO ENERGIZING CIRCUITRY, TEST WIRING FOR ELECTRICAL CONTINUITY AND FOR SHORT-CIRCUITS. ENSURE PROPER POLARITY OF CONNECTIONS IS MAINTAINED. SUBSEQUENT TO ENERGIZATION, TEST WIRING DEVICES TO DEMONSTRATE COMPLIANCE WITH REQUIREMENTS.

LIGHT FIXTURES

1. FURNISH AND INSTALL LIGHTING FIXTURES COMPLETE AS INDICATED ON THE DRAWINGS AND SCHEDULES.
2. PROVIDE LIGHT FIXTURES COMPLETE WITH, BUT NOT LIMITED TO, HOUSINGS, LAMPS, LAMP HOLDERS, REFLECTORS, TRIM, WIRING, ETC.
3. LAMPS/LIGHT SOURCE:
   - 3.A. 2' T8 FLUORESCENT: TCLP COMPLIANT, ENERGY SAVING TYPE, EXTRA LOW MERCURY, MIN 1500 INITIAL LUMENS, MIN CRI 85, 3500K COLOR TEMP (UNLESS OTHERWISE INDICATED ON SCHEDULES), 30,000 HOURS RATED LIFE.
   - 3.B. 4' T8 FLUORESCENT: TCLP COMPLIANT, ENERGY SAVING TYPE, EXTRA LOW MERCURY, MIN 3100 INITIAL LUMENS, MIN CRI 85, 3500K COLOR TEMP (UNLESS OTHERWISE INDICATED ON SCHEDULES), 30,000 HOURS RATED LIFE.
   - 3.C. LED: PROVIDE LED LIGHT SOURCE INTEGRAL TO LIGHT FIXTURE. LIGHT FIXTURE SHALL BEAR THE UL LABEL AND CONSIST OF UL LABELED COMPONENTS. PROVIDE INTEGRAL OR REMOTE BALLAST AS REQUIRED BY LIGHT FIXTURE MANUFACTURER. MIN CRI 80, 3500 COLOR TEMP (UNLESS OTHERWISE INDICATED ON SCHEDULES), 50,000 HOURS RATED LIFE.
4. FLUORESCENT BALLASTS: ELECTRONIC, UL 935 AND ANSI C82.11 COMPLIANT, CLASS A SOUND RATING. PROVIDE BALLASTS FOR SPECIFIED LAMPS PER LUMINAIRE SCHEDULE AND LIGHT FIXTURE MANUFACTURER RECOMMENDATIONS.
5. THE INSTALLATION AND PRACTICES SHALL COMPLY WITH NEC, NEMA, ANSI, AND THE UL LISTING REQUIREMENTS FOR THE LIGHT FIXTURES USED.
6. LIGHT FIXTURE PARTS SHALL BE PAINTED AFTER FABRICATION.
7. PROVIDE LIGHT FIXTURES WITH NECESSARY MOUNTING COMPONENTS AS REQUIRED TO INSTALL FIXTURES AT LOCATIONS/ELEVATIONS SHOWN ON DRAWINGS. MOUNTING COMPONENTS INCLUDE, BUT ARE NOT LIMITED TO, INTERMEDIATE STEEL, CHAIR, AIR CRAFT CABLE, BOXES, HANGERS, ETC.
8. PROVIDE LIGHT FIXTURES AND/OR FIXTURE OUTLET BOXES WITH HANGERS TO PROPERLY SUPPORT FIXTURE WEIGHT. SUPPORT FIXTURES INDEPENDENT OF CEILING TO BUILDING STRUCTURE FROM AT LEAST TWO (2) FIXTURE POINTS OF CONNECTION.
9. PROVIDE A COMPLETE DIMMING SYSTEM AS INDICATED ON DRAWINGS, INCLUDING, BUT NOT LIMITED TO, DIMMER CONTROLS, WIRING FROM CONTROLS TO FIXTURES, DIMMABLE BALLASTS/FIXTURE DRIVERS, ETC. PROVIDE ALL WORK AS REQUIRED FOR A COMPLETE AND OPERABLE DIMMING SYSTEM AS INDICATED ON DRAWINGS. WHERE POSSIBLE, PROVIDE LIGHT FIXTURES COMPATIBLE WITH SAME DIMMING PROTOCOLS. WHERE NOT POSSIBLE, PROVIDE QUANTITY OF DIMMING PROTOCOLS (INCLUDING DIMMERS, WIRE, ETC.) AS REQUIRED FOR A COMPLETE DIMMING SYSTEM.
10. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT PLACEMENT OF ALL LIGHT FIXTURES.
11. LIGHT FIXTURES SHALL BE CLEAN AND LAMPED WITH NEW LAMPS AT THE TIME OF FINAL INSPECTION.
12. UPON COMPLETION OF INSTALLATION OF LIGHT FIXTURES, DEMONSTRATE COMPLIANCE WITH REQUIREMENTS. WHERE POSSIBLE, CORRECT MALFUNCTIONING UNITS AT SITE, THEN RETEST TO DEMONSTRATE COMPLIANCE; OTHERWISE REMOVE AND REPLACE WITH NEW UNITS AND PROCEED WITH RETESTING.

TELEPHONE/DATA SYSTEM

1. PROVIDE A SYSTEM OF EMPTY CONDUITS, PULL WIRE, AND OUTLET BOXES WITH 3/8" DIAMETER BUSHED COVER PLATES AS INDICATED AND/OR REQUIRED. LEAVE SYSTEM READY FOR PULLING WIRES BY THE TELECOMMUNICATIONS CO.
2. IN HUNG CEILING AREAS, PROVIDE A 3/4" EMPTY CONDUIT, UNLESS OTHERWISE NOTED, FROM TELECOM OUTLET BOX TO WITHIN HUNG CEILING AREA TERMINATING WITH AN INSULATED BUSHING THREE INCHES ABOVE BOTTOM OF HUNG CEILING.
3. FURNISH AND INSTALL PULL WIRE IN EMPTY RACEWAYS.
4. COORDINATE ALL WORK WITH THE REQUIREMENTS OF THE TELECOMMUCATIONS CO.

FIRE DETECTION AND ALARM

1. PROVIDE COMPLETE FIRE ALARM SYSTEM AS INDICATED IN DRAWINGS AND IN COMPLIANCE WITH REQUIREMENTS OF NFPA 72, NFPA 101, ALL APPLICABLE STATE AND LOCAL BUILDING CODES AND AUTHORITIES HAVING JURISDICTIONS.
2. PROVIDE FULLY ADDRESSABLE SYSTEM. EACH DEVICE SHALL HAVE AN ASSOCIATED DEVICE ID WITH A DESCRIPTION OF THE DEVICE FOR THE CONTROL PANEL INFORMATION SCREEN.
3. FIRE ALARM SYSTEM SHALL BE PROVIDED WITH BATTERY BACK-UP POWER FOR 60 HOURS OF STANDBY OPERATION PLUS 5 MINUTES OF ALARM OPERATION.
4. ALL DEVICES AND COMPONENTS SHALL BE UL LABELED FOR FIRE SERVICE USE.
5. PROVIDE SURGE DEVICES FOR SIGNAL AND INITIATION CIRCUITS, 120V POWER, AND INCOMING/OUTGOING COMMUNICATIONS LINES PER MANUFACTURER'S RECOMMENDATIONS.
6. PROVIDE GROUNDING OF SYSTEM TO SERVICE ENTRANCE GROUNDING SYSTEM UTILIZING MINIMUM #6 AWG GROUNDING CONDUCTOR.
7. ENTIRE SYSTEM SHALL BE CAPABLE OF 25% FUTURE EXPANSION.
8. ALL SYSTEM COMPONENTS SHALL HAVE RED FINISH AND BE INSTALLED IN ENCLOSURES AND CABINETS PAINTED RED IN COLOR.
9. PROVIDE COMPLETE SYSTEM INFORMATION INCLUDED IN SUBMITTALS FOR APPROVAL, INCLUDING:
   - 9.A. BATTERY CALCULATIONS
   - 9.B. COMPLETE FLOOR PLANS INDICATING EACH DEVICE WITH ITS ASSOCIATED NUMBER/LABEL AND MANUFACTURER'S MODEL NUMBER.
   - 9.C. COMPLETE RISER AND/OR WIRING DIAGRAMS SHOWING ALL TERMINATIONS, DEVICES, CONDUCTOR TYPES AND QUANTITIES, AND DEVICE NUMBERS/LABELS.
   - 9.D. VOLTAGE DROP CALCULATIONS FOR ALL CIRCUITS.
   - 9.E. COMPLETE FLOOR PLANS SHOWING EACH STROBE DEVICE WITH ITS ASSOCIATED CANDELA RATING.
   - 9.F. ALL MANUFACTURE'S LITERATURE SHOWING DEVICE POWER REQUIREMENTS AND THE CLASS/STYLE OF EACH DEVICE.
10. FIRE ALARM CONTROL PANEL
   - 10.A. FIELD PROGRAMMABLE, MICROPROCESSOR-BASED, MODULAR, POWER-LIMITED DESIGN WITH ELECTRONIC MODULES COMPLYING WITH UL 864 AND LISTED AND LABELED BY AN NRTL.
   - 10.B. SHALL SUPERVISE AND CONTROL ALL DEVICES AND COMPONENTS OF FIRE ALARM SYSTEM.
   - 10.C. PROVIDE WITH LIQUID CRYSTAL ALPHANUMERIC DISPLAY, LED INDICATING LIGHTS, AND KEYPAD.
   - 10.D. PROVIDE INTEGRAL WITH BATTERIES, COMMUNICATOR, AND ALL OTHER ACCESSORIES AS REQUIRED.
11. FIRE ALARM ANNUNCIATOR PANEL
   - 11.A. ANNUNCIATOR FUNCTIONS SHALL MATCH THOSE OF FIRE ALARM CONTROL PANEL FOR ALARM, SUPERVISORY, AND TROUBLE INDICATIONS.
   - 11.B. PROVIDE WITH LIQUID CRYSTAL ALPHANUMERIC DISPLAY AND LED INDICATING LIGHTS.
12. MANUAL PULL STATION
   - 12.A. SINGLE STAGE, LOCKED TEST FEATURE
   - 12.B. FINISH RED WITH SILVER ENGLISH LETTERING
   - 12.C. 4" SQUARE BOX WITH 1 GANG COVER.
13. SMOKE DETECTOR
   - 13.A. PHOTOELECTRIC TYPE
   - 13.B. INTEGRAL MICROPROCESSOR.
14. DUCT SMOKE DETECTOR
   - 14.A. ANALOG PHOTOELECTRIC TYPE
   - 14.B. INTEGRAL MICROPROCESSOR
   - 14.C. FORM C CONTACTS FOR FAN SHUTDOWN
   - 14.D. PROVIDE SAMPLING TUBE FOR DUCT MOUNTING
   - 14.E. PROVIDE REMOTE TEST STATION
15. HEAT DETECTOR
   - 15.A. COMBINATION FIXED TEMPERATURE/RATE OF RISE DETECTOR
   - 15.B. LOW MASS THERISTOR HEAT SENSOR.
   - 15.C. FIXED TEMPERATURE RISE POINT - 135 DEG. F.
   - 15.D. INTEGRAL MICROPROCESSOR.
16. STROBE NOTIFICATION APPLIANCE
   - 16.A. SHALL BE FIELD ADJUSTABLE 15/30/75/110 CANDELLA PER UL 1971, UNLESS NOTED OTHERWISE
   - 16.B. LOW PROFILE, WALL MOUNTED
   - 16.C. PROVIDE SYSTEM FLASH SYNCHRONIZATION
17. COMBINATION HORN/STROBE NOTIFICATION APPLIANCE
   - 17.A. SHALL MEET STROBE NOTIFICATION APPLIANCE REQUIREMENTS
   - 17.B. SHALL PROVIDE MINIMUM 84 DECIBELS AT 10 FEET.
18. SPRINKLER & FIRE ALARM BELL
   - 18.A. SHALL BE 10" DIAMETER, RED, AND HAVE A MINIMUM SOUND OUTPUT OF 84 DECIBELS AT 10 FEET.
   - 18.B. SURFACE MOUNTED WITH MATCHING TRIM PLATE, WEATHERPROOF FOR EXTERIOR APPLICATIONS.
19. TROUBLE ALARM BELL
   - 19.A. SHALL BE 6" DIAMETER, RED, AND HAVE A MINIMUM SOUND OUTPUT OF 81 DECIBELS AT 10 FEET.
   - 19.B. SURFACE MOUNTED WITH MATCHING TRIM PLATE, WEATHERPROOF FOR EXTERIOR APPLICATIONS.
20. PROVIDE SPRINKLER SYSTEM SUPERVISORY AND TAMPER SWITCHES AS REQUIRED BY SPRINKLER SYSTEM, NFPA, AND AS INDICATED ON DRAWINGS.
21. PROVIDE ALL RELAYS, MONITOR MODULES, CONTROL MODULES, ETC. AS REQUIRED FOR SHUT-DOWNS AND MONITORING OF EQUIPMENT AS INDICATED.
22. ALL CABLING NOT ROUTED WITHIN CONDUIT SHALL BE PLENUM RATED AND RED IN COLOR. INSTALL ALL WIRES, OTHER THAN PLENUM RATED, IN RACEWAY PAINTED RED.
23. CIRCUITING GUIDELINES:
   - 23.A. EACH ADDRESSABLE LOOP SHALL CONTAIN NO MORE THAN 80% DEVICE LOADING.
   - 23.B. LOOP SHALL HAVE CLASS B OPERATION.
24. PLENUM-RATED CABLING:
   - 24.A. PROVIDE MULTI-CONDUCTOR OR PAIRED CABLE, NUMBER OF CONDUCTORS OR PAIRS AS REQUIRED.
   - 24.B. SHIELDED OR UNSHIELDED, WITH OR WITHOUT DRAIN WIRE AS REQUIRED
   - 24.C. TINNED SOLID COPPER CONDUCTORS, MINIMUM SIZE 22 AWG.
   - 24.D. UL LISTED FOR FLAME RESISTANCE AND LOW SMOKE PROPERTIES IN ACCORDANCE WITH NEC ARTICLES 725, 760, AND 800
   - 24.E. APPROVED FOR USE IN AIR PLENUM CEILING WITHOUT CONDUIT.
   - 24.F. PROVIDE CABLE SUPPORTS FOR PLENUM CABLE AS REQUIRED BY NEC.
25. PROVIDE SYSTEM DIALER AND CONNECTIONS FOR TWO (2) DEDICATED TELEPHONE LINES INTEGRAL TO MAIN FIRE ALARM CONTROL PANEL FOR DIAL-OUT TO CENTRAL STATION SUPERVISORY COMPANY.
26. PROVIDE ALL COMPONENTS AND WIRING FOR FIRE ALARM SYSTEM NECESSARY TO PROVIDE A COMPLETE AND PROPERLY FUNCTIONING SYSTEM WHETHER OR NOT LISTED ON DRAWINGS OR IN SPECIFICATIONS.
27. [EXPANSIONS/MODIFICATIONS TO EXISTING SYSTEMS
   - 27.A. PROVIDE COMPONENTS TO MATCH EXISTING SYSTEM MANUFACTURER AND SYSTEM TYPE.
   - 27.B. PROVIDE ALL EXPANSIONS, MODIFICATIONS, PROGRAMMING, ETC. TO ACCOMMODATE EXPANSIONS/MODIFICATIONS TO EXISTING SYSTEM AS INDICATED ON DRAWINGS.
   - 27.C. COORDINATE ALL WORK WITH EXISTING SYSTEM MANUFACTURER, VENDOR, AND SERVICE COMPANY.]

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consultant:

revisions:

SARA'S STUDIO

EXISTING BLDG ALTERATION

1009 4TH AVE WEST
BRADENTON, FL 34205

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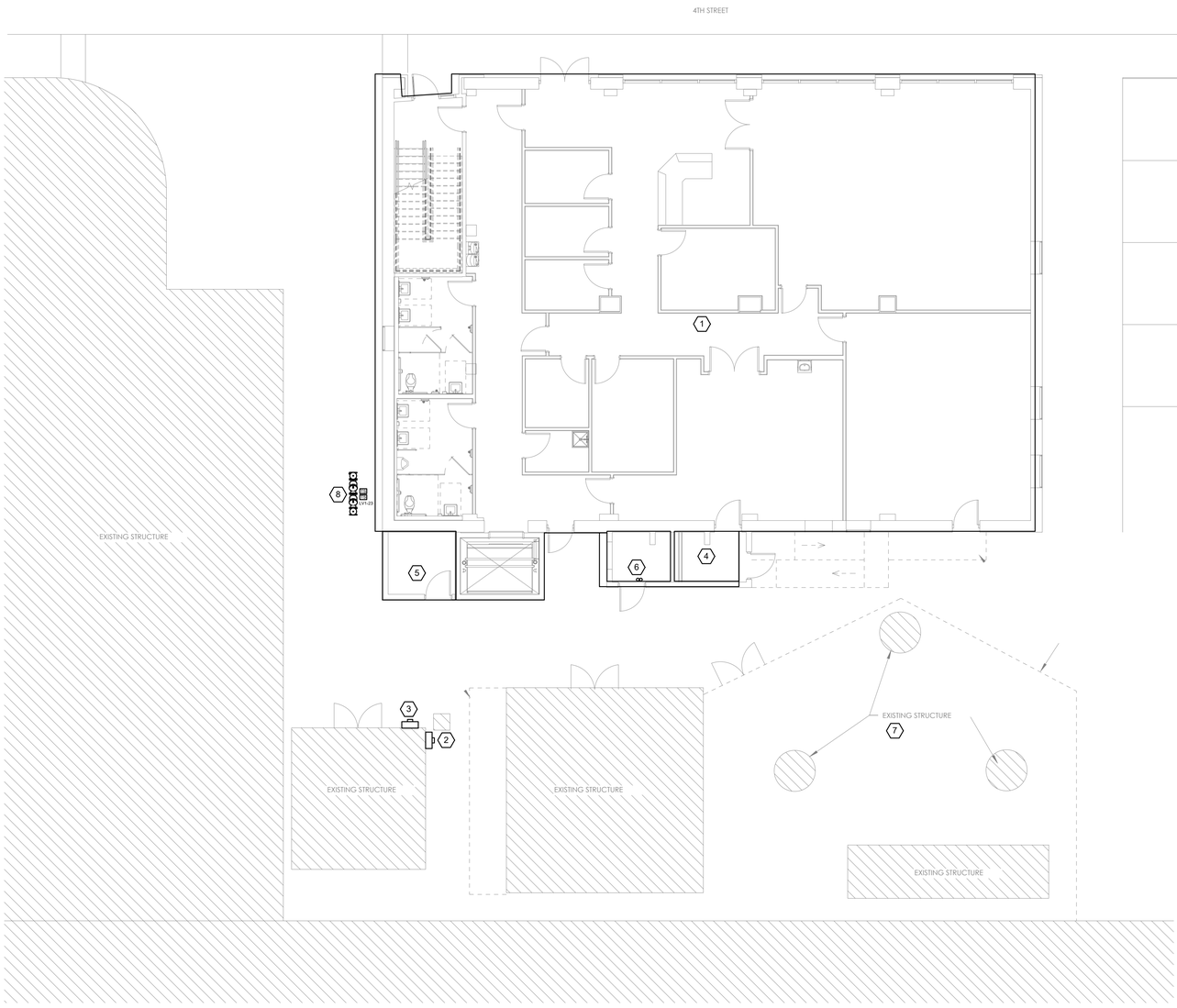

1 E100 ELECTRICAL - SITE PLAN
1/8" = 1'-0"

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KEYED NOTES

1. LOCATION OF EXISTING THREE STORY BUILDING TO BE RENOVATED.
2. LOCATION OF EXISTING BUILDING METER TO BE REUSED FOR TENANT BUILDOUT.
3. EXISTING METER TO REMAIN.
4. LOCATION OF PROPOSED MAIN ELECTRICAL ROOM.
5. LOCATION OF PROPOSED FIRE ALARM CONTROL PANEL.
6. LOCATION OF PROPOSED I.T. HEAD END EQUIPMENT AND EQUIPMENT BACK BOARD ON SECOND FLOOR. CONTRACTOR SHALL PROVIDE (2) 4" CONDUITS FROM SERVICE PROVIDER'S EASEMENT ON SITE.
7. EXISTING RADIO TOWER/EQUIPMENT TO REMAIN. COORDINATE WITH ARCHITECT AND OWNER.
8. LOCATION OF PROPOSED BACKFLOW PREVENTER AND TAMPER SWITCHES.

GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE WITH ELECTRIC UTILITY COMPANY FOR ALL ELECTRIC UTILITY RELATED WORK. CONTRACTOR SHALL PROVIDE ALL COMPONENTS, WIRING, CONDUITS AND MATERIAL NOT PROVIDED BY ELECTRIC UTILITY COMPANY AS REQUIRED. PROVIDE EASEMENTS AS COORDINATED AND REQUIRED WITH UTILITY COMPANY.
2. CONTRACTOR SHALL REFER TO RISER DIAGRAM AND DETAILS FOR ALL ELECTRICAL FEEDERS AND CONDUIT SIZING.
3. FOR CONDUIT RUNS OVER 300' IN LENGTH, CONTRACTOR SHALL PROVIDE WEATHERPROOF IN GRADE PULL BOX WITH TRAFFIC RATED COVER MINIMUM AT CENTER POINT OF CONDUIT RUN.
4. COORDINATE ALL FIRE PROTECTION RELATED ELECTRICAL COMPONENTS, CONNECTIONS AND ETC. WITH FIRE PROTECTION DRAWINGS AND CONTRACTOR PRIOR TO ROUGH IN.
5. COORDINATE ALL UNDERGROUND ELECTRICAL CONDUITS, FEEDERS, PULLBOXES, EXACT ROUTING WITH ALL EXISTING AND PROPOSED UNDERGROUND UTILITY LOCATIONS. CONTRACTOR SHALL COORDINATE WITH CIVIL ENGINEER'S DRAWINGS OR EXISTING AVAILABLE AS-BUILTS.
6. COORDINATE ALL TELEPHONE, CABLE, INTERNET, SECURITY, AND LOW VOLTAGE WIRING, PULL BOXES, EQUIPMENT AND REQUIREMENTS WITH SERVICE PROVIDERS. DETERMINE EASEMENTS FROM SERVICE PROVIDER'S REQUIREMENTS OR FIELD REPRESENTATIVES.
7. COORDINATE ALL FIRE ALARM CONDUITS/WIRING AND ASSOCIATED TELEPHONE CABLING WITH LOCAL FIRE DEPARTMENT, FIRE MARSHAL AND LOCAL AHJ.

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consultant:

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EXISTING BLDG ALTERATION

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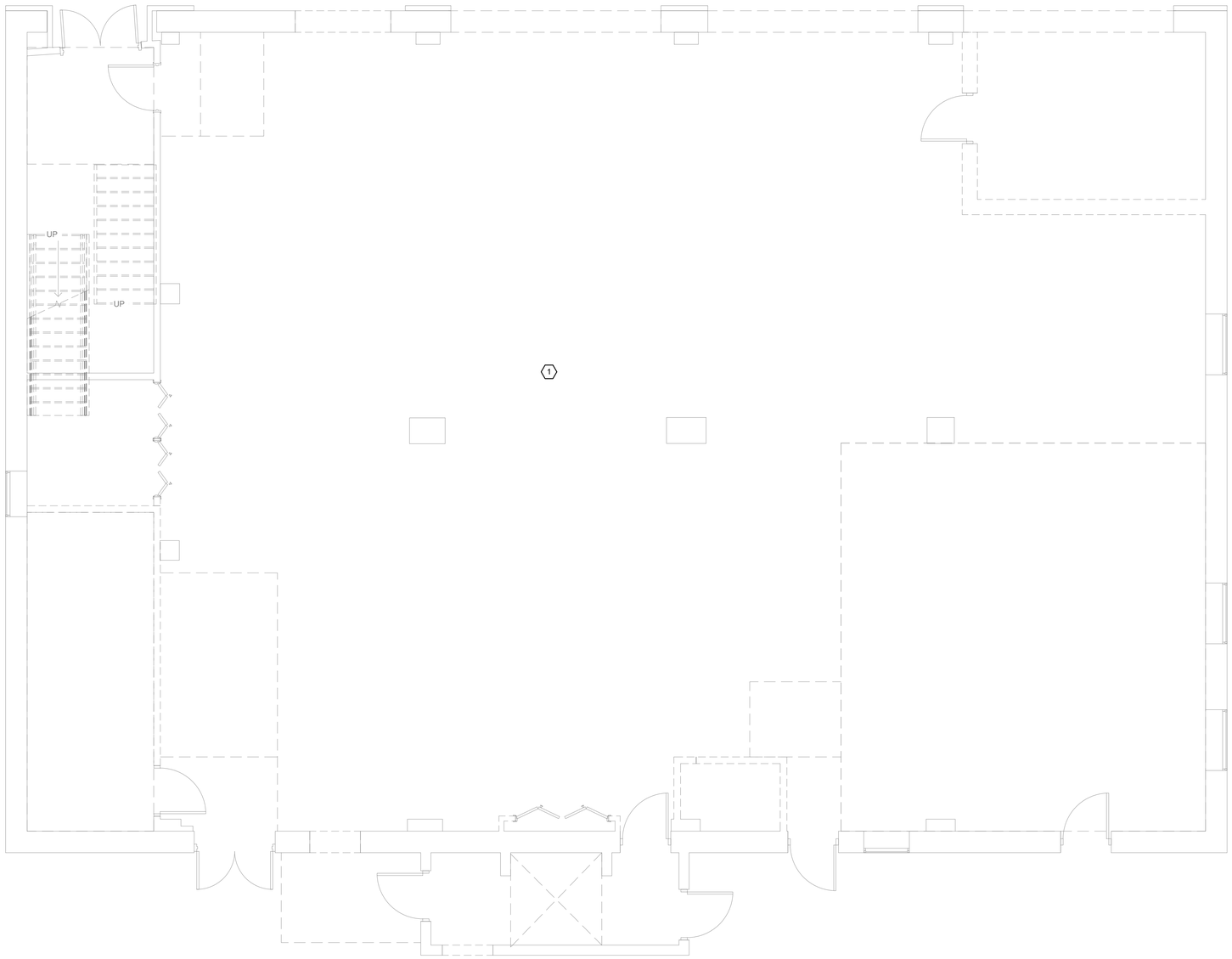
E100

KEYED NOTES

1. CONTRACTOR SHALL REMOVE ALL EXISTING ELECTRICAL GEAR, EQUIPMENT, DEVICES, FIXTURES, WIRING, CONDUITS, MATERIALS AND COMPONENTS INSIDE BUILDING INTERIOR. RETURN TO OWNER FOR FIRST RIGHT OF REFUSAL PRIOR TO DISCARDING. FPL UTILITY TRANSFORMER LOCATED IN EXTERIOR VAULT SHALL REMAIN. COORDINATE WITH UTILITY COMPANY FOR DISCONNECT AND RECONNECT OF ELECTRICAL SERVICE. CONTRACTOR SHALL VERIFY INCOMING SECONDARY ELECTRICAL FEEDERS FROM UTILITY TRANSFORMER TO MAIN ELECTRICAL ROOM CAN BE REUSED FOR PROPOSED ELECTRICAL SERVICE. SEE PROPOSED RISER DIAGRAM. COORDINATE WITH PROJECT AND CIVIL ENGINEER FOR EXACT SCOPE ON SITE.

DEMOLITION NOTES

1. REFER TO FINAL APPROVED ARCHITECTURAL DEMOLITION AND RENOVATION FLOOR PLANS FOR ADDITIONAL INFORMATION.
2. CONTRACTOR WILL BE REQUIRED TO ATTEND AN ORIENTATION PROGRAM IDENTIFYING RISK AND OWNER EXPECTATIONS, REQUIREMENTS AND REGULATIONS.
3. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS FOR WORKER PROTECTION DURING THE ENTIRE DURATION OF THIS NEW DEMOLITION AND RENOVATION WORK.
4. EC SHALL OBTAIN ALL EXISTING ELECTRICAL AS-BUILT DRAWINGS OF THE ARES FROM THE OWNER'S REPRESENTATIVE BEFORE STARTING NEW THIS NEW DEMOLITION AND RENOVATION WORK. ALL EXISTING POWER, CONTROL, LOW VOLTAGE SYSTEMS AND SPECIAL SYSTEM CIRCUITS FOR ALL EXISTING EQUIPMENT, DEVICES ETC. WHICH ARE AFFECTED BY THIS NEW WORK SHALL BE TRACED BACK TO THEIR SOURCE AND SHALL BE MARKED PROPERLY PRIOR TO COMMENCING ANY WORK ON THIS SITE.
5. DURING THE DEMOLITION, PHASE LOCK-OUT, TAG-OUT PROCEDURE SHALL BE FOLLOWED PER GC REQUIREMENTS AND SPECIFICATIONS. EC SHALL COORDINATE WITH THE GC FOR THE SPECIFIC WORK REQUIREMENTS AND ADDITIONAL INFORMATION PRIOR TO COMMENCING ANY WORK ON THIS SITE.
6. EC SHALL COORDINATE WITH GC FOR THE EXACT SCHEDULED PHASING WORK REQUIREMENTS AND ADDITIONAL INFORMATION PRIOR TO START OF NEW CONSTRUCTION.
7. EC SHALL PERFORM FUNCTIONAL TESTS OF ALL EXISTING CIRCUITS AND COMPONENTS AFFECTED BY THIS NEW DEMOLITION AND RENOVATION WORK PRIOR TO START OF NEW CONSTRUCTION. NOTIFY GC IMMEDIATELY OF ANY DISCREPANCIES.
8. IT IS THE RESPONSIBILITY OF THE EC TO FIELD VERIFY THE CURRENT EXISTING CONDITIONS AND LAYOUTS. EC SHALL CONTACT GC IMMEDIATELY FOR ANY DISCREPANCIES.
9. ALL COMPONENTS ETC. WHICH HAVE BEEN DAMAGED DURING THE DEMOLITION WORK SHALL BE REPLACES AT NO ADDITIONAL COST TO THE OWNER.
10. REMOVE ALL CONDUIT LEFT EXPOSED BY REMOVAL OF WALLS AND CEILINGS IN REMODELED AREAS. PLUG BOTH ENDS OF REMAINING CONDUIT IN WALL OR FLOOR WHERE CUT.
11. ALL ABANDONED WIRING OF ALL TYPES SHALL BE REMOVED COMPLETELY FROM THE SOURCE AND DISCARD PROPERLY PER OWNER REPRESENTATIVE DIRECTION,
12. ELECTRICAL DEVICES CONCEALED BY STORAGE SHELVING, CASEWORK, FURNITURE, ETC. ARE TO BE REMOVED AS REQUIRED BY DEMOLITION PLANS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND PAINTING ALL OPENINGS IN EXISTING CONSTRUCTION AFTER REMOVAL OF EQUIPMENT, DEVICES,ETC. REFER TO ARCHITECTURAL PLANS FOR PATCHING/ DRYWALL REPLACEMENT INSTRUCTIONS.



1 E101 ELECTRICAL - GROUND FLOOR DEMO PLAN
1/4" = 1'-0"

genesis engineering group, llc.
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sarasota, fl 34232
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PROFESSIONAL ENGINEER

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consultant:

revisions:

SARA'S STUDIO

EXISTING BLDG ALTERATION

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sheet title:

DEMO PLAN – LEVEL 1

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date: 03.20.2023
drawn by: TJS
project no.: 220517
sheet no.:

E101

KEYED NOTES

1. CONTRACTOR SHALL REMOVE ALL EXISTING ELECTRICAL GEAR, EQUIPMENT, DEVICES, FIXTURES, WIRING, CONDUITS, MATERIALS AND COMPONENTS INSIDE BUILDING INTERIOR. RETURN TO OWNER FOR FIRST RIGHT OF REFUSAL PRIOR TO DISCARDING.

2. EXISTING DATA CENTER REMOVAL FOR RADIO TOWER EQUIPMENT, FEEDERS, AND ALL ASSOCIATED COMPONENTS SHALL BE COORDINATED WITH THE ARCHITECT AND OWNER.

DEMOLITION NOTES

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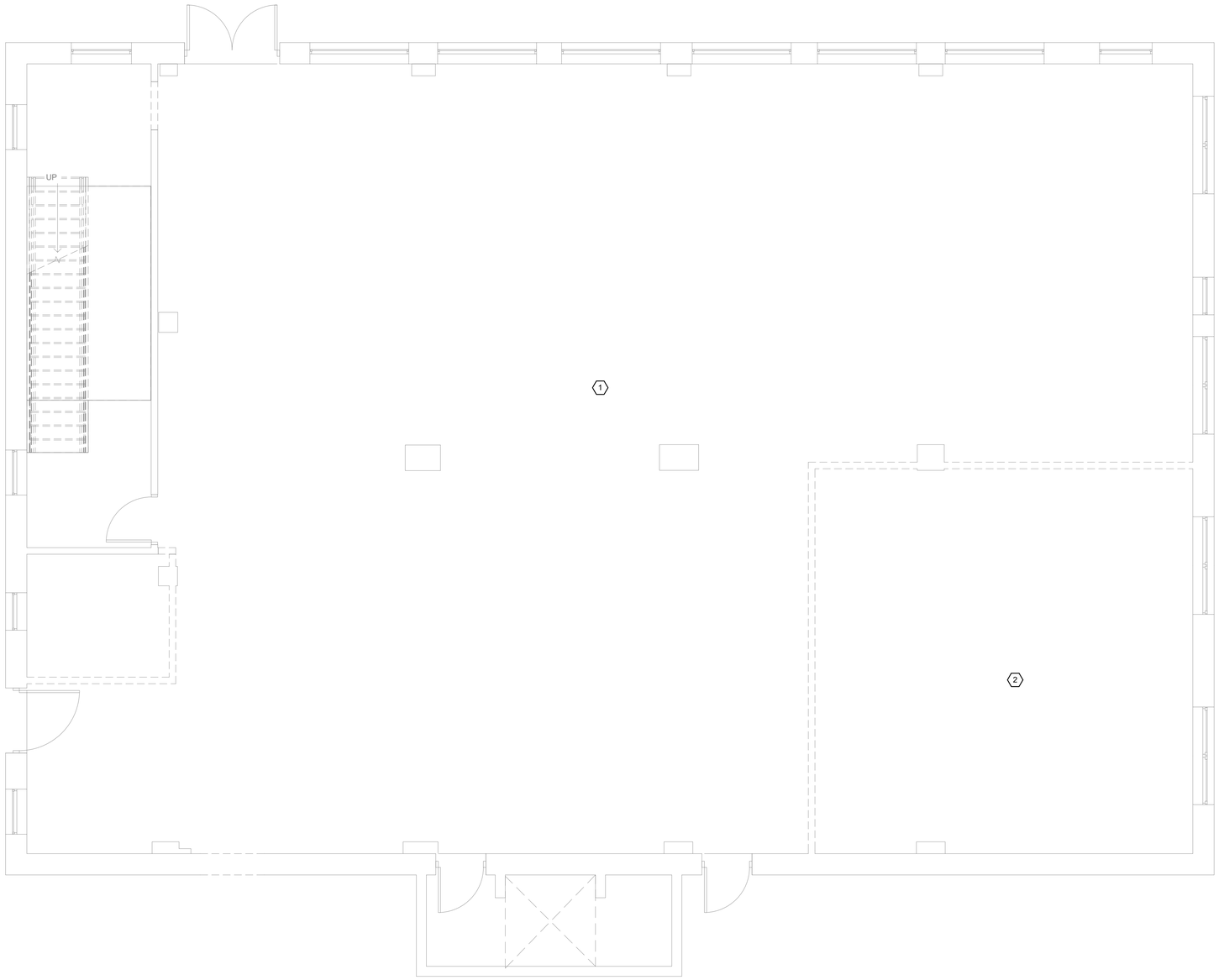

1 / E102 ELECTRICAL - 2ND FLOOR DEMO PLAN
1/4" = 1'-0"

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consultant:

revisions:

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sheet title:

DEMO PLAN – LEVEL 2

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date: 03.20.2023
drawn by: TJS
project no.: 220517
sheet no.:

E102

KEYED NOTES

1. CONTRACTOR SHALL REMOVE ALL EXISTING ELECTRICAL GEAR, EQUIPMENT, DEVICES, FIXTURES, WIRING, CONDUITS, MATERIALS AND COMPONENTS INSIDE BUILDING INTERIOR. RETURN TO OWNER FOR FIRST RIGHT OF REFUSAL PRIOR TO DISCARDING.

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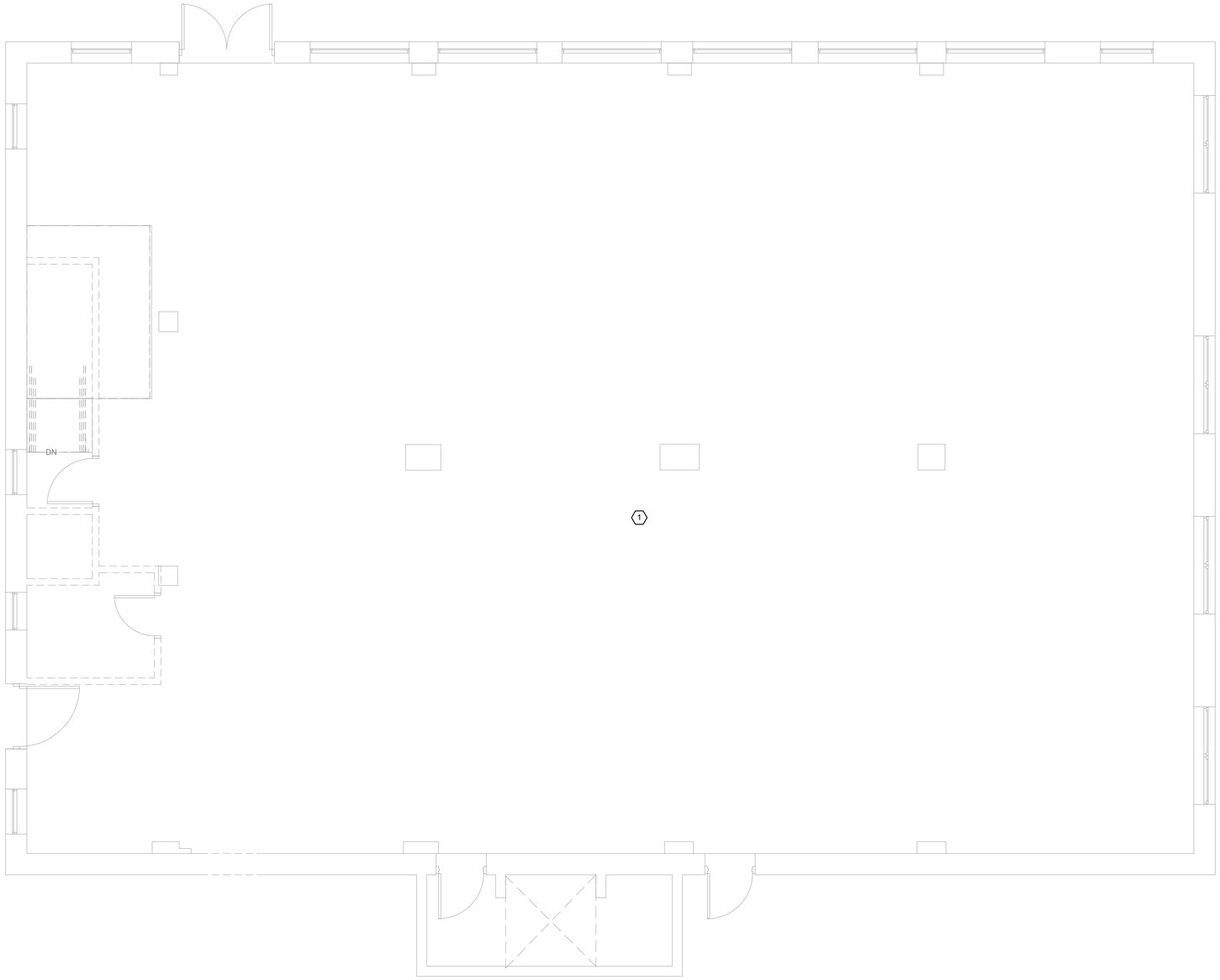

1 E103 ELECTRICAL - 3RD FLOOR DEMO PLAN
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consultant:

revisions:

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sheet title:

DEMO PLAN – LEVEL 3

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date: 03.20.2023
drawn by: TJS
project no.: 220517
sheet no.:

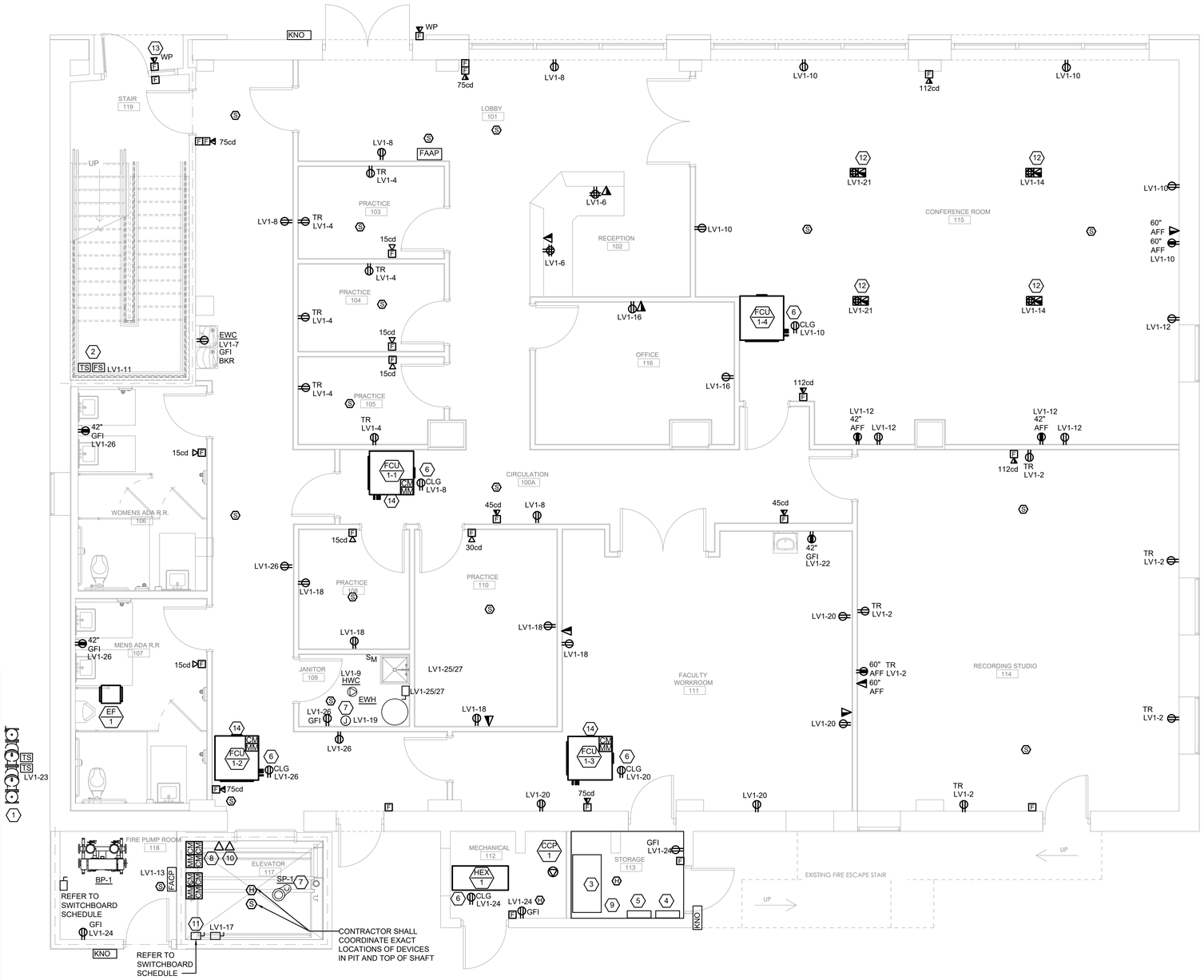
E103

KEYED NOTES

1. CONTRACTOR SHALL PROVIDE (2) TAMPER SWITCHES AT BACK FLOW PREVENTER LOCATION. COORDINATE WITH FIRE PROTECTION DRAWINGS AND CONTRACTOR. VERIFY FINAL QUANTITY AND PROVIDE REQUIRED 120V ELECTRICAL CONNECTIONS.
2. CONTRACTOR SHALL PROVIDE TAMPER SWITCH AND FLOW SWITCH AT FIRE RISER LOCATION. COORDINATE WITH FIRE PROTECTION DRAWINGS AND CONTRACTOR. VERIFY FINAL QUANTITY AND PROVIDE REQUIRED 120V ELECTRICAL CONNECTIONS.
3. LOCATION OF PANEL MDP. SEE RISER DIAGRAM AND PANEL SCHEDULES FOR MORE INFORMATION.
4. LOCATION OF PANEL LV1. SEE RISER DIAGRAM AND PANEL SCHEDULES FOR MORE INFORMATION.
5. LOCATION OF ILC APPRENTICE III LIGHTING CONTROL PANEL. SEE RELAY PANEL SCHEDULE FOR MORE INFORMATION.
6. CONTRACTOR SHALL PROVIDE RECEPTACLE WITHIN 25 FT OF CEILING MOUNTED HVAC EQUIPMENT. COORDINATE FINAL MOUNTING LOCATION WITH FINAL UNIT PLACEMENT.
7. CONTRACTOR SHALL PROVIDE ELECTRICAL CONNECTION TO SUMP PUMP CONTROL PANEL IN JANITOR'S CLOSET. CONTROL PANEL WILL FEED THE SUMP PUMP IN ELEVATOR PIT. COORDINATE ALL FINAL REQUIREMENTS WITH EQUIPMENT MANUFACTURER AND PLUMBING DRAWINGS.
8. CONTRACTOR SHALL PROVIDE FIRE ALARM RELAY MODULES FOR ELEVATOR RECALL: PRIMARY, SECONDARY, SHUNT TRIP AND FIREMAN'S HAT, INCLUDE FIRE ALARM MODULE TO MONITOR SHUNT TRIP 110V POWER.
9. CONTRACTOR SHALL FURNISH AND INSTALL 3P SHUNT TRIP CIRCUIT BREAKER AT MDP (WITH AUXILIARY CONTACTS) INTERLOCKED WITH FIRE ALARM SYSTEM.
10. CONTRACTOR SHALL PROVIDE VOICE OUTLET PER ELEVATOR DIRECT CONNECTED TO EMERGENCY TELEPHONE FOR TWO-WAY COMMUNICATION DEVICE (TELEPHONE/ CALL BOX) IN CONDUIT BETWEEN ELEVATOR CAR AND FIRST FLOOR ELEVATOR LOBBY. COORDINATE FINAL LOCATION.
11. CONTRACTOR SHALL FURNISH AND INSTALL 3 POLE, 208V, HEAVY DUTY FUSIBLE SAFETY SWITCH WITH SHUNT TRIP AND DUAL ELEMENT FUSES SIZED PER THE EQUIPMENT MANUFACTURER'S RECOMMENDATION. NEMA 3R ENCLOSURE. VERIFY EXACT REQUIREMENTS WITH ELEVATOR SHOP DRAWINGS. REFER TO PANEL SCHEDULES AND ELECTRICAL RISER DIAGRAM FOR WIRING SIZE. VERIFY FINAL LOCATION WITH EQUIPMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS.
12. CONTRACTOR SHALL PROVIDE 2 GANG RECESSED FLOOR BOX SUITABLE FOR POWER AND COMMUNICATION SERVICES. PROVIDE **WIREMOLD CATALOG # RFB2E & 6AT** SERIES COVER WITH ALL REQUIRED DEVICE TRIMS. COORDINATE TRIM COLORS AND FINISHES WITH ARCHITECT. PROVIDE ALL CONDUIT STUB-OUTS AS REQUIRED PER TEL/DATA; COORDINATE WITH LOW VOLTAGE DRAWINGS. PROVIDE 3/4" CONDUIT FOR POWER AND 1" CONDUIT FOR LOW VOLTAGE TO NEAREST WALL LOCATION.
13. PROVIDE BELL/CHIME FIRE ALARM DEVICE CONNECTED TO THE FIRE SUPPRESSION SYSTEM TO ACTIVATE WHEN A FLOW SWITCH IS ACTIVATED. COORDINATE FINAL LOCATION.
14. CONTRACTOR SHALL PROVIDE INTERCONNECTION TO FIRE ALARM SYSTEM FOR MECHANICAL EQUIPMENT TO SHUT DOWN UPON INITIATION OF FIRE ALARM NOTIFICATION.

GENERAL NOTES

1. COORDINATE ALL FINAL PLUMBING EQUIPMENT LOCATIONS AND REQUIREMENTS WITH PLUMBING DRAWINGS AND CONTRACTOR.
2. COORDINATE ALL FINAL MECHANICAL EQUIPMENT LOCATIONS AND REQUIREMENTS WITHMECHANICAL DRAWINGS AND CONTRACTOR.
3. ALL EXTERIOR RECEPTACLES SHALL BE GFI WEATHERPROOF RATED WHETHER SHOWN OR NOT.
4. CONTRACTOR SHALL COORDINATE ALL FINAL PLACEMENTS OF SPECIAL HEIGHT MOUNTED RECEPTACLES WITH ARCHITECTURAL ELEVATION PLANS PRIOR TO ROUGH IN. IF ISSUE ARISES, NOTIFY ENGINEER.
5. COORDINATE WITH ARCHITECTURAL PLANS FOR FINAL FURNITURE/CASEWORK LOCATIONS PRIOR TO ROUGH IN OF RECEPTACLES.
6. ALL EQUIPMENT, DEVICES,ETC. ARE NEW, U.N.O.
7. IT IS NOT THE INTENT OF THIS PLAN TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM, AND PROVIDE ALL NECESSARY DEVICES, COMPONENTS, ETC. FOR EQUIPMENT BE PLACED IN PROPER WORKING ORDER.
8. SEE SPECIFICATIONS AND GENERAL NOTES FOR ADDITIONAL INFORMATION.
9. EC SHALL FIELD VERIFY AND COORDINATE WITH GC FOR THE EXACT QUANTITY, LOCATION AND MOUNTING HEIGHT OF ALL NEW WIRING DEVICES PRIOR TO ROUGH-IN.
10. CONTRACTOR SHALL COORDINATE WITH OWNER'S LOW VOLTAGE CONTRACTOR/EQUIPMENT PROVIDER FOR ALL FINAL LOCATIONS OF BACK BOXES, CONDUITS AND REQUIREMENTS.
11. ALL ELEVATOR EQUIPMENT CONNECTIONS AND LOCATIONS SHALL BE COORDINATED WITH ELEVATOR EQUIPMENT MANUFACTURER IN THE FIELD AND ARCHITECT/ENGINEER PRIOR TO PURCHASE OR ROUGH IN.
12. CONTRACTOR SHALL PROVIDE 120V ELECTRICAL CONNECTION TO ALL HVAC DAMPERS WHETHER SHOWN ON THIS PLAN OR NOT. COORDINATE ALL FINAL LOCATIONS OF DAMPERS THROUGH FIRE RATED WALLS WITH MECHANICAL PLANS AND CONTRACTOR. PROVIDE 120V CIRCUIT FROM CLOSEST PANEL ON LEVEL SERVING THE DAMPERS.



1 E201 ELECTRICAL- GROUND FLOOR PLAN - POWER AND SYSTEMS
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consultant:

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sheet title:

FLOOR PLAN – LEVEL 1

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date: 03.20.2023
drawn by: TJS
project no.: 220517
sheet no.:

E201

KEYED NOTES

1. CONTRACTOR SHALL PROVIDE TAMPER SWITCH AND FLOW SWITCH AT FIRE RISER LOCATION. COORDINATE WITH FIRE PROTECTION DRAWINGS AND CONTRACTOR. VERIFY FINAL QUANTITY AND PROVIDE REQUIRED 120V ELECTRICAL CONNECTIONS.
2. LOCATION OF PANEL LV2. SEE RISER DIAGRAM AND PANEL SCHEDULES FOR MORE INFORMATION.
3. LOCATION OF MAIN I.T. BACKBOARD. PROVIDE 3/4" X 8 FT TALL X 4 FT WIDE PLYWOOD PAINTED WITH FIRE RETARDANT PAINT.
4. LOCATION OF FIRE ALARM EXTENDER PANEL.
5. CONTRACTOR SHALL PROVIDE RECEPTACLE WITHIN 25 FT OF CEILING MOUNTED HVAC EQUIPMENT. COORDINATE FINAL MOUNTING LOCATION WITH FINAL UNIT PLACEMENT.
6. CONTRACTOR SHALL PROVIDE (2) 4 INCH CONDUITS FROM SERVICE PROVIDER'S EASEMENT ON SITE FOR I.T. EQUIPMENT LOCATION. COORDINATE WITH LOW VOLTAGE EQUIPMENT PROVIDER AND LOW VOLTAGE SERVICE PROVIDERS FOR ALL REQUIREMENTS PRIOR TO BID OR ROUGH IN.
7. CONTRACTOR SHALL PROVIDE (1) 2" CONDUIT FOR FUTURE BDA SYSTEM - TO BE DETERMINED IF NEEDED BY CONTRACTOR TESTING PRIOR TO PROJECT COMMENCEMENT OF ANY WORK AND AT FINAL STAGE OF BUILDING COMPLETION. PROVIDE 2" CONDUIT VERTICAL TO ROOF IN A 2 HOUR RATED CHASE TO DONER ANTENNA. PROVIDE ALL HORIZONTAL RATED CHASES FOR AMPLIFIERS/BOOSTERS. FINAL LOCATION TO BE DETERMINED FROM TESTING. CONTRACTOR SHALL PROVIDE A COMPLETE SHOP DRAWING DESIGN FOR PERMIT SUBMITTAL AS REQUIRED.PROVIDE ELECTRICAL CONNECTION FROM PANEL LV2 AS REQUIRED.
8. LOCATION OF FAN-RATED JUNCTION BOX FOR GREENHECK MODEL DS-3-8 OR APPROVED EQUAL. FANS SHALL BE INSTALLED AT AN ELEVATION MATCHING LIGHTING FIXTURE ELEVATION. FANS SHALL BE MOUNTED TO BUILDING STRUCTURE ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS. COORDINATE LOCATION OF FAN CONTROLLER WITH OWNER'S REPRESENTATIVE.
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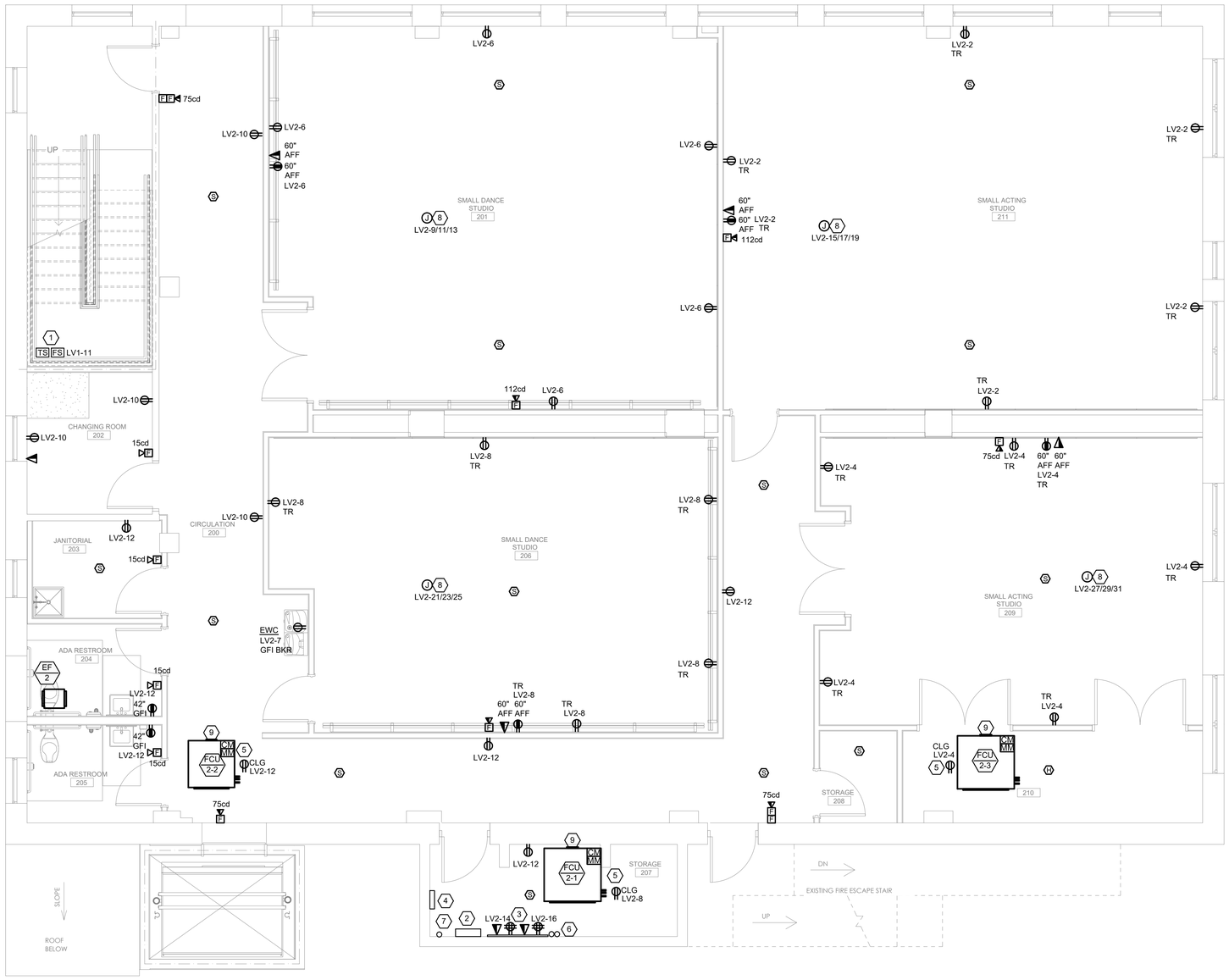
8. SEE SPECIFICATIONS AND GENERAL NOTES FOR ADDITIONAL INFORMATION.
9. EC SHALL FIELD VERIFY AND COORDINATE WITH GC FOR THE EXACT QUANTITY, LOCATION AND MOUNTING HEIGHT OF ALL NEW WIRING DEVICES PRIOR TO ROUGH-IN.
10. CONTRACTOR SHALL COORDINATE WITH OWNER'S LOW VOLTAGE CONTRACTOR/EQUIPMENT PROVIDER FOR ALL FINAL LOCATIONS OF BACK BOXES, CONDUITS AND REQUIREMENTS.
11. CONTRACTOR SHALL PROVIDE 120V ELECTRICAL CONNECTION TO ALL HVAC DAMPERS WHETHER SHOWN ON THIS PLAN OR NOT. COORDINATE ALL FINAL LOCATIONS OF DAMPERS THROUGH FIRE RATED WALLS WITH MECHANICAL PLANS AND CONTRACTOR. PROVIDE 120V CIRCUIT FROM CLOSEST PANEL ON LEVEL SERVING THE DAMPERS.



1 ELECTRICAL - 2ND FLOOR PLAN - POWER AND SYSTEMS
E202 1/4" = 1'-0"

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EXISTING BLDG ALTERATION

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sheet title:

FLOOR PLAN – LEVEL 2

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date: 03.20.2023
drawn by: TJS
project no.: 220517
sheet no.:

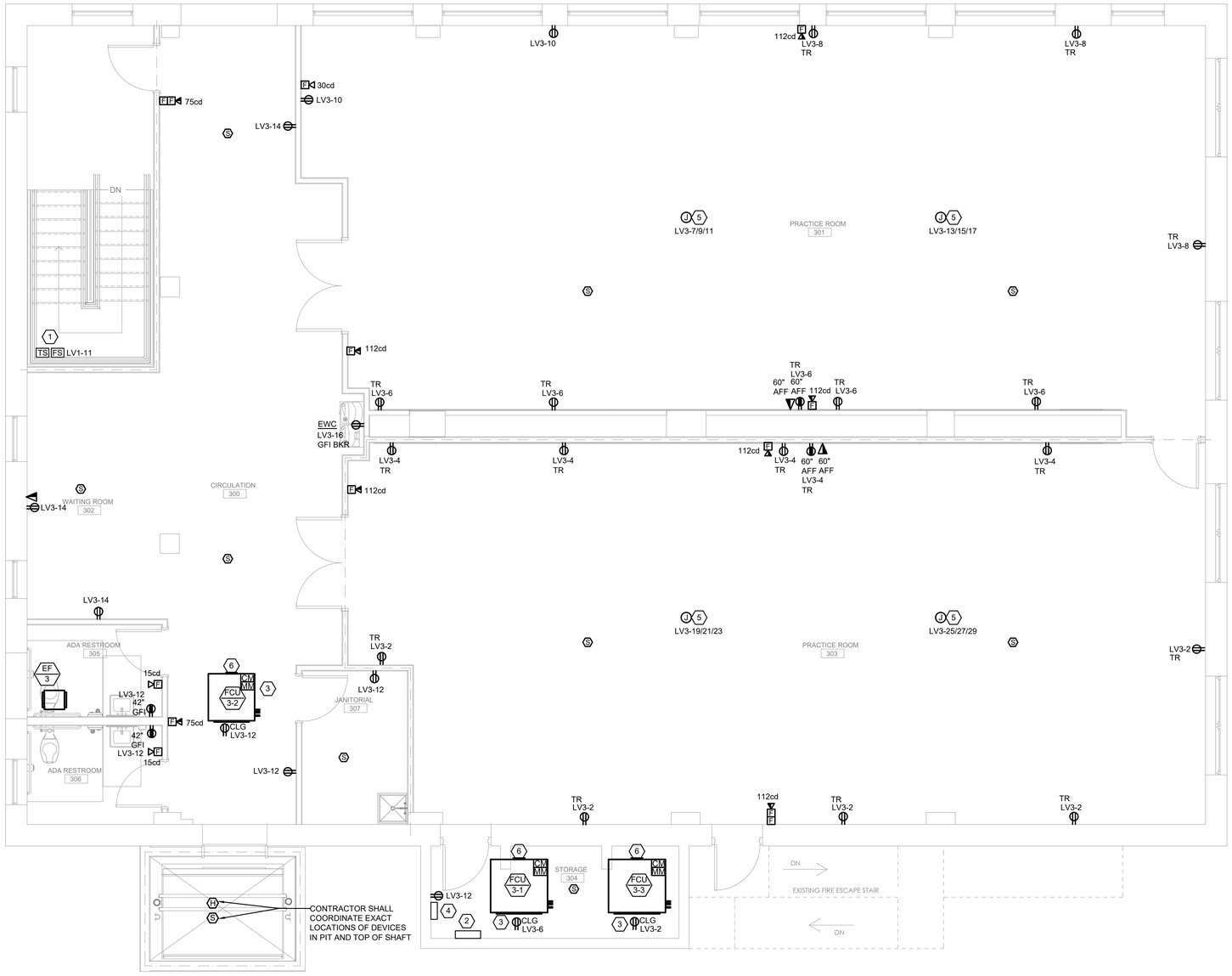
E202

KEYED NOTES

1. CONTRACTOR SHALL PROVIDE TAMPER SWITCH AND FLOW SWITCH AT FIRE RISER LOCATION. COORDINATE WITH FIRE PROTECTION DRAWINGS AND CONTRACTOR. VERIFY FINAL QUANTITY AND PROVIDE REQUIRED 120V ELECTRICAL CONNECTIONS.
2. LOCATION OF PANEL LV3. SEE RISER DIAGRAM AND PANEL SCHEDULES FOR MORE INFORMATION.
3. CONTRACTOR SHALL PROVIDE RECEPTACLE WITHIN 25 FT OF CEILING MOUNTED HVAC EQUIPMENT. COORDINATE FINAL MOUNTING LOCATION WITH FINAL UNIT PLACEMENT.
4. PROPOSED LOCATION OF FIRE ALARM EXTENDER PANEL. COORDINATE ALL FINAL LOCATIONS WITH FIRE ALARM EQUIPMENT PROVIDER.
5. LOCATION OF FAN-RATED JUNCTION BOX FOR GREENHECK MODEL DS-3-8 OR APPROVED EQUAL. FANS SHALL BE INSTALLED AT AN ELEVATION MATCHING LIGHTING FIXTURE ELEVATION. FANS SHALL BE MOUNTED TO BUILDING STRUCTURE ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS. COORDINATE LOCATION OF FAN CONTROLLER WITH OWNER'S REPRESENTATIVE.
6. CONTRACTOR SHALL PROVIDE INTERCONNECTION TO FIRE ALARM SYSTEM FOR MECHANICAL EQUIPMENT TO SHUT DOWN UPON INITIATION OF FIRE ALARM NOTIFICATION.

GENERAL NOTES

1. COORDINATE ALL FINAL PLUMBING EQUIPMENT LOCATIONS AND REQUIREMENTS WITH PLUMBING DRAWINGS AND CONTRACTOR.
2. COORDINATE ALL FINAL MECHANICAL EQUIPMENT LOCATIONS AND REQUIREMENTS WITHMECHANICAL DRAWINGS AND CONTRACTOR.
3. ALL EXTERIOR RECEPTACLES SHALL BE GFI WEATHERPROOF RATED WHETHER SHOWN OR NOT.
4. CONTRACTOR SHALL COORDINATE ALL FINAL PLACEMENTS OF SPECIAL HEIGHT MOUNTED RECEPTACLES WITH ARCHITECTURAL ELEVATION PLANS PRIOR TO ROUGH IN. IF ISSUE ARISES, NOTIFY ENGINEER.
5. COORDINATE WITH ARCHITECTURAL PLANS FOR FINAL FURNITURE/CASEWORK LOCATIONS PRIOR TO ROUGH IN OF RECEPTACLES.
6. ALL EQUIPMENT, DEVICES,ETC. ARE NEW, U.N.O.
7. IT IS NOT THE INTENT OF THIS PLAN TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM, AND PROVIDE ALL NECESSARY DEVICES, COMPONENTS, ETC. FOR EQUIPMENT BE PLACED IN PROPER WORKING ORDER.
8. SEE SPECIFICATIONS AND GENERAL NOTES FOR ADDITIONAL INFORMATION.
9. EC SHALL FIELD VERIFY AND COORDINATE WITH GC FOR THE EXACT QUANTITY, LOCATION AND MOUNTING HEIGHT OF ALL NEW WIRING DEVICES PRIOR TO ROUGH-IN.
10. CONTRACTOR SHALL COORDINATE WITH OWNER'S LOW VOLTAGE CONTRACTOR/EQUIPMENT PROVIDER FOR ALL FINAL LOCATIONS OF BACK BOXES, CONDUITS AND REQUIREMENTS.
11. CONTRACTOR SHALL PROVIDE 120V ELECTRICAL CONNECTION TO ALL HVAC DAMPERS WHETHER SHOWN ON THIS PLAN OR NOT. COORDINATE ALL FINAL LOCATIONS OF DAMPERS THROUGH FIRE RATED WALLS WITH MECHANICAL PLANS AND CONTRACTOR. PROVIDE 120V CIRCUIT FROM CLOSEST PANEL ON LEVEL SERVING THE DAMPERS.



1 E203 ELECTRICAL - 3RD FLOOR PLAN - POWER AND SYSTEMS
1/4" = 1'-0"

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sheet title:

FLOOR PLAN – LEVEL 3

PERMIT DOCUMENTS

date: 03.20.2023
drawn by: TJS
project no.: 220517
sheet no.:

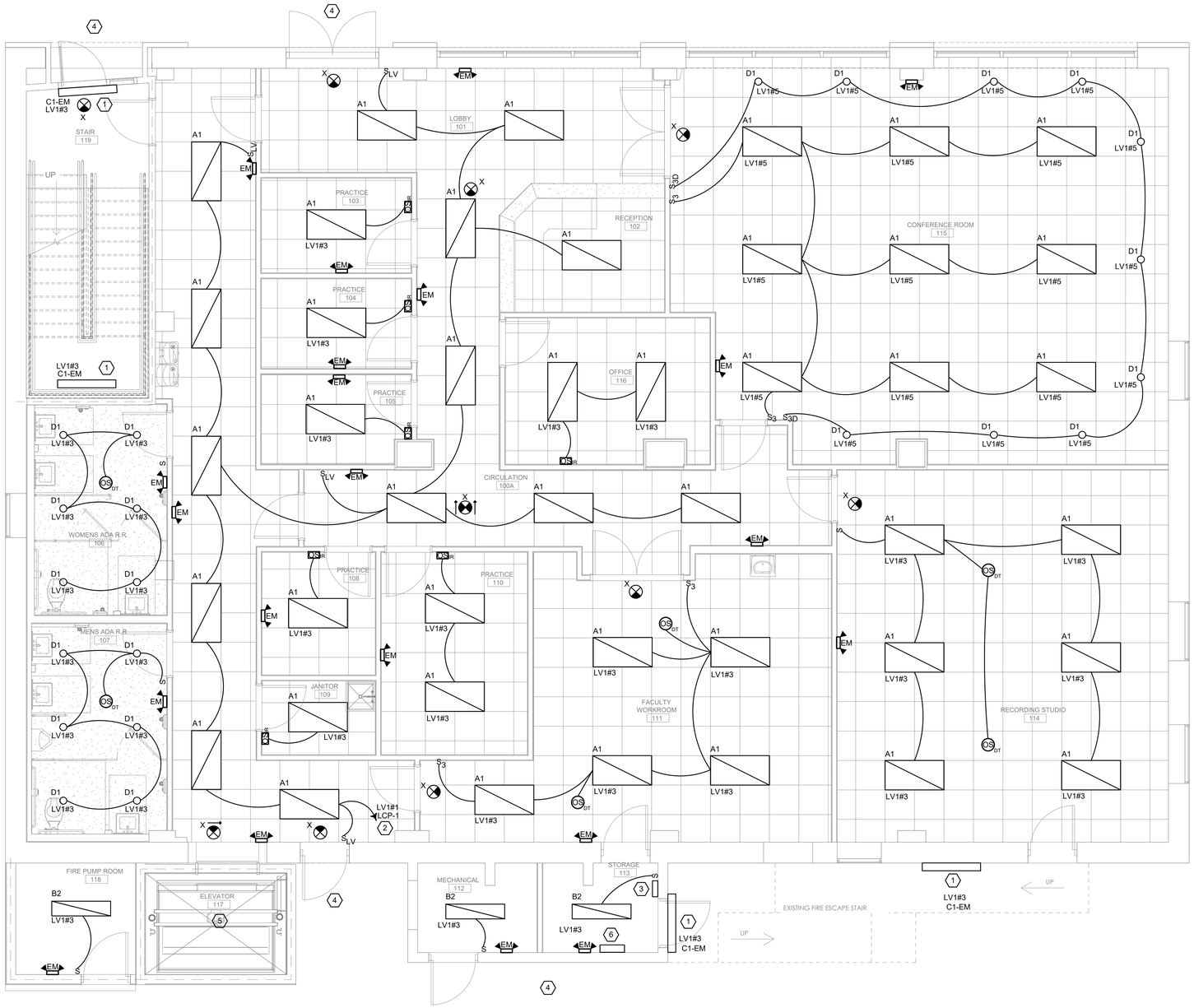
E203

KEYED NOTES

1. STAIRWELL FIXTURES C1-EM HAVE INTERNAL OCCUPANCY SENSORS TO DIM LIGHTS DOWN TO 50% WHEN AN OCCUPANT IS NOT DETECTED.
2. CONNECT CORRIDOR LIGHTING BACK TO TIME OF DAY CONTROL VIA LIGHTING CONTROL PANEL.
3. LOCATION OF LIGHTING CONTROL PANEL. REFER TO DETAILS FOR MORE INFORMATION.
4. ALL EXTERIOR LIGHTING IS EXISTING TO REMAIN UNLESS OTHERWISE NOTED BY ARCHITECT.
5. CONTRACTOR SHALL PROVIDE ELEVATOR PIT AND TOP OF SHAFT LIGHTING AS REQUIRED. SEE ELEVATOR DETAIL FOR MORE INFORMATION.
6. LOCATION OF ILC APPRENTICE III LIGHTING CONTROL PANEL. SEE RELAY SCHEDULE.

GENERAL NOTES

1. EXHAUST FANS SHALL BE CIRCUITED TO ROOM CIRCUIT, DEDICATED LIGHT SWITCH.
2. CONTRACTOR SHALL CONNECT ALL EXTERIOR LIGHTING CKTS, CORRIDOR OR PUBLIC AREA LIGHTING CKTS REQUIRING TIME OF DAY CONTROLS TO TIME CLOCK, /LIGHTING CONTROL PANEL.
3. CONTRACTOR SHALL CONNECT ALL EXIT SIGNS AND EMERGENCY BUG EYE LIGHTS TO NEAREST LIGHTING CIRCUIT AHEAD OF ALL SWITCH LEGS/CONTROLS.
4. CONTRACTOR SHALL PROVIDE DIRECTIONAL ARROWS FOR EXIT SIGNS AS REQUIRED/SHOWN.
5. CONTRACTOR SHALL REFER TO FINAL ARCHITECTURAL REFLECTED CEILING PLAN PRIOR TO ROUGH IN OF LIGHTNING FIXTURES AND CEILING MOUNTED DEVICES. IF CONFLICTS EXIST, NOTIFY ENGINEER AND ARCHITECT FOR RESOLUTION OF THIS MATTER.
6. COORDINATE WITH MECHANICAL DRAWINGS FOR HVAC RETURN SYSTEM TYPE. IF RETURN PLENUMS ARE USED IN LIEU OF DUCTED RETURN, CONTRACTOR SHALL PROVIDE PLENUM RATED WIRING/CABLING AS REQUIRED.



1 ELECTRICAL - GROUND FLOOR RCP
E301 1/4" = 1'-0"

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CEILING PLAN – LEVEL 1

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date: 03.20.2023
drawn by: TJS
project no.: 220517
sheet no.:

E301

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KEYED NOTES

1. STAIRWELL FIXTURES C1-EM HAVE INTERNAL OCCUPANCY SENSORS TO DIM LIGHTS DOWN TO 50% WHEN AN OCCUPANT IS NOT DETECTED.
2. CONNECT CORRIDOR LIGHTING BACK TO TIME OF DAY CONTROL VIA LIGHTING CONTROL PANEL.

GENERAL NOTES

1. EXHAUST FANS SHALL BE CIRCUITED TO ROOM CIRCUIT, DEDICATED LIGHT SWITCH.
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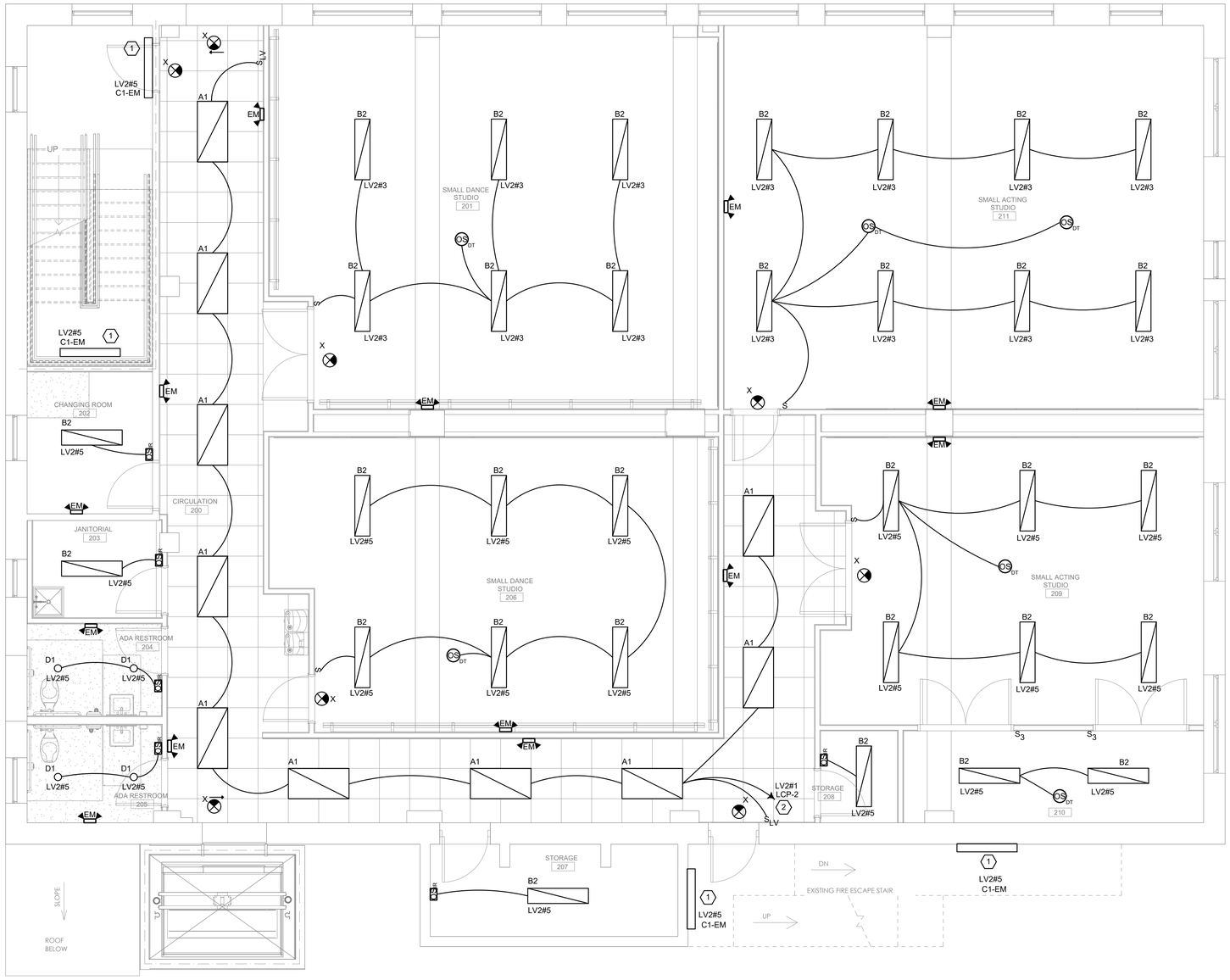
6. COORDINATE WITH MECHANICAL DRAWINGS FOR HVAC RETURN SYSTEM TYPE. IF RETURN PLENUMS ARE USED IN LIEU OF DUCTED RETURN, CONTRACTOR SHALL PROVIDE PLENUM RATED WIRING/CABLING AS REQUIRED.



1 ELECTRICAL - 2ND FLOOR RCP
E302 1/4" = 1'-0"

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CEILING PLAN – LEVEL 2

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date: 03.20.2023
drawn by: TJS
project no.: 220517
sheet no.:

E302

KEYED NOTES

1. STAIRWELL FIXTURES C1-EM HAVE INTERNAL OCCUPANCY SENSORS TO DIM LIGHTS DOWN TO 50% WHEN AN OCCUPANT IS NOT DETECTED.
2. CONNECT CORRIDOR LIGHTING BACK TO TIME OF DAY CONTROL VIA LIGHTING CONTROL PANEL.
3. CONTRACTOR SHALL PROVIDE ELEVATOR PIT AND TOP OF SHAFT LIGHTING AS REQUIRED. SEE ELEVATOR DETAIL FOR MORE INFORMATION.

GENERAL NOTES

1. EXHAUST FANS SHALL BE CIRCUITED TO ROOM CIRCUIT, DEDICATED LIGHT SWITCH.
2. CONTRACTOR SHALL CONNECT ALL EXTERIOR LIGHTING CKTS, CORRIDOR OR PUBLIC AREA LIGHTING CKTS REQUIRING TIME OF DAY CONTROLS TO TIME CLOCK, /LIGHTING CONTROL PANEL.
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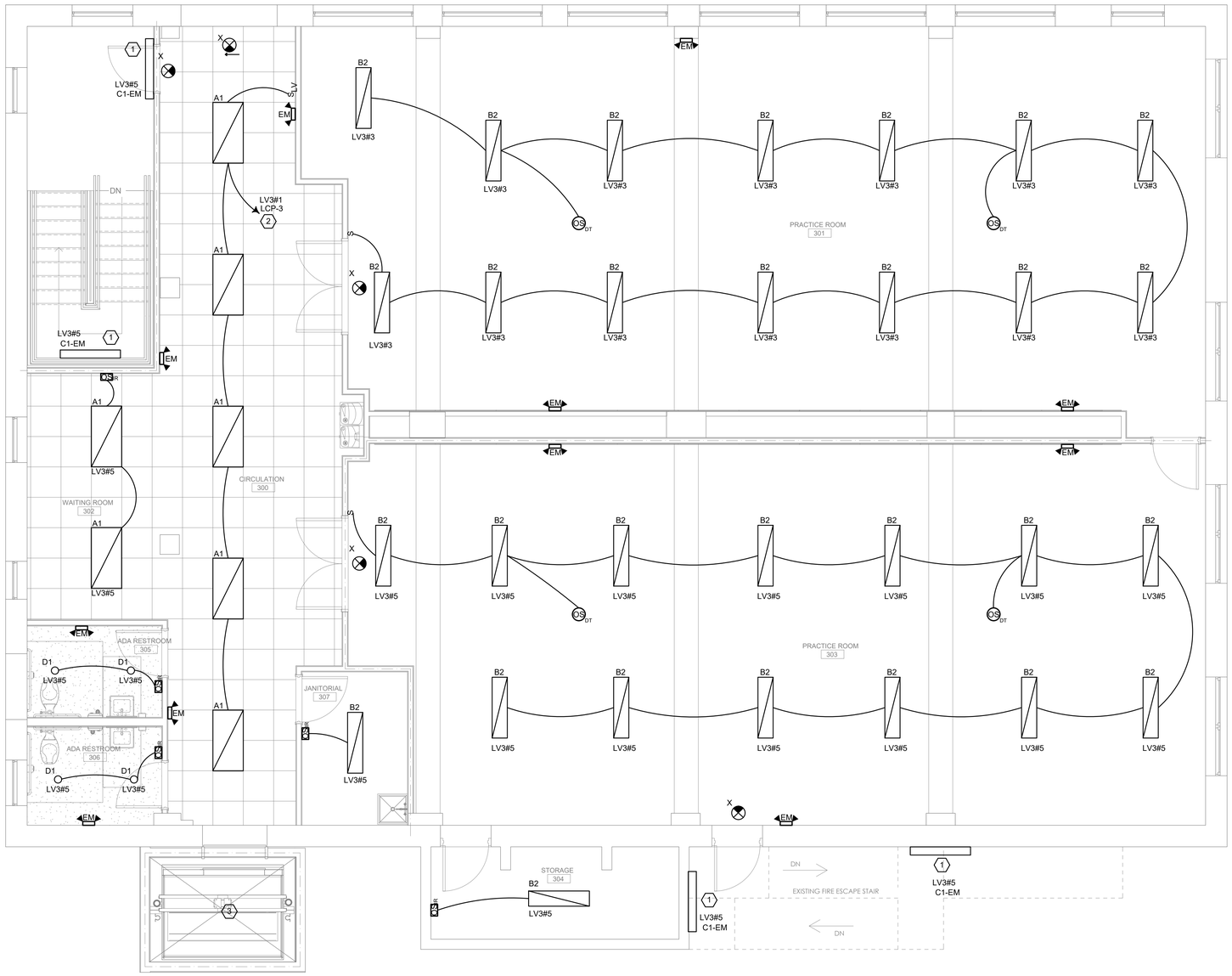
6. COORDINATE WITH MECHANICAL DRAWINGS FOR HVAC RETURN SYSTEM TYPE. IF RETURN PLENUMS ARE USED IN LIEU OF DUCTED RETURN, CONTRACTOR SHALL PROVIDE PLENUM RATED WIRING/CABLING AS REQUIRED.



1 ELECTRICAL - 3RD FLOOR RCP
E303 1/4" = 1'-0"

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date: 03.20.2023
drawn by: TJS
project no.: 220517
sheet no.:

E303

POWER RISER DIAGRAM KEYNOTES

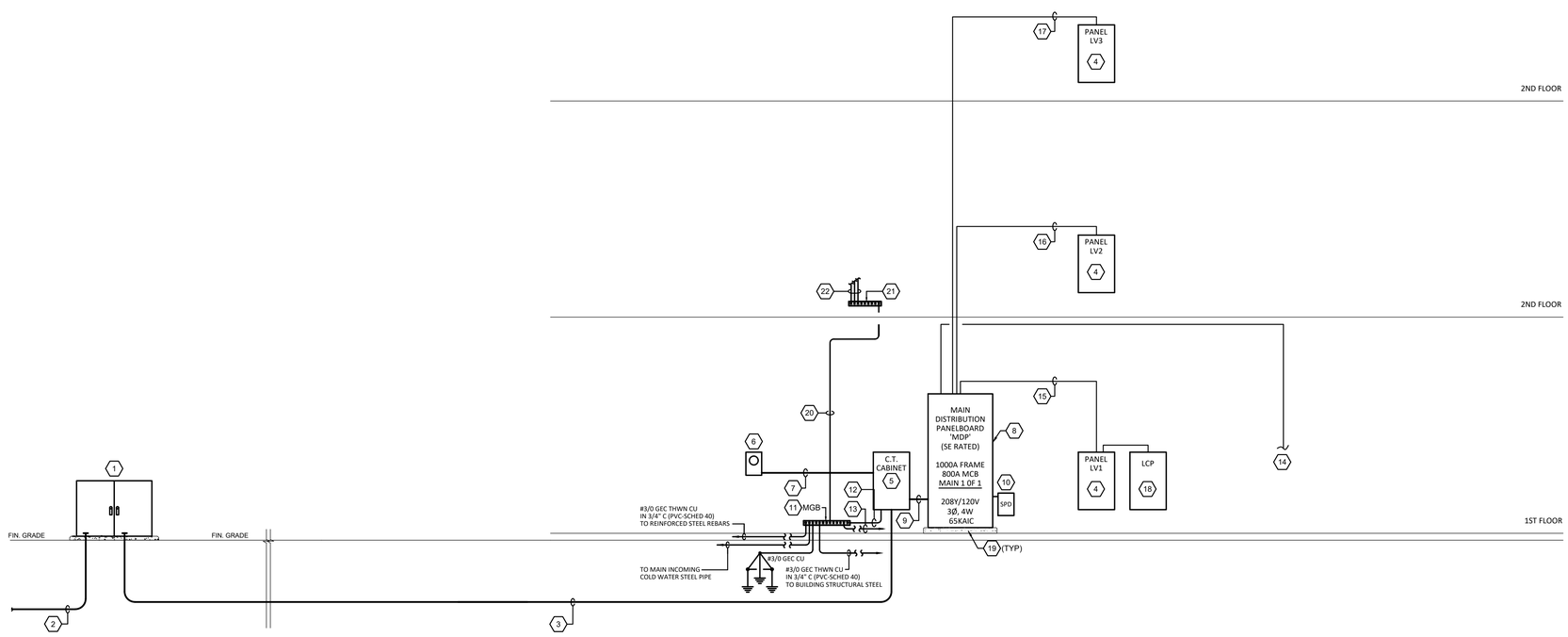
1. EX FP&L PAD MOUNTED TRANSFORMER. EXACT KVA SIZE AND THE AVAILABLE SHORT CIRCUIT FAULT CURRENT (AFC) ARE NOT AVAILABLE AT THIS TIME. FP&L PROJECT ENGINEER SHALL PROVIDE THIS INFORMATION AT LATER DATE AFTER THE POWER COMPANY'S COMMERCIAL SERVICE APPLICATION FORM IS COMPLETED BY THE OWNER, ARCHITECT PROJECT MANAGER AND ENGINEER OF RECORD. SEE PAD MOUNTED TRANSFORMER PAD DETAIL AND PAD MOUNTED TRANSFORMER GROUNDING DETAIL FOR ADDITIONAL INFORMATION.
2. PROVIDE UNDERGROUND CONCRETE ENCASED PRIMARY FEEDER WITH TWO (2) - 5" (PVC-SCHED 40) CONDUITS AND WITH RGS LONG RADIUS SWEEPING ELBOWS AT BOTH ENDS. TERMINATE BOTH ENDS OF CONDUITS INSIDE THE PRIMARY COMPARTMENT OF THE UTILITY PAD MOUNTED TRANSFORMERS PER LOCAL UTILITY POWER COMPANY'S REQUIREMENTS AND SPECIFICATIONS. SEE UNDERGROUND CONCRETE ENCASED DETAIL FOR ADDITIONAL INFORMATION.
   NOTE: ELECTRICAL CONTRACTOR SHALL CONTACT AND MEET WITH FP&L LOCAL POWER COMPANY'S PROJECT ENGINEER AT THE SITE TO VERIFY FOR THE EXACT SIZE AND QUANTITY OF CONDUITS, TERMINATION LOCATIONS OF CONDUITS, UNDERGROUND ROUTING LOCATION OF CONDUITS AND ROUGH IN REQUIREMENTS PRIOR TO COMMENCING ANY WORK IN THIS SITE.
3. UNDERGROUND CONCRETE ENCASED SECONDARY SERVICE ENTRANCE FEEDERS: (3) - SETS 0F 4-500 KCMIL XHHW CU IN EACH 4" C. SEE UNDERGROUND CONCRETE ENCASED DETAIL FOR ADDITIONAL INFORMATION.
4. PANELBOARD AS INDICATED. SEE PANELBOARD SCHEDULE FOR DETAILS.
5. 24"W x 30"H x 10"D CT CABINET. FIELD VERIFY EXACT SIZE AND COORDINATE WITH LOCAL UTILITY POWER COMPANY.
6. C.T. METER SOCKET PER UTILITY POWER COMPANY REQUIREMENTS AND SPECIFICATIONS. PROVIDE GROUNDING/BONDING AS REQUIRED PER UTILITY POWER COMPANY REQUIREMENTS AND SPECIFICATIONS. PROVIDE 1 1/4" C BETWEEN ENCLOSURES.
7. PROVIDE 1 1/4" C BETWEEN ENCLOSURES WITH APPROVED BUSHINGS AT BOTH ENDS OF CONDUIT.
8. MAIN DISTRIBUTION PANELBOARD (MDP) AS INDICATED. SEE PANEL SCHEDULE FOR DETAILS.
9. FEEDER: (3) - SETS OF 4-500 KCMIL THWN/THHN CU, 1 #3/0 EGC THWN/THHN CU IN 4" C.
10. PROVIDE SERVICE ENTRANCE TYPE 1 SPD, 208Y/120V, 3-PHASE, 5-WIRE, 200KAIC (UL 1449-3RD EDITION), MODULAR (PER MODE & PER PHASE) SURGE PROTECTIVE DEVICE WITH STANDARD INTEGRAL DISCONNECTING MEANS, 200kA SURGE CURRENT RATING (L-N & L-G). REDUNDANT STATUS INDICATION PER MODE AND PER PHASE AS WELL AS INDICATOR LIGHTS, AUDIBLE ALARM, DRY CONTACTS, SURGE EVENT COUNTER, MOUNTING KIT, ETC. INSTALL PER MANUFACTURER INSTRUCTIONS. SPD SHALL HAVE A TEN (10) YEAR REPLACEMENT WARRANTY.
11. MAIN GROUNDING BUSBAR (MGB). SEE MAIN GROUNDING BUSBAR DETAIL FOR ADDITIONAL INFORMATION. ALSO, SEE ENLARGED MAIN ELECTRICAL ROOM PLAN FOR LOCATION.
12. #3/0 THWN/THHN COPPER GROUNDING ELECTRODE CONDUCTOR. ALL TERMINATIONS AND CONNECTIONS SHALL COMPLY WITH NEC SECTION 250. SEE MAIN GROUNDING/BONDING CONNECTION DETAIL AND MGB DETAIL FOR ADDITIONAL INFORMATION.
13. #3/0 THWN/THHN COPPER GROUNDING ELECTRODE CONDUCTOR. PROVIDE APPROVED GROUNDING/BONDING CONNECTION TO THE MAIN TELECOM GROUNDING BUSBAR (TMGB). SEE TMGB DETAIL.
14. TO ELEVATOR CONTROLLER. SEE TYPICAL ELEVATOR MOTOR CONTROLLER DETAIL FOR MORE INFORMATION.
15. FEEDER: 4 #1/0 THWN/THHN CU, 1 #6 EGC THWN/THHN CU IN 2" C.
16. FEEDER: 4 #4/0 THWN/THHN CU, 1 #6 EGC THWN/THHN CU IN 2 1/2" C.
17. FEEDER: 4 #4/0 THWN/THHN CU, 1 #6 EGC THWN/THHN CU IN 2 1/2" C.
18. LIGHTING CONTROL PANEL (LCP). SEE LCP SCHEDULE AND GENERAL NOTES FOR DETAILS.
19. PROVIDE 4" HOUSEKEEPING REINFORCED CONCRETE PAD.
20. #3/0 THWN CU IN 3/4" C (PVC - SCHED. 40). PROVIDE GROUNDING & BONDING CONNECTION TO OTHER GROUNDING BUSBAR LOCATED IN ELECTRICAL ROOM AT UPPER LEVELS AS SHOWN.
21. TELECOM GROUNDING BUSBAR (TGB). SEE TELECOM GROUNDING BUSBAR DETAIL FOR ADDITIONAL INFORMATION.
22. #6 THWN CU IN 3/4"C GROUND CONDUCTOR. PROVIDE BONDING CONNECTION TO LOW VOLTAGE SYSTEMS EQUIPMENT AND DEVICES LOCATED IN TELECOM ROOM. SEE FINAL APPROVED LOW VOLTAGE SYSTEM EQUIPMENT AND DEVICES SUBMITTALS FOR THE EXACT REQUIREMENTS AND ADDITIONAL INFORMATION.

POWER RISER DIAGRAMS GENERAL NOTES

1. ALL CONDUCTORS SHALL BE COPPER INCLUDING EQUIPMENT GROUNDING CONDUCTORS, UNLESS OTHERWISE NOTED.
2. AS PART OF FINAL AND COMPLETE ELECTRICAL EQUIPMENT AND DEVICES SHOP DRAWINGS SUBMITTALS PROCESS, THE ELECTRICAL CONTRACTOR SHALL OBTAIN SERVICES OF A REGISTERED PROFESSIONAL ELECTRICAL ENGINEER WITH A MINIMUM OF 3 YEARS OF CURRENT EXPERIENCE IN THE COORDINATION OF ELECTRICAL POWER SYSTEMS TO PERFORM A SHORT CIRCUIT FAULT CURRENT STUDY AND OVERCURRENT PROTECTION SELECTIVE COORDINATION STUDY INCLUDING ACTUAL DATA ON THE SPECIFIC OF THE UTILITY PAD MOUNTED TRANSFORMER AND NEW EQUIPMENT AND DEVICES THAT WILL BE USED ON THIS PROJECT. SYSTEM INSTALLER: CALIBRATION, TESTING, ADJUSTMENT, AND PLACING INTO SERVICE OF THE PROTECTIVE DEVICES SHALL BE ACCOMPLISHED BY A MANUFACTURER'S PRODUCT FIELD SERVICE ENGINEER OR INDEPENDENT TESTING COMPANY WITH A MINIMUM OF TWO YEARS OF CURRENT PRODUCT EXPERIENCE IN PROTECTIVE DEVICES. SEE ITEMS 3, 4, 5 AND 6 BELOW FOR ADDITIONAL WORK REQUIREMENTS.
3. COORDINATION STUDY: BEFORE CONSTRUCTION BEGINS FOR THIS PROJECT THAT CONTAIN ADJUSTABLE TRIP SETTINGS FOR CIRCUIT BREAKERS, THE ELECTRICAL CONTRACTOR SHALL ACCOMPLISH A TIME-CURRENT COORDINATION STUDY TO BE ABLE TO PROPERLY SET THE SETTINGS ON THE BREAKER TRIP UNITS. THE STUDY NEEDS TO BE BASED ON THE ACTUAL EQUIPMENT THAT WILL BE SUPPLIED ON THIS PROJECT. INCLUDE IN THE STUDY ALL SPECIFICATION CUT SHEETS ON THE ELECTRICAL EQUIPMENT, BREAKERS, AND TRIP UNITS BEING FURNISHED ON THIS PROJECT. THE STUDY AND THE EQUIPMENT CUT SHEETS SHALL BE PROVIDED IN A SINGLE THREE-RING BINDER.
4. BOTH THE SHORT CIRCUIT STUDY AND THE TIME CURRENT COORDINATION STUDY SHALL BE PERFORMED BY THE SAME COMPANY, EITHER CONSULTING ENGINEERING SERVICES WITH THE EQUIPMENT AND DEVICES MANUFACTURER OR AN INDEPENDENT REGISTERED PROFESSIONAL ENGINEER REGULARLY ENGAGED IN PERFORMING THESE STUDIES. SPECIFY ALL EQUIPMENT MATERIAL SUBMITTALS TO BE PROVIDED WITH THE STUDY IN A SINGLE THREE-RING BINDER.
5. ARC FLASH: THE ARCH FLASH ANALYSIS WILL DETERMINE THE INCIDENT ENERGY POTENTIAL OF EACH PIECE OF ELECTRICAL DISTRIBUTION EQUIPMENT IN THIS FACILITY. BEFORE CONSTRUCTION AND CONCURRENTLY WITH THE SHORT CIRCUIT AND COORDINATION STUDY, THE CONTRACTOR SHALL PERFORM AN ARC FLASH ANALYSIS ON THE SPECIFIC EQUIPMENT BEING INSTALLED WITH THE ADJUSTABLE SETTINGS RECOMMENDED.
6. AVAILABLE FAULT CURRENT LABELING: IN LIEU OF THE MAXIMUM AVAILABLE FAULT CURRENT MARKING AS REQUIRED BY 2017 NEC 110.24, A PERMANENTLY AFFIXED LABEL SHALL BE PROVIDED WITH THE AVAILABLE FAULT CURRENT AT THE TIME OF INSTALLATION AND CALCULATION. THE LABEL SHALL BE 2" X 3" IN SIZE AND SHALL BE BLUE LETTERING ON A CONTRASTING BACKGROUND. THE LABEL SHALL ALSO INCLUDE THE DATE OF THE SHORT CIRCUIT FAULT CURRENT CALCULATION.
7. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR (EC) TO DETERMINE THE EXACT ROUTING AND EXACT LENGTH OF HOMERUN FEEDER AND/OR BRANCH CIRCUITS WIRING. IF THE HOMERUN FEEDER AND/OR BRANCH CIRCUITS WIRING EXCEED 75 FEET IN LENGTH, THE ELECTRICAL CONTRACTOR SHALL ADJUST CONDUCTORS SIZE AND CONDUIT(S) SIZE AS REQUIRED TO ACCOMMODATE VOLTAGE DROP (2% MAX. FOR ALL FEEDERS AND 3% MAX. FOR ALL BRANCH CIRCUITS) PER 2020, 7TH EDITION, FLORIDA BUILDING CODE ENERGY CONSERVATION SECTIONS 505.7.3.1 AND 505.7.3.2 RESPECTIVELY.
8. PROVIDE 2-HOUR FIRE RATING ALL AROUND ELECTRICAL / TELECOM ROOMS. SEE FINAL APPROVED ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
9. ELECTRICAL CONTRACTOR (EC) SHALL FIELD VERIFY AND COORDINATE WITH PROJECT STRUCTURAL ENGINEER FOR THE EXACT LOCATION AND QUANTITY OF ALL BLOCK OPENING AND SLEEVES THROUGH FLOOR SLABS AND ROOF DECK FOR ALL POWER FEEDERS AND BRANCH CIRCUITS WIRING, INCLUDING ALL LOW VOLTAGE SYSTEMS WIRING/CABLING INSTALLATION PRIOR TO COMMENCING ANY WORK IN THIS SITE. SEE FINAL APPROVED STRUCTURAL FLOOR PLANS FOR DETAILS AND ADDITIONAL INFORMATION. EC SHALL PROVIDE A COMPLETE PRE-CONSTRUCTION DRAWINGS TO BE SUBMITTED TO THE OWNER REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO START OF CONSTRUCTION IN THIS SITE.

ELEVATOR NOTE

1. THE BASIS OF DESIGN ELEVATOR SHALL BE COORDINATED WITH THE ARCHITECT AND ENGINEER. IF AN ALTERNATE MANUFACTURER IS INCLUDED IN THE GC BID, GC SHALL COORDINATE AND BE RESPONSIBLE FOR ALL CONNECTIONS AND CHANGES TO THE DESIGN FOR THE ALTERNATE ELEVATOR. BASE BID IS TO INCLUDE ALL CHANGES TO THE BASIS OF DESIGN SYSTEM AND BE A FULLY OPERATIONAL SYSTEM.
2. CONTRACTOR SHALL PROVIDE ALL CONTROL WIRING ASSOCIATED WITH THE INSTALLATION OF SERVICE SHUNT TRIP.



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consultant:

revisions:

SARA'S STUDIO

EXISTING BLDG ALTERATION

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sheet title:

POWER RISER DIAGRAM

PERMIT DOCUMENTS

date: 03.20.2023
drawn by: TJS
project no.: 220517
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E401

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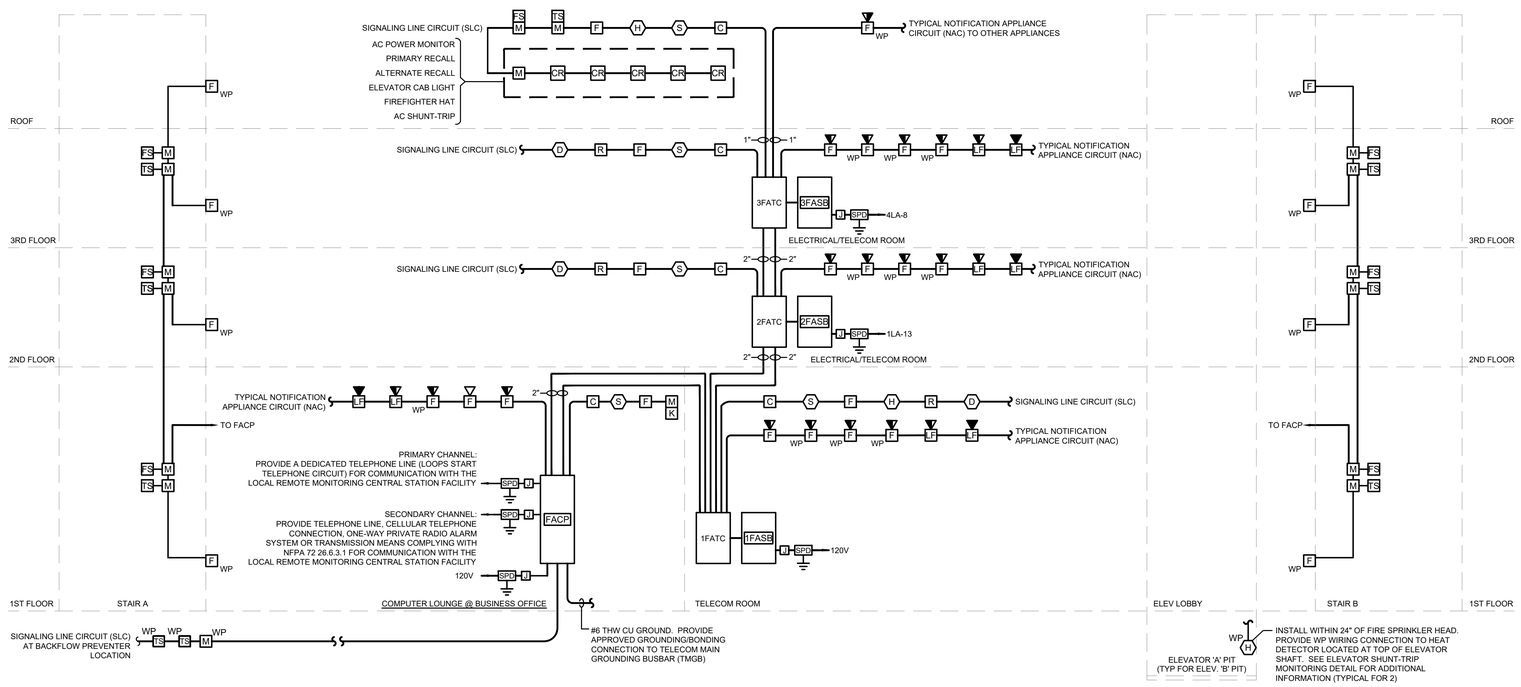
FIRE ALARM SYSTEM GENERAL NOTES

1. THIS BUILDING REQUIRES AN ADDRESSABLE FIRE ALARM SYSTEM THAT COMPLIES WITH NFPA 72 (2016 EDITION), FLORIDA FIRE PREVENTION CODE (2020, 7TH EDITION), NFPA 70 ARTICLE 760 (2017 EDITION), NFPA 101 (2018 EDITION), AND LOCAL AHJ REQUIREMENTS AND SPECIFICATIONS. SEE KEY CODES AND STANDARDS FOR ADDITIONAL INFORMATION.
2. THE SELECTED FIRE ALARM SYSTEM CONTRACTOR IS EXPECTED TO BE FAMILIAR WITH THE ACCEPTED PRACTICES OF LOCAL AHJ AND SHALL INCLUDE ALL EQUIPMENT, DEVICES, MATERIALS AND LABOR TO MEET ALL APPLICABLE CODES AND LOCAL AHJ REQUIREMENTS AND SPECIFICATIONS.
3. THE FIRE ALARM SYSTEM SHALL BE PREPARED BY A DELEGATED FIRE ALARM SYSTEM CONTRACTOR (NICET LEVEL 4 TECHNICAL TRAINING). IT IS THE SOLE RESPONSIBILITY OF THE FIRE ALARM SYSTEM CONTRACTOR TO PROVIDE A COMPLETE SET OF SHOP DRAWINGS SUBMITTALS REFLECTING A FULLY-FUNCTIONAL, CODE-COMPLIANT INSTALLATION.
4. THE FIRE ALARM SYSTEMS SHOP DRAWINGS (1/8" SCALE PLANS) SHALL INCLUDE ALL EQUIPMENT, DEVICES, BATTERY CALCULATIONS, SEQUENCE OF OPERATIONS, SYSTEMS FUNCTIONAL MATRIX, POINT TO POINT WIRING, WIRING LEGEND, SYSTEMS RISER DIAGRAM WITH ZONE LABELS, GENERAL NOTES AND KEYNOTES, ETC. INCLUDING COMPLETE EQUIPMENT AND DEVICES CUT SHEETS AND ALL RELATED DOCUMENTS. THE NON-LATCHING FIRE ALARM SYSTEM AND THE FIRE ALARM MONITORING SHALL BE CONTACT ID POINT ADDRESSABLE TO THE REMOTE SUPERVISING STATION VIA DIGITAL ALARM COMMUNICATOR TRANSMITTER.
5. THIS RISER IS DIAGRAMATIC AND DOES NOT REFLECT THE ENTIRE SYSTEM. REFER TO THE FINAL APPROVED FIRE ALARM SYSTEM SHOP DRAWINGS SUBMITTALS FOR THE EXACT REQUIREMENTS, SPECIFICATIONS AND ADDITIONAL INFORMATION.
6. COMPLETE FIRE ALARM SYSTEM SHOP DRAWINGS SHALL BE PROVIDED FOR APPROVAL BEFORE INSTALLATION OF FA SYSTEM STARTS. THESE DRAWINGS MUST BE STAMPED AND APPROVED BY A PERSON WITH A NICET LEVEL 4 TECHNICAL TRAINING.
7. PROVIDE APPROVED TESTING OF THE ENTIRE FIRE ALARM SYSTEM IN THIS BUILDING FACILITY PER LOCAL AHJ REQUIREMENTS AND SPECIFICATIONS.
8. SYSTEMS SETUP AND PROGRAMMING SHALL COMPLY WITH LOCAL AHJ REQUIREMENTS AND SPECIFICATIONS.
9. DUCT SMOKE DETECTORS SHALL BE THE SAME MANUFACTURER AS THE FIRE ALARM CONTROL PANEL, AND FED FROM THE 24 VOLT DC FIRE ALARM CONTROL PANEL, NOT FROM THE HVAC CONTROLS. LOCATE THE DUCT SMOKE DETECTOR DOWNSTREAM OF THE AIR FILTERS AND UPSTREAM OF ANY BRANCH DUCTS. PROVIDE REMOTE TEST SWITCHES FOR EACH DUCT SMOKE DETECTOR.
10. DUCT SMOKE DETECTOR SHALL INTERFACE WITH THE AHU IT IS SERVING AND AUTOMATICALLY SHUT DOWN THAT AHU (ONLY). IF THE DISTANCE FROM THE DUCT SMOKE DETECTOR TO THE INTERFACE (CONTROL UNIT, STARTER, DDC CONTROLLER, ETC.) IS MORE THAN 3 FEET, PROVIDE AN ADDRESSABLE RELAY MODULE WITHIN 3 FEET OF THE INTERFACE.
11. THE FIRE ALARM SYSTEMS CONTRACTOR SHALL BE AN AUTHORIZED REPRESENTATIVE AND DISTRIBUTOR BY THE APPROVED MANUFACTURER. THE INSTALLING CONTRACTOR SHALL PROVIDE A FACTORY TRAINED AUTHORIZED REPRESENTATIVE OF THE MANUFACTURER WITH A NICET LEVEL 4 TECHNICAL TRAINING FOR THIS PROJECT. THIS INDIVIDUAL SHALL SUPERVISE THE INSTALLATION OF THE SYSTEM. THE ACCEPTABLE DIGITAL ADDRESSABLE SYSTEMS SHALL BE BY NOTIFIER.
12. THE FACTORY TRAINED AUTHORIZED REPRESENTATIVE OF THE MANUFACTURER OR A NICET LEVEL 4 FIRE ALARM TECHNICIAN SHALL CERTIFY THE SYSTEM IN ACCORDANCE WITH THE DESIGN, SPECIFICATIONS, SHOP DRAWINGS, AND NFPA 72. THIS INDIVIDUAL MUST BE PRESENT AT ALL INSPECTIONS AND TESTING OF THE SYSTEM.
13. FIRE ALARM INITIATION DEVICE CIRCUIT SHALL BE WIRED STYLE B (CLASS B), NOTIFICATION APPLIANCE CIRCUITS SHALL BE WIRED STYLE Y (CLASS B) AND ADDRESSABLE SIGNALING LINE CIRCUIT SHALL BE WIRED STYLE 4 (CLASS B).
14. PROVIDE ADDITIONAL NOTIFICATION POWER SUPPLIES AS REQUIRED TO POWER AUDIBLE/VISUAL DEVICES.
15. MOUNT FIRE ALARM CONTROL PANEL AND FIRE ALARM TERMINAL CABINETS AT 72" AFF TO THE TOP OF ENCLOSURE.
16. MOUNT MANUAL PULL STATIONS AT 48" TO CENTER OF DEVICE AS REQUIRED BY CODE.
17. SMOKE DETECTORS SHALL NOT BE MOUNTED ANY CLOSER THAN 3'-0" FROM ANY HVAC AIR DIFFUSER.
18. MOUNT NOTIFICATION DEVICE AT 80" AFF FROM THE BOTTOM OF THE LENS, UNLESS OTHERWISE NOTED AND SHOWN ON ELECTRICAL PLANS.
19. SURFACE MOUNTED KNOX BOX OR LOCK BOX SHALL BE LOCATED AT A HEIGHT OF NOT LESS THAN 8'-0"AFF AND NOT MORE THAN 12'-0"AFF. FLUSH MOUNTED LOCK BOX SHALL BE LOCATED AT HEIGHT OF NOT LESS THAN 4'-0" AFF AND NOT MORE THAN 6'-0" AFF. PROVIDE APPROVED WIRING CONNECTION TO IDS PANEL.
20. THE FIRE ALARM CONTROL PANEL SHALL NOT BE USED TO POWER ANY UNAUTHORIZED DEVICE.
21. FIELD VERIFY FOR THE EXACT LOCATION OF ALL DEVICES PRIOR TO ROUGH-IN.
22. IDENTIFY ALL FIRE ALARM IONIZATION DETECTORS WITH ZONE/ADDRESS & POINT NUMBER.
23. ALL AUDIBLE AND STROBE SIGNAL DEVICES SHALL BE SUPERVISED.
24. THE CEILING MOUNTED DETECTORS SHALL NOT BE CLOSER THAN 24 INCHES FROM ANY VERTICAL OBSTRUCTION (BEAM, COLUMN, AIR CONDITIONER DUCT ETC.).
25. OUTLET BOXES FOR DETECTORS IN CEILINGS SHALL BE MOUNTED FLUSH. BOXES IN LAY-IN CEILING SHALL BE SUPPORTED FROM TEE BAR HANGERS.
26. LOCATE DEVICES TO AVOID ANY CONFLICT WITH HVAC DUCTS.
27. PROVIDE FIRE ALARM SIGNAL BOOSTER EQUIPMENT IN A SEPARATE ENCLOSURES.
28. PROVIDE SURGE PROTECTION DEVICES (SPD) AND REQUIRED PROTECTIVE FEATURES.
29. PROVIDE CELLULAR COMMUNICATOR DEVICE AND ACCESS SYSTEM RELEASE RELAY ADJACENT TO FACP.
30. EACH AND ALL ITEMS OF THE FIRE ALARM SYSTEM SHALL BE LISTED AS A PRODUCT OF A SINGLE FIRE ALARM SYSTEM MANUFACTURER UNDER THE APPROPRIATE CATEGORY BY THE 'U.L.' LABEL. ALL CONTROL EQUIPMENT IS TO BE LISTED UNDER UL CATEGORY UOJZ AS A SINGLE CONTROL UNIT. PARTIAL LISTING SHALL NOT BE ACCEPTABLE.
31. IN ADDITION TO THE UL-UOJZ REQUIREMENT MENTIONED ABOVE, THE SYSTEM CONTROLS SHALL BE UL LISTED FOR POWER LIMITED APPLICATIONS PER NEC 760. ALL CIRCUITS MUST BE MARKED IN ACCORDANCE WITH NEC ARTICLE 760-23.
32. THE SYSTEM SHALL BE INSTALLED AND INSPECTED BY A CERTIFIED INSTALLER AND SHALL BE FUNCTIONALLY TESTED IN THE PRESENCE OF THE OWNER AND THE FIRE MARSHAL. (ADVISE ENGINEER OF RECORD).
33. UNLESS OTHERWISE NOTED, ALL WIRING SHALL BE NO. 14 AWG COPPER, UON AND SUITABLE FOR USE WITH POWER LIMITED CIRCUITS. ALL FIRE ALARM CONDUCTORS TO BE RUN IN CONDUIT (MINIMUM 3/4 INCH) SPOT PAINT ALL FIRE ALARM CONDUIT AND JUNTION BOXES "RED". CONDUIT SHALL BE IDENTIFIED TO WITHIN 6 INCHES OF THE BOX OR ENCLOSURE.
34. CONTRACTOR SHALL FIELD COORDINATE WITH SECURITY SYSTEM SUPPLIER/INSTALLER AND OWNER REQUIREMENTS TO PROVIDE OVERRIDE FOR DOOR SECURITY SYTEM. (DOORS TO UNLOCK UPON ACTIVATION OF BUILDING FIRE ALARM SYSTEM) CONTRACTOR TO FURNISH ALL RELAYS AND WIRING AS REQUIRED FOR OVERRIDE.
35. THE SYSTEM SHALL BE ADDRESSABLE. NON-CODED ELECTRICALLY SUPERVISED WITH A TROUBLE SIGNAL THAT SHALL SOUND WHEN ANY OPEN OR GROUND CONDITION ON THE SYSTEM OCCURS THAT WOULD PREVENT THE SOUNDING OF AN ALARM OR ALLOW THE SYSTEM TO TRANSMIT AN ALARM TO A REMOTE CENTRAL MONITORING STATION.
36. PROVIDE STANDBY POWER (LEAD ACID GEL CELL BATTERIES) SERIES CONNECTED WITH SUFFICIENT AMP HOUR CAPACITY TO OPERATE THE SYSTEM UNDER SUPERVISORY CONDITIONS WITH AC POWER DISCONNECTED FOR 24 HOURS AND AT THE END OF THIS PERIOD OPERATE THE ALARM DEVICES FOR FIVE CONSECUTIVE MINUTES.
37. A FULLY AUTOMATIC BATTERY CHARGER SHALL BE PROVIDED WHICH SHALL BE CAPABLE OF RESTORING 9O% OF A DEAD BATTERY'S CAPACITY WITHIN 24 HOURS.
38. PANEL SHALL INCORPORATE REQUIRED MODULES FOR FAN, VAV AND AIR HANDLER SHUTDOWN. LABEL 'FAN DISCONNECT'.
39. WIRING REQUIREMENTS FOR UNDERGROUND AND WET LOCATIONS SHALL HAVE PROTECTION AGAINST DAMAGE.
40. ALL ABOVE GROUND VALVES OR PIV'S THAT CONTROL WATER EXCLUSIVELY SUPPLYING A FIRE SPRINKLER SYSTEM SHALL BE ELECTRONICALLY MONITORED.
41. ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES.
42. ALARM NOTIFICATION APPLIANCES, BOTH AUDIBLE AND VISIBLE, MEET NFPA 72 GUIDELINES FOR 75db AT THE HEADBOARD, 15db ABOVE AVERAGE AMBIENT OR 5db ABOVE THE MAXIMUM SOUND LEVEL HAVING A DURATION OF GREATER THAN 60 SECONDS.
43. UPON ACTIVATION OF ANY ALARM INITIATING DEVICE (MANUAL STATION OR SMOKE DETECTOR) THE FOLLOWING SHALL OCCUR. SEE FACILITY FIRE ALARM DETECTION SYSTEM FUNCTIONAL MATRIX FOR DETAILS.:
    1. ALL AUDIBLE (HORNS, ETC.) APPLIANCE SHALL SOUND.
    2. VISUAL STROBES SHALL FLASH AND BE SYNCHRONIZED.
    3. FAN SHUT DOWN RELAYS SHALL BE DENERGIZED AND SHALL INTERRUPT CONTROL POWER TO FAN POWERED BOXES AND/OR AIR HANDLING UNITS.
    4. AN AUTOMATIC SIGNAL SHALL BE SENT TO A U.L. APPROVED CENTRAL MONITORING STATION.
    5. SECURITY SYSTEM OVERRIDE TO RELEASE ALL LOCKED DOORS.
44. PROVIDE 1" EMPTY CONDUIT FROM ELEVATOR CONTROL PANEL FOR LOW VOLTAGE SYSTEM INTERFACE CABLING INTERCONNECTION.
45. FIRE ALARM SYSTEM CONTRACTOR SHALL PROVIDE AN ALTERNATE BID PRICE FOR BUILDING BDA SYSTEM, MEETING THE RQUIREMENTS OF NFPA 1, 2018 SECTION 11.10. AFTER BUILDING STRUCTURE AND INTERIOR FINISHED ARE COMPLETED, THE FIRE ALARM CONTRACTOR SHALL PERFORM THE ASSESSMENT REQUIRED (AS PART OF THIS CONTRACT) IN ORDER TO DETERMINE THE NEED FOR A BDA SYSTEM. SEE FI-DIRECTIONAL AMPLIFIERS (BDA) GENERAL NOTES FOR ADDITIONAL INFORMATION.

FAC 61G15-32.008 COMPLIANCE NOTES

THE FIRE ALARM SYSTEM LAYOUT IS INTENDED TO CONVEY DESIGN INTENT OF THE ENGINEER OF RECORD IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE CODE 61G15-32.008. THE DESIGN OF THE FIRE ALARM SYSTEM SHALL BE SUBMITTED BY THE FIRE ALARM SYSTEM CONTRACTOR FOR PERMIT AND FIRE MARSHAL APPROVAL. CONTRACTOR SHALL PREPARE AND SUBMIT FIRE ALARM SYSTEMS DRAWINGS AND ALL CALCULATIONS REQUIRED IN ACCORDANCE WITH NFPA 72, PREVAILING CODES AND FAC 61G15-32.008.



NOTE: NOT ALL DEVICES ARE SHOWN. SEE POWER AND SYSTEMS FLOOR PLANS FOR QUANTITY AND LOCATION.

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sheet title:

FIRE ALARM RISER DIAGRAM

PERMIT DOCUMENTS

date: 03.20.2023

drawn by: TJS

project no.: 220517

sheet no.:

E402

PANELBOARD LV1 SCHEDULE

VOLTAGE: 208Y/120V
PHASE: 3Φ WIRE: 4W
AIC RATING:
BUS RATING: 150A
MAIN BREAKER:150A
NEUTRAL SIZE: 100%
LOCATION: REAR ENTRY
MOUNTING: SURFACE
ISO. GROUND: N TVSS: N

NOTE	TYPE	LOAD	DESCRIPTION	BRANCH C/B	BRANCH P	CIRCUIT #	CIRCUIT Φ	CIRCUIT #	BRANCH C/B	BRANCH P	DESCRIPTION	LOAD	TYPE	NOTE
	L	560	1ST FLR CORRIDOR LTG	20	1	1	A	2	20	1	RM 114 REC	1080	R	
	L	1120	RM 103-111,114 LTG	20	1	3	B	4	20	1	RM 103-105 REC	1080	R	
	L	660	CONF RM 115 LTG	20	1	5	C	6	20	1	RECEPTION 102 REC	720	R	
	E	550	1ST FLR EWC	20	1	7	A	8	20	1	LOBBY 101 REC, CORRIDOR REC	540	R	
	M	550	HWC	20	1	9	B	10	20	1	CONF RM 115 REC	900	R	
	E	500	FIRE TAMPERS AND FLOWS	20	1	11	C	12	20	1	CONF RM 115 REC	900	R	
1	E	500	FIRE ALARM CONTROL PANEL	20	1	13	A	14	20	1	CONF RM 115 REC	720	R	
	E	1000	ELEVATOR PIT LTG/REC	20	1	15	B	16	20	1	OFFICE 116 REC	360	R	
	E	300	ELEVATOR CAB LTG & POWER	20	1	17	C	18	20	1	RM 108,110,111 REC	900	R	
	E	1587	ELEV SUMP CONTROL	20	1	19	A	20	20	1	RM 111 REC	720	R	
	R	720	CONF RM FLOOR BOXES	20	1	21	B	22	20	1	RM 111 REC	180	R	
	E	400	BACKFLOW TAMPER SWITCHES	20	1	23	C	24	20	1	FIRE RM, MECH, ELEC RM	540	R	
	E	4500	EWH	60	2	25	A	26	20	1	RM 106,107, CORR REC	900	R	
	E	4500				27	B	28	20	1	SPARE			
			SPARE	20	1	29	C	30	20	1	SPARE			
			SPARE	20	1	31	A	32	20	1	SPARE			
			SPARE	20	1	33	B	34	20	1	SPARE			
			SPARE			35	C	36	20	1	SPARE			
			SPARE			37	A	38	20	1	SPARE			
			SPARE			39	B	40	20	1	SPARE			
			SPARE			41	C	42	20	1	SPARE			

	TYPE	CONNECTED LOAD (VA)	NEC DEMAND FACTOR	NEC DEMAND LOAD (VA)
R	RECEPTACLES ≤ 10KVA	10000	1.00	10000
	RECEPTACLES > 10KVA	260	0.50	130
L	LIGHTING	2340	1.25	2925
M	LARGEST MOTOR	550	1.25	688
	REMAINING MOTORS	-	1.00	-
H	HEATING (RESISTIVE)	-	1.25	-
E	EQUIPMENT	13837	1.00	13837
K	KITCHEN EQUIPMENT	-	1.00	-
	TOTAL	26987		27580

PHASE A LOAD =	11657	VA
PHASE B LOAD =	10410	VA
PHASE C LOAD =	4920	VA

NEC DEMAND LOAD =	77	A
SPARE CAPACITY =	73	A
TOTAL AVAILABLE =	150	A

NOTES: 1 PROVIDE LOCK ON DEVICE FOR BREAKER.

PANELBOARD LV2 SCHEDULE

VOLTAGE: 208Y/120V
PHASE: 3Φ WIRE: 4W
AIC RATING:
BUS RATING: 250A
MAIN BREAKER:225A
NEUTRAL SIZE: 100%
LOCATION: ELEC RM
MOUNTING: SURFACE
ISO. GROUND: N TVSS: N

NOTE	TYPE	LOAD	DESCRIPTION	BRANCH C/B	BRANCH P	CIRCUIT #	CIRCUIT Φ	CIRCUIT #	BRANCH C/B	BRANCH P	DESCRIPTION	LOAD	TYPE	NOTE
	L	480	2ND FLR CORRIDOR LTG	20	1	1	A	2	20	1	RM 211 REC	1080	R	
	L	640	RM 201,211 LTG	20	1	3	B	4	20	1	RM 209 REC	1080	R	
	L	1000	RM 202-210 LTG	20	1	5	C	6	20	1	RM 201 REC	1080	R	
	E	550	EWC	20	1	7	A	8	20	1	RM 206 REC	1080	R	
	E	444	CLG FAN - 201	20	3	9	B	10	20	1	RM 202,203, CORRIRDOR REC	720	R	
	E	444				11	C	12	20	1	RM 203-205, CORRIDOR REC	900	R	
	E	444				13	A	14	20	1	I.T. BACKBOARD	360	R	
	E	444	CLG FAN - 211	20	3	15	B	16	20	1	I.T. BACKBOARD	360	R	
	E	444				17	C	18	20	1	SPARE			
	E	444				19	A	20	20	1	SPARE			
	E	444	CLG FAN - 206	20	3	21	B	22	20	1	SPARE			
	E	444				23	C	24	20	1	SPARE			
	E	444				25	A	26	100	2	FCU-2-3	8270	M	
	E	444	CLG FAN - 209	20	3	27	B	28				8270	M	
	E	444				29	C	30						
	E	444				31	A	32	80	2	FCU-2-2	5770	M	
			SPACE			33	B	34				5770	M	
			SPACE			35	C	36						
			SPACE			37	A	38	100	2	FCU-2-1	8270	M	
			SPACE			39	B	40				8270	M	
			SPACE			41	C	42						

	TYPE	CONNECTED LOAD (VA)	NEC DEMAND FACTOR	NEC DEMAND LOAD (VA)
R	RECEPTACLES ≤ 10KVA	6660	1.00	6660
	RECEPTACLES > 10KVA	-	0.50	-
L	LIGHTING	2120	1.25	2650
M	LARGEST MOTOR	16540	1.25	20675
	REMAINING MOTORS	28080	1.00	28080
H	HEATING (RESISTIVE)	-	1.25	-
E	EQUIPMENT	5878	1.00	5878
K	KITCHEN EQUIPMENT	-	1.00	-
	TOTAL	59278		63943

PHASE A LOAD =	27636	VA
PHASE B LOAD =	26886	VA
PHASE C LOAD =	4756	VA

NEC DEMAND LOAD =	177	A
SPARE CAPACITY =	48	A
TOTAL AVAILABLE =	225	A

NOTES:

PANELBOARD LV3 SCHEDULE

VOLTAGE: 208Y/120V
PHASE: 3Φ WIRE: 4W
AIC RATING: EXIST
BUS RATING: 250A
MAIN BREAKER:225A
NEUTRAL SIZE: 100%
LOCATION: REAR ENTRY
MOUNTING: SURFACE
ISO. GROUND: N TVSS: N

NOTE	TYPE	LOAD	DESCRIPTION	BRANCH C/B	BRANCH P	CIRCUIT #	CIRCUIT Φ	CIRCUIT #	BRANCH C/B	BRANCH P	DESCRIPTION	LOAD	TYPE	NOTE
	L	280	3rd FLR CORRIDOR LTG	20	1	1	A	2	20	1	RM 303 REC	900	R	
	L	560	RM 103-111,114 LTG	20	1	3	B	4	20	1	RM 303 REC	900	R	
	L	840	CONF RM 115 LTG	20	1	5	C	6	20	1	RM 301 REC	900	R	
	E	444	CLG FAN - 301	20	3	7	A	8	20	1	RM 301 REC	540	R	
	E	444				9	B	10	20	1	REC 3RD FLR	360	R	
	E	444				11	C	12	20	1	RM 304-307 REC	1080	R	
	E	444	CLG FAN - 301	20	3	13	A	14	20	1	RM 302, CORRIDOR REC	540	R	
	E	444				15	B	16	20	1	EWC, CORRIDOR	550	E	
	E	444				17	C	18	20	1	SPARE			
	E	444	CLG FAN - 303	20	3	19	A	20	20	1	SPARE			
	E	444				21	B	22	20	1	SPARE			
	E	444				23	C	24	20	1	SPARE			
	E	444	CLG FAN - 303	20	3	25	A	26	100	2	FCU-3-3	8270	M	
	E	444				27	B	28				8270	M	
	E	444				29	C	30						
			SPACE			31	A	32	80	2	FCU-3-2	5770	M	
			SPACE			33	B	34				5770	M	
			SPACE			35	C	36						
			SPACE			37	A	38	100	2	FCU-3-1	8270	M	
			SPACE			39	B	40				8270	M	
			SPACE			41	C	42						

	TYPE	CONNECTED LOAD (VA)	NEC DEMAND FACTOR	NEC DEMAND LOAD (VA)
R	RECEPTACLES ≤ 10KVA	5220	1.00	5220
	RECEPTACLES > 10KVA	-	0.50	-
L	LIGHTING	1680	1.25	2100
M	LARGEST MOTOR	16540	1.25	20675
	REMAINING MOTORS	28080	1.00	28080
H	HEATING (RESISTIVE)	-	1.25	-
E	EQUIPMENT	5878	1.00	5878
K	KITCHEN EQUIPMENT	-	1.00	-
	TOTAL	57398		61953

PHASE A LOAD =	26346	VA
PHASE B LOAD =	26456	VA
PHASE C LOAD =	4596	VA

NEC DEMAND LOAD =	172	A
SPARE CAPACITY =	53	A
TOTAL AVAILABLE =	225	A

NOTES:

BI-DIRECTIONAL AMPLIFIERS (BDA) GENERAL NOTES

ADDITIVE BID ALTERNATE: 2-WAY EMERGENCY RADIO COMMUNICATION ENHANCEMENT SYSTEMS. ELECTRICAL CONTRACTOR (EC) SHALL PROVIDE A COMPLETE ROUGH-IN EMPTY CONDUITS SYSTEM WITH PULLSTRINGS INSIDE THE BUILDING AND WATERTIGHT INSTALLATION THRU ROOF DECK TO ACCOMMODATE FUTURE LOW VOLTAGE SYSTEM ANTENNAS AND CABLES INSTALLATION. EC SHALL CONTACT ANY REPUTABLE BI-DIRECTIONAL AMPLIFIERS (BDA) CONSULTANT/CONTRACTOR FOR GUIDANCE AND DIRECTION FOR A COMPLETE ROUGH-IN EMPTY CONDUITS SYSTEM INSTALLATION AND OTHER ADDITIONAL BDA REQUIREMENTS.
NOTE: ELECTRICAL CONTRACTOR (EC) SHALL PROVIDE A COMPLETE SIGNAL SURVEY REPORT PRIOR TO THE FINAL SUBSTANTIAL COMPLETION OF THIS BUILDING PROJECT. EC SHALL SUBMIT A WRITTEN REQUEST IN THE COMPANY LETTERHEAD TO THE OWNER REPRESENTATIVE FOR OWNER APPROVAL PRIOR TO PROCEEDING THE SIGNAL SURVEY WORK. IF THE BUILDING DOES NOT MEET THE REQUIRED SIGNAL STRENGTH (-95dBm), THE ONLY EFFECTIVE SOLUTION IS THE INSTALLATION OF A SIGNAL BOOSTER BI-DIRECTIONAL AMPLIFIERS (BDA). IBC 2015 SECTION 916, IFC 2018 SECTION 510, 2010 NFPA 72, 2016 NFPA 1221, UL2524, AND LOCAL AHJ, REQUIRE ALL BUILDINGS TO HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED ON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEMS OF THE JURISDICTION AT THE EXTERIOR OF THE BUILDING.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY RUSSELL EUGENE PALUCCI, PE. ON THE DATE ADJACENT TO THE SEAL USING A SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SWITCHBOARD SCHEDULE

DESIGNATION	CHARACTERISTICS VOLTAGE	PHASE	WIRE	KAIC	MAIN BUS RATING	MAIN DISCONNECT	CIRCUIT BREAKERS FRAME SIZE	TRIP SETTING	POLES	LOAD SERVED	CONNECTED LOAD (KW)	DEMAND FACTOR	DEMAND LOAD (KW)	REMARKS
MDP	208	3	4	65,000	1000	800	150	150	3	PANEL LV1	27.6	1	27.6	
							250	225	3	PANEL LV2	63.2	1	63.2	
							250	225	3	PANEL LV3	61.9	1	61.9	
							100	100	3	ELEVATOR	12	1.25	15	
										ELEVATOR SHUNT TRIP				
							80	80	2	FCU-1-1	11.5	1	11.5	
							80	80	2	FCU-1-2	11.5	1	11.5	
							80	80	2	FCU-1-3	11.5	1	11.5	
							80	80	2	FCU-1-4	11.5	1	11.5	
							25	25	2	CCP-1	3.5	1	3.5	
							20	20	3	BP-1 BOOSTER PUMPS	5.8	1	5.8	
							30	30	3	SURGE PROTECTION DEVICE			0	
							80	80	3	SPARE			0	
													0	
													0	
													0	
										TOTAL SWITCHBOARD LOAD (KW):	220		223	
										TOTAL SWITCHBOARD LOAD (AMPS):	611		619	

GENERAL NOTES, SWITCHBOARD SCHEDULE
1. -------
2. -------
3. -------

LUMINAIRE SCHEDULE

TAG	TYPE	MANUFACTURER	CATALOG NUMBER	VOLT	LAMP	TOTAL WATTS	LUMENS	INSTALLATION	REMARKS
A1	2x4 BASKET	HE Williams	LT-24-L52/835-AF-DIM-UNV	UNV	LED	37.2	5200	RECESSED	
B2	1X4 SURFACE	HE Williams	39-4-L84/835-A-DIM-UNV	UNV	LED	66	8400	SURFACE	
C1	STAIRWELL LINEAR	HE Williams	SLF-4-L52/835-HIA-EM/10W-OCCWS FS-505-PP-DIM-UNV	UNV	LED	37.2	5200	WALL	
D1	6" RECESSED DOWNLIGHT	Lightolier	6RN / 26RDL20835WOWHZ10U	UNV	LED	20	2000	RECESSED	
X	LED EXIT SIGN	Chloride	VERWEM	UNV	LED	2	N/A	SURFACE WALL / CEILING	
EM	WALL MOUNT 2-HEAD EMERGENCY	Chloride	VLLU2	UNV	LED	2	N/A	SURFACE/ WALL	

1. MODEL IS GIVEN FOR QUALITY ONLY, SUBSTITUTE LIGHT FIXTURES SHALL BE OF EQUAL OR GREATER QUALITY AND MATCH THE DESIGN INTENT OF THE ENGINEER/LIGHTING SYSTEM DESIGNER.
2. ALL FIXTURES TO BE PROVIDED WITH LAMPS INSTALLED.
3. ALL FIXTURES TO BE PROVIDED WITH REQUIRED MOUNTING HARDWARE FOR INSTALLATION TYPE SHOWN.
4. ANY SITE LIGHTING SUBSTITUTIONS SHALL BE ACCOMPANIED BY COMPLETE POINT-BY-POINT SITE PHOTOMETRICS AND SHALL MEET DESIGNED LIGHT LEVELS AND CUT-OFFS. ANY SUBSTITUTIONS SUBMITTED WITHOUT CALCULATIONS WILL BE REJECTED.
5. ALL FINISHES AND COLORS SHALL BE VERIFIED WITH THE OWNER/ARCHITECT PRIOR TO ORDERING.
6. ALL 0-10 VOLT DIMMABLE LUMINIARES REQUIRE THE CONTRACTOR TO PROVIDE AND INSTALL ADDITIONAL LOW-VOLTAGE WIRING FROM THE LUMINAIRE TO THE CONTROL LOCATION, INCLUDING, BUT NOT LIMITED TO: EMERGENCY BATTERY BACK-UP, POWER FROM INVERTERS CONTAINING DIMMING FOR LUMINIARES TO OPERATE LESS THAN 100%, AND ALL LIGHTING CONTROL SYSTEM REQUIREMENTS.
7. PROVIDE ALL REQUIRED CONTROL WIRING, FIXTURE MODULES, DEVICES, ETC. TO ACCOMMODATE CONTROLS AS INDICATED ON FLOOR PLANS, INCLUDING, BUT NOT LIMITED TO: DIMMING, AUTOMATIC ON/OFF, DAYLIGHT HARVESTING, ETC.

NEMA 1

RELAY PANEL SCHEDULE

#	DESCIPTION	RELAYS RATING (A)	RELAYS POLES	PANEL	CIRCUIT	CONTROL
1	1ST FLOOR COMMON AREA LIGHTING	20	1	LV1	1	TC ON. TC OFF
2	2ND FLOOR COMMON AREA LIGHTING	20	1	LV2	1	TC ON. TC OFF
3	3RD FLOOR COMMON AREA LIGHTING	20	1	LV3	1	TC ON. TC OFF
4	EXTERIOR LIGHTING	20	1	EXIST	EXIST	PC ON. PC OFF
5	SPARE	20	1	XXX	XXX	XXX
6	SPARE	20	1	XXX	XXX	XXX
7	SPARE	20	1	XXX	XXX	XXX
8	SPARE	20	1	XXX	XXX	XXX

NOTES:
1. PC ON, PC OFF: EXTERIOR LIGHTING CIRCUIT CONTROLLED BY PHOTOCELL.
2. PC ON, TC OFF: EXTERIOR LIGHTING CIRCUIT SWITCHED ON BY PHOTOCELL, SWITCHED OFF BY TIME CLOCK.
3. TC ON, TC OFF: INTERIOR LIGHTING CIRCUIT CONTROLLED BY TIMECLOCK.
4. PROVIDE OVERRIDE SWITCHES FOR INTERIOR SPACES AS SHOWN ON FLOOR PLANS.

EQUIPMENT CONNECTION SCHEDULE (ECS)

EQUIP. #	EQUIPMENT DESCRIPTION	LOCATION	HP/KW	FLA	VOLT	PHASE	EQUIPMENT DISCONNECT LOCATION	RATING	TYPE	NEMA ENCL.	CIRCUITING PANEL/CKT	CIRCUIT BREAKER	WIRING	FIRE ALARM INTERCONNECTION FAN SHUT DOWN	RETURN DUCT SMOKE	SUPPLY DUCT SMOKE	REMARKS
FCU-1-1	CHILLED WATER FAN COIL UNIT	ABOVE CLG	10KW	7.4 A	208	1	AU	100	NF	1	SEE PANEL	80A 2P	2#3,1#8G IN 1" C	YES	NO	NO	
FCU-1-2	CHILLED WATER FAN COIL UNIT	ABOVE CLG	10KW	7.4 A	208	1	AU	100	NF	1	SEE PANEL	80A 2P	2#3,1#8G IN 1" C	YES	NO	NO	
FCU-1-3	CHILLED WATER FAN COIL UNIT	ABOVE CLG	10KW	7.4 A	208	1	AU	100	NF	1	SEE PANEL	80A 2P	2#3,1#8G IN 1" C	YES	NO	NO	
FCU-1-4	CHILLED WATER FAN COIL UNIT	ABOVE CLG	10KW	7.4 A	208	1	AU	100	NF	1	SEE PANEL	80A 2P	2#3,1#8G IN 1" C	YES	NO	NO	
FCU-2-1	CHILLED WATER FAN COIL UNIT	ABOVE CLG	15KW	7.4 A	208	1	AU	100	NF	1	SEE PANEL	100A 2P	2#1,1#8G IN 1" C	YES	NO	NO	
FCU-2-2	CHILLED WATER FAN COIL UNIT	ABOVE CLG	10KW	7.4 A	208	1	AU	100	NF	1	SEE PANEL	80A 2P	2#3,1#8G IN 1" C	YES	NO	NO	
FCU-2-3	CHILLED WATER FAN COIL UNIT	ABOVE CLG	15KW	7.4 A	208	1	AU	100	NF	1	SEE PANEL	100A 2P	2#1,1#8G IN 1" C	YES	NO	NO	
FCU-3-1	CHILLED WATER FAN COIL UNIT	ABOVE CLG	15KW	7.4 A	208	1	AU	100	NF	1	SEE PANEL	100A 2P	2#1,1#8G IN 1" C	YES	NO	NO	
FCU-3-2	CHILLED WATER FAN COIL UNIT	ABOVE CLG	10KW	7.4 A	208	1	AU	100	NF	1	SEE PANEL	80A 2P	2#3,1#8G IN 1" C	YES	NO	NO	
FCU-3-3	CHILLED WATER FAN COIL UNIT	ABOVE CLG	15KW	7.4 A	208	1	AU	100	NF	1	SEE PANEL	100A 2P	2#1,1#8G IN 1" C	YES	NO	NO	
EF-1	EXHAUST FAN	RR 107	1/10 HP	2.5 AMPS	115	1	AU	30	SNAP	1	SEE PANEL	20A 1P	2#12, 1#12G IN 3/4" C	N/A	N/A	N/A	
EF-2	EXHAUST FAN	RR 204	1/30 HP	25 WATTS	115	1	AU	30	SNAP	1	SEE PANEL	20A 1P	2#12, 1#12G IN 3/4" C	N/A	N/A	N/A	
EF-3	EXHAUST FAN	RR 305	1/30 HP	25 WATTS	115	1	AU	30	SNAP	1	SEE PANEL	20A 1P	2#12, 1#12G IN 3/4" C	N/A	N/A	N/A	
CCP-1	HEAT EXCHANGER PUMP	MECH 112	3 HP	17 A	208	1	AU	30	NF	1	SEE PANEL	25A 2P	2#10,1#10G IN 1" C	N/A	N/A	N/A	
BP-1	BOOSTER PUMPS	FIRE PUMP 118	(2) 2 HP	16 A	208	3	AU	30	NF	1	SEE PANEL	20A 3P	3#10,1#10G IN 3/4" C	N/A	N/A	N/A	15
HWC-1	HOT WATER RECIRC PUMP	JAN 109	1/6 HP	N/A	120	1	AU	30 A	SNAP	1	SEE PANEL	20A 1P	2#12, 1#12G IN 3/4" C	N/A	N/A	N/A	
EWH-1	ELECTRIC WATER HEATER	JAN 109	9 KW	43.3 A	208	1	AU	60 A	NF	1	SEE PANEL	60A 2P	2#4,1#10G IN 1" C	N/A	N/A	N/A	

GENERAL NOTES, EQUIPMENT CONNECTION SCHEDULE
1. SCHEDULE IS TO INDICATE CONNECTIONS TO MECHANICAL DEVICES, AUXILIARY DEVICES, AND OTHER SUCH UTILIZATION EQUIPMENT. DISTRIBUTION EQUIPMENT, INCLUDING BUT NOT LIMITED TO PANELBOARDS, TRANSFORMERS, AND STARTERS IS GENERALLY SHOWN ON PLANS AND ONE-LINE DIAGRAMS.
2. COORDINATE FINAL EQUIPMENT LOCATIONS WITH APPLICABLE DRAWINGS AND TRADE.
3. ALL FIXTURES TO BE PROVIDED WITH REQUIRED MOUNTING HARDWARE FOR INSTALLATION TYPE SHOWN.
4. NOT ALL REQUIRED CIRCUITING AND WORK IS NECESSARILY SHOWN ON SCHEDULE. PROVIDE ALL WORK AS SHOWN AND AS INDICATED ELSEWHERE.
5. PROVIDE CIRCUITING COMPLETE FROM SOURCE TO EQUIPMENT (LOAD). CIRCUIT SHALL BE PROVIDED TO AND FROM ALL CONTROLLERS, DISCONNECTS, AND AS OTHERWISE INDICATED OR SHOWN.
6. EQUIPMENT SHOWN PER BASIS OF DESIGN. COORDINATE ALL WIRING, OVERCURRENT PROTECTION, DISCONNECTS, CONTROLLERS, AND LOCATIONS WITH ACTUAL INSTALLED EQUIPMENT.
7. CIRCUIT NUMBERS ARE TO INDICATE PIECES OF EQUIPMENT CIRCUITED TOGETHER. PROVIDE CIRCUIT NUMBERING AS REQUIRED TO BALANCE LOADS ACROSS ALL PHASES.
8. NOT ALL DISCONNECT LOCATIONS SHOWN ON PLANS. WHERE NOT SHOWN, INSTALL WITHIN SITE OF EQUIPMENT AND PER ALL NEC REQUIREMENTS FOR DISCONNECT LOCATIONS, INCLUDING DISTANCE FROM EQUIPMENT.
9. "AU" INDICATES AT UNIT.
10. "NF" INDICATES NOT FUSED.
11. "SNAP" INDICATES MOTOR-RATED SNAP ON/OFF SWITCH.
12. "MAN" INDICATES MANUAL MOTOR STARTER WITH AUXILIARY CONTACTS.
13. UNLESS NOTED OTHERWISE, DUCT SMOKE DETECTORS INDICATE FIRE ALARM CONNECTION TO DEVICES PROVIDED BY OTHERS.
14. UNLESS NOTED OTHERWISE, DISCONNECTS AND CONTROLLERS SHALL BE FURNISHED AND INSTALLED BY EC.

LIGHTING CONTROL PANEL (LCP) NOTES

PROVIDE COMPLETE LIGHTING CONTROL SYSTEM AND LIGHTING CONTROL PANEL (LCP). LCP SHALL BE 20A, 16P CIRCUITS, PROGRAMMABLE WITH ASTRONOMIC TIMECLOCK, 120V COIL IN NEMA-1 ENCLOSURE WITH LOCKABLE DOOR, FLUSH MOUNTED IN WALL. LIGHTING CONTROL PANEL SHALL INCLUDE THE FOLLOWING:

1. OVERRIDE PUSHBUTTON AND ALL ASSOCIATED CONTROL WIRING.
2. LOW VOLTAGE (6) - BUTTON OVERRIDE SWITCHES (a, b, c, d, e (All "ON"), f (All "OFF")) SHALL ALLOW AN OCCUPANT TO KEEP THE LIGHTS ON FOR ADDITIONAL TWO (2) - HOURS AND SHALL HAVE A PILOT LIGHT NEATLY LABELED DESCRIBING THE AREA IT CONTROLS.
3. ALL COMPONENTS SHALL BE FROM THE SAME MANUFACTURER.
4. COORDINATE EXACT TIME SETTING WITH THE OWNER.
5. PROVIDE PHOTOCELL DEVICE MOUNTED AT EAVE (NORTH WALL) FACING NORTH.
6. PROVIDE LOW VOLTAGE CONCEALED CABLING CONNECTION TO LOW VOLTAGE SWITCHES. SEE LIGHTING CONTROL PANEL (LCP) SCHEDULE ON THIS SHEET FOR ADDITIONAL INFORMATION.

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No. 92018
STATE OF FLORIDA
PROFESSIONAL ENGINEER

"TO THE BEST OF THE ARCHITECTS OR ENGINEERS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 553 AND 663 OF THE FLORIDA STATUTES"

consultant:

revisions:

SARA'S STUDIO

EXISTING BLDG ALTERATION

1009 4TH AVE WEST
BRADENTON, FL 34205

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sheet title:

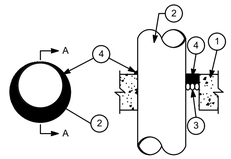
SCHEDULES

PERMIT DOCUMENTS

date: 03.20.2023
drawn by: TJS
project no.: 220517
sheet no.:

E403

System No. CAJ1044
(Formerly Sytem No. 319)
F Ratings-2,3, and 4 Hr (See Items 2A and 4)
T Rating-0 Hr
L Ratring At Ambient-2 CFM/sq ft
L Rating At 400 F-less than 1 CFM/sq ft



SECTION A-A

1. FLoor or Wall Assembly-Lightweight or normal weight (100-150 pcf) concrete. Except as noted in table under Item 4, min. thickness of solid concrete floor wall may also be constructed of any min 6 in. thick UL Classified hollow-core Precast Concrete Units*. When floor is constructed of hollow-core precast concrete units, packing material (Item 3) and caulk fill material (Item 4) to be installed symetrically on both sides of floor, flush with floor surface. Wall assembly is 4 1/2 in. Floor assembly may also be constrcuted of any UL Classified Concrete Blocks*. Max dia of opening is 32 in. See Concrete BLocks (CAZT) and Precast Concrete Units (CFTV) categories in the Fire Resistance Directory for names of manufacturers.

1A. Steel Sleeve-(Optionals, not shown)-Max 15 in. ID (or smaller) Schedule 10 (or heavier) steel sleeve cast or grouted into floor or wall assembly. Sleeve may extend a max of 2 in. above top of floor or or beyond either surface of wall. Max 16 in. ID (or smaller) min 0.028 wall thickness (or heavier) galvanized steel sleeve cast or grouted into floor or wall assembly. Sleeve may extend a max of 1/2 in. beyond either surface of floor or wall.

2. Through Penetrants-One metallic pipe, conduit or tubing to be installed either concentrically or eccentrically within the firestop system. Max annular space between pipe, conduit or tubing and edge of through opening or sleeve is dependent on the parametes shown in Item 4. Min annular space between pipe or conduit and edge of through opening is zero in. (point contact). Pipe conduit or tubing to be rigidly supported on both sides of floor or wall assembly.
   The following types and sizes of metallic pipes, conduits or tubing may be used;
   A. Steel Pipe-Nom 30 in. diam (or smaller) Schedule 10 (or heavier) steel pipe.
   B. Iron Pipe-Nom 30 in. diam (or smaller) cast or ductile iron pipe.
   C. Conduit-Nom 6 in. diam (or smaller) rigid steel conduit.
   D. Conduit-Nom 4 in. diam (or smaller) steel electrical metallic tubing.
   E. Copper Tubing-Nom 6 in. diam (or smaller) Type L (or heavier) copper tube.
   F. Copper Pipe-Nom 6 in. diam (or smaller) Regular (or heavier) copper pipe.

3. Packing Material-Polyethylene backer rod or nom 1 in. thickness of tightly-packed mineral wool batt or glass fiber insulation firmly packed into opening as a permanent form. Packing material to be recessed from top surface of floor or from both surfaces of wall as required to accomodate the required thickness of caulk fill material (Item 4).

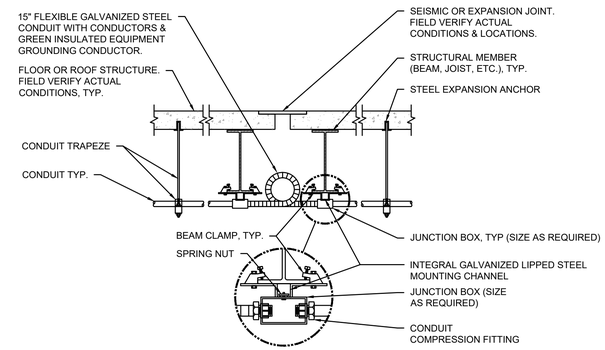
4. Fill, Void or Cavity Material*-Caulk-Applied to fill the annualar space flush with top surface of floor. In wall assemblies, required caulk thickness to be installed symmetrically on both sides of wall, flush with wall surface. The hourly F ratings and the min required caulk thicknesses are dependent upon a number of parameters, as shown in the following table:

Min Floor or Wall Tnkns, In	Nom Pipe Tube or Conduit Diam, In	Max Annular Space, In	Min Caulk Tnkns, In	F Rating, Hr
2-1/2	1/2-12	1-3/8	1/2	2
2-1/2	1/2-12	3-1/4	1	2
4-1/2	1/2-6	1-3/8	1/4(a)	2
4-1/2	1/2-12	1-1/4	1/2	3
4-1/2	1/2-20	2	1	3
4-1/2	1/2-20	2	1	3
4-1/2	1/2-12	3-1/4	1	3
5-1/2	1/2-6	1-3/8	1(b)	3
				4

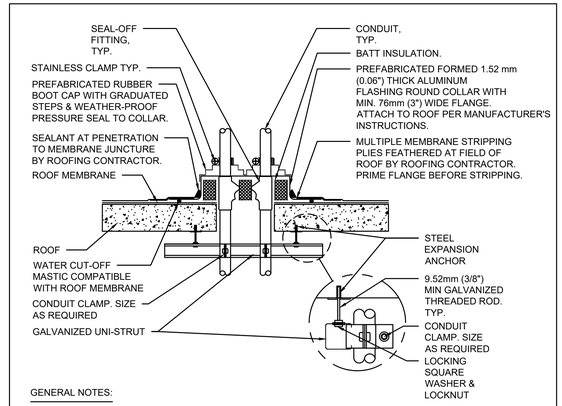
(a)Min 2 in thickness of mineral-wool batt insulation required in annular space.
(b)Min 1 in. thickness of mineral-wool batt insulation required in annular space on both sides of floor or wall assembly. Min 1 in. thickness of caulk to be installed flush with each surface of floor or wall assembly.

Minnesota Mining & Manufacturing Co.-CP 25WB+.
*Bearing the UL Classification Marking

1 CONCRETE CONDUIT PENETRATION DETAIL
NOT TO SCALE



2 CONDUIT JOINT CROSSING DETAIL
NOT TO SCALE

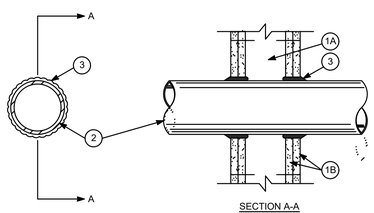


GENERAL NOTES:

1. MAINTAIN A MINIMUM CLEARANCE OF 305mm (12") ON ALL SIDES OF ROOF PENETRATION FROM WALLS, CURBS, AND OTHER PROJECTIONS TO FACILITATE PROPER FLASHING.
2. FLANGES OF ADJACENT FLASHINGS SHALL NOT BE CUT OR OVERLAPPED.
3. VERIFY ROOF AND STRUCTURAL SYSTEM WITH ARCHITECT.
4. COORDINATE FLASHING INSTALLATION WITH ROOFING CONTRACTOR TO INSURE PROPER METHODS AND MATERIALS ARE USED TO MAINTAIN ROOF WARRANTY.

3 CONDUIT ROOF PENETRATION DETAIL
NTS

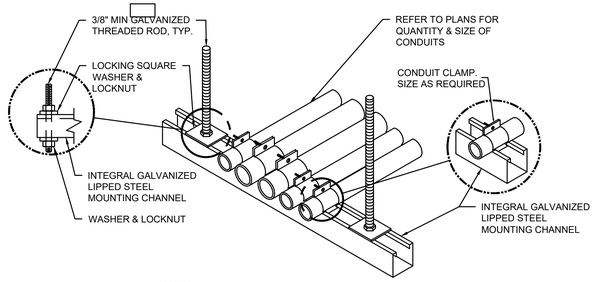
System No. WL1001
(Formerly Sytem No. 147)
F Ratings-1,2,3 and 4 Hr (See Items 2 and 3)
T Rating-0,1,2,3, and 4 Hr (See Item 3)
L Ratring At Ambient-less than 1 cfm/SQ. FT.
L Rating At 400 F-less than 1 CFM/sq ft



SECTION A-A

1. Wall Assembly-The 1,2,3 or 4 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300 or U400 Series Wall or Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs-Wall framing may consist of either wood studs (max 2 h fire rated assemblies) or steel channel studs. Wood studs consist of nom 2 by 4 in. lumber spaced 16 in. OC with nom 2 by 4 in. lumber end plates and cross braces. Steel studs to be min 3-5/8 in. wide by 1-3/8 in. deep channels spaced max 24 in. OC.
   B. Wallboard, Gypsum*-Nom 1/2 or 5/8 in. thick, 4 ft. wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 13-1/2 in.
2. Pipe or Conduit-Nom 12 in. diam (or smaller) Schedule 10 (or heavier) steel pipe, nom 12 in. diam (or smaller) service weight (or heavier) cast iron soil pipe, nom 12 in. diam (or smaller) Class 50 (or heavier) ductile irom pressure pipe, nom 6 in. diam (or smaller) steel conduit, nom 4 in. diam (or smaller) steel electrical metallic tubing, nom 6 in. diam (or smaller) Type L or (or heavier) copper tubing or nom 1 in. diam (or smaller) flexible steel conduit. When copper pipe is used, max F rating of firestop system (item 3) is 2 h. Steel pipes or conduits larger than nom 4 in. diam may only be used in walls constructed using steel channel studs. A max of one pipe or conduit is permitted in the firestop system. Pipe or conduit to be installed near center of stud cavity width and to be rigidly supported on both sides of wall assembly.
3. Fill, Void or Cavity Material*-Caulk-Caulk fill material installed to completely fill annular space between pipe or conduit and gypsum wallboard and with a min 1/4 diam bead if caulk applied to perimeter of pipe or conduit at its egress from the wall. Caulk installed symmetrically on both sides of wall assembly. The hourly F rating of the firestop system is dependent upon the hourly fire rating of the wall assembly in which it is installed, as shown in the following table. The hourly T rating of the firestop system is dependent upon the type or size of the pipe or conduit and the hourly fire rating of the wall assembly in which it is installed, as tabulated below:

4 DRYWALL CONDUIT PENETRATION DETAIL
NOT TO SCALE

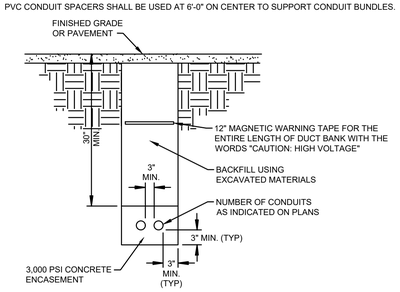


NOTES
1. METAL CHANNEL STRUT SUPPORT LONGER THAN THAN 36" SHALL BE INSTALLED WITH A CENTER SUPPORT ROD.
2. FASTEN THREADED ROD TO STRUCTURE BY APPROVED METHOD. FIELD VERIFY EXACT CONDITIONS.
3. FOR TRAPEZE INSTALLATIONS IN SEISMIC AREAS REFER TO APPROVED METHODS.

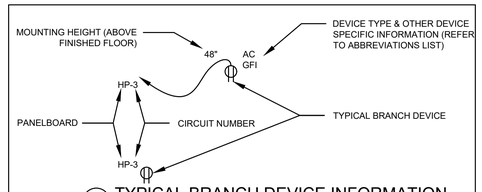
5 CONDUIT TRAPEZE MOUNTING DETAIL
NOT TO SCALE

TYPICAL DUCTBANK GENERAL NOTES:

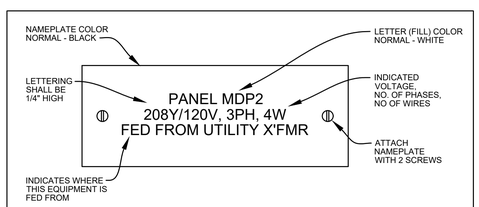
1. CONCRETE SHALL BE 3000 P.S.I. @ 28 DAYS.
2. DUCTBANKS SHALL HAVE A MINIMUM OF 3 INCHES CLEAR CONCRETE COVER ON ALL SIDES.
3. #4 STEEL REBAR CLOSED TIES, SPACED TO MAINTAIN HORIZONTAL BAR ALIGNMENT.
4. #4 STEEL REBAR AT CORNERS CONTINUOUS.
5. PVC CONDUIT SPACERS SHALL BE USED AT 6'-0" ON CENTER TO SUPPORT CONDUIT BUNDLES.



6 CONCRETE ENCASED CONDUITS DETAIL
NOT TO SCALE



7 TYPICAL BRANCH DEVICE INFORMATION
NTS



8 TYPICAL EQUIPMENT NAMEPLATE DETAIL
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consultant:

revisions:

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date: 03.20.2023
drawn by: TJS
project no.: 220517
sheet no.:

E501

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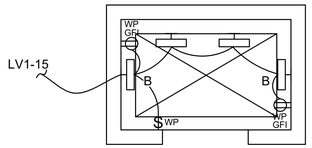
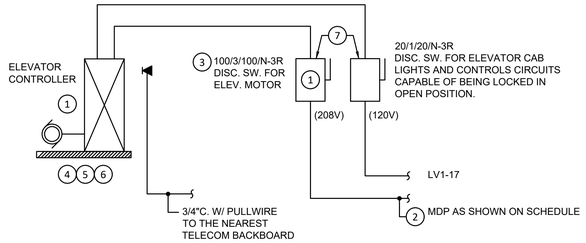


1. USE TYPE "FS" OUTLET BOXES.
2. WALL MOUNTED 'VAPOR TIGHT' LIGHT FIXTURE:

   FIXTURES SHALL BE WALL MOUNTED HORIZONTALLY AT APPROXIMATELY 16" AFF. EC SHALL VERIFY THAT 10 FOOT CANDLE MINIMUM (OR AS DICTATED BY LOCAL AHJ) MEASURED AT FLOOR LEVEL AS ACHIEVED. EC SHALL ADJUST FIXTURE LOCATIONS AS NEEDED TO ACHIEVE MINIMUM ILLUMINATION REQUIREMENTS. NO SUBSITUTIONS SHALL BE ACCEPTED.
3. DUPLEX RECEPTACLE GROUND FAULT INTERRUPTER TYPE WITH LEVITON #5976-CL WEATHERPROOF COVER. MOUNT PER ELEVATOR INSTALLER REQUIREMENTS.
4. SWITCH FOR LIGHT FIXTURE. MOUNT ADJACENT TO ELEVATOR PIT LADDER 30" ABOVE FIRST FLOOR SLAB. DO NOT SWITCH RECEPTACLE.
5. DO NOT CONNECT LIGHT(S) TO LOAD SIDE OF GROUND FAULT CIRCUIT INTERRUPTER.
6. ELEVATOR PIT AND TOP OF SHAFT LIGHTING MUST MEET 19 FC REQUIREMENT FOR LIFE SAFETY.

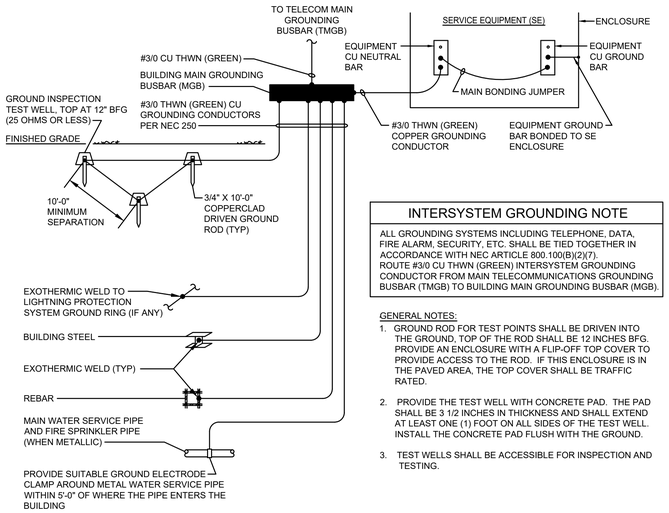
1 TYPICAL ELEVATOR PIT DETAIL
NOT TO SCALE



NOTES:

1. VERIFY ACTUAL MOTOR HORSEPOWER AND OVERCURRENT PROTECTION REQUIREMENT OF ACTUAL ELEVATOR BEING PROVIDED PRIOR TO RELEASE OF SWITCHGEAR SERVING THIS EQUIPMENT. ADJUST FUSED DISCONNECT SIZE AND FEEDER SIZE AS REQUIRED TO COMPLY WITH NEC. PROVIDE CURRENT LIMITING FUSES AS RECOMMENDED BY ELEVATOR MANUFACTURER. REFER TO FINAL APPROVED ELEVATOR SHOP DRAWINGS SUBMITTALS FOR EXACT ELECTRICAL REQUIREMENTS AND ADDITIONAL INFORMATION FOR COMPLETE INSTALLATION AND SATISFACTORY OPERATION OF ELEVATOR EQUIPMENT, DEVICES, ETC. INCLUDING ALL ASSOCIATED ITEMS. CONSULT WITH THE ELEVATOR PROJECT MANAGER AND/OR ELEVATOR MANUFACTURER'S RECOMMENDATION FOR CORRECT AND COMPLETE INSTALLATIONS METHOD, ETC. PRIOR TO COMMENCING ANY WORK.
2. 3 #1 THWN/THHN CU, 1 #8 EGC CU IN 2" C. ADJUST WIRING SIZE AS REQUIRED, SEE NOTE 1 ABOVE.
3. FUSE SIZE BASED ON WYE-DELTA AND/OR SOLID STATE STARTING. SEE NOTE 1 ABOVE.
4. PROVIDE LIQUIDTIGHT (SEALTIGHT) FLEXIBLE CONNECTION TO EQUIPMENT.
5. PROVIDE SEAL-OFF FITTINGS FOR ALL WIRING ENTERING AND LEAVING ELEVATOR MACHINE CONTROL ROOM.
6. PROVIDE 1" EMPTY CONDUIT BETWEEN ELEVATOR CONTROL PANELS AND FACP FOR CONTROL CONDUCTORS INTERFACE INTERCONNECTION.
7. EC SHALL INSTALL FUSED DISCONNECT SWITCHES WITH PADLOCK PROVISIONS IN ELEVATOR MACHINE ROOM ADJACENT TO THE LOCK SIDE OF THE DOOR INCLUDING THE TELEPHONE OUTLET. EXACT LOCATION SHALL BE DETERMINED IN THE FIELD WITH THE ELEVATOR PROJECT ENGINEER.

2 TYPICAL ELEVATOR MOTOR CONNECTION DETAIL
NOT TO SCALE



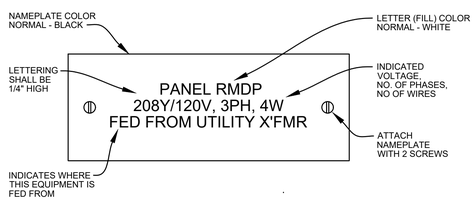
INTERSYSTEM GROUNDING NOTE

ALL GROUNDING SYSTEMS INCLUDING TELEPHONE, DATA, FIRE ALARM, SECURITY, ETC. SHALL BE TIED TOGETHER IN ACCORDANCE WITH NEC ARTICLE 800.100(B)(2)(7). ROUTE #3/0 CU THWN (GREEN) INTERSYSTEM GROUNDING CONDUCTOR FROM MAIN TELECOMMUNICATIONS GROUNDING BUSBAR (TMGB) TO BUILDING MAIN GROUNDING BUSBAR (MGB).

GENERAL NOTES:

1. GROUND ROD FOR TEST POINTS SHALL BE DRIVEN INTO THE GROUND, TOP OF THE ROD SHALL BE 12 INCHES BFG. PROVIDE AN ENCLOSURE WITH A FLIP-OFF TOP COVER TO PROVIDE ACCESS TO THE ROD. IF THIS ENCLOSURE IS IN THE PAVED AREA, THE TOP COVER SHALL BE TRAFFIC RATED.
2. PROVIDE THE TEST WELL WITH CONCRETE PAD. THE PAD SHALL BE 3 1/2 INCHES IN THICKNESS AND SHALL EXTEND AT LEAST ONE (1) FOOT ON ALL SIDES OF THE TEST WELL. INSTALL THE CONCRETE PAD FLUSH WITH THE GROUND.
3. TEST WELLS SHALL BE ACCESSIBLE FOR INSPECTION AND TESTING.

3 MAIN GROUNDING/BONDING CONNECTION DETAIL
NTS



4 TYPICAL EQUIPMENT NAMEPLATE DETAIL
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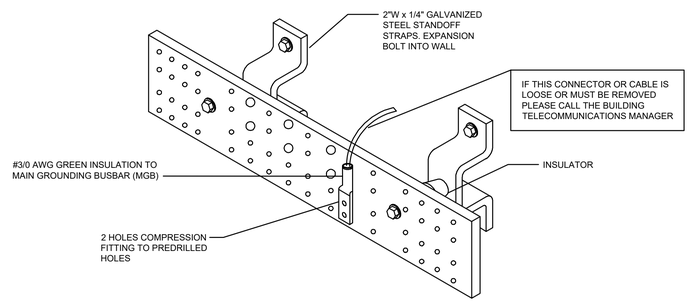
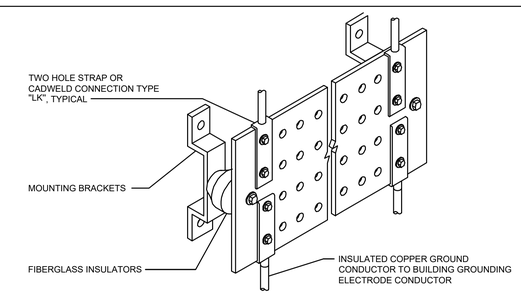


NOTES:

1. GROUND BUSBAR SHALL BE A MINIMUM 5 INCH X 1/4 INCH COPPER BAR AT LEAST TWO (2) FEET IN LENGTH FOR TMGB AND 12 INCHES FOR TGB.
2. PROVIDE LENGTH SUFFICIENT FOR ALL INDICATED TERMINATIONS AND 20% SPARE MOUNTING SPACE. CONNECTIONS SHALL UTILIZE TWO HOLE COMPRESSIONS CONNECTOR.
3. GROUND BUSBAR SHALL BE MOUNTED MINIMUM 2" OFF WALL AND 12" AFF.
4. PROVIDE APPROVED FIBERGLASS INSULATORS PER BUILDING STANDARD.
5. PROVIDE APPROVED LABEL ON EACH GROUND CONDUCTOR.
6. GROUND BUSBAR SHALL BE READILY ACCESSIBLE IN THE DESIGNATED DATA TELECOM ROOM SPACE.
7. ALL GROUND CONDUCTORS SHALL BE ROUTED EITHER IN PVC CONDUIT OR IN AIR TO THE GROUND BUSBAR. PROVIDE PVC CONDUIT TO PROTECT CONDUCTOR IF NEEDED.
8. COMPRESSION TYPE CONNECTORS FOR CONDUCTORS SHALL BE USED WITH DOUBLE-HOLE LUGS. BOTH BOLTS FOR THE DOUBLE LUGS SHALL BE BOLTED AND TORQUED TO THE BUSBAR.
9. PROVIDE LAMINATED PLATES TO IDENTIFY THE PARTICULAR SYSTEM OR ITEM BONDED BY THE WIRE OR TAGS CONNECTED TO THE WIRE ITSELF.
10. PROVIDE GROUND RATED BELLEVILLE WASHERS BETWEEN BUSBAR AND CONNECTOR. PROVIDE CONDUCTIVE GREASE BETWEEN BUSBAR AND CONNECTIONS. PROVIDE FULL WRAP STRAP CONNECTORS. CLAMPING OF THE STRAPS SHALL BE WITH FULL SURFACE CLAMPING TOOL TO INSURE EVEN COMPRESSION AROUND THE CABLE.
11. PROVIDE 12 SETS OF TWO-HOLE PREDRILLED AND TAPPED HOLES FOR CONNECTION OF GROUNDING WIRE TERMINATION DEVICE.
12. PROVIDE #3/0 THWN COPPER WIRE IN 3/4" C TO BUILDING MAIN GROUNDING BUSBAR (MGB) LOCATED IN MAIN ELECTRICAL ROOM.
13. PROVIDE APPROVED GROUNDING/BONDING CONNECTION TO RACKS WITH #6 THWN/THHN COPPER.
14. PROVIDE APPROVED GROUNDING/BONDING CONNECTION TO CABLE TRAYS WITH #4 THWN/THHN COPPER.
15. PROVIDE APPROVED GROUNDING/BONDING INTERCONNECTION TO TELECOM MAIN GROUNDING BUSBAR (TMGB) LOCATED IN WAREHOUSE BUILDING.
16. TELECOMM MAIN GROUNDING BUSBAR (TMGB) AND TELECOM GROUNDING BUSBAR (TGB) MUST BE UL LISTED.

5 TELECOM MAIN GROUNDING BUSBAR (TMGB) AND TELECOM GROUNDING BUSBAR (TGB) DETAIL
NTS



NOTES:

1. GROUND BUSBAR SHALL BE A MINIMUM 5 INCH X 1/4 INCH COPPER BAR AT LEAST TWO (2) FEET IN LENGTH.
2. PROVIDE LENGTH SUFFICIENT FOR ALL INDICATED TERMINATIONS AND 20% SPARE MOUNTING SPACE. CONNECTIONS SHALL UTILIZE TWO HOLE COMPRESSIONS CONNECTOR.
3. GROUND BAR SHALL BE MOUNTED MINIMUM 2" OFF WALL AND 12" AFF.
4. FIBERGLASS INSULATORS SHALL HAVE A MINIMUM DIELECTRIC STRENGTH OF 15kV.
5. PROVIDE APPROVED LABEL ON EACH GROUND CONDUCTOR.
6. GROUND BUSBAR SHALL BE READILY ACCESSIBLE IN THE DESIGNATED ELECTRICAL SPACE.
7. ALL GROUND CONDUCTORS SHALL BE ROUTED EITHER IN PVC CONDUIT OR IN AIR TO THE GROUND BUSBAR. PROVIDE PVC CONDUIT TO PROTECT CONDUCTOR IF NEEDED.
8. COMPRESSION TYPE CONNECTORS FOR CONDUCTORS SHALL BE USED WITH DOUBLE-HOLE LUGS. BOTH BOLTS FOR THE DOUBLE LUGS SHALL BE BOLTED AND TORQUED TO THE BUSBAR.
9. PROVIDE LAMINATED PLATES TO IDENTIFY THE PARTICULAR SYSTEM OR ITEM BONDED BY THE WIRE OR TAGS CONNECTED TO THE WIRE ITSELF.
10. PROVIDE 12 SETS OF TWO-HOLE PREDRILLED AND TAPPED HOLES FOR CONNECTION OF GROUNDING WIRE TERMINATION DEVICE.
11. PROVIDE COPPER WIRE TO REBAR INSIDE FOOTING, RUN #4 BARE COPPER WIRE AND EXOTHERMIC WELD TO THE REBAR. ENCLOSE WIRE IN PVC FROM POINT IT ENTERS CONCRETE TO A POINT WITHIN 1/2 INCH OF THE WELD. PROVIDE #4 AWG BARE COPPER WIRE FROM THE REBAR TO THE MAIN GROUND BUSBAR.

6 MAIN GROUNDING BUSBAR (MGB) DETAIL
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drawn by: TJS
project no.: 220517
sheet no.:

E502

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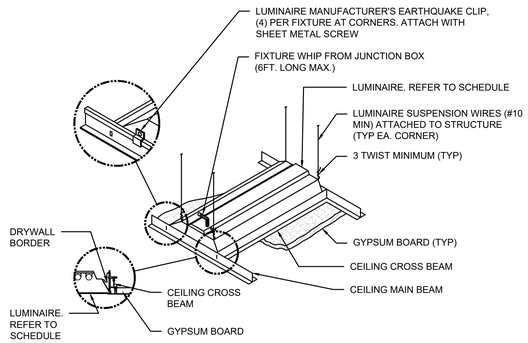

1 LUMINAIRE MOUNTING - GYPBOARD CEILING
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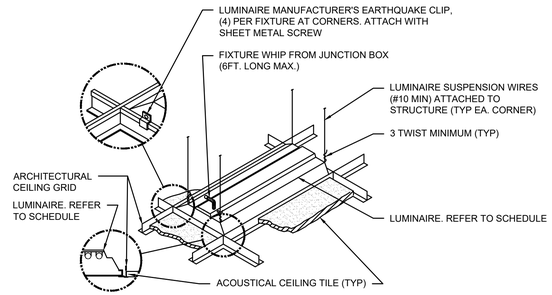

2 LUMINAIRE MOUNTING - LAY-IN CEILING
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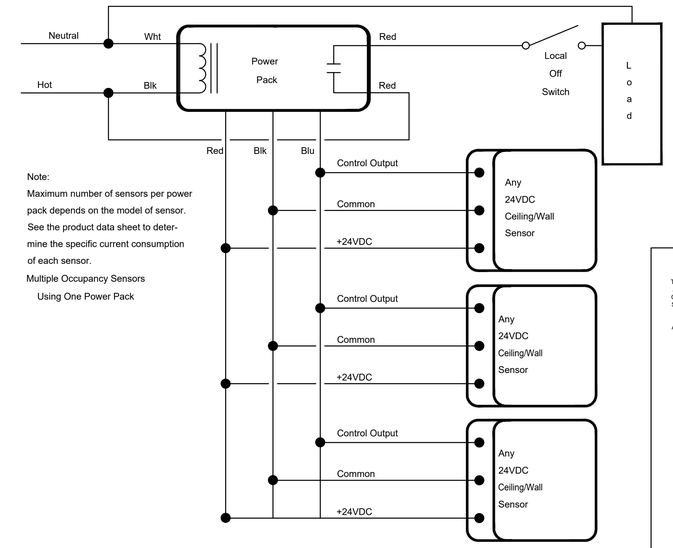

Note:
Maximum number of sensors per power pack depends on the model of sensor. See the product data sheet to determine the specific current consumption of each sensor.
Multiple Occupancy Sensors Using One Power Pack

3 MULTIPLE OCCUPANCY SENSORS, ONE POWER PACK
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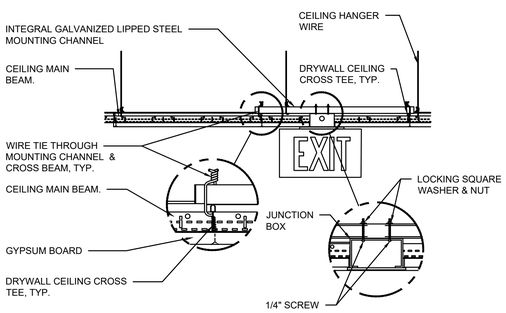

4 EXIT SIGN MOUNTING - GYPBOARD CEILING
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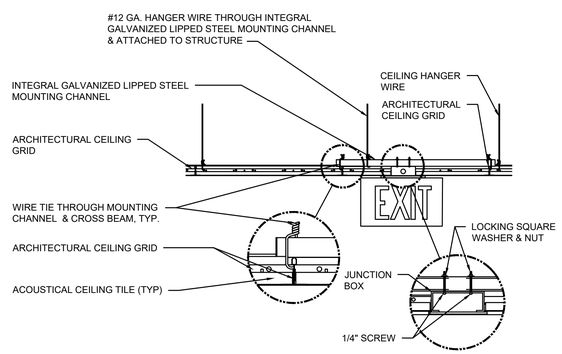

5 EXIT SIGN MOUNTING - LAY-IN CEILING
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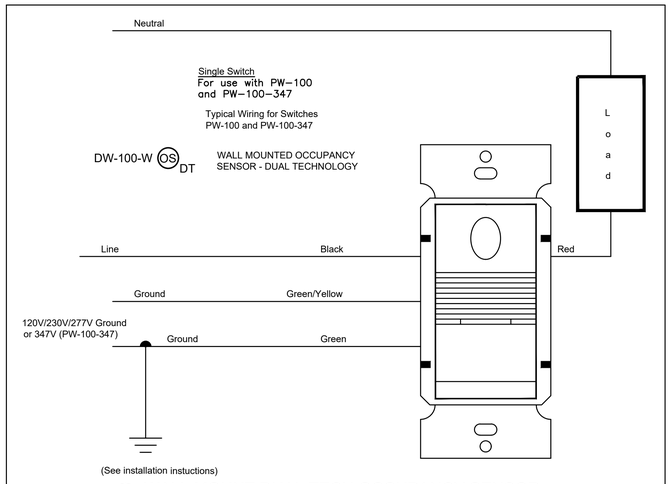
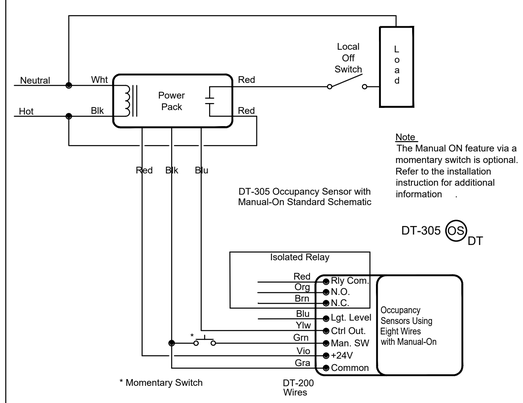


6 WALL MOUNT DUAL TECH OCCUPANCY SENSOR
NOT TO SCALE



Note:
The Manual ON feature via a momentary switch is optional. Refer to the installation instruction for additional information .

DT-305 Occupancy Sensor with Manual-On Standard Schematic

DT-305 OS DT

7 CEILING MOUNTED DUAL TECH OCCUPANCY SENSOR
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E503

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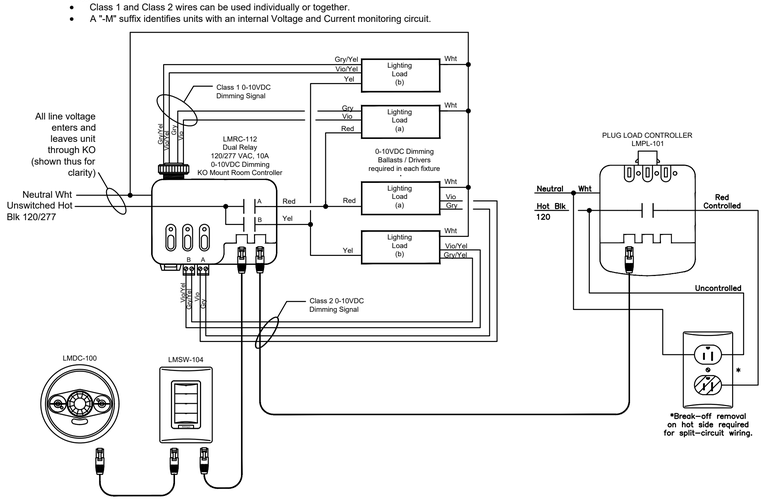
www.geneng.net coa #29304 project #19-223

ADDITIONAL NOTES:

1. DEVICES SHOWN FOR REPRESENTATION ONLY
2. SEE LIGHTING PLANS FOR LOCATION AND QUANTITY OF DEVICES.
3. CONTROL EQUIPMENTS MANUFACTURED BY: WATTSTOPPER
4. REQUEST FOR SUBSTITUTION TO BE PROVIDED 10 WORKING DAYS PRIOR TO BID FOR REVIEW.
5. FOR INFORMATION ABOUT THIS CONTROL SYSTEM CONTACT PHIL WILBERG: (813) 289-1600 WITH SESCO LIGHTING

SATISFIES THE FOLLOWING FLORIDA BUILDING CODES:

C405 - 2.1.1 MANUAL OR PARTIAL ON - VACANCY SENSOR
C405 - 2.2.2 MANUAL LIGHT REDUCTION TO AT LEAST 50%
C405 - 2.2.3 MANUAL LIGHT CONTROL READILY ACCESSIBLE
C405 - 6.1 (ASHRAE 90.1, 8.4.2) CONTROL 50% OF RECEPTACLES

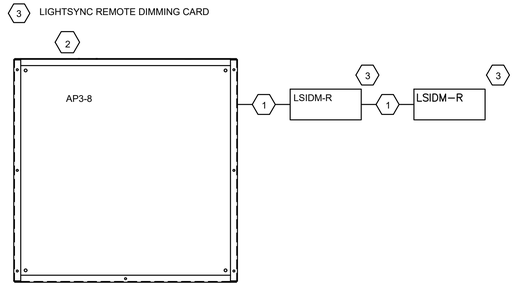


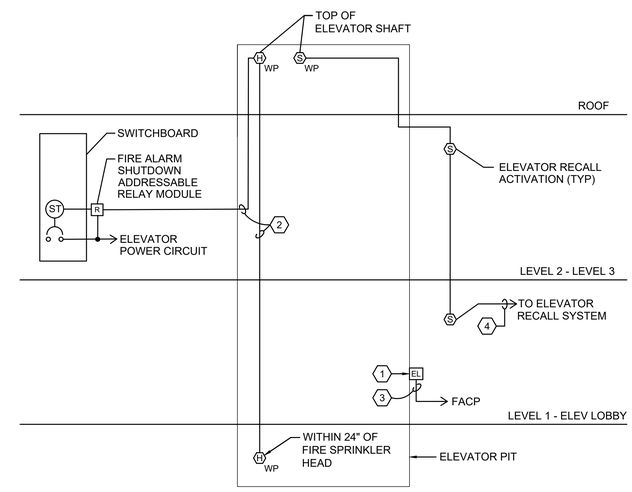
1 LIGHTING CONTROL PANEL - MEDIUM OFFICE LAYOUT
NOT TO SCALE

1 CAT-5 CABLE,

2 APPRENTICE 3 RELAY PANEL W/8-SR1 RELAYS

3 LIGHTSYNC REMOTE DIMMING CARD





2 Elevator Recall and Shut-Down Riser Diagram
NOT TO SCALE

ELEVATOR SHUT-DOWN GENERAL NOTES:

1. INSTALLATION MUST MEET ALL STATE OF FLORIDA AND CITY OF BONITA SPRINGS, FL ELEVATOR CODE REQUIREMENTS FOR A SPRINKLERED ELEVATOR SHAFT.
2. UPON INITIATION OF AN ELEVATOR LOBBY SMOKE DETECTOR ON ANY FLOOR, TOP OF SHAFT SIGNAL SHALL BE SENT TO THE ELEVATOR CONTROLLER TO RECALL THE ELEVATOR TO THE 1ST FLOOR. INITIATION OF THE LOBBY SMOKE DETECTOR ON THE 1ST FLOOR OR ELEVATOR PIT SHALL SEND A SIGNAL TO RECALL THE ELEVATOR TO THE CORRESPONDING FLOOR.
3. UPON INITIATION OF THE SMOKE DETECTOR IN THE ELEVATOR MACHINE ROOM, A SIGNAL SHALL BE SENT TO THE ELEVATOR CONTROLLER TO RECALL THE ELEVATOR TO THE 1ST FLOOR. IN ADDITION, THIS DETECTOR SHALL ALSO CAUSE THE 'DO NOT USE' ELEVATOR WARNING LIGHT TO FLASH.
4. UPON INITIATION OF THE HEAT DETECTOR AND FIRE PROTECTION SPRINKLER SUPERVISORY FLOW SWITCH IN THE ELEVATOR PIT, TOP OF SHAFT OR ELEVATOR MACHINE ROOM A SIGNAL SHALL BE SENT TO INTERRUPT POWER TO THE ELEVATOR CONTROLLER.
5. ALL SYSTEMS CONDUCTORS SHALL BE IN EMT CONDUIT, SIZES PER MANUFACTURER'S RECOMMENDATIONS.

ELEVATOR SHUT-DOWN KEYNOTES:

1 ELEVATOR WARNING LIGHT WITH ENGRAVED 'DO NOT USE'. LOCATE IN ELEVATOR LOBBY ADJACENT TO ELEVATOR CALL BUTTON. COORDINATE INTERFACE CONNECTION WITH ELEVATOR MANUFACTURER.

2 2 #12 THWN/THHN CU, 1 #12 EGC THWN/THHN CU IN 3/4" C.

3 2 #14 THWN/THHN CU IN 3/4" C.

4 2 #14 THWN/THHN CU IN 3/4" C TO ELEVATOR CONTROL PANEL (ELEVATOR RECALL SYSTEM) VIA ADDRESSABLE RELAY MODULES AND/OR MONITORING DEVICE(S).

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consultant:

revisions:

SARA'S STUDIO

EXISTING BLDG ALTERATION

1009 4TH AVE WEST
BRADENTON, FL 34205

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sheet title:

DETAILS

PERMIT DOCUMENTS

date: 03.20.2023
drawn by: TJS
project no.: 220517
sheet no.:

E504

COM*check* Software Version COMcheckWeb
Interior Lighting Compliance Certificate

Project Information

Energy Code: 2020 Florida Building Code, Energy Conservation
Project Title: 19-223-FL Sara Studio
Project Type: Alteration

Construction Site:
1009 4th Ave W
Bradenton, Florida 34205

Owner/Agent:
BWAS Design
1201 6th Ave W Suite 100
Bradenton, Florida 34205
662-415-2933

Designer/Contractor:

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts
1-1st Floor (Exercise Center)	4669	0.65	3035
2-2nd Floor (Exercise Center)	4665	0.65	3032
3-3rd Floor (Exercise Center)	4665	0.65	3032
		Total Allowed Watts =	9099

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
1st Floor (Exercise Center, 4669 sq.ft.)				
LED: A1: Other:	1	43	37	1600
LED: B2: Other:	1	3	66	198
LED: C1: Other:	1	4	37	149
LED: D1: Other:	1	22	20	440
LED: EM: Other:	1	21	2	42
LED: X: Other:	1	10	2	20
2nd Floor (Exercise Center, 4665 sq.ft.)				
LED: A1: Other:	1	10	37	372
LED: B2: Other:	1	32	66	2112
LED: C1: Other:	1	4	37	149
LED: D1: Other:	1	4	20	80
LED: EM: Other:	1	13	2	26
LED: X: Other:	1	8	2	16
3rd Floor (Exercise Center, 4665 sq.ft.)				
LED: A1: Other:	1	7	37	260
LED: B2: Other:	1	29	66	1914
LED: C1: Other:	1	4	37	149
LED: D1: Other:	1	4	20	80
LED: EM: Other:	1	11	2	22
LED: X: Other:	1	5	2	10
		Total Proposed Watts =		7638

Interior Lighting PASSES

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2020 Florida Building Code, Energy Conservation requirements in COM*check* Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title Signature Date

COM*check* Software Version COMcheckWeb
Inspection Checklist

Energy Code: 2020 Florida Building Code, Energy Conservation

Requirements: 100.0% were addressed directly in the COM*check* software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR4][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.2.2 [EL22][1]	Spaces required to have light-reduction controls have a manual control that allows the occupant to reduce the connected lighting load in a reasonably uniform illumination pattern >= 50 percent.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.1, C405.2.1.1 [EL18][1]	Occupancy sensors installed in classrooms/lecture/training rooms, conference/meeting/multipurpose rooms, copy/print rooms, lounges/breakrooms, enclosed offices, open plan office areas, restrooms, storage rooms, locker rooms, warehouse storage areas, and other spaces <= 300 sqft that are enclosed by floor-to-ceiling height partitions. Reference section language C405.2.1.2 for control function in warehouses and section C405.2.1.3 for open plan office spaces.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.1.2 [EL19][1]	Occupancy sensors control function in warehouses: In warehouses, the lighting in aisleways and open areas is controlled with occupant sensors that automatically reduce lighting power by 50% or more when the areas are unoccupied. The occupant sensors control lighting in each aisleway independently and do not control lighting beyond the aisleway being controlled by the sensor.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.2.1.3 [EL20][1]	Occupant sensor control function in open plan office areas: Occupant sensor controls in open office spaces >= 300 sq.ft. have controls 1) configured so that general lighting can be controlled separately in control zones with floor areas <= 600 sq.ft. within the space, 2) automatically turn off general lighting in all control zones within 20 minutes after all occupants have left the space, 3) are configured so that general lighting power in each control zone is reduced by >= 80% of the full zone general lighting power within 20 minutes of all occupants leaving that control zone, and 4) are configured such that any daylight responsive control will activate space general lighting or control zone general lighting only when occupancy for the same area is detected.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.2, C405.2.2.1, C405.2.2.2 [EL21][2]	Each area not served by occupancy sensors (per C405.2.1) have time-switch controls and functions detailed in sections C405.2.2.1 and C405.2.2.2.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.3, C405.2.3.1, C405.2.3.2 [EL23][2]	Daylight zones provided with individual controls that control the lights independent of general area lighting. See code section C405.2.3 Daylight-responsive controls for applicable spaces, C405.2.3.1 Daylight responsive control function and section C405.2.3.2 Sidelit zone.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.2.4 [EL26][1]	Separate lighting control devices for specific uses installed per approved lighting plans. 1. Display and accent lighting, lighting in display cases, supplemental task lighting and lighting equipment for sale shall have occupancy sensor control. 2) Sleeping units shall have auto off controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.6 [EL26][2]	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.6.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.7 [EL27][2]	Electric motors meet the minimum efficiency requirements of Tables C405.7(1) through C405.7(4). Efficiency verified through certification under an approved certification program or the equipment efficiency ratings shall be provided by motor manufacturer (where certification programs do not exist).	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.8.2, C405.8.2.1 [EL28][2]	Escalators and moving walks comply with ASME A17.1/CSA B44 and have automatic controls configured to reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.5.3 [EL29][2]	Total voltage drop across the combination of feeders and branch circuits <= 5%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C408.2.5.2 [FI17][1]	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.3.2 [FI18][1]	Interior installed lamp and fixture lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Interior Lighting fixture schedule for values.*
C408.1.1 [FI57][1]	Building operations and maintenance documents will be provided to the owner. Documents will cover manufacturers' information, specifications, recommendations, programming procedures and means of illustrating to owner how building, equipment and systems are intended to be installed, maintained, and operated. Regular maintenance actions shall be clearly stated on accessible label.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C408.3 [FI33][1]	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

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consultant:

revisions:

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sheet title:

ENERGY COMPLIANCE

PERMIT DOCUMENTS

date: 03.20.2023
drawn by: TJS
project no.: 220517
sheet no.:

E600

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61G15 FAC COMPLIANCE NOTES

NOTE: THESE DOCUMENTS ARE PERFORMANCE CRITERIA DOCUMENTS INTENDED TO CONVEY DESIGN INTENT OF THE ENGINEER OF RECORD IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE CODE 61G15-32. THE DESIGN OF THE FIRE SUPPRESSION SYSTEM SHALL BE BY THE SPRINKLER CONTRACTOR AS OUTLINED BY STATE ORDINANCES. SYSTEM DESIGN SHALL BE COORDINATED WITH OTHER TRADES, BUILDING STRUCTURE, ETC AND SHALL BE SUBMITTED FOR PERMIT AND FIRE MARSHAL APPROVAL. PREPARE AND SUBMIT FIRE SPRINKLER LAYOUT DRAWINGS AND CALCULATIONS IN ACCORDANCE WITH NFPA 13, PREVAILING CODES AND FAC 61G15-32.

61G15-32.003

(1) SCOPE OF WORK:

PROVIDE AUTOMATIC FIRE SUPPRESSION SYSTEMS FOR COMPLETE PROTECTION OF A RENOVATED 3-STORY BUILDING, BUSINESS OCCUPANCY.

(2) ACCEPTANCE TEST CRITERIA:

SHALL BE PERFORMED IN ACCORDANCE WITH NFPA-13 (2016), CHAPTER 24 AND AS REQUIRED BY THE AHJ. CONTRACTOR SHALL:

ABOVEGROUND:

a. NOTIFY AHJ AND OWNER OF THE TIME AND DATE THAT TESTING WILL BE PERFORMED.
b. PERFORM HYDROSTATIC TEST AT 200 PSI FOR 2 HOURS MINIMUM WITHOUT PRESSURE LOSS. ANY TEST BLANKS REQUIRED FOR HYDROSTATIC TESTING OF PORTIONS OF THE SYSTEM SHALL BE REMOVED AFTER COMPLETION OF TESTING. BLANKS SHALL BE NUMBERED AND THE CONTRACTOR SHALL HAVE A RECORD KEEPING METHOD ENSURING THEIR REMOVAL AFTER WORK IS COMPLETED.
c. PERFORM WATER FLOW TEST OF WATER FLOW DETECTING DEVICES, INCLUDING THE ASSOCIATED ALARM CIRCUIT, THROUGH THE INSPECTOR'S TEST CONNECTION.
d. PERFORM OPERATIONAL TEST OF CONTROL VALVES, INCLUDING THE ASSOCIATED TAMPER SWITCH ALARM CIRCUIT.
e. PERFORM MAIN DRAIN VALVE TEST. RECORD STATIC AND RESIDUAL PRESSURE ON CONTRACTOR'S MATERIAL AND TEST CERTIFICATE.
f. PERFORM BACKFLOW PREVENTER FORWARD FLOW TEST. THE MINIMUM FLOW RATE SHALL BE THE SYSTEM DEMAND.
g. COMPLETE AND SIGN CONTRACTOR'S MATERIAL AND TEST CERTIFICATE AND PROVIDE AHJ AND OWNER WITH COPIES.
h. REMOVE ALL CAPS AND STRAPS PRIOR TO PLACING THE SPRINKLER SYSTEM IN SERVICE.

UNDERGROUND:

a. NOTIFY AHJ AND OWNER OF THE TIME AND DATE THAT TESTING WILL BE PERFORMED.
b. FLUSH WATER PIPING FROM THE WATER SUPPLY TO THE SYSTEM RISER IN ACCORDANCE WITH NFPA 24, 10.10.2.1. LEAD-IN CONNECTIONS TO THE SYSTEM RISER SHALL BE COMPLETELY FLUSHED BEFORE THE CONNECTION IS MADE TO DOWNSTREAM FIRE PROTECTION PIPING.
c. ALL PIPING AND ATTACHED APPURTENANCES SUBJECT TO SYSTEM WORKING PRESSURE SHALL BE HYDROSTATICALLY TESTED AT 200 PSI OR 50 PSI IN EXCESS OF THE SYSTEM WORKING PRESSURE, WHICHEVER IS GREATER, AND SHALL MAINTAIN THAT PRESSURE AT +- 5PSI FOR 2 HOURS. PRESSURE DROP SHALL BE DETERMINED BY A DROP IN GAUGE PRESSURE OR VISUAL LEAKAGE. THE TEST PRESSURE SHALL BE READ FROM ONE OF THE FOLLOWING, LOCATED AT THE LOWEST ELEVATION OF THE SYSTEM OR THE PORTION OF THE SYSTEM BEING TESTED:

(i) A GAUGE LOCATED AT ONE OF THE HYDRANT OUTLETS.
(ii) A GAUGE LOCATED AT THE LOWEST POINT WHERE NO HYDRANTS ARE PROVIDED.

THE TRENCH SHALL BE BACKFILLED BETWEEN JOINTS BEFORE TESTING TO PREVENT MOVEMENT OF PIPE.

WHERE ADDITIONAL WATER IS ADDED TO MAINTAIN THE REQUIRED TEST PRESSURE, THE AMOUNT OF WATER SHALL BE MEASURED AND SHALL NOT EXCEED THE LIMITS INDICATED IN NFPA 24, TABLE 10.10.2.2.6. IF QUANTITY OF WATER EXCEEDS INDICATED LIMITS, REPAIR LEAKING JOINTS AND RETEST AS NECESSARY UNTIL ALL SYSTEMS HAVE BEEN TESTED AND PASS ACCEPTANCE REQUIREMENTS.

d. OPERATING TESTS SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 24, 10.10.2.4. HYDRANTS SHALL BE FULLY OPENED AND CLOSED UNDER SYSTEM WORKING PRESSURE. ALL CONTROL VALVES SHALL BE FULLY CLOSED AND OPENED UNDER SYSTEM WORKING PRESSURE TO ENSURE PROPER OPERATION.
e. COMPLETE AND SIGN CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING AND PROVIDE AHJ AND OWNER WITH COPIES.

(3) HAZARD CLASSIFICATION:

LIGHT HAZARD AT INIDCATED LOCATIONS
ORDINARY HAZARD GROUP II AT INDICATED LOCATIONS

(4) STANDARDS TO BE APPLIED:

7TH EDITION (2020) FLORIDA BUILDING CODE, 7TH EDITION (2020) FLORIDA FIRE PREVENTION CODE, NFPA-13 (2016 EDITION), NFPA-24 (2016 EDITION).

(5) STRUCTURAL SUPPORT AND STRUCTURAL OPENINGS:

THE FACILITY STRUCTURE HAS BEEN DESIGNED TO ACCOMMODATE THE SUPPORT OF THE FIRE SUPPRESSION SYSTEM. THE WORST CASE ANTICIPATED LOAD IS FOR SUSPENDED 6" WATER FILLED SCHEDULE 10 STEEL PIPE (11.79 LBS PER FOOT OF PIPE), PLUS 250 LBS WITH A MAXIMUM HANGER DISTANCE OF 15 FEET. CALCULATED WORST CASE LOAD AT HANGER CONNECTION IS 338.4 LBS.

(6) FIRE ALARM SYSTEM:

REFER TO ELECTRICAL DOCUMENTS FOR ALARMING REQUIREMENTS.

61G15-32.004 (2)

(A) POINT OF SERVICE:

THE FIRE PROTECTION SYSTEM IS SERVED BY A NEW FIRE MAIN CONNECTED TO THE MUNICIPAL WATER SUPPLY. SEE FP1.1 AND CIVIL DRAWINGS.

(B) APPLICABLE NFPA STANDARDS TO BE APPLIED:

NFPA-13 (2016 EDITION), NFPA 24 (2016 EDITION),
FLORIDA FIRE PREVENTION CODE (7TH EDITION).

(C) CLASSIFICATION OF HAZARD OCCUPANCY FOR EACH ROOM OR AREA:

LIGHT HAZARD: SECURITY OFFICE AND RESTROOMS.
ORDINARY HAZARD GROUP II: ALL OTHER AREAS.

(D) DESIGN APPROACH:

LIGHT HAZARD:

PROVIDE COMPLETE SPRINKLER COVERAGE IN INDICATED AREAS WITH QUICK RESPONSE STANDARD SPRAY SPRINKLERS. SPRINKLERS IN LIGHT HAZARD AREAS SHALL NOT EXCEED 225 SqFt SPACING. SYSTEM DESIGN SHALL UTILIZE DENSITY/AREA METHOD WITH MINIMUM .10 GPM/SQ. FT. OVER THE MOST HYDRAULICALLY REMOTE 1500 SQ.FT.

ORDINARY HAZARD GROUP II:

PROVIDE COMPLETE SPRINKLER COVERAGE IN INDICATED AREAS WITH QUICK RESPONSE STANDARD SPRAY SPRINKLERS. SPRINKLERS IN ORDINARY HAZARD AREAS SHALL NOT EXCEED 130 SqFt SPACING. SYSTEM DESIGN SHALL UTILIZE DENSITY/AREA METHOD WITH MINIMUM .20 GPM/SQ. FT. OVER THE MOST HYDRAULICALLY REMOTE 1500 SQ.FT.

(E) CHARACTERISTICS OF THE WATER SUPPLY TO BE USED:

THE PROPERTY FIRE MAIN IS A 8" DEDICATED FIRE MAIN. THE PROPERTY FIRE MAIN CONNECTS TO AN EXISTING DEAD END 10" WATER MAIN FED FROM A 10" CIRCULATING ON UNIVERSITY AVE, EAST OF THE PROPERTY. THE BUILDING POINT OF SERVICE TO THE CONNECTION TO THE 10" DEAD END MAIN IS APPROXIMATELY 20 FEET. SEE FP1.0 AND CIVIL DRAWINGS.
THE MUNICIPAL WATER SUPPLY IS DEEMED RELIABLE TO MEET THE MINIMUM 60 MINUTE DURATION FOR THE MOST HYDRAULICALLY DEMANDING AREA.

(F) FLOW TEST DATA:

SEE TEST DATA ON THIS SHEET.

(G) VALVING AND ALARM REQUIREMENTS TO MINIMIZE POTENTIAL FOR IMPAIRMENTS AND UNRECOGNIZED FLOW OF WATER:

THE FIRE SPRINKLER RISER AND BACKFLOW PREVENTER FOR THIS BUILDING SHALL BE EQUIPPED WITH EQUIPMENT THAT WILL MINIMIZE THE POTENTIAL FOR SYSTEM IMPAIRMENT OR WATER FLOW BY MONITORED ELECTRONIC SIGNALING DEVICES.

(H) MICROBIOLOGICAL INDUCED CORROSION (M.I.C):

WATER SOURCE IS FROM EXISTING PUBLIC UTILITY WATER MAIN. THERE ARE NO KNOWN CONDITIONS PRESENT THAT CONTRIBUTE TO MICROBIOLOGICAL CORROSION (M.I.C.).

(I) BACKFLOW PREVENTION AND METERING SPECIFICATIONS:

A BACKFLOW PREVENTION DEVICE ASSEMBLY, MEETING THE REQUIREMENTS OF THE LOCAL WATER PURVEYOR, SHALL BE PROVIDED ON SITE TO PROTECT THE MUNICIPAL WATER SUPPLY FROM CROSS CONTAMINATION. SEE FP1.1 AND CIVIL DRAWINGS FOR BACKFLOW PREVENTER LOCATION. BACKFLOW PREVENTER SHALL BE A LISTED DOUBLE DETECTOR CHECK ASSEMBLY, WILKINS MODEL 450DA. MAXIMUM DEVICE PRESSURE DROP IS 9.5 PSI.

(J) QUALITY AND PERFORMANCE SPECIFICATIONS OF ALL YARD AND INTERIOR FIRE PROTECTION COMPONENTS:

ALL FIRE PROTECTION EQUIPMENT SHALL BE UL LISTED AND/OR FM APPROVED.

(K) FIRE PUMP

THE MUNICIPAL WATER SUPPLY PRESSURE IS ADEQUATE TO MEET THE FIRE SUPPRESSION SYSTEM OPERATIONAL REQUIREMENTS WITHOUT NEED OF A FIRE PUMP.

(L) STORAGE TANK

THE MUNICIPAL WATER SUPPLY CAPACITY IS ADEQUATE TO MEET THE FIRE SUPPRESSION SYSTEM OPERATIONAL REQUIREMENTS WITHOUT NEED OF A STORAGE TANK.

FIRE PROTECTION DESIGN CRITERIA

DESIGN CRITERIA:

THE FOLLOWING PUBLICATIONS SHALL BE USED AS A REFERENCE FOR DESIGN OF THE FIRE SUPPRESSION SYSTEM(S) ON THIS PROJECT.

1. FLORIDA FIRE PREVENTION CODE - 7th EDITION, 2020
2. FLORIDA ADMINISTRATIVE CODE 61G15-32.
3. FLORIDA BUILDING CODE - 7th EDITION, 2020
4. NFPA 13, INSTALLATION OF SPRINKLER SYSTEMS - 2016 EDITION
5. NFPA 24, PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES - 2016 EDITION

ENTIRE BUILDING EXCEPT AS NOTED

HAZARD CLASSIFICATION:	LIGHT HAZARD
SYSTEM TYPE:	WET PIPE
DESIGN DENSITY:	.10 GPM/SQ. FT.
HYDRAULIC REMOTE AREA:	1,500 SQ. FT.
SPRINKLER ORIFICE SIZE:	1/2"
DURATION OF SUPPLY:	30 MIN.
MAXIMUM COVERAGE/SPRINKLER HEAD:	225 SQ. FT.
HOSE STREAM ALLOWANCE:	100 GPM

MECHANICAL, ELECTRICAL, STORAGE ROOMS AND SIMILAR AREAS

HAZARD CLASSIFICATION:	ORDINARY HAZARD GROUP I
SYSTEM TYPE:	WET PIPE
DESIGN DENSITY:	.15 GPM/SQ. FT.
HYDRAULIC REMOTE AREA:	1,500 SQ. FT.
SPRINKLER ORIFICE SIZE:	1/2"
DURATION OF SUPPLY:	60 MIN.
MAXIMUM COVERAGE/SPRINKLER HEAD:	130 SQ. FT.
HOSE STREAM ALLOWANCE:	250 GPM

STANDPIPE SYSTEM:

SYSTEM DESCRIPTION:	MANUAL WET (CLASS I - COMBINED)
HYDRAULIC DESIGN CRITERIA:	HYDRAULIC CALCULATIONS AND PIPE SIZES FOR EACH STANDPIPE SHALL BE BASED ON PROVIDING 250 GPM AT THE HYDRAULICALY MOST REMOTE TWO HOSE CONNECTIONS ON THE MOST REMOTE STANDPIPE AND 250 GPM FROM THE MOST REMOTE HOSE CONNECTION ON EACH ADDITIONAL STANDPIPE AT A MINIMUM RESIDUAL PRESSURE OF 100 PSI AT THE HOSE VALVE OUTLET. ASSUME A FIXED PRESSURE LOSS OF 5 PSI ACROSS THE HOSE VALVE, WHICH EQUATES TO AN INLET RESIDUAL PRESSURE TO THE HOSE VALVE OF 105 PSI.

FIRE SPRINKLER SCHEDULE

SYMBOL	ORF	TEMP	RESPONSE	K-FAC	FINISH	MODEL	STYLE	TRIM	MFG.
○	3/4"	155°	QUICK	11	BRASS	V2704	UPRIGHT	N/A	VICTAULIC
●	1/2"	155°	QUICK	5.6	BRASS	V3802	PENDENT - CONCEALED	WHITE	VICTAULIC

FIRE PROTECTION GENERAL NOTES

1. THE FIRE PROTECTION SYSTEMS SHALL COMPLY WITH THE ABOVE REFERENCED NFPA STANDARDS AND THE STATE OF FLORIDA FIRE PREVENTION CODE.
2. FINAL SYSTEM ACCEPTANCE AND APPROVAL SHALL BE CONDUCTED BY LOCAL FIRE MARSHAL AND ARCHITECT/ENGINEER.
3. CONTRACTOR'S SPRINKLER SYSTEM LAYOUT (SHOP DRAWINGS), HYDRAULIC CALCULATIONS AND MATERIAL DATA SHALL BE SUBMITTED TO THE ARCHITECT AND COLLIER COUNTY GROWTH MANAGEMENT / BUILDING REVIEW & INSPECTIONS FOR REVIEW AND APPROVAL PRIOR TO SYSTEM INSTALLATION.
4. THE FIRE PROTECTION SYSTEM DESIGN SHALL BE A DELEGATED DESIGN IN ACCORDANCE WITH FAC 61G15-32. SEE 61G15-32 COMPLIANCE NOTES.
5. SEE ARCHITECTURAL REFLECTED CEILING PLANS FOR CEILING TYPES, HEIGHTS AND ALL ASSOCIATED DATA.
6. PROVIDE FIRE UL LISTED STOP ASSEMBLIES FOR ALL PENETRATIONS OF SMOKE/FIRE WALLS, CEILINGS AND FLOORS. FIRE STOP ASSEMBLIES SHALL MEET ASTM E-814. MATERIALS USED WITH CPVC PIPING SHALL BE SPECIFICALLY LISTED FOR USE WITH CPVC BY THE MANUFACTURER.
7. ALL DRAIN PIPING AND FITTINGS SHALL BE GALVANIZED BOTH INSIDE AND OUTSIDE.
8. INSTALL ADDITIONAL SPRINKLERS UNDER ALL EXPOSED DUCTWORK OR OBSTRUCTIONS EXCEEDING 48" IN WIDTH. PROVIDE ADDITIONAL SPRINKLERS AS REQUIRED FOR PROPER COVERAGE OF OBSTRUCTIONS IN ACCORDANCE WITH APPLICABLE NFPA CRITERIA.
9. ALL SPRINKLER HEADS INSTALLED WITHIN MECHANICAL ROOMS, STORAGE ROOMS, JANITORS CLOSETS OR AREAS SUBJECT TO MECHANICAL INJURY SHALL BE PROTECTED WITH LISTED GUARDS.
10. COORDINATE PIPE ROUTING WITH DUCT ROUTING, EQUIPMENT LOCATIONS, ELECTRICAL INSTALLATIONS AND BUILDING STRUCTURAL MEMBERS. DO NOT ROUTE PIPING OVER ELECTRICAL PANELS. PIPING ROUTED OVER ELECTRICAL PANELS SHALL BE REROUTED AT NO ADDITIONAL COST.
12. PROVIDE TAMPER SWITCHES ON ALL CONTROL VALVES.
13. SLOPE ALL PIPING TO THE SYSTEM MAIN DRAIN AS REQUIRED TO INSURE PROPER DRAINAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL PIPING IS DRAINABLE. ADDITIONAL DRAINS AND PLUGS SHALL BE INSTALLED WHERE REQUIRED TO COMPLY WITH THE ABOVE REFERENCED CODES.
14. ALL ROLL GROOVED AND CUT GROOVED COUPLINGS AND FITTINGS SHALL BE PROVIDED BY A SINGLE MANUFACTURER.
15. SPRINKLERS SHALL BE CENTERED IN CEILING TILES IN AREAS WITH LAY-IN TILES AND VISUALLY ALIGNED IN AREAS WITH SMOOTH CEILINGS.
16. THIS BUILDINGS STRUCTURAL SYSTEM HAS BEEN DESIGNED TO SUPPORT THE ADDITIONAL WEIGHT ASSOCIATED WITH THE SPRINKLER SYSTEM.
17. PROVIDE A PERMANENTLY ATTACHED NAME TAG TO THE RISER OR FLOOR CONTROL VALVE STATING THE REQUIRED DESIGN CRITERIA FOR EACH HYDRAULICALLY DESIGNED SYSTEM AND AREA SERVED.
18. COORDINATE PIPING WITH ALL ELECTRICAL EQUIPMENT (PANELS, TRANSFORMERS, ETC.) PRIOR TO ANY INSTALLATION. DO NOT ROUTE ANY PIPING OVER ANY ELECTRICAL PANELS UNDER ANY CIRCUMSTANCES. ANY PIPING RUN OVER PANELS SHALL BE REROUTED AT NO ADDITIONAL COST.
20. THROUGH PENETRATIONS OF FIRE RESISTANCE RATED HORIZONTAL ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED THROUGH-PENETRATION FIRESTOP SYSTEM INSTALLED AND TESTED IN ACCORDANCE WITH ASTM E 814 OR UL 1479, WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WATER (2.49 PA). THE SYSTEM SHALL HAVE AN F RATING/T RATING OF NOT LESS THAN 1 HOUR BUT NOT LESS THAN THE REQUIRED RATING OF THE FLOOR PENETRATED. SEE ARCHITECTURAL DRAWINGS FOR RATED ASSEMBLY LOCATIONS, RATINGS AND DETAILS.

EXCEPTIONS:
A. FLOOR PENETRATIONS CONTAINED AND LOCATED WITHIN THE CAVITY OF A WALL ABOVE THE FLOOR OR BELOW THE FLOOR DO NOT REQUIRE A T RATING.

21. SPRINKLERS SHALL BE PROVIDED IN THE BASE OF HYDRAULIC ELEVATOR SHAFTS.
22. AREAS WITHOUT CEILINGS SHALL BE PROVIDED WITH UPRIGHT BRASS SPRINKLERS. FINISHED SPACES WITH CEILINGS, INCLUDING IN FRONT OF ALL ELEVATORS ON ALL FLOORS, SHALL BE PROVIDED WITH CONCEALED SPRINKLERS, WHITE FINISH. SPRINKLERS SHALL BE QUICK RESPONSE, STANDARD SPRAY TYPE WITH TEMPERATURE RATINGS IN ACCORDANCE WITH NFPA 13.
23. SPRINKLER PIPING SHALL NOT BE HUNG FROM THE BOTTOM CORD OF TRUSSES.
24. EACH FLOOR SHALL BE ZONED SEPARATELY WITH A FLOOR CONTROL VALVE ASSEMBLY. SEE DETAIL.
25. THROUGH PENETRATIONS OF FIRE RESISTANCE RATED HORIZONTAL ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED THROUGH-PENETRATION FIRESTOP SYSTEM INSTALLED AND TESTED IN ACCORDANCE WITH ASTM E 814 OR UL 1479, WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WATER (2.49 PA). THE SYSTEM SHALL HAVE AN F RATING/T RATING OF NOT LESS THAN 1 HOUR BUT NOT LESS THAN THE REQUIRED RATING OF THE FLOOR PENETRATED. SEE ARCHITECTURAL DRAWINGS FOR RATED ASSEMBLY LOCATIONS, RATINGS AND DETAILS.

EXCEPTIONS:
FLOOR PENETRATIONS CONTAINED AND LOCATED WITHIN THE CAVITY OF A WALL ABOVE THE FLOOR OR BELOW THE FLOOR DO NOT REQUIRE A T RATING.

26. SPRINKLER MAINS AND BRANCHES TO BE COORDINATED WITH HVAC DUCTS. HVAC DUCTS TO BE HELD AS TIGHT TO BOTTOM OF DECK AS POSSIBLE.
27. ALL VALUE ENGINEERING OR DEVIATIONS FROM THE CONTRACT DOCUMENTS SHALL BE SUBMITTED IN WRITING TO THE DESIGN TEAM OR APPROVAL ANY COST OCCURED AS A RESULT OF ANY DEVIAITONS FROM THE BASIS OF DESIGN INDICATED IN THE CONTRACT DOCUMENTS (E.G. FIRE PROTECTION MODIFICATIONS TO ACCOMMODATE ALTERNATE EQUIPMENT SELECTIONS, DESIGN RELATED EXPENSES FOR REQUIRED DRAWING MODIFICATIONS, ETC.) SHALL BE SOLE RESPONSIBILITY OF THE CONTRACTOR. NO INCREASE IN CONTRACT COST WILL BE GRANTED UNLESS BORNE BY AND APPROVED IN WRITING BY THE OWNER. CONTRACT DOCUMENTS ARE DEFINED TO INCLUDE ALL DISCIPLINES AND DIVISIONS OF THE CONTRACT.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANTHONY LUKASZ, PE. ON THE DATE ADJACENT TO THE SEAL USING A SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FIRE PROTECTION LEGEND

SYMBOL	DESCRIPTION
OR	- CONTROL VALVE W/TAMPER SWITCH
	- CHECK VALVE
	- FLOW SWITCH
FDC	- FIRE DEPARTMENT CONNECTION
PIV	- POST INDICATOR VALVE W/TAMPER SWITCH
FDV	- STANDPIPE WITH FIRE DEPARTMENT VALVE
	- SPRINKLER AND DRAIN RISER
	- BACKFLOW PREVENTOR W/TAMPER SWITCHES
	- ROOF MANIFOLD
SP	- SPRINKLER SYSTEM PIPING
F	- FIRE MAIN PIPING
F.C.	- FLUSHING CONNECTION
1	- REVISION REFERENCE
	- POINT OF DEMOLITION EXTENTS
	- POINT OF CONNECTION TO EXISTING
1 P-1	- ENLARGED PLAN REFERENCE: TOP-PLAN#, BOTTOM-DRAWING# SHOWN ON

FLOW TEST DATA

TEST DATA:	FLOW HYDRANT: 1-023
HYDRANT LOCATION:	401-10TH STREET WEST
STATIC PRESSURE:	51 PSI
RESIDUAL PRESSURE:	37 PSI
FLOW:	1060 GPM
FIRE FLOW @ 20 PSI RESIDUAL:	1481 GPM
TEST CONDUCTED BY:	CITY OF BRADENTON FIRE DEPARTMENT
DATE:	03/09/2020
TIME:	10:32 AM

WATER SUPPLY NOTES:

1. THERE HAVE BEEN NO REPORTED CASES OF M.I.C.

bwas design pllc
ARCHITECTURE
PLANNING
INTERIORS
DESIGN-BUILD

STREET ADDRESS:
1201 6TH AVE W, SUITE 100
BRADENTON, FL 34205

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seal:

ANTHONY LUKASZ
LICENSE
No. 94249
STATE OF FLORIDA
PROFESSIONAL ENGINEER

"TO THE BEST OF THE ARCHITECTS OR ENGINEERS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 553 AND 663 OF THE FLORIDA STATUTES"

consultant:

revisions:

SARA'S STUDIO

EXISTING BLDG ALTERATION

1009 4TH AVE WEST
BRADENTON, FL 34205

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LEGENDS & GENERAL NOTES

PERMIT DOCUMENTS

date: 03.20.2023

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FP001

FIRE PROTECTION SPECIFICATIONS

FIRE PROTECTION SPECIFICATIONS

PART 1 - GENERAL

1.01 SUMMARY

A. GENERAL: PROVIDE THE FIRE PROTECTION SYSTEMS INDICATED ON THE DRAWINGS AND WITHIN THIS SPECIFICATION SECTION.

1.02 SUBMITTAL

A. MANUFACTURERS LITERATURE: PROVIDE DIMENSIONAL OUTLINE DRAWING, PRODUCT DATA, AND VERIFICATION OF UL/FM APPROVAL FOR ALL FIRE PROTECTION EQUIPMENT AND PRODUCTS.

B. PIPING SHOP DRAWINGS: SUBMIT 1/8" SCALE PIPING SHOP. SHOP DRAWINGS SHALL INCLUDE AT A MINIMUM, A SITE PLAN, SPRINKLER PIPING CUT LENGTHS, OFFSETS, FITTINGS AND DEVICES, ELEVATIONS, HANGER LOCATIONS, SPRINKLER HEAD COUNT BY TYPE, ELEVATION SECTIONS AND OTHER INSTALLATION INFORMATION.

C. SUBMIT HYDRAULIC CALCULATIONS PROVING THE VIABILITY OF THE MOST HYDRAULICALLY REMOTE AREA OF THE PROJECT. INDICATE HYDRAULIC REFERENCE POINTS AND SUBMIT COMPUTER ANALYZED NODAL CALCULATIONS IN BOTH TABULAR AND GRAPHICAL FORMATS. HYDRAULIC IMBALANCE SHALL NOT EXCEED 0.01 GPM AT ANY NODE, AND WATER VELOCITY SHALL NOT EXCEED 20 FEET PER SECOND. DEMONSTRATE COMPLIANCE WITH THE REQUIREMENTS OF NFPA-13 REGARDING DENSITY, AREA OF APPLICATION, SELECTION OF HYDRAULICALLY REMOTE AREAS, AND MAXIMUM COVERAGE PER SPRINKLER.

1.03 APPLICABLE STANDARDS

A. EDITIONS OF THE NFPA NATIONAL FIRE CODES (NFPA), OR THE LATEST REVISIONS OF THESE CODES AS ADOPTED BY THE AUTHORITY HAVING LAWFUL JURISDICTION, AS FOLLOWS:

1. NFPA - FIRE SPRINKLER SYSTEM: THE FIRE SPRINKLER PROTECTION SYSTEMS INSTALLATION, FLUSHING AND TESTING SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 13, AND 24.

B. UL/FM APPROVAL: ALL EQUIPMENT, PIPING, FITTINGS, VALVES, COUPLINGS, HANGERS AND DEVICES SHALL BE APPROVED BY UNDERWRITERS' LABORATORY (UL) AND FACTORY MUTUAL (FM) FOR USE IN FIRE PROTECTION SERVICE.

C. LICENSURE: THE FIRE PROTECTION SYSTEMS SHALL BE INSTALLED BY A STATE OF FLORIDA LICENSED FIRE PROTECTION CONTRACTOR.

PART 2 - PRODUCTS

2.01 MANUFACTURER

A. SINGLE MANUFACTURER: ALL ITEMS OF A SIMILAR TYPE (INCLUDES COUPLINGS, FITTINGS, VALVES, SPRINKLERS AND ACCESSORIES) SHALL BE BY THE SAME MANUFACTURER.

B. GROOVING TOOLS SHALL BE OF THE SAME MANUFACTURER AS THE GROOVED COMPONENTS FOR COMPATIBILITY AND QUALITY ASSURANCE.

2.02 SPRINKLERS

A. PROVIDE SPRINKLER HEADS OF PROPER TYPES, RATINGS, AND SPACINGS FOR THE AREAS INVOLVED. PROVIDE APPROPRIATE FINISHES COMPATIBLE WITH SPACE FINISHES BEING SERVED. ACCEPTABLE MANUFACTURERS: VIKING, GRINNELL, AUTOMATIC SPRINKLER, CENTRAL, STAR, VICTAULIC, AND RELIABLE.

B. GROOVED SPRINKLERS: ½" [DN25], ¾" [DN20], AND 1" [DN25] VICTAULIC GROOVED SPRINKLERS MAY BE USED IN LIEU OF THREADED SPRINKLERS TO PROVIDE A GROOVED MECHANICAL CONNECTION TO IGS™ GROOVED SPRINKLER OUTLETS USING THE INSTALLATION-READY™ STYLE V9 SPRINKLER COUPLING.

C. CORROSIVE ENVIRONMENTS: SPRINKLER FRAME AND THREADS SHALL BE COATED WITH A UL LISTED AND FM APPROVED ANIT-CORROSION COATING WITH A "SILVER / CHROME-LIKE" COLORING. BASIS OF DESIGN VICTAULIC VC-250 COATING.

D. SPARE FIRE SPRINKLER HEAD CABINET: PROVIDE SUFFICIENT SPARE SPRINKLER HEAD CABINETS TO STORE THE REQUIRED QUANTITIES OF SPRINKLER HEADS. STORAGE CABINETS SHALL BE RED GLASS, POLYESTER-COATED STEEL CONSTRUCTION. PROVIDE A MINIMUM OF SIX SPARE HEADS OF EACH TYPE AND EACH DIFFERENT TEMPERATURE RATING INSTALLED; PROVIDE 2 INSTALLATION TOOLS OR WRENCHES WITH EACH DIFFERENT TYPE OF SPRINKLER HEAD. CABINET SHALL HAVE CATCH-LOCK AND CONTINUOUS PIANO HINGE. LOCATE THE SPARE SPRINKLER HEAD CABINET AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

E. SPRINKLER CAGE GUARD: PROVIDE SPRINKLER HEAD OPEN-WIRE CAGE GUARD TO PROTECT THE SPRINKLER HEADS. CAGE WIRE SHALL BE CADMIUM-PLATED STEEL. INSTALL CAGE GUARD IN MECHANICAL ROOMS, ELECTRICAL ROOMS, ELEVATOR SHAFT PITS, STORAGE ROOMS.

2.03 PIPE AND FITTINGS

A. ABOVE GROUND PIPE AND FITTINGS: STEEL

1. ABOVE SLAB PIPING SHALL BE SCHEDULE 40 BLACK STEEL PIPE WHEN THREADING AND SCHEDULE 10 BLACK STEEL WHEN GROOVING CONFORMING TO ASTM A135 OR ASTM A53 (2" AND SMALLER), AND SCHEDULE 10, ASTM A135 (2-1/2" AND LARGER).

2. BELOW SLAB AND BELOW GRADE PIPING AT THE SERVICE ENTRY SHALL BE CEMENT LINED DUCTILE IRON PIPE WITH RESTRAINED JOINTS OR UL/FM APPROVED TYPE 304 STAINLESS STEEL SINGLE EXTENDED 90 DEGREE FITTING FIRE RISER (AMES FIRE & WATERWORKS OR EQUAL).

3. DRY PIPE SPRINKLER SYSTEM PIPING SHALL BE HOT DIPPED GALVANIZED STEEL.

4. CAST IRON FITTINGS:

- CAST IRON THREADED FITTINGS, ANSI B16.4 CLASS 125.
- CAST IRON FLANGED FITTINGS, ANSI B16.1 CLASS 125.
- MECHANICAL JOINT, GROOVED COUPLINGS, AS MANUFACTURED BY VICTAULIC, ANVIL, S.P. FITTINGS (STAR) OR CENTRAL. ALL GROOVE COUPLINGS AND FITTINGS SHALL BE FURNISHED BY A SINGLE MANUFACTURER.
- SYSTEM PRESSURES EXCEEDING 175 PSI SHALL HAVE CAST IRON THREADED FITTINGS, GROOVE COUPLINGS AND FLANGED FITTINGS, CLASS 250 RATED FOR A MINIMUM 400 PSI.

5. PIPING FOR DRAINAGE SYSTEMS SHALL BE SCHEDULE 40 OR 10 GALVANIZED STEEL PIPE, ASTM A795 OR A135 WITH GALVANIZED THREADED FITTINGS, ANSI B16.4, GALVANIZED COATED, BOTH INTERIOR AND EXTERIOR OF PIPE AND FITTINGS.

B. GROOVED COUPLINGS

1. SHALL BE UL LISTED AND FM APPROVED WITH A MAXIMUM WORKING PRESSURE OF 365PSI [2516 KPA].

2. SHALL BE CAST DUCTILE IRON CONFORMING TO ASTM A-536, GRADE 65-45-12.

3. GASKET SHALL BE PRESSURE-RESPONSIVE GRADE "E" EPDM (TYPE A) PRE-LUBEDCATED, UL LISTED AND FM APPROVED FOR CONTINUOUS USE IN WET OR DRY FIRE PROTETION SYSTEMS.

4. RIGID TYPE - SHALL BE INSTALLATION READY™ DESIGNED FOR DIRECT "STAB" INSTALLATION ONTO GROOVE PIPE OR COMPONENTS WHICH ELIMINATE PRIOR DISASSEMBLY OF COUPLING AND REQUIRES A PAD-TO-PAD VERIFCATION OF PROPER INSTALLATION. TONGUE AND RECESS DESIGNS WHICH REQUIRE A PAD GAP AND BOLT TORQUE SHALL NOT BE PERMITTED. BASIS OF DESIGN, VICTAULIC 108, 109, AND 009N.

5. FLEXIBLE TYPE - SHALL BE USED IN SEISMIC AREAS, WHEN REDUCTION IN VIBRATION AND ATTENUATION IS REQUIRED BY NFPA 13. BASIS OF DESIGN, VICTAULIC 75, AND 77.

C. GROOVED FITTINGS

1. SHALL BE OF SAME MANUFACTURER AS COUPLINGS

2. SHALL BE UL LISTED AND FM APPROVED, CAST OF DUCTILE IRON CONFORMING TO ASTM A-536, GRADE 65-45-12. BASIS OF DESIGN, VICTAULIC FIRELOCK FITTINGS.

D. IGS™ (INNOVATIVE GROOVED SYSTEM) FOR 1" [DN25] PIPE

1. IN LIEU OF THREADED PIPING WHICH REDUCES SCHEDULE 40 PIPE WALL THICKNESS, THE IGS™ 1" GROOVED SYSTEM MAY BE USED ALLOWING FOR A MECHANICAL GROOVED CONNECTION TO BE USED ON 1" [DN25] SPRINKLER PIPE.

2. COUPLINGS AND FITTINGS SHALL BE UL LISTED AND FM APPROVED WITH A MAXIMUM WORKING PRESSURE OF 365PSI [2516 KPA], CAST OF DUCTILE IRON CONFORMING TO ASTM A-536, GRADE 65-45-12. VICTAULIC IGS™ SYSTEM

E. FLEXIBLE SPRINKLER FITTINGS

1. IN LIEU OF RIGID PIPE OFFSETS, RETURN BENDS OR SPRINKLER DROPS, A FLEXIBLE SPRINKLER FITTING MAY BE USED TO LOCATE SPRINKLERS AS REQUIRED BY FINAL FINISHED CEILINGS AND WALLS.
2. ACCEPTABLE STANDARDS

A.) UL - 2443
B.) FM - 1637

3. SHALL CONSIST OF A TRUE 1" ID CORRUGATED BRAIDED TYPE 304/316 STAINLESS STEEL HOSE, UL LISTED WITH A 2" MINIMUM BEND RADIUS AND FM APPROVED WITH A 7" MINIMUM BEND RADIUS. BASIS OF DESIGN VICTAUIC VICFLEX AH2 AND AH2CC HOSE.

4. GRID CEILINGS - BRACKETS SHALL ATTACH TO THE CEILING GRID WITH A ONE-PIECE DESIGN THAT CAN BE INSTALLED PRIOR TO CEILING TILES AND ALLOWS FOR THE FLEXIBLE SPRINKLER FITTING TO BE UNDISTURBED BY INSTALLATION AND REMOVAL OF CEILING TILES. BASIS OF DESIGN VICTAULIC VICFLEX BRACKETS.

F. HANGERS, SUPPORTS, AND SLEEVES:

1. SUPPORT PIPING WITH UL AND FM APPROVED HANGERS. HANGERS AND RODS SHALL BE GALVANIZED.

2. ACCEPTABLE MANUFACTURERS: GRINNELL, B-LINE, HILTI, FEE & MASON, MICHIGAN AND PHD.

3. ADJUSTABLE CLEVIS HANGER: GRINNELL FIG. 260.

4. ADJUSTABLE SWIVEL LOOP HANGER: GRINNELL FIG. 69.

5. BEAM CLAMP: GRINNELL FIG. 92 AND GRINNELL FIG. 218.

6. CONCRETE FASTENERS: GRINNELL STEEL SHELL AND EXPANDER PLUG.

7. CONCRETE INSERT: GRINNELL FIG. 152.

8. RISER CLAMP: GRINNELL FIG. 261.

9. POWDER-DRIVEN INSERTS SHALL NOT BE ACCEPTED.

10. THREADED RODS SHALL BE GALVANIZED COATED. ALL HANGERS SHALL BE GALVANIZED COATED.

G. FIRE STOPPING:

1. ALL PIPES PASSING THROUGH RATED FLOORS OR WALLS SHALL BE SLEEVED AND FIRESTOPPED TO AN EQUIVALENT RATING OF THE FLOOR OR WALL ASSEMBLY. FIRESTOP MATERIALS SHALL MEET ASTM E814 REQUIREMENTS.

2. ACCEPTABLE MANUFACTURERS: HILTI AND 3M.

3. PER ASTM E2174 AND E2393, INSTALLATION OF THROUGH-PENETRATION FIRE STOPS AND JOINT SYSTEMS SHALL ABIDE BY A QUALITY ASSURANCE PROGRAM AND ITS REQUIRED DOCUMENTATION; AN INDEPENDENT INSPECTOR IS REQUIRED AS PART OF THE QUALITY ASSURANCE PROGRAM.

2.04 VALVES AND INLETS

A. ACCEPTABLE VALVE MANUFACTURERS: STOCKHAM, NIBCO, VICTAULIC, GRINNELL, MUELLER, KENNEDY, CRANE, AND CENTRAL.

B. INTERIOR VALVES:

1. CHECK VALVES:

- IRON BODY, STOCKHAM G-939 SWING CHECK VALVE, FLANGED BODY.
- GROOVED DUCTILE IRON BODY, CENTRAL CV-1F CHECK VALVE, VICTAULIC 717
- RISER CHECK, CENTRAL AV-1-175 ALARM CHECK VALVE, VICTAULIC 717R, GLOBE UMC.

3. GATE VALVES:

- IRON BODY, O.S.&Y. GATE VALVES, STOCKHAM G-634, FLANGED AND G-633 THREADED.
- BRONZE BODY, O.S.&Y. GATE VALVE, NIBCO T 104-0, THREADED WITH DIELECTRIC UNIONS.
- DUCTILE IRON GROOVED END O.S.&Y GATE VALVES, VICTAULIC SERIES 771; DUCTILE IRON GROOVED END NRS GATE VALVES, VICTAULIC SERIES 772.

4. BUTTERFLY VALVES (WITH INTEGRAL PRE-WIRED WEATHERPROOF TAMPER SWITCH):

A.) SHALL BE UL LISTED AND FM APPROVED WITH A MINIMUM WORKING PRESSURE OF 300PSI [2068 KPA], BLACK ENAMEL COATED DUCTILE IRON BODY CONFORMING TO ASTM A-536, GRADE 65-45-12.

B.) STEM SHALL BE OFFSET FROM DISC CENTERLINE TO PROVIDE COMPLETE 360-DEGREE CIRCUMFERENTIAL SEATING

C.) GROOVED, 1-1/2" THROUGH 12". BASIS OF DESIGN: VICTAULIC

1. NORMALLY OPEN: VICTAULIC 705 AND 765.

2. NORMALLY CLOSED: SHALL BE USED WHERE FIRE PUMP TEST METERING LINES ARE REQUIRED BY NPFA 20, ROOFTOP TEST UNITS, AND PRESSURE REDUCING VALVE BY-PASS LINES PER NFPA 14. VICTAULIC 707C AND 766.

3. GROOVED 1" THROUGH 2-1/2" BALL VALVES: SHALL BE UL LISTED AND FM APPROVED WITH A MAXIMUM WORKING PRESSURE OF 350PSI [2413 KPA] WITH INTEGRAL PRE-WIRED WEATHERPROOF TAMPER SWITCH. BASIS OF DESIGN: VICTAULIC 728 BALL VALVE.

C. FIRE DEPARTMENT CONNECTION:

- ON SITE.

2.05 SUPERVISORY SWITCHES AND WATERFLOW DEVICES

B. ACCEPTABLE MANUFACTURERS: POTTER ELECTRIC SIGNAL CO., POTTER-ROEMER, SYSTEM SENSOR, SIMPLEX, GEM.

C. GATE VALVE TAMPER SWITCH: PROVIDE AN ELECTRONIC SUPERVISORY TAMPER SWITCH ON EACH ISOLATION VALVE IN THE SPRINKLER SYSTEM. UNIT SHALL HAVE A RED TAMPER-PROOF COVER, WHICH WILL ACTIVATE AN ALARM OR TROUBLE SIGNAL WHEN ADJUSTED. PROVIDE UNIT WITH SINGLE-POLE, DOUBLE THROW SWITCHES, AND MOUNTING BRACKET, POTTER ELECTRIC SIGNAL CO. OSYSU-1.

D. FLOW SWITCH: PROVIDE AN ELECTRIC FLOW SWITCH WHERE INDICATED OR REQUIRED. FLOW SHALL BE SENSED BY AN IMMERSION PADDLE, WITH AN ADJUSTABLE RETARD SETTING FROM 0 TO 70 SECONDS TO MINIMIZE FALSE ALARMS. FLOW SWITCH SHALL HAVE SINGLE POLE, DOUBLE THROW SWITCHES TO ACTIVATE A FLOW ALARM, OR TO INDICATE A TROUBLE SIGNAL IF THE FLOW SWITCH HOUSING IS TAMPERED. FLOW ALARM SHALL BE AUTOMATICALLY RESETTING. PROVIDE CLAMP-ON HOUSING TO SECURE UNIT TO PIPE, OR THREADED CONNECTION FOR TEE FITTING, POTTER ELECTRIC SIGNAL CO. VSR-F.

2.06 INSPECTOR'S TEST AND DRAIN

A. ACCEPTABLE MANUFACTURERS: G/J INNOVATIONS, AGF MANUFACTURING AND TESTDRAIN.

B. SIGHT DRAIN: SIGHT DRAIN SHALL HAVE 2 VIEW WINDOWS TO PROVIDE VISUAL OBSERVATION OF WATER FLOW, AND SHALL HAVE FEMALE THREADED CONNECTIONS, POTTER-ROEMER 6171/6172/6173/6174.

C. INSPECTOR'S TEST AND DRAIN: TEST AND DRAIN SHALL BE PROVIDED WITH INTEGRAL SIGHT GLASS, INTEGRAL 1/2 INCH TEST ORIFICE AND POSITIVE POSITIONING OF HANDLE FOR OFF, TEST AND DRAIN OPERATIONS, G/J INNOVATIONS, INC "SURE-TEST".

PART 3 - EXECUTION

3.01 INSTALLATION

A. HANGERS: ALL HANGER SPACING SHALL COMPLY WITH THE REQUIREMENTS OF NFPA-13.

B. SPRINKLER HEAD LOCATION: INSTALL UPRIGHT PENDENT SPRINKLERS IN OVERHEAD STRUCTURE (NO CEILING) IN ACCORDANCE WITH NFPA13 AND SPRINKLER LISTING.

C. SPRINKLER HEAD LOCATION: SPRINKLER HEADS SHALL BE INSTALLED NO CLOSER THAN 4 INCHES TO ANY CEILING GRID OR WALL.

D. GAUGES: PROVIDE GAUGE ON EACH SPRINKLER SYSTEM CONTROL ASSEMBLY. GAUGE SCALE SHALL BE 0-300 PSI UNLESS OTHERWISE INDICATED.

E. FLUSHING: THE ENTIRE SYSTEM SHALL BE FLUSHED WITH CLEAN WATER TO REMOVE DEBRIS RESULTING FROM INSTALLATION. FLUSH THROUGH A BURLAP BAG TO RETAIN DEBRIS FOR EXAMINATION.

F. PROVIDE DRAIN VALVES, PIPES AND TEST CONNECTIONS AS REQUIRED BY NFPA-13. PIPE DRAIN LINES AND TEST CONNECTIONS TO THE EXTERIOR OF THE BUILDING, DRAIN RISER OR APPROVED LOCATION.

G. DRAIN PLUGS SHALL BE INSTALLED ON TRAPPED SECTIONS OF PIPING 5 GALLONS OR LESS. AUXILIARY DRAIN VALVES, 3/4 INCH OR LARGER AND PLUGS SHALL BE INSTALLED ON TRAPPED SECTIONS OF PIPE GREATER THAN 5 GALLONS.

3.02 HYDROSTATIC TESTS

A. GENERAL: ABOVE GROUND PIPING SYSTEMS SHALL BE HYDROSTATICALLY TESTED AT NOT LESS THAN 200 PSI PRESSURE, OR AT 50 PSI IN EXCESS OF THE MAXIMUM PRESSURE, WHICHEVER IS GREATER, FOR A PERIOD OF 2 HOURS. THE TEST PRESSURE SHALL BE READ FROM A GAUGE LOCATED AT THE LOW ELEVATION POINT OF THE INDIVIDUAL SYSTEM OR PORTION OF THE SYSTEM BEING TESTED. THE UNDERGROUND PIPING SHALL NOT HAVE LEAKAGE EXCEEDING THE AMOUNTS SPECIFIED IN NFPA 24, CHAPTER 10. LEAKAGE QUANTITIES SHALL BE DETERMINED BY PUMPING AT THE SPECIFIED TEST PRESSURE FROM A CALIBRATED CONTAINER. QUANTITY OF WATER LEAKAGE SHALL NOT EXCEED ALLOWANCE INDICATED IN NFPA 24 TABLE 10.10.2.2.6. REPAIR LEAKING JOINTS AND RETEST AS NECESSARY UNTIL ALL SYSTEMS HAVE BEEN TESTED. TEST THE PIPING BETWEEN THE CHECK VALVE IN THE FIRE DEPARTMENT INLET PIPE AND THE OUTSIDE CONNECTION THE SAME AS THE BALANCE OF THE SYSTEM.

3.03 SYSTEM INSPECTION AND CHECKOUT GENERAL:

A. AFTER THE INSTALLATION IS COMPLETE, THE SYSTEM SHALL BE INSPECTED BY FACTORY TRAINED PERSONNEL IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED PROCEDURES.

B. SYSTEM OPERATION: OPERATE SYSTEMS AS REQUIRED TO DEMONSTRATE THAT THE SYSTEMS ARE OPERATING IN ACCORDANCE WITH THE DESIGN, INCLUDING LINE PRESSURE TESTING. SUPPLY INSTRUMENTS REQUIRED TO READ DATA. ADJUST SYSTEMS TO OPERATE AT THE REQUIRED PERFORMANCE LEVELS. ADVISE ARCHITECT 7 DAYS PRIOR TO TESTING. TABULATE DATA AND SUBMIT ON 8-1/2 X 11-INCH SHEETS WITH TIME, NAME OF TESTER AND THE LOCAL AUTHORITY HAVING JURISDICTION AND WITNESSING THE TEST, WITH ONE COPY FOR EACH TECHNICAL INFORMATION BROCHURE.

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sarasota, fl 34232
www.genieng.net coa #29304 project #19-223

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"TO THE BEST OF THE ARCHITECTS OR ENGINEERS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 553 AND 663 OF THE FLORIDA STATUTES"

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revisions:

SARA'S STUDIO

EXISTING BLDG ALTERATION

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sheet title:

SPECIFICATIONS

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date: 03.20.2023

drawn by:

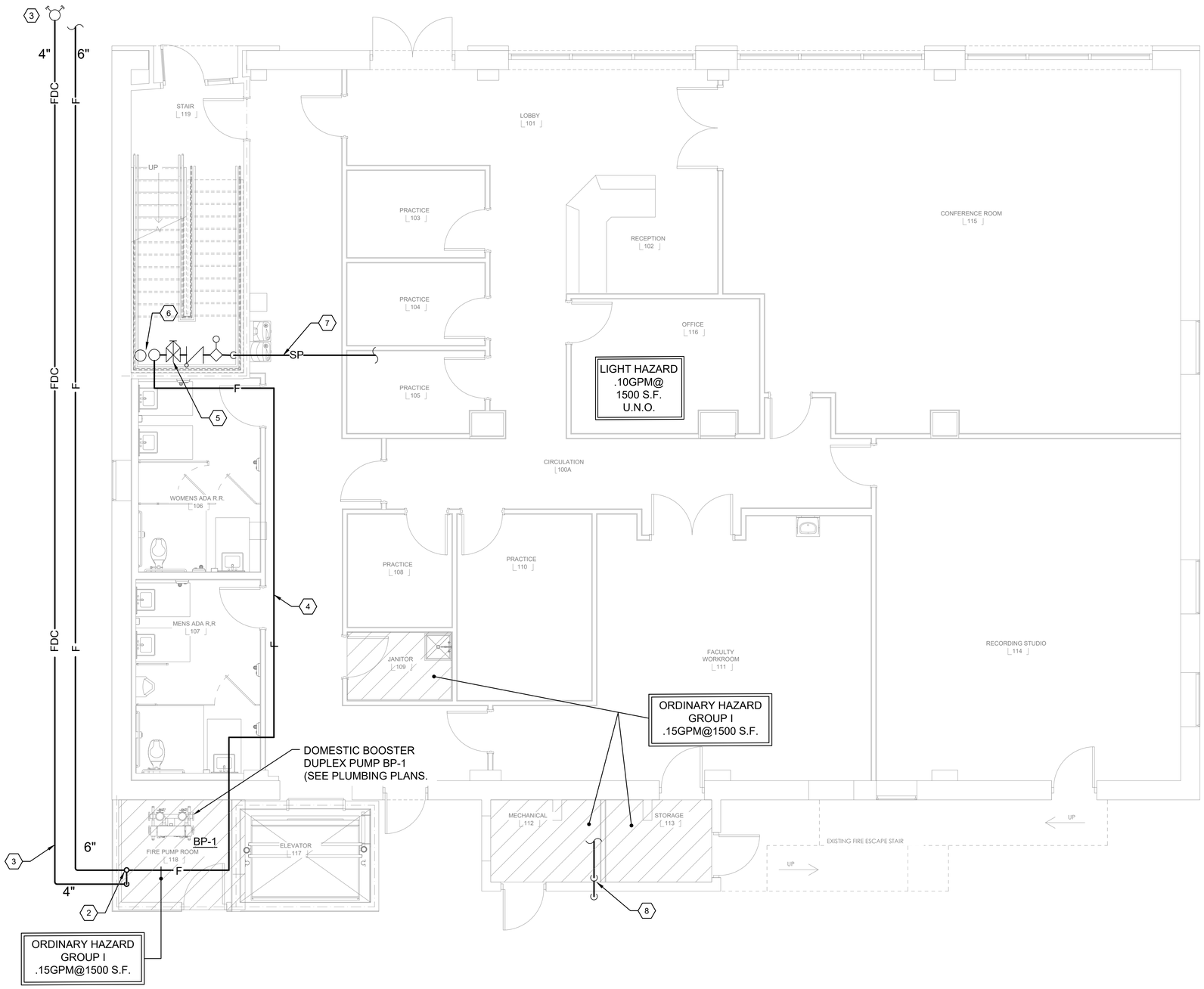
project no.: 220517

sheet no.:

FP002

KEYED NOTES

1. 6"FIRE MAIN (F) BELOW GRADE. EXTEND AND CONNECT TO NEW WET TAP AT CITY WATER MAIN ON 4TH AVENUE WEST.
2. EXTERIOR FIRE RISER WITH VERTICALLY-ORIENTED 6" DDCV BACK FLOW PREVENTER AND BYPASS METER. SEE DETAIL. PROVIDE WITH THRUST BLOCK, RODS AND CLAMPS. SEE RISER DETAIL.
3. 4" FIRE DEPARTMENT CONNECTION (FDC) SUPPLY LOCATED ON SITE. SEE DETAIL. COORDINATE FDC LOCATION WITH CITY FIRE MARSHALL.
4. BLDG. FIRE MAIN
5. FLOOR CONTROL VALVE ASSEMBLY. SEE DETAIL.
6. SPRINKLER AND DRAIN RISER. DISCHARGE DRAIN TO EXTERIOR; PROVIDE SPLASH BLOCK.
7. FLOOR SPRINKLER MAIN



1 FP201 FIRE PROTECTION - GROUND FLOOR PLAN
1/4" = 1'-0"

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GROUND FLOOR PLAN

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date: 03.20.2023

drawn by:

project no.: 220517

sheet no.:

FP201

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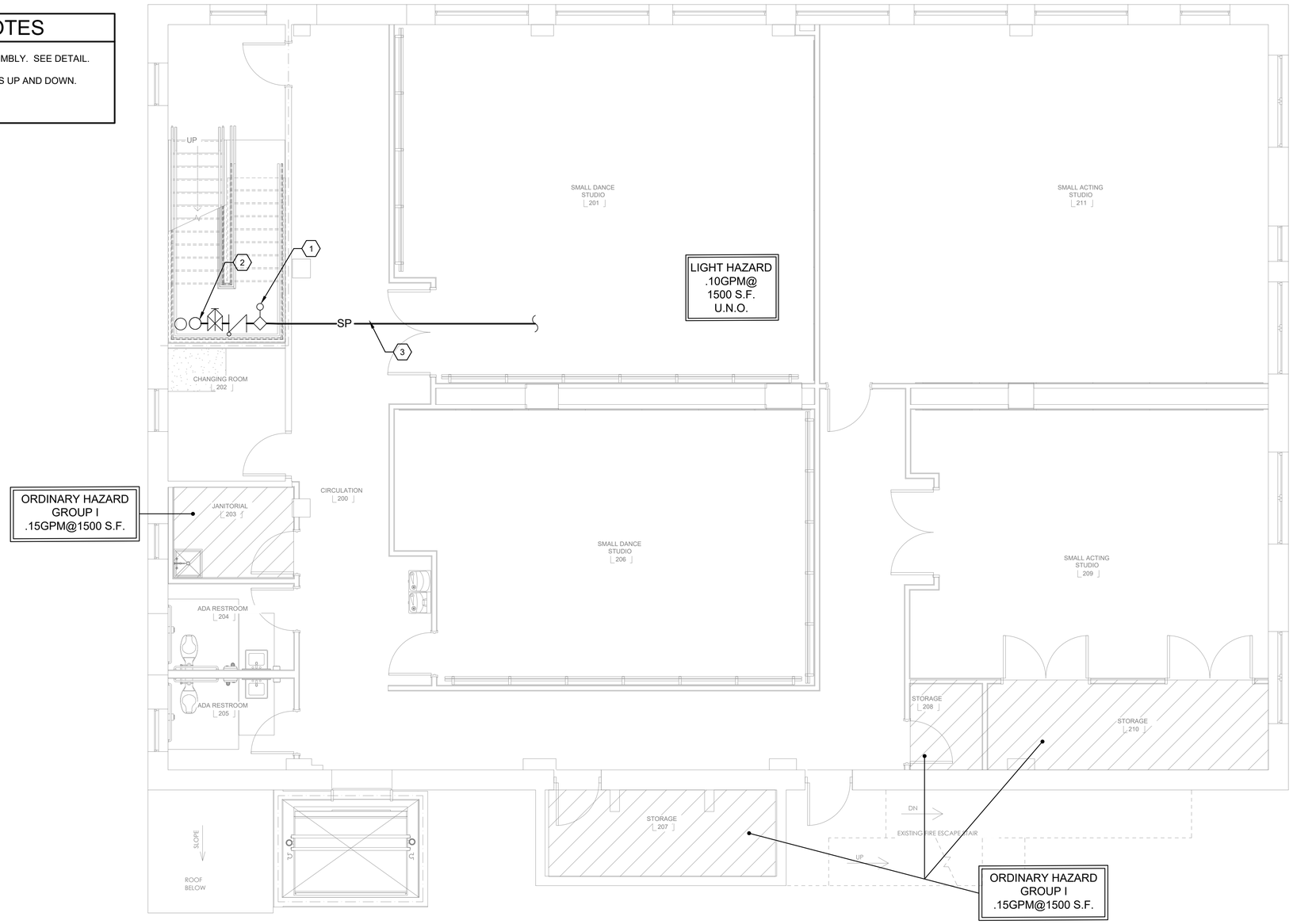
KEYED NOTES

1. FLOOR CONTROL VALVE ASSEMBLY. SEE DETAIL.
2. SPRINKLER AND DRAIN RISERS UP AND DOWN.
3. FLOOR SPRINKLER MAIN



1 FIRE PROTECTION - 2ND FLOOR PLAN
FP202 1/4" = 1'-0"

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2ND FLOOR PLAN

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drawn by:

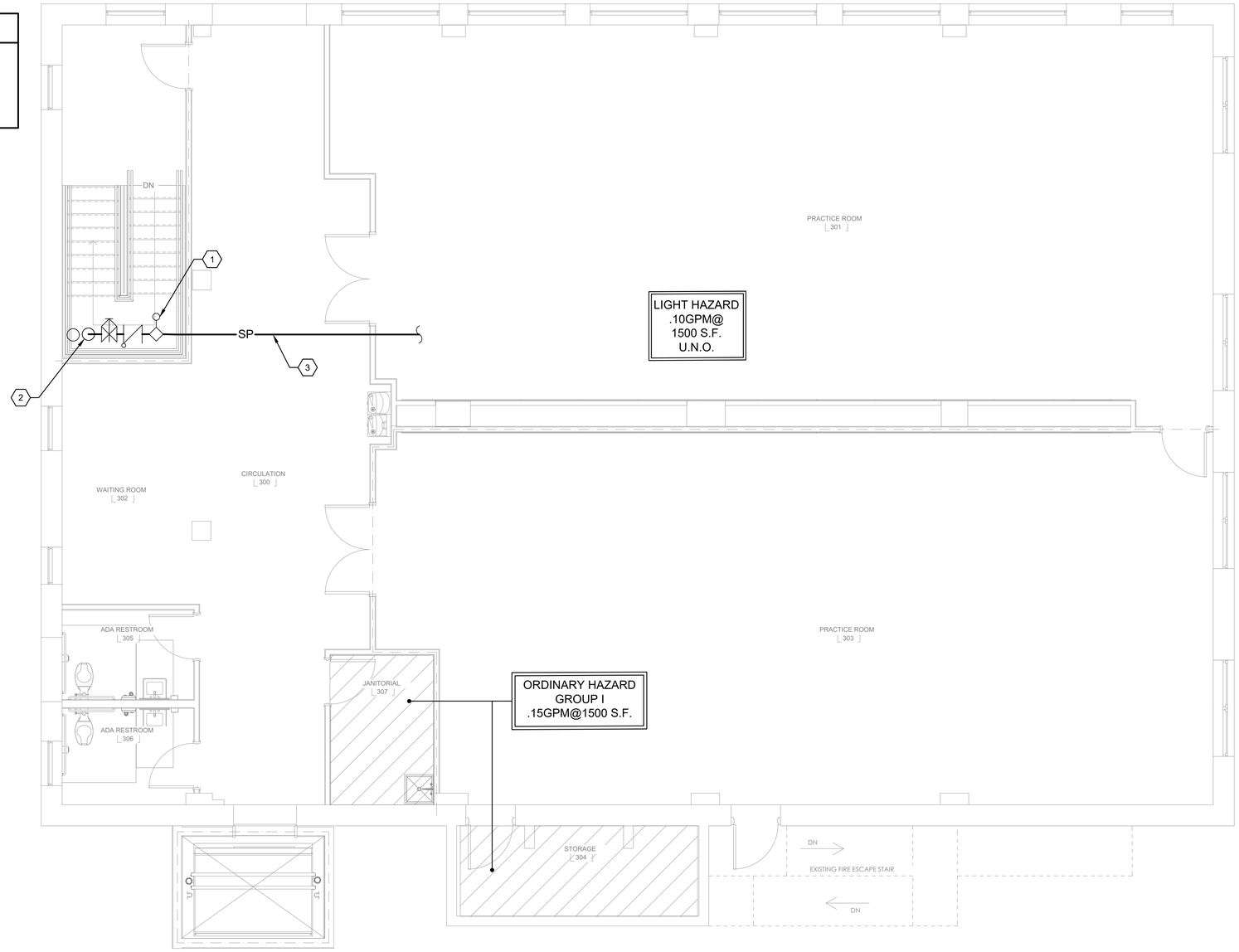
project no.: 220517

sheet no.:

FP202

KEYED NOTES

1. FLOOR CONTROL VALVE ASSEMBLY. SEE DETAIL.
2. SPRINKLER AND DRAIN RISERS DOWN.
3. FLOOR SPRINKLER MAIN



1 FIRE PROTECTION - 3RD FLOOR PLAN
FP203 1/4" = 1'-0"

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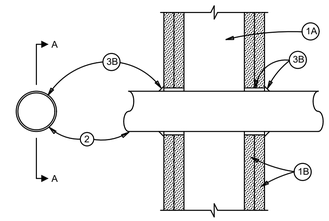


SECTION A-A

SYSTEM NO. WL1002
(FORMERLY SYSTEM NO. 147-B)
F RATINGS - 1, AND 2 HR. (SEE ITEM 3)
T RATINGS - 0 HR.

1.) WALL ASSEMBLY - THE 1, OR 2 HR. FIRE-RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U300 OR U400 SERIES WALL OR PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
   A. STUDS - WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM 2 IN. LUMBER SPACED 16" O.C. WITH 2 BY 4 IN. LUMBER END PLATES AND CROSS BRACES. STEEL STUDS TO BE MIN. 3-5/8 IN. WIDE BY 1-3/8 IN. DEEP CHANNELS SPACED MAX 24 IN. O.C.
   B. WALLBOARD, GYPSUM* - NOM 5/8 IN. THICK, 4FT. WIDE WITH SQUARE OR TAPERED EDGES. THE GYPSUM WALLBOARD TYPE, THICKNESS, NUMBER OF LAYERS, FASTENER TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY. MAX. OF OPENING IS 5-1/4 IN.

2.) PIPE OR CONDUIT - NOM. 6 IN. DIAMETER (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE, NOM 6 IN. DIAM. (OR SMALLER) STEEL CONDUIT, NOM 6 IN. DIAM (OR SMALLER) SERVICE WEIGHT (OR HEAVIER) CAST IRON SOIL PIPE, NOM 6 IN. DIAM (OR SMALLER) CLASS 50 (OR HEAVIER) DUCTILE IRON PRESSURE PIPE, NOM 4 IN. DIAM. (OR SMALLER) STEEL EMT OR NOM 4 IN. DIAM (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING. A MAX OF ONE PIPE OR CONDUIT IS PERMITTED IN THE FIRESTOP SYSTEM. THE ANNULAR SPACE BETWEEN THE PIPE OR CONDUIT AND THE CIRCULAR CUTOUT IN THE GYPSUM WALLBOARD LAYERS ON EACH SIDE OF THE WALL SHALL BE MIN 1/4 IN. TO MAX. 3/8 IN. PIPE OR CONDUIT TO BE INSTALLED NEAR CENTER OF STUD CAVITY WIDTH AND TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF THE WALL ASSEMBLY

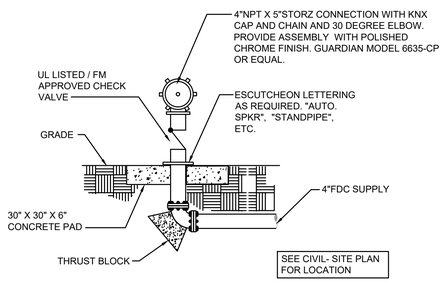
3.) FIRESTOP SYSTEM - INSTALLED SYMMETRICALLY ON BOTH SIDES OF WALL ASSEMBLY. THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS EQUAL TO THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED. THE DETAILS OF THE FIRESTOP SYSTEM SHALL BE AS FOLLOWS:
   A. FILL, VOID OR CAVITY MATERIAL* - WRAP STRIP - NOM 1/4 IN. THICK INTUMESCENT ELASTOMERIC MATERIAL FACED ON ONE SIDE WITH ALUMINUM FOIL, SUPPLIED IN 2 IN. WIDE STRIPS. NOM 2 IN. WIDE STRIP TIGHTLY WRAPPED AROUND PIPE OR CONDUIT WITH SEAM BUTTED. WRAP STRIP LAYER SECURELY BOUND WITH STEEL WIRE OR ALUMINUM FOIL TAPE AND SLID INTO ANNULAR SPACE APPROX. 1-1/4 IN. SUCH THAT APPROX. 3/4 IN. OF THE WRAP STRIP WIDTH PROTRUDES FROM THE WALL SURFACE. ONE LAYER OF WRAP STRIP IS REQUIRED.
   MINNESOTA MINING & MFG. CO. - FS 195 +
   B. FILL, VOID OR CAVITY MATERIAL* - CAULK OR PUTTY - NOM 1/4 IN. DIAM. CONTINUOUS BEAD APPLIED TO THE WRAP STRIP/WALL INTERFACE AND TO THE EXPOSED EDGE OF THE WRAP STRIP LAYER APPROX. 3/4 IN. FROM THE WALL SURFACE.
   MINNESOTA MINING & MFG. CO. - CP 25WB + CAULK, MPS-2+ PUTTY.

• BEARING THE UL CLASSIFICATION MARKING.

CAST IRON/STEEL PIPING THRU GYPSUM WALLBOARD

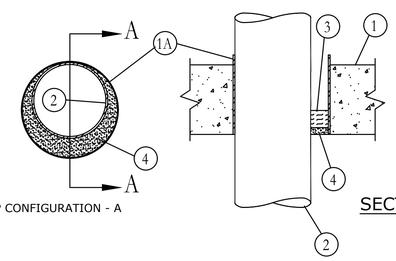
CAST IRON/STEEL PIPING PENETRATION DETAIL

NO SCALE



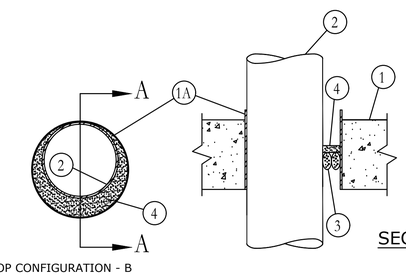
FREE STANDING FIRE DEPARTMENT CONNECTION

NO SCALE



FIRESTOP CONFIGURATION - A

SECTION A-A



FIRESTOP CONFIGURATION - B

SECTION A-A

System No. C-AJ-1175
F Rating - 2 Hr
T Rating - 0 Hr
W Rating - Class I (See Item 4)

1. FLOOR OR WALL ASSEMBLY - MIN 2-1/2 IN. THICK LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE. WHEN CONFIGURATION A IS USED, ON CONFIGURATION B IS USED IN CONJUNCTION WITH THE STEEL SLEEVE (ITEM 1A), FLOOR MAY BE CONSTRUCTED OF ANY MIN 6 IN. THICK UL CLASSIFIED HOLLOW CORE **PRECAST CONCRETE UNITS***. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED **CONCRETE BLOCKS***. MAX DIAM OF CIRCULAR THROUGH OPENING IS 10 IN.
SEE **CONCRETE BLOCKS** (CAZT) AND **PRECAST CONCRETE UNITS** (CFTV) CATEGORIES IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURERS.

1A. STEEL SLEEVE (OPTIONAL) - NO. 10 IN. DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE SLEEVE CAST INTO CONCRETE FLOOR OR WALL. SLEEVE TO BE FLUSH WITH OR PROJECT MAX 2 IN. FROM TOP SURFACE OF FLOOR OR FROM BOTH SURFACES OF WALL.

2. THROUGH PENETRANTS - ONE METALLIC PIPE, CONDUIT OR TUBING TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. MAX ANNULAR SPACE BETWEEN PIPE, CONDUIT OR TUBING AND EDGE OF THROUGH OPENING NOT TO EXCEED 1-3/8 IN. MIN ANNULAR SPACE BETWEEN PIPE OR CONDUIT AND EDGE OF THROUGH OPENING IS ZERO IN. (POINT CONTACT). PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED:

A. **STEEL PIPE** - NOM 8 IN. DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE.
B. **CONDUIT** - NOM 6 IN. DIAM (OR SMALLER) RIGID STEEL CONDUIT.
C. **CONDUIT** - NOM 4 IN. DIAM (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING.
D. **IRON PIPE** - NOM 4 IN. DIAM (OR SMALLER) CAST OR DUCTILE IRON PIPE.
E. **COPPER TUBING** - NOM 6 IN. DIAM (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBE.
F. **COPPER PIPE** - NOM 6 IN. DIAM (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.

FIRESTOP CONFIGURATION A

3. PACKING MATERIAL - MIN 1 IN. THICKNESS OF TIGHTLY-PACKED MINERAL WOOL BATT MATERIAL USED AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED FROM TOP OR BOTTOM SURFACE OF FLOOR OR FROM EITHER SURFACE OF SOLID CONCRETE WALL AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF CAULK FILL MATERIAL (ITEM 4). WHEN WALL IS CONSTRUCTED OF CONCRETE BLOCK, PACKING MATERIAL IS TO BE INSTALLED ON BOTH SIDES OF WALL ASSEMBLY. WHEN PRECAST HOLLOW CORE FLOOR IS USED, PACKING MATERIAL MUST BE INSTALLED ON BOTTOM SURFACE OF FLOOR.

4. FILL,VOID OR CAVITY MATERIALS* - CAULK OR SEALANT - APPLIED TO FILL THE ANNULAR SPACE TO A MIN DEPTH OF 1/2 IN. FLUSH WITH THE TOP OR BOTTOM SURFACE OF THE FLOOR OR EITHER SURFACE OF THE SOLID CONCRETE WALL. A MIN 1/4 IN. DIAM BEAD OF CAULK SHALL BE APPLIED TO THE FLOOR OR WALL SURFACE WHERE THE PIPE, CONDUIT OR EMT IS INSTALLED IN POINT CONTACT WITH THE EDGE OF THE THROUGH OPENING. WHEN WALL IS CONSTRUCTED OF CONCRETE BLOCK, CAULK TO BE INSTALLED SYMMETRICALLY ON BOTH SIDES OF WALL ASSEMBLY. WHEN PRECAST HOLLOW CORE FLOOR IS USED, CAULK FILL MATERIAL MUST BE INSTALLED ON BOTTOM SURFACE OF FLOOR.

3M COMPANY - CP 25WB+ CAULK OR FB-3000 WT SEALANT.
(THE W RATING APPLIES ONLY WHEN FB-3000 WT IS USED FLUSH WITH THE TOP SURFACE OF FLOOR.)

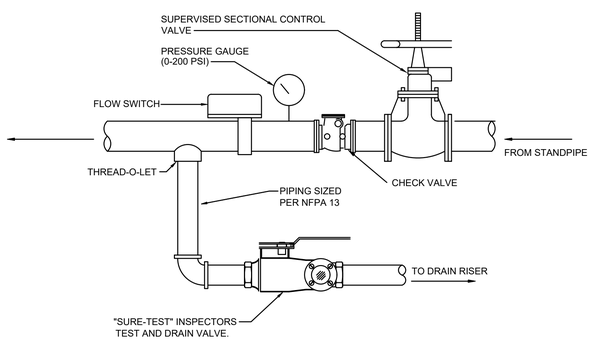
FIRESTOP CONFIGURATION B

3. PACKING MATERIAL - POLYETHYLENE BACKER ROD OR NOM 1 IN. THICKNESS OF TIGHTLY-PACKED MINERAL WOOL BATT INSULATION FIRMLY PACKED INTO OPENING AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED MIN 1/2 IN. FROM TOP SURFACE OF FLOOR OR FROM BOTH SURFACES OF WALL AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF CAULK FILL MATERIAL (ITEM 4).

4. FILL,VOID OR CAVITY MATERIALS* - CAULK OR SEALANT - APPLIED TO FILL THE ANNULAR SPACE TO A MIN DEPTH OF 1/2 IN. FLUSH WITH THE TOP SURFACE OF THE FLOOR OR BOTH SURFACES OF THE WALL. A MIN 1/4 IN. DIAM BEAD OF CAULK SHALL BE APPLIED TO THE FLOOR OR WALL SURFACE WHERE THE PIPE, CONDUIT OR EMT IS INSTALLED IN POINT CONTACT WITH THE EDGE OF THE THROUGH OPENING.

3M COMPANY - CP 25WB+ CAULK OR FB-3000 WT SEALANT. (THE W RATING APPLIES ONLY WHEN FB-3000 WT IS USED.)

*BEARING THE UL CLASSIFICATION MARK



FOR APPLICATIONS LESS THAN 175 PSI (NO PRV)

FLOOR CONTROL VALVE ASSEMBLY

NO SCALE

NOTE:

1. PER ASTM E2174 AND E2393, INSTALLATION OF THROUGH-PENETRATION FIRE STOPS AND JOINT SYSTEMS SHALL ABIDE BY A QUAITY ASSURANCE PROGRAM AND IT REQUIRED DOCUMENTATION
2. AN INDEPENDENT INSPECTOR IS REQUIRED AS PART OF THE QUALITY ASSURANCE PROGRAM.

CAST IRON/STEEL PIPING THRU CONCRETE FLOOR OR WALL

CAST IRON/STEEL PIPING PENETRATION DETAIL

NO SCALE

1 FIRE PROTECTION DETAILS
FP301 NTS

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revisions:

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FIRE PROTECTION DETAILS

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drawn by:
project no.: 220517
sheet no.:

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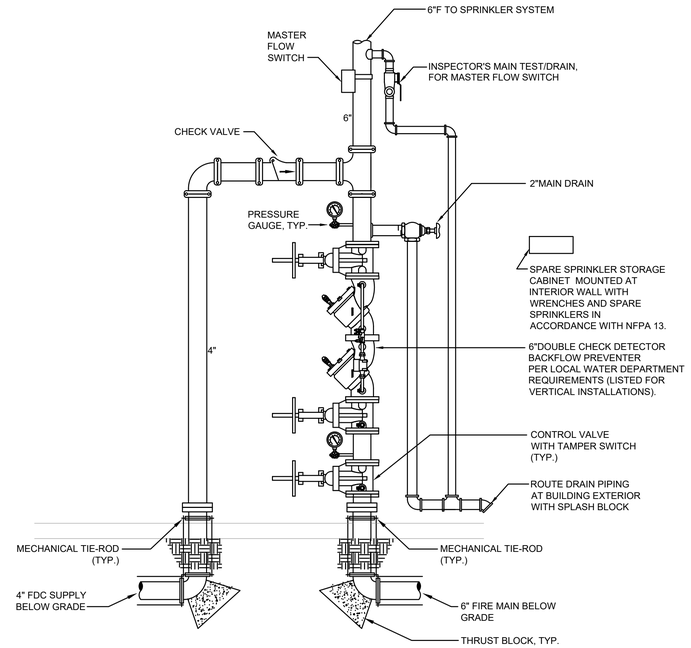
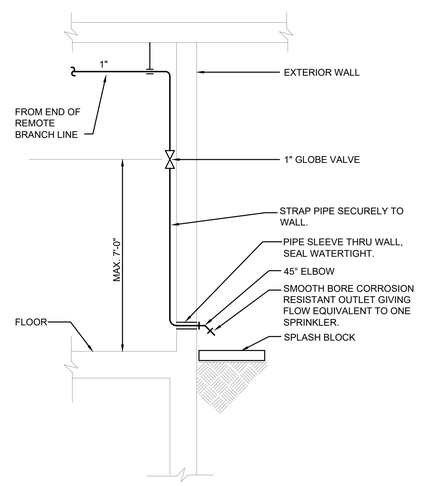


NOTE: INTERCONNECT ALL FLOW AND TAMPER SWITCHES WITH BUILDING FIRE ALARM SYSTEM. COORDINATE EXACT CONFIGURATION AND REQUIREMENTS WITH THE FIRE ALARM CONTRACTOR PRIOR TO INSTALLATION

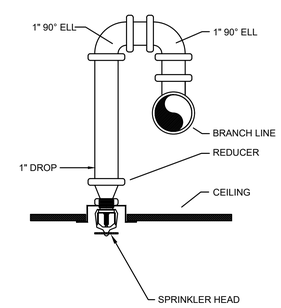
FIRE SUPPRESSION SERVICE ENTRY DETAIL

NO SCALE



INSPECTOR'S TEST DETAIL

NO SCALE



TYPICAL RETURN BEND

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1 FP301 FIRE PROTECTION DETAILS
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consultant:

revisions:

SARA'S STUDIO

EXISTING BLDG ALTERATION

1009 4TH AVE WEST
BRADENTON, FL 34205

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sheet title:

FIRE PROTECTION DETAILS

PERMIT DOCUMENTS

date: 03.20.2023

drawn by:

project no.: 220517

sheet no.:

FP302

MECHANICAL SYMBOL LEGEND

GENERAL SYMBOLS

- X / X-X — EQUIPMENT IDENTITY (SEE EQUIPMENT ABBREVIATION LIST AND SCHEDULES)
- EQUIPMENT NUMBER
- SYSTEM NUMBER (IF APPLICABLE)
- X / X — INDICATES DETAIL, PLAN, SECTION, AND/OR DIAGRAM(APPLIES ONLY WHERE INDICATED ON DRAWINGS)
- INDICATES DRAWING ON WHICH DETAIL APPEARS
- TYP / X — INDICATES TYPICAL DETAIL (APPLIES TO ALL CONTRACT DRAWINGS)
- INDICATES DRAWING ON WHICH DETAIL APPEARS
- X / X — INDICATES SECTION NUMBER
- INDICATES ON WHICH DRAWING SECTION APPEARS
- X — INDICATES REVISION & NUMBER
- CONNECT NEW TO EXISTING
- DEMOLISH TO THIS POINT
- # — KEYED NOTE NUMBER
- M — CONTROL DAMPER-
- U — UNDERCUT DOOR
- L — DOOR LOUVER (FREE AREA REQUIRED INDICATED IN SQUARE FEET)
- SUPPLY AIR
- RETURN OR EXHAUST AIR
- FD — FIRE DAMPER W/ ACCESS DOOR
- FD — FIRE SMOKE DAMPER W/ ACCESS DOOR
- RD — RADIATION DAMPER W/ ACCESS THROUGH DEVICE
- S — SMOKE DETECTOR
- T — THERMOSTAT

DUCT SYMBOLS

DOUBLE LINE		SINGLE LINE
	EXISTING EQUIPMENT OR DUCTWORK TO BE REMOVED.	
	EXISTING DUCTWORK TO REMAIN	
	NEW DUCTWORK	
VD	MANUAL VOLUME DAMPER (MVD) MOTOR OPERATED DAMPER (MOD)	VD
AD / AD	ACCESS DOOR	AD
	RADIUS ELBOW (R=1.5)	
	ELBOW W/ TURNING VANES	
	REC. BRANCH DUCT TAKE-OFF W/ VD	
	ROUND BRANCH DUCT TAKE-OFF W/ VD	
D R	RISE OR DROP DIRECTION OF AIR FLOW	D R
	FLEXIBLE CONNECTION (FXC)	
A CFM	DIFFUSER	A CFM
A CFM	SUPPLY AIR GRILLE (G) OR SUPPLY AIR REGISTER (R)	A CFM

PIPING SYMBOLS

- PIPE RISING UP
- PIPE DROPPING DOWN
- DIRECTION OF FLOW
- GATE VALVE
- BUTTERFLY VALVE
- BALL VALVE
- CHECK VALVE
- AUTOMATIC CONTROL VALVE
- AUTOMATIC CONTROL VALVE (3-WAY)
- PRESSURE REDUCING VALVE (PSI)
- STRAINER
- F.S. — FLOW SWITCH
- THERMOMETER
- PRESSURE GAUGE
- PIPE WELL

NOT ALL SYMBOLS APPLY

CONTROL SYSTEM SCOPE OF WORK

1. IT IS THE INTENT OF THESE DOCUMENTS THAT A NEW BUILDING AUTOMATION SYSTEM SHALL BE UTILIZED FOR CONTROL AND MONITORING OF ALL NEWLY INSTALLED EQUIPMENT. THIS BUILDING SHALL CONNECT TO THE DISTRICT CHILLED WATER PLANT (DCP) WITH EXISTING AUTOMATED LOGIC CONTROLS SERVICED BY BOYD BROTHERS. THIS BUILDING BAS SHALL USE CORRECT COMMUNICATIONS PROTOCOL FOR ALL UNITARY CONTROLLERS AS NECESSARY TO COMMUNICATE ANY/ALL REQUIRED INFORMATION WITH DCP CONTROLS.
2. THIS CONTRACTOR SHALL PROVIDE AND INSTALL ALL DEVICES, WIRING, EXPANSION PANELS, SENSORS, DRIVES, ETC. AS REQUIRED TO ENSURE A COMPLETE, FUNCTIONAL, TURN-KEY INSTALLATION. THIS SHALL INCLUDE ALL REQUIRED PROGRAMMING AND GRAPHICS NECESSARY FOR OPERATION OF THE NEW HVAC SYSTEMS AND INTERFACE WITH THE DCP.
3. A NEW FRONT END OR GUI IS REQUIRED FOR THIS PROJECT. IT IS THE INTENT OF THIS PROJECT THAT A WEB BASED FRONT END BE PROVIDED TO ALLOW FOR MONITORING AND CONTROL OF ALL NEW EQUIPMENT TO BE CONNECTED TO THE BAS. THE FRONT END SHALL ALSO BE CAPABLE OF CONNECTION OF OTHER BUILDING SYSTEMS SPECIFIED FOR CONNECTION TO THE BAS. THE WEB BASED INTERFACE SHALL BE PROVIDED BY THE OWNER'S CONTROLS VENDOR AND SHALL COMMUNICATE WITH THE DCP BAS AS A PART OF THE BASE SCOPE OF WORK FOR THIS PROJECT.
4. IT IS THE INTENT OF THESE DOCUMENTS THAT ALL NEWLY INSTALLED HVAC EQUIPMENT SHALL BE CONNECTED, MONITORED AND CONTROLLED VIA THE OWNER'S NEW BAS. THIS SHALL INCLUDE ALL BTU METERING, HEAT EXCHANGER, PUMP, TEMPERATURE/HUMIDITY SENSORS, FAN COIL UNITS, EXHAUST FANS, ETC. THIS CONTRACTOR SHALL PROVIDE ALL COMPONENTS AND PROVIDE ALL LABOR AS REQUIRED TO ENSURE A COMPLETE, TURN-KEY SYSTEM IS PROVIDED.
5. THE CONTROL SYSTEM SCOPE OF WORK SHALL INCLUDE OWNER TRAINING. INCLUDE 16 HOURS OF ONSITE TRAINING FOR THE OWNER AND THEIR STAFF. THE OWNER'S BAS CONTRACTOR SHALL INCLUDE A COMPLETE OPERATIONS MANUAL FOR THE SYSTEM THAT INCLUDES A SUMMARY OF ALL FINAL SETPOINTS, SETTINGS, PASSWORDS, ETC.

DEMOLITION NOTES

1. COORDINATE HVAC DEMOLITION WITH OTHER TRADES AND GENERAL CONTRACTOR. DO NOT DEMOLISH EQUIPMENT OR COMPONENTS WITHOUT APPROVAL.
2. UNDER NO CIRCUMSTANCE SHALL DEMOLITION CAUSE DAMAGE OR REMOVAL IN WHOLE OR IN PART OF ANY STRUCTURAL MEMBER WITHOUT EXPRESS APPROVAL OF THE GENERAL CONTRACTOR.
3. CAP AND PROTECT ANY EXPOSED EQUIPMENT, PIPE OR ELECTRICAL CABLE / CONDUIT THAT RESULTS FROM DEMOLITION. UNDER NO CIRCUMSTANCE WILL DEMOLITION RESULT IN THE PERMANENT EXPOSURE OF ANY CHARGED OR LIVE COMPONENT OR ANY EQUIPMENT TO BE RE-USED.
4. PROTECT ANY EQUIPMENT, SYSTEM, OR COMPONENT THEREOF THAT SHALL BE RE-USED.
5. COORDINATE DISPOSAL OF ALL REMOVED ITEMS WITH THE GENERAL CONTRACTOR. TURN OVER ANY COMPONENTS TO THE OWNER AS DESIGNATED IN CLEAN CONDITION, WITHOUT DAMAGE, AND WITH OPENING SEALED. FURNISH RECEIPTS OF PROPER DISPOSAL OF ALL ITEMS REMOVED TO THE GENERAL CONTRACTOR UPON REQUEST. RECEIPTS SHALL INDICATE DISPOSAL IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

MECHANICAL ABBREVIATIONS LEGEND

AFF	ABOVE FINISHED FLOOR	EWT	ENTERING WATER TEMPERATURE	OA	OUTDOOR AIR
AFG	ABOVE FINISHED GRADE	ERV	ENERGY RECOVERY VENTILATOR	P	PRESSURE
AFR	ABOVE FINISHED ROOF	FC	FAIL CLOSED	PF	PROPORTIONAL, LINEARIZE FEEDBACK, 4-20mA SIGNAL
AHU	AIR HANDLING UNIT	FC	FAN COIL (EXISTING)	PRV	PRESSURE REDUCING VALVE
AI	ANALOG INPUT	FCU	FAN COIL UNIT	PRS	PRESSURE REDUCING STATION
AO	ANALOG OUTPUT AUTO	FD	FIRE DAMPER	PSI	POUNDS PER SQUARE INCH
BOD	BOTTOM OF DUCT	FF	FLOW FEEDBACK/STATUS SIGNAL	PVC	POLYVINYL CHLORIDE
BOP	BOTTOM OF PIPE	FLA	FULL LOAD AMPS	RA	RETURN AIR
BHP	BRAKE HORSE POWER	FO	FAIL OPEN	RH	RELATIVE HUMIDITY
BTU	BRITISH THERMAL UNIT	FPM	FEET PER MINUTE	RPM	REVOLUTIONS PER MINUTE
BTUH	BRITISH THERMAL UNIT PER HOUR	FT	FEET	RS/L	REFRIGERANT SUCTION/LIQUID
C	COMMON	GPM	GALLONS PER MINUTE	RTU	ROOFTOP PACKAGED UNIT
CD	CONDENSATE	H	HUMIDITY	SA	SUPPLY AIR
CFM	CUBIC FEET PER MINUTE	HS	HUMIDISTAT	SF	SQUARE FEET
CH	CHILLER	HP	HEAT PUMP	SS	START/STOP SIGNAL
CHWS	CHILLED WATER SUPPLY	HP	HORSEPOWER	S.S.	STAINLESS STEEL
CHWR	CHILLED WATER RETURN	HWS	HOT WATER SUPPLY	SP	STATIC PRESSURE
CO2	CARBON DIOXIDE	HPS	HIGH PRESSURE STEAM	T	TEMPERATURE
COP	COEFFICIENT OF PERFORMANCE	HWR	HOT WATER RETURN	V-PH	VOLTAGE-PHASE
CU	CONDENSING UNIT	IAQ	INDOOR AIR QUALITY	TD	TIME DELAY
DAC	DEHUMIDIFICATION AHU	IN	INCH	TS	TEMPERATURE SENSOR
DB	DRY BULB	KW	KILOWATT	TSP	TOTAL STATIC PRESSURE
DCU	DEHUMIDIFICATION CU	LAT	LEAVING AIR TEMPERATURE	UH	UNIT HEATER
DDC	DIRECT DIGITAL CONTROL	LBS	POUNDS	UNO	UNLESS NOTED OTHERWISE
DEGF	DEGREE FAHRENHEIT	LPS	LOW PRESSURE STEAM	VD	VOLUME DAMPER
DI	DIGITAL INPUT	LPR	LOW PRESSURE RETURN	VFD	VARIABLE FREQUENCY DRIVE
DN	DOWN	LWT	LEAVING WATER TEMPERATURE	V/PH	VOLTS/PHASE
DO	DIGITAL OUTPUT	M	MOTORIZED	WB	WET BULB
DWG	DRAWING	MBH	THOUSAND BTUH	WG	WATER GAUGE
DP	DIFFERENTIAL PRESSURE	MCA	MINIMUM CIRCUIT AMPACITY	WR	CHILLED WATER RESET 4-20 mA SIGNAL
EA	EXHAUST AIR	MOCP	MAXIMUM OVER CURRENT PROTECTION	W/	WITH
EER	ENERGY EFFICIENCY RATIO	NC	NORMALLY CLOSED	W/O	WITHOUT
EF	EXHAUST FAN	NO	NORMALLY OPEN		
EAT	ENTERING AIR TEMPERATURE	NTS	NOT TO SCALE		
ESP	EXTERNAL STATIC PRESSURE	OBD	OPPOSED BLADE DAMPER		

NOT ALL ABBREVIATIONS APPLY

GENERAL NOTES

1. DO NOT SCALE FROM THESE DRAWINGS. EXACT DIMENSIONS SHALL BE TAKEN FROM ARCHITECTURAL DRAWINGS.
2. ALL INDICATED WORK SHALL BE PERFORMED BY THE MECHANICAL CONTRACTOR UNLESS OTHERWISE NOTED.
3. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE CODES AND REGULATIONS INCLUDING BUT NOT LIMITED TO NATIONAL, CITY, STATE AND LOCAL ORDINANCES WHICH MAY BE IN EFFECT. ALL MECHANICAL MATERIALS, INSTALLATION PROCEDURES AND SYSTEM LAYOUTS SHALL BE APPROVED BY ALL APPLICABLE CODE ENFORCEMENT AUTHORITIES HAVING JURISDICTION, AND IT SHALL BE THE MECHANICAL CONTRACTOR'S RESPONSIBILITY TO PAY FOR ALL NECESSARY PERMITS AND APPROVALS FOR THIS INSTALLATION.
4. IT IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO REVIEW THESE PLANS AND SPECIFICATIONS, AS WELL AS THE RELATED PLUMBING, FIRE PROTECTION, ELECTRICAL, STRUCTURAL, ARCHITECTURAL, INTERIOR DECOR AND SITE ENGINEERING DRAWINGS TO BECOME FAMILIAR WITH THE FULL PROJECT SCOPE. IN ADDITION, THIS CONTRACTOR MUST COORDINATE WITH AN OWNER REPRESENTATIVE TO FULLY UNDERSTAND ALL REQUIREMENTS WHICH MAY NOT BE SPECIFIED HEREIN AND WHICH THE OWNER MAY CONSIDER PART OF THIS CONTRACT. DURING THE COURSE OF CONSTRUCTION COORDINATION AND ACTUAL CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO WORK CLOSELY WITH ALL ACCOMPANYING CONTRACTORS AND TRADESMEN IN ORDER TO ENSURE A SMOOTH RUNNING AND CAREFULLY COORDINATED INSTALLATION.
5. ANY DISCREPANCIES OR INADEQUACIES WITHIN THESE BID DOCUMENTS OR BETWEEN THESE BID DOCUMENTS AND THE RELATED PLUMBING, FIRE PROTECTION, ELECTRICAL, STRUCTURAL, ARCHITECTURAL, INTERIOR DECOR AND SITE ENGINEERING DRAWINGS, OR BETWEEN THESE BID DOCUMENTS AND FIELD CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE OWNER, ARCHITECT AND ENGINEER PRIOR TO BID SUBMISSION.
6. WHERE CONFLICTS EXIST BETWEEN THE INFORMATION INCLUDED IN THESE DRAWINGS OR BETWEEN INFORMATION PROVIDED IN THESE DRAWINGS AND THE PROJECT SPECIFICATIONS OR WITHIN THE PROJECT SPECIFICATIONS, THE MORE STRINGENT AND/OR HIGHEST COST REQUIREMENTS SHALL APPLY. SHOULD THE CONTRACTOR REQUIRE FURTHER CLARIFICATION, AN RFI SHALL BE SUBMITTED FOR CLARIFICATION. WHERE CONFLICTS DO EXIST, THE PROJECT ENGINEER OF RECORD SHALL HAVE THE SOLE DISCRETION AND RIGHT TO PROVIDE INTERPRETATION OF INTENT OF THE CONTRACT DOCUMENTS AS REQUIRED AND THIS INTERPRETATION SHALL SERVE TO DIRECT THE CONTRACTOR IN ACCORDANCE WITH THE IMPLIED INTENT OF THE CONSTRUCTION DOCUMENTS WITHOUT ADDITIONAL COST TO THE PROJECT.
7. THE MECHANICAL CONTRACTOR SHALL PROVIDE A COMPLETE SET OF RECORD "AS-BUILT" DRAWINGS INDICATING THE PREOISE LOCATION OF ALL SYSTEMS, EQUIPMENT CONCEALED OR EMBEDDED PIPING, PIPING CONNECTIONS AND ACCESS DOORS. THESE DRAWINGS SHALL ALSO INCLUDE ALL CHANGES AND DEVIATIONS FROM THE BID DOCUMENTS.
8. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF NEW MECHANICAL EQUIPMENT WITH NEW LIGHT LOCATIONS AND TILE LOCATIONS. REFER TO ARCHITECT'S REFLECTED CEILING PLAN LAYOUT.
9. ALL DUCT DIMENSIONS SHOWN ON DRAWINGS ARE CLEAR INSIDE DIMENSIONS. AIR VELOCITY SHALL NOT EXCEED 650 FEET PER MINUTE IN DWELLING UNITS.
10. RUN ALL DUCTWORK AND PIPING WITH AS FEW OFFSETS AS POSSIBLE THROUGHOUT THE ENTIRE BUILDING. COORDINATE AND VERIFY WITH OTHER CONTRACTORS AS NOT TO INTERFERE WITH PLUMBING, FIRE PROTECTION PIPING, LIGHTING SYSTEMS, ETC.
11. ALL REQUIRED OFFSETS, RISES AND DROPS DUE TO POSSIBLE OBSTRUCTIONS OF PIPE RUNS ARE NOT NECESSARILY SHOWN. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRANSITIONS, FITTINGS, ELBOWS, DUCTWORK, PIPING, SUPPORTS, ETC. NECESSARY FOR A PROPER INSTALLATION AND OPERATION OF NEW HVAC SYSTEM. MECHANICAL CONTRACTOR SHALL INCLUDE A CONTINGENCY IN HIS BID TO OFFSET ANY COST REQUIRED FOR ADDITIONAL FITTINGS AND LABOR THAT MAY BE REQUIRED.
12. ALL EXPOSED HORIZONTAL AND VERTICAL DUCTWORK AND PIPING SHALL BE INSTALLED IN A NEAT ARRANGEMENT IN LOCATIONS WHICH ARE THE MOST INCONSPICUOUS. VERTICAL DROPS SHALL BE KEPT TO AN ABSOLUTE MINIMUM AND THEIR FINAL LOCATIONS SHALL BE COORDINATED AND RUN WITHIN CHASES, WALLS, SOFFITS WITH OTHER MECHANICAL/ ELECTRICAL FEEDS. ALL SUCH LOCATIONS ARE TO BE REVIEWED WITH AN OWNER REPRESENTATIVE AND ARCHITECT PRIOR TO INSTALLATION.
13. ALL BRANCH DUCTS TO AIR DEVICES SHALL BE PROVIDED WITH VOLUME DAMPER IN THE BRANCH CONNECTION UNLESS NOTED OTHERWISE. ALL ROUND BRANCH DUCT CONNECTIONS SHALL BE PROVIDED WITH CONICAL SPIN-IN FITTING WITH INTEGRAL VOLUME DAMPER.
14. ALL DUCT PENETRATIONS THROUGH A RATED FLOOR/CEILING ASSEMBLY SHALL BE PROVIDED WITH A FIRE DAMPER. FOR AIR DEVICES INSTALLED IN A RATED FLOOR/CEILING ASSEMBLY, INSTALL A CEILING RADIATION DAMPER. REFER TO DETAIL SHEET.
15. THROUGH PENETRATIONS OF FIRE RESISTANCE RATED HORIZONTAL ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED THROUGH-PENETRATION FIRESTOP SYSTEM INSTALLED AND TESTED IN ACCORDANCE WITH ASTM E 814 OR UL 1479, WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WATER (2.49PA). THE SYSTEM SHALL HAVE AN F RATING/T RATING OF NOT LESS THAN 1 HOUR BUT NOT LESS THAN THE REQUIRED RATING OF THE FLOOR PENETRATED. SEE ARCHITECTURAL DRAWINGS FOR RATED ASSEMBLY LOCATIONS, RATINGS AND DETAILS.

    EXCEPTIONS: FLOOR PENETRATIONS CONTAINED AND LOCATED WITHIN THE CAVITY OF A WALL ABOVE THE FLOOR OR BELOW THE FLOOR DO NOT REQUIRE A T RATING.
16. DUCT SMOKE DETECTORS SHOWN ON PLANS ARE DIAGRAMMATIC. REFER TO MANUFACTURERS INSTRUCTIONS FOR EXACT/OPTIMUM LOCATION IN DUCTWORK. DUCT SMOKE DETECTORS SHALL BE PURCHASED BY THE ELECTRICAL CONTRACTOR, AND INSTALLED BY THE MECHANICAL CONTRACTOR. WIRING INSTALLATION SHALL BE BY THE FIRE ALARM CONTRACTOR.
17. CONNECTIONS TO ANY GAS FIRED EQUIPMENT TO BE BY THE PLUMBING CONTRACTOR, REGARDLESS OF WHO PROVIDES EQUIPMENT.
18. CONDENSATE SHALL BE PIPED FULL SIZE TO THE NEAREST APPROVED FLOOR OR HUB DRAIN VIA AN INDIRECT CONNECTION.
19. DRYER EXHAUST DUCTWORK SHALL BE CONSTRUCTED OF MIN. 0.016" GALVANIZED STEEL WITH A SMOOTH INTERIOR AND NO PROJECTIONS. JOINTS SHALL RUN IN DIRECTION OF AIRFLOW. PROVIDE FLAPPER STYLE GRAVITY BACKDRAFT DAMPER AT TERMINATION OF EXHAUST OUTLET INTEGRAL TO WALL OR ROOF CAP. INSTALL PERMANENT LABEL AT DRYER CONNECTION LISTING THE ACTUAL FIELD INSTALLED EQUIVALENT LENGTH OF THE CONCEALED VENT DUCT.
20. INSULATE EACH REFRIGERANT LINESET WITH 1-INCH FLEXIBLE, CLOSED CELL ELASTOMERIC INSULATION. PROVIDE ALUMINUM JACKETING FOR EXPOSED PIPING. PROVIDE EXTERIOR PIPING PORTS WITH LOCKING TYPE TAMPER RESISTANT CAPS.
21. MOUNT ALL THERMOSTATS ABOVE FINISHED FLOOR AT HEIGHT APPROVED BY ARCHITECT. COORDINATE LOCATION WITH ARCHITECTURAL INTERIOR ELEVATIONS.
22. INSTALL SLEEVES FOR PIPING PENETRATIONS OF WALLS, CEILINGS, AND FLOORS. INSTALL CHROME PLATED ESCUTCHEONS FOR PIPING PENETRATIONS OF WALLS, CEILINGS, AND FLOORS. REFER TO DETAIL SHEET FOR ROOF PENETRATIONS.
23. WOOD SUPPORTS FOR PIPING OR DUCTWORK ROUTED ALONG THE ROOF ARE NOT ACCEPTABLE. REFER TO DETAILS FOR PROPER SUPPORTS.
24. ALL PLUMBING VENTS AND BUILDING EXHAUST SHALL BE LOCATED A MINIMUM OF 10 FEET FROM BUILDING INTAKES (INCLUDING OPERABLE WINDOWS).
25. MAINTAIN MANUFACTURER'S RECOMMENDED SERVICE CLEARANCES AROUND EQUIPMENT AT A MINIMUM. DO NOT ROUTE PIPING, DUCTWORK, CONTROL WIRE, ETC. THROUGH THE SERVICE CLEARANCE AREAS.
26. REFER TO PROJECT SPECIFICATIONS, DIVISION 23, FOR ADDITIONAL INFORMATION.
27. ALL MECHANICAL EQUIPMENT SHALL BE PROVIDED WITH A FACTORY DISCONNECT SWITCH, STARTER, VFD OR MOTOR RATED SWITCH AS REQUIRED FOR CODE COMPLIANT OPERATION OF ALL MOTORIZED EQUIPMENT IN ACCORDANCE WITH CODE AND THE DESIGN INTENT ASSOCIATED WITH THESE DRAWINGS. COORDINATE ALL DISCONNECTS AND STARTER REQUIREMENTS WITH THE PROJECT ELECTRICAL CONTRACTOR PRIOR TO BID TO ENSURE A COORDINATED INSTALLATION.
28. CONTRACTOR SHALL INSTALL ALL EQUIPMENT WITH VIBRATION ISOLATION AND SEISMIC SUPPORTS IN ACCORDANCE WITH ASHRAE APPLICATION HANDBOOK CHAPTER 48 - NOISE AND VIBRATION CONTROL TABLE 47 AND CODES.
29. ANY COST INCURRED AS A RESULT OF VALUE ENGINEERING OR DEVIATIONS FROM THE BASIS OF DESIGN INDICATED IN THE CONTRACT DOCUMENTS (E.G. ELECTRICAL MODIFICATIONS TO ACCOMMODATE ALTERNATE EQUIPMENT SELECTIONS, DESIGN RELATED EXPENSES FOR REQUIRED DRAWING MODIFICATIONS, ETC.) SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NO INCREASE IN CONTRACT COST WILL BE GRANTED UNLESS BORNE BY AND APPROVED IN WRITING BY THE OWNER. CONTRACT DOCUMENTS ARE DEFINED TO INCLUDE ALL DISCIPLINES AND DIVISIONS OF THE CONTRACT.

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consultant:

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EXISTING BLDG ALTERATION

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sheet title:

LEGENDS & GENERAL NOTES

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date: 03.20.2023

drawn by:

project no.: 220517

sheet no.:

M001

KEYED NOTES

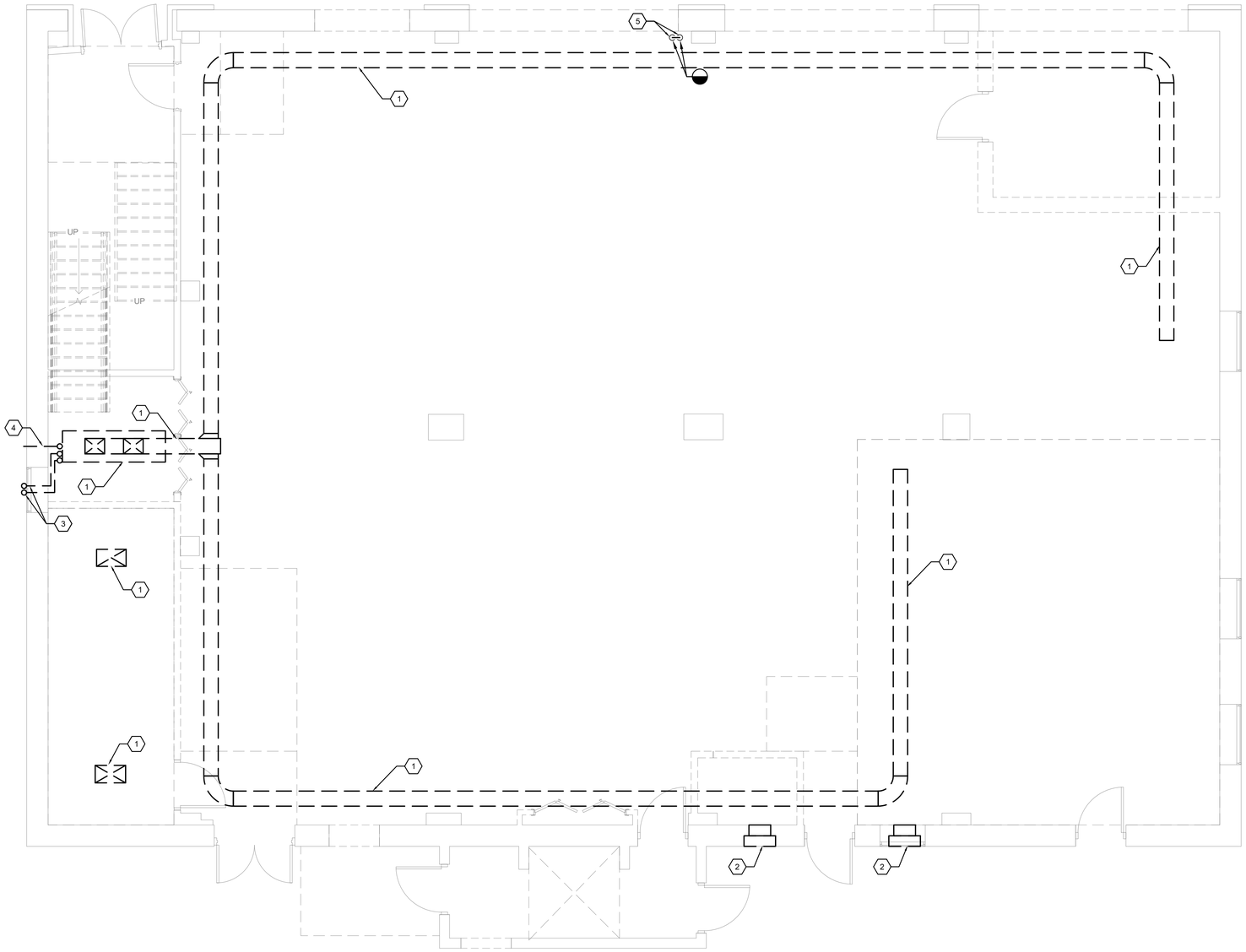
1. EXISTING AIR HANDLER UNIT, DUCTWORK, CONTROLS, AIR DEVICES, DAMPERS, HANGERS, AND ALL ASSOCIATED ACCESSORIES SHALL BE REMOVED.
2. EXISTING EXHAUST FAN, LOUVER, AND DUCTWORK SHALL BE COMPLETELY REMOVED.
3. EXISTING REFRIGERATION LINES SHALL BE REMOVED FROM AIR HANDLING UNIT TO CONDENSING UNIT ON ROOF. RECOVER REFRIGERANT AND PROVIDE CREDIT TO OWNER.
4. EXISTING CONDENSATE DRAIN LINE AND ALL ACCESSORIES SHALL BE REMOVED FROM AIR HANDLER UNIT TO POINT OF DISCHARGE OUTSIDE BUILDING.
5. EXISTING 3" CHWS AND CHWR RISERS WITH ISOLATION VALVES FROM UNDERGROUND TO REMAIN. REMOVE RETURN BEND AND PREPARE RISERS FOR CONNECTION OF NEW CHILLED WATER DISTRIBUTION PIPING TO BUILDING AS SPECIFIED.

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE - MECHANICAL (2020, 7TH EDITION)
2. CONTRACTOR SHALL REMOVE ALL EXISTING HVAC EQUIPMENT, DUCTWORK, CONTROLS, ACCESSORIES, ETC. TO PREPARE BUILDING SHELL FOR NEW CHILLED WATER HVAC SYSTEMS.
3. GENERAL CONTRACTOR SHALL PATCH AND REPAIR ALL EXTERIOR BUILDING OPENINGS NOT REQUIRED FOR REUSE WITH NEW HVAC SYSTEMS OR OTHER TRADES TO ENSURE WATER TIGHT BUILDING ENVELOPE. SEE ARCHITECTURAL DRAWINGS FOR MORE DETAILS.

HVAC DEMOLITION NOTES

1. COORDINATE HVAC DEMOLITION WITH OTHER TRADES AND GENERAL CONTRACTOR. DO NOT DEMOLISH EQUIPMENT OR COMPONENTS WITHOUT APPROVAL.
2. UNDER NO CIRCUMSTANCE SHALL DEMOLITION CAUSE DAMAGE OR REMOVAL IN WHOLE OR IN PART OF ANY STRUCTURAL MEMBER WITHOUT EXPRESS APPROVAL OF THE GENERAL CONTRACTOR.
3. CAP AND PROTECT ANY EXPOSED EQUIPMENT, PIPE OR ELECTRICAL CABLE / CONDUIT THAT RESULTS FROM DEMOLITION. UNDER NO CIRCUMSTANCE WILL DEMOLITION RESULT IN THE PERMANENT EXPOSURE OF ANY CHARGED OR LIVE COMPONENT OR ANY EQUIPMENT TO BE RE-USED.
4. PROTECT ANY EQUIPMENT, SYSTEM, OR COMPONENT THEREOF THAT SHALL BE RE-USED.
5. COORDINATE DISPOSAL OF ALL REMOVED ITEMS WITH THE GENERAL CONTRACTOR. TURN OVER ANY COMPONENTS TO THE OWNER AS DESIGNATED IN CLEAN CONDITION, WITHOUT DAMAGE, AND WITH OPENING SEALED. FURNISH RECEIPTS OF PROPER DISPOSAL OF ALL ITEMS REMOVED TO THE GENERAL CONTRACTOR UPON REQUEST. RECEIPTS SHALL INDICATE DISPOSAL IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.



1 / M101 MECHANICAL - GROUND FLOOR DEMO PLAN
1/4" = 1'-0"

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GROUND FLOOR DEMO PLAN

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date: 03.20.2023

drawn by:

project no.: 220517

sheet no.:

M101

KEYED NOTES

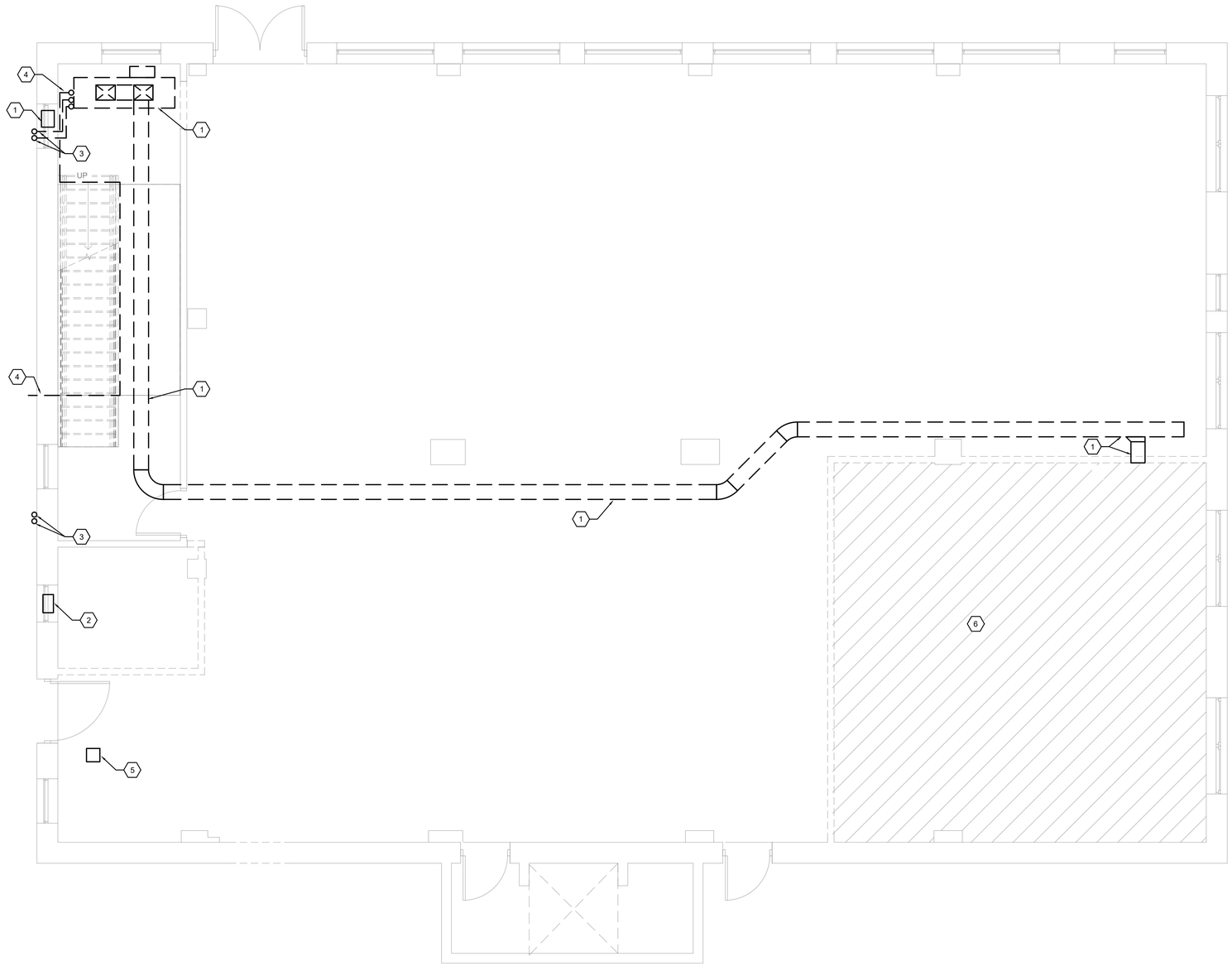
1. EXISTING AIR HANDLER UNIT, DUCTWORK, CONTROLS, AIR DEVICES, DAMPERS, HANGERS, AND ALL ASSOCIATED ACCESSORIES SHALL BE REMOVED.
2. EXISTING EXHAUST FAN, LOUVER, AND DUCTWORK SHALL BE COMPLETELY REMOVED.
3. EXISTING REFRIGERATION LINES SHALL BE REMOVED FROM AIR HANDLING UNIT TO CONDENSING UNIT ON ROOF. RECOVER REFRIGERANT AND PROVIDE CREDIT TO OWNER.
4. EXISTING CONDENSATE DRAIN LINE AND ALL ACCESSORIES SHALL BE REMOVED FROM AIR HANDLER UNIT TO POINT OF DISCHARGE OUTSIDE BUILDING.
5. REMOVE CAPPED DUCT THROUGH CEILING AND PATCH OPENING TO MATCH PER ARCHITECTURAL DRAWINGS.
6. EXISTING HVAC EQUIPMENT, DUCTWORK, CONTROLS, ETC. IN SECURE ROOM SHALL BE REMOVED BY OTHERS.

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE - MECHANICAL (2020, 7TH EDITION)
2. CONTRACTOR SHALL REMOVE ALL EXISTING HVAC EQUIPMENT, DUCTWORK, CONTROLS, ACCESSORIES, ETC. TO PREPARE BUILDING SHELL FOR NEW CHILLED WATER HVAC SYSTEMS.
3. GENERAL CONTRACTOR SHALL PATCH AND REPAIR ALL EXTERIOR BUILDING OPENINGS NOT REQUIRED FOR REUSE WITH NEW HVAC SYSTEMS OR OTHER TRADES TO ENSURE WATER TIGHT BUILDING ENVELOPE. SEE ARCHITECTURAL DRAWINGS FOR MORE DETAILS.

HVAC DEMOLITION NOTES

1. COORDINATE HVAC DEMOLITION WITH OTHER TRADES AND GENERAL CONTRACTOR. DO NOT DEMOLISH EQUIPMENT OR COMPONENTS WITHOUT APPROVAL.
2. UNDER NO CIRCUMSTANCE SHALL DEMOLITION CAUSE DAMAGE OR REMOVAL IN WHOLE OR IN PART OF ANY STRUCTURAL MEMBER WITHOUT EXPRESS APPROVAL OF THE GENERAL CONTRACTOR.
3. CAP AND PROTECT ANY EXPOSED EQUIPMENT, PIPE OR ELECTRICAL CABLE / CONDUIT THAT RESULTS FROM DEMOLITION. UNDER NO CIRCUMSTANCE WILL DEMOLITION RESULT IN THE PERMANENT EXPOSURE OF ANY CHARGED OR LIVE COMPONENT OR ANY EQUIPMENT TO BE RE-USED.
4. PROTECT ANY EQUIPMENT, SYSTEM, OR COMPONENT THEREOF THAT SHALL BE RE-USED.
5. COORDINATE DISPOSAL OF ALL REMOVED ITEMS WITH THE GENERAL CONTRACTOR. TURN OVER ANY COMPONENTS TO THE OWNER AS DESIGNATED IN CLEAN CONDITION, WITHOUT DAMAGE, AND WITH OPENING SEALED. FURNISH RECEIPTS OF PROPER DISPOSAL OF ALL ITEMS REMOVED TO THE GENERAL CONTRACTOR UPON REQUEST. RECEIPTS SHALL INDICATE DISPOSAL IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.



1 M102 MECHANICAL - 2ND FLOOR DEMO PLAN
1/4" = 1'-0"

genesis engineering group, llc.
2601 cattlemen rd., ste 501
sarasota, fl 34232
www.geneng.net coa #29304 project #19-223

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"TO THE BEST OF THE ARCHITECTS OR ENGINEERS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 553 AND 663 OF THE FLORIDA STATUTES"

consultant:

revisions:

SARA'S STUDIO

EXISTING BLDG ALTERATION

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sheet title:

2ND FLOOR DEMO PLAN

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date: 03.20.2023
drawn by:
project no.: 220517
sheet no.:

M102

KEYED NOTES

1. EXISTING AIR HANDLER UNIT, DUCTWORK, CONTROLS, AIR DEVICES, DAMPERS, HANGERS, AND ALL ASSOCIATED ACCESSORIES SHALL BE REMOVED.
2. EXISTING EXHAUST FAN, LOUVER, AND DUCTWORK SHALL BE COMPLETELY REMOVED.
3. EXISTING REFRIGERATION LINES SHALL BE REMOVED FROM AIR HANDLING UNIT TO CONDENSING UNIT ON ROOF. RECOVER REFRIGERANT AND PROVIDE CREDIT TO OWNER.
4. EXISTING CONDENSATE DRAIN LINE AND ALL ACCESSORIES SHALL BE REMOVED FROM AIR HANDLER UNIT TO POINT OF DISCHARGE OUTSIDE BUILDING.
5. EXISTING CONDENSING UNIT ON ROOF, SUPPORTS, CONTROL WIRING, AND ALL ASSOCIATED ACCESSORIES SHALL BE REMOVED.

GENERAL NOTES

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2. CONTRACTOR SHALL REMOVE ALL EXISTING HVAC EQUIPMENT, DUCTWORK, CONTROLS, ACCESSORIES, ETC. TO PREPARE BUILDING SHELL FOR NEW CHILLED WATER HVAC SYSTEMS.
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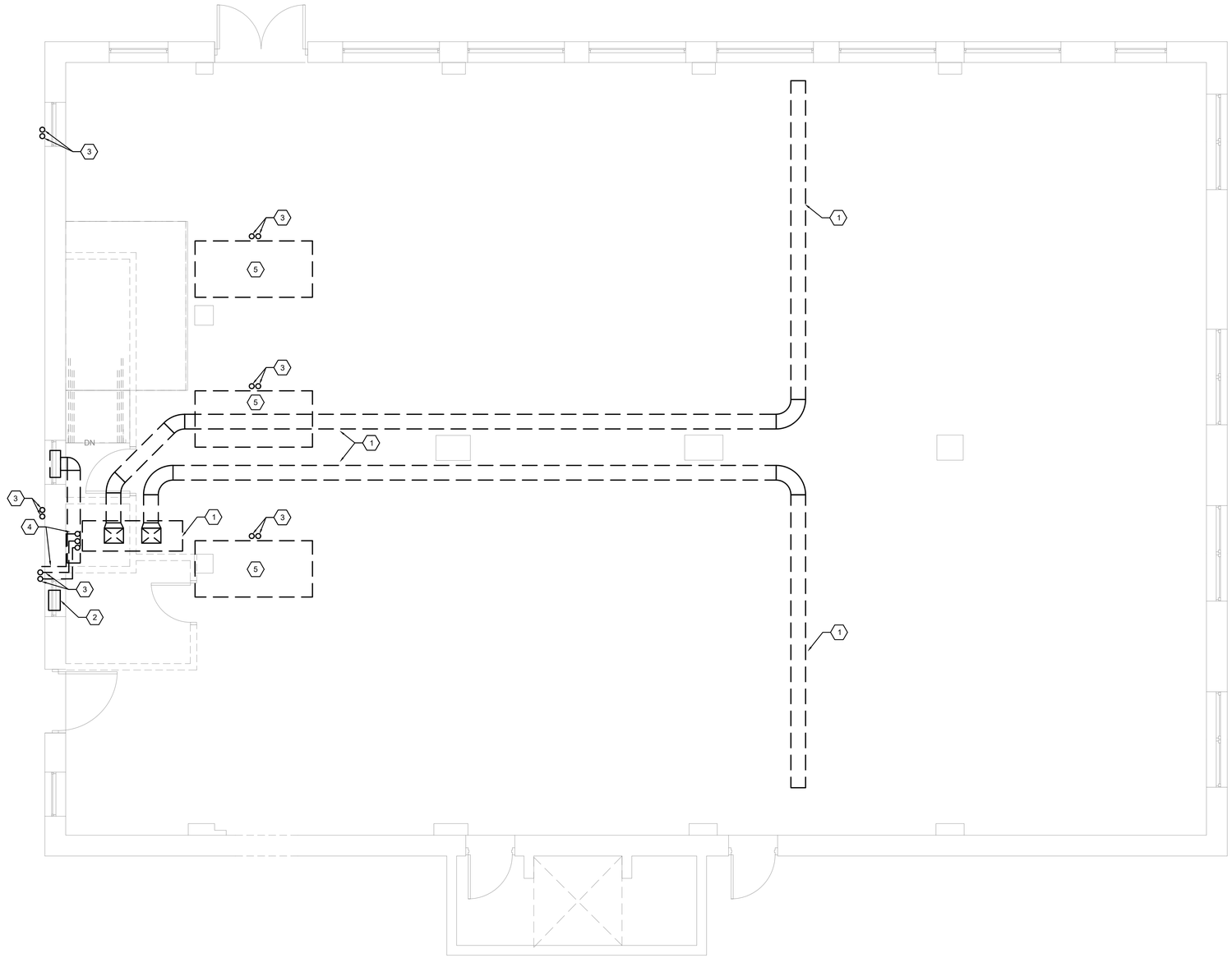

1 / M103 MECHANICAL - 3RD FLOOR DEMO PLAN
1/4" = 1'-0"

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consultant:

revisions:

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EXISTING BLDG ALTERATION

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3RD FLOOR DEMO PLAN

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date: 03.20.2023
drawn by:
project no.: 220517
sheet no.:

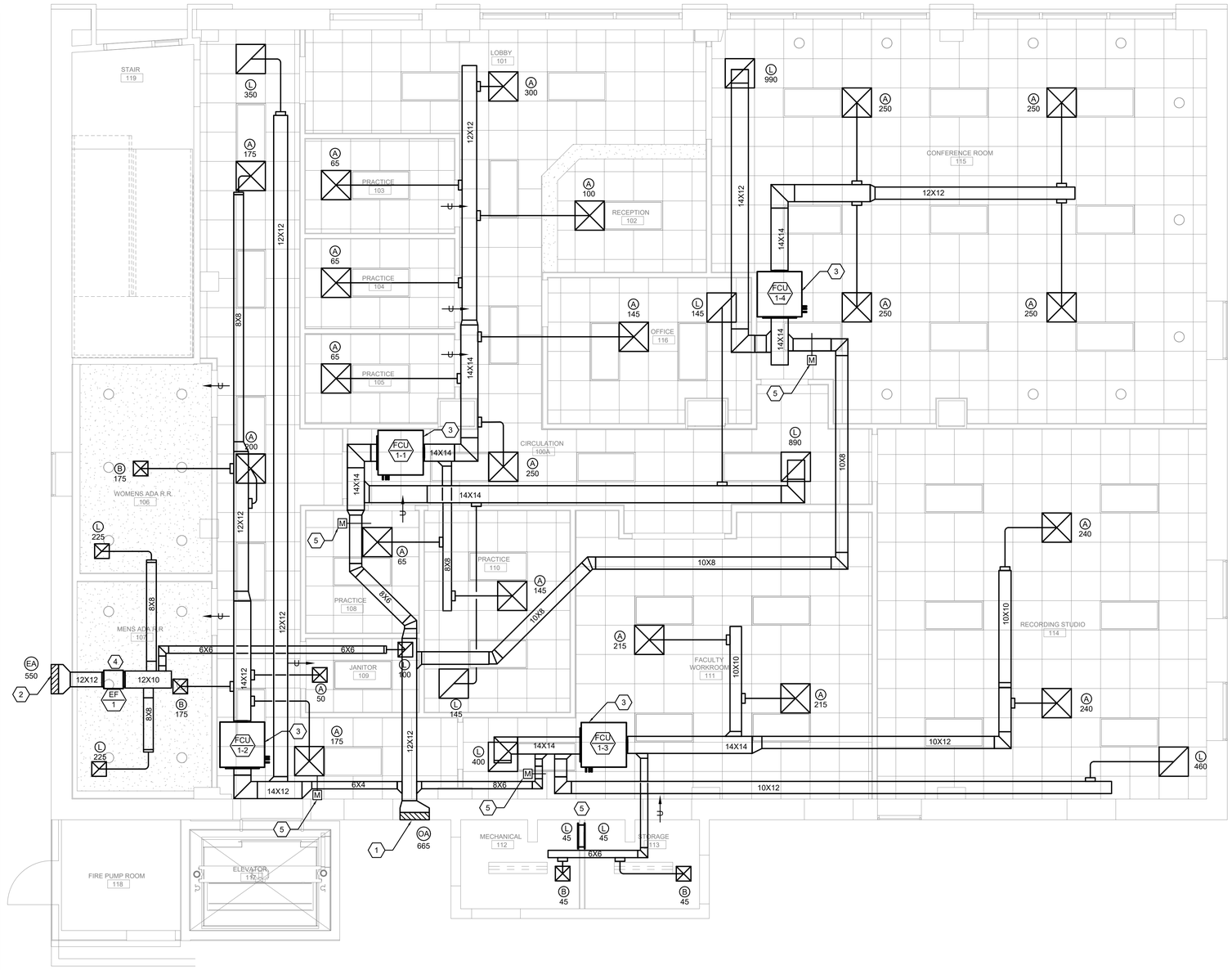
M103

KEYED NOTES

1. OUTSIDE AIR INTAKE LOUVER. AT NEW OPENING FRAME PATCH AND SEAL WEATHER TIGHT PER DETAIL.
2. EXHAUST DISCHARGE LOUVER.AT EXISTING OPENING FRAME PATCH AND SEAL WEATHER TIGHT PER DETAIL.
3. CHILLED WATER FAN COIL SUSPENDED ABOVE CEILING WITH SECONDARY DRIP PAN AND CONDENSATE OVERFLOW SWITCH.
4. INLINE EXHAUST FAN SUSPENDED FROM STRUCTURE WITH VIBRATION ISOLATORS ABOVE CEILING. PROVIDE ACCESS PANEL FOR SERVICE AND MAINTENANCE.
5. PROVIDE MOTORIZED DAMPER IN OUTSIDE AIR DUCT CONNECTION TO FCU RETURN DUCT. SET DAMPER FOR MINIMUM OA PER SCHEDULE. INTERLOCK DAMPER WITH FCU TO OPEN WHEN FAN RUNS, CLOSED WHEN OFF.
6. PROVIDE TRANSFER GRILLE ON BOTH SIDES OF THE WALL WITH NECK SIZE SHEET METAL DUCT CONNECTION THROUGH WALL.

GENERAL NOTES

1. MARK ALL EQUIPMENT WITH UNIT TAG AND AREA SERVED USING PERMANENT PRE-PRINTED LABEL.
2. ALL BAS TEMPERATURE SENSORS SHALL BE MOUNTED AT 48" AFF, MINIMUM ONE SENSOR PER FAN COIL UNIT ZONE. VERIFY REQUIRED LOCATIONS WITH OWNER.
3. CONTRACTOR SHALL INSTALL MECHANICAL EQUIPMENT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRANSITIONS, FITTINGS, ELBOWS, DUCTWORK, PIPING, SUPPORTS, ETC. NECESSARY FOR A PROPER INSTALLATION AND OPERATION OF NEW HVAC SYSTEM.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF INSTALLATION AND DEMOLITION WORK WITH OTHER TRADES TO AVOID CONFLICTS. ALL EQUIPMENT SCHEDULED FOR DEMOLITION SHALL BE PRESENTED TO OWNER FOR THE FIRST RIGHT OF REFUSAL. SHOULD THE OWNER REFUSE, ALL EQUIPMENT SHALL BE DISPOSED OF IN A PROPER MANNER.
5. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF NEW MECHANICAL EQUIPMENT WITH NEW LIGHT LOCATIONS, TILE LOCATIONS, AND EXISTING EQUIPMENT. REFER TO ARCHITECT'S REFLECTED CEILING PLAN LAYOUT. EXISTING EQUIPMENT, LOCATIONS, AND DATA ARE BASED ON EXISTING DRAWING DATA.
6. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS OF ALL EXISTING EQUIPMENT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR DEMOLITION.
7. ALL DUCT DIMENSIONS SHOWN ON DRAWINGS ARE CLEAR INSIDE DIMENSIONS. IN THE EVENT DUCT PROFILE MUST CHANGE TO MATCH FIELD CONDITIONS, MAINTAIN FREE AREA SPECIFIED.
8. TEST AND BALANCE CONTRACTOR SHALL BALANCE AIR SIDE SYSTEM: SUPPLY, RETURN, AND EXHAUST AIRFLOWS OF ALL AIR DEVICES ASSOCIATED WITH THESE SYSTEMS. AFTER COMPLETION OF CONSTRUCTION, TEST AND BALANCE CONTRACTOR SHALL BALANCE HVAC SYSTEMS TO QUANTITIES SPECIFIED.
9. DUCT SMOKE DETECTORS SHOWN ON PLANS ARE DIAGRAMMATIC. REFER TO MANUFACTURER'S INSTRUCTIONS FOR EXACT/OPTIMUM LOCATION IN UNIT OR DUCTWORK.
10. ELECTRIC DUCT HEATERS SHOWN ON PLANS ARE DIAGRAMMATIC. REFER TO MANUFACTURER'S UL LISTED INSTRUCTIONS FOR EXACT/OPTIMUM LOCATION AT UNIT OR IN DUCTWORK.
11. WHERE CONFLICTS EXIST BETWEEN THE INFORMATION INCLUDED IN THESE DRAWINGS OR BETWEEN INFORMATION PROVIDED IN THESE DRAWINGS AND THE PROJECT SPECIFICATIONS OR WITHIN THE PROJECT SPECIFICATIONS, THE MORE STRINGENT AND/OR HIGHEST COST REQUIREMENTS SHALL APPLY. SHOULD THE CONTRACTOR REQUIRE FURTHER CLARIFICATION, AN RFI SHALL BE SUBMITTED FOR CLARIFICATION. WHERE CONFLICTS DO EXIST, THE PROJECT ENGINEER OF RECORD SHALL HAVE THE SOLE DISCRETION AND RIGHT TO PROVIDE INTERPRETATION OF INTENT OF THE CONTRACT DOCUMENTS AS REQUIRED AND THIS INTERPRETATION SHALL SERVE TO DIRECT THE CONTRACTOR IN ACCORDANCE WITH THE IMPLIED INTENT OF THE CONSTRUCTION DOCUMENTS WITHOUT ADDITIONAL COST TO THE PROJECT.
12. ALL BRANCH DUCTS TO AIR DEVICES SHALL BE PROVIDED WITH VOLUME DAMPER IN THE BRANCH CONNECTION UNLESS NOTED OTHERWISE. ALL ROUND BRANCH DUCT CONNECTIONS SHALL BE PROVIDED WITH CONICAL SPIN-IN FITTING WITH INTEGRAL VOLUME DAMPER.



1 MECHANICAL - GROUND FLOOR HVAC PLAN
M201 1/4" = 1'-0"

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consultant:

revisions:

SARA'S STUDIO

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sheet title:

GROUND FLOOR HVAC PLAN

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date: 03.20.2023

drawn by:

project no.: 220517

sheet no.:

M201

KEYED NOTES

1. OUTSIDE AIR INTAKE LOUVER. AT NEW OPENING FRAME PATCH AND SEAL WEATHER TIGHT PER DETAIL.
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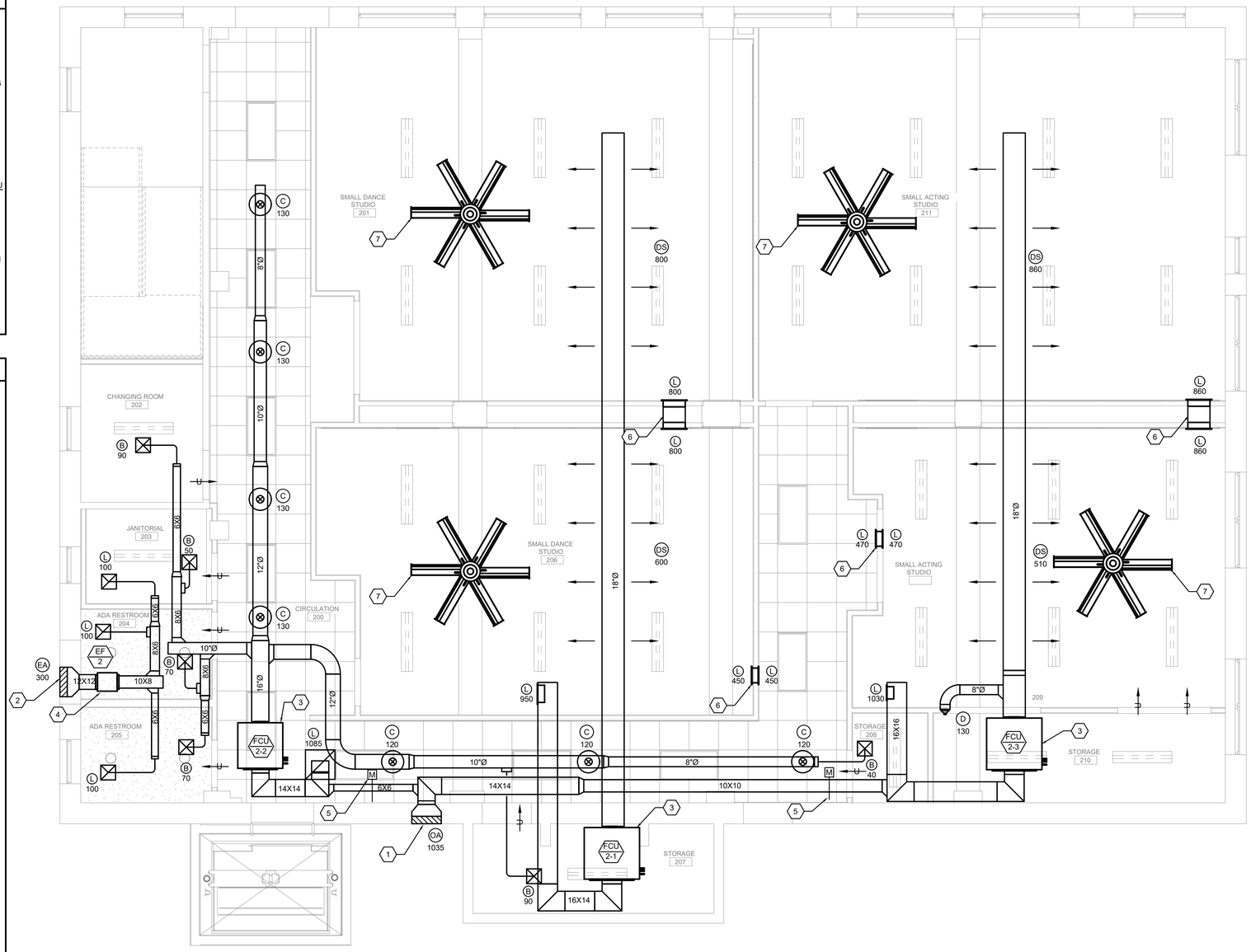

1 M202 MECHANICAL - 2ND FLOOR HVAC PLAN
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sheet title:

2ND FLOOR HVAC PLAN

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date: 03.20.2023

drawn by:

project no.: 220517

sheet no.:

M202

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6. PROVIDE TRANSFER GRILLE ON BOTH SIDES OF THE WALL WITH NECK SIZE SHEET METAL DUCT CONNECTION THROUGH WALL. PROVIDE COMBINATION FIRE/SMOKE DAMPER IN TRANSFER DUCT THROUGH RATED WALL.
7. CONTRACTOR SHALL INSTALL A BAROMETRIC RELIEF SYSTEM CONSISTING OF A FABRAHOOD GRAVITY RELIEF HOOD WITH A MOTORIZED DAMPER INSTALLED IN THE VERTICAL POSITION OF DUCT. MOTORIZED DAMPER SHALL BE DRIVEN BY PRESSURE SENSOR TO OPERATE AT 0.03 INCHES W.C ADJUSTABLE. ENSURE WEATHER TIGHT ROOF PENETRATION. COORDINATE WITH ROOFING CONTRACTOR.
8. PROVIDE CEILING FAN EQUIVALENT TO THE GREENHECK MODEL DS-3-8. FANS SHALL BE INSTALLED AT AN ELEVATION MATCHING LIGHTING FIXTURE ELEVATION. FANS SHALL BE MOUNTED TO BUILDING STRUCTURE ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS. COORDINATE FINAL FAN FINISH AND LOCATIONS WITH ARCHITECT AND OWNER. COORDINATE ELECTRICAL REQUIREMENTS WITH ELECTRICAL CONTRACTOR.

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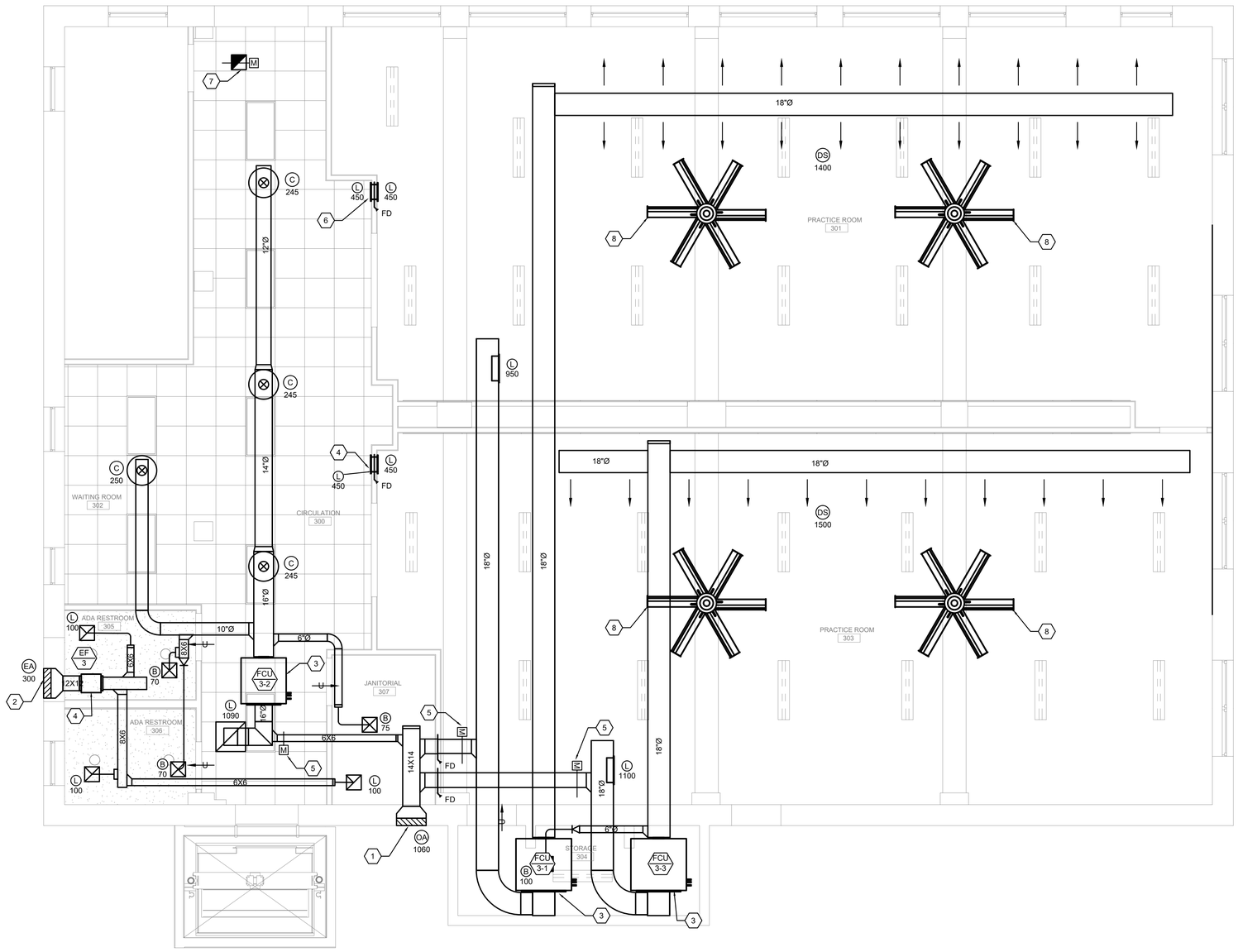
11. WHERE CONFLICTS EXIST BETWEEN THE INFORMATION INCLUDED IN THESE DRAWINGS OR BETWEEN INFORMATION PROVIDED IN THESE DRAWINGS AND THE PROJECT SPECIFICATIONS OR WITHIN THE PROJECT SPECIFICATIONS, THE MORE STRINGENT AND/OR HIGHEST COST REQUIREMENTS SHALL APPLY. SHOULD THE CONTRACTOR REQUIRE FURTHER CLARIFICATION, AN RFI SHALL BE SUBMITTED FOR CLARIFICATION. WHERE CONFLICTS DO EXIST, THE PROJECT ENGINEER OF RECORD SHALL HAVE THE SOLE DISCRETION AND RIGHT TO PROVIDE INTERPRETATION OF INTENT OF THE CONTRACT DOCUMENTS AS REQUIRED AND THIS INTERPRETATION SHALL SERVE TO DIRECT THE CONTRACTOR IN ACCORDANCE WITH THE IMPLIED INTENT OF THE CONSTRUCTION DOCUMENTS WITHOUT ADDITIONAL COST TO THE PROJECT.
12. ALL BRANCH DUCTS TO AIR DEVICES SHALL BE PROVIDED WITH VOLUME DAMPER IN THE BRANCH CONNECTION UNLESS NOTED OTHERWISE. ALL ROUND BRANCH DUCT CONNECTIONS SHALL BE PROVIDED WITH CONICAL SPIN-IN FITTING WITH INTEGRAL VOLUME DAMPER.



1 M203 MECHANICAL - 3RD FLOOR HVAC PLAN
1/4" = 1'-0"

genesis engineering group, llc.
2601 cattlemen rd., ste 501
sarasota, fl 34232
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consultant:

revisions:

SARA'S STUDIO

EXISTING BLDG ALTERATION

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sheet title:

3RD FLOOR HVAC PLAN

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date: 03.20.2023

drawn by:

project no.: 220517

sheet no.:

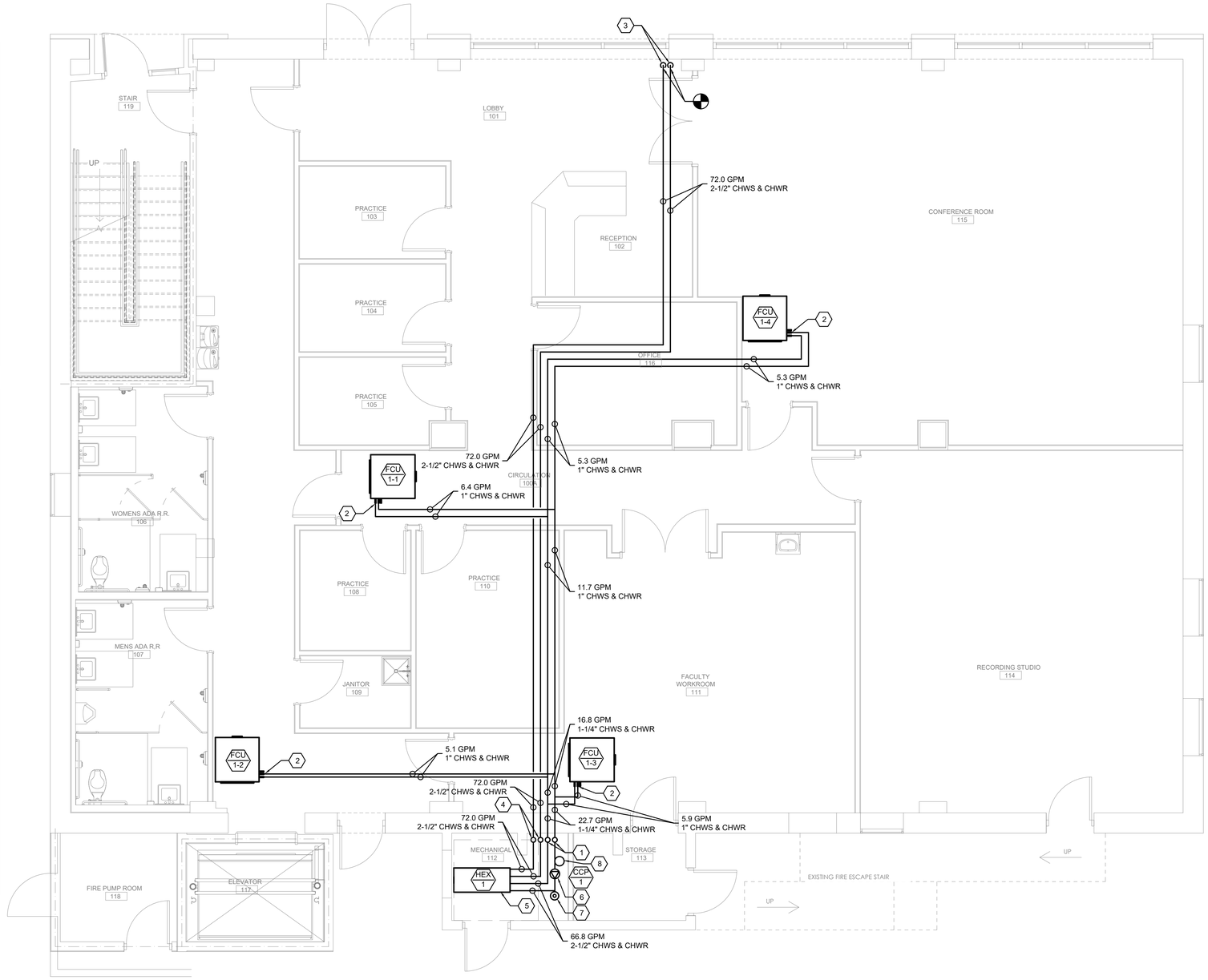
M203

KEYED NOTES

1. 2-1/2" CHWS & CHWR BUILDING RISERS UP FROM HEAT EXCHANGER AND BUILDING CIRCULATION PUMP AND 2" CHWS & CHWR UP TO 2ND FLOOR.
2. CHWS & CHWR CONNECTIONS TO FAN COIL UNIT WITH 2-WAY CONTROL VALVE, ISOLATION VALVES, FLEX HOSES AND ALL OTHER ACCESSORIES PER COIL CONNECTION DETAIL.
3. EXISTING CHWS & CHWR RISERS FROM DISTRICT CHILLED WATER PLANT (DCP) WITH ISOLATION VALVES. CONNECT NEW 2-1/2" CHWS & CHWR RISERS AT THIS POINT. RISE TO CEILING SPACE FOR RUN TO MECHANICAL ROOM AT BACK OF BUILDING.
4. CHWS & CHWR FROM DCP DOWN TO HEAT EXCHANGER AND BUILDING CIRCULATION PUMPING PACKAGE. PROVIDE DIFFERENTIAL PRESSURE AND TEMPERATURE SENSORS CAPABLE OF INTERFACE WITH DCP CONTROLS PER DETAIL.
5. PLATE & FRAME HEAT EXCHANGER ON HOUSEKEEPING PAD.
6. INLINE BUILDING CHILLED WATER CIRCULATION PUMP.
7. CHEMICAL POT FEEDER FOR BUILDING WATER TREATMENT ON HOUSEKEEPING PAD.
8. AIR SEPARATOR AND EXPANSION TANK WITH DOMESTIC MAKEUP WATER CONNECTION ON CHILLED WATER RETURN PIPING AT SUCTION SIDE OF PUMP PER DETAIL.

GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF INSTALLATION AND DEMOLITION WORK WITH OTHER TRADES TO AVOID CONFLICTS. ALL EQUIPMENT SCHEDULED FOR DEMOLITION SHALL BE PRESENTED TO OWNER FOR THE FIRST RIGHT OF REFUSAL. SHOULD THE OWNER REFUSE, ALL EQUIPMENT SHALL BE DISPOSED OF IN A PROPER MANNER.
2. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF NEW MECHANICAL EQUIPMENT WITH NEW LIGHT LOCATIONS, TILE LOCATIONS, AND EXISTING EQUIPMENT. REFER TO ARCHITECTS REFLECTED CEILING PLAN LAYOUT. EXISTING EQUIPMENT, LOCATIONS, AND DATA ARE BASED ON EXISTING DRAWING DATA.
3. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS OF ALL EXISTING EQUIPMENT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR DEMOLITION.
4. TEST AND BALANCE CONTRACTOR SHALL BALANCE WATERSIDE SYSTEM: COOLING COILS GPM, CHILLED WATER DISTRIBUTION PUMP GPM AND INSTALLED HEAD, AND ALL DEVICES ASSOCIATED WITH THIS SYSTEM. AFTER COMPLETION OF CONSTRUCTION, TEST AND BALANCE CONTRACTOR SHALL BALANCE WATER DISTRIBUTION SYSTEM TO QUANTITIES SPECIFIED.
5. WHERE CONFLICTS EXIST BETWEEN THE INFORMATION INCLUDED IN THESE DRAWINGS OR BETWEEN INFORMATION PROVIDED IN THESE DRAWINGS AND THE PROJECT SPECIFICATIONS OR WITHIN THE PROJECT SPECIFICATIONS, THE MORE STRINGENT AND/OR HIGHEST COST REQUIREMENTS SHALL APPLY. SHOULD THE CONTRACTOR REQUIRE FURTHER CLARIFICATION, AN RFI SHALL BE SUBMITTED FOR CLARIFICATION. WHERE CONFLICTS DO EXIST, THE PROJECT ENGINEER OF RECORD SHALL HAVE THE SOLE DISCRETION AND RIGHT TO PROVIDE INTERPRETATION OF INTENT OF THE CONTRACT DOCUMENTS AS REQUIRED AND THIS INTERPRETATION SHALL SERVE TO DIRECT THE CONTRACTOR IN ACCORDANCE WITH THE IMPLIED INTENT OF THE CONSTRUCTION DOCUMENTS WITHOUT ADDITIONAL COST TO THE PROJECT.
6. ALL BRANCH PIPING TO FAN COIL UNITS SHALL BE PROVIDED WITH ISOLATION VALVES IN THE BRANCH CONNECTION UNLESS NOTED OTHERWISE. ALL BRANCH PIPING CONNECTIONS SHALL BE TAPPED OFF THE TOP OF THE MAIN SUPPLY/RETURN PIPING RESPECTIVELY.



1 / M211 MECHANICAL - GROUND FLOOR PIPING PLAN
1/4" = 1'-0"

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consultant:

revisions:

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sheet title:

GROUND FLOOR PIPING PLAN

PERMIT DOCUMENTS

date: 03.20.2023

drawn by:

project no.: 220517

sheet no.:

M211

genesis engineering group, llc.
2601 cattlemen rd., ste 501
sarasota, fl 34232
www.geneng.net coa #29304 project #19-223

KEYED NOTES

1. 2" CHWS & CHWR RISERS UP FROM 1ST FLOOR & 1-1/4" CHWS &CHWR RISERS UP TO 3RD FLOOR.
2. CHWS & CHWR CONNECTIONS TO FAN COIL UNIT WITH 2-WAY CONTROL VALVE, ISOLATION VALVES, FLEX HOSES, AND ALL OTHER ACCESSORIES PER COIL CONNECTION DETAIL.

GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF INSTALLATION AND DEMOLITION WORK WITH OTHER TRADES TO AVOID CONFLICTS. ALL EQUIPMENT SCHEDULED FOR DEMOLITION SHALL BE PRESENTED TO OWNER FOR THE FIRST RIGHT OF REFUSAL. SHOULD THE OWNER REFUSE, ALL EQUIPMENT SHALL BE DISPOSED OF IN A PROPER MANNER.
2. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF NEW MECHANICAL EQUIPMENT WITH NEW LIGHT LOCATIONS, TILE LOCATIONS, AND EXISTING EQUIPMENT. REFER TO ARCHITECTS REFLECTED CEILING PLAN LAYOUT. EXISTING EQUIPMENT, LOCATIONS, AND DATA ARE BASED ON EXISTING DRAWING DATA.
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4. TEST AND BALANCE CONTRACTOR SHALL BALANCE WATERSIDE SYSTEM: COOLING COILS GPM, CHILLED WATER DISTRIBUTION PUMP GPM AND INSTALLED HEAD, AND ALL DEVICES ASSOCIATED WITH THIS SYSTEM. AFTER COMPLETION OF CONSTRUCTION, TEST AND BALANCE CONTRACTOR SHALL BALANCE WATER DISTRIBUTION SYSTEM TO QUANTITIES SPECIFIED.
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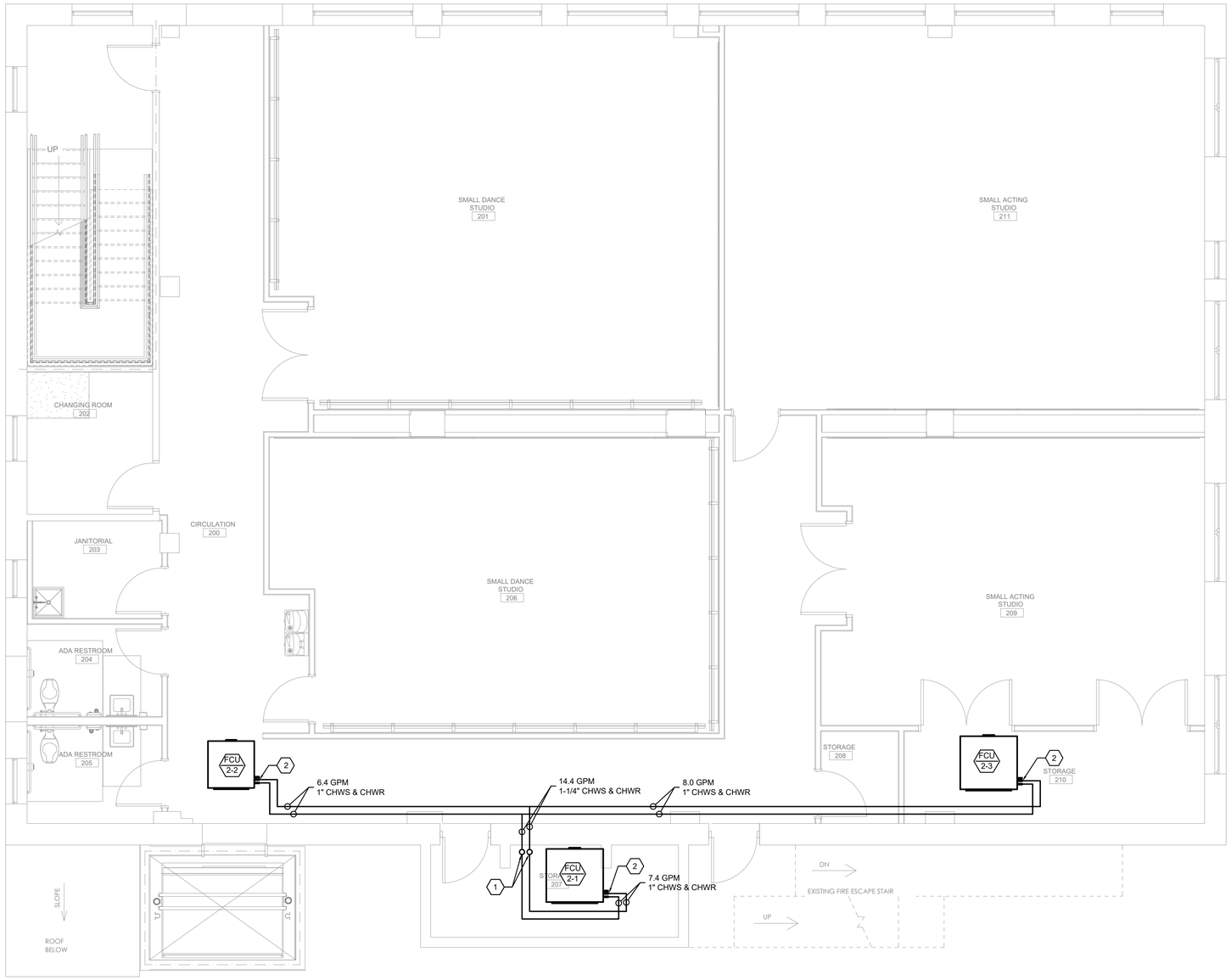
6. ALL BRANCH PIPING TO FAN COIL UNITS SHALL BE PROVIDED WITH ISOLATION VALVES IN THE BRANCH CONNECTION UNLESS NOTED OTHERWISE. ALL BRANCH PIPING CONNECTIONS SHALL BE TAPPED OFF THE TOP OF THE MAIN SUPPLY/RETURN PIPING RESPECTIVELY.



1 M212 MECHANICAL - 2ND FLOOR PIPING PLAN
1/4" = 1'-0"

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2ND FLOOR PIPING PLAN

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date: 03.20.2023

drawn by:

project no.: 220517

sheet no.:

M212

KEYED NOTES

1. 1-1/4" CHWS &CHWR RISERS UP TO 3RD FLOOR.
2. CHWS & CHWR CONNECTIONS TO FAN COIL UNIT WITH 2-WAY CONTROL VALVE, ISOLATION VALVES, FLEX HOSES, AND ALL OTHER ACCESSORIES PER COIL CONNECTION DETAIL.

GENERAL NOTES

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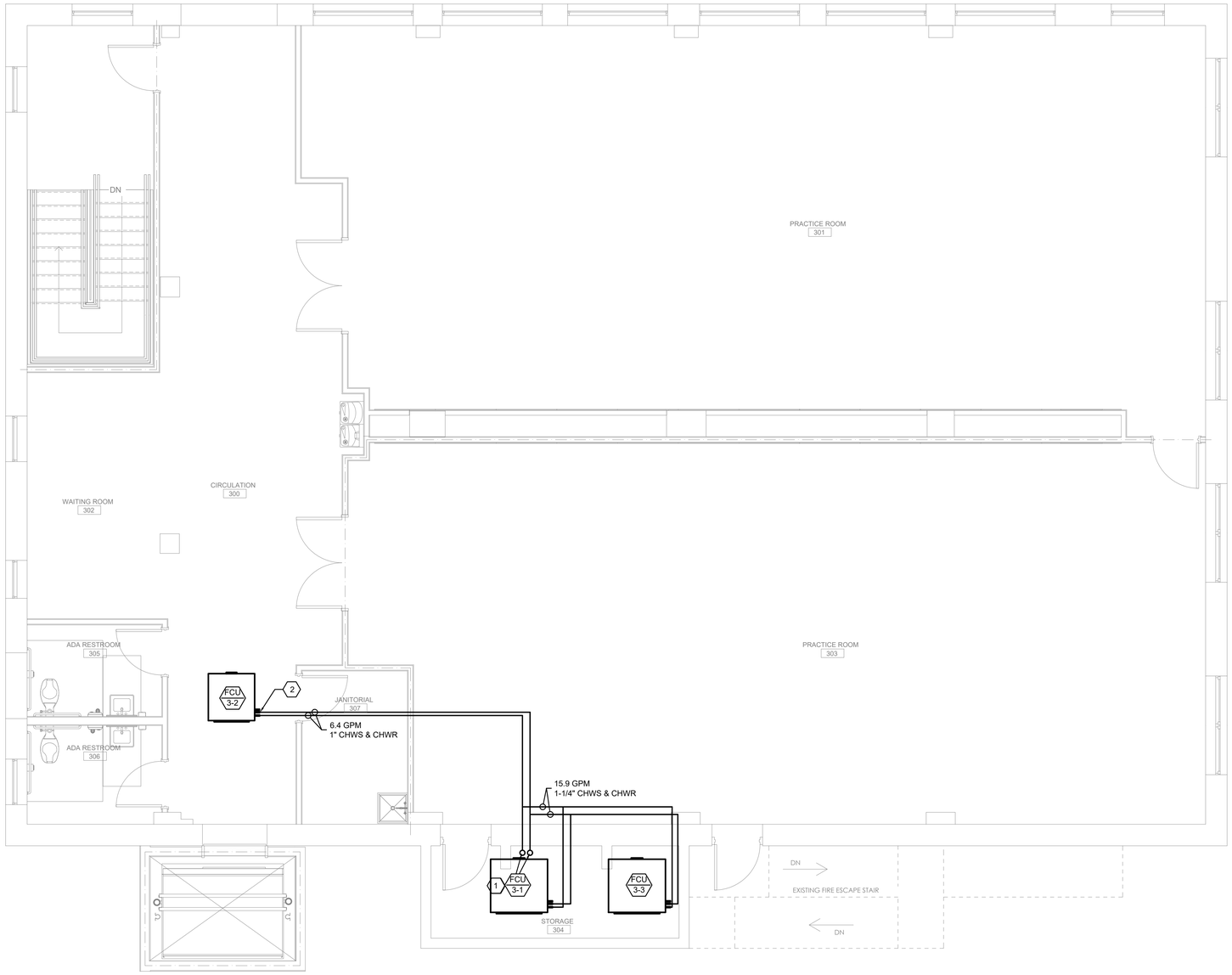

1 M213 MECHANICAL - 3RD FLOOR PIPING PLAN
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3RD FLOOR PIPING PLAN

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date: 03.20.2023

drawn by:

project no.: 220517

sheet no.:

M213

FAN COIL UNIT SCHEDULE

FCU

TAG	MANUFACTURER	MODEL	SUPPLY AIR (CFM)	OUTSIDE AIR (CFM)	SUPPLY FAN			CHILLED WATER COIL												ELEC. HEAT		ELECTRICAL			NOTES
					MOTOR TYPE	E.S.P. (IN. W.G.)	HP	EDB (°F)	EWB (°F)	TOTAL (MBH)	SENSIBLE (MBH)	GPM	PD (FT)	EWT (°F)	LWT (°F)	LDB (°F)	LWB (°F)	ROWS	KW	STAGES	VOLT-Ø	FLA	DISC	
FCU-1-1	MAGIC AIRE	HBB12	1200	150	BELT	0.60	1	80	67	31.68	27.57	6.4	10.0	45	55	56.0	54.5	4	10	2	208/230-1	7.4	80	1, 2, 3, 4
FCU-1-2	MAGIC AIRE	HBB12	950	50	BELT	0.60	1	80	67	25.08	21.82	5.1	10.0	45	55	56.0	54.5	4	8	2	208/230-1	7.4	80	1, 2, 3, 4
FCU-1-3	MAGIC AIRE	HBB12	1100	130	BELT	0.60	1	80	67	29.04	25.27	5.9	10.0	45	55	56.0	54.5	4	10	2	208/230-1	7.4	80	1, 2, 3, 4
FCU-1-4	MAGIC AIRE	HBB12	1000	335	BELT	0.60	1	80	67	26.40	22.97	5.3	10.0	45	55	56.0	54.5	4	10	2	208/230-1	7.4	80	1, 2, 3, 4
FCU-2-1	MAGIC AIRE	HBB16	1400	450	BELT	0.60	1	80	67	36.96	32.16	7.4	10.0	45	55	56.0	54.5	4	15	2	208/230-1	7.4	100	1, 2, 3, 4
FCU-2-2	MAGIC AIRE	HBB12	1200	115	BELT	0.60	1	80	67	31.68	27.56	6.4	10.0	45	55	56.0	54.5	4	10	2	208/230-1	7.4	80	1, 2, 3, 4
FCU-2-3	MAGIC AIRE	HBB16	1500	470	BELT	0.60	1	80	67	39.60	34.46	8.0	10.0	45	55	56.0	54.5	4	15	2	208/230-1	7.4	100	1, 2, 3, 4
FCU-3-1	MAGIC AIRE	HBB16	1400	450	BELT	0.60	1	80	67	36.96	32.16	7.4	10.0	45	55	56.0	54.5	4	15	2	208/230-1	7.4	100	1, 2, 3, 4
FCU-3-2	MAGIC AIRE	HBB12	1200	125	BELT	0.60	1	80	67	31.68	27.57	6.4	10.0	45	55	56.0	54.5	4	10	2	208/230-1	7.4	80	1, 2, 3, 4
FCU-3-3	MAGIC AIRE	HBB16	1600	500	BELT	0.60	1	80	67	42.24	37.65	8.5	10.0	45	55	56.0	54.5	4	15	2	208/230-1	7.4	100	1, 2, 3, 4

NOTES:

1. UNIT SHALL BE SUPPLIED WITH MICROPROCESSOR BASED CONTROLS, AND PROGRAMMABLE THERMOSTAT. PROVIDE MOTORIZED DAMPER ON OUTDOOR AIR INTAKE. PROVIDE DUCT MOUNTED SMOKE DETECTORS WIRED BACK TO FIRE ALARM SYSTEM ON THE SUPPLY AND RETURN DUCT CONNECTION OF UNITS WITH A SUPPLY AIR QUANTITY OF 2,000 CFM OR GREATER OR AS OTHERWISE REQUIRED BY CODE. FURNISH SCR HEAT STRIP CONTROL.
2. PROVIDE GALVANIZED STEEL FILTER FRAMES AND 2" MEDIA IN UNIT FILTER WITH MEDIA AS REQUIRED FOR THREE REPLACEMENTS (1 DURING CONSTRUCTION, 1 AT SUBSTANTIAL COMPLETION AND 1 AT FINAL COMPLETION). FRAMES SHALL BE PRE-MANUFACTURED (NOT FIELD FABRICATED).
3. MOUNT UNIT ON DOUBLE DEFLECTION RUBBER VIBRATION ISOLATORS AND AS RECOMMENDED BY MANUFACTURER. REUSE EXISTING ELECTRICAL CONNECTIONS AND MODIFY AS REQUIRED.
4. UNIT MODELS, EFFICIENCIES AND CAPACITIES AS SCHEDULED REPRESENT THE MINIMUM PERFORMANCE REQUIREMENT THAT MUST BE MET. ALTERNATIVES MUST MEET THE PERFORMANCE REQUIREMENTS INDICATED IN THIS SCHEDULE AT A MINIMUM. ANY CHANGES TO THE ELECTRICAL POWER SYSTEM REQUIRED DUE TO EQUIPMENT SUBSTITUTIONS SHALL BE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR AND SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.

FAN SCHEDULE

EF

TAG	MANUFACTURER	MODEL	CFM	E.S.P. (IN. W.G.)	SONES	MOTOR				NOTES
						WATTS	HP	RPM	VOLT-Ø	
EF-1	GREENHECK	SQ-90-D	550	.25	5.9	-	1/10	1550	115-1	1, 2, 3, 4
EF-2	GREENHECK	SQ-95-E	300	.25	4.5	-	1/30	1050	115-1	1, 2, 3, 4
EF-3	GREENHECK	SQ-95-E	300	.25	4.5	-	1/30	1050	115-1	1, 2, 3, 4

NOTES:

1. PROVIDE FLEXIBLE CONNECTORS AT ALL DUCT CONNECTIONS TO FAN.
2. PROVIDE FAN WITH GRAVITY BACKDRAFT DAMPER. REFER TO STANDARD MECHANICAL DETAILS FOR FURTHER DETAILS.
3. PROVIDE WITH FACTORY MOUNTED DISCONNECT SWITCH AND VIBRATION ISOLATION HANGERS.
4. PROVIDE FAN WITH SPEED CONTROLLER. MOUNT SPEED CONTROLLER IN 2X4 METALLIC BOX ADJACENT TO FAN IN CEILING. TEST AND BALANCE CONTRACTORS SHALL ADJUST FAN PERFORMANCE THROUGH USE OF SPEED CONTROLLER.

PUMP SCHEDULE

CCP

TAG	MANUFACTURER	MODEL	SERVICE	GPM	HEAD (FT) DISCH / NPSHR	HP / RPM	VOLT-Ø	NOTES
CCP-1	MARLOW	580 - 2-1/2X2-1/2X7	CHILLED WATER	72	50 / 3.3	3 / 1750	208/230-1	1, 2, 3

NOTES:

1. PROVIDE PUMPS WITH SUCTION DIFFUSER, TRIPLE DUTY VALVE, AND SHUTOFF VALVES. MOUNT PUMP WITH GROUTED VIBRATION ISOLATION INERTIA BASE AND FLEXIBLE COUPLINGS. PROVIDE WITH SPLIT OR DROPOUT COUPLING GUARD AND SELF FLUSHING MECHANICAL SEAL. REFER TO PUMP DETAIL FOR ADDITIONAL INFORMATION.
2. ALL PUMPS SHALL BE PROVIDED WITH INVERTER DUTY RATED ENCLOSED MOTORS SUITABLE FOR EXTERIOR MOUNTING. PROVIDE PUMPS WITH A CORROSION RESISTANT COATING SUITED FOR A HIGH SALT ENVIRONMENT AND A REMOVABLE ALUMINUM INSULATION COVER.
3. PROVIDE VARIABLE FREQUENCY DRIVE AND DIFFERENTIAL PRESSURE CONTROL THROUGH BUILDING BAS. INCLUDE ALL TEMPERATURE/PRESSURE SENSORS AND POINTS REQUIRED FOR CONTROL, MONITORING, AND ALARMS AS SPECIFIED.

HEAT EXCHANGER SCHEDULE

HEX

TAG	MANUFACTURER	MODEL	COLD SIDE					HOT SIDE					WEIGHT (LBS)	NOTES
			FLUID	GPM	PD (PSI)	EWT (°F)	LWT (°F)	FLUID	GPM	PD (PSI)	EWT (°F)	LWT (°F)		
HEX-1	ALFA LAVAL	TL10-BFG	CHILLED WATER	72.0	2.4	44	54	CHILLED WATER	72.0	2.4	55	45	1,808	1, 2

NOTES:

1. PROVIDE HEAT EXCHANGER WITH ISOLATION VALVES AND TEMPERATURE GAGES AT EACH PIPE CONNECTION. MOUNT HEAT EXCHANGER ON MINIMUM 4" THICK CONCRETE HOUSEKEEPING PAD EXTENDING 6" PAST EACH EDGE. REFER TO DETAIL FOR MORE INFORMATION.
2. PROVIDE CORROSION RESISTANT COATING SUITED FOR A HIGH SALT ENVIRONMENT.

AIR SEPARATOR SCHEDULE

AS

TAG	MANUFACTURER	MODEL	SERVICE	GPM	PRESS DROP (FT WC)	FLANGE (IN)	DIMENSIONS (IN)	NOTES
AS-1	AMTROL	2-1/2-AS-150	CHW	72	0.4	2-1/2	18 W X 24 H	1, 2

NOTES:

1. AIR SEPARATOR WITH BOTTOM BLOWDOWN PIPED TO BUILDING EXTERIOR. FURNISH WITH AUTOMATIC AIR BLEED ON TOP WITH PIPED DISCHARGE TO BUILDING EXTERIOR.
2. INSULATE AND JACKET. SUPPORT WITH STANCHIONS TO CONNECTION FLANGES FROM HOUSEKEEPING PAD.

EXPANSION TANK SCHEDULE

ET

TAG	MANUFACTURER	MODEL	SERVICE	CAPACITY (GAL)	MAX. ACCEPT. (GAL)	CONNECT (IN)	DIMENSIONS (IN)	NOTES
ET-1	AMTROL	AX-15V	CHW	8.0	2.4	1/2	208/230-1	1

NOTES:

1. INTEGRAL SUPPORT STAND MOUNTED ON CONCRETE HOUSEKEEPING PAD, BOTTOM SYSTEM CONNECTION TEE WITH DRAIN STOP VALVE, AND ROUTE DRAIN TO EXTERIOR OF BUILDING.

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consultant:

revisions:

SARA'S STUDIO

EXISTING BLDG ALTERATION

1009 4TH AVE WEST
BRADENTON, FL 34205

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sheet title:

MECHANICAL SCHEDULES

PERMIT DOCUMENTS

date: 03.20.2023

drawn by:

project no.: 220517

sheet no.:

M301

VENTILATION CALCULATIONS - 2020 FBC-M

ROOM #	ROOM NAME	# OF PEOPLE (1)	PEOPLE OUTDOOR AIR RATE (CFM/PERSON)	AREA (FT^2)	AREA OUTDOOR AIR RATE (CFM/FT^2)	Ez VALUE	OA REQUIRED (CFM) (2)	OA PROVIDED (CFM)	UNIT TAGS	EXHAUST RATE (CFM/FT^2)	EXHAUST REQUIRED (CFM)	EXHAUST PROVIDED (CFM)	UNIT TAGS
101	LOBBY	0	0	524.3	0.06	0.8	40	40	FCU-1-1	0	0	0	-
102	RECEPTION	3	5	94.2	0.06	0.8	26	30	FCU-1-1	0	0	0	-
103	PRACTICE	1	5	65.1	0.06	0.8	12	12	FCU-1-1	0	0	0	-
104	PRACTICE	1	5	61.8	0.06	0.8	11	11	FCU-1-1	0	0	0	-
105	PRACTICE	1	5	61.5	0.06	0.8	11	11	FCU-1-1	0	0	0	-
108	PRACTICE	1	5	64.4	0.06	0.8	12	12	FCU-1-1	0	0	0	-
110	PRACTICE	1	5	136.3	0.06	0.8	17	17	FCU-1-1	0	0	0	-
116	OFFICE	1	5	135.1	0.06	0.8	17	17	FCU-1-1	0	0	0	-
	FCU-1-1 TOTALS =	**9**		**1142.6**			**146**	**150**			**0**	**0**	
100A	CIRCULATION/HALLWAY	0	0	391.1	0.06	0.8	30	30	FCU-1-2	0	0	0	-
106	WOMENS	0	0	133.5	0	0.8	0	0	FCU-1-2	50 (3)	100	150	EF-1
107	MENS	0	0	130.5	0	0.8	0	0	FCU-1-2	50 (3)	100	150	EF-1
109	JAN.	0	0	38.5	0.12	0.8	6	6	FCU-1-2	0	0	100	-
117	NEW ELEVATOR	0	0	79.1	0	0.8	0	0	FCU-1-2	1	80	0 (4)	-
119	NEW STAIR	0	0	165.7	0.06	0.8	13	14	FCU-1-2	0	0	0	-
	FCU-1-2 TOTALS =	**0**		**938.4**			**49**	**50**			**280**	**400**	
111	FACULTY WORKROOM	3	5	422.6	0.06	0.8	51	51	FCU-1-3	0	0	0	-
112	MECHANICAL	0	0	47.9	0.12	0.8	8	8	FCU-1-3	0	0	0	-
113	STORAGE	0	0	46.9	0.12	0.8	8	8	FCU-1-3	0	0	0	-
114	RECORDING STUDIO	3	5	576.7	0.06	0.8	62	63	FCU-1-3	0	0	0	-
	FCU-1-3 TOTALS =	**6**		**1094.1**			**129**	**130**			**0**	**0**	
115	CONFERENCE ROOM	43	5	860.0	0.06	0.8	334	335	FCU-1-4	0	0	0	-
	FCU-1-4 TOTALS =	**43**		**860.0**			**334**	**335**			**0.0**	**0.0**	
201	SMALL DANCE STUDIO	8	20	733.0	0.06	0.8	255	255	FCU-2-1	0	0	0	-
206	SMALL DANCE STUDIO	6	20	569.4	0.06	0.8	193	195	FCU-2-1	0	0	0	-
	FCU-2-1 TOTALS =	**14**		**1302.4**			**448**	**450**			**0**	**0**	
200	CIRCULATION/HALLWAY	0	0	733.2	0.06	0.8	55	55	FCU-2-2	0	0	0	-
202	CHANGING ROOM	1	5	82.6	0.06	0.8	13	15	FCU-2-2	0	0	0	-
203	JAN.	0	0	54.4	0.12	0.8	9	10	FCU-2-2	0	0	100	EF-2
204	RESTROOM	0	0	52.6	0	0.8	0	0	FCU-2-2	50 (3)	50	100	EF-2
205	RESTROOM	0	0	57.9	0	0.8	0	0	FCU-2-2	50 (3)	50	100	EF-2
207	STORAGE	0	0	95.6	0.12	0.8	15	15	FCU-2-2	0	0	0	-
208	STORAGE	0	0	31.7	0.12	0.8	5	5	FCU-2-2	0	0	0	-
213	NEW STAIR	0	0	177.2	0.06	0.8	14	15	FCU-2-2	0	0	0	-
	FCU-2-2TOTALS =	**1**		**1285.2**			**111**	**115**			**100**	**300**	
209	SMALL ACTING STUDIO	5	20	478.1	0.06	0.8	161	161	FCU-2-3	0	0	0	-
210	STORAGE	0	0	124.3	0.12	0.8	19	19	FCU-2-3	0	0	0	-
211	SMALL ACTING STUDIO	9	20	814.9	0.06	0.8	287	290	FCU-2-3	0	0	0	-
	FCU-2-3 TOTALS =	**14**		**1417.3**			**467**	**470**			**0**	**0**	
301	PRACTICE ROOM	14	20	1317.9	0.06	0.8	449	450	FCU-3-1	0	0	0	-
	FCU-3-1 TOTALS =	**14**		**1317.9**			**449**	**450**			**0**	**0**	
300	CIRCULATION/HALLWAY	0	0	713.8	0.06	0.8	54	57	FCU-3-2	0	0	0	-
302	WAITING ROOM	5	5	150.3	0.06	0.8	43	43	FCU-3-2	0	0	0	-
305	RESTROOM	0	0	52.6	0	0.8	0	0	FCU-3-2	50 (3)	50	100	EF-3
306	RESTROOM	0	0	57.8	0	0.8	0	0	FCU-3-2	50 (3)	50	100	EF-3
307	JAN.	0	0	70.3	0.12	0.8	11	11	FCU-3-2	0	0	100	EF-3
310	NEW STAIR	0	0	174.0	0.06	0.8	14	14	FCU-3-2	0	0	0	-
	FCU-3-2 TOTALS =	**5**		**1218.8**			**122**	**125**			**100**	**300**	
303	PRACTICE ROOM	15	20	1418.6	0.06	0.8	482	485	FCU-3-3	0	0	0	-
304	STORAGE	0	0	95.6	0.12	0.8	15	15	FCU-3-3	0	0	0	-
	FCU-3-3 TOTALS =	**15**		**1514.2**			**497**	**500**			**0**	**0**	
BUILDING TOTALS =		**121**		**12091**			**2752**	**2775**			**480**	**1000**	
NET EXFILTRATION RATE (7) =		**0.147**											

NOTES:
1. OUTSIDE AIR REQUIRED = (PEOPLE * (CFM/PERSON) + AREA * (CFM/FT2))/Ez
2. SEE ARCHITECTURAL PLANS FOR OCCUPANCY LOADS
3. EXHAUST VENTILATION REQUIRED AT 50 CFM/WATER CLOSET OR URINAL FOR CONTINUOUS EXHAUST CONTROL PROVIDED.
4. ELEVATOR CAR EXHAUST PROVIDED BY ELEVATOR MANUFACTURER.

AIR DEVICE SCHEDULE

TAG	DIFFUSER SIZE	NECK SIZE	MAX. FLOW (CFM)	FINISH	MANUFACTURER	MODEL	NOTES
A	24X24	6"Ø	110	WHITE	PRICE	ASCD	1, 2
	24X24	8"Ø	200	WHITE	PRICE	ASCD	1, 2
	24X24 24X24	10"Ø 12"Ø	300 400	WHITE	PRICE	ASCD	1, 2
B	12X12	6"Ø	110	WHITE	PRICE	ASCD	1, 2
	12X12	8"Ø	200	WHITE	PRICE	ASCD	1, 2
C		8"Ø 10"Ø	160 275	WHITE	PRICE	ARCD	3
D	14"Ø	12"Ø	600	WHITE	PRICE	ND	4
DS	VARIES	VARIES	VARIES	WHITE	DUCTSOX	SEDONA-XM	5
L	24X24	22X22	1600	WHITE	PRICE	80	6

KEY NOTES:

1. FLEX DUCT SIZE TO MATCH NECK SIZE. MAXIMUM LENGTH OF FLEX SHALL BE 6'-0", BALANCE OF DUCT SHOWN ON PLAN SHALL BE STEEL DUCT SAME SIZE AS NECK SIZE, EXTERNALLY INSULATED.
2. PROVIDE RUNOUT BRANCH DUCT TO AIR DEVICE SAME SIZE AS AIR DEVICE NECK UNLESS OTHERWISE NOTED ON PLANS. PROVIDE 18" X 18" DECKPAN SIZE 24" X 24" MODULE.
3. ROUND CONE FACE WITH VOLUME DAMPER IN DUCT DROP TO DIFFUSER.
4. NOZZLE DIFFUSER WITH APERTURE DAMPER AND DIRECT CONNECTION TO END DUCT FRAME.
5. PROVIDE FULL PERIMETER AIR DIFFUSION, NOZZLE PATTERN FOR AIR THROW AS SHOWN ON DRAWINGS, CABLE SUSPENSION SYSTEM, AND HOOP HANGING SYSTEM TO MAINTAIN ROUND SHAPE WHEN FAN COILS ARE OFF, COLOR SHALL BE WHITE UNLESS OTHERWISE CHOSEN BY OWNER.
6. ALUMINUM 1/2" X 1/2" X 1/2" GRID.

GENERAL NOTES:

1. BORDER TYPE SHALL BE SELECTED AS COORDINATED WITH ARCHITECTS REFLECTED CEILING PLAN.
2. PROVIDE SQUARE TO ROUND TRANSITIONS AS REQUIRED FOR COORDINATION OF DUCT AND AIR DEVICE NECK.
3. INSULATE THE TOPS OF ALL SUPPLY AIR DEVICES WITH 2" FIBERGLASS DUCT WRAP. SEAL AIR TIGHT AROUND EDGES TO PREVENT CONDENSATION.
4. ALL DEVICES ARE TO BE ALUMINUM UNLESS OTHERWISE NOTED.

LOUVER SCHEDULE

TAG	SIZE (W X H)	MAX. FLOW (CFM)	FINISH	MANUFACTURER	MODEL	NOTES
EA & OA	24X18	400	ALUM. (MILL)	RUSKIN	EME6325D	1, 2, 3
	30X18	600				
	30X24	900				
	36X24	1100				

KEY NOTES:

1. PROVIDE CORROSION RESISTANT BIRD SCREEN W/ 1/2" MESH.
2. INSTALL W/ CONTINUOUS ANGLE METHOD.
3. PROVIDE TRANSITION DUCT AT LOUVER TO SIZED DUCT INDICATED ON PLANS.

GENERAL NOTES:

1. VERIFY FINISH AND MOUNTING LOCATION W/ ARCHITECT.
2. LOUVER NOA #16-0627.12 PER MIAMI/DADE COUNTY REQUIREMENTS. NO SUBSTITUTIONS ALLOWED ON LOUVER MODEL OR SPECIFICATIONS.

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date: 03.20.2023
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sheet no.:

M302

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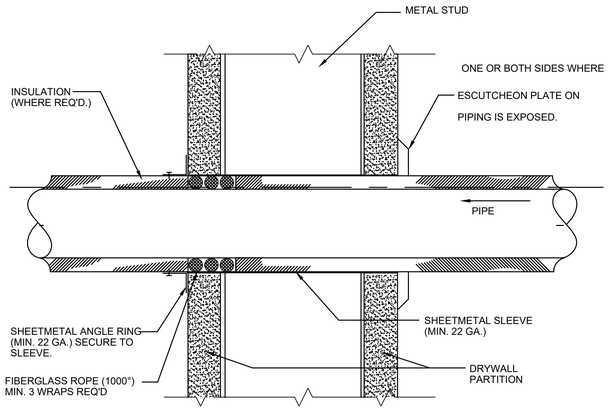
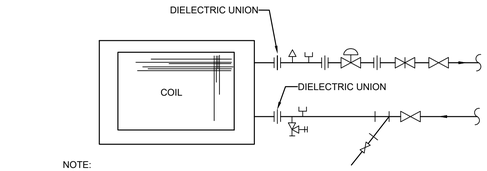
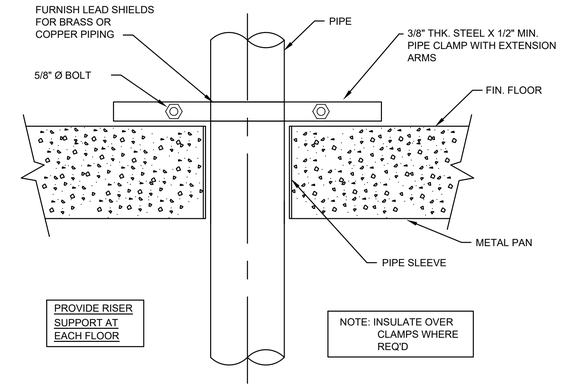


TYPICAL PIPE SLEEVE THROUGH WALL DETAIL
NOT TO SCALE



NOTE:
1 INSTALL CALIBRATED BALANCE VALVES PER MANUFACTURERS INSTRUCTIONS INCLUDING ALL CLEARANCES AND STRAIGHT LENGTH OF PIPE DISTANCES.
2 INSTALL PIPING TO BREAK DOWN AND PROVIDE ALL NECESSARY CLEARANCES FOR NORMAL MAINTENANCE AND REMOVAL OF COIL WITHOUT CUTTING PIPES.
3 INSTALL MANUAL VENT AT HIGH POINT OF PIPE.

TYPICAL 2-WAY VALVE COIL PIPING DIAGRAM
NOT TO SCALE



TYPICAL RISER SUPPORT DETAIL
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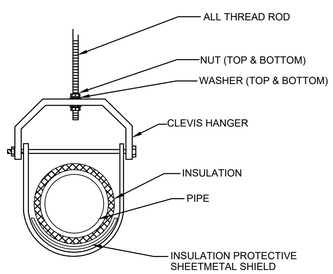
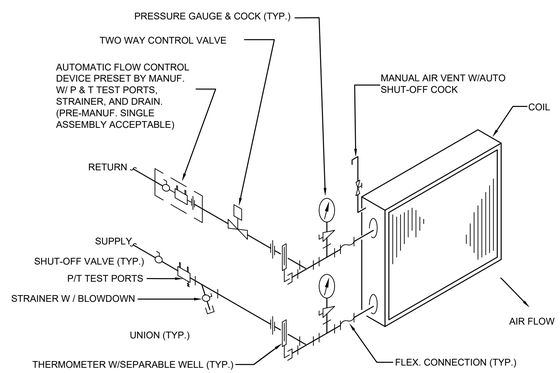
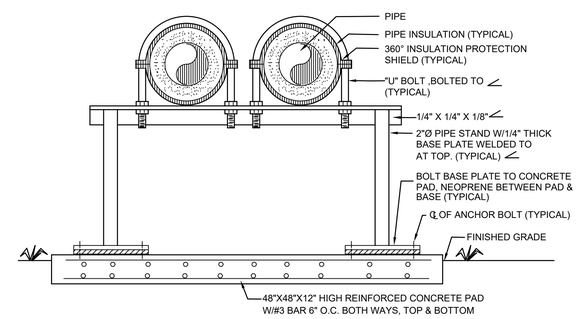


TYPICAL CLEVIS HANGER DETAIL
NOT TO SCALE



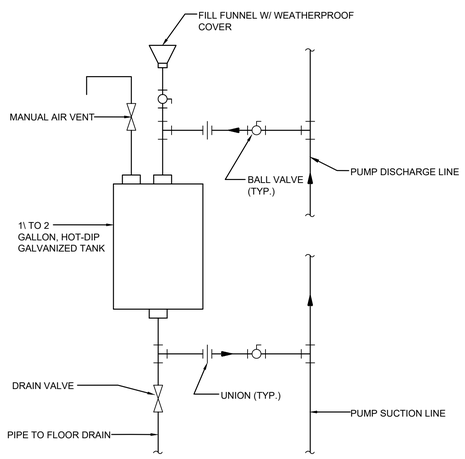
NOTES: 1. PROVIDE (4 x DIA.) OF STRAIGHT PIPE ON BOTH SIDES OF BALANCING VALVE
2. ALL COMPONENTS FULL LINE SIZE UNLESS NOTED OTHERWISE
3. LOCATE UNIONS TO ALLOW FOR COIL PULL

2-WAY COIL PIPING DIAGRAM
NOT TO SCALE

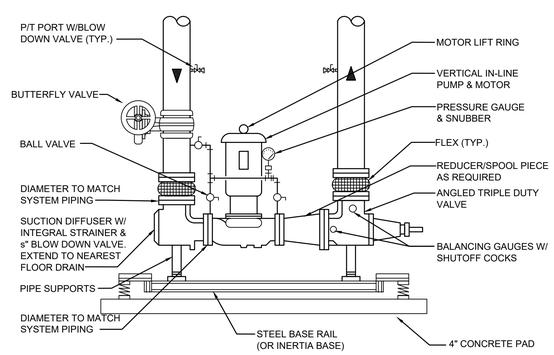


NOTE:
1. ALL MATERIALS SHALL BE GALVANIZED
2. "U" BOLTS & NUTS SHALL BE ZINC PLATED CARBON STEEL
3. ANCHOR BOLTS SHALL BE ZINC PLATED HEX HEAD LAG SCREWS

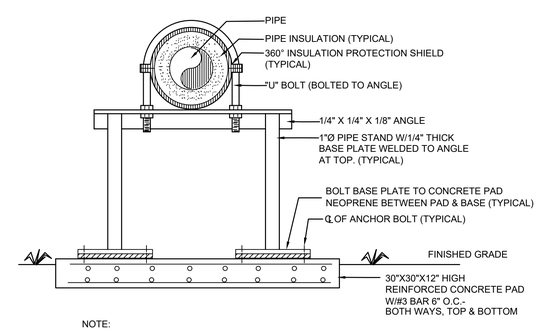
TYPICAL PIPE SUPPORT DETAIL
NOT TO SCALE



CHEMICAL SHOT FEEDER
NOT TO SCALE



VERTICAL IN-LINE PUMP FLOOR MOUNTED TYPE
NOT TO SCALE



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TYPICAL PIPE SUPPORT DETAIL
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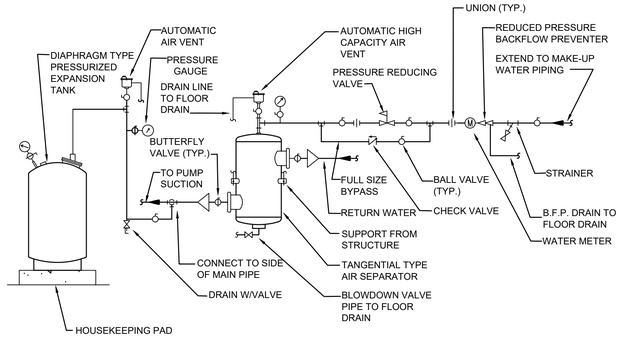
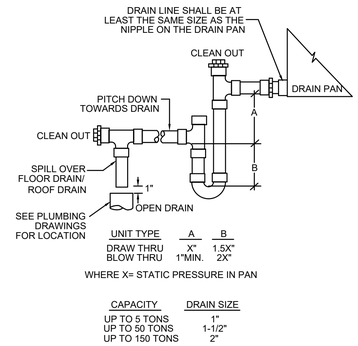


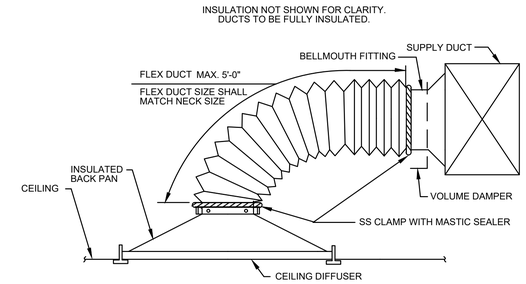
AIR SEPARATOR & EXPANSION TANK PIPING DETAIL

NOT TO SCALE



AIR CONDITIONING UNIT DRAIN TRAP DETAIL

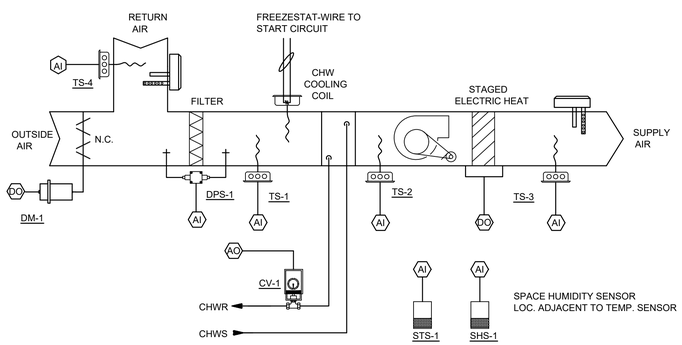
NOT TO SCALE



TYPICAL DIFFUSER CONNECTION

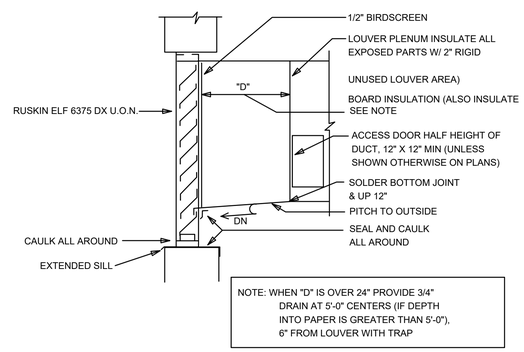
(SIDE OF DUCT CONNECTION)

NOT TO SCALE



CONSTANT VOLUME FCU'S CONTROLS

NOT TO SCALE



LOUVER CONNECTION DETAIL

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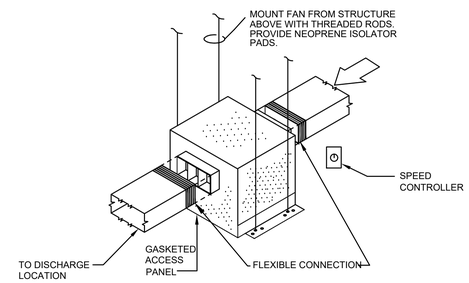
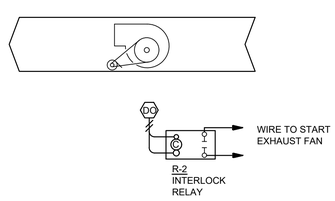


NOTES:
1. FURNISH WITH BACKDRAFT DAMPER ON FAN DISCHARGE
2. IF INSTALLED ABOVE CEILING, FURNISH AND INSTALL A HINGED ACCESS PANEL OF SUFFICIENT SIZE TO REMOVE COMPLETE FAN (NOT REQUIRED ABOVE LAY-IN GRID).

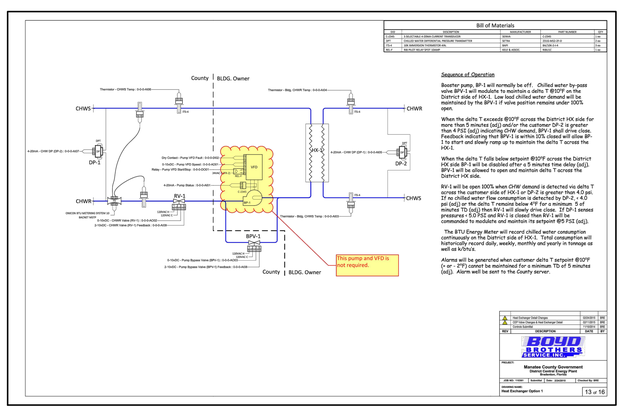
IN-LINE CEILING EXHAUST FAN DETAIL

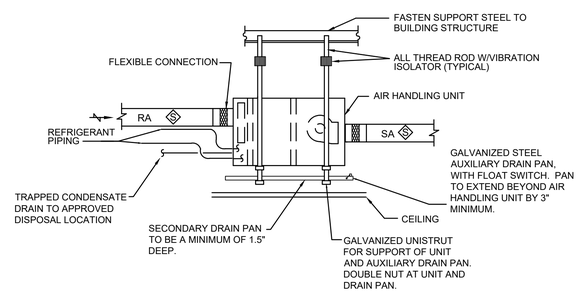
NOT TO SCALE



EXHAUST FAN CONTROLS

NOT TO SCALE





SPLIT SYSTEM AIR HANDLING UNIT DETAIL

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"TO THE BEST OF THE ARCHITECTS OR ENGINEERS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 553 AND 663 OF THE FLORIDA STATUTES"

consultant:

revisions:

SARA'S STUDIO

EXISTING BLDG ALTERATION

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BRADENTON, FL 34205

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MECHANICAL DETAILS

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date: 03.20.2023

drawn by:

project no.: 220517

sheet no.:

M402

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2601 cattlemen rd., ste 501
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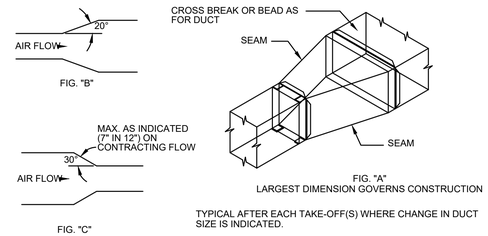
www.geneng.net coa #29304 project #19-223



DUCT TRANSITION DETAIL

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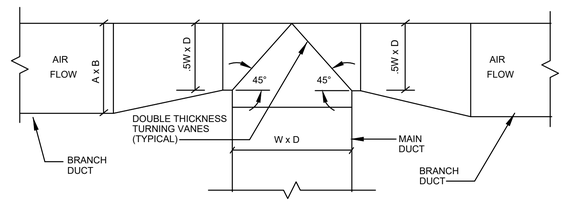
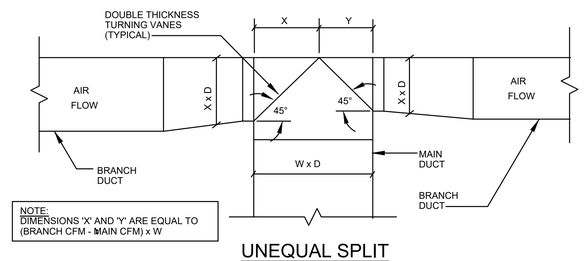


EQUAL SPLIT



UNEQUAL SPLIT

DUCT TEE CONNECTION DETAIL

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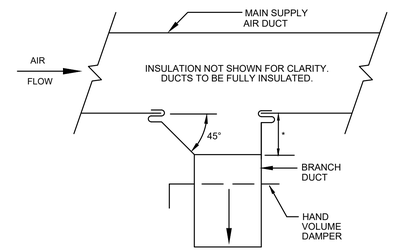
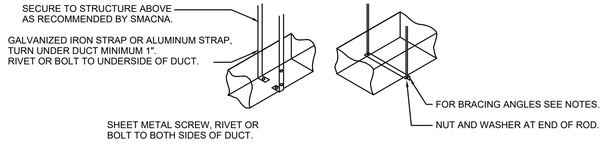


*-EQUALS WIDTH OF BRANCH DUCT UP TO 12".
12" FOR ALL BRANCH DUCTS LARGER THAN 12".

TYPICAL LOW PRESSURE BRANCH DUCT TAKE-OFF

NOT TO SCALE

RECTANGULAR DUCT HANGER SCHEDULE (MINIMUM SIZES)								
HALF DUCT PERIMETER RANGE	PAIR AT 10' SPACING		PAIR AT 8' SPACING		PAIR AT 5' SPACING		PAIR AT 4' SPACING	
	STRAP	WIRE/ROD	STRAP	WIRE/ROD	STRAP	WIRE/ROD	STRAP	WIRE/ROD
P/2 < 30'	1"x 22 GA.	10 GA. (0.135")	1"x 22 GA.	10 GA. (0.135"	1"x 22 GA.	12 GA. (0.106"	1"x 22 GA.	12 GA. (0.106"
P/2 < 72"	1"x 18 GA.	3/8"	1"x 20 GA.	1/4"	1"x 22 GA.	1/4"	1"x 22 GA.	1/4"
P/2 < 96"	1"x 16 GA.	3/8"	1"x 18 GA.	3/8"	1"x 20 GA.	3/8"	1"x 22 GA.	1/4"
P/2 < 120"	1-1/2"x 16 GA.	1/2"	1"x 16 GA.	3/8"	1"x 18 GA.	3/8"	1"x 20 GA.	1/4"
P/2 < 168"	1-1/2"x 16 GA.	1/2"	1"x 16 GA.	1/2"	1"x 16 GA.	3/8"	1"x 18 GA.	3/8"
P/2 < 192"	-	1/2"	1-1/2"x 16 GA.	1/2"	1"x 16 GA.	3/8"	1"x 16 GA.	3/8"



DUCT HANGER DETAIL

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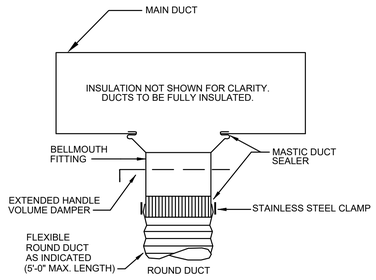

TYPICAL LOW PRESSURE BRANCH DUCT TAKE-OFF

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www.geneng.net coa #29304 project #19-223

PLUMBING DEMOLITION NOTES

1. CONTRACTOR SHALL CAREFULLY REMOVE ALL EXISTING FIXTURES AND ASSOCIATED TRIM AND TURN OVER TO OWNER FOR FUTURE REUSE. ALL FIXTURES AND TRIM NOT DESIRED FOR FUTURE REUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONTRACT. CONTRACTOR SHALL COORDINATE FINAL DISPOSITION OF FIXTURES AND TRIM WITH OWNER'S FIELD REPRESENTATIVE PRIOR TO START OF WORK.
2. AS BUILT DRAWINGS WERE NOT AVAILABLE AT TIME OF THIS DESIGN. THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING UTILITIES NOTED FOR REUSE OR CONNECTION TO PRIOR TO FABRICATION OR START OF CONSTRUCTION.
3. ALL EXISTING SANITARY, WASTE, AND VENT BRANCH PIPING NOT REQUIRED FOR REUSE IN THE RENOVATION IS TO BE REMOVED TO THE POINT OF CONNECTION TO EXISTING STACKS OR ACTIVE BRANCHES AND CAPPED OR PLUGGED ABOVE CEILING OR BELOW FLOOR.
4. ALL EXISTING DOMESTIC WATER BRANCH PIPING NOT REQUIRED FOR RE-USE IN THE RENOVATION IS TO BE REMOVED TO THE POINT OF CONNECTION TO EXISTING RISERS, MAINS OR ISOLATION VALVES AND CAPPED. DO NOT ABANDON DEAD END PIPE RUNS IN PLACE THAT ARE SUBJECT TO STAGNATION.
5. ALL PIPE, FITTINGS, INSULATION, SUPPORTS, ETC. REMOVED IN THE RENOVATION AREA ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF BY THIS CONTRACTOR. NO EXISTING PIPE OR MATERIALS ARE TO BE REMOVED AND REUSED ON THE RENOVATION.
6. IF ANY OF THE EXISTING UTILITIES NOTED FOR REUSE IN THE RENOVATION AREA ARE FOUND TO BE INADEQUATE DUE TO DIFFERENCE IN LOCATION OR SIZES INDICATED, THE CONTRACTOR SHALL SUBMIT A BRIEF DESCRIPTION OR SKETCH OF THE EXISTING INSTALLATION TO THE ARCHITECT FOR REVIEW.
7. IF APPLICABLE, COORDINATE THE LOCATION OF ALL EXISTING ACCESS PANELS WITH THE ARCHITECT FOR RELOCATION IN AREAS SCHEDULED FOR REPLACEMENT OF CEILINGS.
8. ANY DEFECTIVE PIPING OR OTHER PLUMBING RELATED EQUIPMENT OR MATERIALS DISCOVERED OR OBSERVED DURING DEMOLITION AND INSTALLATION OF NEW WORK, WHETHER DIRECTLY RELATED TO THE SCOPE SHOWN IN THESE DOCUMENTS OR NOT, SHALL BE REPORTED TO THE OWNER'S FIELD REPRESENTATIVE.

PIPING ELEMENTS / VALVING

- PRESSURE REDUCING VALVE (PRV)
- GATE VALVE
- GLOBE VALVE
- PLUG VALVE
- BUTTERFLY VALVE
- VALVE IN RISE OR DROP
- BALL VALVE
- SWING CHECK VALVE
- LIFT CHECK VALVE
- GATE VALVE, ANGLE
- GLOBE VALVE, ANGLE
- THREE WAY CONTROL VALVE
- TWO WAY CONTROL VALVE
- SOLENOID VALVE
- TP — TEMPERATURE AND PRESSURE RELIEF VALVE
- RELIEF/SAFETY VALVE
- GAS COCK
- GAS PRESSURE REGULATOR
- STRAINER
- STRAINER WITH BLOW OFF VALVE
- FLEXIBLE-CONNECTION
- SPRINKLER HEAD
- PIPE RISING UP
- PIPE DROPPING DOWN
- UNION - SCREWED OR FLANGED
- FS — FLOW SWITCH
- TT — TEMPERATURE TRANSMITTER
- PT/PS — PRESSURE TRANSMITTER OR PRESSURE SWITCH
- TH/TI — THERMOMETER/TEMPERATURE INDICATOR
- PI/GA — GAUGE WITH GAUGE COCK/ PRESSURE INDICATOR
- BACKFLOW PREVENTOR (REDUCED PRESSURE ZONE)
- BACKFLOW PREVENTOR (DOUBLE CHECK VALVE ASSEMBLY)
- WHA — WATER HAMMER ARRESTER
- CBV — CIRCUIT SETTING BALANCING VALVE
- HB — HOSE BIBB
- RD — ROOF DRAIN
- OS — OPEN SITE DRAIN
- FD — FLOOR DRAIN
- ADR — AREA DRAIN
- CO — CLEANOUT
- CO — FLOOR CLEANOUT
- WCO — WALL CLEAN OUT

PLUMBING SYMBOL LEGEND

SYMBOL	DESCRIPTION
	- EXISTING PIPING TO BE REMOVED
	- DOMESTIC COLD WATER PIPING (CW)
	- DOMESTIC HOT WATER PIPING (HW)
	- DOMESTIC HOT WATER CIRCULATION PIPING (HWC)
CD	- CONDENSATE PIPING (CD) ABOVE FLOOR
CD	- CONDENSATE PIPING (CD) BELOW FLOOR
PD	- PUMP DISCHARGE PIPING (PD) ABOVE FLOOR
PD	- PUMP DISCHARGE PIPING (PD) BELOW FLOOR
SS	- SANITARY SEWER PIPING (SS) ABOVE FLOOR
SS	- SANITARY SEWER PIPING (SS) BELOW FLOOR
GW	- GREASE WASTE PIPING (GW) ABOVE FLOOR
GW	- GREASE WASTE PIPING (GW) BELOW FLOOR
V	- SANITARY VENT PIPING (V)
G	- LOW PRESSURE GAS PIPING (G)
MG	- MEDIUM PRESSURE GAS PIPING (MG)
SD	- STORM DRAIN
SD	- STORM DRAIN BELOW FLOOR
OSD	- OVERFLOW STORM DRAIN
	- POINT OF DEMOLITION EXTENTS
	- POINT OF CONNECTION TO EXISTING
1 / P-1	- ENLARGED PLAN REFERENCE: TOP-PLAN#, BOTTOM-DRAWING# SHOWN ON

PLUMBING ABBREVIATIONS

SYMBOL	DESCRIPTION
A/C	- ABOVE CEILING
AFF	- ABOVE FINISH FLOOR
AP	- ACCESS PANEL
BFF	- BELOW FINISHED FLOOR
CD	- CONDENSATE DRAIN
CFH	- CUBIC FEET PER HOUR
CO	- CLEANOUT
CONT	- CONTINUATION
CW	- DOMESTIC COLD WATER
DN	- DOWN
DWG	- DRAWING
(E)	- EXISTING
°F	- DEGREE FAHRENHEIT
FCO	- FLOOR CLEANOUT
FD	- FLOOR DRAIN
G	- GAS
GPM	- GALLONS PER MINUTE
HW	- DOMESTIC HOT WATER
HWC	- DOMESTIC HOT WATER CIRCULATION
IE	- INVERT ELEVATION
KW	- KILOWATT
LBS	- POUNDS
MG	- MEDIUM PRESSURE GAS
NTS	- NOT TO SCALE
OSD	- OVERFLOW STORM DRAIN
PD	- PUMP DISCHARGE
PSI	- POUNDS PER SQUARE INCH
PVC	- POLYVINYL CHLORIDE PIPE
RPBP	- REDUCED PRESSURE BACKFLOW PREVENTER
SD	- STORM DRAIN
SS	- SANITARY SEWER
SF	- SQUARE FEET
UNO	- UNLESS NOTED OTHERWISE
V	- VENT
VTR	- VENT THRU ROOF
WCO	- WALL CLEANOUT

PLUMBING GENERAL NOTES

1. DO NOT SCALE FROM THESE DRAWINGS. EXACT DIMENSIONS SHALL BE TAKEN FROM ARCHITECTURAL DRAWINGS.
2. ALL INDICATED WORK SHALL BE PERFORMED BY THE PLUMBING CONTRACTOR UNLESS OTHERWISE NOTED.
3. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE CODES AND REGULATIONS INCLUDING BUT NOT LIMITED TO NATIONAL, CITY, STATE AND LOCAL ORDINANCES WHICH MAY BE IN EFFECT. ALL PLUMBING MATERIALS, INSTALLATION PROCEDURES AND SYSTEM LAYOUTS SHALL BE APPROVED BY ALL APPLICABLE CODE ENFORCEMENT AUTHORITIES HAVING JURISDICTION, AND IT SHALL BE THE PLUMBING CONTRACTOR'S RESPONSIBILITY TO PAY FOR ALL NECESSARY PERMITS AND APPROVALS FOR THIS INSTALLATION.
4. IT IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO REVIEW THESE PLANS AND SPECIFICATIONS, AS WELL AS THE RELATED HVAC, FIRE PROTECTION, ELECTRICAL, STRUCTURAL, ARCHITECTURAL, INTERIOR DECOR AND SITE ENGINEERING DRAWINGS TO BECOME FAMILIAR WITH THE FULL PROJECT SCOPE. IN ADDITION, THIS CONTRACTOR MUST COORDINATE WITH AN OWNER REPRESENTATIVE TO FULLY UNDERSTAND ALL REQUIREMENTS WHICH MAY NOT BE SPECIFIED HEREIN AND WHICH THE OWNER MAY CONSIDER PART OF THIS CONTRACT. DURING THE COURSE OF CONSTRUCTION COORDINATION AND ACTUAL CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO WORK CLOSELY WITH ALL ACCOMPANYING CONTRACTORS AND TRADESMEN IN ORDER TO ENSURE A SMOOTH RUNNING AND CAREFULLY COORDINATED INSTALLATION.
5. ANY DISCREPANCIES OR INADEQUACIES WITHIN THESE BID DOCUMENTS OR BETWEEN THESE BID DOCUMENTS AND THE RELATED HVAC, FIRE PROTECTION, ELECTRICAL, STRUCTURAL, ARCHITECTURAL, INTERIOR DECOR AND SITE ENGINEERING DRAWINGS, OR BETWEEN THESE BID DOCUMENTS AND FIELD CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE OWNER, ARCHITECT AND ENGINEER PRIOR TO BID SUBMISSION.
6. THE PLUMBING CONTRACTOR MUST VISIT THE SITE AND NOTE ALL EXISTING CONDITIONS AS WELL AS CONDITIONS TO BE MET PRIOR TO BID SUBMISSION. LACK OF A THOROUGH UNDERSTANDING OF THE PROJECT SCOPE AND CONDITIONS SHALL NOT CONSTITUTE AN EXCUSE FOR ERRORS OR OMISSIONS, NOR FOR A REQUEST FOR EXTRA COMPENSATION.
7. IT IS CRITICAL THAT THE PLUMBING CONTRACTOR FIELD VERIFIES ALL EXISTING INVERT ELEVATIONS PRIOR TO BID SUBMISSION. IF ANY CONFLICTS EXIST BETWEEN THE NEW PLUMBING SYSTEMS AND THE EXISTING SITE LEVEL SYSTEMS, THEY SHOULD BE BROUGHT TO THE ATTENTION OF AN OWNER'S REPRESENTATIVE AND THE ENGINEER PRIOR TO BID SUBMISSION. EXTRA COMPENSATION WILL NOT BE GRANTED FOR ANY EXTRA WORK OR MATERIAL WHICH RESULTS FROM AN INABILITY TO MEET THE INVERTS OF THE EXISTING SITE LEVEL PIPING SYSTEMS.
8. THE PLUMBING CONTRACTOR SHALL PROVIDE A COMPLETE SET OF RECORD "AS-BUILT" DRAWINGS INDICATING THE PRECISE LOCATION OF ALL SYSTEMS, EQUIPMENT CONCEALED OR EMBEDDED PIPING, PIPING CONNECTIONS AND ACCESS DOORS. THESE DRAWINGS SHALL ALSO INCLUDE ALL CHANGES AND DEVIATIONS FROM THE BID DOCUMENTS.
9. RUN ALL DOMESTIC WATER, WASTE AND VENT PIPING AS HIGH AS POSSIBLE THROUGHOUT THE ENTIRE BUILDING. INSTALL LONG RUNS OF PIPING WITHIN STEEL JOIST SPACE AND OTHER PIPING TIGHT TO BOTTOM OF STEEL. COORDINATE AND VERIFY WITH OTHER CONTRACTORS AS NOT TO INTERFERE WITH DUCTWORK, FIRE PROTECTION PIPING, LIGHTING SYSTEMS, ETC. EXCEPTION: ISOLATION VALVES LOCATED ABOVE CEILINGS SHALL BE LOCATED IN AN ACCESSIBLE LOCATION NEAR THE CEILING LINE.
10. ALL EXPOSED HORIZONTAL AND VERTICAL PIPING SHALL BE INSTALLED IN A NEAT ARRANGEMENT IN LOCATIONS WHICH ARE THE MOST INCONSPICUOUS. VERTICAL DROPS SHALL BE KEPT TO AN ABSOLUTE MINIMUM AND THEIR FINAL LOCATIONS SHALL BE COORDINATED AND RUN WITHIN CHASES, WALLS, SOFFITS WITH OTHER MECHANICAL/ ELECTRICAL FEEDS. ALL SUCH LOCATIONS ARE TO BE REVIEWED WITH AN OWNER REPRESENTATIVE AND ARCHITECT PRIOR TO INSTALLATION.
11. ALL DOMESTIC WATER BRANCH LINES SHALL HAVE THEIR OWN RESPECTIVE SHUT-OFF VALVES WHETHER OR NOT SHOWN ON THE DRAWINGS.
12. DOMESTIC WATER HEATER TEMPERATURE / PRESSURE RELIEF VALVES SHALL BE PIPED FULL SIZE TO THE NEAREST APPROVED DRAINAGE RECEPTOR OR EXTERIOR OF BUILDING.
13. THE PLUMBING CONTRACTOR SHALL RUN OUT ALL BUILDING DRAINAGE AND WASTE LINES WHERE SHOWN ON THE DRAWINGS AND MAKE ALL CONNECTIONS TO SITE LEVEL SYSTEMS.
14. ALL EXPOSED PIPING BELOW LAVATORY'S DESIGNATED AS HANDICAPPED SHALL BE TOTALLY INSULATED.
15. ALL NON-DRAINAGE PIPING SHALL BE RUN LEVEL AND GENERALLY FREE OF TRAPS AND UNNECESSARY BENDS, ARRANGED TO CONFORM TO THE BUILDING REQUIREMENTS AND TO SUIT THE NECESSITIES OF CLEARANCES FOR OTHER MECHANICAL WORK. PROVIDE VALVED DRAINAGE OUTLETS IN AREAS OF PIPING WHICH WOULD BE UNDRAINABLE DURING MAINTENANCE OR REPAIRS.
16. ALL REQUIRED OFFSETS, RISES AND DROPS DUE TO POSSIBLE OBSTRUCTIONS OF PIPE RUNS ARE NOT NECESSARILY SHOWN. PLUMBING CONTRACTOR SHALL PROVIDE ALL REQUIRED OFFSETS NECESSARY FOR FINAL COORDINATION WITH OTHER TRADES AND STRUCTURE.
17. THROUGH PENETRATIONS OF FIRE RESISTANCE RATED HORIZONTAL ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED THROUGH-PENETRATION FIRESTOP SYSTEM INSTALLED AND TESTED IN ACCORDANCE WITH ASTM E 814 OR UL 1479, WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WATER (2.49 PA). THE SYSTEM SHALL HAVE AN F RATING/T RATING OF NOT LESS THAN 1 HOUR BUT NOT LESS THAN THE REQUIRED RATING OF THE FLOOR PENETRATED. SEE ARCHITECTURAL DRAWINGS FOR RATED ASSEMBLY LOCATIONS, RATINGS AND DETAILS.

    EXCEPTIONS:
    A. FLOOR PENETRATIONS CONTAINED AND LOCATED WITHIN THE CAVITY OF A WALL ABOVE THE FLOOR OR BELOW THE FLOOR DO NOT REQUIRE A T RATING.
    B. FLOOR PENETRATIONS BY FLOOR DRAINS, TUB DRAINS OR SHOWER DRAINS CONTAINED AND LOCATED WITHIN THE CONCEALED SPACE OF A HORIZONTAL ASSEMBLY DO NOT REQUIRE A T RATING.
18. FLUSH LEVERS FOR ACCESSIBLE WATER CLOSETS SHALL BE LOCATED ON THE APPROACH SIDE (WIDE SIDE OF ROOM) OF THE FIXTURE.
19. CLEANOUTS SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS, INCLUDING AT THE BASE OF ALL DRAINAGE STACKS.
20. ALL PLUMBING EQUIPMENT, INSULATION, PIPING, ETC. INSTALLED IN HVAC RETURN AIR PLENUMS SHALL MEET CODE REQUIREMENTS FOR FLAME SPREAD AND SMOKE DEVELOPMENT RATINGS (FLAME 25 / SMOKE 50), WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 273.
21. ALL PLUMBING EQUIPMENT REQUIRING ELECTRICAL POWER SHALL BE INSTALLED WITH DISCONNECT SWITCHES AT EACH PIECE OF EQUIPMENT. COORDINATE SWITCH TYPE (FUSED OR NON-FUSED) WITH ELECTRICAL DRAWINGS.
22. ALL PLUMBING EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S REQUIREMENTS. MANUFACTURER RECOMMENDATIONS ARE DEEMED REQUIREMENTS.
23. WHERE REQUIRED FOR ACCESS TO VALVES AND ACCESSORIES BEHIND HARD CEILINGS OR IN WALLS, ACCESS PANELS SHALL BE PROVIDED BY THIS CONTRACTOR. PANELS IN RATED ASSEMBLIES SHALL HAVE LISTED RATINGS EQUAL TO OR GREATER THAN HE ASSEMBLY THEY ARE INSTALLED IN. ACCESS PANEL LOCATIONS, TYPES AND FINISHES MUST BE APPROVED BY THE ARCHITECT PRIOR TO PURCHASE AND INSTALLATION.
24. WATER HAMMER ARRESTORS, SIZED PER PDI, SHALL BE PROVIDED ON THE SUPPLY PIPING TO EACH QUICK CLOSING VALVE (E.G. WATER CLOSETS, URINALS, SENSOR FAUCETS, ICE MACHINE SUPPLY BOXES, WATER COOLERS, WASHING MACHINE SUPPLY BOXES, ETC). ARRESTORS SHALL BE DOUBLE SEAL PISTON TYPE WITH THREADED CONNECTIONS, LISTED FOR CONCEALED INSTALLATIONS WITHOUT ACCESS PANELS.
25. ALL VALUE ENGINEERING OR DEVIATIONS FROM THE CONTRACT DOCUMENTS SHALL BE SUBMITTED IN WRITING TO THE DESIGN TEAM OR APPROVAL ANY COST OCCURED AS A RESULT OF ANY DEVIAITONS FROM THE BASIS OF DESIGN INDICATED IN THE CONTRACT DOCUMENTS (E.G. PLUMBING MODIFICATIONS TO ACCOMMODATE ALTERNATE EQUIPMENT SELECTIONS, DESIGN RELATED EXPENSES FOR REQUIRED DRAWING MODIFICATIONS, ETC.) SHALL BE SOLE RESPONSIBILITY OF THE CONTRACTOR. NO INCREASE IN CONTRACT COST WILL BE GRANTED UNLESS BORNE BY AND APPROVED IN WRITING BY THE OWNER. CONTRACT DOCUMENTS ARE DEFINED TO INCLUDE ALL DISCIPLINES AND DIVISIONS OF THE CONTRACT.

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LEGENDS AND NOTES

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date: 03.20.2023

drawn by: RB

project no.: 220517

sheet no.:

P001

PLUMBING SPECIFICATIONS

1. GENERAL CONDITIONS: ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE - PLUMBING (7TH EDITION -2020) AND ALL OTHER APPLICABLE LOCAL AND STATE CODES.

   MATERIALS: NEW, UNUSED, BEST OF THEIR RESPECTIVE KINDS AND FREE FROM DEFECTS AS INDICATED ON THE DRAWINGS, BASIS OF QUALITY SHALL BE LATEST STANDARDS OF ASTM, ASA, FEDERAL SPECIFICATIONS OR OTHER ACCEPTABLE STANDARDS.

   DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF WORK. CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES.

   THIS CONTRACTOR SHALL PAY ALL FEES, GIVE ALL NOTICES, FILE ALL NECESSARY DRAWINGS AND OBTAIN ALL PERMITS AND CERTIFICATES OF APPROVAL REQUIRED IN CONNECTION WITH ALL WORK UNDER THIS CONTRACT. HE SHALL COMPLY WITH ALL NATIONAL AND LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS AND THE STATE ENERGY CODE.

   SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION OF ALL MATERIAL. FOUR COPIES OF EACH SUBMITTAL ARE REQUIRED. THE CONTRACTOR SHALL VERIFY WITH THE ARCHITECT, THE PHASING PROCEDURE OF THE CONSTRUCTION WORK.

2. CUTTING AND PATCHING: THE CONTRACTOR SHALL DO ALL PATCHING AND CUTTING REQUIRED TO SATISFACTORILY PERFORM HIS WORK. NO STRUCTURAL MEMBER SHALL BE CUT WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.

3. DEMOLITION AND/OR REMOVALS: CONTRACTOR SHALL NOT DEMOLISH OR REMOVE FROM PREMISES ANY ITEMS WHICH ARE NOT SPECIFICALLY CALLED FOR BY THE SPECIFICATIONS AND PLUMBING DRAWINGS. SHOULD SUCH ITEMS BE DISCONNECTED, DEMOLISHED OR REMOVED, THE CONTRACTOR SHALL PROMPTLY AND PROPERLY REINSTATE SUCH ITEMS TO THE SATISFACTION OF THE OWNER.

   ANY DAMAGE CAUSED TO THE STRUCTURE AND/OR PROPERTY SHALL BE PROPERLY REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE AND TO THE COMPLETE SATISFACTION OF THE OWNER.

4. WORK INCLUDED: THESE SPECIFICATIONS AND THE ACCOMPANYING DRAWINGS ARE INTENDED TO SECURE THE PROVISION OF ALL MATERIALS AND LABOR NECESSARY FOR ALL PLUMBING WORK AS CALLED FOR HEREIN AND AS INDICATED ON THE DRAWINGS. SYSTEMS SHALL BE COMPLETE WITH ALL NECESSARY APPURTENANCES AND MINOR AUXILIARIES REQUIRED TO MAKE EACH SYSTEM COMPLETE IN EVERY RESPECT.

   ALL WORK DESCRIBED IN THE SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS OR VICE VERSA SHALL BE FURNISHED IN COMPLETE WORKING ORDER.

   THE FOLLOWING IS A GENERAL DESCRIPTION OF WORK TO BE PROVIDED AND INSTALLED BY THIS CONTRACTOR:

   NEW DOMESTIC HOT & COLD WATER DISTRIBUTION SYSTEM.

   NEW SANITARY WASTE AND VENT SYSTEM.

   NEW PLUMBING EQUIPMENT, FIXTURES AND TRIM.

   TESTS, ADJUSTMENTS, SHOP AND AS-BUILT DRAWINGS, PERMITS, CERTIFICATES AND APPROVALS.

   PIPE INSULATION ON ALL WATER AND DRAINAGE PIPING AS REQUIRED.

   HANGERS AND SUPPORTS.

   ROUGH CUTTING AND PATCHING.

   ALL REQUIRED VALVES, CONTROLS AND VALVE ACCESS DOORS.

5. GENERAL CONSTRUCTION: UNDER NO CIRCUMSTANCES WILL THIS CONTRACTOR OR HIS WORKMEN BE PERMITTED TO USE ANY PART OF THE BUILDING AS A SHOP, EXCEPT PARTS DESIGNATED BY THE OWNER FOR SUCH PURPOSES. STORE MATERIALS ONLY IN SPACES DESIGNATED BY OWNER.

   REMOVE RUBBISH FROM PREMISES AS OFTEN AS NECESSARY OR AS DIRECTED BY OWNER.

   BEFORE SUBMITTING A PROPOSAL, PROSPECTIVE BIDDERS SHALL VISIT AND CAREFULLY EXAMINE THE SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND WITH THE DIFFICULTIES ASSOCIATED WITH THE EXECUTION OF THIS WORK. SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE. LATER CLAIMS WILL NOT BE RECOGNIZED FOR EXTRA LABOR, EQUIPMENT OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION BEEN MADE.

   FURNISH ADEQUATE LIABILITY INSURANCE AND BONDING AS REQUIRED.

   PREPARE AND FURNISH TO THE OWNER CAD GENERATED "AS-BUILT" PLANS FOR ALL WORK INSTALLED.

   ALL PARTS OF THE WORK SHALL BE TESTED AND ADJUSTED TO WORK PROPERLY AND BE LEFT IN PERFECT OPERATING CONDITION. CORRECT DEFECTS DISCLOSED BY THESE TESTS WITHOUT ANY ADDITIONAL COST TO THE OWNER.

6. INSPECTIONS AND TESTS: THE OPERATION OF THE EQUIPMENT AND PIPING INSTALLATION DOES NOT CONSTITUTE AN ACCEPTANCE OF THE WORK BY THE OWNER. THE FINAL ACCEPTANCE IS TO BE MADE AFTER THE CONTRACTOR HAS ADJUSTED HIS SYSTEM AND DEMONSTRATED THAT IT FULFILLS THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS AND HAS FURNISHED REQUIRED CERTIFICATES.

   UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL FURNISH CERTIFICATES OF APPROVAL FROM ALL AUTHORITIES HAVING JURISDICTION. HE SHALL DEMONSTRATE THAT ALL WORK IS COMPLETE AND IN PERFECT OPERATING ORDER AND THAT THE ENTIRE INSTALLATION IS FREE FROM ANY PHYSICAL DEFECTS.

   TEST ALL SYSTEMS IN FULL ACCORDANCE WITH LOCAL, STATE AND UTILITY COMPANY REQUIREMENTS.

7. GUARANTEE: CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE FINAL DATE OF ACCEPTANCE IN WRITING.

8. PIPING, FITTINGS AND JOINTS:

   WATER DISTRIBUTION:

   UNDERGROUND PIPING BELOW SLAB AT SERVICE ENTRY AND TRAP PRIMER SUPPLIES SHALL BE TYPE K SOFT COPPER TUBING WITH NO JOINTS BELOW THE SLAB.

   ABOVE SLAB DOMESTIC WATER PIPING SHALL BE CPVC PIPE AND FITTINGS

   CPVC SHALL BE COPPER TUBE SIZE, SDR-11. CPVC PIPING SHALL BE AS MANUFACTURED BY LUBRIZOL AND SHALL BE EQUAL TO THE FLOWGUARD GOLD SYSTEM. FITTINGS SHALL BE MATCHING CPVC AND SHALL BE SOLVENT WELDED WITH PRIMER AND CPVC SPECIFIC CEMENT. PRESSURE TEST SYSTEM AT TWO TIMES SYSTEM OPERATING PRESSURE FOR A PERIOD OF 24 HOURS.

   SOIL, WASTE AND VENT PIPING AND STORM DRAIN PIPING PIPING SHALL BE SOLID WALL SCHEDULE 40 PVC/DWV (ASTM 2665) WASTE PIPING WITH CEMENT JOINTS, (ASTM D2564-96A).

   EXCEPTION: WHEN APPLICABLE, SOIL, WASTE AND VENT PIPING AND STORM DRAIN PIPING ABOVE SLAB IN AIR PLENUMS SHALL BE NO-HUB CAST IRON PIPE AND FITTINGS WITH HEAVY DUTY NO-HUB COUPLINGS (HUSKY OR EQUAL). ALL CAST IRON PIPE AND FITTINGS SHALL BE OF DOMESTIC SOURCE AND BEAR THE CAST IRON SOIL PIPE INSTITUTE (CISPI) TRADEMARK.

9. PIPE INSTALLATION:
   THE WORD 'PIPING' IN THIS SPECIFICATION REFERS TO ALL PIPE, FITTINGS, NIPPLES AND VALVES AND SHALL BE CONSIDERED AS SUCH IN THE INSTALLATION.

   ALL WATER PIPING SHALL BE RUN LEVEL AND GENERALLY FREE OF TRAPS AND UNNECESSARY BENDS, ARRANGED TO CONFORM TO THE BUILDING REQUIREMENTS AND TO SUIT THE NECESSITIES OF CLEARANCES FOR OTHER WORK.

   ALL HOT AND COLD WATER PIPING SHALL BE SEPARATED BY AT LEAST 6" (CENTER TO CENTER) AND INSTALLED SO THAT THE PIPES DO NOT COME IN CONTACT. WHERE THE PIPING IS PARALLEL, AMPLE SPACE SHALL BE PROVIDED BETWEEN PIPING FOR THE PROPER THICKNESS OF COVERING AND PROPER OPERATION OF VALVES.

   ALL PIPING SHALL HAVE REDUCING FITTINGS WHERE ANY CHANGE IN THE PIPE SIZES OCCUR. NO BUSHINGS WILL BE ALLOWED. NO VALVE STEM SHALL BE INSTALLED BELOW THE CENTERLINE OF THE PIPING IT SERVES.

   CONNECTIONS BETWEEN WATER PIPE, FITTINGS AND EQUIPMENT OF FERROUS AND NON-FERROUS METALS SHALL BE MADE WITH DI-ELECTRIC INSULATING COUPLINGS.

10. HANGERS AND SUPPORTS: ALL PIPING SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE BY MEANS OF APPROVED HANGERS AND SUPPORTS. PIPING SHALL BE SUPPORTED TO MAINTAIN REQUIRED GRADING AND PITCHING OF LINES TO PREVENT VIBRATION AND SECURE PIPING IN PLACE AND SHALL BE SO ARRANGED AS TO PROVIDE FOR EXPANSION AND CONTRACTION. SUPPORT LOCATIONS AND HANGING METHODS MUST BE SHOWN ON SHOP DRAWINGS AND APPROVED BY ARCHITECT AND STRUCTURAL ENGINEER BEFORE STARTING WORK. THE SPACING OF HANGERS SHALL BE IN ACCORDANCE WITH PREVAILING CODES.

    MALLEABLE IRON BRACKETS OF APPROVED TYPE SHALL BE USED ALONG WALLS. ADDITIONAL HANGERS SHALL BE INSTALLED AT ALL FITTINGS.

    PIPING SHALL NOT BE HUNG FROM OTHER PIPING, DUCTWORK OR CONDUITS OF OTHER TRADES.

    HANGERS AND SUPPORTS SHALL BE AS FOLLOWS: BARE HORIZONTAL FERROUS AND NON-FERROUS PIPING SHALL BE HUNG WITH STEEL, ADJUSTABLE-TYPE CLEVIS HANGERS OR "GANGED" ON SUITABLE TRAPEZE-TYPE SUPPORTS. HANGERS IN CONTACT WITH COPPER SHALL BE COPPER -PLATED. INSERTS, ANCHORS, CLAMPS, ETC., FOR SECURING HANGERS SHALL BE MAINTAINED BY THIS CONTRACTOR IN THE PROPER LOCATIONS DURING ALL PHASES OF CONSTRUCTION.

11. EQUIPMENT CONNECTIONS: CONTRACTOR SHALL FURNISH ALL REQUIRED VALVES, FITTINGS, VACUUM BREAKERS, TRAPS, ETC., NECESSARY FOR THE COMPLETE HOOKUP TO PROVIDE PROPER OPERATION OF EACH PIECE OF EQUIPMENT. IN CONNECTING TO EQUIPMENT, MANUFACTURER'S RECOMMENDATIONS AS TO SIZE AND ARRANGEMENT OF CONNECTIONS SHALL BE FOLLOWED, BUT WITH SIZES SHOWN ON PLAN BEING FOLLOWED.

12. VALVES: DOMESTIC HOT AND COLD WATER SHUT-OFF VALVES SHALL BE BRASS QUARTER TURN BALL VALVES WITH INJECTION MOLDED BRASS THREAD TO CPVC SOLVENT WELD ADAPTERS AND SHALL BE FULL PORT. PROVIDE BRASS VALVE TAGS WITH SCHEDULE IDENTIFYING VALVE SERVICE AND LOCATION.

13. INSULATION: PROVIDE PREFORMED FIBERGLASS INSULATION ON ALL HOT AND HOT WATER CIRCULATION PIPING, VALVES, AND EQUIPMENT. ALL INSULATION, JACKETS, ADHESIVES, ETC., SHALL HAVE A FLAME SPREAD RATING NOT OVER 25 AND A SMOKE DEVELOPED RATING NOT OVER 50. INSULATION 'R' VALUES SHALL BE AS REQUIRED BY PREVAILING CODES AND ENERGY RELATED STANDARDS.

    PROVIDE ELASTOMERIC INSULATION ON ALL INTERIOR ROOF DRAIN BODIES AND HORIZONTAL STORM WATER PIPING ABOVE SLAB, ARMSTRONG AP OR EQUAL.

    FINISHES: EXPOSED PIPE INSULATION SHALL BE VINYL COATED WITH AN EMBOSSED LAMINATE VAPOR BARRIER JACKET. LAPS AND END STRIPS SHALL BE ADHERED WITH INSULCOUSTIC IC-225. CONCEALED PIPE INSULATION SHALL HAVE A WHITE VAPOR BARRIER JACKET SECURED WITH ALUMINUM BANDS. INSULATED PIPE WITHIN MAIN MECHANICAL ROOMS AND SIMILAR AREAS THAT IS BELOW 7'-0" SHALL BE PROVIDED WITH ALUMINUM JACKETS AND BANDS FOR PROTECTION. INSULATION SUPPORT (TO PREVENT COLLAPSE OF INSULATION) SHALL BE PROVIDED BETWEEN PIPING AND PIPE HANGING SHIELDS. RIGID POLYURETHANE FOAM OR NATURAL CORK INSERTS MAY BE USED FOR SUPPORT. ALL PIPE SUPPORT APPARATUS MUST BE MOUNTED ON THE OUTSIDE OF ALL INSULATION.

    INSUALTION FOR DOMESTIC WATER PIPING SHALL BE 1"THICKNESS FOR 2" AND SMALLER PIPING AND 1-1/2" THICKNESS FOR 2-1/2" AND LARGER PIPING.

    INSULATION FOR STORM WATER PIPING SHALL BE 3/4" THICKNESS.

    PROVIDE PREFORMED INSULATION GUARDS ON ALL EXPOSED PLUMBING ELEMENTS UNDER ADA COMPLIANT LAVS AND SINKS AS REQUIRED BY ADA REQUIREMENTS, TRUEBRO OR EQUAL.

14. PIPING IDENTIFICATION: ALL PIPING SHALL BE IDENTIFIED WITH SEMI-RIGID PLASTIC PRESSURE-SENSITIVE IDENTIFICATION MARKERS (NOTE PRESSURE-SENSITIVE VINYL PIPE MARKERS WILL NOT BE ACCEPTED). DIRECTION OF FLOW ARROWS ARE TO BE INCLUDED ON EACH MARKER AND SHALL BE IN CONFORMANCE WITH "SCHEME FOR THE IDENTIFICATION OF PIPING SYSTEMS" (ANSI A13.1-1975).

    LOCATIONS FOR PIPE MARKERS TO BE AS FOLLOWS:

    1. ADJACENT TO EACH VALVE AND FITTING (EXCEPT ON EQUIPMENT).

    2. AT EACH BRANCH AND RISER TAKE-OFF.

    3. AT EACH PIPE PASSAGE THROUGH WALL AND CEILING CONSTRUCTION.

    4. ON ALL HORIZONTAL PIPE RUNS - MARKED EVERY 20'. SETMARK PIPE

    MARKERS AND BRASS VALVE TAGS AS MANUFACTURED BY SETON NAME PLATE CORP. (OR APPROVED EQUAL).

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consultant:

revisions:

SARA'S STUDIO

EXISTING BLDG ALTERATION

1009 4TH AVE WEST
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sheet title:

SPECIFICATIONS

PERMIT DOCUMENTS

date: 03.20.2023

drawn by: RB

project no.: 220517

sheet no.:

P002

KEYED NOTES

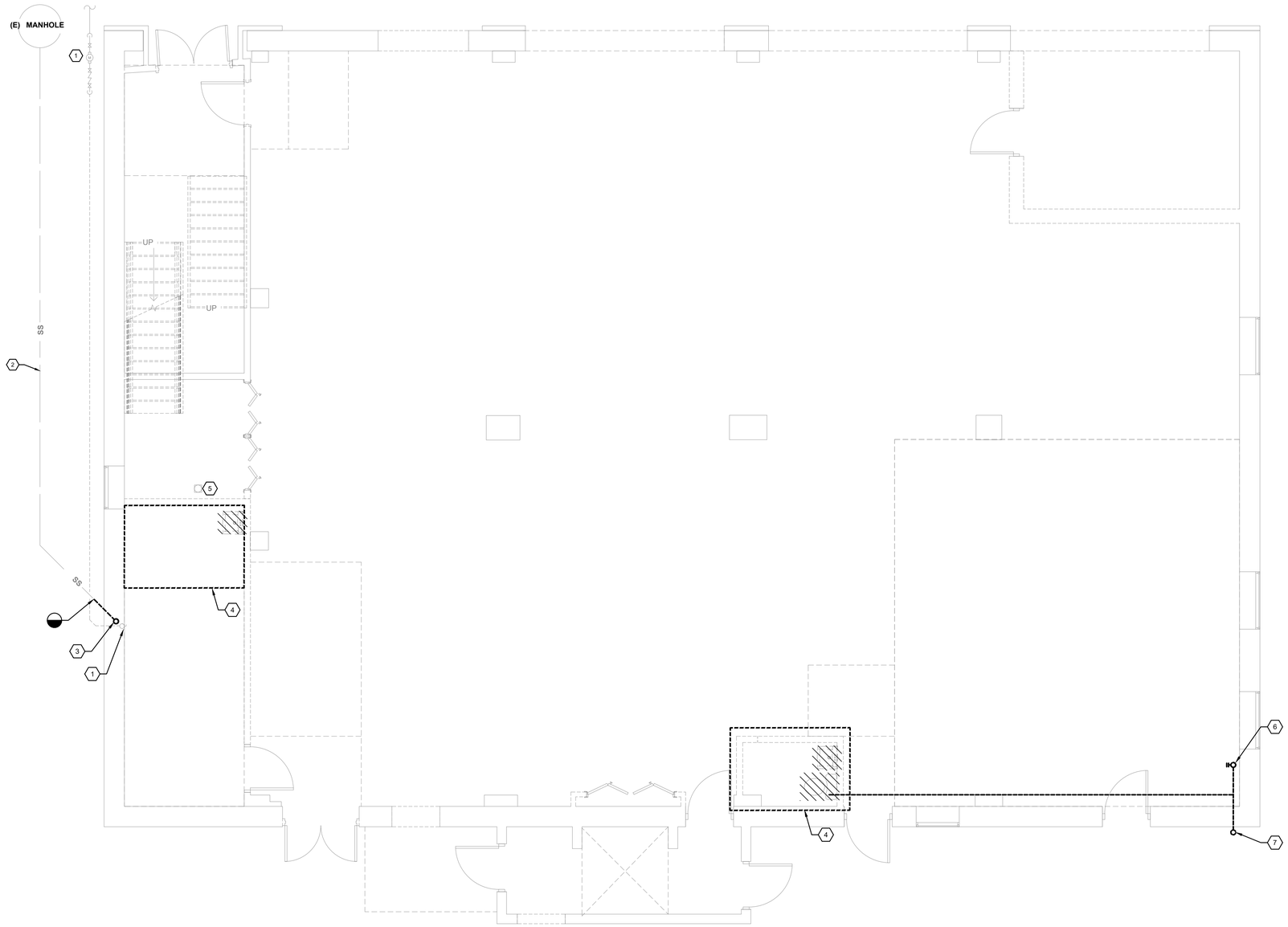
1. DEMOLISH 1-1/2" BLDG. WATER SUPPLY IN ITS ENTIRETY BACK TO WATER MAIN.
2. EXISTING 4" SANITARY LATERAL. LATERAL TO BE SCOPED AS PART OF DEMOLITION PROJECT. IF THE EXISTING LATERAL ON SITE IS SEVERELY CORRODED OR DAMAGED AND IS NOT SUITABLE FOR REUSE, THE LATERAL SHALL BE DEMOLISHED IN IT'S ENTIRETY BACK TO THE MANHOLE OR DISCONNECTED FROM THE MANHOLE AND ABANDONED IN PLACE AND A NEW 4" SANITARY LATERAL PROVIDED.
3. BASE OF EXISTING 4" CAST IRON STACK TO BE DEMOLISHED. EXISTING 4"PVC WASTE STACK ABOVE CAST IRON TO REMAIN FOR REUSE.
4. DEMOLISH EXISTING FIXTURE AND ITS APPURTENANCES AND ALL ASSOCIATED PLUMBING. SEE DEMOLITION NOTES.
5. EXISTING FLOOR DRAIN TO REMAIN.
6. DEMOLISH EXISTING WASTE-VENT STACK IN ITS ENTIRETY. CAP/FILL FLOOR PENETRATION AND PROVIDE ROUGH PATCH.
7. REMOVE EXERIOR VENT STACK IN ITS ENTIRETY.

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE - PLUMBING (7TH EDITION, 2020).
2. UNLESS SPECIFICALLY NOTED OTHERWISE, THE INTENT IS TO DEMOLISH ALL EXISTING PLUMBING WITHIN THE FACILITY AND PROVIDE NEW SERVICES AND ALL NEW PLUMBING WITHIN THE BUILDING AS PART OF A FUTURE RENOVATION PROJECT.

PLUMBING DEMOLITION NOTES

1. CONTRACTOR SHALL CAREFULLY REMOVE ALL EXISTING FIXTURES AND ASSOCIATED TRIM AND TURN OVER TO OWNER FOR FUTURE REUSE. ALL FIXTURES AND TRIM NOT DESIRED FOR FUTURE REUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONTRACT. CONTRACTOR SHALL COORDINATE FINAL DISPOSITION OF FIXTURES AND TRIM WITH OWNER'S FIELD REPRESENTATIVE PRIOR TO START OF WORK.
2. AS BUILT DRAWINGS WERE NOT AVAILABLE AT TIME OF THIS DESIGN. THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING UTILITIES NOTED FOR REUSE OR CONNECTION TO PRIOR TO FABRICATION OR START OF CONSTRUCTION.
3. ALL EXISTING SANITARY, WASTE, AND VENT BRANCH PIPING NOT REQUIRED FOR REUSE IN THE RENOVATION IS TO BE REMOVED TO THE POINT OF CONNECTION TO EXISTING STACKS OR ACTIVE BRANCHES AND CAPPED OR PLUGGED ABOVE CEILING OR BELOW FLOOR.
4. ALL EXISTING DOMESTIC WATER BRANCH PIPING NOT REQUIRED FOR RE-USE IN THE RENOVATION IS TO BE REMOVED TO THE POINT OF CONNECTION TO EXISTING RISERS, MAINS OR ISOLATION VALVES AND CAPPED. DO NOT ABANDON DEAD END PIPE RUNS IN PLACE THAT ARE SUBJECT TO STAGNATION.
5. ALL PIPE, FITTINGS, INSULATION, SUPPORTS, ETC. REMOVED IN THE RENOVATION AREA ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF BY THIS CONTRACTOR. NO EXISTING PIPE OR MATERIALS ARE TO BE REMOVED AND REUSED ON THE RENOVATION.
6. IF ANY OF THE EXISTING UTILITIES NOTED FOR REUSE IN THE RENOVATION AREA ARE FOUND TO BE INADEQUATE DUE TO DIFFERENCE IN LOCATION OR SIZES INDICATED, THE CONTRACTOR SHALL SUBMIT A BRIEF DESCRIPTION OR SKETCH OF THE EXISTING INSTALLATION TO THE ARCHITECT FOR REVIEW.
7. IF APPLICABLE, COORDINATE THE LOCATION OF ALL EXISTING ACCESS PANELS WITH THE ARCHITECT FOR RELOCATION IN AREAS SCHEDULED FOR REPLACEMENT OF CEILINGS.
8. ANY DEFECTIVE PIPING OR OTHER PLUMBING RELATED EQUIPMENT OR MATERIALS DISCOVERED OR OBSERVED DURING DEMOLITION AND INSTALLATION OF NEW WORK, WHETHER DIRECTLY RELATED TO THE SCOPE SHOWN IN THESE DOCUMENTS OR NOT, SHALL BE REPORTED TO THE OWNER'S FIELD REPRESENTATIVE.



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consultant:

revisions:

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sheet title:

GROUND FLOOR DEMO PLAN

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date: 03.20.2023
drawn by: RB
project no.: 220517
sheet no.:

P101

KEYED NOTES

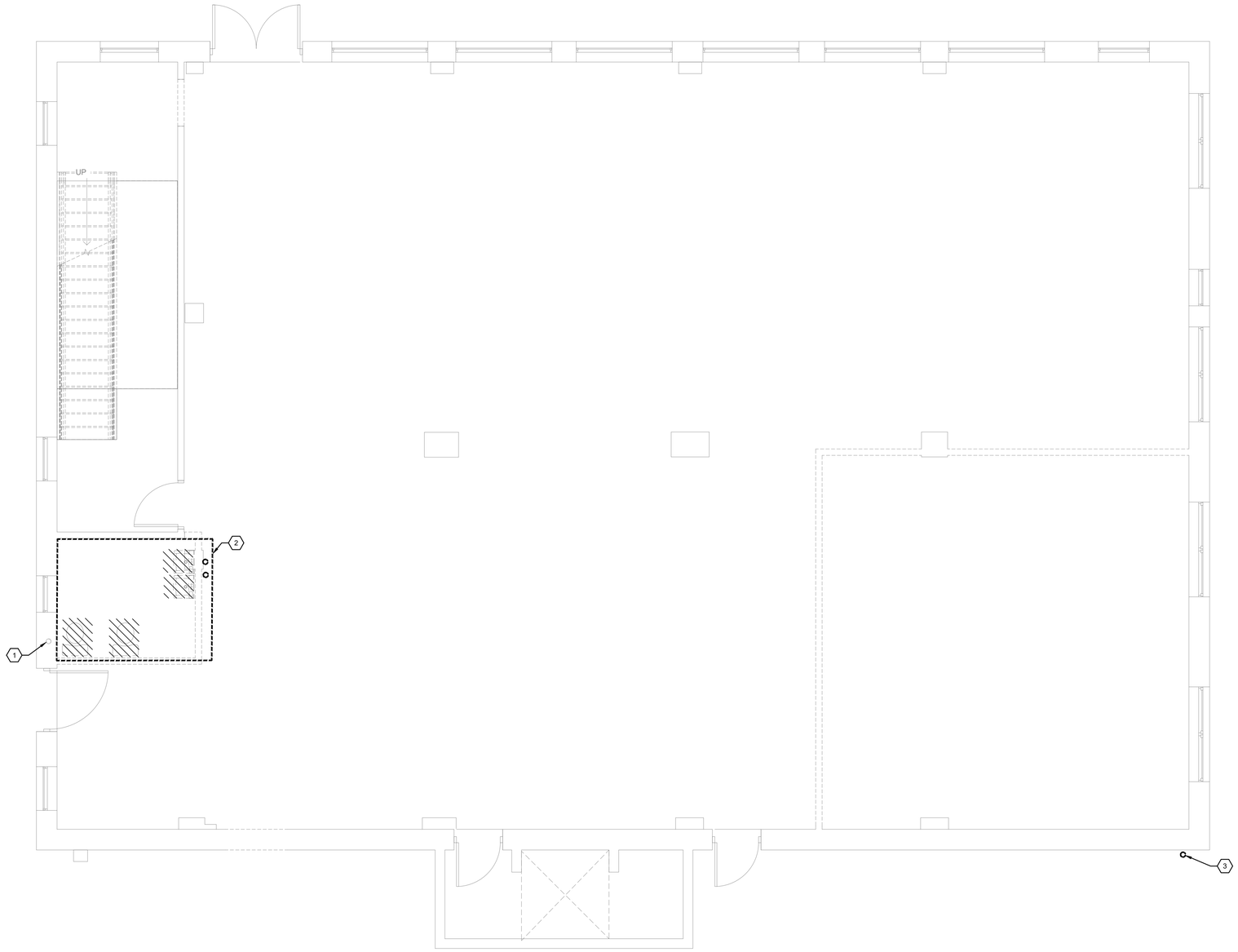
1. EXISTING 4" PVC WASTE STACK TO REMAIN.
2. DEMOLISH EXISTING FIXTURES AND ALL ASSOCIATED APPURTENANCES AND PLUMBING. SEE DEMOLITION NOTES.
3. REMOVE EXTERIOR VENT STACK IN ITS ENTIRETY.

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE - PLUMBING (7TH EDITION, 2020)

PLUMBING DEMOLITION NOTES

1. CONTRACTOR SHALL CAREFULLY REMOVE ALL EXISTING FIXTURES AND ASSOCIATED TRIM AND TURN OVER TO OWNER FOR FUTURE REUSE. ALL FIXTURES AND TRIM NOT DESIRED FOR FUTURE REUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONTRACT. CONTRACTOR SHALL COORDINATE FINAL DISPOSITION OF FIXTURES AND TRIM WITH OWNER'S FIELD REPRESENTATIVE PRIOR TO START OF WORK.
2. AS BUILT DRAWINGS WERE NOT AVAILABLE AT TIME OF THIS DESIGN. THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING UTILITIES NOTED FOR REUSE OR CONNECTION TO PRIOR TO FABRICATION OR START OF CONSTRUCTION.
3. ALL EXISTING SANITARY, WASTE, AND VENT BRANCH PIPING NOT REQUIRED FOR REUSE IN THE RENOVATION IS TO BE REMOVED TO THE POINT OF CONNECTION TO EXISTING STACKS OR ACTIVE BRANCHES AND CAPPED OR PLUGGED ABOVE CEILING OR BELOW FLOOR.
4. ALL EXISTING DOMESTIC WATER BRANCH PIPING NOT REQUIRED FOR RE-USE IN THE RENOVATION IS TO BE REMOVED TO THE POINT OF CONNECTION TO EXISTING RISERS, MAINS OR ISOLATION VALVES AND CAPPED. DO NOT ABANDON DEAD END PIPE RUNS IN PLACE THAT ARE SUBJECT TO STAGNATION.
5. ALL PIPE, FITTINGS, INSULATION, SUPPORTS, ETC. REMOVED IN THE RENOVATION AREA ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF BY THIS CONTRACTOR. NO EXISTING PIPE OR MATERIALS ARE TO BE REMOVED AND REUSED ON THE RENOVATION.
6. IF ANY OF THE EXISTING UTILITIES NOTED FOR REUSE IN THE RENOVATION AREA ARE FOUND TO BE INADEQUATE DUE TO DIFFERENCE IN LOCATION OR SIZES INDICATED, THE CONTRACTOR SHALL SUBMIT A BRIEF DESCRIPTION OR SKETCH OF THE EXISTING INSTALLATION TO THE ARCHITECT FOR REVIEW.
7. IF APPLICABLE, COORDINATE THE LOCATION OF ALL EXISTING ACCESS PANELS WITH THE ARCHITECT FOR RELOCATION IN AREAS SCHEDULED FOR REPLACEMENT OF CEILINGS.
8. ANY DEFECTIVE PIPING OR OTHER PLUMBING RELATED EQUIPMENT OR MATERIALS DISCOVERED OR OBSERVED DURING DEMOLITION AND INSTALLATION OF NEW WORK, WHETHER DIRECTLY RELATED TO THE SCOPE SHOWN IN THESE DOCUMENTS OR NOT, SHALL BE REPORTED TO THE OWNER'S FIELD REPRESENTATIVE.



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sheet title:

2ND FLOOR DEMO PLAN

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date: 03.20.2023

drawn by: RB

project no.: 220517

sheet no.:

P102

KEYED NOTES

1. EXISTING 4" PVC WASTE STACK TO REMAIN.
2. DEMOLISH EXISTING FIXTURES AND ALL ASSOCIATED APPURTENANCES AND PLUMBING. SEE DEMOLITION NOTES.
3. REMOVE EXTERIOR VENT STACK IN ITS ENTIRETY.

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE - PLUMBING (7TH EDITION, 2020)

PLUMBING DEMOLITION NOTES

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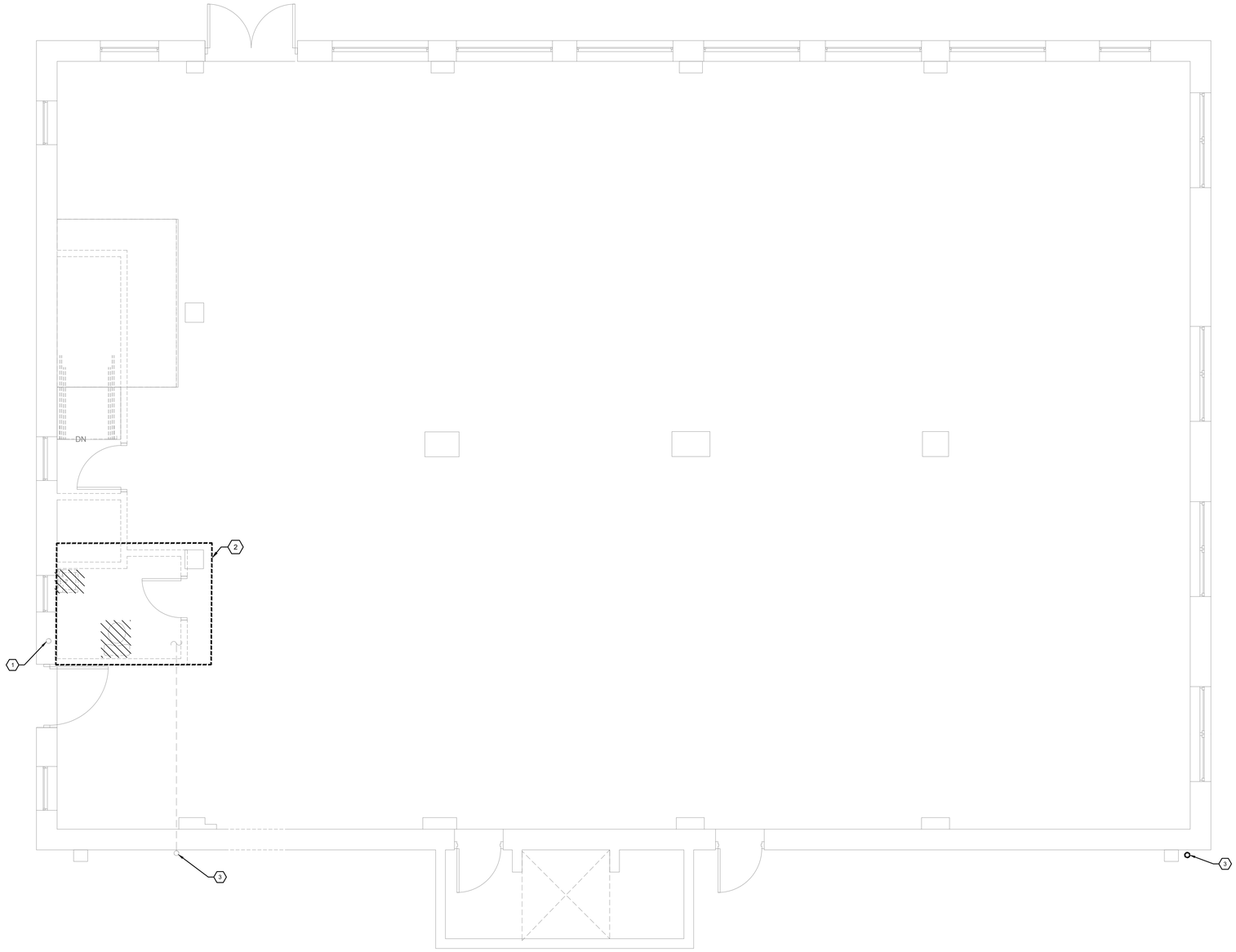
3. ALL EXISTING SANITARY, WASTE, AND VENT BRANCH PIPING NOT REQUIRED FOR REUSE IN THE RENOVATION IS TO BE REMOVED TO THE POINT OF CONNECTION TO EXISTING STACKS OR ACTIVE BRANCHES AND CAPPED OR PLUGGED ABOVE CEILING OR BELOW FLOOR.
4. ALL EXISTING DOMESTIC WATER BRANCH PIPING NOT REQUIRED FOR RE-USE IN THE RENOVATION IS TO BE REMOVED TO THE POINT OF CONNECTION TO EXISTING RISERS, MAINS OR ISOLATION VALVES AND CAPPED. DO NOT ABANDON DEAD END PIPE RUNS IN PLACE THAT ARE SUBJECT TO STAGNATION.
5. ALL PIPE, FITTINGS, INSULATION, SUPPORTS, ETC. REMOVED IN THE RENOVATION AREA ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF BY THIS CONTRACTOR. NO EXISTING PIPE OR MATERIALS ARE TO BE REMOVED AND REUSED ON THE RENOVATION.
6. IF ANY OF THE EXISTING UTILITIES NOTED FOR REUSE IN THE RENOVATION AREA ARE FOUND TO BE INADEQUATE DUE TO DIFFERENCE IN LOCATION OR SIZES INDICATED, THE CONTRACTOR SHALL SUBMIT A BRIEF DESCRIPTION OR SKETCH OF THE EXISTING INSTALLATION TO THE ARCHITECT FOR REVIEW.
7. IF APPLICABLE, COORDINATE THE LOCATION OF ALL EXISTING ACCESS PANELS WITH THE ARCHITECT FOR RELOCATION IN AREAS SCHEDULED FOR REPLACEMENT OF CEILINGS.
8. ANY DEFECTIVE PIPING OR OTHER PLUMBING RELATED EQUIPMENT OR MATERIALS DISCOVERED OR OBSERVED DURING DEMOLITION AND INSTALLATION OF NEW WORK, WHETHER DIRECTLY RELATED TO THE SCOPE SHOWN IN THESE DOCUMENTS OR NOT, SHALL BE REPORTED TO THE OWNER'S FIELD REPRESENTATIVE.



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sheet title:

3RD FLOOR DEMO PLAN

PERMIT DOCUMENTS

date: 03.20.2023

drawn by: RB

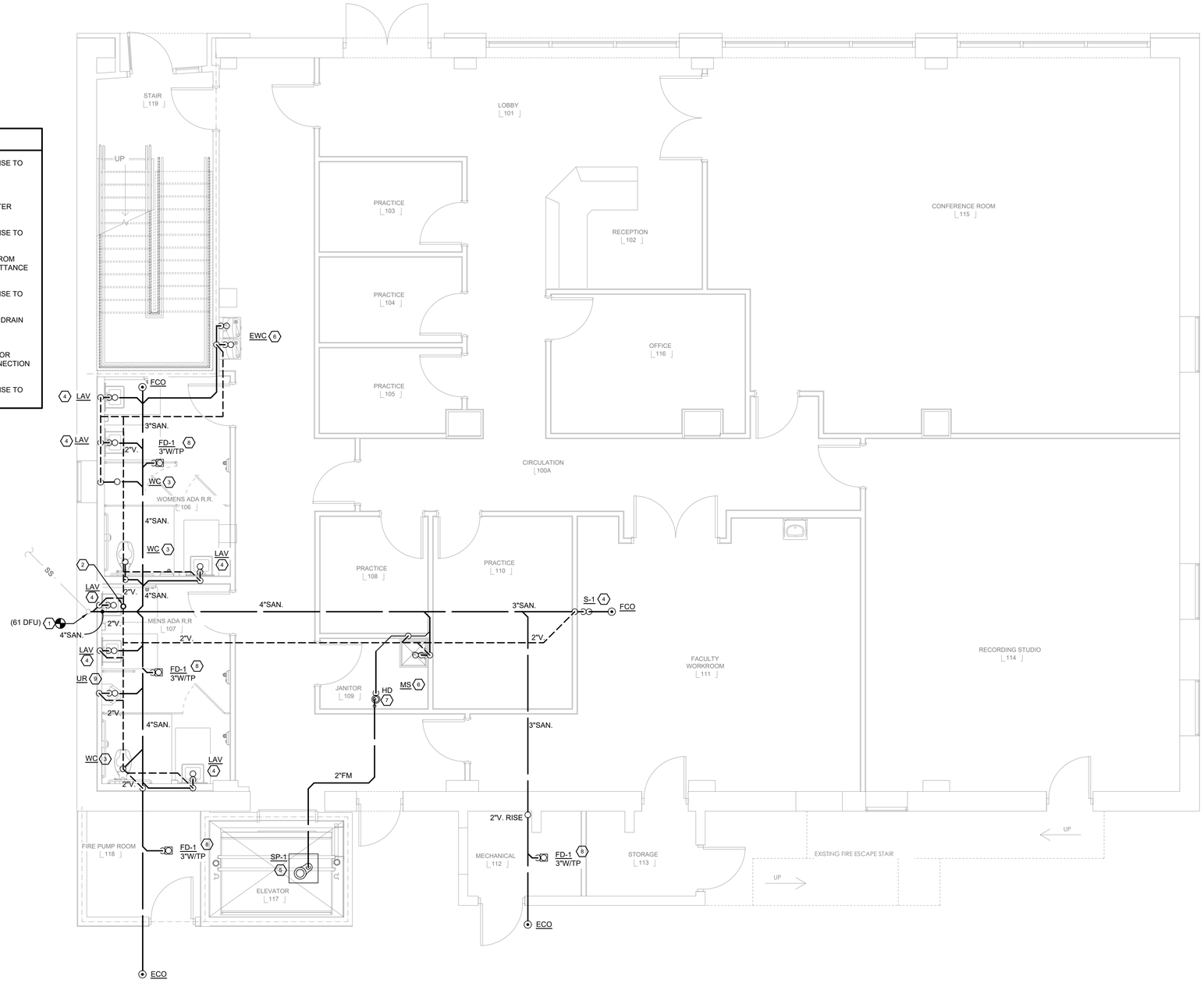
project no.: 220517

sheet no.:

P103

KEYED NOTES

1. 3" SAN. DROP TO BELOW SLAB, 2" VENT RISE TO ABOVE CEILING FROM MOP SINK MS.
2. 3" VENT STACK RISE.
3. 4" SAN. DROP TO BELOW SLAB FROM WATER CLOSET WC.
4. 2" SAN. DROP TO BELOW SLAB, 2" VENT RISE TO ABOVE CEILING FROM LAVATORY LAV.
5. 2" SAN. DROP TO BELOW SLAB EXTEND FROM SINK S-1; PROVIDE ACCESSIBLE AIR ADMITTANCE VALVE/STUDOR VENT AT SAN. DROP.
6. 3" SAN. DROP TO BELOW SLAB, 2" VENT RISE TO ABOVE CEILING FROM MOP SINK MS.
7. 4" SAN.DROP TO BELOW SLAB FROM HUB DRAIN ASSEMBLY HD. PROVIDE TRAP PRIMING CONNECTION AND DEVICE.
8. 3" SAN. DROP TO BELOW SLAB FROM FLOOR DRAIN FD-1; PROVIDE TRAP PRIMER CONNECTION AND DEVICE.
9. 2" SAN. DROP TO BELOW SLAB, 2" VENT RISE TO ABOVE CEILING FROM URINAL UR.



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sheet title:

GROUND FLOOR PLAN - GRAVITY

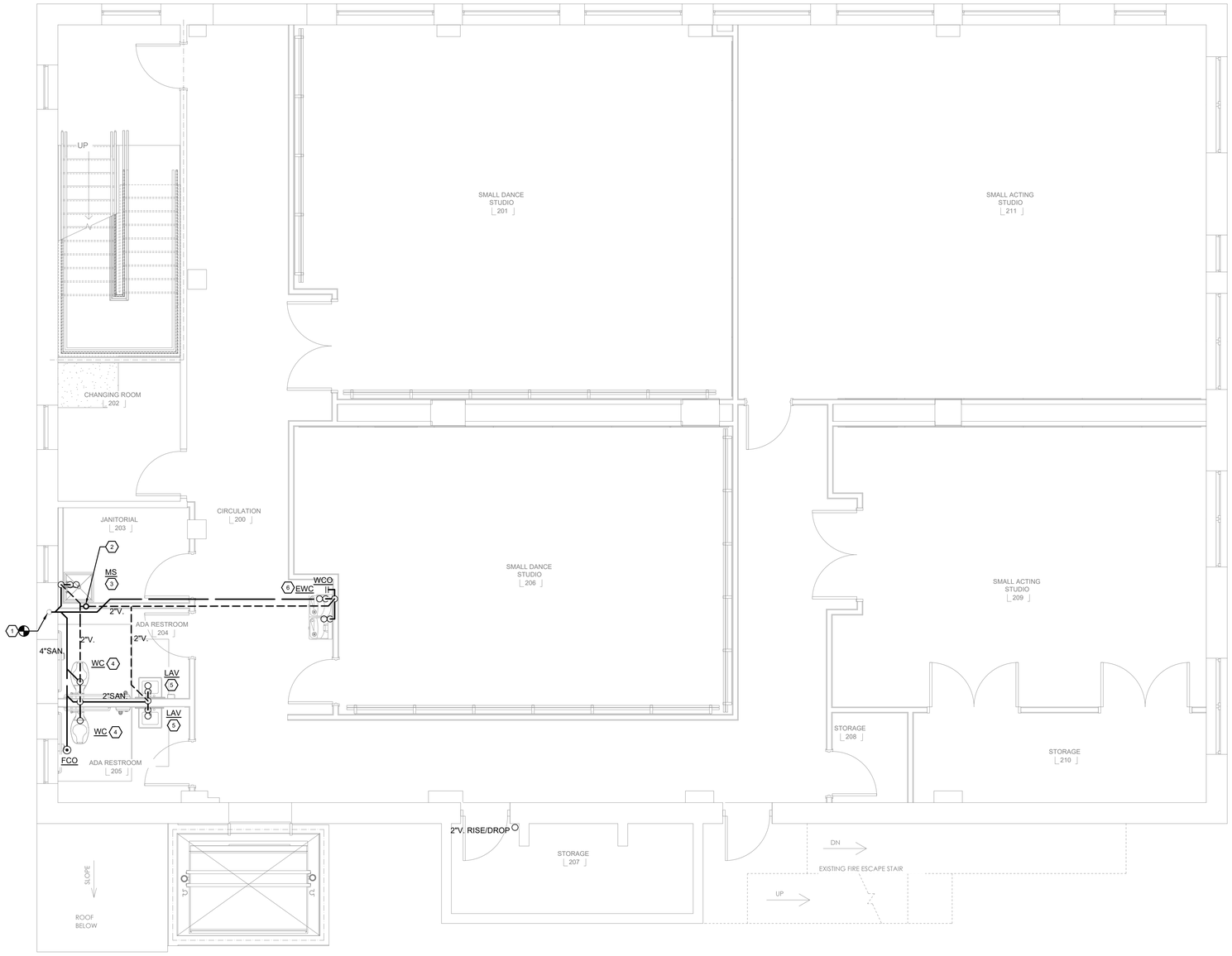
PERMIT DOCUMENTS

date: 03.20.2023
drawn by: RB
project no.: 220517
sheet no.:

P201

KEYED NOTES

1. NEW 4" THIRD FLOOR SANITARY BRANCH, EXTEND AND CONNECT TO EXISTING WASTE STACK. FIELD VERIFY EXACT CONNECTION POINT.
2. NEW 3" VENT STACK, RISE AND DROP.
3. 3" SAN. DROP TO BELOW FLOOR, 2" VENT RISE TO ABOVE CEILING EXTEND AND CONNECT TO MOP SINK MS.
4. 4" SAN. DROP TO BELOW FLOOR, 2" VENT RISE TO ABOVE CEILING, EXTEND AND CONNECT TO WATER CLOSET WC.
5. 2" SAN. DROP TO BELOW FLOOR, 2" VENT RISE TO ABOVE CEILING FROM LAVATORY LAV.
6. 2" SAN. DROP TO BELOW FLOOR, 2" VENT RISE TO ABOVE CEILING, EXTEND AND CONNECT TO ELECTRIC WATER COOLER EWC.



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2ND FLOOR PLAN - GRAVITY

PERMIT DOCUMENTS

date: 03.20.2023

drawn by: RB

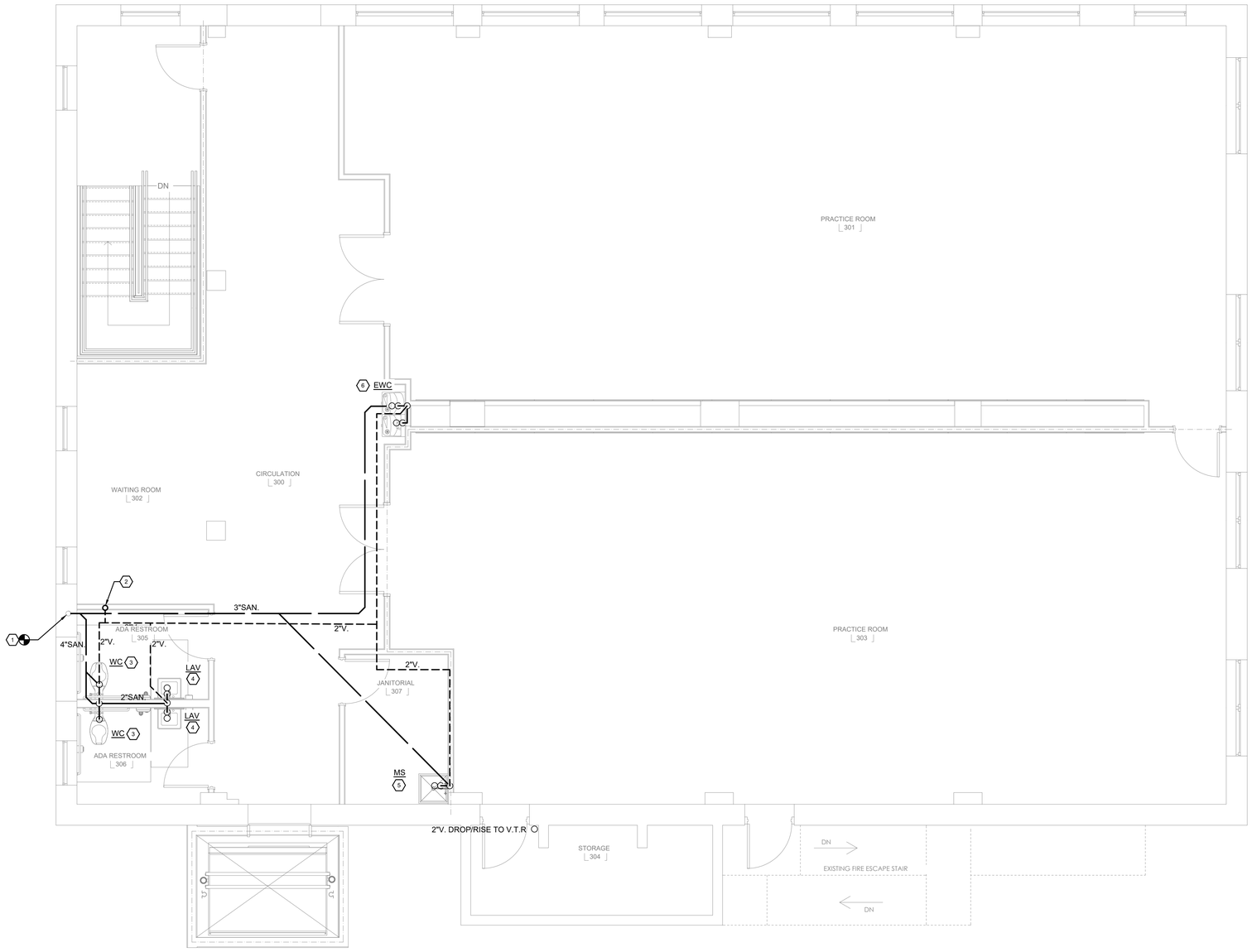
project no.: 220517

sheet no.:

P202

KEYED NOTES

1. NEW 4" THIRD FLOOR SANITARY BRANCH, EXTEND AND CONNECT TO EXISTING WASTE STACK. FIRLD VERIFY EXACT CONNECTION POINT.
2. NEW 3" VENT STACK, TRANSITION TO 4" VENT RISE TO V.T.R.
3. 4" SAN. DROP TO BELOW FLOOR, 2" VENT RISE TO ABOVE CEILING, EXTEND AND CONNECT TO WATER CLOSET WC.
4. 2" SAN. DROP TO BELOW FLOOR, 2" VENT RISE TO ABOVE CEILING FROM LAVATORY LAV.
5. 3" SAN. DROP TO BELOW FLOOR, 2" VENT RISE TO ABOVE CEILING EXTEND AND CONNECT TO MOP SINK MS.
6. 2" SAN. DROP TO BELOW FLOOR, 2" VENT RISE TO ABOVE CEILING, EXTEND AND CONNECT TO ELECTRIC WATER COOLER EWC.



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sheet title:

3RD FLOOR PLAN - GRAVITY

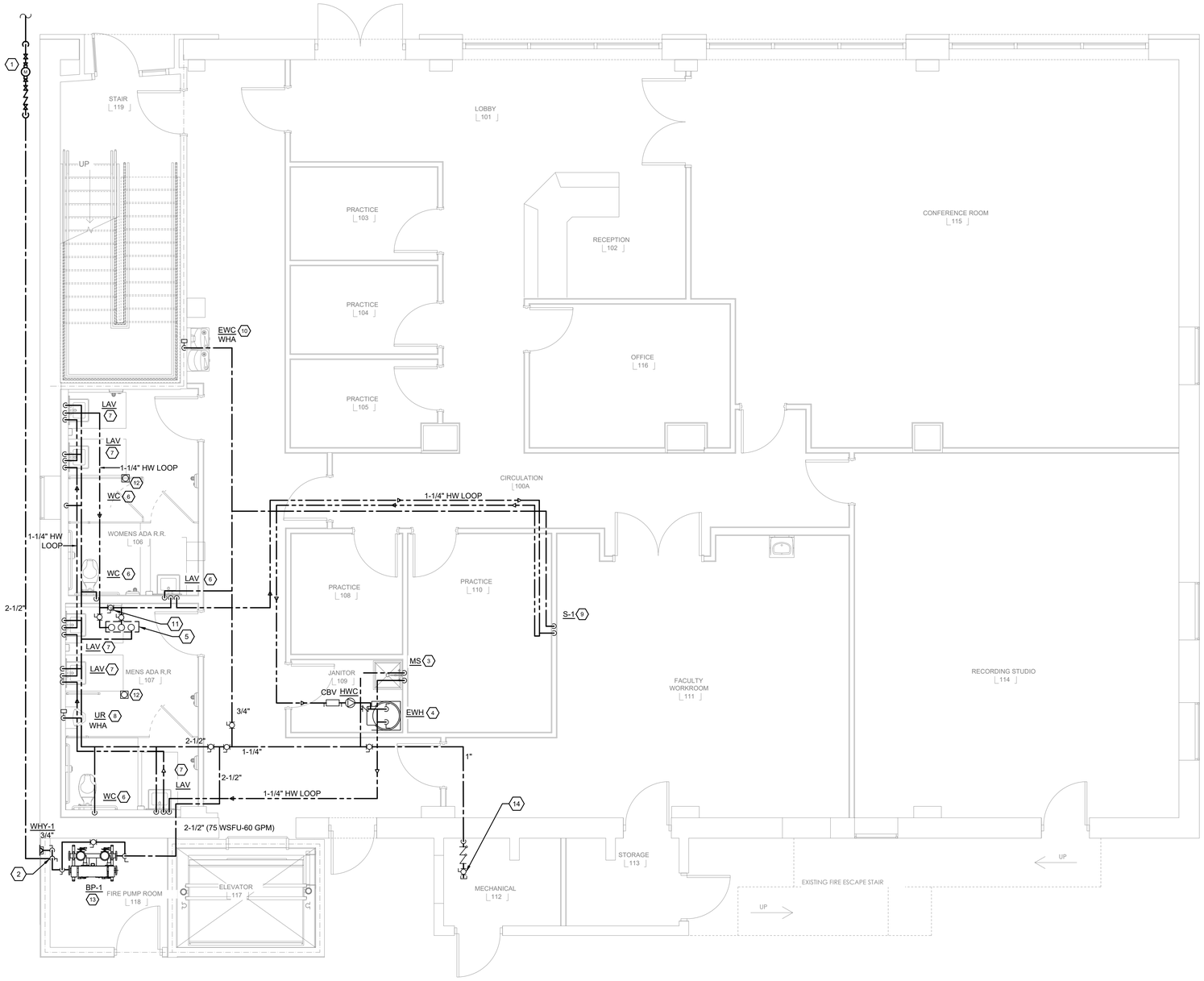
PERMIT DOCUMENTS

date: 03.20.2023
drawn by: RB
project no.: 220517
sheet no.:

P203

KEYED NOTES

1. NEW 2-1/2" DOM. WATER SERVICE (60 GPM). INSTALL NEW 2" WATER METER AND REDUCED-PRESSURE ZONE BACK FLOW PREVENTER ASSEMBLIES. INCREASE TO 2-1/2" SUPPLY.
2. 2-1/2" DOM. WATER RISER LOCATION. PROVIDE SHUT-OFF VALVE AND 3/4" WALL HYDRANT WHY-1 TO ALLOW FOR SYSTEM DRAINAGE.
3. 1/2" CW, 1/2" HW DROP FROM CEILING, EXTEND DOWN WITHIN WALL AND CONNECT TO MOP SINK MS.
4. 1-1/4" CW, 1-1/4" HW AND 1" HWR EXTEND AND CONNECT TO ELECTRIC WATER HEATER EWH-1. SEE DETAIL, SHT. P601.
5. 1-1/4" HW LOOP EXTENSION AND 2" CW PIPING RISE UP TO SECOND FLOOR. PROVIDE ISOLATION VALVES.
6. 1/2" CW DROP FROM ABOVE CEILING, EXTEND DOWN WITHIN WALL AND CONNECT TO WATER CLOSET WC.
7. 1/2" HW, 1/2" CW DROP FROM ABOVE CEILING, DOWN THROUGH WALL, EXTEND AND CONNECT TO LAVATORY LAV.
8. 3/4" CW DROP FROM ABOVE CEILING, EXTEND DOWN WITHIN WALL AND CONNECT TO URINAL UR. PROVIDE ACCESSIBLE WATER HAMMER ARRESTOR WHA TO SUPPLY PIPING.
9. 1/2" HW, 1/2" CW DROP FROM ABOVE CEILING, DOWN THROUGH WALL, EXTEND AND CONNECT TO SINK S-1.
10. 1/2" CW DROP FROM ABOVE CEILING, EXTEND DOWN WITHIN WALL AND CONNECT TO ELECTRIC WATER COOLER EWC. PROVIDE ACCESSIBLE WATER HAMMER ARRESTOR WHA.
11. 1-1/4" HW LOOP BYPASS WITH ISOLATION VALVE, NORMNALLY CLOSED.
12. 1/2" CW SUPPLY EXTEND AND CONNECT TO TRAP PRIMING CONNECTION FROM DEVICE TP-1.
13. 2-1/2" INLET AND OUTLET TO DOMESTIC BOOSTER PUMP BP-1. SEE DETAIL SHT. P602. INSTALL FULL-SIZE BYPASS.
14. 1" CW MAKE-UP CAPPED SUPPLY TO CHILLED WATER SYSTEM. PROVIDE ISOLATION VALVE AND RPZ-BACK FLOW PREVENTER. COORDINATE WITH MECHANICAL CONTRACTOR FOR CONNECTION POINT.



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sheet title:

GROUND FLOOR PLAN - PRESSURE

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date: 03.20.2023

drawn by: RB

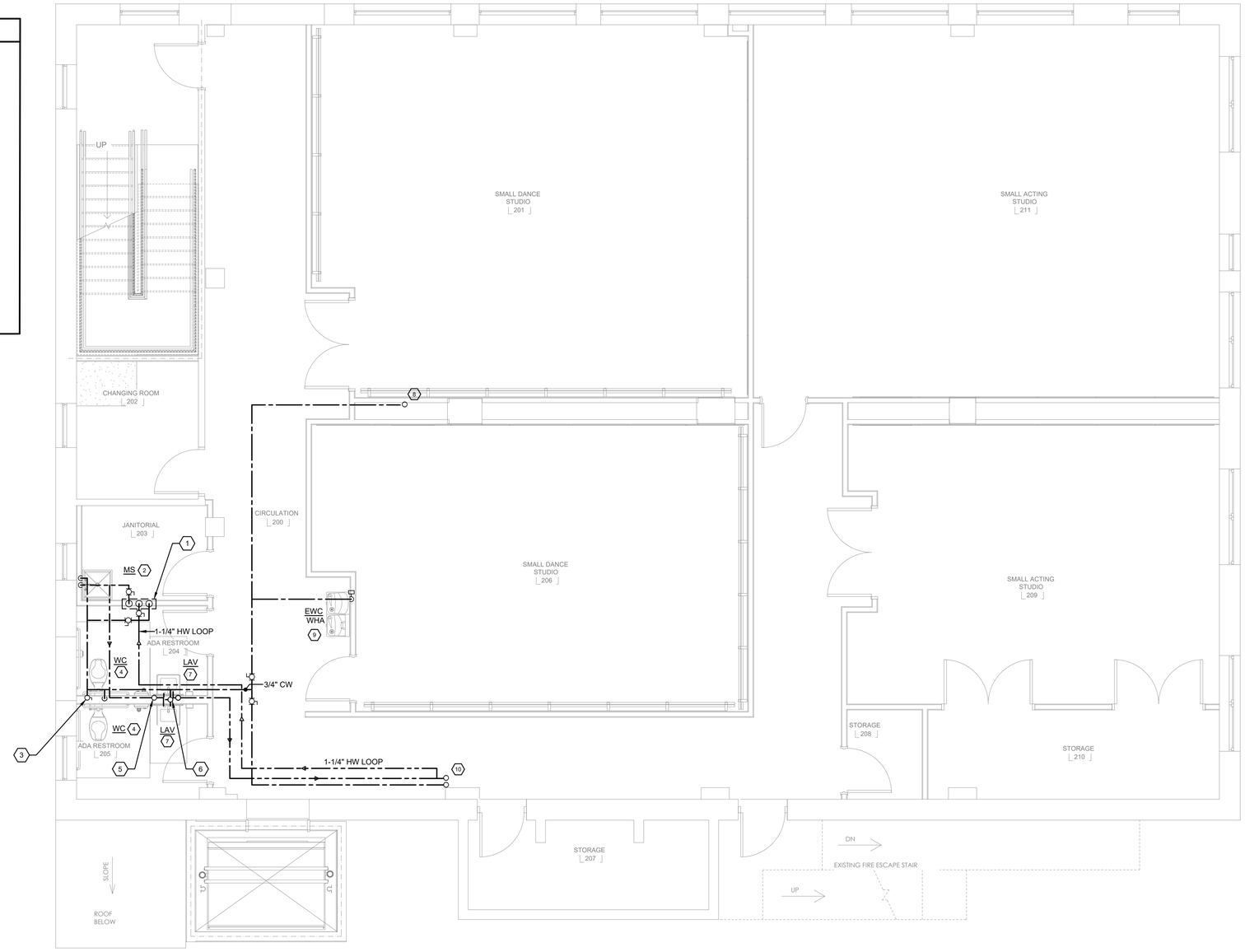
project no.: 220517

sheet no.:

P301

KEYED NOTES

1. 1-1/4" HW LOOP EXTENSION FROM FIRST FLOOR CEILING, 2" CW RISE FROM FIRST FLOOR CEILING; PROVIDE ISOLATION VALVES ON RISERS.
2. 1/2" CW, 1/2" HW DROP FROM CEILING, EXTEND DOWN WITHIN WALL AND CONNECT TO MOP SINK MS.
3. 3/4" CW RISE TO THIRD FLOOR WATER CLOSETS. PROVIDE ISOLATION VALVE AT RISER.
4. 1/2" CW DROP FROM ABOVE CEILING, EXTEND DOWN WITHIN WALL AND CONNECT TO WATER CLOSET WC.
5. 1-1/4" HW LOOP EXTENSION RISE UP TO THIRD FLOOR LAVATORY FIXTURES; SEE THIRD FLOOR PLAN FOR PIPE SIZES.
6. 1/2" CW RISE TO THIRD FLOOR LAVATORY FIXTURES.
7. 1/2" HW, 1/2" CW DROP FROM ABOVE CEILING, DOWN THROUGH WALL, EXTEND AND CONNECT TO LAVATORY L-1.
8. 1/2" CW RISE TO THIRD FLOOR ELECTRIC WATER COOLER.
9. 1/2" CW DROP FROM ABOVE CEILING, EXTEND DOWN WITHIN WALL AND CONNECT TO ELECTRIC WATER COOLER EWC. PROVIDE ACCESSIBLE WATER HAMMER ARRESTOR WHA.
10. 1/2" CW, 1/2" HW RISE TO THIRD FLOOR MOP SINK.



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2ND FLOOR PLAN - PRESSURE

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date: 03.20.2023

drawn by: RB

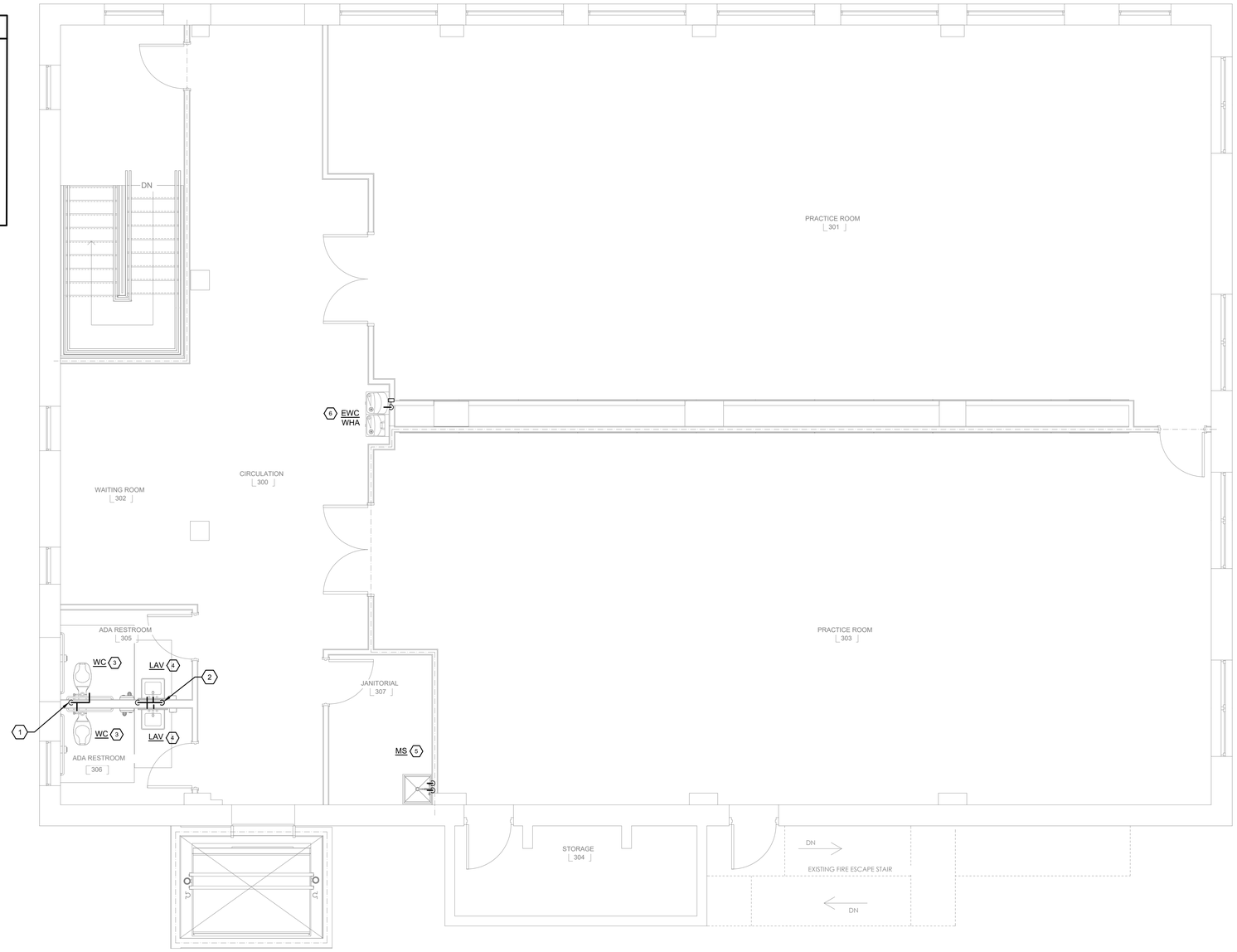
project no.: 220517

sheet no.:

P302

KEYED NOTES

1. 1" CW RISE FROM SECOND FLOOR CEILING.
2. 1-1/4" HW LOOP EXTENSION WITHIN WALL FROM SECOND FLOOR
3. 1/2" CW , EXTEND WITHIN WALL AND CONNECT TO WATER CLOSET WC.
4. 1/2" CW RISE FROM SECOND FLOOR CEILING, 1/2" HW EXTENSION FROM HW LOOP WITHIN WALL, EXTEND AND CONNECT TO LAVATORY L-1
5. 1/2" HW, 1/2" CW RISE FROM SECOND FLOOR CEILING, EXTEND AND CONNECT TO MOP SINK MS.
6. 1/2" CW RISE FROM SECOND FLOOR CEILING, EXTEND AND CONNECT TO ELECTRIC WATER COOLER EWC. PROVIDE ACCESSIBLE WATER HAMMER ARRESTOR WHA.



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sheet title:

3RD FLOOR PLAN - PRESSURE

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date: 03.20.2023

drawn by: RB

project no.: 220517

sheet no.:

P303

PLUMBING FIXTURE SCHEDULE

* REFER TO DRAWINGS FOR SPECIFIC VENTING METHOD AND SIZES

MARK	FIXTURE	DESCRIPTION	MAKE AND MODEL	PIPE SIZE (INCH) WASTE	VENT	C.W.	H.W.	ACCESSORIES
WC	WATER CLOSET-ADA-TANK TYPE	WHITE VITREOUS CHINA, TANK TYPE, FLOOR MOUNTED, WHITE ELONGATED BOWL, 1.28 GPF.	WC: KOHLER KINGSTON K-25077	3	*	1/2	-	PROVIDE WITH OPEN FRONT HEAVY DUTY COMMERCIAL TOILET SEAT, LESS COVER, WITH STAINLESS
UR	URINAL- WALL HUNG	WHITE VITREOUS CHINA WASHOUT TYPE FIXTURE, WALL MOUNTED WITH SENSOR-OPERATED, BATTERY-POWERED FLUSH VALVE AT .5 GPF. PROVIDE WALL CARRIER.	UR: KOHLER BARDON K-4991-ER FLUSH VALVE: SLOAN G2-8186 CARRIER: ZURN OR EQUAL	2	*	3/4	-	REFER TO ARCHITECTURAL INTERIOR ELEVATIONS FOR MOUNTING HEIGHTS.
LAV	LAVATORY - UNDERMOUNT ADA	WHITE VITREOUS CHINA UNDERMOUNT LAVATORY, FRONT OVERFLOW, R. PROVIDE WITH DECK MOUNTED SENSOR OPERATED FAUCET WITH INTEGRAL ASSE 1070 THERMOSTATIC MIXING VALVE SET TO MAX. 105°F HW DELIVERY TEMPERATURE, 0.5 GPM AERATOR, BRUSHED NICKEL FINISH.	LAVATORY: KOHLER LADENA K-2214 FAUCET: AMERICAN STANDARD 7755.305.05	2	2	1/2	1/2 @ 105°F	PROVIDE WITH OFFSET GRID DRAIN ASSEMBLY, 17 GAUGE 1-1/4" TAILPIECE, 1-1/4" X 1-1/2" 17 GA P-TRAP WITH WASTE ARM AND WALL ESCUTCHEON, LOOSE-KEY BRASS ANGLE STOPS WITH ANNEALED SUPPLIES, POLISHED CHROME FINISH, MCGUIRE OR EQUAL. PROVIDE PRE-MOLDED INSULATION KITS FOR ALL EXPOSED DRAINAGE AND SUPPLY PIPING AND TRIM BELOW LAV, TRUEBRO OR EQUAL. SEE ARCHITECTURAL INTERIOR ELEVATIONS FOR FIXTURE MOUNTING HEIGHTS. SEE ARCHITECTURAL INTERIOR ELEVATIONS FOR MOUNTING HEIGHT.
EWC	ELECTRIC WATER COOLER	ADA COMPLIANT WALL MOUNTED BI-LEVEL COOLER WITH CANE APRON ON UPPER BOWL, STAINLESS STEEL CABINETS, 8.0 GPH, 115V/1PH, TOUCHLESS ACTIVATION BOTTLE FILLER, WATER SENTRY 300O GALLON CAPACITY WATER FILTRATION SYSTEM WITH LED VISUAL FILTER MONITOR, VANDAL RESISTANT BUBBLER.	ELKAY LZST8WSVRSK	2	2	1/2	-	PROVIDE WITH 1-1/4" X 1-1/2" 17 GA P-TRAP WITH WASTE ARM AND WALL ESCUTCHEON, WHEEL HANDLE BRASS ANGLE STOPS WITH ANNEALED SUPPLIES, POLISHED CHROME FINISH, MCGUIRE OR EQUAL. PROVIDE MPW200 WALL CARRIER PLATE.
MS	MOP SINK	MOP SERVICE BASIN - 1 PIECE, MOLDED STONE CONSTRUCTION, INTEGRALLY MOLDED CENTER DRAIN WITH SEAL. REMOVABLE STAINLESS STEEL STRAINER, 36" X 24" X 12" / FLOOR MOUNTED. 2-HANDLE CAST BRASS SERVICE SINK FAUCET- THREADED SPOUT FOR HOSE CONNECTION, CROSS HANDLES, INTEGRAL STOPS, VACUUM BREAKER, PAIL HOOK, WALL BRACE / 8" CENTERS. PROVIDE WITH HOSE, HOSE HOLDER MOP HANGER ASSEMBLY, STAINLESS BUMPER GUARD AND STAINLESS WALL GUARD.	SINK: FIAT MSB-3624 FAUCET: FIAT 830-AA HOSE HOLDER: FIAT 832-AA-000 MOP HANGER: FIAT 889-CC-000 BUMPER GUARD: FIAT E-88-AA WALL GUARD: FIAT MSG2424-000	3	2	1/2	1/2	
S-1	BREAK ROOM SINK	TYPE 304 STAINLESS STEEL, 18 GA., DOUBLE BOWL DROP-IN SINK, 29x118x5-1/2" DEEP, SINGLE HOLE CENTERED PUNCH; PROVIDE CHROME-PLATED BRASS FAUCET WITH PULL-DOWN SPRAY WITH SINGLE LEVER HANDLE, 1.5 GPM AERATOR. PROVIDE WITH 1/2 HP GARBAGE DISPOSAL.	SINK: ELKAY ECTRU31179TC FAUCET: MOEN 7864 DISPOSAL: BADGER 5 (BREAK ROOM ONLY)	2	2	1/2	1/2	3-1/2" STAINLESS STEEL DRAIN ASSEMBLY WITH BASKET STRAINER, 17 GAUGE 1-1/2" TAILPIECE, 1-1/2" X 1-1/2" 17 GA P-TRAP WITH WASTE ARM AND WALL ESCUTCHEON, LOOSE-KEY BRASS ANGLE STOPS WITH ANNEALED SUPPLIES, POLISHED CHROME FINISH, MCGUIRE OR EQUAL.
IMB	ICE MAKER SUPPLY BOX	HIGH IMPACT PLASTIC OR METAL ICE MAKER SUPPLY BOX WITH 1/4 TURN BALL VALVE, LOW LEAD, INTEGRAL WATER HAMMER ARRESTOR, 6' BRAIDED STAINLESS STEEL SUPPLY HOSE	OATEY	-	*	1/2	-	SUPPLY BOXES INSTALLED IN RATED WALLS SHALL BE FIRE RATED WITH LISTING EQUAL TO OR GREATER THAN WALL ASSEMBLY RATING.
DW-1	DISHWASHER CONNECTION	ROUTE WASTE LINE FROM DISHWASHER THRU DECK MOUNTED AIR-GAP FITTING. TIE INTO FOOD WASTE GRINDER. TEE 1/2" HW FROM SINK TO DISHWASHER. FOLLOW MANUFACTURER'S INSTALLATION GUIDELINES FOR PIPING MATERIALS AND OTHER REQUIREMENTS.	ZURN - CD4P	-	-	-	3/8"	
HD	HUB DRAIN	PVC COATED BODY WITH BOTTOM OUTLET, SMOOTH, SOFT, FLEXIBLE, ELASTOMERIC PVC BOTTOM INSERT ALLOWS WASTEWATER TO OPEN AND ADEQUATELY DISCHARGE FLOOR DRAIN THROUGH ITS INTERIOR THEN CLOSES AND RETURNS TO ORIGINAL MOLDED SHAPE AFTER WASTEWATER DISCHARGE IS COMPLETE.	PROSET SYSTEMS - T23FHDRS-SSW	4	*	-	-	PROVIDE TRAP PRIMING CONNECTION AN DEVICE.
CO	CLEANOUTS	GENERAL(ALL FLOOR CLEANOUTS): DURO-COATED CAST IRON CLEANOUT WITH MEMBRANE FLANGE WITH CADMIUM PLATED CAST IRON COUNTERSUNK PLUG. CLEANOUT CAN BE ADJUSTED TO FINISH FLOOR LEVEL AFTER CONCRETE HAS SET. FLOOR : HEAVY DUTY ROUND SCORIATED NICKEL BRONZE TOP TILE FLOOR : HEAVY DUTY ROUND NICKEL BRONZE TOP RECESSED FOR TILE. EXTERIOR : HEAVY DUTY ROUND SCORIATED NICKEL BRONZE TOP. PROVIDE WITH 18" X 4" THICK CONCRETE COLLAR. SEE DETAIL. WALL : CAST IRON CLEANOUT TEE, CADMIUM PLATED CAST IRON COUNTERSUNK PLUG, SMOOTH SQUARE NICKEL BRONZE WALL ACCESS COVER AND FRAME.	FLOOR - ZURN - ZN-1405 TILE FLOOR - ZURN - ZN-1405-4 EXTERIOR FLOOR - ZURN - ZN-1406 WALL - ZURN - 1445-4	SEE PLANS	-	-	-	
WHY-1	WALL HYDRANT	AUTOMATIC DRAINING WITH ANTISIPHON VACUUM BREAKER. ASSE STANDARD 1019-B APPROVED. 3/4" INLET AND OUTLET, HARDENED STAINLESS STEEL OPERATING STEM AND ONE-PIECE VALVE PLUNGER TO CONTROL BOTH FLOW AND DRAIN FUNCTIONS. EXTERIOR FINISH TO BE CHROME PLATED ROUGH BRASS.	WOODFORD B79	-	-	3/4	-	LOOSE TEE KEY TO BE FURNISHED WITH EACH HYDRANT.
TP-1	TRAP PRIMER - PRESSURE DROP ACTIVATED	PRESSURE DROP ACTIVATED BRASS TRAP SEAL PRIMER, WITH INLET OPENING OF 1/2" MALE N.P.T. AND OUTLET OPENING OF FEMALE 1/2" N.P.T. COMPLETE WITH FOUR VIEW HOLES AND REMOVABLE FILTER SCREEN. PRESSURE DROP REQUIRED TO ACTIVATE DEVICE SHALL NOT EXCEED 5 PSI. FOR MULTIPLE DRAIN APPLICATIONS PROVIDE DISTRIBUTION UNITS AS REQUIRED.	PRIMER: MIFAB M2-500, UP TO 3 DRAINS	-	-	1/2"	-	

HOT WATER CIRC PUMP SCHEDULE

MARK	-	HWC-1	
MANUFACTURER	-	TACO	
MODEL NUMBER	-	2400-45S-3P	
PUMP GPM	-	10	
PUMP HEAD @ GPM	FT	25	
SPEED	RPM	3450	
ELECTRICAL	V / PH	120/1	
HORSEPOWER	HP	.167	
CONTROL	-		
NOTES / ACCESSORIES	-	1,2	

NOTES / ACCESSORIES:
1. PROVIDE TACO #563-2 AQUASTAT CONTROLLER AND #265-3 DIGITAL PROGRAMMABLE WALL-MOUNTED TIMER FOR OFF HOUR PUMP CONTROL.
2. PUMP SHALL BE LISTED FOR POTABLE WATER APPLICATIONS AND SHALL BE OF STAINLESS STEEL OR BRONZE CONSTRUCTION.

ELECTRIC WATER HEATER SCHEDULE

MARK	-	EWH-1	
MANUFACTURER	-	A.O. SMITH	
SERVICE	-	DOMESTIC	
MODEL NUMBER	-	DRE-52-9	
RECOVERY	GPH	68	
TEMP RISE	°F	55	
STORAGE	GALLONS	50	
ELEMENT CAPACITY	KW	9	
ELECTRICAL	V / PH	208/1	
ENERGY FACTOR	-	-	
DIMENSIONS	-	21.75" W x 55" H	
NOTES	-	1,2	

NOTES / ACCESSORIES:
1. SUSPENDED UNIT SEE DETAIL SHT. P5.1.
2. PROVIDE EXPANSION TANK AMTROL ST-5-C (ET-1) 2 GAL. 150 PSI MAX.,

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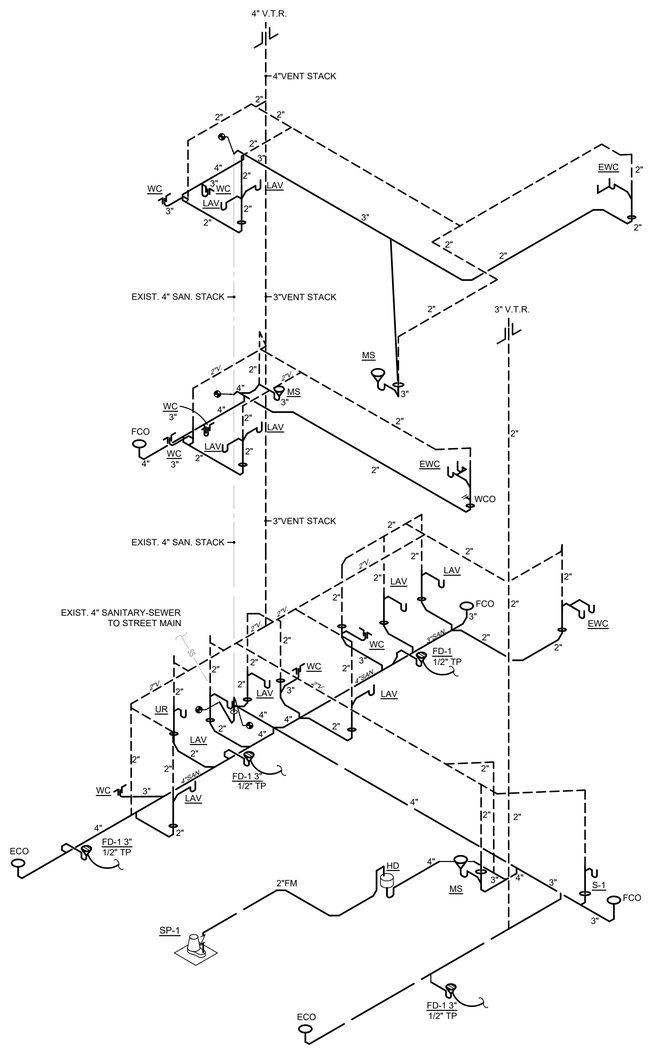

GRAVITY RISER DIAGRAM

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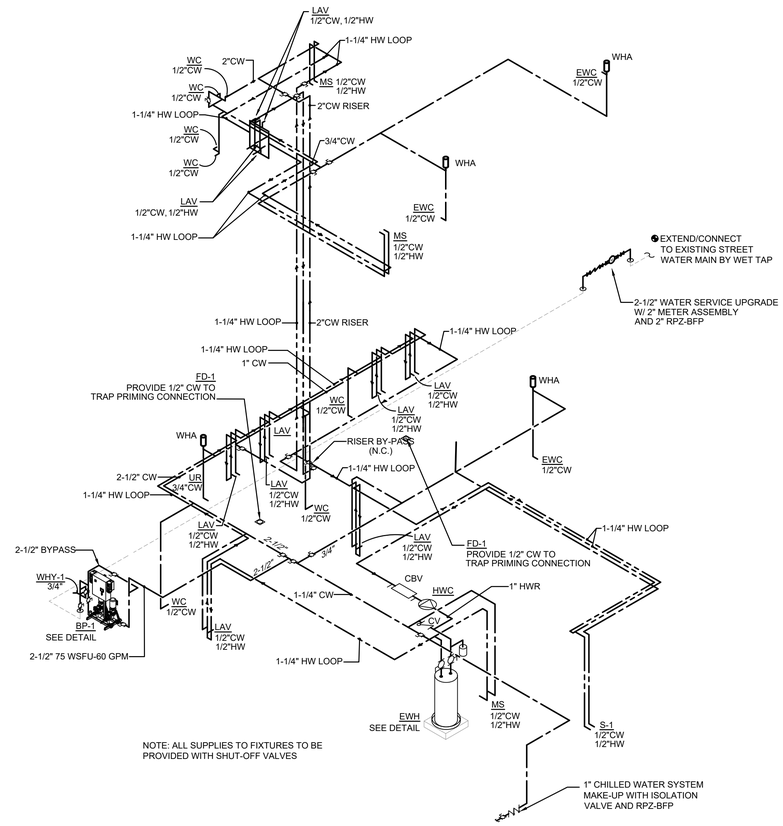

NOTE: ALL SUPPLIES TO FIXTURES TO BE PROVIDED WITH SHUT-OFF VALVES

PRESSURE RISER DIAGRAM

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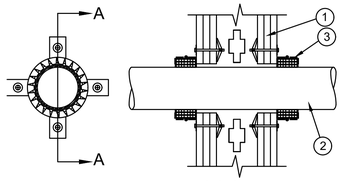
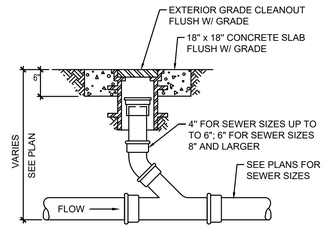


SECTION A-A

SYSTEM NO.W-L-2162
F RATINGS - 1, 2 AND 3 HR (SEE ITEM 1)
T RATINGS - 1, 2 AND 3 HR (SEE ITEM 1)

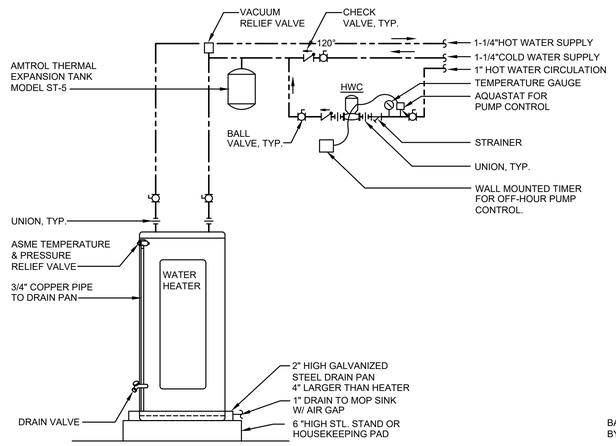
1. WALL ASSEMBLY — THE 1, 2 OR 3 HR FIRE RATED GYPSUM BOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U300, U400 OR V400 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
   A. STUDS — WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM 2 BY 4 IN. (51 BY 102 MM) LUMBER SPACED 16 IN. (406 MM) OC. STEEL STUDS TO BE MIN 3-1/2 IN. (89 MM) WIDE SPACED MAX 24 IN. (610 MM) OC. WHEN WOOD STUDS ARE USED, THE ASSEMBLY IS LIMITED TO 1 AND 2 HR. RATINGS.
   B. GYPSUM BOARD* — THICKNESS, TYPE, NUMBER OF LAYERS AND FASTENERS AS REQUIRED IN THE INDIVIDUAL WALL AND PARTITION DESIGN. MAX DIAM OF OPENING IS 5 IN. (127 MM).
   THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS EQUAL TO THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED.
2. THROUGH PENETRANTS — ONE NONMETALLIC PIPE OR CONDUIT TO BE CENTERED WITHIN OPENING WITH A NOM 1/4 IN. (6 MM) ANNULAR SPACE BETWEEN PIPE OR CONDUIT AND PERIPHERY OF OPENING. PIPE OR CONDUIT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF THE WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF NONMETALLIC PIPES OR CONDUITS MAY BE USED:
   A. POLYVINYL CHLORIDE (PVC) PIPE — NOM 4 IN. (102 MM) DIAM (OR SMALLER) SCHEDULE 40 SOLID CORE OR CELLULAR CORE PVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEM.
   B. RIGID NONMETALLIC CONDUIT++ — NOM 4 IN. (102 MM) DIAM (OR SMALLER) SCHEDULE 40 PVC CONDUIT INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NFPA NO. 70).
   C. CHLORINATED POLYVINYL CHLORIDE (CPVC) PIPE — NOM 4 IN. (102 MM) DIAM (OR SMALLER) SDR13.5 CPVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) PIPING SYSTEMS.
   D. ACRYLONITRILE BUTADIENE STYRENE (ABS) PIPE — NOM 4 IN. (102 MM) DIAM (OR SMALLER) SCHEDULE 40 SOLID CORE OR CELLULAR CORE ABS PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS.
   E. FIRE RETARDANT POLYPROPYLENE (FRPP) PIPE — NOM 4 IN. (102 MM) DIAM (OR SMALLER) SCHEDULE 40 FRPP PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEM.
   F. POLYVINYLIDENE FLUORIDE (PVDF) PIPE — NOM. 4 IN. (102 MM) DIAM (OR SMALLER) SCHEDULE 40 PVDF PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS.
   THE T RATINGS ARE 1, 2 AND 3 HR FOR PIPES A, B AND C IN 1, 2 AND 3 HR RATED WALL ASSEMBLIES, RESPECTIVELY. THE T RATINGS FOR PIPE D, E AND F ARE 1 HR IN 1 AND 2 HR RATED WALL ASSEMBLIES AND 2 HR IN 3 HR RATED WALL ASSEMBLIES.
3. FIRESTOP DEVICE — COLLAR — COLLAR TO BE INSTALLED IN ACCORDANCE WITH THE ACCOMPANYING INSTALLATION INSTRUCTIONS. COLLAR TO BE INSTALLED AND LATCHED AROUND PIPE AND SECURED TO BOTH SIDES OF WALL WITH 3M ULTRA FAST ANCHOR STRAPS OR WITH 1/4 IN. (6 MM) DIAM BY MIN 1-1/2 IN. (38 MM) LONG STEEL TOGGLE BOLTS IN CONJUNCTION WITH MIN 1-1/4 IN. (32 MM) DIAM STEEL FENDER WASHERS. MIN OF TWO, THREE OR FOUR ANCHOR STRAPS OR ANCHOR BOLTS, SYMMETRICALLY LOCATED, FOR NOM 2 IN. (51 MM) DIAM (AND SMALLER), NOM 3 IN. (76 MM) DIAM AND NOM 4 IN. (102 MM) DIAM PIPES, RESPECTIVELY.
   3M COMPANY — ULTRA PPD 1.5, 2.0, 3.0 AND 4.0
4. FILL, VOID OR CAVITY MATERIALS* — CAULK, SEALANT OR PUTTY — (OPTIONAL, NOT SHOWN) — GENEROUS BEAD OF CAULK OR PUTTY MAY BE APPLIED TO OUTER PERIMETER OF COLLAR AT ITS INTERFACE WITH WALL SURFACES.
   3M COMPANY — CP 25WB+ CAULK, MP+ STIX PUTTY, IC 15WB+ CAULK, FIREDAM 150+ CAULK OR FB-3000 WT SEALANT. (NOTE: CP 25WB+ AND FIREDAM 150+ NOT SUITABLE FOR USE WITH CPVC PIPES.)
   *BEARING THE UL CLASSIFICATION MARKING
   ++BEARING THE UL LISTING MARK

NON-METTALIC PIPING THRU GYPSUM WALLBOARD
NOTE: DO NOT USE CP25WB OR FIREDAM 150 MATERIALS WITH CPVC PIPE.



EXTERIOR GRADE CLEANOUT DETAIL

NOT TO SCALE



ELECTRIC WATER HEATER W/ RECIRC DETAIL

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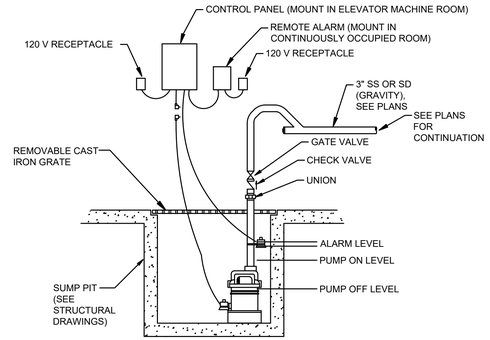
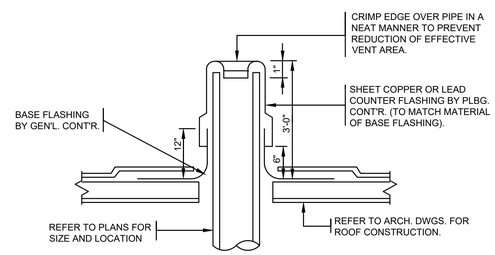


BASIS OF DESIGN:
LIBERTY ELV SERIES COMPLETE PACKAGED SYSTEM:
- CONTROL PANEL W/ INDICATOR LIGHTS
- REMOTE ALARM
- PUMP: ELV290, 3/4 HP, 115 V, 50 GPM@30 FT HEAD

CONTROL OPERATION:
ON WATER RISE, FLUID LEVEL REACHES PUMP "ON" PROBE TO ACTIVATE THE PUMP. PUMP REMAINS ON UNTIL FLUID LEVEL IS BELOW THE "OFF" PROBE. THE "ALARM" PROBE WILL ACTIVATE THE REMOTE ALARM.

SINGLE CAR ELEVATOR SUMP PUMP DETAIL

NO SCALE

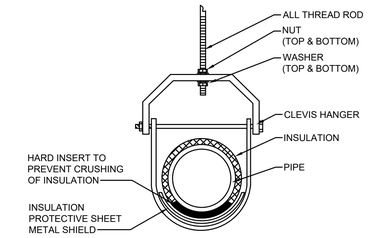


PLUMBING VENT THRU FLAT ROOF DETAIL

NO SCALE

PIPE HANGER SCHEDULE

TYPE OF PIPE	SIZE OF PIPE	HANGER SPACING
COPPER TUBE	1-1/4" SIZE & SMALLER 1-1/2" SIZE & LARGER	6 FT. INTERVALS 10 FT. INTERVALS
PLASTIC PIPE	ALL SIZES	4 FT. INTERVALS PROVIDE SUPPORTS AT END OF ALL BRANCHES AND AT ALL CHANGES OF DIRCTION & ELEVATION.



NOTE: INSTALL HANGER ON OUTSIDE OF INSULATION. DO NOT INSULATE OVER HANGER.

TYPICAL PIPE HANGER DETAIL

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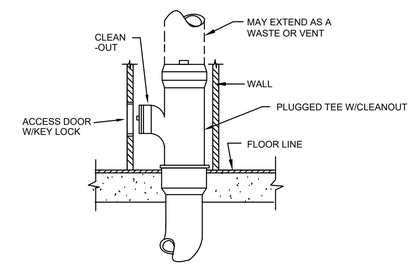

WALL CLEANOUT DETAIL

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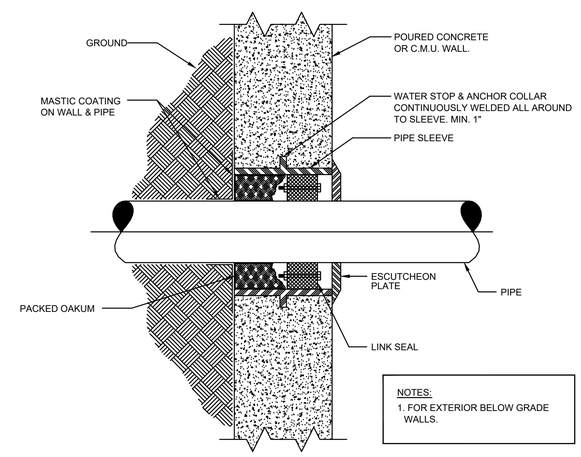

NOTES:
1. FOR EXTERIOR BELOW GRADE WALLS.

PIPE SLEEVE THRU WALL DETAIL

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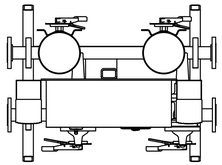

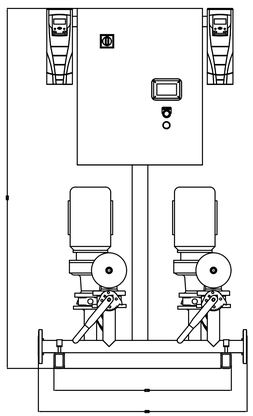

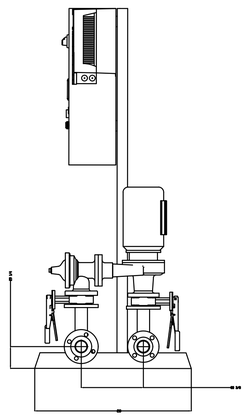

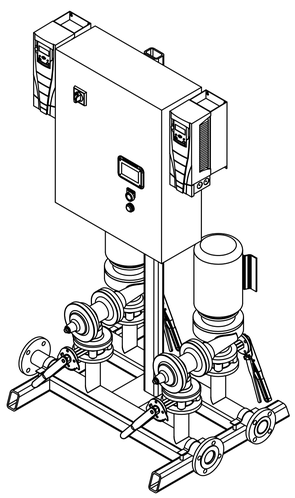

DOMESTIC WATER BOOSTER PUMP - VC SYSTEMS - PACEMAKER SERIES

A - General
Furnish and install Pacemaker Series/PMC model manufactured by VC Systems & Controls in Tampa, Florida. Refer to schedule for capacities and voltage. The system shall be UL QCZJ listed, UL508A listed, and NSF certified lead free. System fabrication, programming, and design shall all be done by the manufacturer in the USA.

B - Pumps
Pumps shall be VC ES Series, close coupled end suction with ductile iron, 304 SS fitted, 304 stainless steel impeller and stainless steel trim & sleeve. Motor shall be a Baldor Premium Efficiency suitable for Inverter Duty. Motors shall be supplied with a 1.15 service factor. The impeller shall be warranted for 5 years from system manufacture date.

C - Pipes, Valves, Fittings, and Accessories
All pipes, valves, and fittings 2" and over shall be flanged, full lug, or grooved design. The pump and discharge components shall be rated for the maximum working pressure of the system, shut off pressure plus maximum suction pressure.

1. Headers:
   i. Manifold piping shall be 304L stainless steel. Headers shall be double ended for flow in either direction. Connections shall be flanged.
   ii. Headers shall be sized not to exceed 10 FPS velocity.
2. Suction Isolation Valves:
   i. Full lug butterfly valves with 316 stainless steel disc. Suitable for 250 PSI.
3. Discharge Isolation Valves:
   i. Class 150 - Full lug butterfly valves with 316 stainless steel disc. Suitable for 250 PSI.
4. Check Valves:
   i. Class 150 - Flanged CLA-VAL 81-12 non-slam epoxy coated ductile iron suitable for 240 PSI.
5. Fittings & Accessories:
   i. Thermal Relief Valve - Each pump shall have an individual stainless steel mechanical temperature relief valve. The valve shall modulate open at 105 degrees and close at 95 degrees.
   ii. Pressure Transducers - The system shall come with three pressure transducers, all 316 stainless steel and 4-20ma.
   The discharge will be equipped with two transducers to monitor discharge pressure and will be completely redundant in operation and alarms. The controller shall display both discharge pressure readings and reject a sensor if it skews out of range. The discharge sensors can be configured to be locally mounted on the header, remote mounted in the building, or a combination of one local and one remote.
   iii. Vibration & Isolation – Systems will be supplied with manufacturer's choice of rubber and shear vibration isolators and single sphere rubber flex connectors if under 200 PSI working pressure. If over 200 PSI working pressure, all vibration and isolation will be supplied by the contractor.

PUMP SCHEDULE

SYSTEM CAPACITY: 80 GPM		SYSTEM PRESSURE: 65 PSI					
PUMP	MANUFACTURER	PUMP NO.	GPM	HEAD	HP	SPEED	POWER
P-1	VC SYSTEMS	6AA2020-2	52	76'	2	3500VS	208-60-3
P-2	VC SYSTEMS	6AA2020-2	52	76'	2	3500VS	208-60-3
MIN SUCTION PRESSURE: 37 PSI		MAX SUCTION PRESSURE: 51 PSI			MODEL NO.	2VC-PMC-V-2-220-208	
BLADDER TANK: 79 GALLON (ASME)		ELECTRICAL:		17.0 FLA		18.9 MCA	5K AIC

D - Control Panel
The control panel shall be UL508A listed for industrial control panels and of the same manufacturer of the pump system. All programming shall be written and supported by the pump system manufacturer. The panel enclosure shall be powder coated steel, UL Type 4, and carry a NEMA 4 rating as an assembly.

1. Power Structure: Single Point Connection (A) - The control panel will have main disconnect with individual branch fuse blocks for single point connection. The entire panel as an assembly shall have a 5K AIC rating if fed from circuit breaker or 100K AIC if fed from fused disconnect.

2. Human Machine Interface & Features: The HMI will be a full color 4.3" touch screen with USB input and allow for backing up parameters and downloading the event log and trend data. The HMI & software shall have the following features:

   i. Meter Bar – Display of suction pressure, system pressure, PID speed, estimated flow, and alternation on ALL screens.
   ii. Status Bar – Displayed on the Home screen to show what the system is currently doing and display any active changes in operation.
   iii. Pump Status – Display for all pumps with run timers, run lights, and status indicator.
   iv. Alarm Bar – Display on ALL screens if any alarms are present.
   v. X-Y Trend – Display an X-Y trend of suction pressure, discharge pressure, and PID speed for no less than 60 days and retained if power is lost.
   vi. Event Log – Display and date alarms, user log ins, and parameter changes for no less than 180 days and retained if power is lost.
   vii. Alternation – Automatic and manual alternation. Alternation available for all control types from 1 to 3 pumps in any combination of variable speed, constant speed, jockey, or VFD with bypass and sequence them in groups running the most efficient pumps first always.
   viii. Dynamic Speed Control – Automatic configuration of all operational settings based on the incoming suction pressure to eliminate hunting, over shoot, and improper operation based on in coming suction pressure fluctuations.
   ix. PLC & Transducer Failure Circuit – In the event of a PLC failure, or transducer failure, the system shall remain operational and automatically run at a default safe speed until repairs can be made.
   x. Password Protection – All parameters and settings are password protected and has default levels of users with the ability to add more by the owner.
   xi. Sleep Mode – The system shall detect and shut the system down once no flow is confirmed.
   xii. ASHRAE 90.1 Compliant – The system is configured for either local or remote sensor. When using the local sensor, the system willautomatically adjust for friction loss by increasing the set point pressure in relationship to the flow demand.
   xiii. Pressure Recovery Mode – In the event of a power outage where system pressure drops substantially, the system will soft start and slowly fill the building and bring up to pressure before activating the PID.
   xiv. BAS Interfaces – The controller shall come with BACnet MS/TP, BACnet IP, and Modbus TCP interfaces and offer 28 individual data points.
   xv. Remote Disable/Generator Interlock – The panel will come with two contacts. Remote disable will allow the BAS to disable the system from running. The generator interlock can be used to limit the number of pumps that can run when the on emergency power.
   xvi. Alarms
      1. High System Pressure
      2. Low System Pressure
      3. Low Suction Pressure
      4. Pump Failed to Start
      5. Sensor Failure
      6. Form C Dry Contact for Common Alarm

E - Variable Speed Drives
The drives shall be a microprocessor controlled PWM output drive for variable torque duty and supplied for the maximum full load amps produced by the motor. The drive shall be Series ACH580, UL Listed, and in a NEMA 1 self-contained enclosure. Each drive shall be furnished with a removable, digital keypad, to allow the operator flexibility and control. The keypad shall have a full graphical display with multiple display options and graphing. The keypad shall allow the operator to individually control each motor manually from digital keypad, without entering the control panel. Drive must be supplied with DC chokes with 5% max line impedance. The drive must include a variable speed cooling fan based on temperature. The drive must also self-modulate it's switching frequency to minimize audible noise. The drives shall be mounted external from the control panel to keep heat outside the panel cabinet and extend life cycle of electrical equipment. Drives shall be rated for a minimum of 100K AIC.

F - Fabrication
The base and frame shall be constructed of structural steel and coated with enamel primer and enamel paint. The panel stand shall be bolt-on and removable. The base shall extend to support the suction and discharge header rigidly from the base.

G - Bladder Tank
Provide a bladder tank with the pumping system and mount it remotely at the highest fixture nearest to a floor drain. See schedule for tank size.

H - Factory Test & Start Up
The system shall be tested with the package and control panel as a complete system together, and run to the designed voltage and jobsite parameters. The start-up shall be done by a factory authorized representative. The package shall be UL listed as a system for its intended use as required by OSHA and National Electric Code (NEC) Article 90-7.

I - Warranty
The entire skid shall be warranted for two years from manufacturing date against defects in materials and workmanship.

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consultant:

revisions:

SARA'S STUDIO

EXISTING BLDG ALTERATION

1009 4TH AVE WEST
BRADENTON, FL 34205

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sheet title:

DETAILS

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date: 03.20.2023
drawn by: RB
project no.: 220517
sheet no.:

P602

SARA'S STUDIO

EXISTING BUILDING ALTERATION (LEVEL 3)

1009 4TH AVE W
BRADENTON, FL 34205

PROJECT NUMBER: 220517

PERMIT DOCUMENTS

03.20.2023

SHEET INDEX

ARCHITECTURAL

A000	COVER SHEET
A001	ABBREVIATIONS, NOTES & SYMBOLS
A002	GENERAL NOTES
A003	ACCESSIBILITY DIAGRAMS
A004	LIFE SAFETY PLANS AND CODE ANALYSIS
A100	ARCHITECTURAL SITE PLAN
A101	GROUND FLOOR DEMO PLAN
A102	2ND FLOOR DEMO PLAN
A103	3RD FLOOR DEMO PLAN
A104	GROUND FLOOR DEMO RCP
A105	2ND FLOOR DEMO RCP
A106	3RD FLOOR DEMO RCP
A201	GROUND FLOOR PLAN
A202	2ND FLOOR PLAN
A203	3RD FLOOR PLAN
A301	DOOR SCHEDULE AND DETAILS
A401	INTERIOR ELEVATIONS
A501	STAIR SECTIONS AND DETAILS
A601	GROUND FLOOR RCP
A602	2ND FLOOR RCP
A603	3RD FLOOR RCP

MECHANICAL

M001	LEGENDS AND GENERAL NOTES
M101	GROUND FLOOR DEMO PLAN
M102	2ND FLOOR DEMO PLAN
M103	3RD FLOOR DEMO PLAN
M201	GROUND FLOOR HVAC PLAN
M202	2ND FLOOR HVAC PLAN
M203	3RD FLOOR HVAC PLAN
M211	GROUND FLOOR PIPING PLAN
M212	2ND FLOOR PIPING PLAN
M213	3RD FLOOR PIPING PLAN
M301	MECHANICAL SCHEDULES
M302	MECHANICAL SCHEDULES
M402	MECHANICAL DETAILS
M403	MECHANICAL DETAILS
M410	MECHANICAL DETAILS

PLUMBING

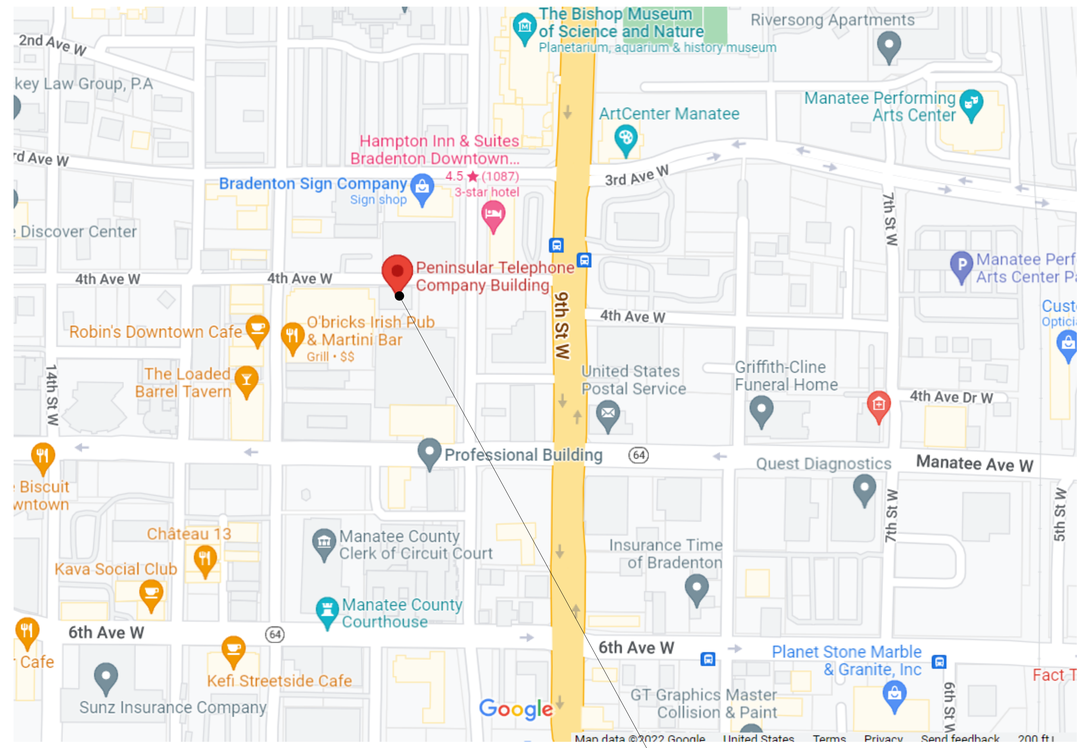
P001	LEGENDS AND NOTES
P002	SPECIFICATIONS
P101	GROUND FLOOR DEMO PLAN
P102	2ND FLOOR DEMO PLAN
P103	3RD FLOOR DEMO PLAN
P201	GROUND FLOOR PLAN - GRAVITY
P202	2ND FLOOR PLAN - GRAVITY
P203	3RD FLOOR PLAN - GRAVITY
P301	GROUND FLOOR PLAN - PRESSURE
P302	2ND FLOOR PLAN - PRESSURE
P303	3RD FLOOR PLAN - PRESSURE
P401	SCHEDULES
P501	RISER DIAGRAMS
P601	DETAILS
P602	DETAILS

FIRE PROTECTION

FP001	LEGENDS AND GENERAL NOTES
FP002	SPECIFICATIONS
FP201	GROUND FLOOR PLAN
FP202	2ND FLOOR PLAN
FP203	3RD FLOOR PLAN
FP301	FIRE PROTECTION DETAILS
FP302	FIRE PROTECTION DETAILS

ELECTRICAL

E001	LEGENDS AND NOTES
E002	GENERAL NOTES CONTINUED
E003	SPECIFICATIONS
E004	SPECIFICATIONS
E100	SITE PLAN
E101	DEMO PLAN LEVEL 1
E102	DEMO PLAN LEVEL 2
E103	DEMO PLAN LEVEL 3
E201	FLOOR PLAN LEVEL 1
E202	FLOOR PLAN LEVEL 2
E203	FLOOR PLAN LEVEL 3
E301	CELING PLAN LEVEL 1
E302	CELING PLAN LEVEL 2
E303	CELING PLAN LEVEL 3
E401	POWER RISER DIAGRAM
E402	FIRE ALARM RISER DIAGRAM
E403	SCHEDULES
E501	DETAILS
E502	DETAILS
E503	DETAILS
E504	DETAILS
E600	ENERGY COMPLIANCE



LOCATION OF PROJECT

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EXISTING BUILDING ALTERATION (LEVEL 3)

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COVER SHEET

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date: 03.20.2023

drawn by: SGE

project no.: 220517

sheet no.:

A000

SYMBOLS

NORTH ARROW

SEE SHEET / SEE SHEET — MATCH LINE

101 — DOOR w/ NUMBER (SEE SCHEDULE)

1! — WINDOW TAG

ROOM NAME / 101 / 150 SF — ROOM NAME, ROOM NUMBER, ROOM SQUARE FOOT

1'-0" — CEILING HEIGHT

A — ACCESSORY TAG

E1 — WALL TYPE

123 — KEY TAG

1 — REVISION DELTA w/ CLOUD

1 / A10 — EXTERIOR BUILDING ELEVATION AND SHEET NUMBER

A / D A101 B / C — INTERIOR ELEVATIONS AND SHEET NUMBER

SIM / 1 / A101 — BUILDING/WALL SECTION CUT AND SHEET NUMBER

SIM / 1 / A101 — DETAIL CUT AND SHEET NUMBER

ELEVATION REFERENCE — ELEVATION BENCHMARK

COLUMN AND GRID LINE

ALIGN — INDICATES FINISHED SURFACES TO ALIGN

ORGANIZATION

A. THE DRAWINGS IN THIS SET ARE ORGANIZED AS FOLLOWS:
EACH DRAWING IS IDENTIFIED BY THE SHEET NUMBER IN THE LOWER RIGHT HAND CORNER OF THE TITLEBLOCK. EXAMPLE: A2.01

1. DISCIPLINE: THE FIRST LETTER INDICATES THE DISCIPLINE THAT CREATED THE DRAWING (I.E. A = ARCHITECTURAL).

2. DETAIL IDENTIFICATION: THE LETTER OR NUMBER AT THE END OF A DETAIL REFERENCE SYMBOL 1/A2.01 INDICATES. REFERENCE TO A SPECIFIC DRAWING OR DETAIL POSITION ON THE SHEET.

B. DISCIPLINES ARE ORGANIZED IN THE FOLLOWING MANNER (AS REQUIRED):

C.	CIVIL
L.	LANDSCAPE
IR.	IRRIGATION
A.	ARCHITECTURAL
I.	INTERIOR DESIGN
S.	STRUCTURAL
FS.	FOOD SERVICE
M.	MECHANICAL / HVAC
P.	PLUMBING
F.	FIRE PROTECTION
E.	ELECTRICAL
T.	TECHNOLOGY / DATA DISTRIBUTION

C. ARCHITECTURAL CATEGORIES ARE TYPICALLY ORGANIZED IN THE FOLLOWING MANNER (AS REQUIRED):

A0	ABBREVIATIONS, NOTES, ACCESSIBILITY, LIFE SAFETY, CODE INFORMATION & WALL TYPES
A1	SITE, FLOOR, CEILING & ROOF PLANS (DEMOLITION, FLOOR, FINISH, REFLECTED CEILING)
A2	ENLARGED FLOOR PLANS
A3	BUILDING ELEVATIONS
A4	BUILDING SECTIONS, WALL SECTIONS & DETAILS
A5	ENLARGED PLANS & INTERIOR ELEVATIONS (STAIR, ELEVATOR, RESTROOMS, CASEWORK)
A6	DOOR SCHEDULE, WINDOW TYPES & DETAILS
A7	WAYFINDING/SIGNAGE
A8	ISOMETRIC VIEWS
A9	MISCELLANEOUS DETAILS

MATERIAL INDICATIONS

EARTH

PAINTED CEMENT PLASTER

PLYWOOD, SHEATHING

CONCRETE

RIGID INSULATION

CONCRETE MASONRY UNIT

METAL STUD FRAMING

SAND, GYPSUM WALLBOARD

WALL LEGEND

WALL TO BE DEMOLISHD

EXISTING WALL TO REMAIN

NEW METAL STUD

NEW CONCRETE BLOCK WALL

NEW CONCRETE BLOCK WALL
WITH INSULATION, FURRING AND GYP. BD.

DIMENSIONING:

MASONRY

STUD

ALL DIMENSIONS ARE FROM FACE OF STUD (IN FRAMED PARTITIONS), OR FACE OF MASONRY (IN MASONRY PARTITIONS). (UNLESS OTHERWISE NOTED)

JOB SITE SIGN

ARCHITECT TO SUPPLY APPROPRIATE LOGO AND INFORMATION AT TIME OF ACCEPTANCE.
ARCHITECT TO COORDINATE SIGN DESIGN, SIZE OF LETTERING AND LOCATION OF SIGN WITH CONTRACTOR"

ABBREVIATIONS

AB	- ANCHOR BOLT
A/C	- AIR CONDITIONING
ACOUS	- ACOUSTICAL
ADA	- AMERICAN DISABILITY ACT
ADJ	- ADJUSTABLE
AFF	- ABOVE FINISH FLOOR
AHU	- AIR HANDLER UNIT
ALT	- ALTERNATE
ALUM	- ALUMINUM
ANOD	- ANODIZED
APPROX	- APPROXIMATE
ARCH	- ARCHITECTURAL
ACT	- ACOUSTICAL CEILING TILE
AUTO	- AUTOMATIC
AV	- AUDIO VISUAL
B	- BASE
BD	- BOARD
BLDG	- BUILDING
BRG	- BEARING
BRK	- BRICK
BTM	- BOTTOM
CAB	- CABINET
CAT	- CATEGORY
CER	- CERAMIC
CHAN	- CHANNEL
CI	- CAST IRON
CIP	- CAST IN PLACE
CJ	- CONTROL JOINT
CLG	- CEILING
CLO	- CLOSET
CLR	- CLEAR
CMU	- CONCRETE MASONRY UNIT
CO	- CLEAN-OUT
COL	- COLUMN
CONC	- CONCRETE
COND	- CONDENSER OR CONDITION
CONST	- CONSTRUCTION
CONT	- CONTINUOUS
COORD	- COORDINATE
CPT	- CARPET
CUST	- CUSTODIAL
CW	- COLD WATER
D	- DEEP, DEPTH
DBL	- DOUBLE
DEMO	- DEMOLITION
DEPT	- DEPARTMENT
DET	- DETAIL
DIA	- DIAMETER
DIM	- DIMENSION
DISP	- DISPENSER
DN	- DOWN
DR	- DOOR OR DRAIN
DS	- DOWNSPOUT
DW	- DISHWASHER
DWG	- DRAWING
E	- EAST
EA	- EACH
EB	- EXPANSION BOLT
EIFS	- EXTERIOR INSULATION FINISH SYSTEM
EJ	- EXPANSION JOINT
ELEC	- ELECTRICAL
ELEV	- ELEVATION OR ELEVATOR
EMERG	- EMERGENCY
ENCL	- ENCLOSURE
EQ	- EQUAL
EQUIP	- EQUIPMENT
EW	- EACH WAY
EWC	- ELECTRICAL WATER COOLER
EXIST	- EXISTING
EXP	- EXPANSION
EXT	- EXTERIOR
FA	- FIRE ALARM
FAAP	- FIRE ALARM ANNUNCIATOR PANEL
FACP	- FIRE ALARM CONTROL PANEL
FD	- FLOOR DRAIN
FDC	- FIRE DEPARTMENT CONNECTION
FE	- FIRE EXTINGUISHER
FEC	- FIRE EXTINGUISHER CABINET
FF	- FINISHED FLOOR
FF & E	- FURNITURE, FINISHES & EQUIPMENT
FG	- FIBERGLASS
FIN	- FINISH
FIXT	- FIXTURE
FJ	- FINGER JOINT
FLR	- FLOOR
FLUOR	- FLUORESCENT
FT	- FOOT / FEET
FTG	- FOOTING
FURN	- FURNITURE
GA	- GAUGE
GALV	- GALVANIZED
GC	- GENERAL CONTRACTOR
GL	- GLASS
GRD	- GROUND
GYP.BD.	- GYPSUM WALLBOARD
H	- HIGH OR HEIGHT
HB	- HOSE BIBB
HC	- HOLLOW CORE
HDW	- HARDWARE
HM	- HOLLOW METAL (STEEL FRAME)
HO	- HOLD-OPEN
HORIZ	- HORIZONTAL
HR	- HOUR
HVAC	- HEATING, VENTILATION, AIR COND.
HW	- HOT WATER
IN	- INCH
INCL	- INCLUDED OR INCLUDING
INFO	- INFORMATION
INSUL	- INSULATION
INT	- INTERIOR
INV	- INVERT
JAN	- JANITOR
JT	- JOINT
K	- KIP (1000 LBS)
KO	- KNOCKOUT
L	- LONG
LAB	- LABORATORY
LAM	- LAMINATE OR LAMINATION
LAV	- LAVATORY
LB	- POUND
LF	- LINEAR FOOT
M	- METER
MAINT	- MAINTENANCE
MAS	- MEDIUM DENSITY OVERLAY PLYWOOD
MATL	- MATERIAL
MAX	- MAXIMUM
MC	- MEDICINE CABINET
MDF	- MEDIUM DENSITY FIBERBOARD
MDO	
MECH	- MECHANICAL
MEZZ	- MEZZANINE
MF	- MISC. FLOORING
MFR	- MANUFACTURER
MICRO	- MICROWAVE
MIN	- MINIMUM
MISC	- MISCELLANEOUS
MKBD	- MARKERBOARD
MM	- MILLIMETER
MNT	- MOUNT
MO	- MASONRY OPENING
MR	- MOISTURE RESISTANT
MTL	- METAL
MUL	- MULLION
N	- NORTH
N/A	- NOT APPLICABLE
NIC	- NOT IN CONTRACT
NOM	- NOMINAL
NTS	- NOT TO SCALE
NO	- NUMBER
OC	- ON CENTER
OD	- OUTSIDE DIAMETER/DIMENSION
OFF	- OFFICE -
OPNG	- OPENING
OPP	- OPPOSITE
OVHD	- OVERHEAD
P	- PAINT
PC	- PRECAST CONCRETE
PERP	- PERPENDICULAR
PH	- PHONE
PL	- PLASTIC LAMINATE
PLF	- POUNDS PER LINEAR FOOT
PLUMB	- PLUMBING
PLYWD	- PLYWOOD
PR	- PAIR
PREFAB	- PREFABRICATED
PROJ	- PROJECT
PSF	- POUNDS PER SQUARE FOOT
PT	- PRESSURE TREATED
QTY	- QUANTITY
R	- RISER OR RADIUS
RA	- RETURN AIR
RCP	- REFLECTED CEILING PLAN
RD	- ROOF DRAIN
REBAR	- REINFORCING STEEL BAR
REF	- REFRIGERATOR
REINF	- REINFORCED OR REINFORCING
REQ'D	- REQUIRED
REV	- REVISION OR REVISED
RF	- RUBBER FLOORING
RM	- ROOM
RO	- ROUGH OPENING
RR	- RESTROOM
RS	- ROUGH SAW
RWL	- RAIN WATER LEADER
S	- SOUTH
SAN	- SANITARY
SC	- SOLID CORE
SCHED	- SCHEDULE
SD	- STORM DRAIN OR SOAP DISPENSER
SECT	- SECTION
SF	- SQUARE FEET / FOOT
SHR	- SHOWER
SHT	- SHEET
SIM	- SIMILAR
SM	- SOLID SURFACE MATERIAL
SP	- SPECIALTY
SPEC	- SPECIFICATION
SPKLR	- SPRINKLER
SPKR	- SPEAKER
SQ	- SQUARE
SS	- STAINLESS STEEL
STD	- STANDARD
STL	- STEEL
STOR	- STORAGE
STRUCT	- STRUCTURAL
SUSP	- SUSPENDED
T	- TREAD OR THICKNESS
TEMP	- TEMPERED
THRU	- THROUGH
TKBD	- TACKBOARD
TM	- TRIMS & MILLWORK
TR	- FLOOR TRANSITION
TS	- TUBE STEEL
TV	- TELEVISION
TYP	- TYPICAL
T&G	- TONGUE & GROOVE
UNO	- UNLESS NOTED OTHERWISE
UL	- UNDERWRITER'S LABORATORY
UR	- URINAL
VF	- VINYL FLOORING
VERT	- VERTICAL
VIF	- VERIFY IN FIELD
W	- WIDE OR WIDTH
W/	- WITH
WC	- WATER CLOSET
WD	- WOOD
WDF	- WOOD FLOORING
WF	- WALL FINISH
WH	- WATER HEATER
WIN	- WINDOW TREATMENT
W/O	- WITHOUT
WP	- WATERPROOFING
WT	- WEIGHT
WWM	- WELDED WIRE MESH

&	AND	∅	DIAMETER OR ROUND
∠	ANGLE	#	NUMBER
@	AT	P	PLATE
℄	CENTER LINE	⌑	SQUARE FOOT (FEET)
⊏	CHANNEL	⊥	STRUCTURAL TEE
°	DEGREE		

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consultant:

revisions:

SARA'S STUDIO

EXISTING BUILDING ALTERATION (LEVEL 3)

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ABBREVIATIONS, NOTES & SYMBOLS

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date: 03.20.2023
drawn by: SGE
project no.: 220517
sheet no.:

A001

GENERAL

NOTE: SOME OF THE NOTES BELOW MAY NOT APPLY IF WORK IS NOT BEING PERFORMED IN THOSE AREAS. IF THERE IS A QUESTION AS TO IF A NOTE APPLIES, CONTACT THE ARCHITECT OF RECORD FOR CLARIFICATION BEFORE PROCEEDING.

1. THE "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION," AIA DOCUMENT A201, 1987 EDITION, GOVERNS THIS WORK, UNLESS OTHERWISE NOTED; MOST STRINGENT REQUIREMENTS PREVAIL.

2. CONTRACTOR TO INVESTIGATE FIELD CONDITIONS AND ASCERTAIN THAT WORK IS FEASIBLE AS SHOWN. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY ISSUES WITH FIELD CONDITIONS PRIOR TO THE SUBMISSION OF A BID.

3. CONTRACTOR TO ANALYZE CONTRACT DOCUMENTS AND REPORT IN WRITING ANY INCONSISTENCIES DISCOVERED THEREIN. CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT ANY DEFECTIVE WORK CAUSED BY PROCEEDING WITH WORK WHERE INCONSISTENCIES OR DISCREPANCIES ON THE DRAWINGS OCCUR AND A CLARIFICATION FROM THE ARCHITECT IS NOT SOUGHT.

4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS AT THE JOB SITE AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE JOB.

5. CONTRACTOR SHALL COMPLY WITH RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL CONSTRUCTION, SAFETY, AND SANITARY LAWS, CODES STATUTES, AND ORDINANCES. ALL FEES, TAXES, PERMITS, APPLICATIONS, AND CERTIFICATES OF INSPECTION, AND THE FILING OF ALL WORK WITH GOVERNMENTAL AGENCIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

6. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKERS IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED, AND IN COMPLIANCE WITH BUILDING REGULATIONS AND/OR GOVERNMENTAL LAWS, STATUTES & ORDINANCES.

7. EACH TRADE WILL PROCEED IN A FASHION THAT WILL NOT DELAY THE TRADES FOLLOWING THEM. ANY TRADE PERFORMING WORK BASED ON SATISFACTORY COMPLETION OF WORK BY A PRIOR TRADE ACCEPTS RESPONSIBILITY FOR THE READINESS OF THE PRIOR WORK. EACH TRADE SHALL BE RESPONSIBLE FOR COORDINATING ANY HIDDEN AND EXPOSED WORK WITH OTHER TRADES. G.C. IS RESPONSIBLE FOR ALL OVERTIME COSTS.

8. ABBREVIATIONS:
- U.O.N. UNLESS OTHERWISE NOTED
- O.F.C.I. OWNER FURNISHED CONTRACTOR INSTALLED
- N.I.C. NOT IN CONTRACT
- T.B.S. TO BE SELECTED
- G.W.B. GYPSUM WALL BOARD - SIZE FOR APPLICATION
- V.W.C. VINYL WALL COVERING
- T.B.D. TO BE DETERMINED

9. CONTRACTORS SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER THEIR JURISDICTION AND SHALL COORDINATE THE WORK INCLUDED IN THE APPLICABLE ARCHITECTURAL, CIVIL &/OR LANDSCAPE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND EQUIPMENT CONSTRUCTION DOCUMENTS WITH THE VARIOUS CONTRACTORS AND SUBCONTRACTORS INVOLVED.

10. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL SQUARE, TRUE, AND/OR IN PROPER ALIGNMENT WITH EXISTING SURFACES.

11. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT, UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS. ALL PRODUCTS AND EQUIPMENT SHALL BE DELIVERED IN UNDAMAGED CONDITION AND STORED IN ACCORDANCE WITH LEED AND MANUFACTURER'S INSTRUCTIONS TO AVOID DISRUPTION OF THE WORK OR DAMAGE TO THE ITEMS. REPLACE DAMAGED OR UNFIT MATERIALS AT NO COST TO THE OWNER.

12. EXAMINE SPECIFIED PRODUCTS AND SUBMIT ANY WRITTEN EXCEPTION OR OBJECTIONS, OR BOTH, WITH ANALYSIS AND RECOMMENDATIONS WITH BID COSTS.

13. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS, PRODUCT DATA, SAMPLES, ETC. FOR FINISHES, LIGHTING & PLUMBING FIXTURES, MILLWORK & HARDWARE ETC. CONTRACTOR SHALL REVIEW, STAMP AND SIGN PRIOR TO SUBMISSION TO ARCHITECT; FOR DRAWING SUBMITTALS, SUBMIT ONE LARGE - SCALE REPRODUCIBLE TRANSPARENCY AND TWO PRINTS, CLEARLY SHOWING AND IDENTIFYING COMPONENTS AN THEIR ASSEMBLY; MINIMUM SHEET SIZE 12 X 24 INCHES; MAXIMUM SHEET SIZE 30 X 42 INCHES; ALLOW SPACE FOR ARCHITECTS REVIEW STAMP. ARCHITECT IS NOT REQUIRED TO REVIEW SUBMITTALS NOT PREVIOUSLY REVIEWED AND STAMPED BY CONTRACTOR.

14. NO NOTE BY THE ARCHITECT ON A SHOP DRAWING OR SUBMITTAL SHALL BE CONSIDERED AS AN AUTHORIZATION FOR AN INCREASE IN CONTRACT AMOUNT. SHOULD THE CONTRACTOR OR SUPPLIER CONSIDER AN INCREASE WARRANTED, HE SHOULD NOTIFY THE ARCHITECT IN WRITING BEFORE PROCEEDING.

15. DO NOT LOAD STRUCTURES WITH UNUSUAL OR INCREASED LOADS FROM STORAGE OF MATERIALS DURING CONSTRUCTION.

16. CONTRACTOR WILL NOT BE RELIEVED OF RESPONSIBILITY FOR DEVIATIONS FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS OR FOR ERRORS AND OMISSIONS BY ARCHITECTS APPROVAL OF SHOP DRAWINGS AND SUBMITTALS UNLESS THE CONTRACTOR HAS NOTIFIED THE ARCHITECT IN WRITING OF SUCH DEVIATIONS AT THE TIME OF SUBMISSION AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATIONS.

17. ANY CHANGE WHICH RESULTS IN EXTRA COST SHALL NOT PROCEED WITHOUT WRITTEN AUTHORIZATION BY OWNER.

18. THE ARCHITECT AND/OR OWNER SHALL BE INCLUDED IN ALL MEETINGS OR CORRESPONDENCE REGARDING COSTS OF THE PROJECT AND SHALL RECEIVE COPIES OF ALL COST PROPOSALS, CONTRACTS, OR CHANGE ORDERS FOR APPROVAL.

19. WHERE A COMPLEX ASSEMBLY INVOLVING SEVERAL TRADES IS CALLED FOR ON THE DRAWINGS, SUBMIT A SHOP DRAWING SHOWING THE PROPOSED INTERACTION OF ALL THE RELATED ELEMENTS FOR THE ARCHITECTS REVIEW. THIS SHOULD INCLUDE REVISIONS TO EXISTING HVAC LAYOUT & EQUIPMENT. CONTRACTOR IS RESPONSIBLE FOR THE PROPER OPERATION OF ALL SYSTEMS.

20. PRICE, PROVIDE AND INSTALL ALL ITEMS AND LABOR ASSEMBLY, SUCH AS REQUIRED STRUCTURE, BRACING, ACCESS PANELS, JUNCTION BOXES, ITEMS CALLED FOR IN MANUFACTURER'S LITERATURE, ETC.

21. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED, WHERE THE TERMS "EQUAL TO" OR "APPROVED EQUAL" ARE USED, THE ARCHITECT SHALL DETERMINE EQUALITY BASED ON INFORMATION SUBMITTED BY THE CONTRACTOR.

22. THE BURDEN OF PROOF FOR THE ADEQUACY OF A PROPOSED SUBSTITUTION FALLS ON THE CONTRACTOR. SHOULD A SUBSTITUTED PRODUCT FAIL TO PERFORM FOR ANY REASON WHERE THE ORIGINALLY SPECIFIED PRODUCT WOULD HAVE SUFFICED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REQUIRED TESTING TO CERTIFY CONFORMANCE WITH PROJECT REQUIREMENTS AND SHALL PERFORM ALL THE NECESSARY WORK TO REINCORPORATE THE ORIGINAL PRODUCT AT NO ADDITIONAL CHARGE.

23. ALL MATERIALS SUCH AS CONCRETE, STEEL, STRUCTURAL WOOD FRAMING, ETC. SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THEIR RESPECTIVE INDUSTRY QUALITY CONTROL STANDARDS SUCH AS ACI, APA, ETC.

24. CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING REQUIRED FOR HIS WORK.

25. PROTECT THE BUILDING, ITS SYSTEMS, FINISHES, AND RELATED APPURTENANT ITEMS SO AS NOT TO CAUSE DAMAGE DERIVED FROM THE WORK, INCLUDING PROTECTING ADJACENT INTERIOR AND EXTERIOR AREAS FROM DUST AND DAMAGE.

GENERAL *cont.*

26. CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH AND SHALL CLEAN UP AT THE END OF EACH WORK DAY. ALL RUBBISH SHALL BE DEMOLISHED FROM THE SITE - COORDINATE WITH LANDLORD. AT THE COMPLETION OF WORK, LEAVE THE JOB SITE FREE OF ALL MATERIALS THEN DUSTED, BROOM SWEPT, VACUUMED AND MOPPED CLEANED; INCLUDING ALL FLOORS, WALLS, CEILINGS, TRIM MILLWORK, GLASS AND MIRRORS.

27. DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN. LARGER SCALE DRAWINGS SHALL GOVERN SMALLER SCALE. WRITTEN WORD SHALL BE COMPLEMENTARY WITH DRAWINGS. CLARIFY ANY QUESTIONS PRIOR TO CONSTRUCTION AS SOON AS THEY BECOME APPARENT.

28. PROGRESS PAYMENTS WILL BE BASED ON MONTHLY VALUATION OF ACCEPTABLE WORK COMPLETED AND ACCEPTABLE MATERIAL SUITABLY STORED AT OR OFF SITE.

29. NO PROGRESS PAYMENTS WILL BE DUE THE CONTRACTOR AFTER CONTRACT TIME HAS BEEN EXCEEDED UNTIL THE FINAL PAYMENT IS MADE.

30. INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR AS REQUIRED BY STATUTE AND BY THE OWNER. PROVIDE CERTIFICATE OF INSURANCE SHOWING AT LEAST THE FOLLOWING MINIMUM COVERAGES FOR LIABILITY AND BODILY INJURY: EACH OCCURRENCE-$1,000,000, AGGREGATE-$2,000,000, PERSONAL INJURY-$50,000 AND PROPERTY DAMAGE, FIRE INSURANCE, THEFT AND VANDALISM TO COVER FULL REPLACEMENT VALUE. VERIFY WITH OWNER AND LANDLORD AMOUNTS AND TYPES.

31. CONTRACTOR SHALL INCLUDE IN THE CONTRACT SUM ALL ALLOWANCES ESTABLISHED WITH ARCHITECT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INDICATE ANY ITEMS NOT SPECIFIED THAT NEED TO BE CONSIDERED WITHIN THE ALLOWANCE SECTION.

32. UPON COMPLETION OF WORK THE CONTRACTOR SHALL WALK THROUGH WITH ARCHITECT AND/OR OWNER AND COMPILE A "PUNCH LIST" OF CORRECTIONS AND UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE COMPLETION OF THESE ITEMS. ANY COSTS FOR ARCHITECTURAL SERVICES REQUIRED FOR ADDITIONAL PUNCH LISTS DUE TO THE FAILURE OF THE CONTRACTOR TO SATISFACTORILY COMPLETE ITEMS ON THE INITIAL LIST SHALL BE DEDUCTED FROM THE CONTRACT AMOUNT.

33. UPON COMPLETION OF CONSTRUCTION SUBMIT THE FOLLOWING CLOSE-OUT DOCUMENTS:
A. MAINTENANCE AND OPERATIONS MANUAL FOR ALL EQUIPMENT, ETC.
B. CONSENT OF SURETY TO FINAL PAYMENT, AIA FORM G707.
C. CONTRACTOR'S AFFIDAVIT OF RELEASE OF LIEN, AIA FORM G706A.
D. CONTRACTORS AFFIDAVIT OF PAYMENTS OF DEBTS AND CLAIMS, AIA FORM G706.
E. RELEASE OF LIENS FROM ALL SUBCONTRACTORS AND SUPPLIERS WITH CONTRACT AMOUNT OF $1,000 OR MORE.
F. ALL WARRANTIES AND GUARANTEES FOR A MINIMUM OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK, EXCEPT IN THE CASE OF LONGER MANUFACTURERS' WARRANTIES.
G. CERTIFICATE OF USE AND OCCUPANCY, IF APPLICABLE.

34. CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE BUILDING, INCLUDING HOURS OF AVAILABILITY OF LOADING DOCKS AND ELEVATORS FOR THE PURPOSES OF DELIVERY, THE MANNER OF HANDLING MATERIALS, EQUIPMENT, AND DEBRIS TO AVOID CONFLICT AND INTERFERENCE WITH NORMAL BUILDING OPERATIONS.

35. FURNISH ALL TEMPORARY FACILITIES AND ALL TEMPORARY UTILITIES NEEDED TO PERFORM THE WORK AND TO MAINTAIN TEMPERATURE AND HUMIDITY LEVELS REQUIRED BY INDUSTRY AND/OR MANUFACTURER'S STANDARDS.

36. VERIFY IF THE OWNER OR THE OWNER'S SUBCONTRACTORS NEED TO OCCUPY PORTIONS OF THE PROJECT DURING CONSTRUCTION, COORDINATE AND COOPERATE WITH THE OWNER TO MINIMIZE CONFLICT AND FACILITATE THE OWNER'S OPERATION.

37. PROVIDE SECURITY FOR TOOLS AND UNINSTALLED MATERIALS, PROTECT THE WORK, STORED PRODUCTS, CONSTRUCTION EQUIPMENT AND OWNER'S PROPERTY FROM THEFT AND VANDALISM AND THE PREMISES FROM ENTRY BY UNAUTHORIZED PERSONNEL UNTIL FINAL ACCEPTANCE BY OWNER.

38. CLEARLY MARK AND MAINTAIN ACTIVE FIRE EXTINGUISHERS AT THE PROJECT THROUGHOUT ALL PHASES OF CONSTRUCTION AND THAT WILL MEET SAME SPACING REQUIREMENTS FOR PERMANENT FIRE EXTINGUISHER LOCATIONS - SUCH THAT OCCUPANTS ARE ALWAYS WITHIN 75' OF AN EXTINGUISHER.

39. THE BUILDING ENVELOPE SHALL BE MAINTAINED IN A WATERTIGHT CONDITION AT ALL TIMES.

40. PROVIDE COMPLETE PROJECT SYSTEMS AND COMPONENTS INDICATED ON THE PROJECT DOCUMENTS.

41. THE CONTRACTOR SHALL WORK WITHIN THE AREA BOUNDARIES INDICATED IN THE PROJECT DOCUMENTS, AND SHALL COMPLY WITH ALL APPLICABLE BUILDING CODE, REGULATION, & ORDINANCE REQUIREMENTS. OCCUPANTS ADJACENT TO THE PROJECT AREA BOUNDARIES SHALL CONTINUE UNINTERRUPTED OCCUPANCY.

42. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY FIELD CONDITIONS AND COORDINATION WITH THE PROJECT DOCUMENTS PRIOR TO PROCEEDING WITH THE WORK.

43. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE WORK WITH ALL REQUIREMENTS INDICATED IN THE PROJECT DOCUMENTS.

44. THE CONTRACTOR SHALL PERFORM THE WORK AT THE PROJECT SITE DURING NORMAL BUSINESS HOURS, UNLESS OTHERWISE NOTED.

45. THE CONTRACTOR SHALL COORDINATE THE WORK WITH EQUIPMENT, FURNISHINGS, AND SYSTEMS PROVIDED BY THE OWNER.

46. DIMENSIONS ARE INDICATED TO THE CENTERLINE OF THE STRUCTURAL GRID, FACE OF UNFINISHED CONCRETE WALL, NOMINAL FACE OF C.M.U. WALL OR FACE OF UNFINISHED PARTITION AS SCHEDULED, UNLESS OTHERWISE NOTED.

47. ALIGNMENT OF PARTITIONS AND FINISHES AS SCHEDULED SHALL BE STRAIGHT, TRUE & PLUMB. ANY DISCREPANCY IN DIMENSIONS BETWEEN PLANS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT.

48. MINIMUM DIMENSIONS FOR ACCESSIBILITY CLEARANCES AND BUILDING CODE REQUIREMENTS SHALL BE MAINTAINED.

49 FLOOR ELEVATIONS ARE INDICATED AT THE FACE OF THE STRUCTURAL SLAB, UNLESS OTHERWISE NOTED.

50. CEILING HEIGHTS ARE INDICATED FROM THE FLOOR ELEVATION TO THE FACE OF FINISH MATERIAL, UNLESS OTHERWISE NOTED.

51. DOOR JAMBS IN STUD WALLS SHALL BE LOCATED 4 INCHES FROM ADJACENT WALLS UNLESS OTHERWISE NOTED. DOOR JAMBS IN C.MU WALLS SHALL BE LOCATED 8 INCHES FROM ADJACENT WALLS UNLESS OTHERWISE NOTED.

DEMOLITION

1. THESE DRAWINGS HAVE BEEN DEVELOPED FROM RECORD DRAWINGS AND MAY NOT REFLECT EXISTING FIELD CONDITIONS. THE CONTRACTOR SHALL VERIFY THESE DRAWINGS WITH FIELD CONDITIONS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY INCONSISTENCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS.

2. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY WORK DESCRIBED IN THE CONTRACT DOCUMENTS WHICH CANNOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS, EVEN THOUGH THE EXISTING CONDITIONS ARE DRAWN CORRECTLY ON THE PLANS.

3. IF EXISTING FIREPROOFING OR FIRE ASSEMBLIES TO REMAIN ARE DAMAGED DURING DEMOLITION, THEY SHALL BE REPAIRED TO MEET ORIGINAL FIRE PROTECTION REQUIREMENTS.

4. DEMOLISH EXISTING CONSTRUCTION AS SHOWN. TYPICAL WALL REMOVAL INCLUDES FINISHES, DOORS, DOOR FRAMES, WINDOWS AND WINDOW FRAMES, CASEWORK AND FIXTURES AS REQUIRED. REPAIR HOLES IN FLOORS OR EXISTING WALLS TO REMAIN. PATCH ADJOINING WALLS, FLOOR, AND DECK, AND PREPARE TO RECEIVE NEW FINISH PER SCHEDULE OR PATCH TO MATCH EXISTING CONDITIONS.

5. DEMOLITION OF THE WORK SHALL BE EXECUTED IN CONFORMANCE WITH APPLICABLE BUILDING CODES AND REGULATIONS.

6. DURING DEMOLITION, THE CONTRACTOR SHALL BRACE AND SUPPORT ALL EXISTING STRUCTURES AS NEEDED. JOB SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

7. CONTRACTOR SHALL NOT CUT STRUCTURAL WORK IN A MANNER RESULTING IN A REDUCTION OF LOAD CARRYING CAPACITY. NOTIFY ARCHITECT OF ALL STRUCTURAL CUTS PRIOR TO EXECUTION.

8. THE BUILDING ENVELOPE SHALL BE MAINTAINED IN A WATERTIGHT CONDITION AT ALL TIMES.

9. IN THE EVENT OF DEMOLITION OF ITEMS NOT SCHEDULED TO BE DEMOLISHED, PROMPTLY REPLACE SUCH ITEMS TO THE APPROVAL OF THE ARCHITECT AND AT NO ADDITIONAL COST TO THE OWNER.

10. CONTRACTOR SHALL COORDINATE THE UNAVOIDABLE DISRUPTION OF PLUMBING SERVICE WITH THE OWNER'S REPRESENTATIVE WHEN THE PIPING TO BE DEMOLISHED IS DISCONNECTED FROM THE EXISTING PLUMBING SERVICE LINES, WHICH SHALL REMAIN.

11. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK.

12. THESE DEMOLITION DOCUMENTS ANTICIPATE THAT NO ASBESTOS WILL BE ENCOUNTERED. IN THE EVENT ASBESTOS IS ENCOUNTERED, NOTIFY THE ARCHITECT IMMEDIATELY.

13. REPAIR DAMAGE AND REPLACE DEMOLISHD SURFACE MATERIALS TO MATCH ADJACENT SURFACES IN FLOORS, WALLS AND CEILINGS, ETC. TO REMAIN. PATCH ADJOINING WALLS, FLOOR AND DECK, AND PREPARE FOR NEW FINISH PER FINISH SCHEDULE OR PATCH TO MATCH EXISTING CONDITIONS.

14. DEMOLISHED MATERIAL, NOT OTHERWISE DESIGNATED BY THE DRAWINGS OR OWNER'S REPRESENTATIVE, SHALL BE CONSIDERED PROPERTY OF THE CONTRACTOR AND SHALL BE COMPLETELY DEMOLISHD FROM THE JOB SITE AND DISPOSED OF IN A LAWFUL MANNER. CONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE.

15. WHEN REMOVING EXISTING FLOOR MATERIALS, CLEAN FLOOR TO SLAB, DEMOLISH ALL GLUE ETC. TO SLAB OR SUBFLOOR, EXCEPT AS NOTED. FULFILL MANUFACTURER'S SPECIFICATIONS FOR FLOOR PREP FOR INSTALLATION OF THEIR PRODUCT WHERE NEW MATERIALS ARE BEING INSTALLED.

16. NOTIFY THE ARCHITECT OF ANY UNFORSEEN CONDITIONS THAT ARE EXPOSED OR DISCOVERED AS EXISTING CONDITIONS ARE EXPOSED.

POWER/COMMUNICATION

1. SURVEY FIELD CONDITIONS AND VERIFY THAT WORK IS FEASIBLE AS SHOWN; VERIFY LOCATION OF OUTLETS IN RELATION TO STRUCTURAL AND OTHER ELEMENTS. VERIFY THAT ELECTRICAL SERVICE IS ADEQUATE FOR LOADS.

2. ARCHITECTURAL DRAWING DETERMINES LOCATION OF OUTLETS AND OTHER RELATED POWER AND COMMUNICATIONS ELEMENTS, AND SUPERSEDES ALL OTHERS, UNLESS OTHERWISE NOTED.

3. COVERPLATES, RECEPTACLES AND RELATED ITEMS' FINISHES ARE TBD, EXCEPT AS OTHERWISE NOTED ON DRAWINGS.

4. SUBMIT SAMPLE OF ALL VISIBLE ELECTRICAL, MECHANICAL, LIFE SAFETY, FIRE PROTECTION AND MISCELLANEOUS OTHER CEILING ELEMENTS FOR ARCHITECTS REVIEW. ALL VISIBLE COMPONENTS TO BE INSTALLED IN A NEAT AND ORGANIZED FASHION WITH FULL CONSIDERATION GIVEN TO THEIR VISUAL APPEARANCE.

5. PROVIDE AND INSTALL CONDUITS AND BOXES FOR TELEPHONES AND DATA CABLE AS DIRECTED BY LOW VOLTAGE CONTRACTOR.

6. ELECTRICAL CONTRACTOR SHALL SUBMIT CIRCUITRY DRAWINGS TO THE ELECTRICAL ENGINEER FOR APPROVAL PRIOR TO COMMENCING WORK.

7. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR LABELING ALL AFFECTED CIRCUIT BREAKERS IN THE FUSE BOX WITH CIRCUIT LOCATION.

8. PROVIDE ALL NEW WORK INDICATED, SPECIFIED OR REQUIRED TO PRODUCE A FINISHED, OPERABLE AND LEGAL ELECTRICAL SYSTEM CONFORMING TO THE BEST STANDARD OF WORKMANSHIP AND CONFORMING TO ALL REGULATIONS HAVING JURISDICTION.

9. CONTRACTOR SHALL NOTIFY OWNER WHEN TELEPHONE AND DATA INSTALLERS ARE REQUIRED AT JOB SITE FOR WIRING OF EQUIPMENT.

10. DIMENSIONS ARE TO THE CENTER OF THE COVERPLATE; CLUSTERS OF OUTLETS ARE DIMENSIONED TO THE CENTER OF THE CLUSTER, UNLESS OTHERWISE NOTED. WHERE GANGING IN A SINGLE PLATE IS NOT POSSIBLE, MOUNT THE OUTLETS OR SWITCHES SIDE BY SIDE WITH EDGES TOUCHING.

11. INSTALL WALL MOUNTED OUTLETS PER ADA.

12. ABOVE -COUNTER OUTLETS TO BE 1 INCH ABOVE COUNTER OR BACK SPLASH MEASURED FROM BOTTOM EDGE OF OUTLET FACE PLATE TO TOP OF CABINETRY, UNLESS OTHERWISE NOTED; WHERE A CLUSTER OF OUTLETS OCCURS, MOUNT ALL OUTLETS IN CLUSTER ABOVE COUNTER, UNLESS OTHERWISE NOTED.

13. BELOW COUNTER OUTLETS TO BE 1 ½" BELOW LOWEST ELEMENT OF CABINETRY MEASURED FROM TOP EDGE OF FACE PLATE TO BOTTOM OF CABINETRY, UNLESS OTHERWISE NOTED; WHERE A CLUSTER OF OUTLETS OCCURS, MOUNT ALL OUTLETS IN CLUSTER BELOW COUNTER, UNLESS OTHERWISE NOTED. THE INTENT IS FOR OUTLETS NOT TO BE SEEN FROM THE SPACE WHERE EXCEPTIONS OCCUR AND OUTLETS WILL BE VISIBLE. VERIFY WITH ARCHITECT PRIOR TO INSTALLATION.

14. OUTLETS WITHIN 48 INCHES OF WATER SOURCES AND AS REQUIRED BY CODE SHALL BE GROUND FAULT INTERRUPT (GFI).

15. PROVIDE NO MORE THAN THREE OUTLETS WITH DATA CONNECTION ADJACENT PER CIRCUIT.

16. SEPARATE OUTLETS IN BACK TO BACK SITUATION BY 1 STUD CAVITY.

17. COORDINATE AND PROVIDE POWER CONNECTION AND COORDINATE AND OR PROVIDE (T.B.D.) DATE & COMMUNICATIONS CONNECTIONS WITH FURNITURE SYSTEM.

18. COORDINATE INSTALLATION OF OWNER FURNISHED TELEPHONE, DATA AND SECURITY SYSTEMS, IF OWNER FURNISHED IN LIEU OF CONTRACTOR FURNISHED.

19. SEPARATE DATA CONDUIT FROM ELECTRICAL CONDUIT BY 18" MINIMUM.

RCP/HVAC/PLUMBING

1. PROVIDE APPROPRIATE CLEARANCES FOR FIXTURES, DUCTS, CEILING AND RELATED ITEMS NECESSARY TO MAINTAIN THE SPECIFIED FINISHED CEILING HEIGHT ABOVE THE FINISHED FLOOR SLAB.

2. INSTALL SWITCHES 44" AFF TO BOTTOM OF PLATE; MOUNTED VERTICALLY LENGTHWISE, UNLESS OTHERWISE NOTED; QUANTITY OF SWITCHES AS APPLICABLE AND AS REQUIRED.

3. ARCHITECTURAL DRAWING DETERMINES LOCATION OF LIGHT SWITCHES, LUMINARIES AND OTHER CEILING ELEMENTS AS SHOWN ON ARCHITECTURAL DRAWINGS AND SUPERSEDES ALL OTHERS, UNLESS OTHERWISE NOTED.

4. VERIFY FIELD CONDITIONS AND LOCATIONS OF ALL PLUMBING, MECHANICAL DUCTS, STRUCTURAL ELEMENTS AND ANY AND ALL OTHER APPLICABLE ITEMS. INSTALL MECHANICAL FANS, DUCTS, CONDUITS AND OTHER RELATED AND APPURTENANT ITEMS SO AS NOT TO CONFLICT WITH LUMINARIES AND ANY AND ALL FIELD CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THESE ELEMENTS.

5. VERIFY SPACE REQUIREMENTS AND COORDINATE INSTALLATION OF MP&E AND FIRE PROTECTION ITEMS WHICH ARE INDICATED, DETAILED OR IMPLIED DIAGRAMMATICALLY ON DRAWINGS.

6. DO NOT CHANGE LUMINAIRE AND OTHER FIXTURE LOCATIONS AS SPECIFIED ON REFLECTED CEILING PLAN AND RELATED DOCUMENTS; ANY AND ALL COSTS RESULTING FROM CHANGES INCURRED TO INSURE INTEGRITY OF REFLECTED CEILING PLAN LAYOUT SHALL BE BORNE BY CONTRACTOR.

7. INSTALL UNDERWRITER LABORATORIES (UL) LABELED DEVICES OR EUROPEAN EQUIVALENT.

8. INSTALL INCANDESCENT LUMINAIRES AND OTHER FIXTURES ON CENTER OF CEILINGS, UNLESS OTHERWISE NOTED. VERIFY RELATED CONDITIONS. ALL VISIBLE COMPONENTS(CONDUITS, ETC.) TO BE INSTALLED IN A NEAT AND ORGANIZED FASHION WITH FULL CONSIDERATION GIVEN TO THEIR VISUAL APPEARANCE.

9. COORDINATE REWORKING OF EXISTING DUCTWORK TO CLEAR FIXTURE LAYOUT, IF APPLICABLE.

10. VERIFY LOCATIONS OF THERMOSTATS WITH OWNER PRIOR TO INSTALLATION.

11. CONTRACTOR TO PROVIDE SMOKE DETECTORS, EXIT SIGNS AND EMERGENCY LIGHTING AS REQUIRED BY CODE.

12. PROVIDE LAMPING FOR ALL LIGHT FIXTURES, UNLESS OTHERWISE NOTED.

13. PROVIDE DIMMERS AT ALL INCANDESCENT FIXTURES WHERE INDICATED. SIZE TO A MAXIMUM OF 80% OF DEVICE CAPACITY.

14. COVERPLATES, RECEPTACLES AND RELATED ITEMS' FINISHES ARE TBD, EXCEPT AS OTHERWISE NOTED ON DRAWINGS.

15. SWITCH LIGHTS BY GROUPING WITHIN AN AREA AND LOCATE CONVENIENT TO DOORWAY.

16. OBTAIN ARCHITECT'S APPROVAL IN FIELD OF ALL OUTLET, SWITCH, EMERGENCY LIGHT, FIRE ALARM SYSTEM ITEMS, SPEAKERS, ETC. PRIOR TO INSTALLATION. ARCHITECTS APPROVAL DOES NOT WAIVE CONTRACTOR'S COMPLIANCE WITH LATER REQUIREMENTS FROM INSPECTIONS BY CODES OFFICIALS.

17. PROVIDE ACTIVAR "AMBASSADOR" SERIES FULLY RECESSED FIRE EXTINGUISHER CABINETS WITH ABC DRY CHEMICAL #10 EXTINGUISHERS OR EQUAL. SUBMIT FINISHES FOR SELECTION BY ARCHITECT. VERIFY CONFORMANCE WITH NFPA REQUIREMENTS. 1 PER 3000 SF, NO POINT TO BE MORE THAN 75' FROM AN EXTINGUISHER.

FINISHES

1. CONFIRM DELIVERY DATES OF ALL FINISH MATERIALS AS APPLICABLE; INFORM THE ARCHITECT IN WRITING OF ANY PROBLEM WITH SCHEDULE.

2. SUBMIT TO THE ARCHITECT FOR REVIEW PRIOR TO APPLICATION THREE APPROXIMATELY 8.5 X 11 INCH SAMPLES OF ALL FINISHES. APPLY FINISH SAMPLES TO SAME MATERIALS AS OCCUR IN FIELD.

3. SUBMIT EVIDENCE, WITH FINISH SAMPLES, OF THEIR COMPLIANCE WITH FIRE AND BUILDING CODES AND REGULATIONS IN RESPECT TO FLAME SPREAD, SMOKE AND OTHER RELATED SAFETY ISSUES; CONDUCT MATERIALS AND ASSEMBLIES TESTING AS APPLICABLE AND AS REQUIRED; AND ACQUIRE REGULATORY APPROVALS, AS APPLICABLE AND AS REQUIRED.

4. VERIFY COLORS WITH THE ARCHITECT IN FIELD PRIOR TO PAINT AND OTHER MATERIAL APPLICATION.

5. MAINTAIN MINIMUM TEMPERATURES NOT LESS THAN 50 DEGREES F (OR GREATER IF REQUIRED BY MANUFACTURES' SPECIFICATIONS) DURING APPLICATION AND CURING PERIODS.

6. TAPE AND SAND SMOOTH WITH NO VISIBLE JOINTS, EXISTING PARTITIONS AND OTHER VERTICAL AND HORIZONTAL SURFACES, AS APPLICABLE, SURFACES ARE TO BE FREE OF IMPERFECTIONS AND MARKINGS SUBJECT TO BLEED THROUGH.

7. REPAIR AND REFINISH EXISTING SURFACES TO REMAIN AS REQUIRED TO MATCH NEW CONSTRUCTION AND FINISHES; THIS INCLUDES, BUT IS NOT LIMITED TO, PARTITIONS, DOORS, FRAMES AND APPURTENANT AND RELATED ITEMS.

8. REPAIR, REFINISH AND PREPARE, AS APPLICABLE, EXISTING SURFACES TO RECEIVE NEW MATERIALS; THIS INCLUDES, BUT IS NOT LIMITED TO, FLOORING, BASE BUILDING PARTITIONS, FLOOR SLAB, CEILING, AND RELATED AND APPURTENANT ITEMS AS REQUIRED, UNLESS OTHERWISE NOTED.

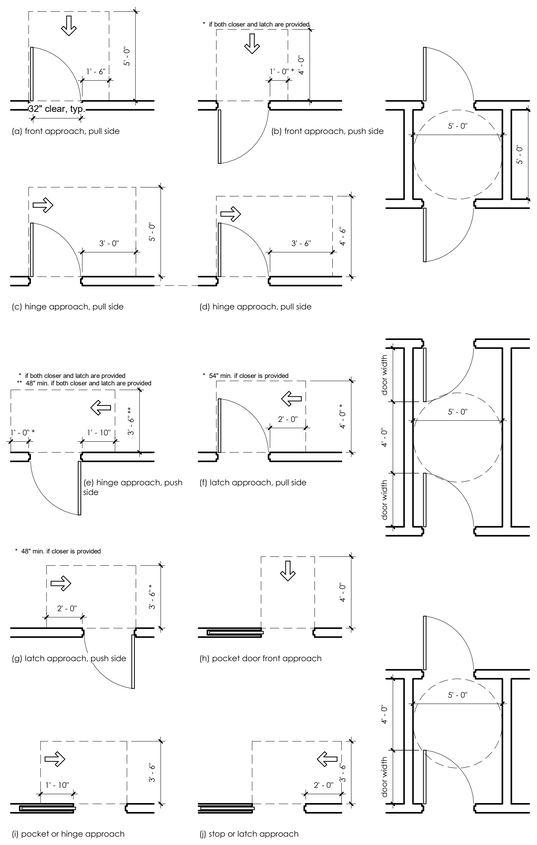
9. INSTALL FLOORING PURSUANT TO MANUFACTURER'S INSTRUCTIONS. MOST STRINGENT REQUIREMENTS PREVAIL. PREPARE EXISTING FLOORING OR SLAB TO PREVENT TELEGRAPHING OF UNEVEN AREAS.

10. ALL EXPOSED SURFACES SHOULD BE FINISHED. WHERE FINISH IS MISSING OR UNCLEAR, VERIFY FINISH WITH ARCHITECT.

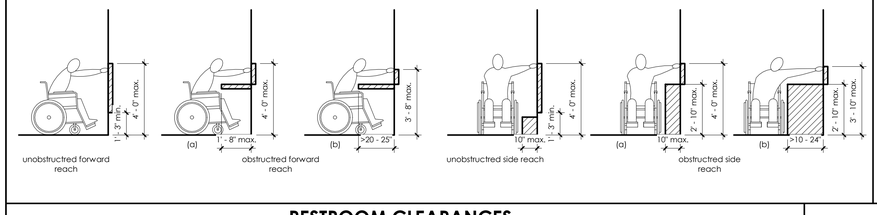
11. ALL SURFACES SHALL BE PROPERLY PREPARED PRIOR TO THE INSTALLATION OF PAINT; GWB WILL BE SPACKLED (MINIMUM THREE COATS) AND SANDED SMOOTH, APPLY FIRST COAT AT ALL GWB IN LIEU OF PRIMER.
- A. GYPSUM BOARD FINISH LEVEL - TO BE INDICATED
- B. GYPSUM BOARD EXPANSION JOINTS - TO BE INDICATED

12. PAINT SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS OVER PROPERLY PREPARED SURFACES, WITH A MINIMUM OF TWO FINISH COATS, UNLESS OTHERWISE RECOMMENDED BY MANUFACTURER'S SPECIFICATIONS. FINIS

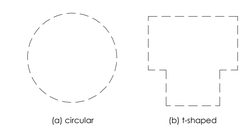
MANEUVERING CLEARANCES AT DOORS



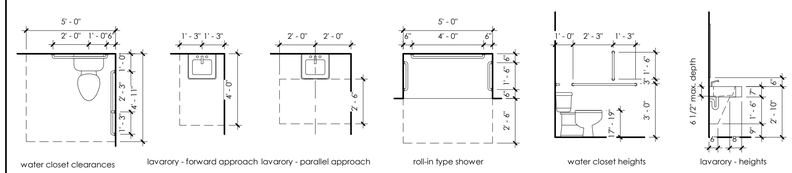
REACH RANGES



TURNING SPACES

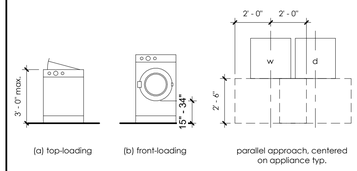


RESTROOM CLEARANCES

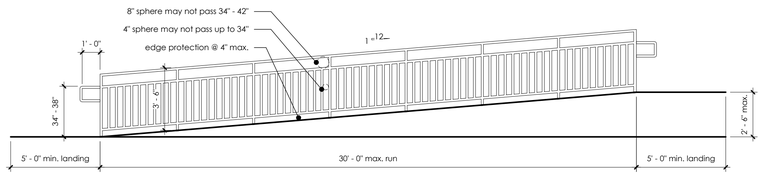


1. grab bars shall be 1-1/4" to 1-1/2" in outside diameter.
2. allow 1-1/2" between grab bar and finish face of adjacent wall/partition.
3. provide grab bar blocking to support 250lb load applied in any direction along its length.

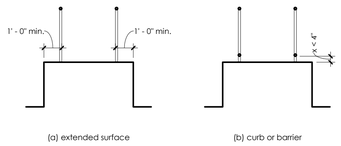
LAUNDRY EQUIPMENT



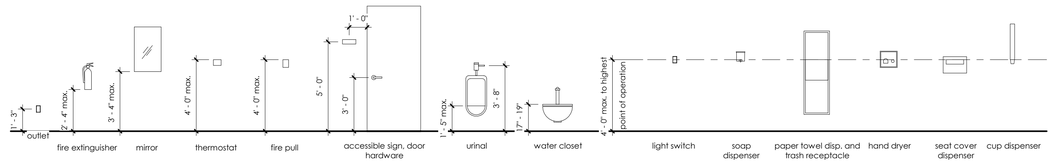
RAMP REQUIREMENTS



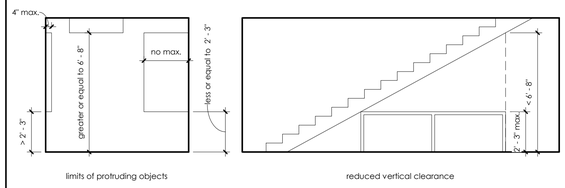
RAMP EDGE PROTECTION



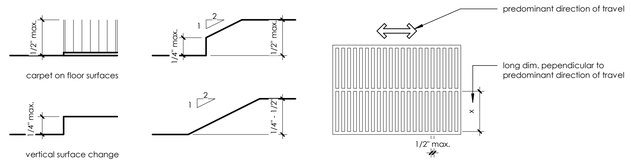
MOUNTING HEIGHTS



PROTRUDING OBJECTS



FLOOR SURFACES



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revisions:

SARA'S STUDIO

EXISTING BUILDING ALTERATION (LEVEL 3)

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ACCESSIBILITY DIAGRAMS

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date: 03.20.2023
drawn by: SGE
project no.: 220517
sheet no.:

A003

BUILDING CODE ANALYSIS

CODE	CODE REFERENCES	FLORIDA BUILDING CODE, NEW BUILDING, 2020, 7TH EDITION FLORIDA BUILDING CODE, EXISTING BUILDING, 2020, 7TH EDITION FLORIDA BUILDING CODE, ACCESSIBILITY, 2020, 7TH EDITION NFPA 101 - LIFE SAFETY CODE, 2018 EDITION NATIONAL ELECTRICAL CODE (NEC), 2017 EDITION
BUILDING	USE AND OCCUPANCY CLASSIFICATION (CHAPTER 3)	BUSINESS GROUP B (BUILDING OCCUPANCY CLASSIFICATION DID NOT CHANGE FROM PREVIOUS) EXISTING BUILDING - LEVEL 3 ALTERATION
	ALLOWABLE HEIGHT (CHAPTER 5 - TABLE 504.3 & 504.4)	BUSINESS GROUP B (TYPE V-B) ALLOWABLE HEIGHT: 3 STORIES; 60' MAX HEIGHT
	ACTUAL HEIGHT	ACTUAL HEIGHT: +/- 44' - 0", 3 STORIES - EXISTING BUILDING
	ALLOWABLE AREA (CHAPTER 5 - TABLE 506.2)	BUSINESS GROUP B (TYPE V-B; SM SPRINKLERED) ALLOWABLE AREA 27,000 S.F. PER STORY ACTUAL FLOOR AREA 1ST LEVEL 4,753 S.F. 2ND LEVEL 4,680 S.F. 3RD LEVEL 4,680 S.F. TOTAL FLOOR AREA 14,133 S.F.
	TYPE OF CONSTRUCTION (CHAPTER 6)	TYPE V-B
	AUTOMATIC FIRE SPRINKLER SYSTEM	PROVIDED
FIRE RESISTANCE	FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601)	TYPE V-B
	STRUCTURAL FRAME - INCLUDING COLUMNS, GIRDERS, TRUSSES	0 HOURS
	BEARING WALLS EXTERIOR INTERIOR	 0 HOURS 0 HOURS
	NONBEARING WALLS AND PARTITIONS INTERIOR	0 HOURS
	FLOOR CONSTRUCTION - INCLUDING SUPPORTING BEAMS AND JOISTS	0 HOURS
	ROOF CONSTRUCTION - INCLUDING SUPPORTING BEAMS AND JOISTS	0 HOURS

MEANS OF EGRESS	OCCUPANT LOAD: (TABLE 1004.5)	MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT LEVEL 1 LOBBY 191SF / 15NET = 13 OCC CONFERENCE 855SF / 15 NET = 57 OCC STORAGE/MECH 239SF / 300 GROSS = 1 OCC BUSINESS 3,468SF / 150 GROSS = 24 OCC SUB-TOTAL = 95 OCC LEVEL 2 STORAGE/MECH 320SF / 300 GROSS = 2 OCC BUSINESS 4,360SF / 150 GROSS = 30 OCC SUB-TOTAL = 32 OCC LEVEL 3 STORAGE/MECH 167SF / 300 GROSS = 1 OCC BUSINESS 4,513SF / 150 GROSS = 31 OCC SUB-TOTAL = 32 OCC TOTAL OCCUPANT LOAD =159 OCC
	EGRESS WIDTH (SECTION 1005.1) EGRESS WIDTH PER OCCUPANT SERVED	STAIRS 0.3 (INCHES PER OCCUPANT) OTHER EGRESS COMPONENTS 0.2 (INCHES PER OCCUPANT) OCCUPANT LOAD: 159 PERSONS LEVEL 3 STAIRWAYS 0.3 (32 OCC) = 9.6" TOTAL EGRESS REQUIRED 44.0" TOTAL EGRESS PROVIDED LEVEL 2 STAIRWAYS 0.3 (32 OCC) = 9.6" TOTAL EGRESS REQUIRED 44.0" TOTAL EGRESS PROVIDED GROUND LEVEL OTHER EGRESS COMP. 0.2 (95 OCC) = 19.0" TOTAL EGRESS REQUIRED 128.0" TOTAL EGRESS PROVIDED
	EXIT ACCESS COMMON PATH OF TRAVEL (SECTION 1006)	COMMON PATH OF TRAVEL WITH ONE EXIT ACCESS OCCUPANCY B, WITH A SPRINKLER SYSTEM LENGTH OF COMMON PATH OF TRAVEL = 100' MAX
	EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)	OCCUPANCY GROUP B, WITH SPRINKLER SYSTEM MAXIMUM EGRESS DISTANCE 300'
	SPACES WITH ONE EXIT (TABLE 1006.2.1)	BUSINESS OCCUPANCY: MAX OCCUPANT LOAD = 49 PERSONS
	CORRIDORS (SECTION 1020) DEAD ENDS (SECTION 1020.4)	OCCUPANCY GROUP B, WITH SPRINKLER SYSTEM LENGTH OF DEAD END CORRIDORS SHALL NOT EXCEED 50'
	CORRIDOR FIRE RESISTANCE RATING (TABLE 1020.1)	OCCUPANCY GROUP B, WITH SPRINKLER SYSTEM FIRE RESISTANCE RATING REQUIRED; 0 HOUR WHERE CORRIDOR SERVES 30 OR MORE OCCUPANTS
	MINIMUM NUMBER OF EXITS (TABLE 1006.3.2)	1-500 OCCUPANTS. MIN NUMBER OF EXITS PER STORY = 2 EXITS PER STORY REQUIRED = 2 EXITS PER STORY PROVIDED

PLUMBING	MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES FOR BUSINESS OCCUPANCY (TABLE 403.1) LEVEL 1 = 95 OCC / 2 = 48 MALE, 48 FEMALE LEVEL 2 = 32 OCC / 2 = 16 MALE, 16 FEMALE LEVEL 3 = 32 OCC / 2 = 16 MALE, 16 FEMALE REQUIRED PER LEVEL WATER CLOSETS - 1 PER 25 FOR THE FIRST 50 AND 1 PER 5O FOR THE REMAINDER; 4 REQUIRED LAVATORIES - 1 PER 40 FOR THE FIRST 80; 4 REQUIRED DRINKING FOUNTAINS - 1 PER 100; 2 REQUIRED SERVICE SINK; 1 REQUIRED	PLUMBING FIXTURES PROVIDED: LEVEL 1 4 WATER CLOSETS 7 LAVATORIES 2 DRINKING FOUNTAINS 1 SERVICE SINK LEVEL 2 2 WATER CLOSETS 2 LAVATORIES 2 DRINKING FOUNTAINS 1 SERVICE SINK LEVEL 3 2 WATER CLOSETS 2 LAVATORIES 2 DRINKING FOUNTAINS 1 SERVICE SINK	

4 CODE ANALYSIS
N.T.S.

EGRESS LEGEND

3'-0" DOOR 32"	32" / .20" PER OCC = 160 OCC TOTAL
PAIR 3'-0" DOOR 64"	64" / .20" PER OCC = 320 OCC TOTAL
4'-0" DOOR 44"	44" / .20" PER OCC = 230 OCC TOTAL
PAIR 4'-0" DOOR 88"	88" / .20" PER OCC = 440 OCC TOTAL

SIGNAGE LEGEND

PROVIDE CODE MINIMUM SIGNAGE

LINE TYPE AND SYMBOL LEGEND

- EMERGENCY LIGHT
- EMERGENCY EXIT SIGN
- P — FIRE ALARM PULL STATION
- SMOKE RATED WALL
- 1 HOUR FIRE RATED WALL
- 2 HOUR FIRE RATED WALL
- EGRESS PATH

FIRE EXTINGUISHER LEGEND

GENERAL / MULTI-PURPOSE

- B — FIRE EXTINGUISHER - BRACKET MOUNTED
  TYPICAL BRACKET MOUNTED FIRE EXTINGUISHER TO BE A MINIMUM UL RATING OF 2A WITH 75' TRAVEL DISTANCE - PROVIDE LARSEN'S MFG., MP5-A WITH UL RATING OF 3A-40B:C OR EQUAL
- FIRE EXTINGUISHER - SEMI RECESSED
- C — CABINET SEMI-RECESSED FIRE EXTINGUISHER TO BE A MINIMUM UL RATING OF 2A WITH 75' TRAVEL DISTANCE - PROVIDE LARSEN'S MFG., MP5-A WITH UL RATING OF 3A-40B:C OR EQUAL

ELECTRICAL ROOMS

- FIRE EXTINGUISHER - BRACKET MOUNTED
- E — TYPICAL BRACKET MOUNTED FIRE EXTINGUISHER TO BE A MINIMUM UL RATING OF 2A WITH 75' TRAVEL DISTANCE - PROVIDE LARSEN'S MFG., HT5 WITH UL RATING OF 5B:C OR EQUAL

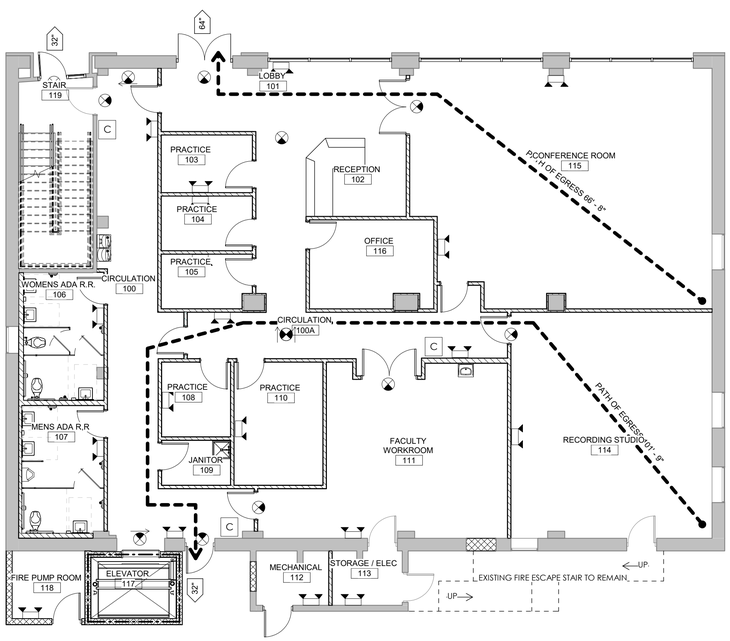
KITCHEN

- FIRE EXTINGUISHER - BRACKET MOUNTED
- K — TYPICAL BRACKET MOUNTED FIRE EXTINGUISHER TO BE A MINIMUM UL RATING OF K WITH 30' TRAVEL DISTANCE - PROVIDE LARSEN'S MFG., WC-6L WITH UL RATING OF 2A:K OR EQUAL

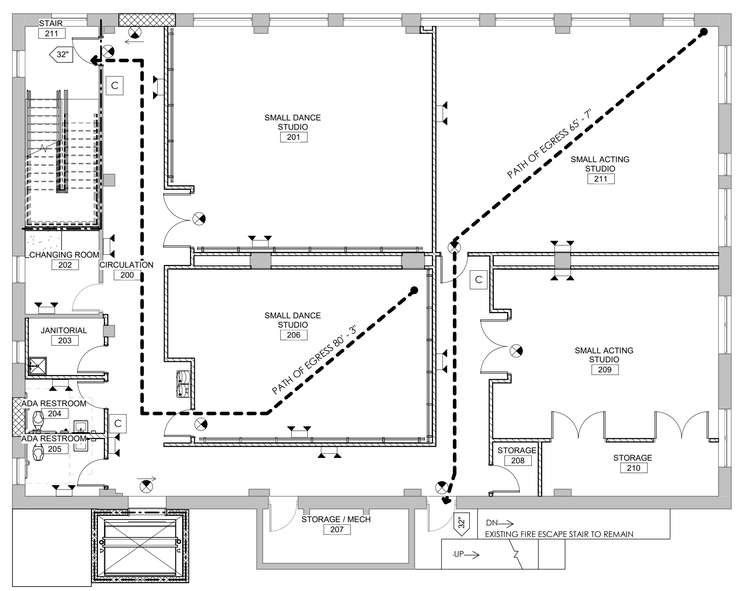
NOTES

1. FIRE EXTINGUISHERS AND CABINETS TO BE PROVIDED AND INSTALLED BY CONSTRUCTION MANAGER.
2. FIRE EXTINGUISHER SELECTION AND INSTALLATION SHALL COMPLY WITH 2013 NFPA 10
3. FIRE EXTINGUISHERS SHALL BE MOUNTED AT A MAX HEIGHT OF 48" TO THE HANDLE OF THE EXTINGUISHER.

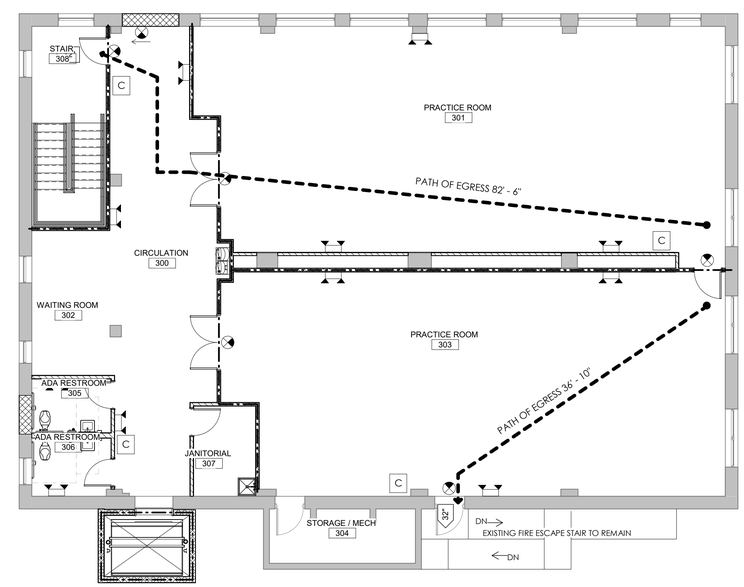
5 LIFE SAFETY LEGEND
N.T.S.



1 GROUND FLOOR PLAN - LIFE SAFETY
1/8" = 1'-0"



2 2ND FLOOR PLAN - LIFE SAFETY
1/8" = 1'-0"



3 3RD FLOOR PLAN - LIFE SAFETY
1/8" = 1'-0"

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LIFE SAFETY PLANS AND CODE ANALYSIS

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project no.: 220517
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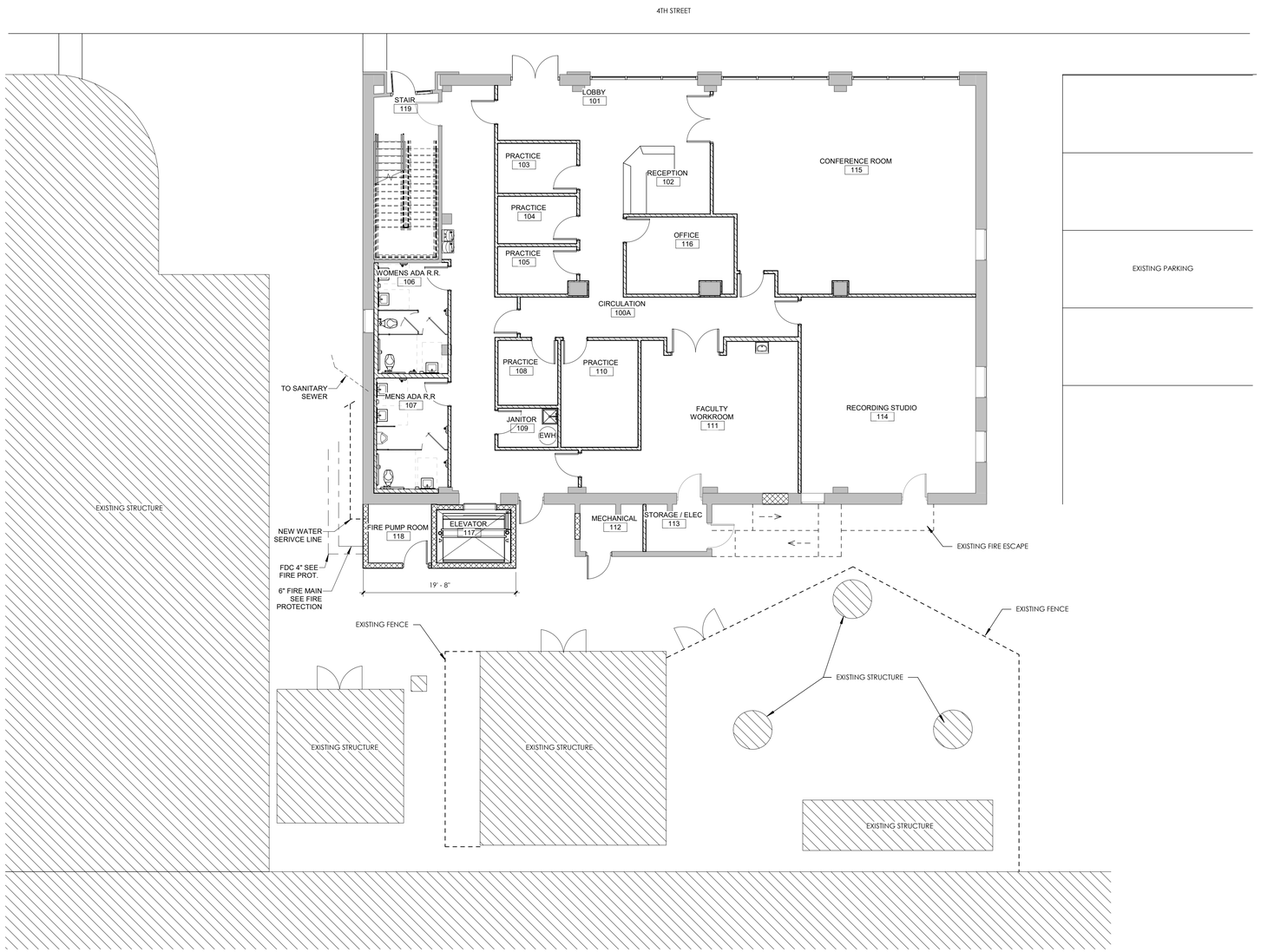

1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

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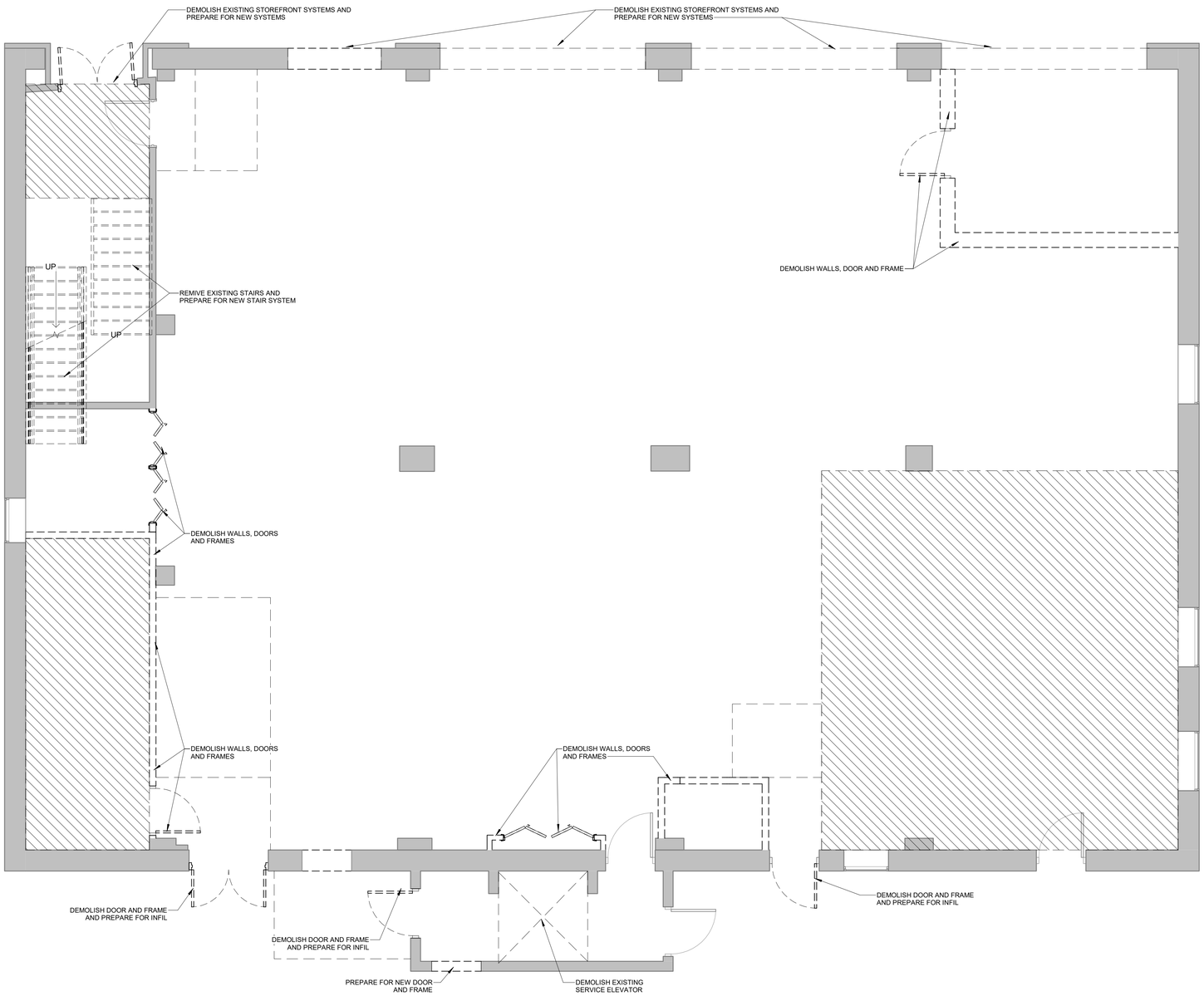

1 GROUND FLOOR PLAN -DEMOLITION
1/4" = 1'-0"

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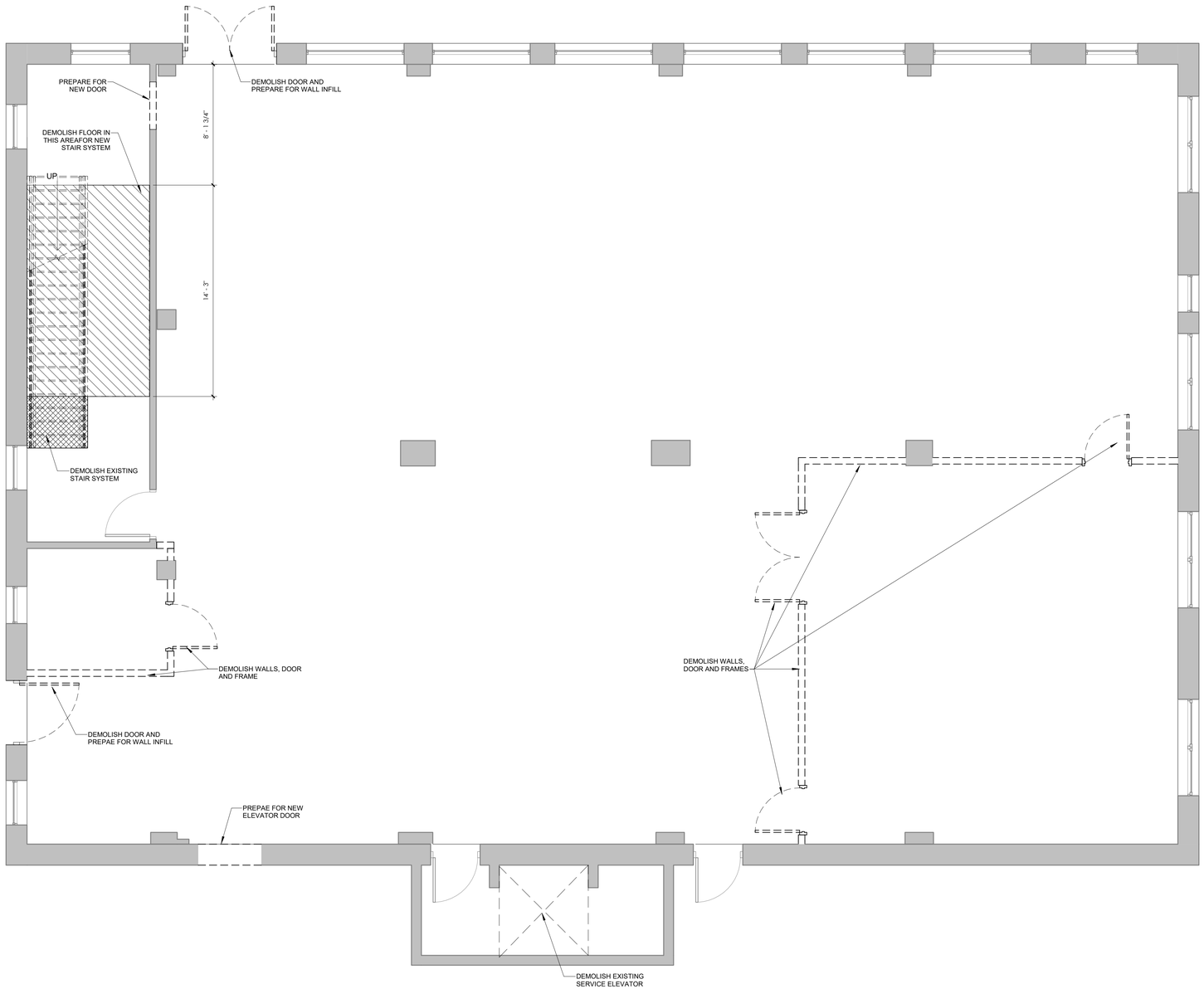

1 2ND FLOOR PLAN - DEMOLITION
1/4" = 1'-0"

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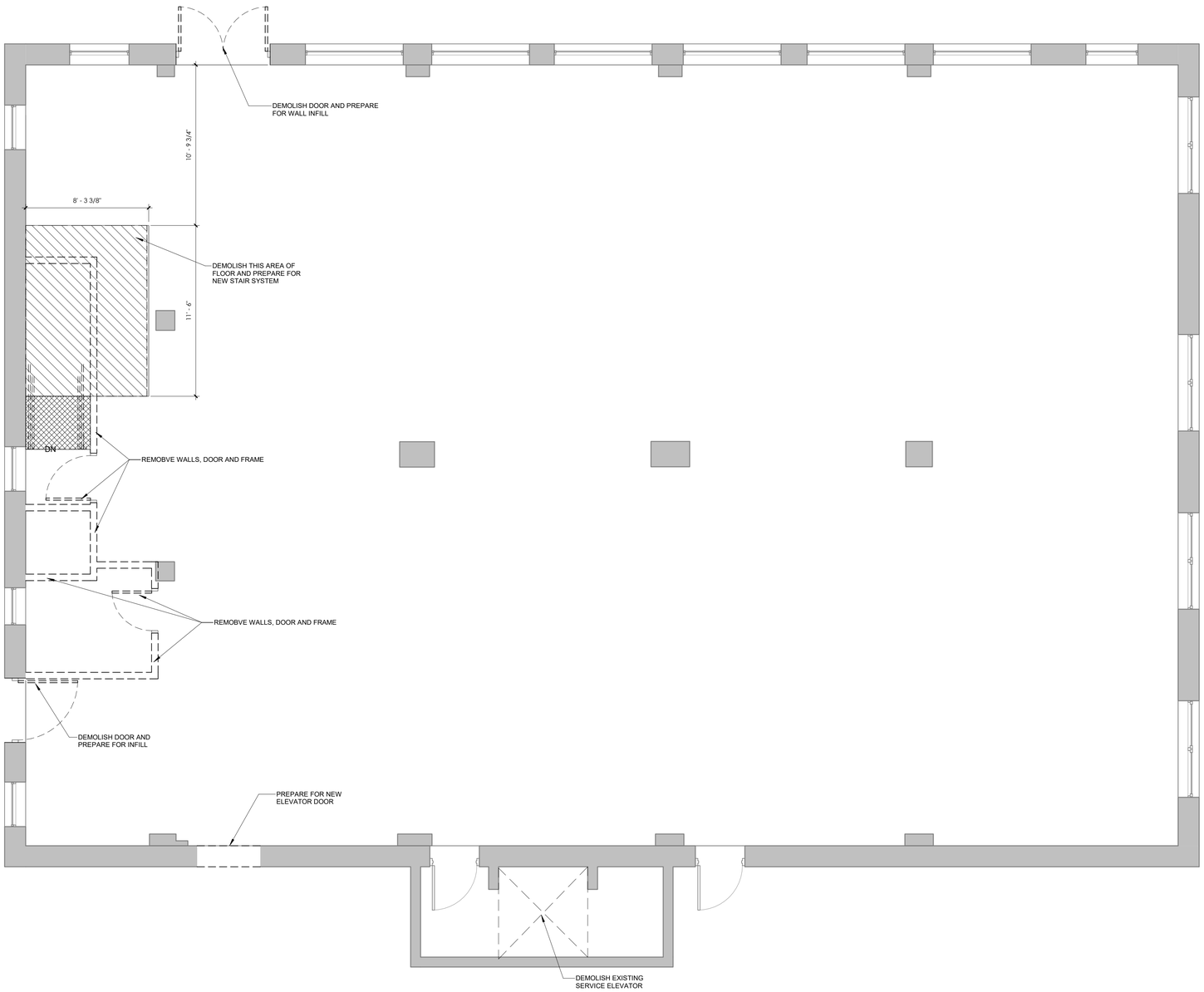
DEMOLITION NOTES:

AS PART OF THE DEMOLITION PROCESS ALL AREAS IN WHICH DEMOLITION IS TAKING PLACE SHALL BE ISOLATED FROM THE BUILDINGS AIR CONDITIONING SYSTEM AND THE SPACE IS TO BE ISOLATED AND UNDER NEGATIVE PRESSURE WITH RESPECT TO THE MAIN BUILDING. THE CONTRACTOR SHALL PROVIDE A DEMOLITION PROTOCOL TO THE OWNER FOR REVIEW PRIOR TO COMMENCING CONSTRUCTION. THE AIR CONDITIONING SYSTEM IN THE AREA BEING DEMOLISHED IS TO BE TURNED OFF AND THE DUCT WORK SEALED TO PREVENT ANT DUST OR DEBRIS FROM ENTERING THE SYSTEM.

1. ELECTRICAL: DEMOLISH / RELOCATE ANY ELECTRICAL / DATA OUTLETS IN ALL WALLS AND PARTITIONS TO BE DEMOLISHD.
2. MECHANICAL: EXISTING HVAC DUCTWORK / RETURN AND SUPPLY GRILLS, ETC. ARE TO BE DEMOLISHD. PROVIDE TEMPORARY SUPPORT BY STEEL WIRE CAPABLE OF SUPPORTING THE DEVICES FULL WEIGHT AFTER CEILING SYSTEMS ARE DEMOLISHD.



1 3RD FLOOR PLAN - DEMOLITION
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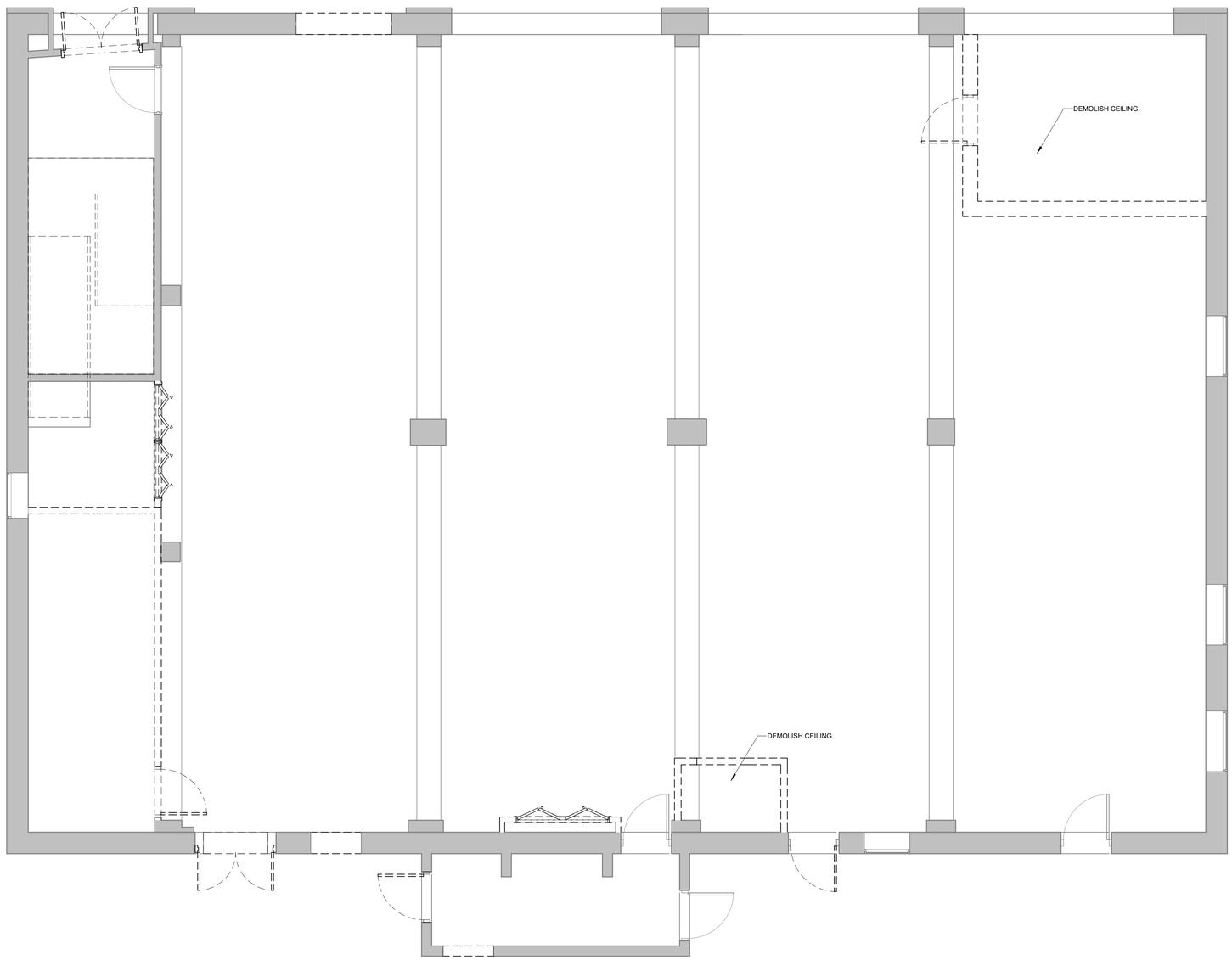

1 GROUND FLOOR DEMO RCP PLAN
1/4" = 1'-0"

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GROUND FLOOR DEMO RCP

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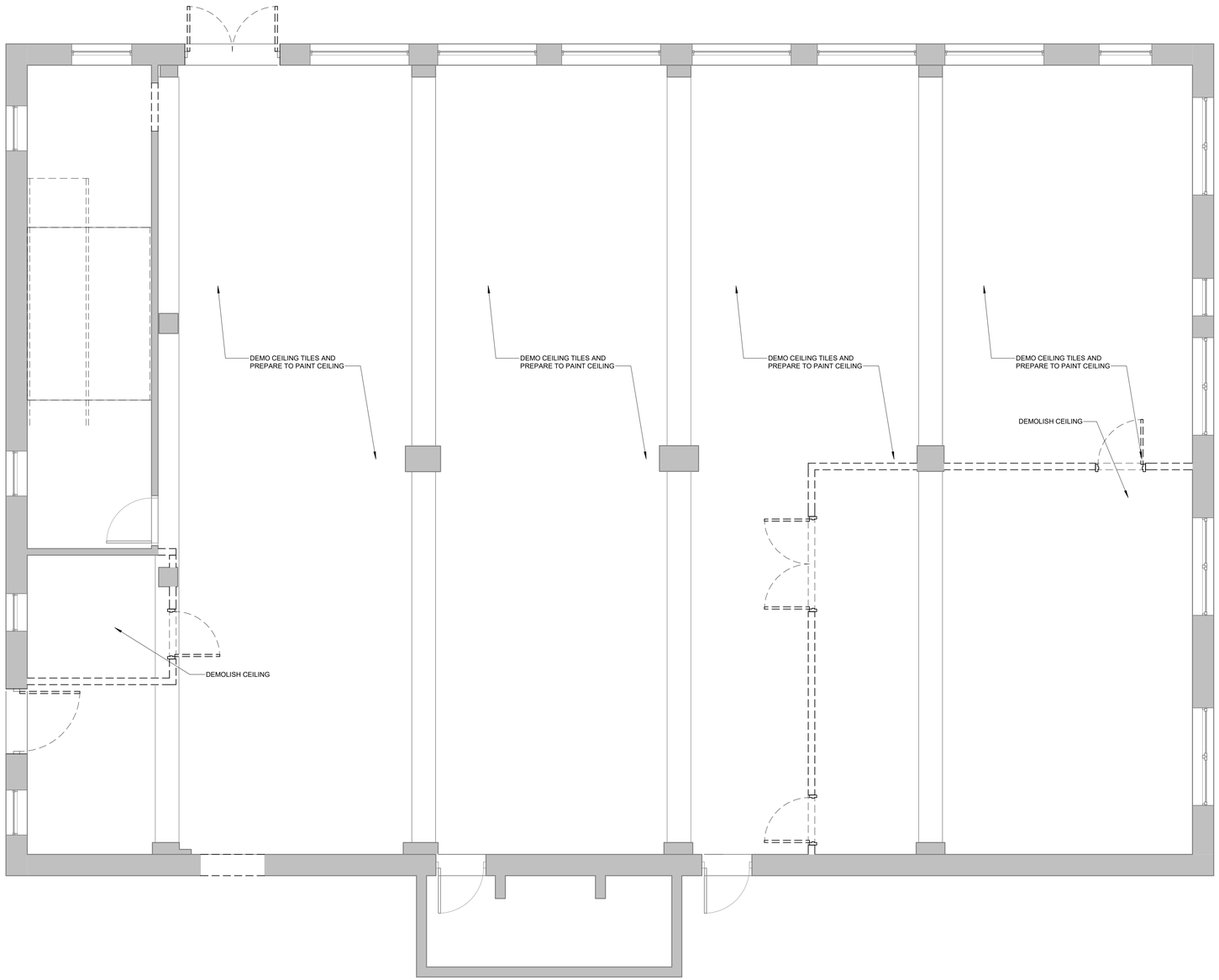
sheet no.:

A104



1 2ND FLOOR DEMO RCP PLAN
1/4" = 1'-0"

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"TO THE BEST OF THE ARCHITECTS OR ENGINEERS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 553 AND 663 OF THE FLORIDA STATUTES"

consultant:

revisions:

SARA'S STUDIO

EXISTING BUILDING ALTERATION (LEVEL 3)

1009 4TH AVE W
BRADENTON, FL 34205

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sheet title:

2ND FLOOR DEMO RCP

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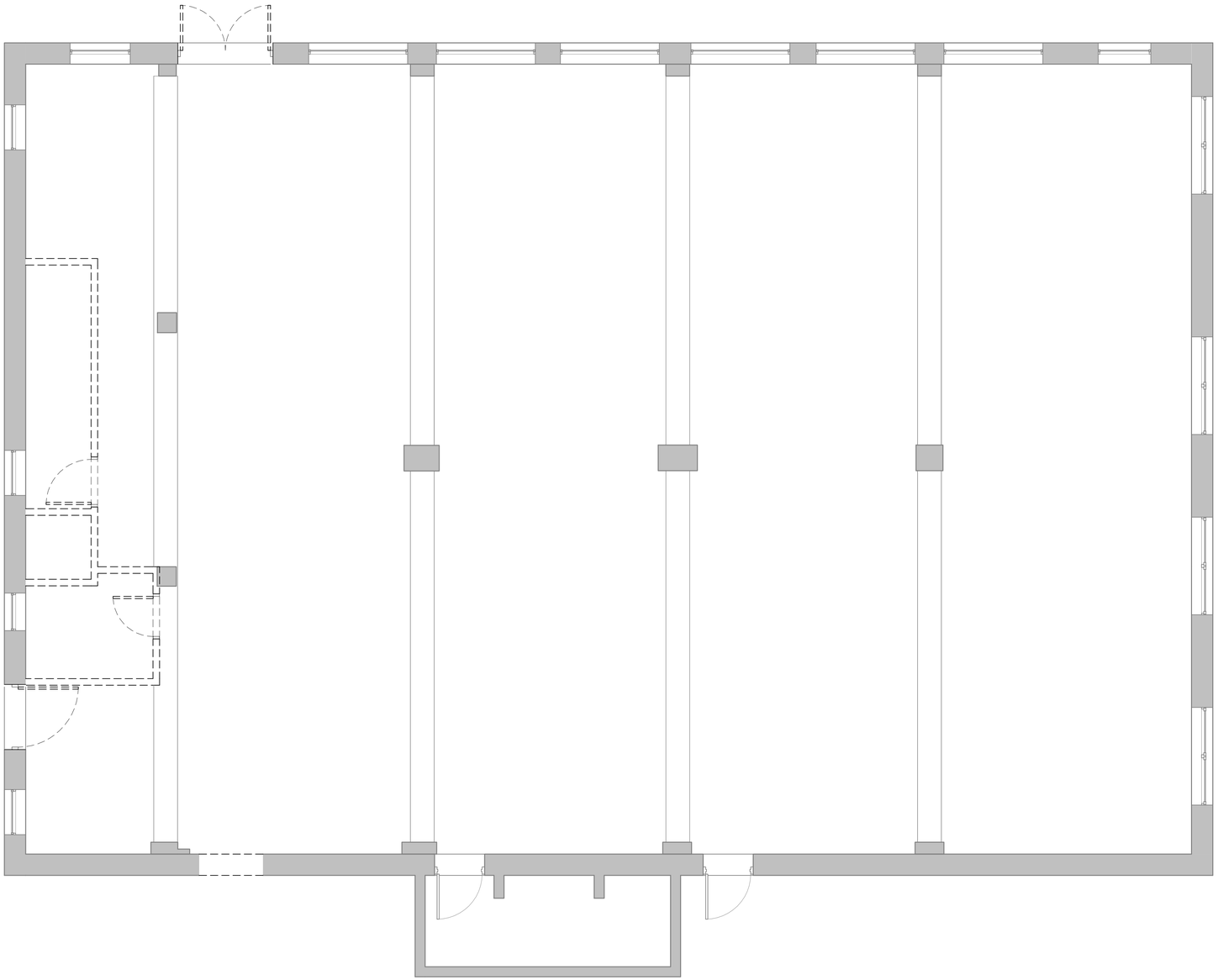
date: 03.20.2023
drawn by: SGE
project no.: 220517
sheet no.:

A105



1 3RD FLOOR PLAN
1/4" = 1'-0"

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consultant:

revisions:

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EXISTING BUILDING ALTERATION (LEVEL 3)

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sheet title:

3RD FLOOR DEMO RCP

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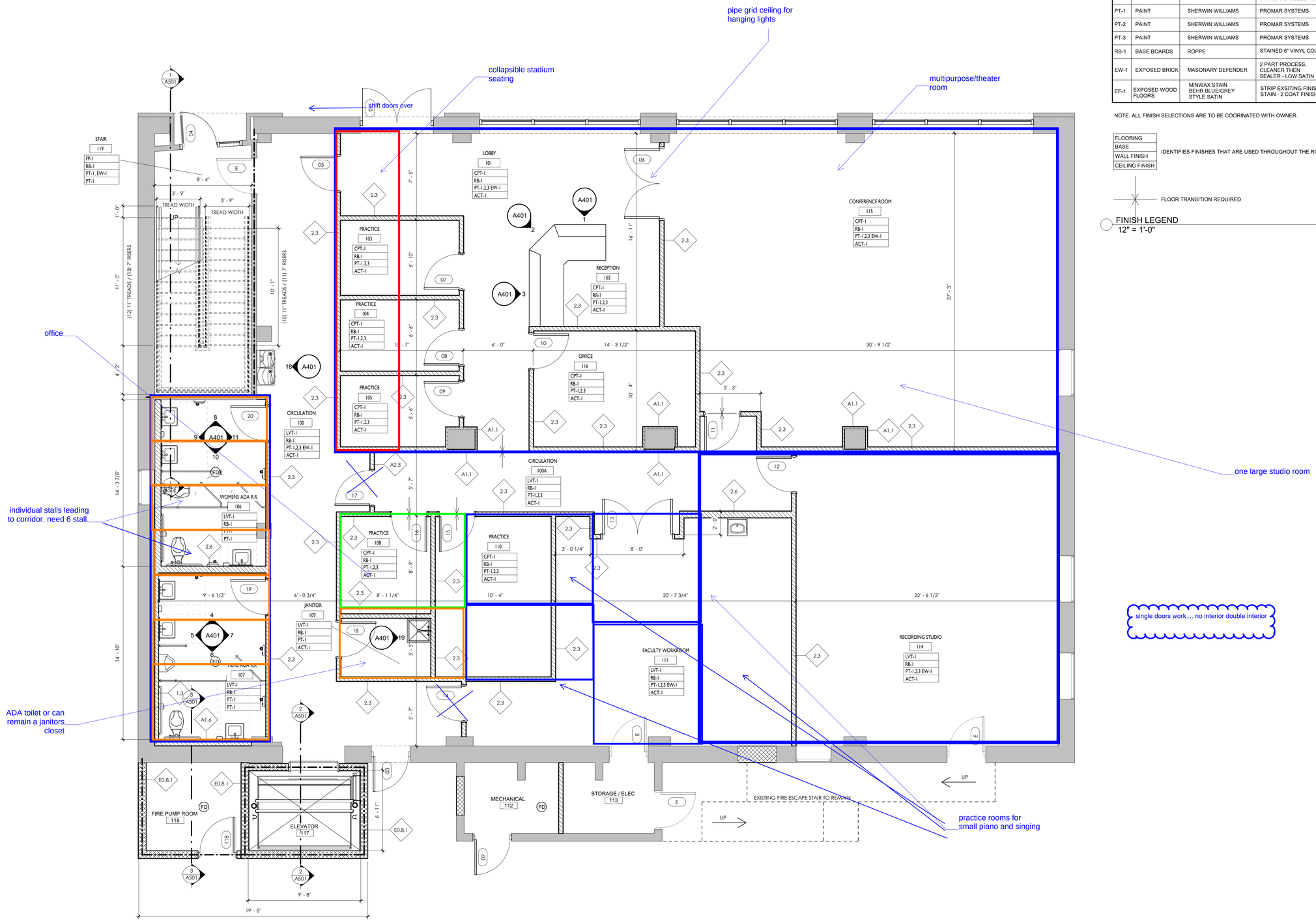
date: 03.20.2023
drawn by: SGE
project no.: 220517
sheet no.:

A106



1 GROUND FLOOR PLAN -RENOVATION
1/4" = 1'-0"

FINISH MATERIAL AND EQUIPMENT SCHEDULE				
	MATERIAL	MANUFACTURER	DESCRIPTION	NOTES
ACT-1	CEILING TILE	ARMSTRONG	FINE FISSURED AIRASSURE	ALL 2X2
CPT-1	CARPET TILE	MOHAWK	BISBEE COLLECTION	1ST FLOOR
LVT-1	LVT	ARMSTRONG	NATURAL CREATIONS FOAM EARTH CUT STANDARD PATTERNS	1ST FLOOR, RESTROOMS
FP-1	PAINT	SHERWIN WILLIAMS	ARMORSEAL TREAD-PLEX	STAIR TREADS AND LANDINGS
PL-1	LAMINATE	FORMICA	STANDARD SELECTION	TOPS
PL-2	LAMINATE	FORMICA	STANDARD SELECTION	CASEWORK
PT-1	PAINT	SHERWIN WILLIAMS	PROMAR SYSTEMS	FIELD WALLS / GYP CEILINGS
PT-2	PAINT	SHERWIN WILLIAMS	PROMAR SYSTEMS	ACCENT #1 25% OF WALLS
PT-3	PAINT	SHERWIN WILLIAMS	PROMAR SYSTEMS	ACCENT #2 25% OF WALLS
RB-1	BASE BOARDS	ROPPE	STAINED 6" VINYL COLOR	ALL 4 TOTAL COLORS
EW-1	EXPOSED BRICK	MASONARY DEFENDER	2 PART PROCESS, CLEANER THEN SEALER - LOW SATIN	EXPOSED EXISTING BRICK
EF-1	EXPOSED WOOD FLOORS	MINWAX STAIN BEHR BLUE/GREY STYLE SATIN	STRIP EXSITING FINISH STAIN - 2 COAT FINISH	EXPOSED EXISTING WOOD FLOORS 2ND & 3RD FLOORS

NOTE: ALL FINISH SELECTIONS ARE TO BE COORINATED WITH OWNER.

FLOORING
BASE
WALL FINISH
CEILING FINISH

IDENTIFIES FINISHES THAT ARE USED THROUGHOUT THE ROOM OR AREA

FLOOR TRANSITION REQUIRED

FINISH LEGEND
12" = 1'-0"

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consultant:

revisions:

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EXISTING BUILDING ALTERATION (LEVEL 3)

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GROUND FLOOR PLAN

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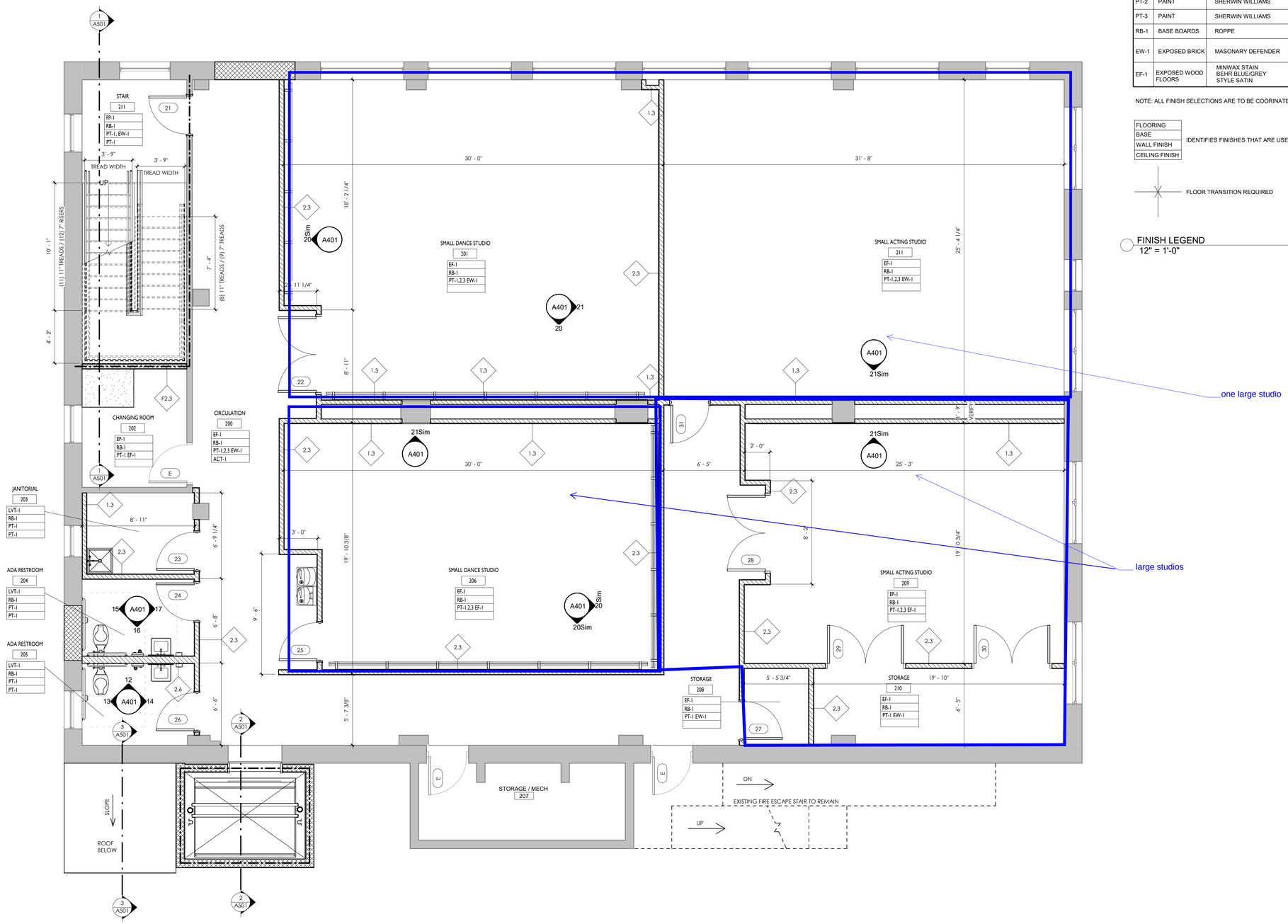
date: 03.20.2023
drawn by: SGE
project no.: 220517
sheet no.:

A201



1 2ND FLOOR PLAN - RENOVATION
1/4" = 1'-0"

FINISH MATERIAL AND EQUIPMENT SCHEDULE				
	MATERIAL	MANUFACTURER	DESCRIPTION	NOTES
ACT-1	CEILING TILE	ARMSTRONG	FINE FISSURED AIRASSURE	ALL 2X2
CPT-1	CARPET TILE	MOHAWK	BISBEE COLLECTION	1ST FLOOR
LVT-1	LVT	ARMSTRONG	NATURAL CREATIONS FOAM EARTH CUT STANDARD PATTERNS	1ST FLOOR, RESTROOMS
FP-1	PAINT	SHERWIN WILLIAMS	ARMORSEAL TREAD-PLEX	STAIR TREADS AND LANDINGS
PL-1	LAMINATE	FORMICA	STANDARD SELECTION	TOPS
PL-2	LAMINATE	FORMICA	STANDARD SELECTION	CASEWORK
PT-1	PAINT	SHERWIN WILLIAMS	PROMAR SYSTEMS	FIELD WALLS / GYP CEILINGS
PT-2	PAINT	SHERWIN WILLIAMS	PROMAR SYSTEMS	ACCENT #1 25% OF WALLS
PT-3	PAINT	SHERWIN WILLIAMS	PROMAR SYSTEMS	ACCENT #2 25% OF WALLS
RB-1	BASE BOARDS	ROPPE	STAINED 6" VINYL COLOR	ALL 4 TOTAL COLORS
EW-1	EXPOSED BRICK	MASONARY DEFENDER	2 PART PROCESS, CLEANER THEN SEALER - LOW SATIN	EXPOSED EXISTING BRICK
EF-1	EXPOSED WOOD FLOORS	MINWAX STAIN BEHR BLUE/GREY STYLE SATIN	STRIP EXSITING FINISH STAIN - 2 COAT FINISH	EXPOSED EXISTING WOOD FLOORS 2ND & 3RD FLOORS

NOTE: ALL FINISH SELECTIONS ARE TO BE COORINATED WITH OWNER.

FLOORING
BASE
WALL FINISH
CEILING FINISH

IDENTIFIES FINISHES THAT ARE USED THROUGHOUT THE ROOM OR AREA

FLOOR TRANSITION REQUIRED

FINISH LEGEND
12" = 1'-0"

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revisions:

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EXISTING BUILDING ALTERATION (LEVEL 3)

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2ND FLOOR PLAN

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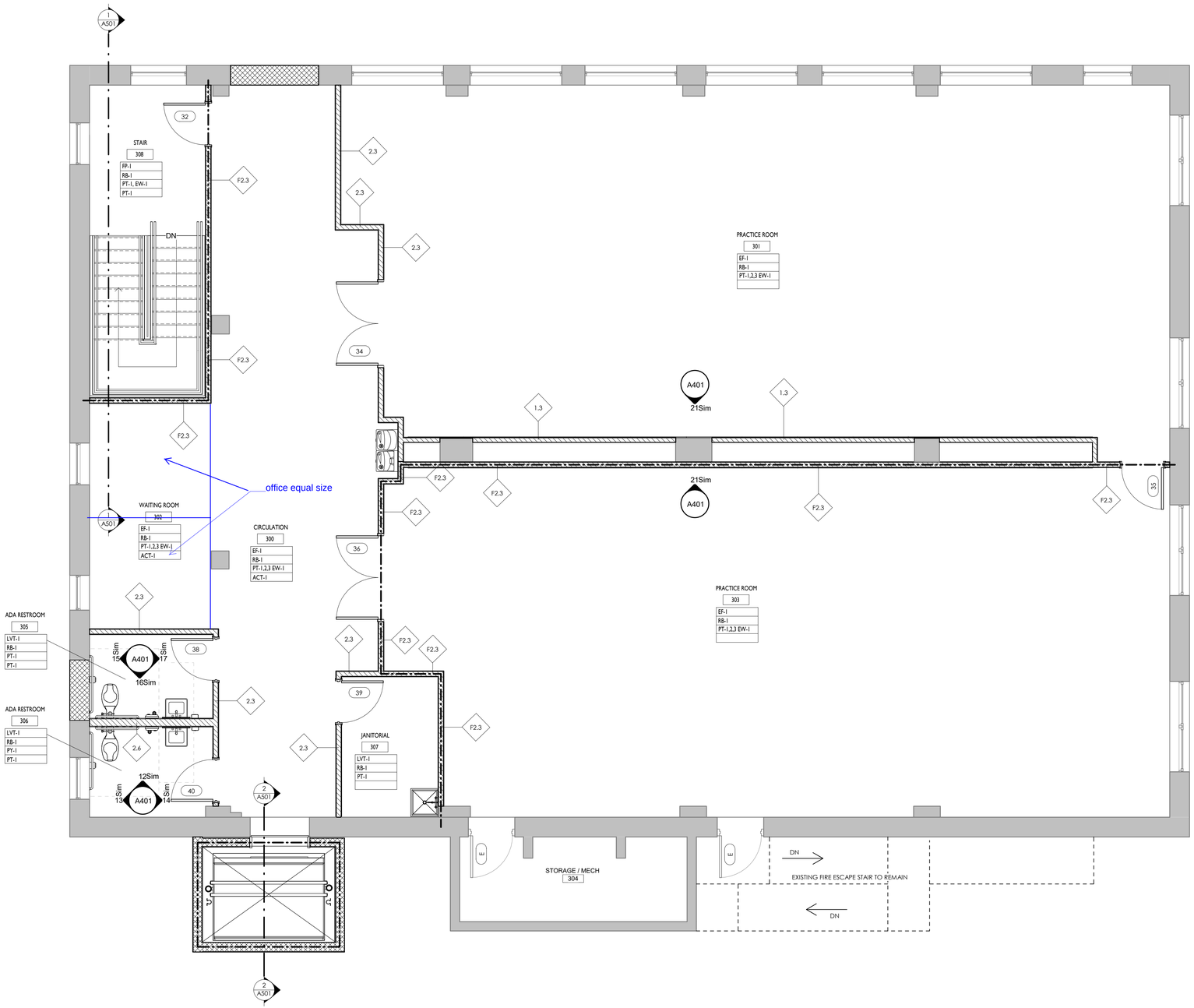
date: 03.20.2023
drawn by: SGE
project no.: 220517
sheet no.:

A202



1 3RD FLOOR PLAN - RENOVATION
1/4" = 1'-0"

	MATERIAL	MANUFACTURER	DESCRIPTION	NOTES
ACT-1	CEILING TILE	ARMSTRONG	FINE FISSURED AIRASSURE	ALL 2X2
CPT-1	CARPET TILE	MOHAWK	BISBEE COLLECTION	1ST FLOOR
LVT-1	LVT	ARMSTRONG	NATURAL CREATIONS FOAM EARTH CUT STANDARD PATTERNS	1ST FLOOR, RESTROOMS
FP-1	PAINT	SHERWIN WILLIAMS	ARMORSEAL TREAD-PLEX	STAIR TREADS AND LANDINGS
PL-1	LAMINATE	FORMICA	STANDARD SELECTION	TOPS
PL-2	LAMINATE	FORMICA	STANDARD SELECTION	CASEWORK
PT-1	PAINT	SHERWIN WILLIAMS	PROMAR SYSTEMS	FIELD WALLS / GYP CEILINGS
PT-2	PAINT	SHERWIN WILLIAMS	PROMAR SYSTEMS	ACCENT #1 25% OF WALLS
PT-3	PAINT	SHERWIN WILLIAMS	PROMAR SYSTEMS	ACCENT #2 25% OF WALLS
RB-1	BASE BOARDS	ROPPE	STAINED 6" VINYL COLOR	ALL 4 TOTAL COLORS
EW-1	EXPOSED BRICK	MASONARY DEFENDER	2 PART PROCESS, CLEANER THEN SEALER - LOW SATIN	EXPOSED EXISTING BRICK
EF-1	EXPOSED WOOD FLOORS	MINWAX STAIN BEHR BLUE/GREY STYLE SATIN	STRIP EXSIITING FINISH STAIN - 2 COAT FINISH	EXPOSED EXISTING WOOD FLOORS 2ND & 3RD FLOORS

NOTE: ALL FINISH SELECTIONS ARE TO BE COORINATED WITH OWNER.

FLOORING
BASE
WALL FINISH
CEILING FINISH

IDENTIFIES FINISHES THAT ARE USED THROUGHOUT THE ROOM OR AREA

FLOOR TRANSITION REQUIRED

FINISH LEGEND
12" = 1'-0"

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EXISTING BUILDING ALTERATION (LEVEL 3)

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3RD FLOOR PLAN

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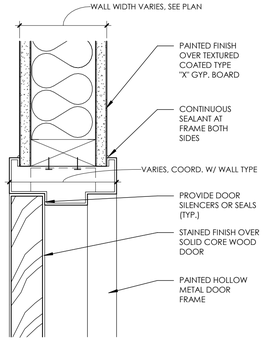
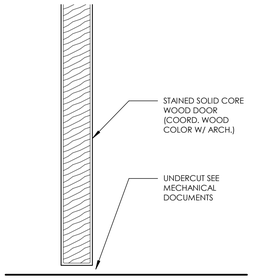
date: 03.20.2023
drawn by: SGE
project no.: 220517
sheet no.:

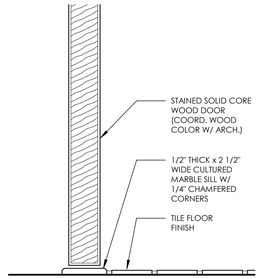
A203



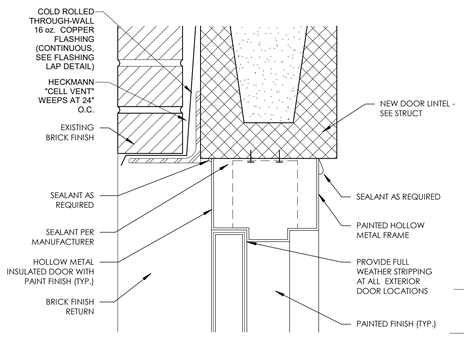
7 INTERIOR H.M. DOOR HEAD DETAIL
3" = 1'-0"



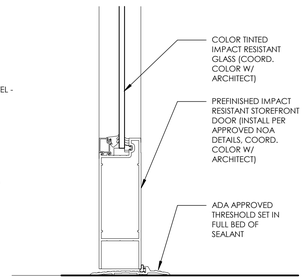
INTERIOR S.C.W.D. | D



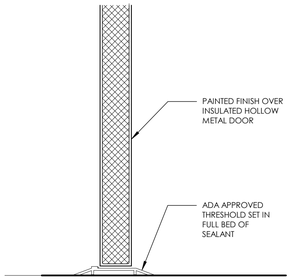
THRESHOLD AT R.R. | C



3 EXT. DOOR HEAD DETAIL
3" = 1'-0"

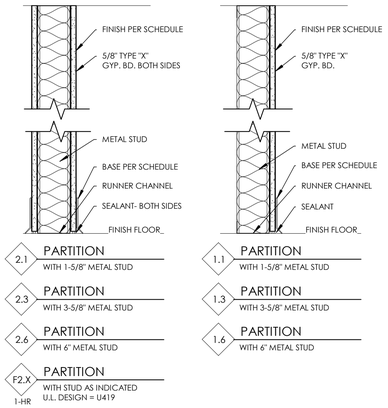


STOREFRONT THRESHOLD | B

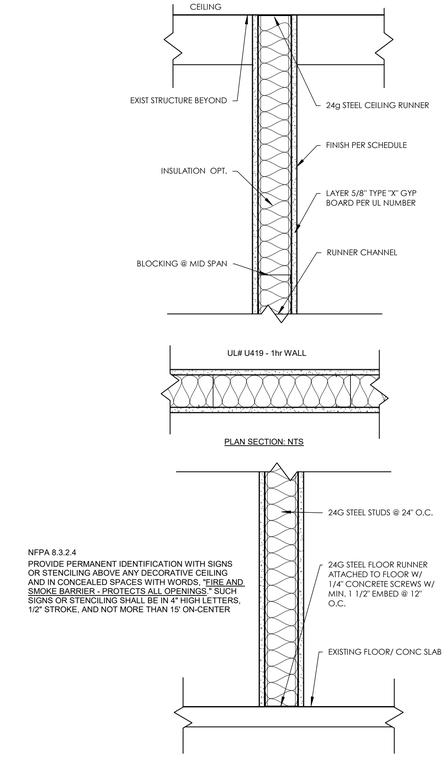


H.M. DOOR THRESHOLD | A

4 DOOR THRESHOLDS
3" = 1'-0"

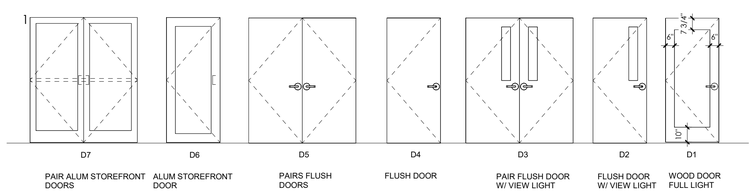


5 WALL TYPES
1 1/2" = 1'-0"

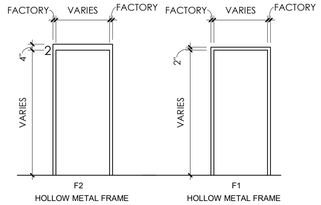


NFPA 8.3.2.4
PROVIDE PERMANENT IDENTIFICATION WITH SIGNS OR STENCILING ABOVE ANY DECORATIVE CEILING AND IN CONCEALED SPACES WITH WORDS, "FIRE AND SMOKE BARRIER - PROTECTS ALL OPENINGS." SUCH SIGNS OR STENCILING SHALL BE IN 4" HIGH LETTERS, 1/2" STROKE, AND NOT MORE THAN 15' ON-CENTER

6 TYP 1 HR. WALL SECTION
1 1/2" = 1'-0"



1 DOOR LEGEND
1/4" = 1'-0"



2 DOOR FRAME
1/4" = 1'-0"

DOOR SCHEDULE

Door #	Type Mark	Width	Height	Thickness	Door Mat'l	Door Finish	Frame Type	Frame Mat'l	Frame Finish	Fire Rating	Comments
01	D7	5' - 10 1/2"	7' - 9 1/2"		ALUM	FACTORY	FACTORY	ALUM	FACTORY		1ST FL ENTRANCE DOOR
02	D4	3' - 0"	7' - 0"	1 3/4"	H.M.	PAINT	F2	H.M.	PAINT		1ST FL MECH. DOOR
03	D4	3' - 0"	7' - 0"	1 3/4"	H.M.	PAINT	F2	H.M.	PAINT		1ST FL BACK EXIT DOOR
04	D6	3' - 0"	7' - 9 1/2"		ALUM	FACTORY	FACTORY	ALUM	FACTORY		1ST FL STAIR EGRESS DOOR
05	D2	3' - 0"	7' - 0"	1 3/4"	SCWD	PAINT	F1	H.M.	PAINT		1ST FL HALL DOOR
06	D3	6' - 0"	7' - 0"	1 3/4"	SCWD	PAINT	F1	H.M.	PAINT		1ST FLOOR CONFERENCE RM DOOR
07	D2	3' - 0"	7' - 0"	1 3/4"	SCWD	STAIN	F1	H.M.	PAINT		1ST FL PRACTICE RM DOOR
08	D2	3' - 0"	7' - 0"	1 3/4"	SCWD	PAINT	F1	H.M.	PAINT		1ST FL PRACTICE RM DOOR
09	D2	3' - 0"	7' - 0"	1 3/4"	SCWD	PAINT	F1	H.M.	PAINT		1ST FL PRACTICE RM DOOR
10	D1	3' - 0"	7' - 0"	1 3/4"	SCWD	PAINT	F1	H.M.	PAINT		1ST FL OFFICE DOOR
11	D2	3' - 0"	7' - 0"	1 3/4"	SCWD	PAINT	F1	H.M.	PAINT		1ST FLOOR CONFERENCE RM DOOR
12	D2	3' - 0"	7' - 0"	1 3/4"	SCWD	PAINT	F1	H.M.	PAINT		1ST FL RECORDING STUDIO DOOR
13	D3	6' - 0"	7' - 0"	1 3/4"	SCWD	PAINT	F1	H.M.	PAINT		1ST FL FACULTY WORKROOM DOOR
14	D2	3' - 0"	7' - 0"	1 3/4"	SCWD	PAINT	F1	H.M.	PAINT		1ST FL FACULTY WORKROOM HALL DOOR
15	D2	3' - 0"	7' - 0"	1 3/4"	SCWD	PAINT	F1	H.M.	PAINT		1ST FL PRACTICE RM DOOR
16	D2	3' - 0"	7' - 0"	1 3/4"	SCWD	PAINT	F1	H.M.	PAINT		1ST FL PRACTICE RM DOOR
17	D2	3' - 0"	7' - 0"	1 3/4"	SCWD	PAINT	F1	H.M.	PAINT		1ST FL HALL DOOR
18	D4	3' - 0"	7' - 0"	1 3/4"	SCWD	PAINT	F1	H.M.	PAINT		1ST FL JAN. CLOSET DOOR
19	D4	3' - 0"	7' - 0"	1 3/4"	SCWD	PAINT	F1	H.M.	PAINT		1ST FL MEN'S RR DOOR
20	D4	3' - 0"	7' - 0"	1 3/4"	SCWD	PAINT	F1	H.M.	PAINT		1ST FL WOMEN'S RR DOOR
21	D4	3' - 0"	7' - 0"	1 3/4"	SCWD	PAINT	F1	H.M.	PAINT	45 MIN.	2ND FL STAIR DOOR
22	D3	6' - 0"	7' - 0"	1 3/4"	SCWD	PAINT	F1	H.M.	PAINT		2ND FLOOR SMALL DANCE STUDIO DOOR
23	D4	3' - 0"	7' - 0"	1 3/4"	SCWD	PAINT	F1	H.M.	PAINT		2ND FL JAN DOOR
24	D4	3' - 0"	7' - 0"	1 3/4"	SCWD	PAINT	F1	H.M.	PAINT		2ND FL WOMEN'S RR DOOR
25	D2	3' - 0"	7' - 0"	1 3/4"	SCWD	PAINT	F1	H.M.	PAINT		2ND FL SMALL DANCE STUDIO DOOR
26	D4	3' - 0"	7' - 0"	1 3/4"	SCWD	PAINT	F1	H.M.	PAINT		2ND FL MEN'S RR DOOR
27	D2	3' - 0"	7' - 0"	1 3/4"	SCWD	PAINT	F1	H.M.	PAINT		2ND FL STORAGE CLOSET DOOR
28	D3	6' - 0"	7' - 0"	1 3/4"	SCWD	PAINT	F1	H.M.	PAINT		2ND FL SMALL ACTING STUDIO DOOR
29	D5	6' - 0"	7' - 0"	1 3/4"	SCWD	PAINT	F1	H.M.	PAINT		2ND FL STORAGE ROOM DOOR
30	D5	6' - 0"	7' - 0"	1 3/4"	SCWD	PAINT	F1	H.M.	PAINT		2ND FL STORAGE ROOM DOOR
31	D2	3' - 0"	7' - 0"	1 3/4"	SCWD	PAINT	F1	H.M.	PAINT		
32	D4	3' - 0"	7' - 0"	1 3/4"	SCWD	PAINT	F1	H.M.	PAINT	45 MIN.	3RD FL STAIR DOOR
34	D3	6' - 0"	7' - 0"	1 3/4"	SCWD	PAINT	F1	H.M.	PAINT		3RD FL PRACTICE RM DOOR
35	D4	3' - 0"	7' - 0"	1 3/4"	SCWD	PAINT	F1	H.M.	PAINT	45 MIN.	3RD FL PRACTICE RM DOOR
36	D4	6' - 0"	7' - 0"	1 3/4"	SCWD	PAINT	F1	H.M.	PAINT	45 MIN	3RD FL PRACTICE RM DOOR
38	D4	3' - 0"	7' - 0"	1 3/4"	SCWD	PAINT	F1	H.M.	PAINT		3RD FL WOMEN'S RR DOOR
39	D4	3' - 0"	7' - 0"	1 3/4"	SCWD	PAINT	F1	H.M.	PAINT		3RD FL JAN. DOOR
40	D4	3' - 0"	7' - 0"	1 3/4"	SCWD	PAINT	F1	H.M.	PAINT		3RD FL MEN'S RR DOOR
118	D4	3' - 0"	7' - 0"	1 3/4"	H.M.	PAINT	F2	H.M.	PAINT		1ST FLOOR FIRE PUMP ROOM

DOOR NOTES
1. FOR THE ARCHITECT'S REVIEW BEFORE PROCEEDING WITH ORDERING DOORS, DOOR FRAMES AND HARDWARE. FOR THE ARCHITECT'S REVIEW BEFORE PROCEEDING WITH ORDERING DOORS, DOOR FRAMES AND HARDWARE.
2. FINAL HARDWARE SCHEDULE SHALL BE AN APPROVED HARDWARE SUPPLIER PROPOSAL. FINAL HARDWARE SCHEDULE SHALL BE AN APPROVED HARDWARE SUPPLIER PROPOSAL.
3. ALL DISCREPANCIES SHALL BE BROUGHT TO ARCHITECT'S ATTENTION PRIOR TO ORDERING. ALL DISCREPANCIES SHALL BE BROUGHT TO ARCHITECT'S ATTENTION PRIOR TO ORDERING.
4. DOOR HARDWARE PROVIDED AND INSTALLED BY CONTRACTOR. HARDWARE KEY CORE PROVIDED BY OWNER. DOOR HARDWARE PROVIDED AND INSTALLED BY CONTRACTOR. HARDWARE KEY CORE PROVIDED BY OWNER.
5. CARD KEY READER TO BE PROVIDED ADJACENT TO DOORS SEPARATING OFFICE AND PUBLIC AREAS.CARD KEY READER TO BE PROVIDED ADJACENT TO DOORS SEPARATING OFFICE AND PUBLIC AREAS.

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AR 98000

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consultant:

revisions:

SARA'S STUDIO

EXISTING BUILDING ALTERATION (LEVEL 3)

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sheet title:

DOOR SCHEDULE AND DETAILS

PERMIT DOCUMENTS

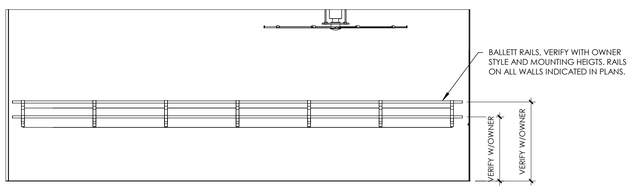
date: 03.20.2023
drawn by: SGE
project no.: 220517
sheet no.:

A301

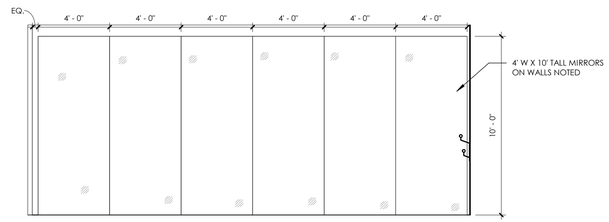
TOILET ROOM LEGEND				
TAG	ACCESSORY	MTG HGT	MODEL	NOTES
1	BOBRICK MIRROR	40" TO BOTTOM MIN.	B-165	
2	H-CAP LAVATORY			
3	H-CAP WATER CLOSET SEE PLUMBING SHEET	17" TO 19" SEAT		
4	BROBRICK TOILET TISSUE DISPENSER	15" TO 48" AFF	B-2740	
5	BOBRICK 48" H-CAP GRAB BAR	33" TO 36" TO TOP	B-5806	
6	BOBRICK 36" H-CAP GRAB BAR	33' TO 36" TO TOP	B-5806	
7	PROVIDE INSULATION AROUND ALL WATER PIPES AND ABRASIVE SURFACES			
8	NON-ABSORBANT WASHIBLE FINISH			
9	BORICK SOAP DISPENDER	36" TO BOTTOM	B-2111	
10	BORICK PAPER TOWEL DISPENSER	42" TO BOTTOM	B-2620	
11	BOBRICK SANITARY NAPKIN DISPOSAL	30" TO TOP	B-270	
12	ADA WALL HUNG URINIAL	17" TO RIM		
13	BOBRICK SHOWER CURTAIN & ROD		B-207	
14	SHOWER SEAT			INTERGRAL W/ SHOWER
15	FRP WALL PANELS			SEE FINISH SCH. & SPECS
16	BOBRICK MOP HOLDER	24" TO 36"	B-223	
17	BOBRICK WALL MTD TRASH & TOWEL DISPENSER	51 1/2" TO TOP	B-3699	
18	UNDER-COUNTER GARBAGE CAN	16"L x 16" W x 267H		UNDER COUNTER SEE GRAINGER CAT.
19	H.C. LAV INTEGRAL TO SOLID SURFACE COUNTER			
20	MOP SINK			SEE PLUMBING DRAWINGS
21	DYSON HAND DRYER	34" - 40" TO BOTTOM	AIRBLADE "V"	

NOTE: PROVIDE BLOCKING AT ALL WALL MOUNT FIXTURE ACCESSORIES

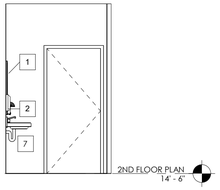
RESTROOM FIXTURES
12" = 1'-0"



20 TYP BALLETT RAIL
1/4" = 1'-0"

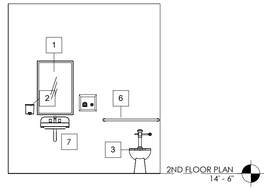


21 TYP WALL MIRROR
1/4" = 1'-0"

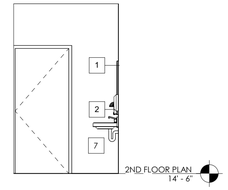


14 2ND FLOOR ADA RR
1/4" = 1'-0"

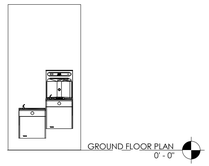
15 2ND FLOOR ADA RR
1/4" = 1'-0"



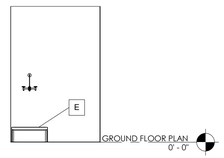
16 2ND FLOOR ADA RR
1/4" = 1'-0"



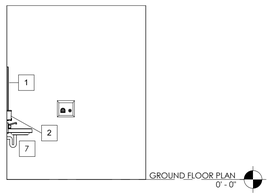
17 2ND FLOOR ADA RR
1/4" = 1'-0"



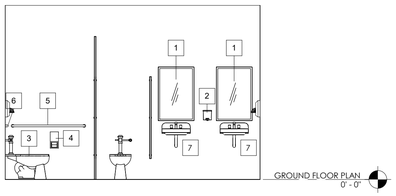
18 WATER FOUNTAIN
1/4" = 1'-0"



19 1ST FLOOR JANITOR
1/4" = 1'-0"



8 1ST FLOOR WOMEN'S ADA RR
1/4" = 1'-0"



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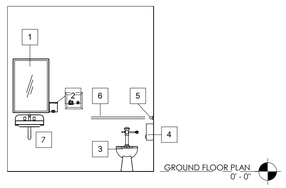
1/4" = 1'-0"



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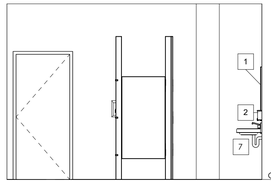
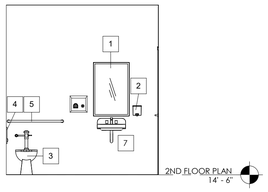
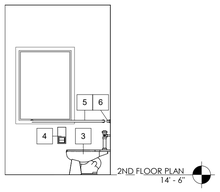
1/4" = 1'-0"



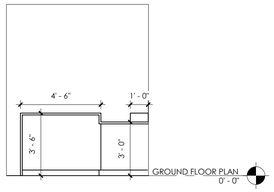
11 1ST FLOOR WOMEN'S ADA RR
1/4" = 1'-0"



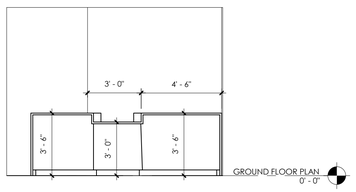
12 2ND FLOOR ADA RR
1/4" = 1'-0"



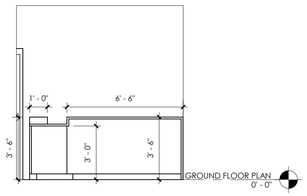
13 2ND FLOOR ADA RR
1/4" = 1'-0"



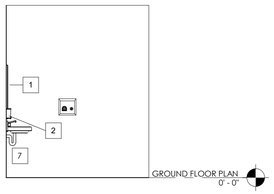
1 RECEPTION ELEVATION
1/4" = 1'-0"



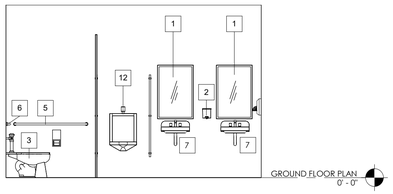
2 RECEPTION ELEVATION
1/4" = 1'-0"



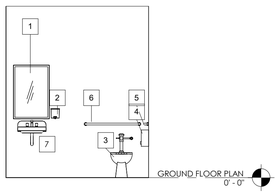
3 RECEPTION ELEVATION
1/4" = 1'-0"



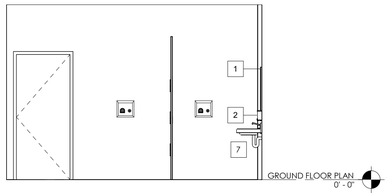
4 1ST FLOOR MEN'S ADA RR
1/4" = 1'-0"



5 1ST FLOOR MEN'S ADA RR
1/4" = 1'-0"



6 1ST FLOOR MEN'S ADA RR
1/4" = 1'-0"



7 1ST FLOOR MEN'S ADA RR
1/4" = 1'-0"

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revisions:

SARA'S STUDIO

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INTERIOR ELEVATIONS

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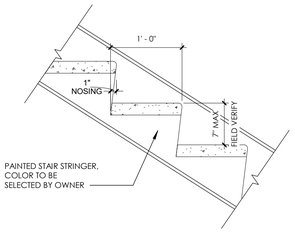
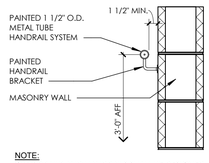
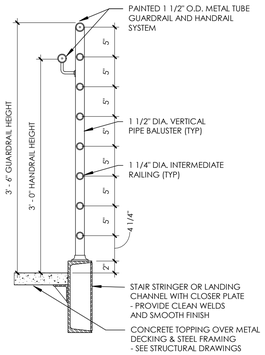
date: 03.20.2023
drawn by: SGE
project no.: 220517
sheet no.:

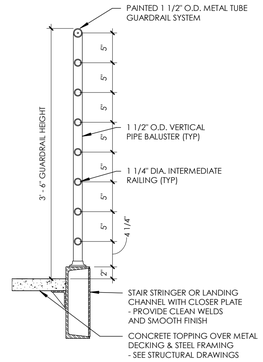
A401



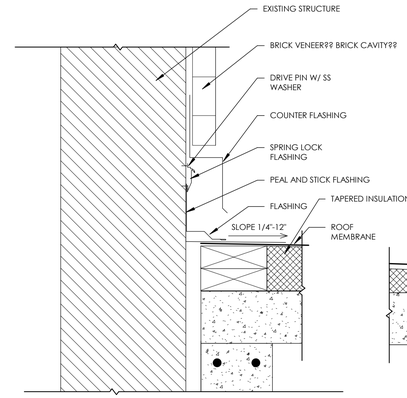


NOTE:
GUARDRAILS AND HANDRAILS SHALL BE DESIGNED AND CONSTRUCTED FOR A CONCENTRATED LOAD OF 200 POUNDS (890 N) APPLIED AT ANY POINT AND IN ANY DIRECTION. THEY SHALL ALSO BE DESIGNED AND CONSTRUCTED FOR A LOAD OF 50 PLF (730 N/m) APPLIED IN ANY DIRECTION.

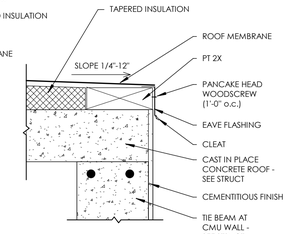




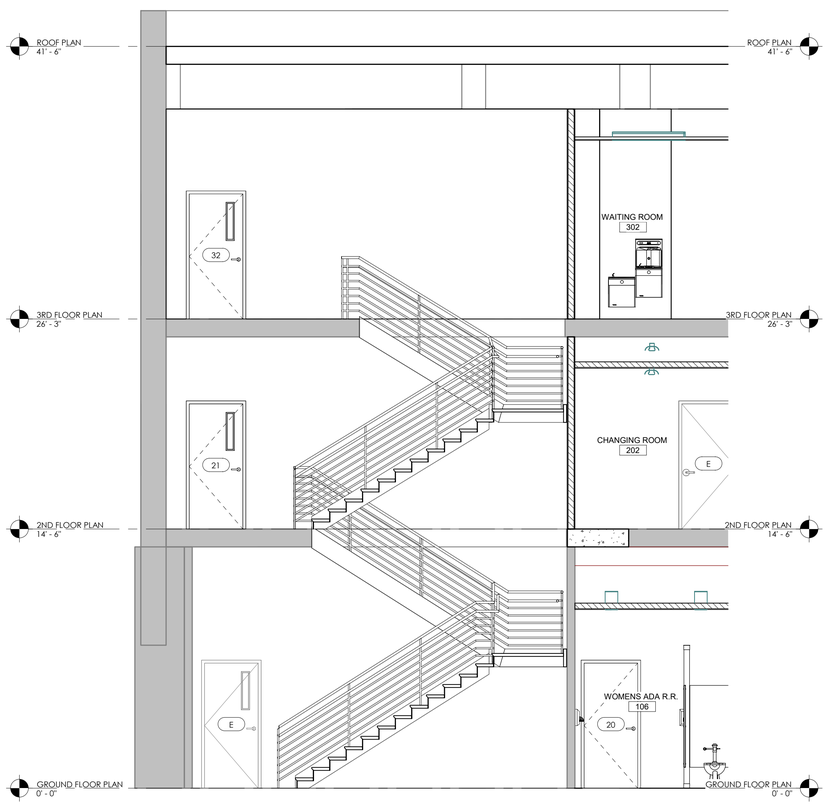
4 STAIR, HANDRAIL AND GUARDRAIL DETAILS
1" = 1'-0"



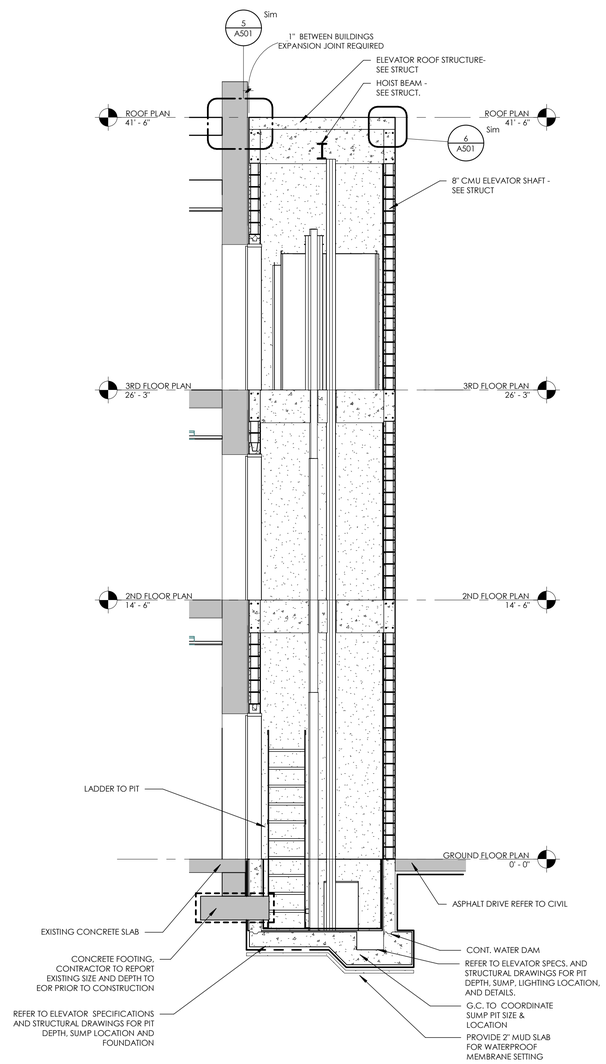
5 FLASHING DETAIL
1/2" = 1'-0"



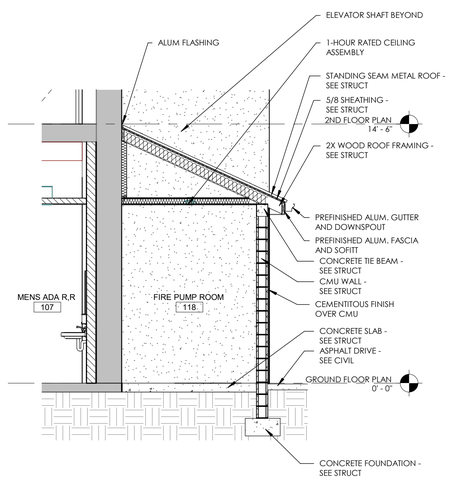
6 FLASHING DETAIL 2
1/2" = 1'-0"



1 STAIR SECTION
1/4" = 1'-0"



2 ELEVATOR SECTION
1/4" = 1'-0"



3 FIRE PUMP ROOM
1/4" = 1'-0"

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revisions:

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EXISTING BUILDING ALTERATION (LEVEL 3)

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STAIR SECTIONS AND DETAILS

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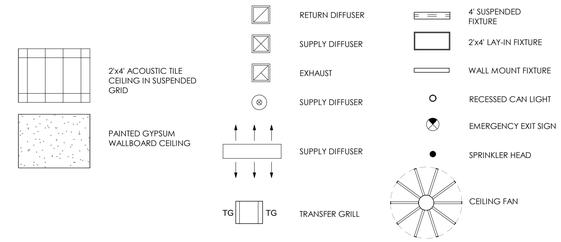
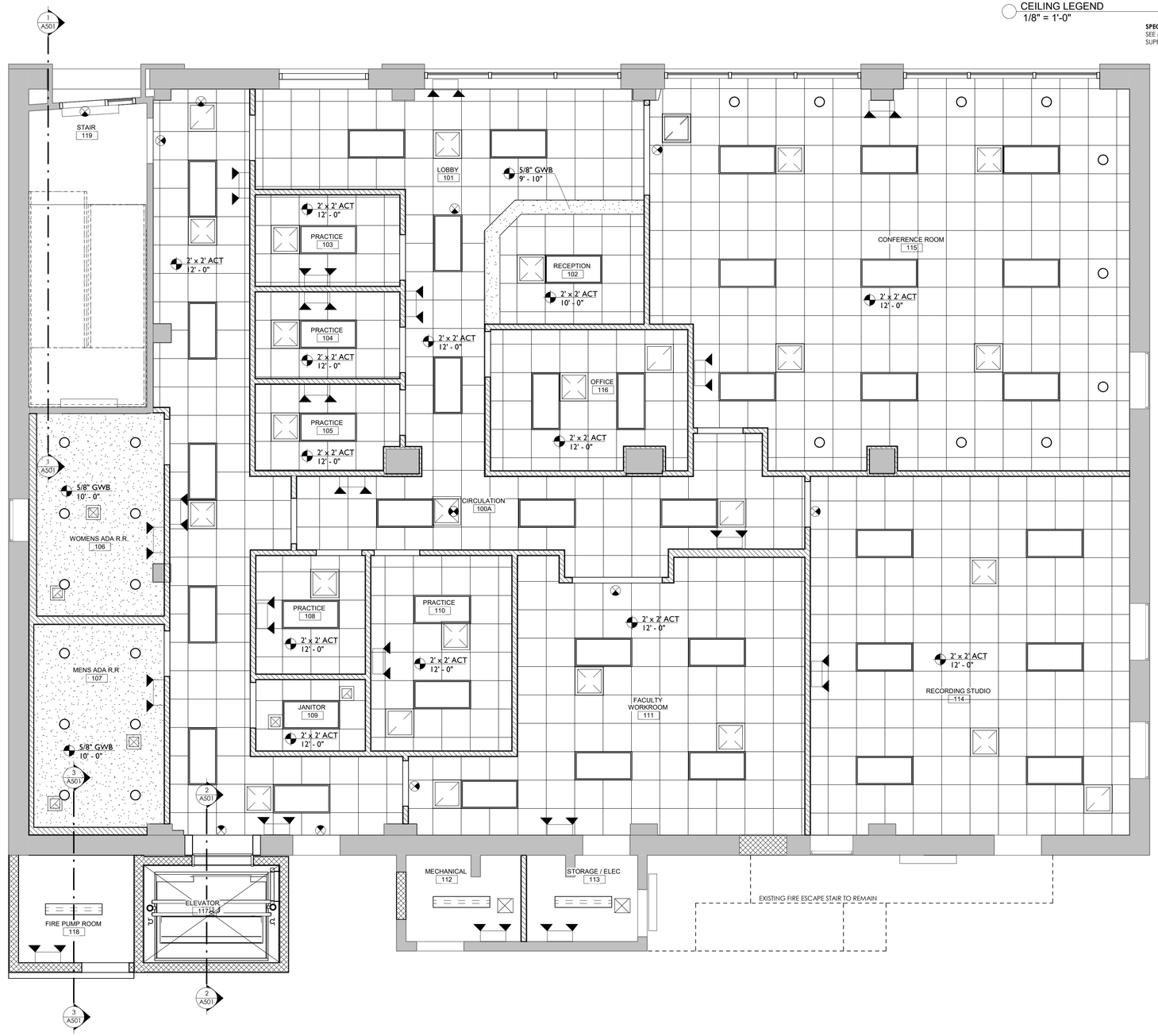
drawn by: SGE
project no.: 220517
sheet no.:

A501



CEILING LEGEND
1/8" = 1'-0"

SPECIAL NOTE:
SEE MECHANICAL FOR ALL DUCTED SUPPLY AND RETURN ROUTES



GROUND FLOOR RENOVATION RCP PLAN
1/4" = 1'-0"

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consultant:

revisions:

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EXISTING BUILDING ALTERATION (LEVEL 3)

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GROUND FLOOR RCP

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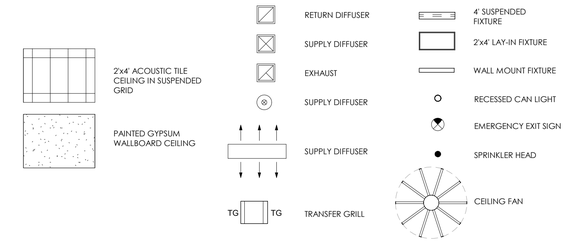
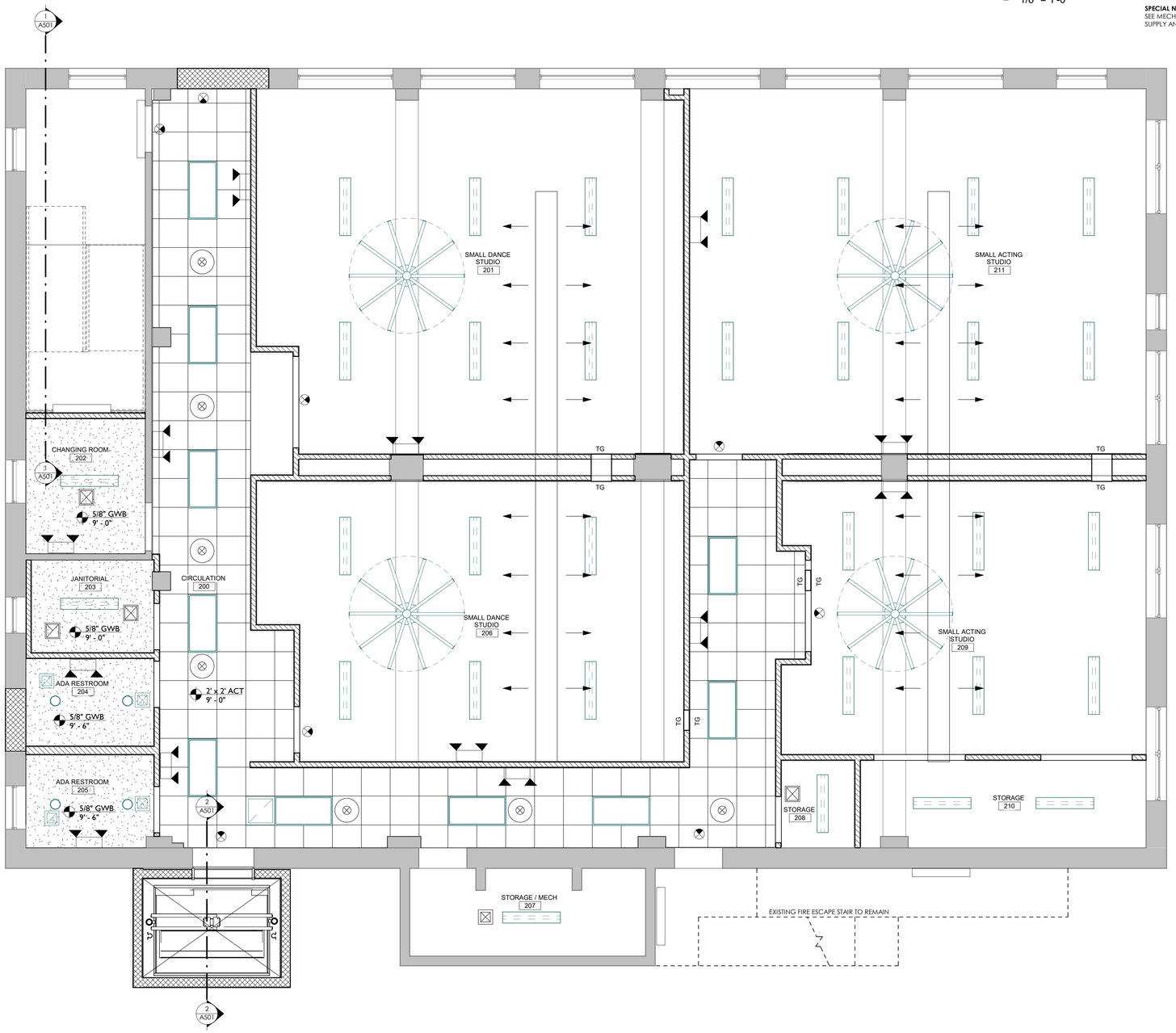
date: 03.20.2023
drawn by: SGE
project no.: 220517
sheet no.:

A601



CEILING LEGEND
1/8" = 1'-0"

SPECIAL NOTE:
SEE MECHANICAL FOR ALL DUCTED SUPPLY AND RETURN ROUTES



1 2ND FLOOR RENOVATION RCP PLAN
1/4" = 1'-0"

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consultant:

revisions:

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2ND FLOOR RCP

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date: 03.20.2023
drawn by: SGE
project no.: 220517
sheet no.:

A602

2'x4' ACOUSTIC TILE CEILING IN SUSPENDED GRID

PAINTED GYPSUM WALLBOARD CEILING

RETURN DIFFUSER

SUPPLY DIFFUSER

EXHAUST

SUPPLY DIFFUSER

SUPPLY DIFFUSER

TG TG TRANSFER GRILL

4' SUSPENDED FIXTURE

2'x4' LAY-IN FIXTURE

WALL MOUNT FIXTURE

RECESSED CAN LIGHT

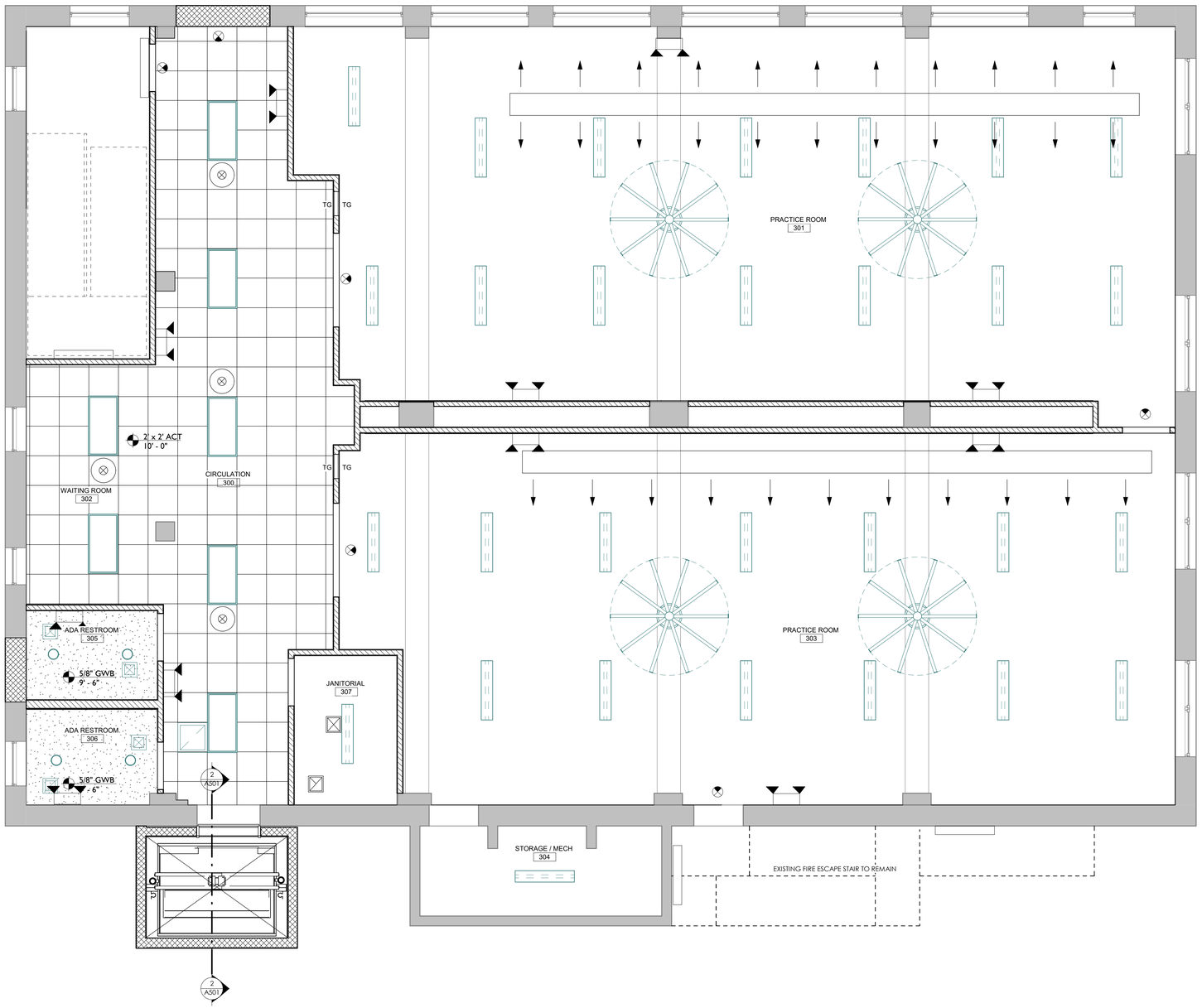
EMERGENCY EXIT SIGN

SPRINKLER HEAD

CEILING FAN

CEILING LEGEND
1/8" = 1'-0"

SPECIAL NOTE:
SEE MECHANICAL FOR ALL DUCTED SUPPLY AND RETURN ROUTES



1 3RD FLOOR RENOVATION RCP PLAN
1/4" = 1'-0"

bwas design pllc

ARCHITECTURE
PLANNING
INTERIORS
DESIGN-BUILD

STREET ADDRESS:
1201 6TH AVE W, SUITE 100
BRADENTON, FL 34205

MAILING ADDRESS:
1201 6TH AVE W, SUITE 100
BRADENTON, FL 34205

TEL: 662-415-2933

LIC# AA26003553

clean responsive invigorating

seal:

STATE OF FLORIDA
SHANNON T. BARRIER
AR 98000
REGISTERED ARCHITECT

SHANNON BARRIER
AR 98000

"TO THE BEST OF THE ARCHITECTS OR ENGINEERS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 553 AND 663 OF THE FLORIDA STATUTES"

consultant:

revisions:

SARA'S STUDIO

EXISTING BUILDING ALTERATION (LEVEL 3)

1009 4TH AVE W
BRADENTON, FL 34205

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sheet title:

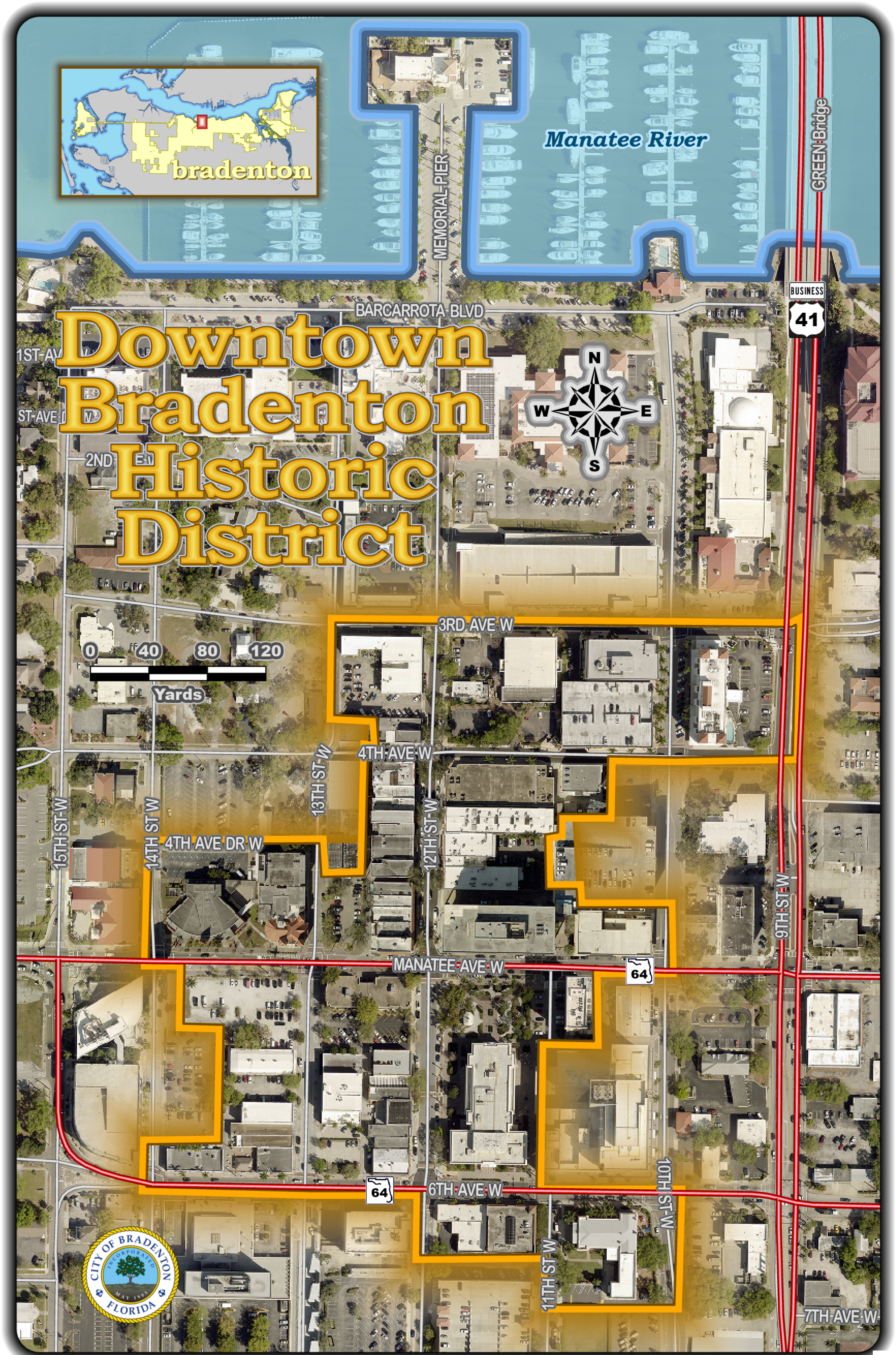
3RD FLOOR RCP

PERMIT DOCUMENTS

date: 03.20.2023
drawn by: SGE
project no.: 220517
sheet no.:

A603

Date Saved: 11/22/2022 1:02 PM Document Path: C:\cH\ArcGIS\Projects\CRA_tasks\202211_Kyser_HistoricArea\202211_Kyser_HistoricArea.aprx



AR=0
SS=194
CM=3
RG=13
BR=7
Total=217

Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
MA00089	SS	OLD MANATEE METHODIST CHURCH	MANATEE AVE & 15TH ST, BRADENTON	1887 Neo-Classical Revival		
MA00099	SS	BRADEN CASTLE	PLAZA EAST & BRADEN CAST, BRADENTON	1850 Masonry Vernacular		
MA00103	RG	MANATEE MINERAL SPRINGS	Bradenton	Designed Historic Landscape		
MA00131	SS	ORIGINAL MANATEE COUNTY COURTHOUSE	MANATEE AVE & 15TH ST, BRADENTON	1860 Frame Vernacular		NR Listed - Jun 29, 1976
MA00183	SS	MANATEE COUNTY COURT HOUSE	1115 MANATEE AVE WEST, BRADENTON	1924 Neo-Classical Revival		NR Listed - Jun 11, 1998
MA00184	SS	BRADENTON BANK & TRUST	1023-25 MANATEE AVE, BRADENTON			
MA00185	SS	COE BLOCK BUILDING	302-318 12TH ST WEST, BRADENTON	1884 Masonry Vernacular		
MA00186	SS	JENNINGS ARCADE	415 12TH ST WEST, BRADENTON	1926 Mediterranean Revival		
MA00187	SS	HENRY F CURRY HOUSE	1720 1ST AVE WEST, BRADENTON	1900 Frame Vernacular		
MA00188	SS	LE CHALET	2108 MANATEE AVE WEST, BRADENTON	-RESOURCE DESTROYED- 1881 Masonry Vernacular		
MA00189	SS	S J MURPHY HOUSE	1313 3RD AVE WEST, BRADENTON	1911 Frame Vernacular		
MA00190	SS	BRADENTON MEMORIAL PIER	12TH ST WEST, BRADENTON	1928 Mediterranean Revival		
MA00191	SS	BAT FOGARTY HOUSE	408 N 31ST STREET WEST, BRADENTON	1894 Frame Vernacular		
MA00192	SS	NORMAN B MCLEOD HOUSE	1332 3RD AVE WEST, BRADENTON	1901 Colonial Revival		
MA00193	SS	RUSSELL, LEE HOUSE/TUTTLE/FONDA	1825 MANATEE AVE WEST, BRADENTON	1911 Colonial Revival	Not Eligible	
MA00194	SS	PALME HOUSE	321 12TH ST W, BRADENTON	1887 Frame Vernacular		
MA00195	SS	THOMAS G WALTON HOUSE	1609 1ST AVE N, BRADENTON	1898 Frame Vernacular		
MA00196	SS	WARD, DR. W. T. HOUSE	1813 MANATEE AVE W, BRADENTON	1912 Bungalow	Not Eligible	
MA00197	SS	DANIEL BARORICK HOUSE	1813 1ST AVE W, BRADENTON	1913 Tudor Revival		
MA00198	SS	HORTON - STRONG HOUSE	203 25TH ST W, BRADENTON	1907 Colonial Revival		
MA00199	SS	R W DOWLING HOUSE	305 15TH ST W, BRADENTON	1909 Colonial Revival		
MA00200	SS	H F CURRY HOUSE	1806 1ST AVE W, BRADENTON	1904 Colonial Revival		
MA00201	SS	POINT PLEASANT APARTMENTS	210 N 17TH ST W, BRADENTON	1924 Mediterranean Revival		
MA00202	SS	FIRST BAPTIST CHURCH	430 13TH ST W, BRADENTON	1912 Richardsonian Romanesque		
MA00203	SS	NEW MANATEE HOTEL	309,315 10TH ST W, BRADENTON	1925 Mediterranean Revival		
MA00204	SS	OLLIE SUE STUART HOUSE	104 15TH ST W, BRADENTON	1913 Bungalow		
MA00205	SS	DRISCOLL HOUSE	106 8TH ST E, BRADENTON	1887 Neo-Classical Revival		
MA00206	SS	MCNEILL HOUSE	120 32ND ST W, BRADENTON	1875 Frame Vernacular		
MA00207	SS	MARGARET BRUCE HOUSE	1805 1ST AVE W, BRADENTON	1911 Frame Vernacular		
MA00208	SS	BRADENTON CARNEGIE LIBRARY	405 15TH ST W, BRADENTON	1918 Neo-Classical Revival		NR Listed - Apr 09, 1987
MA00209	SS	IVES BUILDING	1215 3RD AVE W, BRADENTON	1896 Renaissance Revival		
MA00210	SS	FULLER BLOCK	1206 MANATEE AVE, BRADENTON	1905 Mediterranean Revival		
MA00211	SS	R A VAN SWERINGEN HOUSE	319 22ND ST W, BRADENTON	1926 Tudor Revival		
MA00212	SS	HARRIET B RICHARDSON HOUSE	1603 1st AVE W, BRADENTON	1923 Bungalow	Eligible	NR Listed - Jan 08, 2003
MA00213	SS	PENINSULA TELEPHONE CO	1009-1017 4TH AVE W, BRADENTON	1925 Commercial		
MA00214	SS	WHITNEY CURRY HOUSE	224 N 18TH ST W, BRADENTON	1923 Mediterranean Revival		
MA00215	SS	MAY I ROESCH HOUSE	204 13TH ST W, BRADENTON	1912 Bungalow		
MA00216	SS	ANDERSON TINKHAM BUILDER	421-427 12TH ST W, BRADENTON	1901 Commercial		
MA00218	SS	MRS R B FOSTER HOUSE	205 16TH ST E, BRADENTON	1899 Frame Vernacular		
MA00219	SS	BRADENTON POST OFFICE	824 MANATEE AVE W, BRADENTON	1935 Mediterranean Revival		
MA00220	SS	G B WALLACE HOUSE	116 15TH ST W, BRADENTON	1901 Shingle		
MA00221	SS	MARGARET STANTON HOUSE	1538 3RD AVE W, BRADENTON	1897 Frame Vernacular		
MA00222	SS	MARTHA TILLIS HOUSE	123 28TH ST COURT W, BRADENTON	1889 Frame Vernacular		

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
MA00223	SS	BROWN AZEROTH HOUSE	121 29TH ST W, BRADENTON	1886 Neo-Classical Revival		
MA00224	SS	MANATEE PUBLIC SCHOOL	1624 MANATEE AVE E, BRADENTON	1915 Renaissance Revival		
MA00225	SS	VILLAGE OF MANATEE CITY HALL	912 7TH AVENUE E, BRADENTON	1926 Mediterranean Revival		
MA00226	SS	MARTIN AND TEDINGTON SERVICE STATI	924 MANATEE AVE E, BRADENTON	1928 Mediterranean Revival		
MA00227	SS	HENRY GLAZIER HOUSE	405 9TH ST E, BRADENTON	1886 Neo-Classical Revival		
MA00228	SS	FRANK WALPOLE HOUSE	1323 MANATEE AVE E, BRADENTON	1905 Colonial Revival		
MA00229	SS	GEORGE CASPER HOUSE	322 14th ST E, Bradenton	1881 Queen Anne (Revival)		
MA00230	SS	MRS C PETTIGREW	216 15TH ST E, BRADENTON	1890 Frame Vernacular		
MA00231	SS	JOHN GRAHAM HOUSE	102 15TH ST E, BRADENTON	1903 Colonial Revival		
MA00232	SS	BENJAMIN GRAHAM HOUSE	1628 4TH AVE E, BRADENTON	1882 Queen Anne (Revival)		
MA00233	SS	J GATES JR HOUSE	1527 4TH AVE E, BRADENTON	1881 Neo-Classical Revival		
MA00234	SS	A H BROWN	1603 AND AVENUE E, BRADENTON	1902 Colonial Revival		
MA00235	SS	J B AIKEN HOUSE	310 18TH ST E, BRADENTON	1884 Queen Anne (Revival)		
MA00236	SS	JOHN HOUGH HOUSE	539 18 ST E, BRADENTON	1884 Frame Vernacular		
MA00237	SS	DANIEL LLOYD HOME	553 20TH ST E, BRADENTON	1889 Frame Vernacular		
MA00238	SS	GEORGE DABNEY HOUSE	1020 7TH ST E, BRADENTON	1905 Frame Vernacular		
MA00239	SS	CHAS H COVINGTON HOME	614 11th AVE W, Bradenton	1900 Frame Vernacular		
MA00240	SS	BRADENTON PUMPING STATION	119 6TH AVE W, BRADENTON	1928 Art Deco		
MA00241	SS	MANATEE COUNTY HIGH SCHOOL	215 MANATEE AVENUE W, BRADENTON	1913 Richardsonian Romanesque		
MA00242	SS	IRON BLOCK	528 12TH ST W, BRADENTON	1901		
MA00243	SS	JUPLINOR HOTEL ADDITION	435 12TH ST W, BRADENTON	1912 Commercial		
MA00244	SS	SPONENBARGER, R. P. HOUSE	1725 MANATEE AVE W, BRADENTON	-RESOURCE DESTROYED- c1925 Prairie	Eligible	
MA00245	SS	SEMINOLE APARTMENTS	918 12TH ST W, BRADENTON	1925 Mediterranean Revival		
MA00246	SS	MONK BLOCK	906-912 9TH ST W, BRADENTON	1925 Mediterranean Revival		
MA00247	SS	ATLANTIC COASTLINE RAILROAD STATION	420 MANATEE AVE W, BRADENTON	1926 Mediterranean Revival		
MA00248	SS	AMERICAN RAILWAY EXPRESS	608 MANATEE AVE W, BRADENTON	1925 Mediterranean Revival		
MA00249	SS	WALCAID BUILDING	1101-1111 6TH AVE W, BRADENTON	1924 Mediterranean Revival		
MA00250	SS	UNITED ABSTRACT BUILDING	526 12TH ST W, BRADENTON	1925 Neo-Classical Revival		
MA00251	SS	SINGLETARY CUMMINGS BUILDING	520 12TH ST W, BRADENTON	1922 Masonry Vernacular		
MA00252	SS	WELSH-KIRK BUILDING	1312-1324 6TH AVE W, BRADENTON	1924 Mediterranean Revival		
MA00253	SS	E D SCROGGINS HOUSE	1515 1ST AVE W, BRADENTON	1913 Bungalow		
MA00254	SS	FIRST METHODIST CHURCH	603 11TH ST W, BRADENTON	1922 Neo-Classical Revival		
MA00255	SS	F J WILEY HOUSE	2108 MANATEE AVE E, BRADENTON	-RESOURCE DESTROYED- 1889 Frame Vernacular		
MA00256	SS	W H VANDERIPE HOME	408 20TH ST E, BRADENTON	1888 Frame Vernacular		
MA00257	SS	CENTRAL HOTEL BUILDING	906 MANATEE AVE E, BRADENTON	1903 Renaissance Revival		
MA00258	SS	MANATEE COUNTY SUPPLY COMPANY	831 MANATEE AVE E, BRADENTON	1910 Renaissance Revival		
MA00259	SS	ZADOCK WARE HOTEL HOUSE	602 12TH ST E, BRADENTON	1888 Neo-Classical Revival		
MA00260	SS	W R WHITAKER HOUSE	305 17TH ST E, BRADENTON	1894 Queen Anne (Revival)		
MA00261	SS	A J BEAR HOUSE 1	1004 26TH ST W, BRADENTON	1899 Frame Vernacular		
MA00262	SS	WM H FOGARTY HOUSE	2839 AVE C W, BRADENTON	1872 Queen Anne (Revival)		
MA00263	SS	ROBBIE FOGARTY HOUSE	208 N 29TH ST W, BRADENTON	1889 Frame Vernacular		
MA00264	SS	CAPT FOGARTY TOLE HOUSE	3101 RIVERVIEW BLVD W, BRADENTON	1871 Neo-Classical Revival		
MA00265	SS	PARKS, HARRIAT HOUSE/ELAM HOUSE	1904 MANATEE AVE W, BRADENTON	1904 Colonial Revival	Eligible	
MA00266	SS	R B JOHNSON HOUSE	1550 3RD AVE W, BRADENTON	1912 Bungalow		
MA00267	SS	A T CORNWELL HOUSE	1701 1ST AVE W, BRADENTON	1911 Bungalow		
MA00268	SS	J GLEASON HOUSE	1727 1ST AVE W, BRADENTON	1923 Mediterranean Revival		
MA00269	SS	A P TURNER	1015 14TH ST W, BRADENTON	1926 Colonial Revival		
MA00270	SS	CLIFTON BLOCK	442-448 12TH ST W, BRADENTON	1906 Renaissance Revival		
MA00275	RG	BRADEN CASTLE PARK HISTORIC DISTRICT	BRADENTON	FMSF Building Complex - 212 Contrib Resources	Eligible	NR Listed - May 09, 1983

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
MA00304	RG	DOWNTOWN BRADENTON HISTORIC DISTRIC	BRADENTON	Historical District - 29 Contrib Resources		
MA00305	RG	OLD MANATEE HISTORIC DISTRICT	BRADENTON	Historical District - 26 Contrib Resources		
MA00306	SS	VANDERIPE HOME	211 15TH ST W, BRADENTON	1906 Bungalow		
MA00307	SS	JENNIE CURRY THOMAS HOUSE	1618 1ST AVE, BRADENTON	c1910 Colonial Revival		
MA00308	SS	COX CHEVROLET BUILDING	1111 3RD AVE. W., BRADENTON			
MA00309	SS	MARIE C. LITTLE MARKETHOUSE	517 7TH ST. W., BRADENTON			
MA00314	SS	WIGGINS STORE	1421 MANATEE AVE-E, BRADENTON			
MA00706	SS	BRADENTON WOMAN'S CLUB	17O5 MANATEE AVE W, BRADENTON	1922 Italianate	Eligible	NR Listed - Feb 04, 2019
MA00737	SS	TAYLOR, R J JR HOUSE	120 26TH ST W, BRADENTON	c1912 Frame Vernacular		
MA00770	SS	TALLANT, H K RESIDENCE	1713 MANATEE AVE WEST, BRADENTON	c1915 Prairie	Eligible	
MA00771	SS	DAY, LEE S RESIDENCE	1720 MANATEE AVE WEST, BRADENTON	c1917 Masonry Vernacular	Eligible	
MA00772	SS	1732 MANATEE AVE WEST	1732 MANATEE AVE WEST, BRADENTON	c1915 Mediterranean Revival	Eligible	
MA00773	SS	TRIMBLE, R C RESIDENCE	1806 MANATEE AVE WEST, BRADENTON	c1920 Colonial Revival	Eligible	
MA00774	SS	1910 MANATEE AVE WEST	1910 MANATEE AVE WEST, BRADENTON	c1915 Frame Vernacular	Not Eligible	
MA00775	SS	WILDER, J J RESIDENCE	1915 MANATEE AVE WEST, BRADENTON	c1915 Bungalow	Not Eligible	
MA00776	SS	1923 MANATEE AVE WEST	1923 MANATEE AVE WEST, BRADENTON	c1915 Bungalow	Not Eligible	
MA00777	SS	PALMER, CHARLES RESIDENCE	1926 MANATEE AVE WEST, BRADENTON	c1926 Bungalow	Not Eligible	
MA00778	SS	FRY-WALKER RESIDENCE	2005 MANATEE AVE WEST, BRADENTON	c1915 Frame Vernacular	Not Eligible	
MA00779	SS	2017 MANATEE AVE WEST	2017 MANATEE AVE WEST, BRADENTON	c1925 Bungalow	Not Eligible	
MA00780	SS	2019 MANATEE AVE WEST	2019 MANATEE AVE WEST, BRADENTON	c1920 Bungalow	Not Eligible	
MA00781	SS	2103 MANATEE AVE WEST	2103 MANATEE AVE WEST, BRADENTON	c1920 Bungalow	Not Eligible	
MA00782	SS	2110 MANATEE AVE WEST	2110 MANATEE AVE WEST, BRADENTON	c1925 Mediterranean Revival	Not Eligible	
MA00783	SS	SHARP, F E RESIDENCE	2111 MANATEE AVE WEST, BRADENTON	c1925 Frame Vernacular	Not Eligible	
MA00784	SS	2310 MANATEE AVE WEST	2310 MANATEE AVE WEST, BRADENTON	c1920 Frame Vernacular	Not Eligible	
MA00785	SS	2328 MANATEE AVE WEST	2328 MANATEE AVE WEST, BRADENTON	c1925 Bungalow	Not Eligible	
MA00786	SS	EARLE, JOHN RESIDENCE	2400 MANATEE AVE WEST, BRADENTON	c1890 Colonial Revival	Not Eligible	
MA00787	SS	BOLIN, ROSA RESIDENCE	2419 MANATEE AVE WEST, BRADENTON	c1935 Bungalow	Not Eligible	
MA00788	SS	RUTT-BROWM-SMITH RESIDENCE	2423 MANATEE AVE WEST, BRADENTON	c1925 Colonial Revival	Not Eligible	
MA00789	SS	SHEPPARD, W S RESIDENCE	2506 MANATEE AVE WEST, BRADENTON	c1910 Colonial Revival	Not Eligible	
MA00790	SS	2526 MANATEE AVE WEST	2526 MANATEE AVE WEST, BRADENTON	c1920 Bungalow	Not Eligible	
MA00791	SS	2530 MANATEE AVE WEST	2530 MANATEE AVE WEST, BRADENTON	c1915 Bungalow	Not Eligible	
MA00792	SS	422 26TH ST WEST	422 26TH ST WEST, BRADENTON	c1920 Bungalow	Not Eligible	
MA00793	SS	2710 MANATEE AVE WEST	2710 MANATEE AVE WEST, BRADENTON	c1925 Bungalow	Not Eligible	
MA00794	SS	2714 MANATEE AVE WEST	2714 MANATEE AVE WEST, BRADENTON	c1920 Frame Vernacular	Not Eligible	
MA00795	SS	2715 MANATEE AVE WEST	2715 MANATEE AVE WEST, BRADENTON	c1920 Bungalow	Not Eligible	
MA00796	SS	2723 MANATEE AVE WEST	2723 MANATEE AVE WEST, BRADENTON	c1951 Moderne	Not Eligible	
MA00797	SS	2801 MANATEE AVE WEST	2801 MANATEE AVE WEST, BRADENTON	c1925 Bungalow	Not Eligible	
MA00798	SS	2808 MANATEE AVE WEST	2808 MANATEE AVE WEST, BRADENTON	c1920 Bungalow	Not Eligible	
MA00799	SS	3008 MANATEE AVE WEST	3008 MANATEE AVE WEST, BRADENTON	c1925 Mediterranean Revival	Not Eligible	
MA00805	SS	REASONER, NORMAN A	1625 FIRST AVE E, MANATEE	1920 Bungalow		
MA00992	BR	WARE'S CREEK [7TH AVENUE WEST]	7th Avenue West, over Wares Creek	c1949 - FDOT #135250	Eligible	
MA00993	BR	WARE'S CREEK [9TH AVENUE WEST]	9th Avenue West, over Wares Creek	c1945 - FDOT #135251	Eligible	
MA00994	BR	WARE'S CREEK [12TH AVENUE]	12th Avenue West, over Wares Creek	c1938 - FDOT #135252	Eligible	
MA00995	BR	WARE'S CREEK [17TH AVENUE]	17th Avenue West, over Wares Creek	c1926 - FDOT #135254	Not Eligible	
MA00996	BR	WARE'S CREEK [19TH AVENUE]	19th Avenue West, over Wares Creek	c1926 - FDOT #135256	Not Eligible	
MA01192	SS	TENANT HOUSE	STATE ROAD 64, BRADENTON	-RESOURCE DESTROYED- 1940- Frame Vernacular	Not Eligible	
MA01296	SS	Tallant & Co. Building	1005 Manatee AVE E, Bradenton	1923 Commercial		
MA01297	SS	Hairston Building	905 Manatee AVE E, Brandenton	1912 Unspecified		
MA01298	SS	Tallant Dry Goods Co.	1001 Manatee AVE E, Bradenton	1924 Masonry Vernacular		

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
MA01299	SS	E.P. Loyd-El Primero Cigar Co.	915 Manatee AVE E, Bradenton	1905 Unspecified		
MA01300	SS	"Bill's Service Station"	925 Manatee AVE E, Bradenton	1938 Unspecified		
MA01301	SS	Manatee Co. Supply Co.	815-21 Manatee AVE E, Bradenton	1910 Renaissance Revival		
MA01302	SS	Theatre Palace	522 13th ST W, Bradenton	1924 Mediterranean Revival		
MA01303	SS	J.K. Singletary Building	525-533 13th ST W, Bradenton	1923 Other		
MA01304	SS	City Tailors Building	535 13th ST W, Bradenton	1923 Other		
MA01305	SS	Parker Bros. Building	536 13th ST W, Bradenton	1923 Unspecified		
MA01306	SS	Stewart Furniture Co. Building	530 13th ST W, Bradenton	1924 Other		
MA01307	SS	A.J. Palmer Building	1325-1329 Manatee AVE W, Bradenton	1915 Other		
MA01308	SS	C.H. Ewing Building	1002-24 Manatee AVE W, Bradenton	1925 Mediterranean Revival		
MA01309	SS	R.M. Beall Building	1026 Manatee AVE W, Bradenton	1924 Unspecified		
MA01310	SS	Mickler Building	519 13th ST W, Bradenton	1924 Other		
MA01311	SS	Bakery Building	320 12th ST W, Bradenton	1910 Other		
MA01312	SS	Tri-City Trust Building	402-408 12th ST W, Bradenton	1925 Mediterranean Revival		
MA01313	SS	Palmer Building	410-12 12th ST W, Bradenton	1913 Other		
MA01314	SS	Wyman & Green Building	414 12th ST W, Bradenton	1923 Other		
MA01315	SS	Harvey Building	418-420 12th ST N, Bradenton	1910 Other		
MA01316	SS	Bradenton Publishing Co.	436-440 12th ST, Bradenton	1910 Other		
MA01317	SS	Murphy-Stevens Building	1118 Manatee AVE W, Bradenton	1916 Unspecified		
MA01318	SS	Martin Building	1102 Manatee AVE W, Bradenton	1914 Other		
MA01319	SS	Curry's Garage & Machine Shop	544-548 12th ST W, Bradenton	1913 Unspecified		
MA01320	SS	Washington Square Building	1127 6th AVE W, Bradenton	1925 Other		
MA01321	SS	Baer-Clifton Building	422-30 12th ST W, Bradenton	1909 Other		
MA01389	RG	East & West Coast Railway Causeway	Bradenton	Linear Resource	Not Eligible	
MA01391	SS	Miss Amelia Curry Home	1302 E 4th AVE E, Bradenton	1860 Frame Vernacular		NR Contrib - MA02037
MA01392	SS	Samuel G & Amanda Curry Home	1302 E 4th AVE E, Bradenton	1860 Frame Vernacular		NR Contrib - MA02037
MA01393	SS	Jemima Curry/Mixon Home	1312 4th AVE E, Bradenton	1860 Other		
MA01394	SS	Old Curry House/ Curry Kitchen	416 14th ST E, Bradenton	1860 Unspecified		
MA01396	SS	Borberg House	223 14th ST E, Bradenton	1888 Other		
MA01397	SS	Theresa Lloyd House	1305 4TH AVE E, Bradenton	c1925 Craftsman		NR Contrib - MA02037
MA01398	SS	LR Griffin/ Meeks House	1219 12th ST E, Bradenton	1920 Craftsman		
MA01399	SS	Jack Curry House	1219 2nd AVE E, Bradenton	1890 Queen Anne (Revival)		
MA01400	SS	Rev AA Robinson House	332 12th ST E, Bradenton	1910 Craftsman		
MA01401	SS	DB Collier House	1302 2nd AVE E, Bradenton	1890 Craftsman		
MA01402	SS	EM Griffin House	1216 2nd AVE E, Bradenton	1915 Craftsman		
MA01454	SS	6th Avenue Water Tower	2905 6th AVE W, Bradenton	1951-	Not Eligible	
MA01580	SS	Bradenton Revival Temple	725 Manatee AVE W, Bradenton	1937 Mission		
MA01581	SS	The Crews House	2818 8th AVE W, Bradenton	1925 Mediterranean Revival		
MA01634	SS	Davis Building at Manatee High School	1000 32nd ST W, Bradenton	-RESOURCE DESTROYED- 1926 Colonial Revival		
MA01800	SS	1500 23rd St E	1500 23rd AVE E, Bradenton	1958 Masonry Vernacular	Not Eligible	
MA01801	SS	2515 26th Ave E	2515 26th AVE E, Bradenton	1939 Frame Vernacular	Not Eligible	
MA01808	BR	Bridge No. 130053	US 41 (SR 55) US 301 over Manatee River	c1957 - FDOT #130053	Not Eligible	
MA01827	BR	14th Avenue West / Wares Creek	14th Avenue West / Wares Creek	1949 - FDOT #135253		
MA01843	SS	201 13th Avenue W, Bradenton, FL 34205	201 W 13th AVE W, Bradenton	-RESOURCE DESTROYED- c1935		
MA01844	RG	Cortez Road	Bradenton	Linear Resource - 1 Contrib Resources	Insufficient Info	
MA01894	SS	Manatee Water Tank	209 6th AVE W, Bradenton	c1928	Insufficient Info	
MA01895	CM	Major Adams Cemetery	Bradenton	Established c1893, Graves = 430	Insufficient Info	
MA01976	SS	101 48th St. Ct. E	101 48th St. Ct. E, Bradenton	c1962 Frame Vernacular		
MA02031	SS	1528 7th Ave. E. Bradenton, FL 34208	1528 E 7th AVE E, Bradenton	c1925 Frame Vernacular	Not Eligible	
MA02032	SS	1536 7th Ave. E. Bradenton, FL 34208	1536 E 7th AVE E, Bradenton	c1925 Frame Vernacular	Not Eligible	

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
MA02033	SS	1303 17th St. W. Bradenton, FL 34205	1303 W 17th ST W, Bradenton	c1926 Craftsman	Not Eligible	
MA02034	SS	2009 6th Ave. W. Bradenton, FL 34205	2009 6th AVE W, Bradenton	1922- Craftsman	Not Eligible	
MA02035	SS	1114 16th St. W. Bradenton, FL 34205	1114 W 16th ST W, Bradenton	c1937 Craftsman	Not Eligible	
MA02036	SS	1110 12th St. W. Bradenton, FL 34205	1110 12th ST W, Bradenton	c1900	Not Eligible	
MA02037	RG	Curry Homes Historic District	Bradenton	Historical District		NR Listed - Sep 08, 2015
MA02039	SS	1302 4th Avenue E	1302 4th AVE, Bradenton	c1850		
MA02044	SS	General Propeller Co.	1415 9th AVE E, Bradenton	c1957 Industrial Vernacular	Not Eligible	
MA02045	SS	1430 9th Ave E	1430 9th AVE E, Bradenton	c1925 Industrial Vernacular	Not Eligible	
MA02046	SS	1601 9th Ave E	1601 9th AVE E, Bradenton	c1968 Masonry Vernacular	Not Eligible	
MA02047	SS	739 15th St E	739 15th ST E, Bradenton	1925 Frame Vernacular	Not Eligible	
MA02048	SS	Citgo	802 15th ST E, Bradenton	c1957 Masonry Vernacular	Not Eligible	
MA02049	SS	817 15th St E	817 15th ST E, Bradenton	c1964 Moderne	Not Eligible	
MA02050	SS	El Baratazo Family Tire	820 15th ST E, Bradenton	c1959 Masonry Vernacular	Not Eligible	
MA02051	SS	Lit'le Country Store	821-825 15th ST E, Bradenton	c1963 Moderne	Not Eligible	
MA02052	SS	926 15th St E	926 15th ST E, Bradenton	c1964 Masonry Vernacular	Not Eligible	
MA02079	RG	Glazier Gates Park	Brandenton	Designed Historic Landscape - 1 Contrib Resources		
MA02096	RG	Tampa Southern Railroad	Bradenton	Linear Resource	Insufficient Info	
MA02151	CM	1850 Manatee Burying Ground	BRADENTON	Established c1850, Graves = 94		
MA02158	CM	Edmond Lee Family Graveyard	Bradenton	Established 1892, Graves = 6		
MA02179	RG	Railroad Spur	Bradenton	Linear Resource		
MA02241	SS	Water Tower	1915 8th AVE E, Bradenton	1964 Other	Insufficient Info	
MA02242	SS	Water Tower Pump Building	1915 8th AVE E, Bradenton	1964 Masonry Vernacular	Insufficient Info	
MA02249	RG	SR 64	Myakka City	Linear Resource - 0 Contrib Resources	Insufficient Info	
MA02507	RG	Cedar Hammock Creek Canal	Bradenton	Linear Resource - 1 Contrib Resources	Not Eligible	
MA02514	SS	1414 58th Street W	1414 58th ST W, Bradenton	1975+ Mission	Not Eligible	
MA02568	RG	US 41	Palm View	Linear Resource - 1 Contrib Resources	Insufficient Info	

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site No. 830 = = Survey Date 8108 820 = =
905 = =

Site Name Peninsula Telephone Co.
Address of Site: Peninsula Tele. Co. 1009-17 4th Ave. W/
Instruction for locating S. side 4th Ave. W. between 10th & 12th St. W. 813 = =
BRADENTON, FL 868 = =
Location: Smith ad. (subdivision name) F (block no.) 2 (lot no.)
808 = =
County: Manatee
Owner of Site: Name: General Telephone Co.
Address: P. O. Box 110 MC 29
Tampa, Fl. 33601 902 = =
Type of Ownership Corp. 848 = = Recording Date 832 = =
Recorder:
Name & Title: Scheffer, Rosalind MCCAHON, MARY
Address: Historical Records Library
1405 4th Ave. W., Bradenton, Fl. 33505 818 = =
Condition of Site: Integrity of Site: Original Use Commerce 838 = =

Check One		Check One or More			
☐ Excellent	863 = =	☒ Altered	858 = =	Present Use Commerce	850 = =
☒ Good	863 = =	☐ Unaltered	858 = =	Dates: Beginning +1925	844 = =
☐ Fair	863 = =	☒ Original Site	858 = =	Culture/Phase American	840 = =
☐ Deteriorated	863 = =	☐ Restored ( ) (Date:) ( )	858 = =	Period 20th Century	845 = =
		☐ Moved ( ) (Date:) ( )	858 = =		

NR Classification Category: Building 916 = =

Threats to Site:

Check One or More			
☐ Zoning ( ) ( )	878 = =	☐ Transportation ( ) ( )	878 = =
☐ Development ( ) ( )	878 = =	☐ Fill ( ) ( )	878 = =
☐ Deterioration ( ) ( )	878 = =	☐ Dredge ( ) ( )	878 = =
☐ Borrowing ( ) ( )	878 = =		
☐ Other (See Remarks Below):	878 = =		

Areas of Significance: Arichitecture, Communication 910 = =

Significance: This is a very good example of the Commercial Style of the mid 1920's. The Peninsula Telephone Company Building was constructed in 1925 to meet the requirements of the rapidly expanding telephone communication network in the Manatee District. Local architect J. H. Johnson designed the three story reinforced concrete building to house the equipment for the new automatic dialing system shich was planned to service the district. The automatic dialing equipment was located on the upper floors with the main level serving as offices. A single story structure at the rear (south) of the building was constructed to provide a warehouse, workrooms, workshop and garage for the company's vehicles. The building, intended "to be a replica of the company's home at St. Petersburg."

911 = =

ARCHITECT Johnson, J. H. (Bradenton, Fl.) 872 = =

BUILDER 874 = =

STYLE AND/OR PERIOD Commercial Style 964 = =

PLAN TYPE rectangular 966 = =

EXTERIOR FABRIC(S) brick, blond, running 854 = =

STRUCTURAL SYSTEM(S) masonry: cast-in-place 856 = =

PORCHES 942 = =

FOUNDATION: slab: concrete, poured 942 = =

ROOF TYPE: flat, built-up w/parapet 942 = =

SECONDARY ROOF STRUCTURE(S): 942 = =

CHIMNEY LOCATION: 942 = =

WINDOW TYPE: DHS 2/2, wood, paired 942 = =

CHIMNEY: 882 = =

ROOF SURFACING: 882 = =

ORNAMENT EXTERIOR: glazed terra cotta 882 = =

NO. OF CHIMNEYS 952 = = NO. OF STORIES 3 950 = =

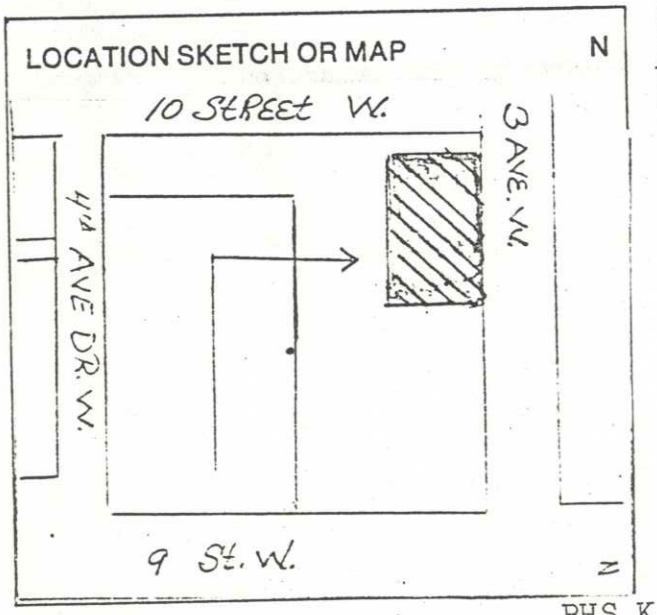
NO. OF DORMERS 954 = =

Map Reference (incl. scale & date) USGS Bradenton 7.5 MIN 1964 (PR 1969) 809 = =

Latitude and Longitude: ° ' " ° ' " 800 = =

Site Size (Approx. Acreage of Property): LT1 833 = =

LOCATION SKETCH OR MAP



Township	Range	Section
T34S	R17E	S26

812 = =

UTM Coordinates:

890 = =

Zone Easting Northing

Photographic Records Numbers BHS K 26 A 860 = =

Contact Print

February 28, 1990

SPECIAL DIRECTIVE 90-2

To: Directorate, Field Directorate, and WASO Division Chiefs

From: Director

Subject: Role of Economic and Technical Feasibility in Applying the Secretary's "Standards for Rehabilitation"

The Tax Reform Act of 1986 (IRC sections 46 and 48) requires the Secretary to make certification of historic significance and certifications of rehabilitation in connection with certain tax incentives involving historic preservation. These certification responsibilities have been delegated to five National Park Service Regional Offices: Alaska, Mid-Atlantic, Rocky Mountain, Southeast, and Western. Appeals from regional certification decisions are heard by the Chief Appeals Officer in Washington.

Section 67.7 of the regulations states that "The . . . 'Standards for Rehabilitation' . . . are the guidelines used to determine if a rehabilitation project of a certified historic structure qualifies as a certified rehabilitation." Further, "The Standards shall be applied taking into consideration the economic and technical feasibility of each project." In some cases, building owners have interpreted "economic feasibility" as the maximum profit that can be generated from a project; this interpretation is incorrect. The regulations make clear that "in the final analysis . . . to be certified, the rehabilitation project must be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located." [Emphasis added.] The purpose of this directive is to formalize past practice with regard to technical and economic feasibility. There is no intention to strengthen or to weaken application of any standard.

Unlike some project reviews undertaken by the National Park Service, reviews for tax certification are governed by an explicit set of regulations; the Secretary's "Standards for Rehabilitation" are the sole criteria used to evaluate rehabilitation projects seeking tax credits. These rules cannot be waived in favor of other factors, such as potential social benefit and economic impact, or by other potentially mitigating circumstances. Certifications can be granted only when the rehabilitation is consistent with the historic character of the building.

Technical and economic feasibility are routinely taken into account during the review of rehabilitation projects; for example, the decision as to whether to repair or replace deteriorated window sash is made on the condition of the sash and their significance to the overall building, as well as the technical and economic feasibility of repair. In cases where the deteriorated windows are so badly rotted and deteriorated that repair is not technically feasible, replacement – in the context of rehabilitation – may be justified; if all other aspects of the project are satisfactory and the new sash are accurate replications, the overall project can be found to meet the Secretary's "Standards for Rehabilitation."

In another example, an owner seeks to subdivide an architecturally ornamented and intact front parlor so as to create an additional apartment unit and generate additional income. While the owner may claim that the additional apartment is necessary to improve the project's economic

feasibility, the subdivision would destroy the integrity of one of the building's most important interior spaces and would not be consistent with the historic character of the building. Such a rehabilitation, despite the economic feasibility claims, would not meet the Secretary of the Interior's "Standard for Rehabilitation."

In both examples, technical and economic feasibility were taken into account but only to the extent that the National Park Service was able to certify that the overall project met the Secretary's "Standards for Rehabilitation" and was consistent with the historic character of the structure.

The Secretary of the Interior's Standards for Rehabilitation &

Illustrated Guidelines for Rehabilitating Historic Buildings

U.S. Department of the Interior
National Park Service
Cultural Resources
Heritage Preservation

The Secretary of the Interior's Standards for Historic Preservation Projects with Guidelines for Applying the Standards were written in 1976 by W. Brown Morton III and Gary L. Hume (the ten Standards for Rehabilitation and their guidelines have been the most-used component of this larger document which also contains standards and guidelines for acquisition, protection, stabilization, preservation, restoration, and reconstruction). The guidelines to the rehabilitation standards were revised and expanded in 1983 by Gary L. Hume and Kay D. Weeks and issued together with the 1976 standards as a separate book entitled *The Secretary of the Interior's Standards for Rehabilitation with Guidelines for Applying the Standards*. The 1976 Standards for Rehabilitation were revised in 1990 by Gary L. Hume, H. Ward Jandl, and Kay D. Weeks following a public commenting period.

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The Secretary of the Interior's Standards for Rehabilitation &

Illustrated Guidelines for Rehabilitating Historic Buildings

W. Brown Morton III • Gary L. Hume • Kay D. Weeks • H. Ward Jandl

Anne E. Grimmer and Kay D. Weeks
Project Directors

U.S. Department of the Interior
National Park Service
Heritage Preservation Services

Washington, D.C.
Reprinted 1997

Contents

Acknowledgements iii

Foreword iv

The Secretary of the Interior's Standards for Rehabilitation v

Guidelines for Rehabilitating Historic Buildings viii

Building Exterior *Masonry* 1

Building Exterior *Wood* 9

Building Exterior *Architectural Metals* 17

Building Exterior *Roofs* 23

Building Exterior *Windows* 29

Building Exterior *Entrances and Porches* 35

Building Exterior *Storefronts* 41

Building Interior *Structural Systems* 47

Building Interior *Spaces, Features, and Finishes* 53

Building Interior *Mechanical Systems* 61

Building Site 67

Setting *District or Neighborhood* 75

Energy Conservation 83

New Additions to Historic Buildings 89

Accessibility Considerations 95

Health and Safety Considerations 99

Appendix

Technical Guidance Publications 105

Photo Credit for Book Cover

Front/Back Covers: Residential rehabilitation, Seattle, Washington. © 1991. Mary Randlett.

Photo Credits for Chapter Heads

Building Exterior—Masonry. Jack E. Boucher, HABS.

Building Exterior—Wood. Jack E. Boucher, HABS.

Building Exterior—Architectural Metals. Cervin Robinson, HABS.

Building Exterior—Roofs. Jack E. Boucher, HABS.

Building Exterior—Windows. Jack E. Boucher, HABS.

Building Exterior—Entrances and Porches. Jack E. Boucher, HABS.

Building Exterior—Storefronts. Jack E. Boucher, HABS.

Building Interior—Structural Systems. Cervin Robinson, HABS.

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Building Interior—Mechanical Systems. National Park Service Files.

Building Site. Jack E. Boucher, HABS.

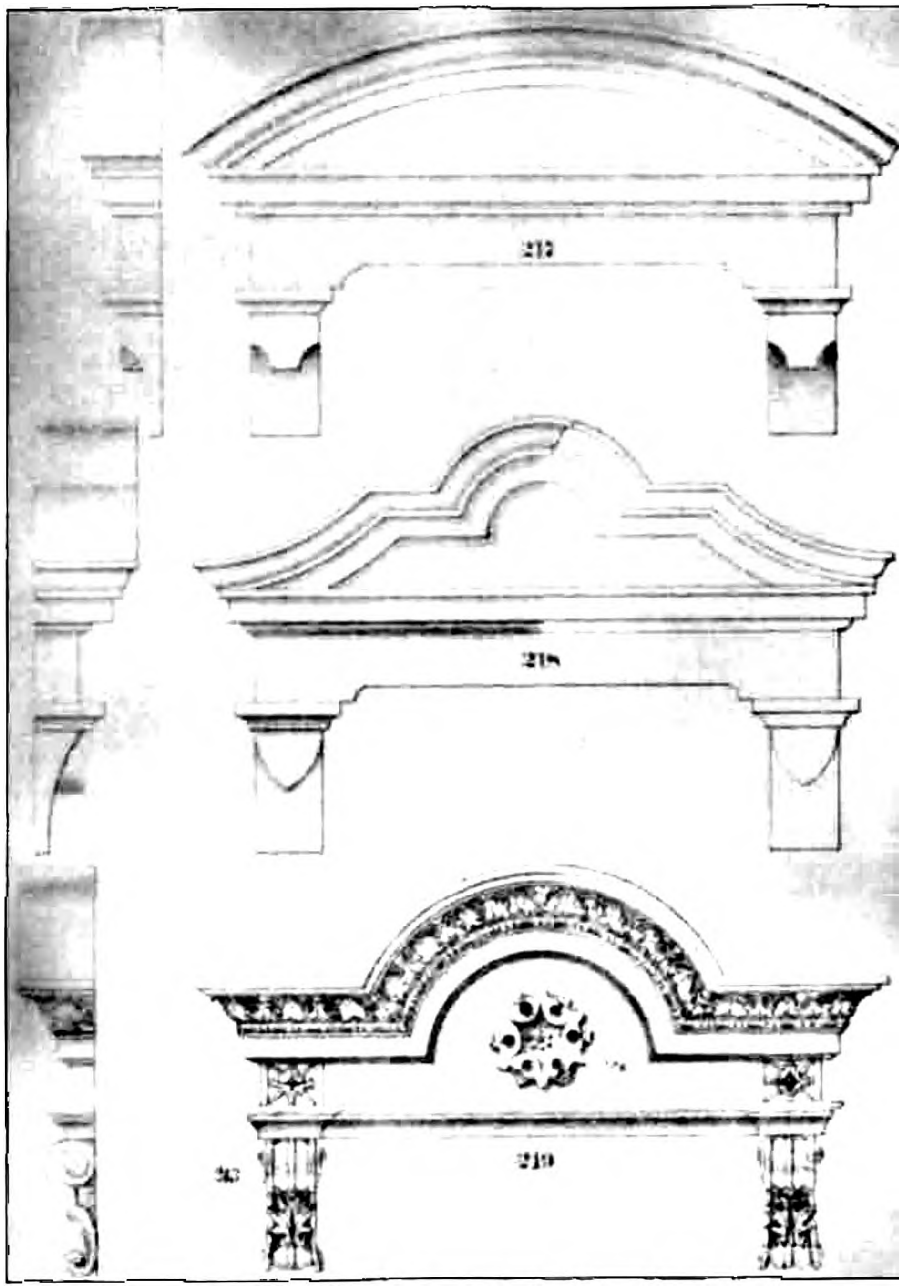
Setting (District or Neighborhood). Charles Ashton.

Energy Conservation. Laura A. Muckenfuss.

New Additions to Historic Buildings. Rodney Gary.

Accessibility Considerations. Department of Cultural Resources, Raleigh, North Carolina.

Health and Safety Considerations. National Park Service Files.



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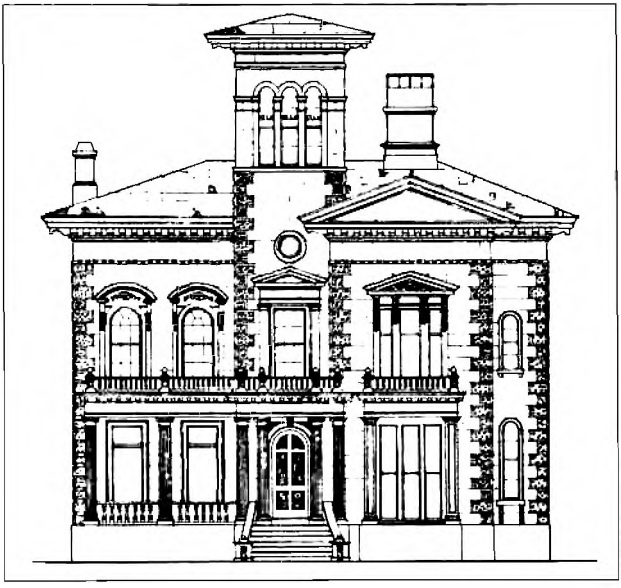
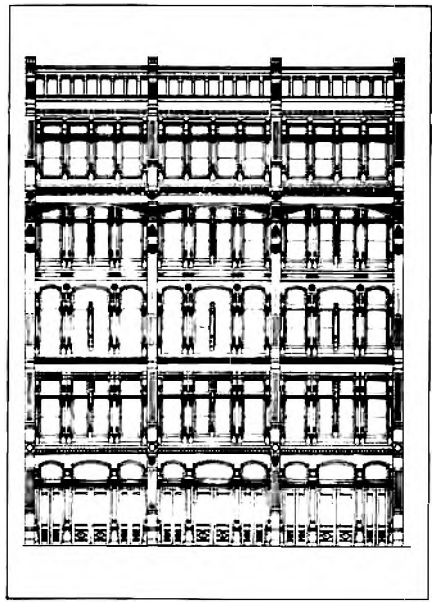
All photographs and drawings included in this publication not individually credited have been selected from National Park Service Files.



HABS Collection

Foreword

A banner year, 1991 marks the 75th anniversary of the National Park Service as well as 25 years of preservation achievements resulting from passage of the National Historic Preservation Act of 1966. Publication of the *illustrated* Guidelines for Rehabilitating Historic Buildings fittingly coincides with the celebration of this important Act that created our National Register programs and established a solid Federal/State partnership nationwide. Since 1966, over 800,000 properties have been placed in the National Register of Historic Places through the joint efforts of State Historic Preservation Offices, Federal agencies, Certified Local Governments, and the private sector. Over the past quarter century, historic preservation grants to the States for survey, planning and rehabilitation have amounted to nearly $600 million, an investment totaling close to $1.2 billion with the inclusion of matching non-Federal funds. Additionally, the Preservation Tax Incentives, now in their 14th year, have contributed to the rehabilitation of nearly 22,000 historic properties, representing an investment of almost $15 billion in private funds.



HABS Collection

The Secretary of the Interior's Standards are of particular relevance here because they have been used to determine the appropriateness of work treatments for *every* grant-in-aid and Tax Act project over a 25-year period. By emphasizing repair over replacement, and limited rather than wholesale change to accommodate new uses, the Standards and their accompanying Guidelines seek to ensure the preservation of those qualities for which each property was listed in the National Register.

Finally, this illustrated version of the Guidelines for Rehabilitating Historic Buildings has been designed to enhance overall understanding of basic preservation principles. Showing specific examples of appropriate treatments as well as the consequences of inappropriate treatments is just another aspect of a sustained effort to encourage the most respectful approaches possible in rehabilitating our nation's irreplaceable historic properties.

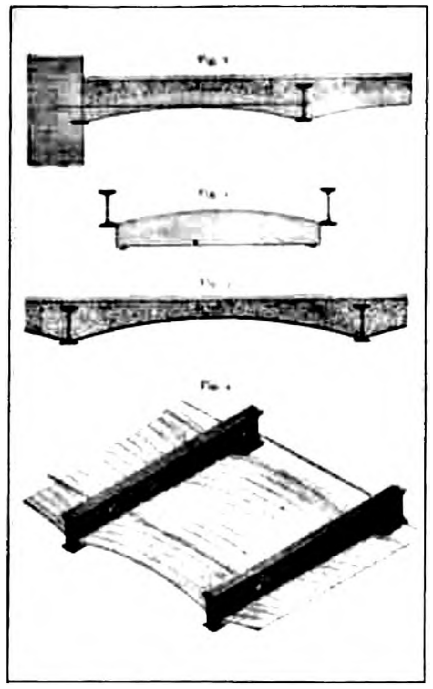
The Secretary of the Interior's Standards for Rehabilitation

Introduction to the Standards

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places. In partial fulfillment of this responsibility, the Secretary of the Interior's Standards for Historic Preservation Projects have been developed to guide work undertaken on historic buildings; there are separate standards for acquisition, protection, stabilization, preservation, rehabilitation, restoration, and reconstruction. **The Standards for Rehabilitation** (codified in 36 CFR 67) comprise that section of the overall preservation project standards and addresses the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Initially developed by the Secretary of the Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the **Standards for Rehabilitation** have been widely used over the years — particularly to determine if a rehabilitation qualifies as a Certified Rehabilitation for Federal purposes. In addition, the Standards have guided

Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and State and local officials in reviewing



both Federal and nonfederal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country.

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. For example, certain treatments —if improperly applied—may cause or accelerate physical deterioration of the historic building. This can include using improper repointing or exterior masonry cleaning techniques, or introducing insulation that damages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that does not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the Standards.

The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Guidelines for Rehabilitating Historic Buildings

Introduction to the Guidelines

The Guidelines for Rehabilitating Historic Buildings were initially developed in 1977 to help property owners, developers, and Federal managers apply the Secretary of the Interior's "Standards for Rehabilitation" during the project planning stage by providing general design and technical recommendations. Unlike the Standards, the Guidelines are *not* codified as program requirements. Together with the "Standards for Rehabilitation," they provide a model process for owners, developers, and Federal agency managers to follow.

Drawing: Nicholas Sarrerlee

The Guidelines are intended to assist in applying the Standards to projects generally; consequently, they are not meant to give case-specific advice or address exceptions or rare instances. For example, they cannot tell owners or developers which features of their own historic building are important in defining the historic character and must be preserved—although examples are provided in each section—or which features could be altered, if necessary, for the new use. This kind of careful case-by-case decision-making is best accomplished by seeking assistance from qualified historic preservation professionals in the planning stage of the project. Such professionals include architects, architectural historians, historians, archeologists, and others who are skilled in the preservation, rehabilitation, and restoration of the historic properties.

The Guidelines pertain to historic buildings of all sizes, materials, occupancy, and construction types; and apply to interior and exterior work as well as new exterior additions. Those approaches, treatments, and techniques that are consistent with the Secretary of the Interior's "Standards for Rehabilitation" are listed in the **"Recommended"** column on the left; those approaches, treatments, and techniques which could adversely affect a building's historic character are listed in the **"Not Recommended"** column on the right.

To provide clear and consistent guidance for owners, developers, and Federal agency managers to follow, the "Recommended" courses of action in each section are listed in order of historic preservation concerns so that a rehabilitation project may be successfully planned and completed—one that, first, assures the preservation of a building's important or "character-defining" architectural materials and features and, second, makes possible an efficient contemporary use. Rehabilitation guidance in each section begins with protection and maintenance, that work which should be maximized in every project to enhance overall preservation goals. Next, where some deterioration is present, repair of the building's historic materials and features is recommended. Finally, when deterioration is so extensive that repair is not possible, the most problematic area of work is considered: replacement of historic materials and features with new materials.

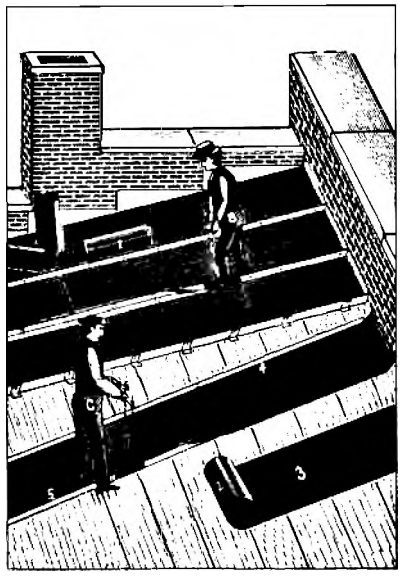
To further guide the owner and developer in planning a successful rehabilitation project, those complex design issues dealing with new use requirements such as alterations and additions are highlighted at the end of each section to underscore the need for particular sensitivity in these areas.

Identify, Retain, and Preserve

The guidance that is basic to the treatment of all historic buildings—*identifying, retaining, and preserving* the form and detailing of those architectural materials and features that are important in *defining the historic character*—is always listed first in the "Recommended" column. The parallel "Not Recommended" column lists the types of actions that are most apt to cause the diminution or even loss of the building's historic character. It should be remembered, however, that such loss of character is just as often caused by the cumulative effect of a series of actions that would seem to be minor interventions. Thus, the guidance in *all* of the "Not Recommended" columns must be viewed in that larger context, e.g., for the total impact on a historic building.

Protect and Maintain

After identifying those materials and features that are important and must be retained in the process of rehabilitation work, then *protecting and maintaining* them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic material through treat-



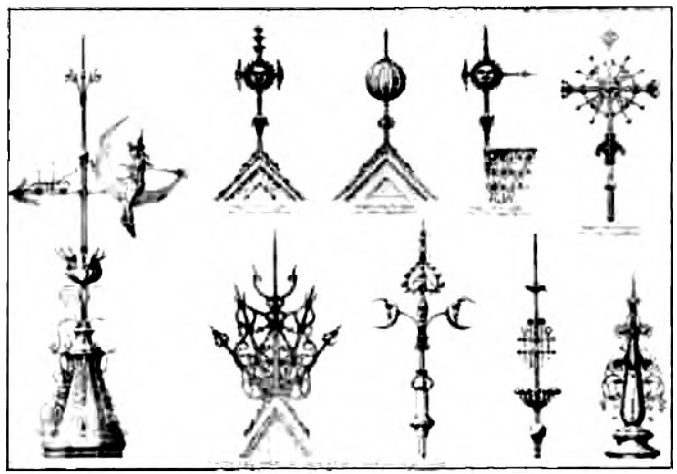
ments such as rust removal, caulking, limited paint removal, and re-application of protective coating; the cyclical cleaning of roof gutter systems; or installation of fencing, protective plywood, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

Repair

Next, when the physical condition of character-defining materials and features warrants additional work *repairing* is recommended. Guidance for the repair of historic materials such as masonry, wood, and architectural metals again begins with the least degree of intervention possible such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading them according to recognized preservation methods. Repairing also includes the limited replacement in kind—or with compatible substitute material—of extensively deteriorated or missing *parts* of features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, or portions of slate or tile roofing). Although using the same kind of material is always the preferred option, substitute material is acceptable if the form and design as well as the substitute material itself convey the visual appearance of the remaining parts of the feature and finish.

Replace

Following repair in the hierarchy, guidance is provided for *replacing* an entire



character-defining feature with new material because the level of deterioration or damage of materials precludes repair (for example, an exterior cornice; an interior staircase; or a complete porch or storefront). If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation project, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the entire feature in kind, that is, with the

same material. Because this approach may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material.

It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature under certain well-defined circumstances, they *never* recommend removal and replacement with new material of a feature that—although damaged or deteriorated—could reasonably be repaired and thus preserved.

Design for Missing Historic Features

When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Where an important architectural feature is missing, its recovery is always recommended in the guidelines as the *first* or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a

new feature based on such information is appropriate. However, a *second* acceptable option for the replacement feature is a

new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

Alterations/Additions to Historic Buildings

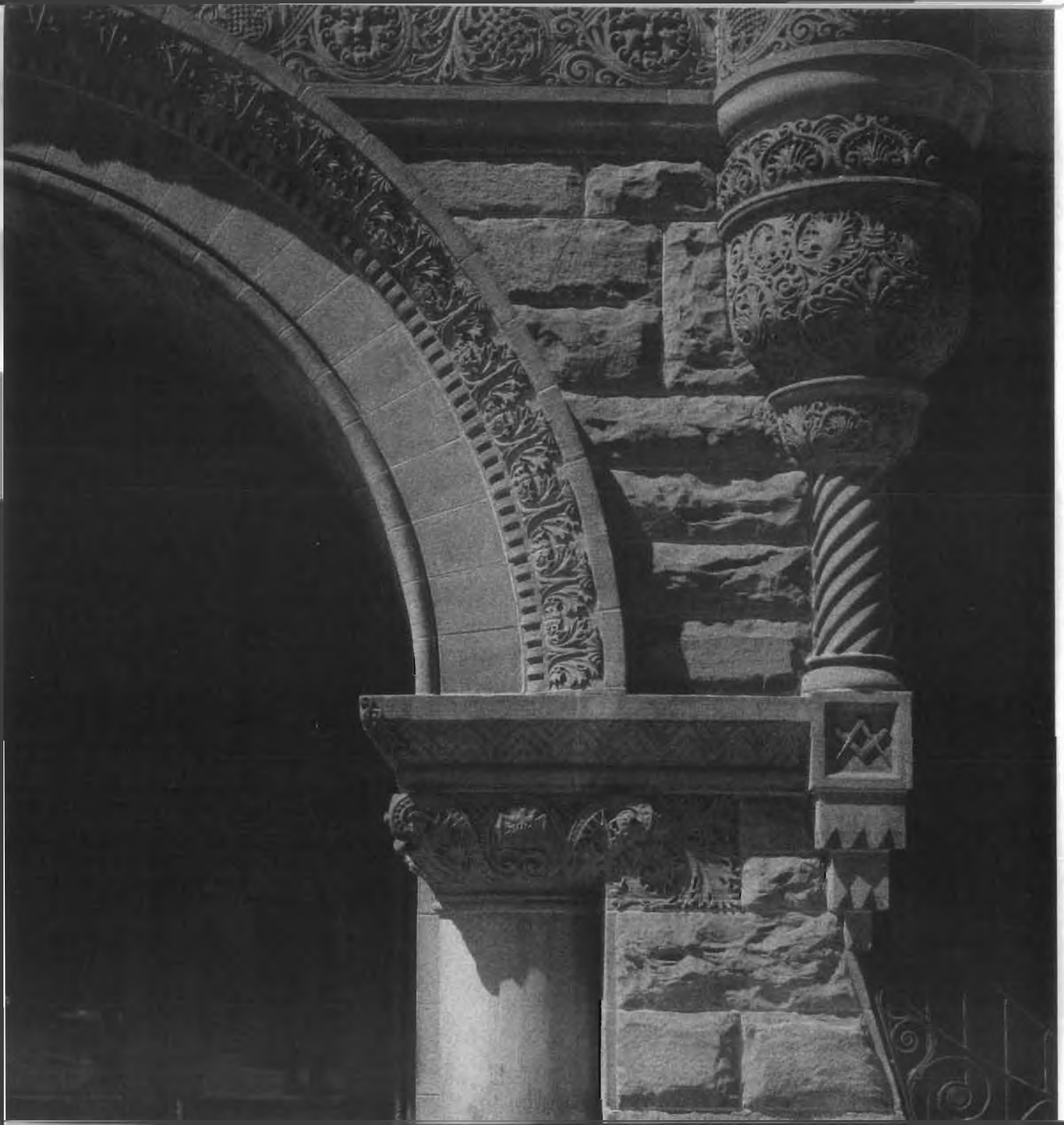
Some exterior and interior alterations to historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; inserting an additional floor; installing an entirely new mechanical system; or creating an atrium or light well. Alteration may also include the selective removal of buildings or other features of the environment or building site that are intrusive and therefore detract from the overall historic character.

The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the guidelines that such new additions should be avoided, if possible, and considered *only* after it is determined that those needs cannot be met by altering secondary, i.e., non character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alterative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed.

Additions to historic buildings are referenced within specific sections of the guidelines such as Site, Roof, Structural Systems, etc., but are also considered in more detail in a separate section, New Additions to Historic Buildings.

Energy Conservation/Accessibility Considerations/Health and Safety Code Considerations

These sections of the rehabilitation guidance address work done to meet accessibility requirements and health and safety code requirements; or retrofitting measures to conserve energy. Although this work is quite often an important aspect of rehabilitation projects, it is usually not a part of the overall process of protecting or repairing character-defining features; rather, such work is assessed for it potential negative impact on the building's historic character. For this reason, particular care must be taken not to radically change, obscure, damage, or destroy character-defining materials or features in the process of undertaking work to meet various code requirements.



Building Exterior

Masonry

Brick

Stone

Terra cotta

Concrete

Adobe

Stucco

Mortar

Building Exterior

Masonry

The longevity and appearance of a masonry wall is dependent upon the size of the individual units and the mortar.

Stone is one of the more lasting of masonry building materials and has been used throughout the history of American building construction. The kinds of stone most commonly encountered on historic buildings in the U.S. include various types of sandstone, limestone, marble, granite, slate and fieldstone. Brick varied considerably in size and quality. Before 1870, brick clays were pressed into molds and were often unevenly fired. The quality of brick depended on the type of clay available and the brick-making techniques; by the 1870s—with the perfection of an extrusion process—bricks became more uniform and durable. Terra cotta is also a kiln-dried clay product popular from the late 19th century until the 1930s. The development of the steel-frame office buildings in the early 20th century contributed to the widespread use of architectural terra cotta. Adobe, which consists of sun-dried earthen bricks, was one of the earliest permanent building materials used in the U.S., primarily in the Southwest where it is still popular.

Mortar is used to bond together masonry units. Historic mortar was generally quite soft, consisting primarily of lime and sand with other additives. After 1880, portland cement was usually added resulting in a more rigid and non-absorbing mortar. Like historic mortar, early stucco coatings were also heavily lime-based, increasing in hardness with the addition of portland cement in the late 19th century. Concrete has a long history, being variously made of tabby, volcanic ash and, later, of natural hydraulic cements, before the introduction of portland cement in the 1870s. Since then, concrete has also been used in its precast form.

While masonry is among the most durable of historic building materials, it is also very susceptible to damage by improper maintenance or repair techniques and harsh or abrasive cleaning methods.

Graffiti applied with a felt-tipped marker to polished granite is being removed with a misture of solvents. The slight ghost outline was successfully eliminated using the same solvent mixture in a clay poultice, followed by a thorough detergent and water rinse.

Recommended	Not Recommended
Identify, retain, and preserve	
Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns and details such as tooling and bonding patterns, coatings, and color.	Removing or radically changing masonry features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
	Replacing or rebuilding a major portion of exterior masonry walls that could be repaired so that, as a result, the building is no longer historic and is essentially new construction.
	Applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance.
	Removing paint from historically painted masonry.
	Radically changing the type of paint or coating or its color.
Protect and maintain	
Protecting and maintaining masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.	Failing to evaluate and treat the various causes of mortar joint deterioration such as leaking roofs or gutters, differential settlement of the building, capillary action, or extreme weather exposure.
Cleaning masonry only when necessary to halt deterioration or remove heavy soiling.	Cleaning masonry surfaces when they are not heavily soiled to create a new appearance, thus needlessly introducing chemicals or moisture into historic materials.
Carrying out masonry surface cleaning tests after it has been determined that such cleaning is appropriate. Tests should be observed over a sufficient period of time so that both the immediate and the long range effects are known to enable selection of the gentlest method possible.	Cleaning masonry surfaces without testing or without sufficient time for the testing results to be of value.

Recommended

Cleaning masonry surfaces with the gentlest method possible, such as low pressure water and detergents, using natural bristle brushes.

Photo: Jack E. Boucher, HABS

Too hard and inflexible a mortar has caused this soft, 18th century brick to spall.

Inspecting painted masonry surfaces to determine whether repainting is necessary.

Removing damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., handscraping) prior to repainting.

Applying compatible paint coating systems following proper surface preparation.

Repainting with colors that are historically appropriate to the building and district.

When this brick wall was sandblasted, a downspout (since removed) protected the original smooth surface of the center strip from damage.

Photo: The Old-House Journal

Not Recommended

Sandblasting brick or stone surfaces using dry or wet grit or other abrasives. These methods of cleaning permanently erode the surface of the material and accelerate deterioration.

Using a cleaning method that involves water or liquid chemical solutions when there is any possibility of freezing temperatures.

Cleaning with chemical products that will damage masonry, such as using acid on limestone or marble, or leaving chemicals on masonry surfaces.

Applying high pressure water cleaning methods that will damage historic masonry and the mortar joints.

Removing paint that is firmly adhering to, and thus protecting, masonry surfaces.

Using methods of removing paint which are destructive to masonry, such as sandblasting, application of caustic solutions, or high pressure waterblasting.

Failing to follow manufacturers' product and application instructions when repainting masonry.

Using new paint colors that are inappropriate to the historic building and district.

Recommended

Evaluating the overall condition of the masonry to determine whether more than protection and maintenance are required, that is, if repairs to the masonry features will be necessary.

Not Recommended

Failing to undertake adequate measures to assure the protection of masonry features.

Repair

Repairing masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls, or damaged plasterwork.

Removing nondeteriorated mortar from sound joints, then repointing the entire building to achieve a uniform appearance.

Composite patching with a cementitious mixture is being used to repair eroded areas of this sandstone facade.

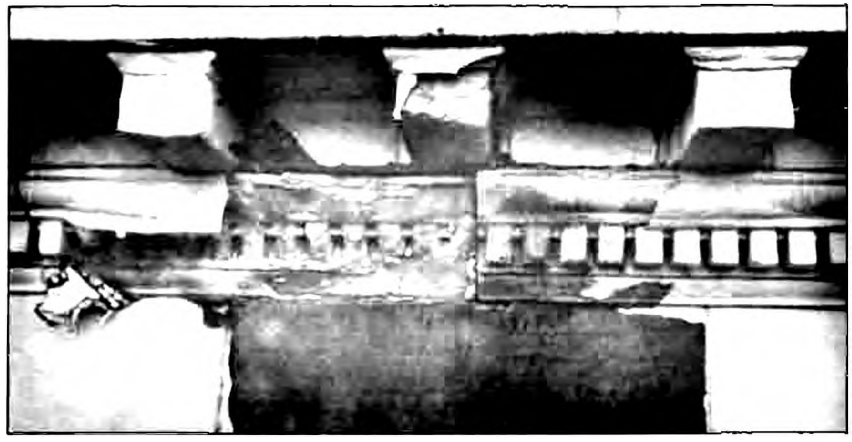


Photo: Jack E. Boucher, HABS

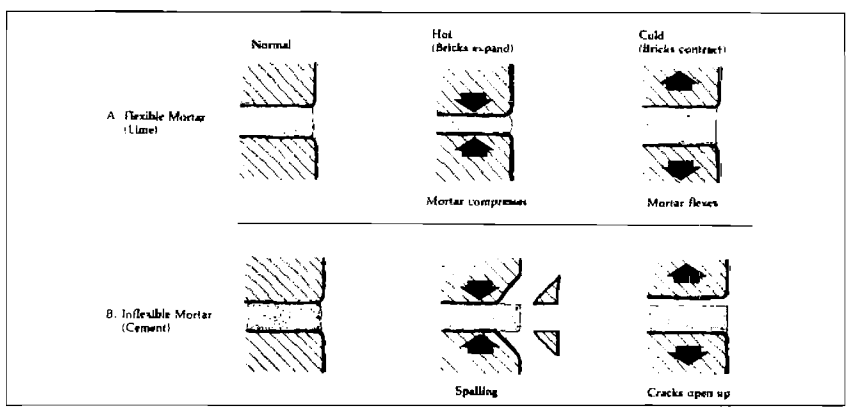
Moisture from a faulty roof and drainage system has been trapped inside this limestone cornice by a waterproof coating, causing severe damage to the stone.

Photo: Jack E. Boucher, HABS

Excessive moisture has damaged not only the stuccoed wall surface, but also the brick substrate.

Recommended	Not Recommended
Removing deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry.	Using electric saws and hammers rather than hand tools to remove deteriorated mortar from joints prior to repointing.
Duplicating old mortar in strength, composition, color, and texture.	Repointing with mortar of high portland cement content (unless it is the content of the historic mortar). This can often create a bond that is stronger than the historic material and can cause damage as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.
	Repointing with a synthetic caulking compound.
	Using a "scrub" coating technique to repoint instead of traditional repointing methods.
Duplicating old mortar joints in width and in joint profile.	Changing the width or joint profile when repointing.
Repairing stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture.	Removing sound stucco; or repairing with new stucco that is stronger than the historic material or does not convey the same visual appearance.
Using mud plaster as a surface coating over unfired, unstabilized adobe because the mud plaster will bond to the adobe.	Applying cement stucco to unfired, unstabilized adobe. Because the cement stucco will not bond properly, moisture can become entrapped between materials, resulting in accelerated deterioration of the adobe.

Recommended	Not Recommended
Cutting damaged concrete back to remove the source of deterioration (often corrosion on metal reinforcement bars). The new patch must be applied carefully so it will bond satisfactorily with, and match, the historic concrete.	Patching concrete without removing the source of deterioration.
Repairing masonry features by patching, piecing-in, or consolidating the masonry using recognized preservation methods. Repair may also include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes such as terra-cotta brackets or stone balusters.	Replacing an entire masonry feature such as a cornice or balustrade when repair of the masonry and limited replacement of deteriorated or missing parts are appropriate. Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the masonry feature or that is physically or chemically incompatible.
Applying new or non-historic surface treatments such as water-repellent coatings to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems.	Applying waterproof, water repellent, or non-historic coating such as stucco to masonry as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive, and may change the appearance of historic masonry as well as accelerate its deterioration.



Flexible mortar expands and contracts with temperature changes. Bricks bonded by inflexible mortar tend to spall at the edges in hot weather and separate from the mortar when it is cold. Temperature fluctuations result in cracks which permit water to enter, causing additional deterioration.

Recommended

Replace

Replacing in kind an entire masonry feature that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model to reproduce the feature. Examples can include large sections of a wall, a cornice, balustrade, column, or stairway. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Not Recommended

Removing a masonry feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Design for Missing Historic Features

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Recommended

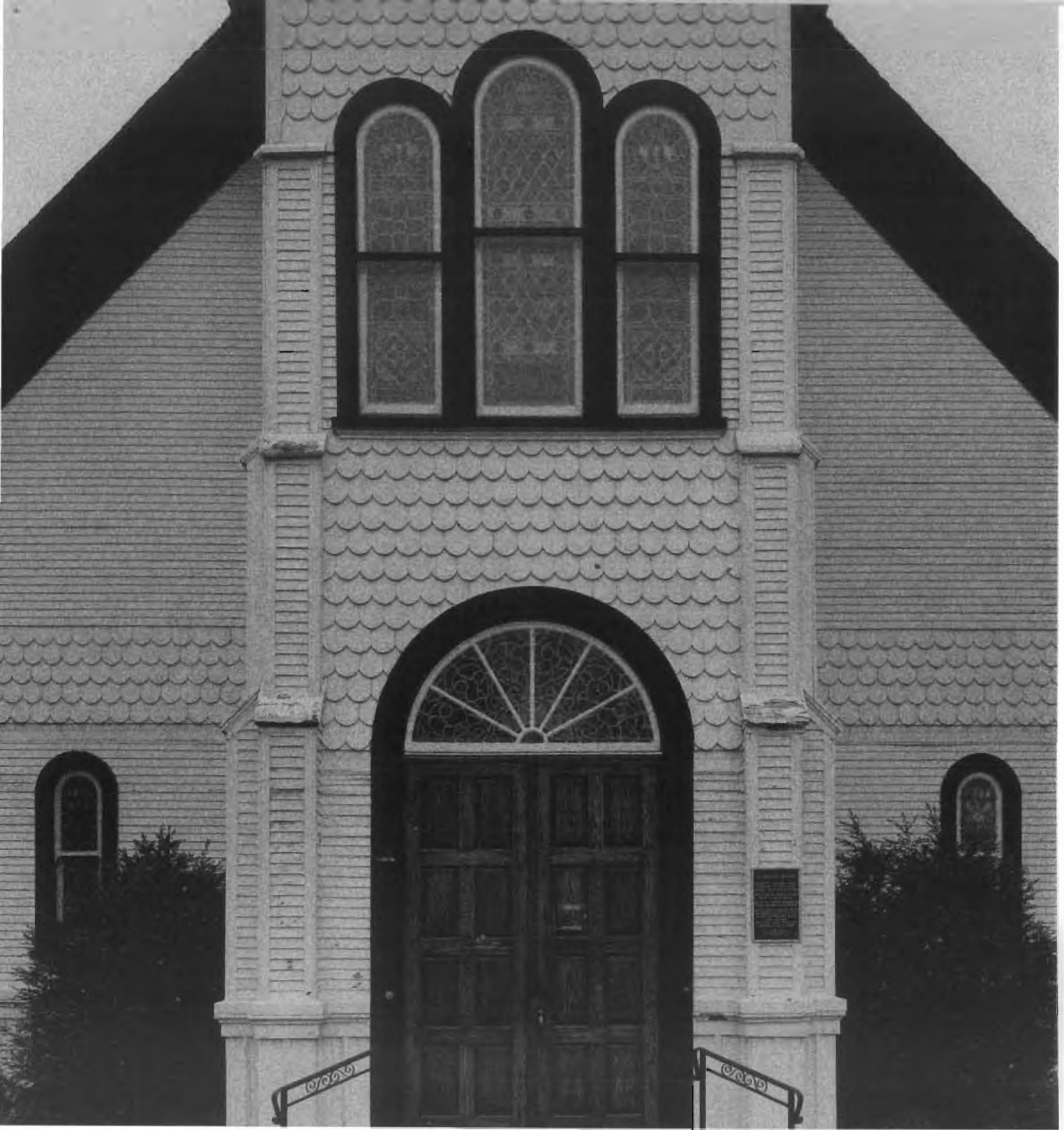
Designing and installing a new masonry feature such as steps or a door pediment when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Not Recommended

Creating a false historical appearance because the replaced masonry feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new masonry feature that is incompatible in size, scale, material and color.

Coving—the hollowing out of an adobe wall just above grade—may be caused by standing rainwater, rainwater splash-up from the ground, or by salts deposited in the adobe by moisture evaporation. This adobe wall is being patched in the traditional manner with adobe mud.



Building Exterior

Wood

Clapboard
Weatherboard
Shingles and
other Wooden Siding
and Decorative Elements

Building Exterior

Wood

Because it can be easily shaped by sawing, planing, carving, and gouging, wood is used for architectural features such as clapboard, cornices, brackets, entablatures, shutters, columns and balustrades. These wooden features, both functional and decorative, may be important in defining the historic character of the building and thus their retention, protection, and repair are important in rehabilitation projects.

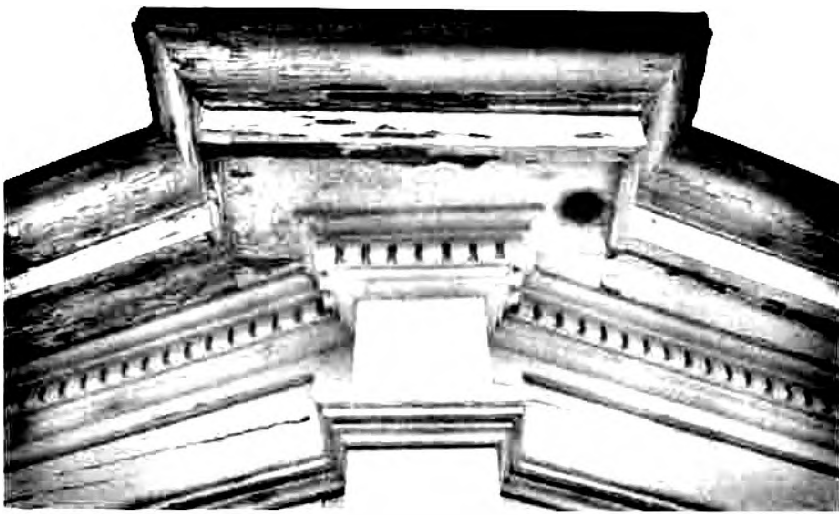
Wood has played a central role in American buildings during every period and in every style. Whether as structural membering, exterior cladding, roofing, interior finishes, or decorative features, wood is frequently an essential component of historic and older buildings.

Recommended

Identify, retain, and preserve

Identifying, retaining, and preserving wood features that are important in defining the overall historic character of the building such as siding, cornices, brackets, window architraves, and doorway pediments; and their paints, finishes, and colors.

Due to lack of maintenance, the paint has peeled to bare wood. In order to survive, this cornice will need to be scraped, sanded, and re-painted together with other essential repairs.



Protect and maintain

Protecting and maintaining wood features by providing proper drainage so that water is not allowed to stand on flat, horizontal surfaces or accumulate in decorative features.

Applying chemical preservatives to wood features such as beam ends or outriggers that are exposed to decay hazards and are traditionally unpainted.

Not Recommended

Removing or radically changing wood features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Removing a major portion of the historic wood from a facade instead of repairing or replacing only the deteriorated wood, then reconstructing the facade with new material in order to achieve a uniform or "improved" appearance.

Radically changing the type of finish or its color or accent scheme so that the historic character of the exterior is diminished.

Stripping historically painted surfaces to bare wood, then applying clear finishes or stains in order to create a "natural look."

Stripping paint or varnish to bare wood rather than repairing or reapplying a special finish, i.e., a grained finish to an exterior wood feature such as a front door.

Failing to identify, evaluate, and treat the causes of wood deterioration, including faulty flashing, leaking gutters, cracks and holes in siding, deteriorated caulking in joints and seams, plant material growing too close to wood surfaces, or insect or fungus infestation.

Using chemical preservatives such as creosote which can change the appearance of wood features unless they were used historically.

Recommended

Retaining coatings such as paint that help protect the wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.

Inspecting painted wood surfaces to determine whether repainting is necessary or if cleaning is all that is required.

If a character-defining feature is missing, it should be replaced with a matching feature. This shop artisan used traditional tools to replicate a missing porch bracket; after the new bracket is painted, both original and duplicate will be installed on-site.

Removing damaged or deteriorated paint to the next sound layer using the gentlest method possible (handscraping and handsanding), then repainting.

Not Recommended

Stripping paint or other coatings to reveal bare wood, thus exposing historically coated surfaces to the effects of accelerated weathering.

Removing paint that is firmly adhering to, and thus, protecting wood surfaces.

Replacing an entire wood feature such as a cornice or wall when repair of the wood and limited replacement of deteriorated or missing parts are appropriate.

Using substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the wood feature or that is physically or chemically incompatible.

Using destructive paint removal methods such as a propane or butane torches, sandblasting or waterblasting. These methods can irreversibly damage historic woodwork.

Deteriorated clapboards are being selectively replaced, thereby maximizing retention of the historic siding.

Recommended	Not Recommended
Using with care electric hot-air guns on decorative wood features and electric heat plates on flat wood surfaces when paint is so deteriorated that total removal is necessary prior to repainting.	Using thermal devices improperly so that the historic woodwork is scorched.
Using chemical strippers primarily to supplement other methods such as handscraping, handsanding and the above-recommended thermal devices. Detachable wooden elements such as shutters, doors, and columns may—with the proper safeguards—be chemically dip-stripped.	Failing to neutralize the wood thoroughly after using chemicals so that new paint does not adhere. Allowing detachable wood features to soak too long in a caustic solution so that the wood grain is raised and the surface roughened.
Applying compatible paint coating systems following proper surface preparation.	Failing to follow manufacturers' product and application instructions when repainting exterior woodwork.

Recommended	Not Recommended
Repainting with colors that are appropriate to the historic building and district.	Using new colors that are inappropriate to the historic building or district.
Evaluating the overall condition of the wood to determine whether more than protection and maintenance are required, that is, if repairs to wood features will be necessary.	Failing to undertake adequate measures to assure the protection of wood features.
Repair	
Repairing wood features by patching, piecing-in, consolidating, or otherwise reinforcing the wood using recognized preservation methods. Repair may also include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding, or sections of siding.	Replacing an entire wood feature such as a cornice or wall when repair of the wood and limited replacement of deteriorated or missing parts are appropriate. Using substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the wood feature or that is physically or chemically incompatible.
Replace	
Replacing in kind an entire wood feature that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model to reproduce the feature. Examples of wood features include a cornice, entablature or balustrade. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.	Removing an entire wood feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

To replace deteriorated portions of the column, strips of new wood were milled to conform to the shape and appearance of the old column framework, glued in place, then back-primed and painted.

Design for Missing Historic Features

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Recommended

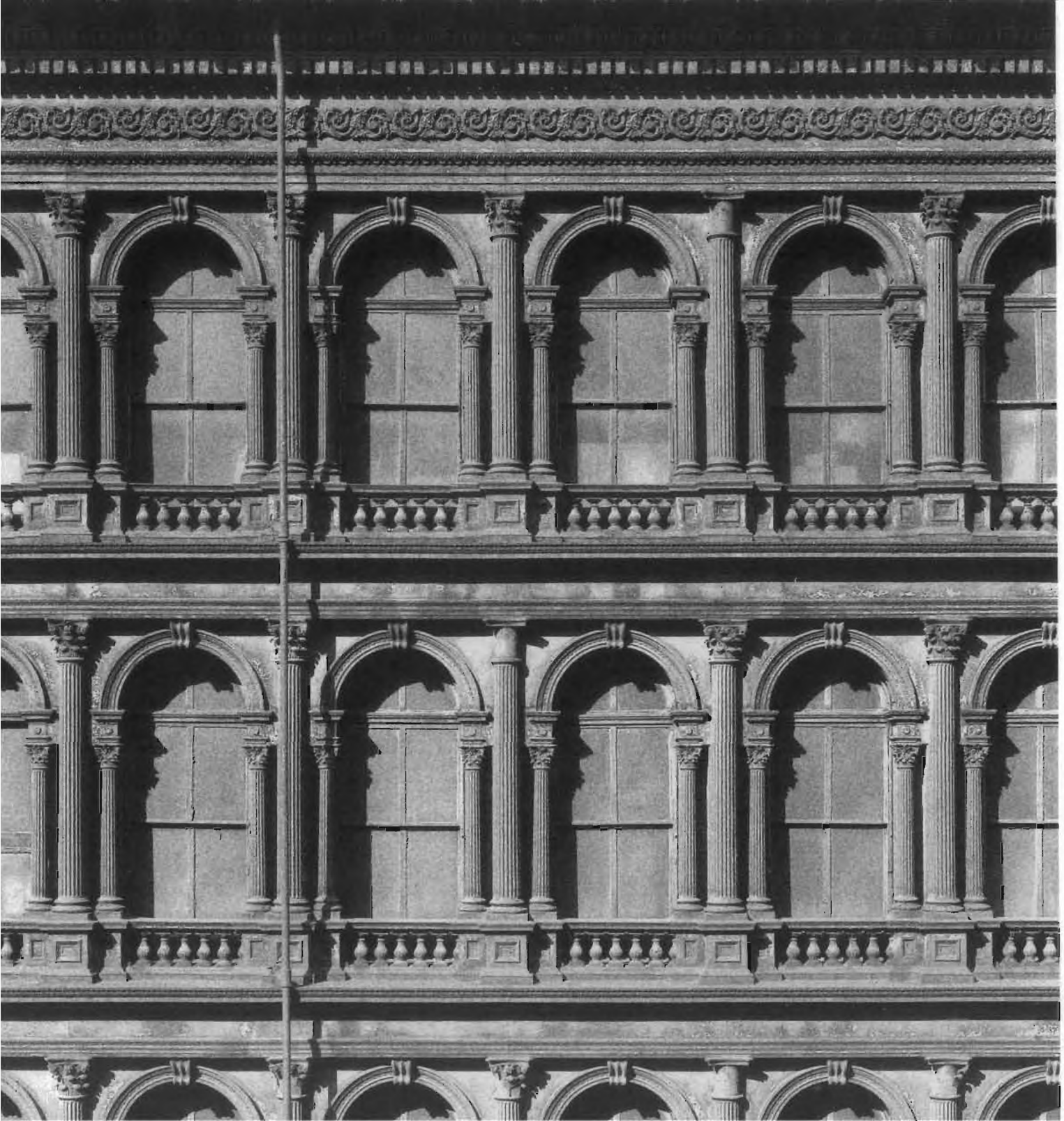
Designing and installing a new wood feature such as a cornice or doorway when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Not Recommended

Creating a false historical appearance because the replaced wood feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new wood feature that is incompatible in size, scale, material and color.

As protection from the extremes of weather, paint should be re-applied to exterior wood on a regular basis.



Building Exterior

Architectural Metals

Cast iron

Steel

Pressed Tin

Copper

Aluminum

Zinc

Building Exterior

Architectural Metals

Architectural metal features—such as cast iron facades, porches, and steps; sheet metal cornices, siding, roofs, roof cresting and storefronts; and cast or rolled metal doors, window sash, entablatures, and hardware—are often highly decorative and may be important in defining the overall historic character of the building.

Metals commonly used in historic buildings include lead, tin, zinc, copper, bronze, brass, iron, steel, and to a lesser extent, nickel alloys, stainless steel and aluminum. Historic metal building components were often created by highly skilled, local artisans, and by the late 19th century, many of these components were prefabricated and readily available from catalogs in standardized sizes and designs.

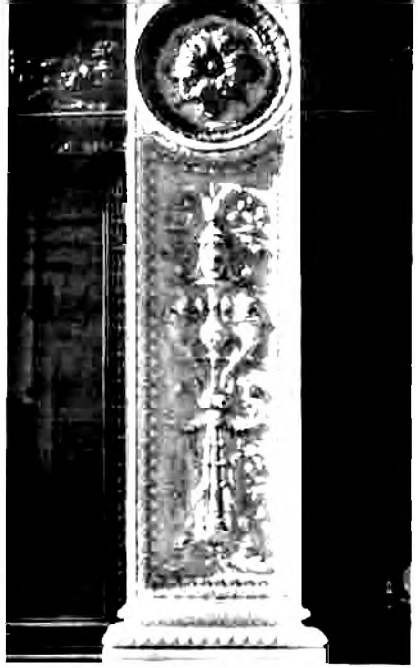


Photo: Jack E. Boucher, HABS

The decorative cast-iron storefront column was sandblasted in order to remove flaking paint and rust prior to repainting. Unlike soft metals such as copper and tin, which are damaged by abrasive cleaning, sandblasting is an appropriate method for cleaning cast iron, a very hard metal.

Recommended	Not Recommended
Identify, retain, and preserve	
Identifying, retaining, and preserving architectural metal features such as columns, capitals, window hoods, or stairways that are important in defining the overall historic character of the building; and their finishes and colors. Identification is also critical to differentiate between metals prior to work. Each metal has unique properties and thus requires different treatments.	Removing or radically changing architectural metal features which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Removing a major portion of the historic architectural metal from a facade instead of repairing or replacing only the deteriorated metal, then reconstructing the facade with new material in order to create a uniform, or "improved" appearance. Radically changing the type of finish or its historic color or accent scheme.
Protect and maintain	
Protecting and maintaining architectural metals from corrosion by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved, decorative features.	Failing to identify, evaluate, and treat the causes of corrosion, such as moisture from leaking roofs or gutters. Placing incompatible metals together without providing a reliable separation material. Such incompatibility can result in galvanic corrosion of the less noble metal, e.g., copper will corrode cast iron, steel, tin, and aluminum.
Cleaning architectural metals, when appropriate, to remove corrosion prior to repainting or applying other appropriate protective coatings.	Exposing metals which were intended to be protected from the environment. Applying paint or other coatings to metals such as copper, bronze, or stainless steel that were meant to be exposed.
Identifying the particular type of metal prior to any cleaning procedure and then testing to assure that the gentlest cleaning method possible is selected or determining that cleaning is inappropriate for the particular metal.	Using cleaning methods which alter or damage the historic color, texture, and finish of the metal; or cleaning when it is inappropriate for the metal. Removing the patina of historic metal. The patina may be a protective coating on some metals, such as bronze or copper, as well as a significant historic finish.

Recommended

Cleaning soft metals such as lead, tin, copper, terneplate, and zinc with appropriate chemical methods because their finishes can be easily abraded by blasting methods.

Not Recommended

Cleaning soft metals such as lead, tin, copper, terneplate, and zinc with grit blasting which will abrade the surface of the metal.

Using the gentlest cleaning methods for cast iron, wrought iron, and steel—hard metals—in order to remove paint buildup and corrosion. If handscraping and wire brushing have proven ineffective, low pressure grit blasting may be used as long as it does not abrade or damage the surface.

Failing to employ gentler methods prior to abrasively cleaning cast iron, wrought iron or steel; or using high pressure grit blasting.

Although these pressed metal storefronts have been well maintained over the years, gaps in the seams between the metal sheets above the door and slight stains along the cornice line indicate a possible roof leak. The roof should be investigated and repaired before the moisture results in rust and more severe metal deterioration.

Recommended

Applying appropriate paint or other coating systems after cleaning in order to decrease the corrosion rate of metals or alloys.

Repainting with colors that are appropriate to the historic building or district.

Not Recommended

Failing to re-apply protective coating systems to metals or alloys that require them after cleaning so that accelerated corrosion occurs.

Using new colors that are inappropriate to the historic building or district.

Photo: Jack E. Boucher, HABS.

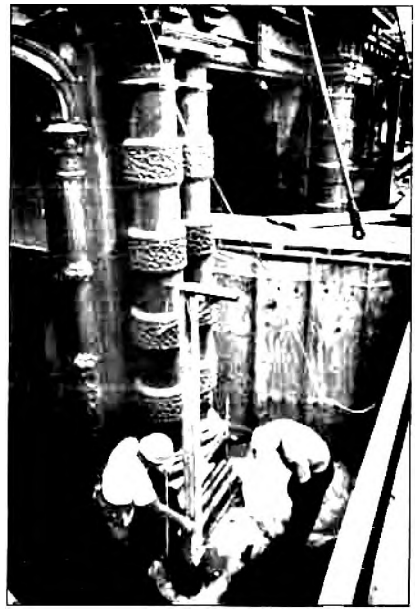
Deteriorated portions of the decorative pressed metal cornice have been inappropriately replaced with non-matching, plain metal sheets, adversely affecting the historic character of this building.

Applying an appropriate protective coating such as lacquer to an architectural metal feature such as a bronze door which is subject to heavy pedestrian use.

Evaluating the overall condition of the architectural metals to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.

Failing to assess pedestrian use or new access patterns so that architectural metal features are subject to damage by use or inappropriate maintenance such as salting adjacent sidewalks.

Failing to undertake adequate measures to assure the protection of architectural metal features.



The cast-iron columns of this theater are being repaired during rehabilitation. Some of the cast iron elements such as the smaller, non-structural columns missing from the bay on the right will be replaced with a lightweight substitute material such as cast aluminum, an acceptable alternative according to the Standards.

Recommended

Repair

Repairing architectural metal features by patching, splicing, or otherwise reinforcing the metal following recognized preservation methods. Repairs may also include the limited replacement in kind—or with a compatible substitute material—of those extensively deteriorated or missing parts of features when there are surviving prototypes such as porch balusters, column capitals or bases; or porch cresting.

Not Recommended

Replacing an entire architectural metal feature such as a column or a balustrade when repair of the metal and limited replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the architectural metal feature or is that physically or chemically incompatible.

Replace

Replacing in kind an entire architectural metal feature that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model to reproduce the feature. Examples could include cast iron porch steps or steel sash windows. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Removing an architectural metal feature that is unrepairable and not replacing it; or replacing it with a new architectural metal feature that does not convey the same visual appearance.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Recommended

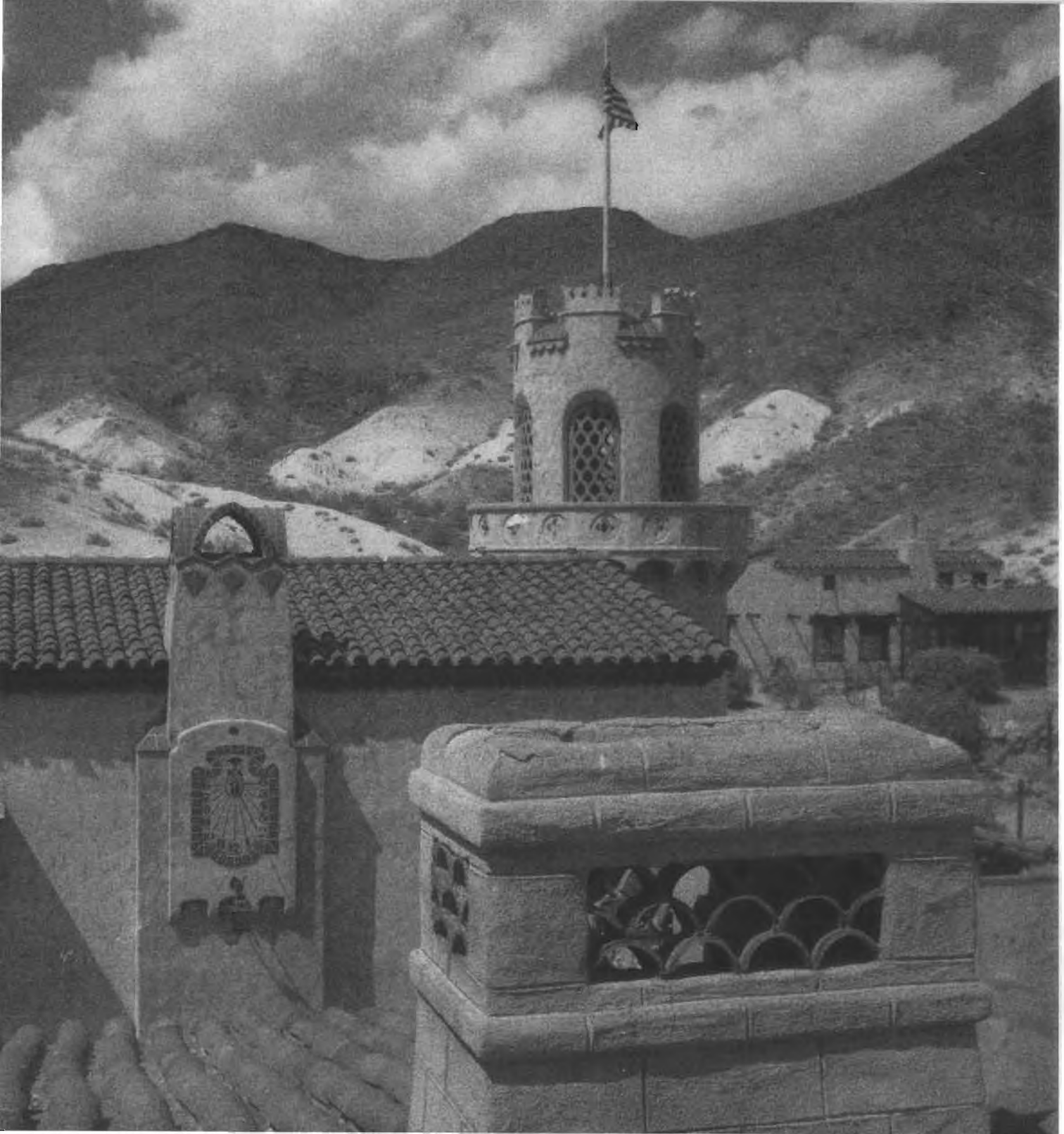
Design for Missing Historic Features

Designing and installing a new architectural metal feature such as a metal cornice or cast iron capital when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Not Recommended

Creating a false historical appearance because the replaced architectural metal feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new architectural metal feature that is incompatible in size, scale, material and color.



Building Exterior

Roofs

Building Exterior

Roofs

The roof—with its shape; features such as cresting, dormers, cupolas, and chimneys; and the size, color, and patterning of the roofing material—is an important design element of many historic buildings. In addition, a weather tight roof is essential to the longterm preservation of the entire structure. Historic roofing reflects availability of materials, levels of construction technology, weather, and cost. For example, throughout the country in all periods of history, wood shingles have been used—their size, shape, and detailing differing according to regional craft practices. European settlers used clay tile for roofing as early as the mid-17th century. In some cities, such as New York and Boston, clay was popularly used as a precaution against fire. The Spanish influence in the use of clay tiles is found in the southern, southwestern and western states. In the mid-19th century, tile roofs were often replaced by sheet-metal, which is lighter and easier to maintain. Evidence of the use of slate for roofing dates from the mid-17th century. Slate has remained popular for its durability, fireproof qualities, and decorative applications. The use of metals for roofing and roof features dates from the 18th century, and includes the use of sheet iron, corrugated iron, galvanized metal, tinplate, copper, lead and zinc. Awareness of these and other traditions of roofing materials and their detailing will contribute to more sensitive treatment.

Recommended

Not Recommended

Identify, retain, and preserve

Identifying, retaining, and preserving roofs—and their functional and decorative features—that are important in defining the overall historic character of the building. This includes the roof's shape, such as hipped, gambrel, and mansard; decorative features such as cupolas, cresting, chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.

Radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Removing a major portion of the roof or roofing material that is repairable, then reconstructing it with new material in order to create a uniform, or "improved" appearance.

Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that the historic character is diminished.

Stripping the roof of sound historic material such as slate, clay tile, wood, and architectural metal.

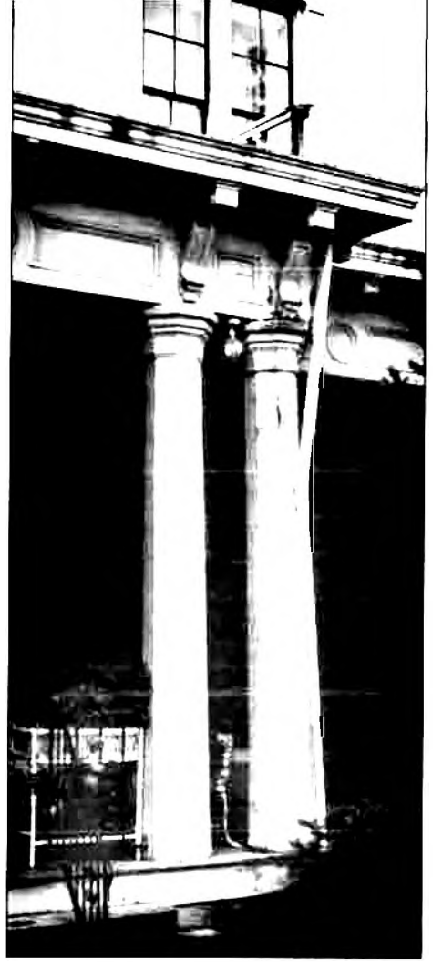
Applying paint or other coatings to roofing material which has been historically uncoated.

This well-maintained mansard roof displays its handsome and varied decorative detailing—cast-iron cresting, wood shingles, and pedimented dormers.

Protect

Protecting and maintaining a roof by cleaning the gutters and downspouts and replacing deteriorated flashing. Roof sheathing should also be checked for proper venting to prevent moisture condensation and water penetration; and to insure that materials are free from insect infestation.

Failing to clean and maintain gutters and downspouts properly so that water and debris collect and cause damage to roof fasteners, sheathing, and the underlying structure.



The roof drainage system has been neglected for such a long time that, as a result, the wood cornice and a porch column are both severely deteriorated.

Recommended

Providing adequate anchorage for roofing material to guard against wind damage and moisture penetration.

Protecting a leaking roof with plywood and building paper until it can be properly repaired.

Not Recommended

Allowing roof fasteners, such as nails and clips to corrode so that roofing material is subject to accelerated deterioration.

Permitting a leaking roof to remain unprotected so that accelerated deterioration of historic building materials—masonry, wood, plaster, paint and structural members—occurs.

Repair

Repairing a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, dormer roofing; or slates, tiles, or wood shingles on a main roof.

Replacing an entire roof feature such as a cupola or dormer when repair of the historic materials and limited replacement of deteriorated or missing parts are appropriate.

Failing to reuse intact slate or tile when only the roofing substrate needs replacement.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the roof or that is physically or chemically incompatible.

Photo: Richard Cheek

New copper valley flashing is installed as part of overall repairs to the historic slate roof and its drainage system.

Recommended

Replace

Replacing in kind an entire feature of the roof that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

The size, shape, and detailing of the historic shingles as well as the method of fabrication and installation were carefully researched prior to selecting this new wood-shingle roofing.

Not Recommended

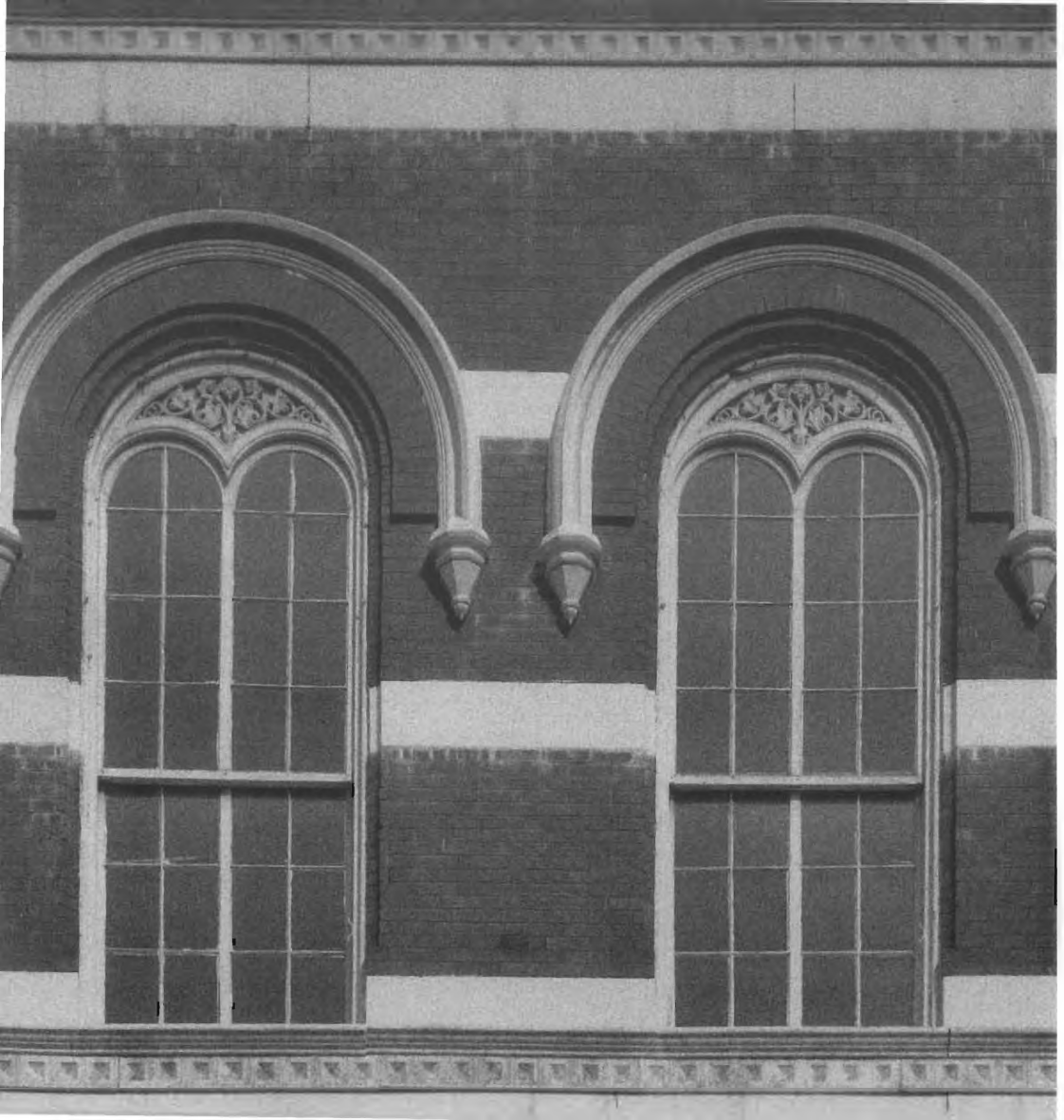
Removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Workmen are in the process of removing deteriorated roofing slates and replacing them with new matching slates.

New galvanized sheet-iron shingles will need to be reproduced using the pattern of the original shingle.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Recommended	Not Recommended
Design for Missing Historic Features	
Designing and constructing a new feature when the historic feature is completely missing, such as chimney or cupola. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.	Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial, and physical documentation. Introducing a new roof feature that is incompatible in size, scale, material and color.
Alterations/Additions for the New Use	
Installing mechanical and service equipment on the roof such as air conditioning, transformers, or solar collectors when required for the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.	Installing mechanical or service equipment so that it damages or obscures character-defining features; or is conspicuous from the public right-of-way.
Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.	Radically changing a character-defining roof shape or damaging or destroying character-defining roofing material as a result of incompatible design or improper installation techniques.



Building Exterior

Windows

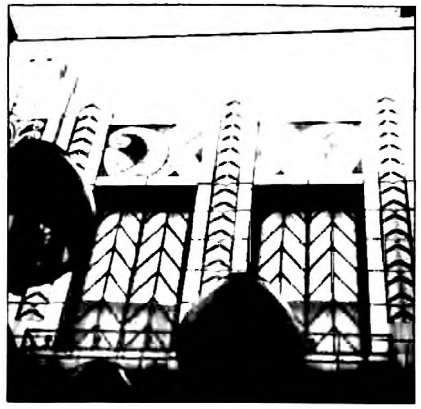
Building Exterior

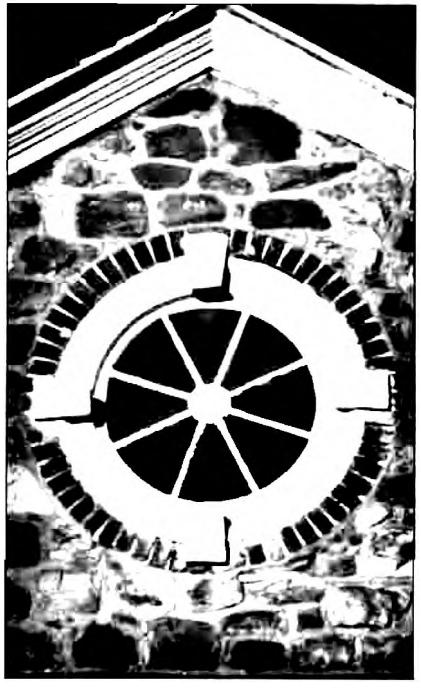
Windows

Technology and prevailing architectural styles have shaped the history of windows in the United States starting in the 17th century with wooden casement windows with tiny glass panes seated in lead cames. From the transitional single-hung sash in the early 1700s to the true double-hung sash later in the same century, these early wooden windows were characterized by the small panes, wide muntins, and the way in which decorative trim was used on both the exterior and interior of the window. As the sash thickness increased by the turn of the century, muntins took on a thinner appearance as they narrowed in width but increased in thickness according to the size of the window and design practices. Regional traditions continued to have an impact on the prevailing window design such as with the long-term use of "french windows" in areas of the deep South.

Changes in technology led to the possibility of larger glass panes so that by the mid-19th century, two-over-two lights were common; the manufacturing of plate glass in the United States allowed for dramatic use of large sheets of glass in commercial and office buildings by the late 19th century. With mass-produced windows, mail order distribution, and changing architectural styles, it was possible to obtain a wide range of window designs and light patterns in sash. Popular versions of Arts and Crafts houses constructed in the early 20th century frequently utilized smaller lights in the upper sash set in groups or pairs and saw the re-emergence of casement windows. In the early 20th century, the desire for fireproof building construction in dense urban areas contributed to the growth of a thriving steel window industry along with a market for hollow metal and metal clad wooden windows.

As one of the few parts of a building serving as both an interior and exterior feature, windows are nearly always an important part of the historic character of a building. In most buildings, windows also comprise a considerable amount of the historic fabric of the wall plane and thus are deserving of special consideration in a rehabilitation project.





The distinctive shape and decorative detailing of a building's windows often help establish its architectural style and character.

Recommended

Identify, retain, and preserve

Identifying, retaining, and preserving windows—and their functional and decorative features—that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, panelled or decorated jambs and moldings, and interior and exterior shutters and blinds.

Conducting an in-depth survey of the conditions of existing windows early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.

Protect and maintain

Protecting and maintaining the wood and architectural metal which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.

Not Recommended

Removing or radically changing windows which are important in defining the historic character of the building so that, as a result, the character is diminished.

Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash that do not fit the historic window opening.

Changing the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.

Obscuring historic window trim with metal or other material.

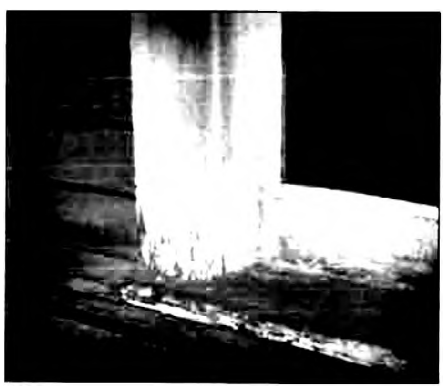
Stripping windows of historic material such as wood, cast iron, and bronze.

Replacing windows solely because of peeling paint, broken glass, stuck sash, and high air infiltration. These conditions, in themselves, are no indication that windows are beyond repair.

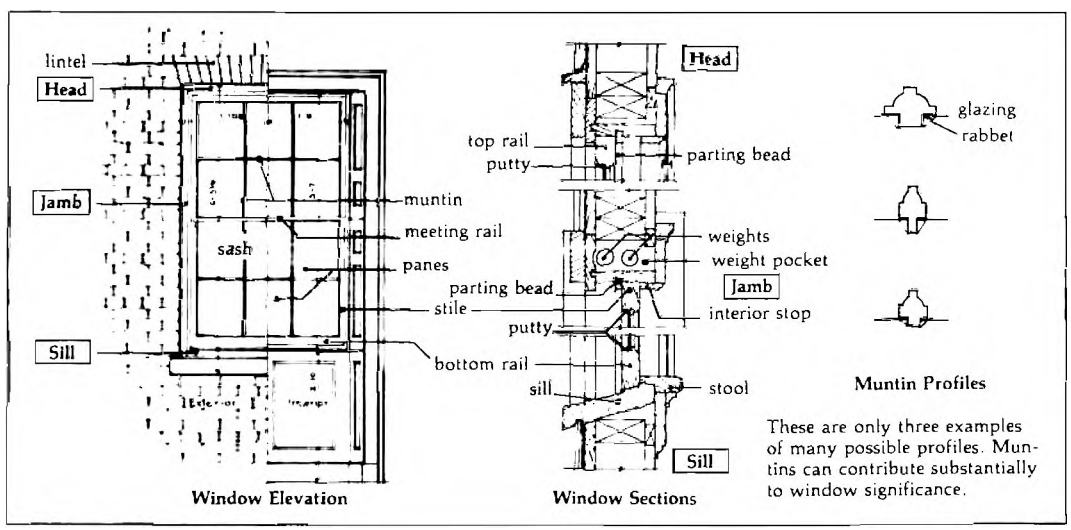
Failing to provide adequate protection of materials on a cyclical basis so that deterioration of the windows results.

Maintaining a historic window may include work as basic as replacing a sash cord.

Recommended	Not Recommended
Making windows weather tight by re-caulking and replacing or installing weatherstripping. These actions also improve thermal efficiency.	Retrofitting or replacing windows rather than maintaining the sash, frame, and glazing.
Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, i.e. if repairs to windows and window features will be required.	Failing to undertake adequate measures to assure the protection of historic windows.
Repair	
Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repair may also include replacement in kind of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds.	Replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate. Failing to reuse serviceable window hardware such as brass sash lifts and sash locks. Using substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the window or that is physically or chemically incompatible.



Deterioration of poorly maintained windows usually begins on horizontal surfaces where water collects. Problem areas on this sill are clearly indicated by paint failure due to moisture.

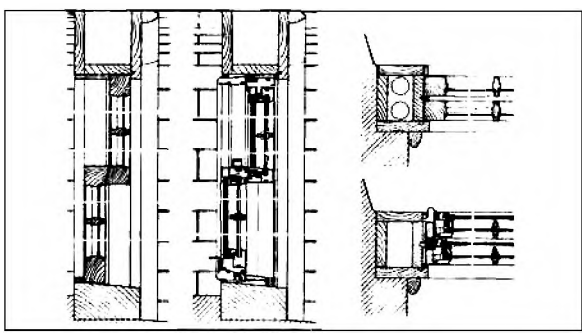


These drawings identify individual parts and fabrication details of a historic wooden double-hung window.

Recommended

Replace

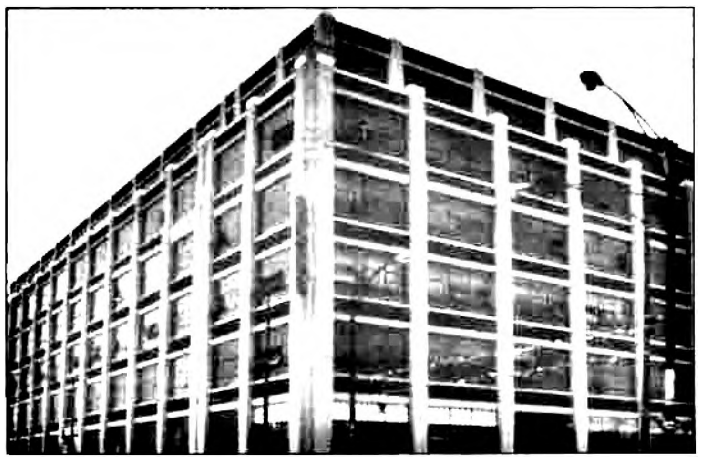
Replacing in kind an entire window that is too deteriorated to repair using the same sash and pane configuration and other design details. If using the same kind of material is not technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered. For example, on certain types of large buildings, particularly high-rises, aluminum windows may be a suitable replacement for historic wooden sash provided wooden replacement are not practical and the design detail of the historic windows can be matched. Historic color duplication, custom contour panning, incorporation of either an integral muntin or 5/8" deep trapezoidal exterior muntin grids, where applicable, retention of the same glass to frame ratio, matching of the historic reveal, and duplication of the frame width, depth, and such existing decorative details as arched tops should all be components in aluminum replacements for use on historic buildings.



For some larger buildings, it may be appropriate to replace seriously deteriorated windows with new ones that replicate most of the historic visual qualities.This two-part drawing shows the original windows in a mill and the rehabilitation solution that retained the wood frames, then utilized an aluminum sash with true divided lights and a piggyback interior storm panel.

Not Recommended

Removing a character-defining window that is unrepairable and blocking it in; or replacing it with a new window that does not convey the same visual appearance.



The steel pivot windows in this historic manufacturing building were replaced with new windows which matched the multi-lighted originals.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Recommended

Not Recommended

Design for Missing Historic Features

Designing and installing new windows when the historic windows (frames, sash and glazing) are completely missing. The replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.

Creating a false historical appearance because the replaced window is based on insufficient historical, pictorial, and physical documentation.

Introducing a new design that is incompatible with the historic character of the building.

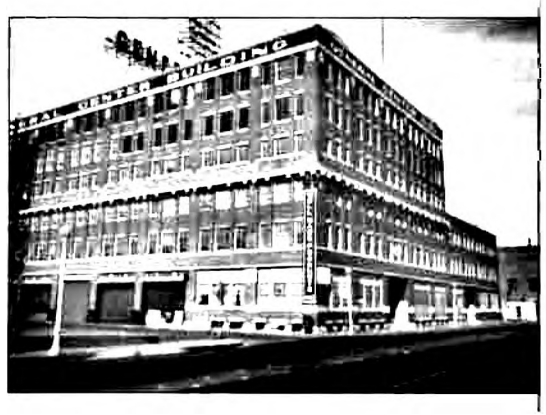
Alterations/Additions for the New Use

Designing and installing additional windows on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

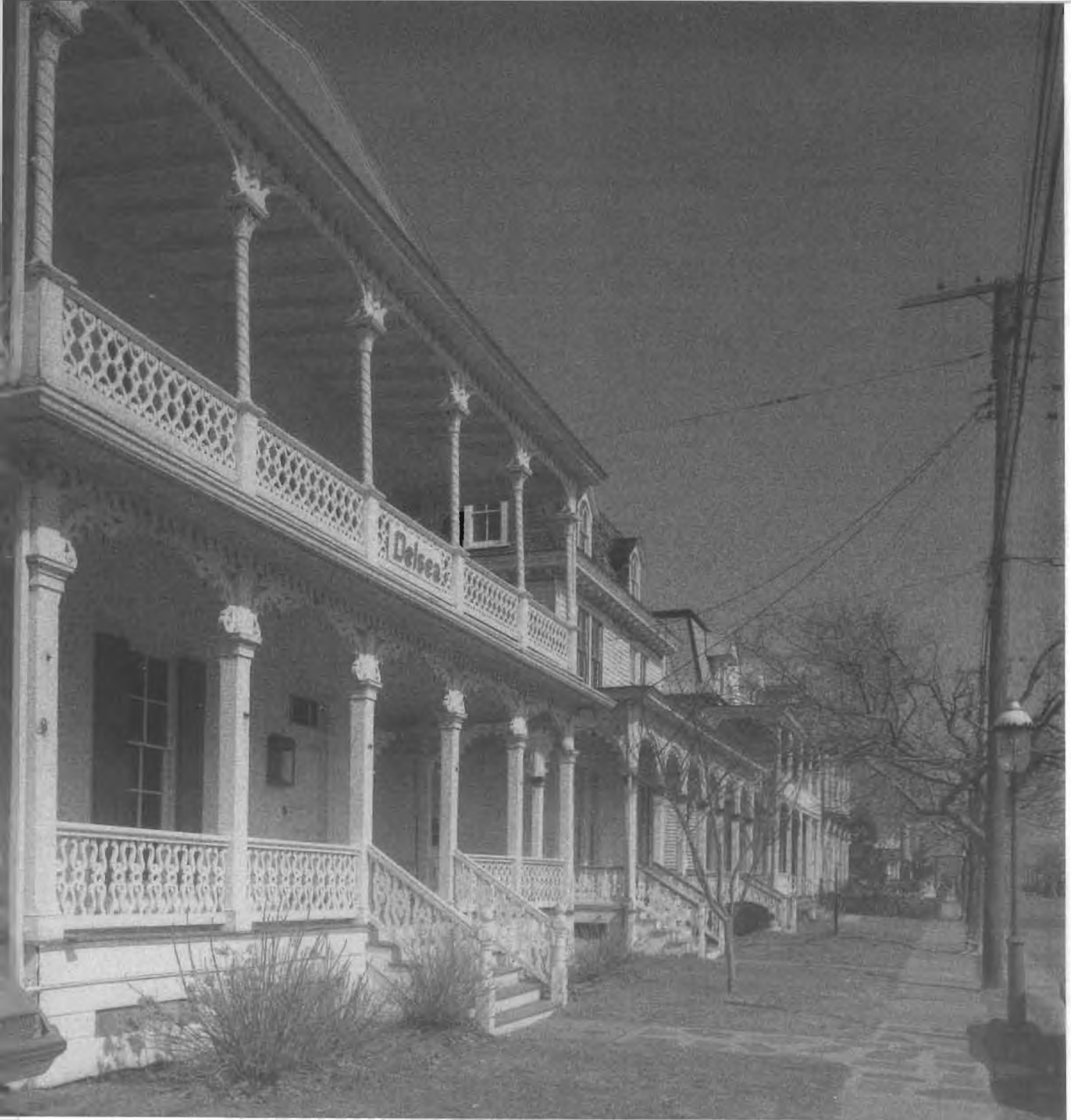
Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

Providing a setback in the design of dropped ceilings when they are required for the new use to allow for the full height of the window openings.

Inserting new floors or furred-down ceilings which cut across the glazed areas of windows so that the exterior form and appearance of the windows are changed.



When the six-over-six windows were replaced with inappropriate single sheets of tinted glass, the historic industrial character of this building was lost.



Building Exterior

Entrances and Porches

Building Exterior

Entrances and Porches

Entrances and porches are quite often the focus of historic buildings, particularly on primary elevations. Together with their functional and decorative features such as doors, steps, balustrades, pilasters, and entablatures, they can be extremely important in defining the overall character of a building. In many cases, porches were energy-saving devices, shading southern and western elevations. Usually entrances and porches were integral components of a historic building's design; for example, porches on Greek Revival houses, with Doric or Ionic columns and pediments, echoed the architectural elements and features of the larger building. Central one-bay porches or arcaded porches are evident in Italianate style buildings of the 1860s. Doors of Renaissance Revival style buildings frequently supported entablatures or pediments. Porches were particularly prominent features of Eastlake and Stick Style houses; porch posts, railings, and balusters were characterized by a massive and robust quality, with members turned on a lathe. Porches of bungalows of the early 20th century were characterized by tapered porch posts, exposed post and beams, and low pitched roofs with wide overhangs. Art Deco commercial buildings were entered through stylized glass and stainless steel doors.

Photos: Jack Boucher, HABS.

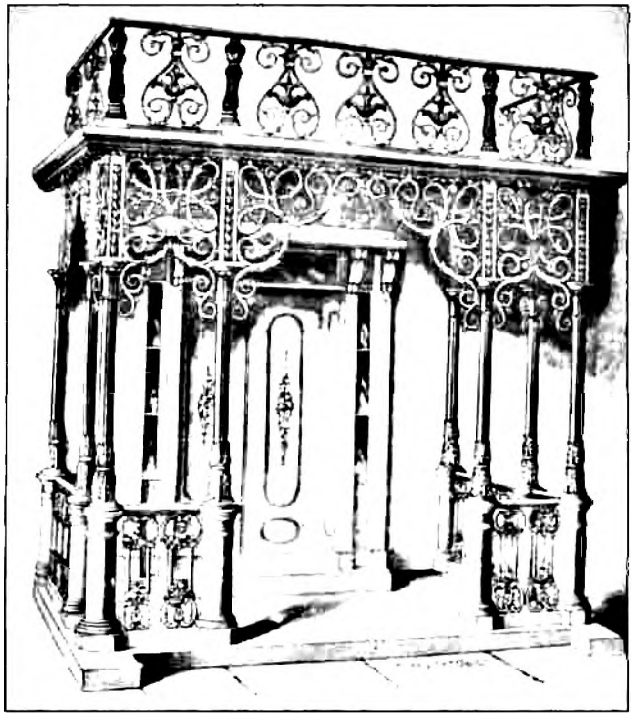
A variety of historic entrances and porches is illustrated here, ranging from the elegance of a Georgian-style entrance, to the more vernacular nature of a 19th century wood porch, to the utilitarian, yet romantic Mediterranean-style loggia.

Recommended	Not Recommended
Identify, retain, and preserve	
Identifying, retaining, and preserving entrances—and their functional and decorative features—that are important in defining the overall historic character of the building such as doors, fanlights, sidelights, pilasters, entablatures, columns, balustrades, and stairs.	Removing or radically changing entrances and porches which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Stripping entrances and porches of historic material such as wood, cast iron, terra cotta tile, and brick. Removing an entrance or porch because the building has been re-oriented to accommodate a new use. Cutting new entrances on a primary elevation. Altering utilitarian or service entrances so they appear to be formal entrances by adding panelled doors, fanlights, and sidelights.
Protect and maintain	
Protecting and maintaining the masonry, wood, and architectural metal that comprise entrances and porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.	Failing to provide adequate protection to materials on a cyclical basis so that deterioration of entrances and porches results.
Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, that is, if repairs to entrance and porch features will be necessary.	Failing to undertake adequate measures to assure the protection of historic entrances and porches.

Recommended

Repair

Repairing entrances and porches by reinforcing the historic materials. Repair will also generally include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, cornices, entablatures, columns, sidelights, and stairs.



In the 19th century some cast-iron porches could be purchased by mail, such as this made-to-order veranda which was featured in an 1870 foundry catalog.

Not Recommended

Replacing an entire entrance or porch when the repair of materials and limited replacement of parts are appropriate.

Using a substitute material for the replacement parts that does not convey the visual appearance of the surviving parts of the entrance and porch or that is physically or chemically incompatible.

Careful inspection of porch features such as these column capitals is necessary before initiating a rehabilitation project.

Recommended

Replace

Replacing in kind an entire entrance or porch that is too deteriorated to repair—if the form and detailing are still evident—using the physical evidence as a model to reproduce the feature. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Not Recommended

Removing an entrance or porch that is unrepairable and not replacing it; or replacing it with a new entrance or porch that does not convey the same visual appearance.

A 1910 wrap-around porch was removed from this 1830 house during rehabilitation. Although a later addition, the porch should not have been removed because it had acquired significance over time and was thus an important feature in defining the character of this historic structure.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Recommended	Not Recommended
Design for Missing Historic Features	
Designing and constructing a new entrance or porch when the historic entrance or porch is completely missing. It may be a restoration based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building.	Creating a false historical appearance because the replaced entrance or porch is based on insufficient historical, pictorial, and physical documentation. Introducing a new entrance or porch that is incompatible in size, scale, material, and color.
Alterations/Additions for the New Use	
Designing enclosures for historic porches when required by the new use in a manner that preserves the historic character of the building. This can include using large sheets of glass and recessing the enclosure wall behind existing scrollwork, posts, and balustrades.	Enclosing porches in a manner that results in a diminution or loss of historic character such as using solid materials such as wood, stucco, or masonry.
Designing and installing additional entrances or porches when required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-character-defining elevations.	Installing secondary service entrances and porches that are incompatible in size and scale with the historic building or obscure, damage, or destroy character-defining features.

This rehabilitation connected two separate porches, resulting in the creation of a large continuous porch that obscures the historic twin porch design; it is thus incompatible with the historic character of the house.

Building Exterior

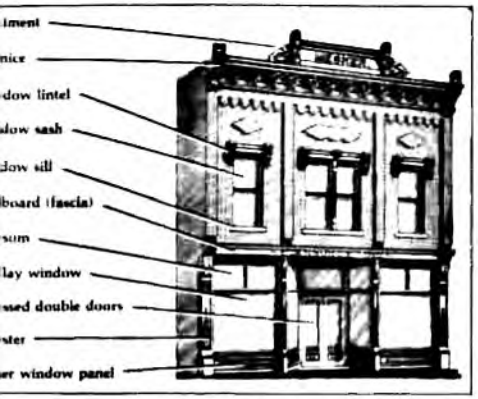
Storefronts

Building Exterior

Storefronts

The storefront is usually the most prominent feature of a historic commercial building, playing a crucial role in a store's advertising and merchandising strategy. Although a storefront normally does not extend beyond the first story, the rest of the building is often related to it visually through a unity of form and detail. Planning should always consider the entire building; window patterns on the upper floors, cornice elements, and other decorative features should be carefully retained, in addition to the storefront itself.

The earliest extant storefronts in the U.S., dating from the late 18th and early 19th centuries, had bay or oriel windows and provided limited display space. The 19th century witnessed the progressive enlargement of display windows as plate glass became available in increasingly larger units. The use of cast iron columns and lintels at ground floor level permitted structural members to be reduced in size. Recessed entrances provided shelter for sidewalk patrons and further enlarged display areas. In the 1920s and 1930s, aluminum, colored structural glass, stainless steel, glass block, neon, and other new materials were introduced to create Art Deco storefronts.



These architectural details are typical of historic commercial buildings (this particular one is No. 4016 in the George L. Mesker and Company catalog of 1905). The design utilized both cast and galvanized iron.

Recommended

Not Recommended

Identify, retain, and preserve

Identifying, retaining, and preserving storefronts—and their functional and decorative features—that are important in defining the overall historic character of the building such as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures. The removal of inappropriate, nonhistoric cladding, false mansard roofs, and other later alterations can help reveal the historic character of a storefront.

Removing or radically changing storefronts—and their features—which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Changing the storefront so that it appears residential rather than commercial in character.

Removing historic material from the storefront to create a recessed arcade.

Introducing coach lanterns, mansard designs, wood shakes, nonoperable shutters, and small-paned windows if they cannot be documented historically.

Changing the location of a storefront's main entrance.

Protect

Protecting and maintaining masonry, wood, and architectural metals which comprise storefronts through appropriate treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.

Failing to provide adequate protection of materials on a cyclical basis so that deterioration of storefront features results.

Protecting storefronts against arson and vandalism before work begins by boarding up windows and installing alarm systems that are keyed into local protection agencies.

Permitting entry into the building through unsecured or broken windows and doors so that interior features and finishes are damaged through exposure to weather or through vandalism.

Stripping storefronts of historic material such as wood, cast iron, terra cotta, carrara glass, and brick.

Recommended

Evaluating the overall condition of storefront materials to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.

Not Recommended

Failing to undertake adequate measures to assure the preservation of the historic storefront.

Photo: Jack E. Boucher, HABS.

A false-fronted wood store is now used as a museum. Although the weathered wood is part of its charm, repainting is recommended as a good maintenance practice to protect the wood.

Repair

Repairing storefronts by reinforcing the historic materials. Repairs will also generally include the limited replacement in kind—or with compatible substitute materials—of those extensively deteriorated or missing parts of storefronts where there are surviving prototypes such as transoms, kick plates, pilasters, or signs.

Replacing an entire storefront when repair of materials and limited replacement of its parts are appropriate.

Using substitute material for the replacement parts that does not convey the same visual appearance as the surviving parts of the storefront or that is physically or chemically incompatible.

This sleek red and black Moderne storefront was added to a more staid late-19th century commercial building in the 1930s—both are now in need of repair. According to the Standards, later storefronts that have acquired significance over time should generally be retained in rehabilitation.

This appropriate new storefront replaces an old one that was too deteriorated to save. It features a recessed doorway based on the historic design and respects the scale and proportion of the existing building.

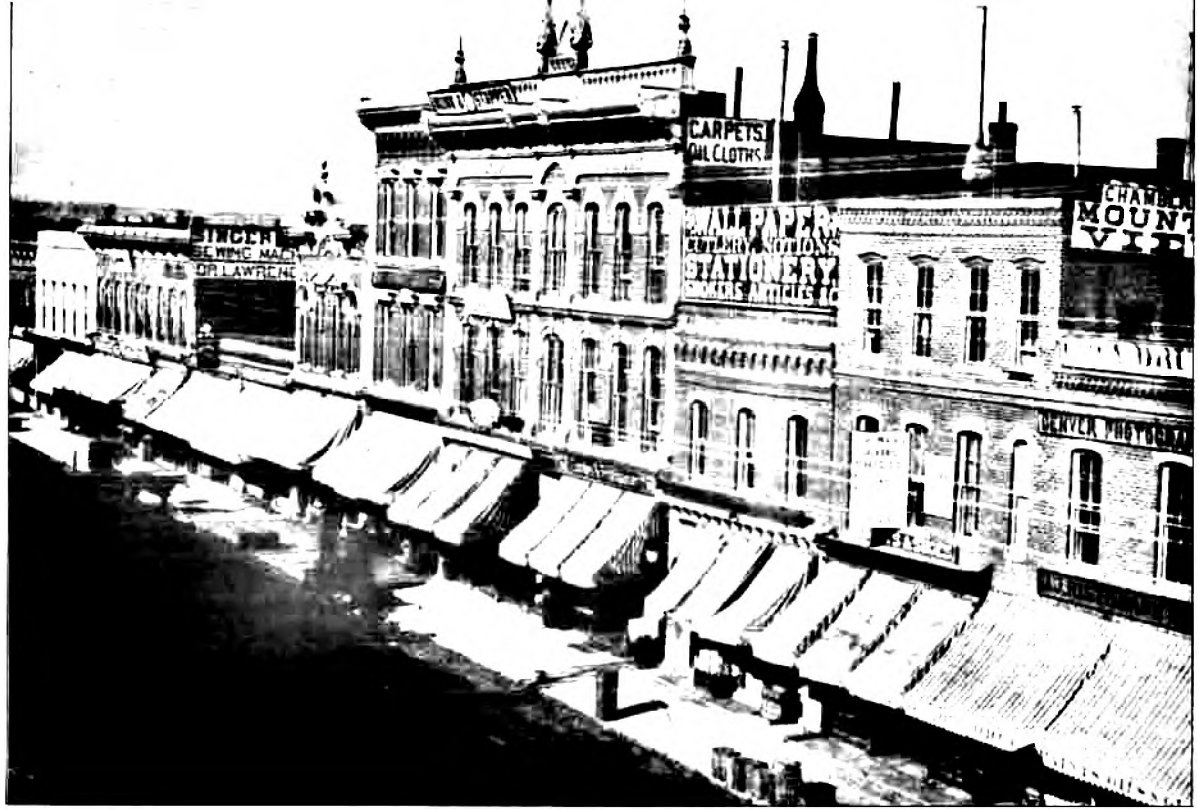
Recommended

Replace

Replacing in kind an entire storefront that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.

Not Recommended

Removing a storefront that is unrepairable and not replacing it; or replacing it with a new storefront that does not convey the same visual appearance.



The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Recommended

Design for Missing Historic Features

Designing and constructing a new storefront when the historic storefront is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Not Recommended

Creating a false historical appearance because the replaced storefront is based on insufficient historical, pictorial, and physical documentation.

Introducing a new design that is incompatible in size, scale, material, and color.

Using inappropriately scaled signs and logos or other types of signs that obscure, damage, or destroy remaining character-defining features of the historic building.

AUTHENTICATED
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INFORMATION
GPO

DC 20240, under the following circumstances:

Where the applicant—

(1) Disagrees with the initial decision of NPS that the property is not likely to meet the criteria of the National Historic Landmarks Program and will not be submitted to the Advisory Board; or

(2) Disagrees with the decision of the Secretary that the property does not meet the criteria of the National Historic Landmarks Program.

(b) The Director will respond to the appellant within 60 days. After reviewing the appeal the Director may:

(1) Deny the appeal;

(2) Direct that a National Historic Landmark nomination be prepared and processed according to the regulations if this has not yet occurred; or

(3) Resubmit the nomination to the Secretary for reconsideration and final decision.

(c) Any person or organization which supports or opposes the consideration of a property for National Historic Landmark designation may submit an appeal to the Director, NPS, during the designation process either supporting or opposing the designation. Such appeals received by the Director before the study of the property or before its submission to the National Park System Advisory Board will be considered by the Director, the Advisory Board and the Secretary, as appropriate, in the designation process.

(d) No person shall be considered to have exhausted administrative remedies with respect to failure to designate a property a National Historic Landmark until he or she has complied with the procedures set forth in this section.

PART 67—HISTORIC PRESERVATION CERTIFICATIONS UNDER THE INTERNAL REVENUE CODE

Sec.

67.1 Program authority and function.
67.2 Definitions.
67.3 Introduction to certifications of significance and rehabilitation and information collection.
67.4 Certifications of historic significance.
67.5 Standards for evaluating significance within registered historic districts.
67.6 Certifications of rehabilitation.
67.7 Standards for rehabilitation.
67.8 Certifications of statutes.
67.9 Certifications of State or local historic districts.
67.10 Appeals.
67.11 Fees for processing certification requests.

AUTHORITY: 16 U.S.C. 470a(a)(1)(A); 26 U.S.C. 47 and 170(h).

EDITORIAL NOTE: Nomenclature changes to part 67 appear at 76 FR 30541, May 26, 2011.

SOURCE: 54 FR 6771, Feb. 26, 1990, unless otherwise noted.

§ 67.1 Program authority and function.

(a) Section 47 of the Internal Revenue Code designates the Secretary as the authority for the issuance of certifications of historic district statutes and of State and local historic districts, certifications of significance, and certifications of rehabilitation in connection with certain tax incentives involving historic preservation. These certification responsibilities have been delegated to the National Park Service (NPS); the following office issues those certifications: National Park Service, Washington Area Service Office, Technical Preservation Services, Heritage Preservation Services (WASO), 1849 C Street, NW., Washington, DC 20240.

(b) NPS WASO establishes program direction and considers appeals of certification denials. It is the responsibility of owners wishing certifications to provide sufficient documentation to the Secretary to make certification decisions. These procedures, upon their effective date, are applicable to future and pending certification requests, except as otherwise provided herein.

(c) States receiving Historic Preservation Fund grants from the Department participate in the review of requests for certification, through recommendations to the Secretary by the State Historic Preservation Officer (SHPO). The SHPO acts on behalf of the State in this capacity and, therefore, the NPS is not responsible for any actions, errors or omissions of the SHPO.

(1) Requests for certifications and approvals of proposed rehabilitation work are sent by an owner first to the appropriate SHPO for review. State comments are recorded on National Park Service Review Sheets (NPS Forms 10–

168 (d) and (e)) and are carefully considered by the Secretary before a certification decision is made. Recommendations of States with approved State programs are generally followed, but by law, all certification decisions are made by the Secretary, based upon professional review of the application and related information. The decision of the Secretary may differ from the recommendation of the SHPO.

(2) A State may choose not to participate in the review of certification requests. States not wishing to participate in the comment process should notify the Secretary in writing of this fact. Owners from such nonparticipating States may request certifications by sending their applications directly to the appropriate NPS WASO listed above. In all other situations, certification requests are sent first to the appropriate SHPO.

(d) The Internal Revenue Service is responsible for all procedures, legal determinations, and rules and regulations concerning the tax consequences of the historic preservation provisions described in this part. Any certification made by the Secretary pursuant to this part shall not be considered as binding upon the Internal Revenue Service or the Secretary of the Treasury with respect to tax consequences under the Internal Revenue Code. For example, certifications made by the Secretary do not constitute determinations that a structure is of the type subject to the allowance for depreciation under section 167 of the Code.

[54 FR 6771, Feb. 26, 1990, as amended at 76 FR 30541, May 26, 2011]

§ 67.2 Definitions.

As used in these regulations:

Certified Historic Structure means a building (and its structural components) which is of a character subject to the allowance for depreciation provided in section 167 of the Internal Revenue Code of 1986 which is either:

(a) Individually listed in the National Register; or

(b) Located in a registered historic district and certified by the Secretary as being of historic significance to the district.

Portions of larger buildings, such as single condominium apartment units, are no independently considered certified historic structures. Rowhouses, even with abutting or party walls, are considered as separate buildings. For purposes of the certification decisions set forth in this part, a certified historic structure encompasses the historic building and its site, landscape features, and environment, generally referred to herein as a ''property'' as defined below. The NPS decision on listing a property in the National Register of Historic Places, including boundary determinations, does not limit the scope of review of the rehabilitation project for tax certification purposes. Such review will include the entire historic property as it existed prior to rehabilitation and any related new construction. For purposes of the charitable contribution provisions only, a certified historic structure need not be depreciable to qualify; may be a structure other than a building; and may also be a remnant of a building such as a facade, if that is all that remains. For purposes of the other rehabilitation tax credits under section 47 of the Internal Revenue Code, any property located in a registered historic district is considered a certified historic structure so that other rehabilitation tax credits are not available; exemption from this provision can generally occur only if the Secretary has determined, prior to the rehabilitation of the property, that it is not of historic significance to the district.

Certified Rehabilitation means any rehabilitation of a certified historic structure which the Secretary has certified to the Secretary of the Treasury as being consistent with the historic character of the certified historic structure and, where applicable, with the district in which such structure is located.

Duly Authorized Representative means a State or locality's Chief Elected Official or his or her representative who is authorized to apply for certification of State/local statutes and historic districts.

Historic District means a geographically definable area, urban or rural, that possesses a significant concentration, linkage or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or

physical development. A district may also comprise individual elements separated geographically during the period of significance but linked by association or function.

Inspection means a visit by an authorized representative of the Secretary or a SHPO to a certified historic structure for the purposes of reviewing and evaluating the significance of the structure and the ongoing or completed rehabilitation work.

National Register of Historic Places means the National Register of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture that the Secretary is authorized to expand and maintain pursuant to section 101(a)(1) of the National Historic Preservation Act of 1966, as amended. The procedures of the National Register appear in 36 CFR part 60 *et seq*.

Owner means a person, partnership, corporation, or public agency holding a fee-simple interest in a property or any other person or entity recognized by the Internal Revenue Code for purposes of the applicable tax benefits.

Property means a building and its site and landscape features.

Registered Historic District means any district listed in the National Register or any district which is:

(a) Designated under a State or local statute which has been certified by the Secretary as containing criteria which will substantially achieve the purpose of preserving and rehabilitating buildings of significance to the district, and

(b) Certified by the Secretary as meeting substantially all of the requirements for the listing of districts in the National Register.

Rehabilitation means the process of returning a building or buildings to a state of utility, through repair or alteration, which makes possible an efficient use while preserving those portions and features of the building and its site and environment which are significant to its historic, architectural, and cultural values as determined by the Secretary.

Standards for Rehabilitation means the Secretary's Standards for Rehabilitation set forth in section 67.7 hereof.

State Historic Preservation Officer means the official within each State designated by the Governor or a State statute to act as liaison for purposes of administering historic preservation programs within that State.

State or Local Statute means a law of a State or local government designating, or providing a method for the designation of, a historic district or districts.

[54 FR 6771, Feb. 26, 1990, as amended at 62 FR 30235, June 3, 1997]

§67.3 Introduction to certifications of significance and rehabilitation and information collection.

(a) Who may apply:

(1) Ordinarily, only the fee simple owner of the property in question may apply for the certifications described in §§67.4 and 67.6 hereof. If an application for an evaluation of significance or rehabilitation project is made by someone other than the fee simple owner, however, the application must be accompanied by a written statement from the fee simple owner indicating that he or she is aware of the application and has no objection to the request for certification.

(2) Upon request of a SHPO the Secretary may determine whether or not a particular property located within a registered historic district qualifies as a certified historic structure. The Secretary shall do so, however, only after notifying the fee simple owner of record of the request, informing such owner of the possible tax consequences of such a decision, and permitting the property owner a 30-day time period to submit written comments to the Secretary prior to decision. Such time period for comment may be waived by the fee simple owner.

(3) The Secretary may undertake the certifications described in §§67.4 and 67.6 on his own initiative after notifying the fee simple owner and the SHPO and allowing a comment period as specified in §67.3(a)(2).

(4) Owners of properties which appear to meet National Register criteria but are yet listed in the National Register or which are located within potential historic districts may request preliminary determinations from the Secretary as to whether such properties

may qualify as certified historic structures when and if the properties or the potential historic districts in which they are located are listed in the National Register. Preliminary determinations may also be requested for properties outside the period or area of significance of registered historic districts as specified in § 67.5(c). Procedures for obtaining these determinations shall be the same as those described in § 67.4. Such determinations are preliminary only and are not binding on the Secretary. Preliminary determinations of significance will become final as of the date of the listing of the individual property or district in the National Register. For properties outside the period or area of significance of a registered historic district, preliminary determinations of significance will become final, except as provided below, when the district documentation on file with the NPS is formally amended. If during review of a request for certification of rehabilitation, it is determined that the property does not contribute to the significance of the district because of changes which occurred after the preliminary determination of significance was made, certified historic structure designation will be denied.

(5) Owners of properties not yet designated certified historic structures may obtain determinations from the Secretary on whether or not rehabilitation proposals meet the Secretary's Standards for Rehabilitation. Such determinations will be made only when the owner has requested a preliminary determination of the significance of the property as described in paragraph (a)(4) of this section and such request for determination has been acted upon by the NPS. Final certifications of rehabilitation will be issued only to owners of certified historic structures. Procedures for obtaining these determinations shall be the same as those described in sec. 67.6.

(b) How to apply:

(1) Requests for certifications of historic significance and of rehabilitation shall be made on Historic Preservation Certification Applications (NPS Form No. 10–168). Normally, two copies of the application are required; one to be retained by the SHPO and the other to be forwarded to the NPS. The information collection requirements contained in the application and in this part have been approved by the Office of Management and Budget under 44 U.S.C. 3507 and assigned clearance number 1024–0009. Part 1 of the application shall be used in requesting a certification of historic significance or nonsignificance and preliminary determinations, while part 2 of the application shall be used in requesting an evaluation of a proposed rehabilitation project or, in conjunction with a Request for Certification of Completed Work, a certification of a completed rehabilitation project. Information contained in the application is required to obtain a benefit. Public reporting burden for this form is estimated to average 2.5 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form may be made to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013–7127 and to the Office of Management and Budget, Paperwork Reduction Project Number 1024–0009, Washington, DC 20503.

(2) Application forms are available from NPS WASO or the SHPOs.

(3) Requests for certifications, preliminary determinations, and approvals of proposed rehabilitation projects shall be sent to the SHPO in participating States. Requests in nonparticipating States shall be sent directly to the appropriate NPS WASO.

(4) Generally reviews of certification requests are concluded within 60 days of receipt of a complete, adequately documented application, as defined § 67.4 and § 67.6 (30 days at the State level and 30 days at the Federal level). Where a State has chosen not to participate in the review process, review by the NPS generally is concluded within 60 days of receipt of a complete, adequately documented application. Where adequate documentation is not provided, the owner will be notified of the additional information needed to undertake or complete review. The time periods in this part are based on the receipt of a complete application; they will be adhered to as closely as

possible and are defined as calendar days. They are not, however, considered to be mandatory, and the failure to complete review within the designated periods does not waive or alter any certification requirement.

(5) Approval of applications and amendments to applications is conveyed only in writing by duly authorized officials of the NPS acting on behalf of the Secretary. Decisions with respect to certifications are made on the basis of the descriptions contained in the application form and other available information. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings, specifications, etc.), the applicant shall be requested to resolve the discrepancy in writing. In the event the discrepancy is not resolved, the description in the application form shall take precedence. Falsification of factual representations in the application is subject to criminal sanctions of up to $10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

(6) It is the owner's responsibility to notify the Secretary if application reviews are not completed within the time periods specified above. The Secretary in turn will consult with the appropriate office to ensure that the review is completed in as timely manner as possible in the circumstances.

(7) Although certifications of significance and rehabilitation are discussed separately below, owners must submit part 1 of the Historic Preservation Certification Application prior to, or with, part 2. Part 2 of the application will not be processed until an adequately documented part 1 is on file and acted upon unless the property is already a certified historic structure. Reviews of rehabilitation projects will also not be undertaken if the owner has objected to the listing of the property in the National Register.

§67.4 Certifications of historic significance.

(a) Requests for certifications of historic significance should be made by the owner to determine—

(1) That a property located within a registered historic district is of historic significance to such district; or

(2) That a property located within a registered historic district is not of historic significance to such district; or

(3) That a property not yet on the National Register appears to meet National Register criteria; or

(4) That a property located within a potential historic district appears to contribute to the significance of such district.

(b) To determine whether or not a property is individually listed or is part of a district in the National Register, the owner may consult the listing of National Register properties in the FEDERAL REGISTER (found in most large libraries), or contact the appropriate SHPO for current information.

(c) If a property is located within the boundaries of a registered historic district and the owner wishes the Secretary to certify whether the property contributes or does not contribute to the historic significance of the district or if the owner is requesting a preliminary determination of significance in accordance with §67.3(a)(4), the owner must complete part 1 of the Historic Preservation Certification Application according to instructions accompanying the application. Such documentation includes but is not limited to:

(1) Name and mailing address of owner;

(2) Name and address of property;

(3) Name of historic district;

(4) Current photographs of property; photographs of the building and its site and landscape features prior to alteration if rehabilitation has been completed; photograph(s) showing the property along with adjacent properties and structures on the street; and photographs of interior features and spaces adequate to document significance;

(5) Brief description of appearance including alterations, distinctive features and spaces, and date(s) of construction;

(6) Brief statement of significance summarizing how the property does or does not reflect the values that give the district its distinctive historical and visual character, and explaining

any significance attached to the property itself (i.e., unusual building techniques, important event that took place there, etc.).

(7) Sketch map clearly delineating property's location within the district; and

(8) Signature of fee simple owner requesting or concurring in a request for evaluation.

(d) If a property is individually listed in the National Register, it is generally considered a certified historic structure and no further certification is required. More specific considerations in this regard are as follows:

(1) If the property is individually listed in the National Register and the owner believes it has lost the characteristics which caused it to be nominated and therefore wishes it delisted, the owner should refer to the delisting procedures outlined in 36 CFR part 60.

(2) Some properties individually listed in the National Register include more than one building. In such cases, the owner must submit a single part 1 application, as described in paragraph (c) of this section, which includes descriptions of all the buildings within the listing. The Secretary will utilize the Standards for Evaluating Significance within Registered Historic Districts (§ 67.5) for the purpose of determining which of the buildings included within the listing are of historic significance to the property. The requirements of this paragraph are applicable to certification requests received by the SHPOs (and the NPS WASO in the case of nonparticipating States only) upon the effective date of these regulations.

(e) Properties containing more than one building where the buildings are judged by the Secretary to have been functionally related historically to serve an overall purpose, such as a mill complex or a residence and carriage house, will be treated as a single certified historic structure, whether the property is individually listed in the National Register or is located within a registered historic district, when rehabilitated as part of an overall project. Buildings that are functionally related historically are those which have functioned together to serve an overall purpose during the property's period of significance. In the case of a property within a registered historic district which contains more than one building where the buildings are judged to be functionally related historically, an evaluation will be made to determine whether the component buildings contribute to the historic significance of the property and whether the property contributes to the significance of the historic district as in § 67.4(i). For questions concerning demolition of separate structures as part of an overall rehabilitation project, see § 67.6.

(f) Applications for preliminary determinations for individual listing must show how the property individually meets the National Register Criteria for Evaluation. An application for a property located in a potential historic district must document how the district meets the criteria and how the property contributes to the significance of that district. An application for a preliminary determination for a property in a registered historic district which is outside the period or area of significance in the district documentation on file with the NPS must document and justify the expanded significance of the district and how the property contributes to the significance of the district or document the individual significance of the property. Applications must contain substantially the same level of documentation as National Register nominations, as specified in 36 CFR part 60 and National Register Bulletin 16, ''Guidelines for Completing National Register of Historic Places Forms'' (available from SHPOs and NPS WASO). Applications must also include written assurance from the SHPO that the district nomination is being revised to expand its significance or, for certified districts, written assurance from the duly authorized representative that the district documentation is being revised to expand its significance, or that the SHPO is planning to nominate the property or the district. Owners should understand that confirmation of intent to nominate by a SHPO does not constitute listing in the National Register, nor does it constitute a certification of

significance as required by law for Federal tax incentives. Owners should further understand that they are proceeding at their own risk. If the property or district is not listed in the National Register for procedural, substantive or other reasons; if the district documentation is not formally amended; or if the significance of the property has been lost as a result of alterations or damage, these preliminary determinations of significance will not become final. The SHPO must nominate the property or the district or the SHPO for National Register districts and the duly authorized representative in the case of certified districts must submit documentation and have it approved by the NPS to amend the National Register nomination or certified district or the property or district must be listed before the preliminary certification of significance can become final.

(g) For purposes of the other rehabilitation tax credits under section 47 of the Internal Revenue Code, properties within registered historic districts are presumed to contribute to the significance of such districts unless certified as nonsignificant by the Secretary. Owners of non-historic properties within registered historic districts, therefore, must obtain a certification of nonsignificance in order to qualify for those investment tax credits. If an owner begins or completes a substantial rehabilitation (as defined by the Internal Revenue Service) of a property in a registered historic district without knowledge of requirements for certification of nonsignificance, he or she may request certification that the property was not of historic significance to the district prior to substantial rehabilitation in the same manner as stated in paragraph (c) of this section. The owner should be aware, however, that the taxpayer must certify to the Secretary of the Treasury that, at the beginning of such substantial rehabilitation, he or she in good faith was not aware of the certification requirement by the Secretary of the Interior.

(h) The Secretary discourages the moving of historic buildings from their original sites. However, if a building is to be moved as part of a rehabilitation for which certification is sought, the owner must follow different procedures depending on whether the building is individually listed in the National Register or is within a registered historic district. When a building is moved, every effort should be made to re-establish its historic orientation, immediate setting, and general environment. Moving a building may result in removal of the property from the National Register or, for buildings within a registered historic district, denial or revocation of a certification of significance; consequently, a moved building may, in certain circumstances, be ineligible for rehabilitation certification.

(1) Documentation must be submitted that demonstrates:

(i) The effect of the move on the building's integrity and appearance (any proposed demolition, proposed changes in foundations, etc.);

(ii) Photographs of the site and general environment of the proposed site;

(iii) Evidence that the proposed site does not possess historical significance that would be adversely affected by the moved building;

(iv) The effect of the move on the distinctive historical and visual character of the district, where applicable; and

(v) The method to be used for moving the building.

(2) For buildings individually listed in the National Register, the procedures contained in 36 CFR part 60 must be followed prior to the move, or the building will be removed from the National Register, will not be considered a certified historic structure, and will have to be renominated for listing. The owner may submit a part 1 application in order to receive a preliminary determination from the NPS of whether a move will cause the property to be removed from the National Register. However, preliminary approval of such a part 1 application does not satisfy the requirements of 36 CFR part 60. The SHPO must follow the remaining procedures in that regulation so that the NPS can determine that the moved building will remain listed in the National Register and retain its status as a certified historic structure.

(3) If an owner moves (or proposes to move) a building into a registered historic district or moves (or proposes to move) a building elsewhere within a

registered historic district, a part 1 application containing the required information described in paragraph (h)(1) of this section must be submitted. The building to be moved will be evaluated to determine if it contributes to the historic significance of the district both before and after the move as in § 67.4(i).

(i) Properties within registered historic districts will be evaluated to determine if they contribute to the historic significance of the district by application of the Secretary's Standards for Evaluating Significance within Registered Historic Districts as set forth in § 67.5.

(j) Once the significance of a property located within a registered historic district or a potential historic district has been determined by the Secretary, written notification will be sent to the owner and the SHPO in the form of a certification of significance or nonsignificance.

(k) Owners shall report to the Secretary through the SHPO any substantial damage, alteration or changes to a property that occurs after issuance of a certification of significance and prior to a final certification of rehabilitation. The Secretary may withdraw a certification of significance, upon thirty days notice to the owner, if a property has been damaged, altered or changed effective as of the date of the occurrence. The property may also be removed from the National Register, in accordance with the procedures in 36 CFR part 60. A revocation of certification of significance pursuant to this part may be appealed under § 67.10. For damage, alteration or changes caused by unacceptable rehabilitation work, see § 67.6(f).

[54 FR 6771, Feb. 26, 1990, as amended at 76 FR 30541, May 26, 2011]

§ 67.5 Standards for evaluating significance within registered historic districts.

(a) Properties located within registered historic districts are reviewed by the Secretary to determine if they contribute to the historic significance of the district by applying the following Standards for Evaluating Significance within Registered Historic Districts.

(1) A building contributing to the historic significance of a district is one which by location, design, setting, materials, workmanship, feeling and association adds to the district's sense of time and place and historical development.

(2) A building not contributing to the historic significance of a district is one which does not add to the district's sense of time and place and historical development; or one where the location, design, setting, materials, workmanship, feeling and association have been so altered or have so deteriorated that the overall integrity of the building has been irretrievably lost.

(3) Ordinarily buildings that have been built within the past 50 years shall not be considered to contribute to the significance of a district unless a strong justification concerning their historical or architectural merit is given or the historical attributes of the district are considered to be less than 50 years old.

(b) A condemnation order may be presented as evidence of physical deterioration of a building but will not of itself be considered sufficient evidence to warrant certification of nonsignificance for loss of integrity. In certain cases it may be necessary for the owner to submit a structural engineer's report to help substantiate physical deterioration and/or structural damage. Guidance on preparing a structural engineer's report is available from the appropriate SHPO or NPS WASO.

(c) Some properties listed in the National Register, primarily districts, are resources whose concentration or continuity possesses greater historical significance than many of their individual component buildings and structures. These usually are documented as a group rather than individually. Accordingly, this type of National Register documentation is not conclusive for the purposes of this part and must be supplemented with information on the significance of the specific property. Certifications of significance and nonsignificance will be made on the basis of the application documentation, existing National Register documentation, and other available information as needed. The Keeper may amend the National Register documentation by

issuing a supplementary record if the application material warrants such an amendment. If a certification request is received for a property which is not yet listed on the National Register or which is outside a district's established period or area of significance, a preliminary determination of significance will be issued only if the request includes adequate documentation and if there is written assurance from the SHPO that the SHPO plans to nominate the property or district or that the district nomination in question is being revised to expand its significance or for certified districts, written assurance from the duly authorized representative that the district documentation is being revised to expand the significance. Certifications will become final when the property or district is listed or when the district documentation is officially amended unless the significance of the property has been lost as a result of alteration or damage. For procedures on amending listings to the National Register and additional information on the use of National Register documentation and the supplementary record which is contained in National Register Bulletin 19, ''Policies and Procedures for Processing National Register Nominations,'' consult the appropriate SHPO or NPS WASO.

(d) Where rehabilitation credits are sought, certifications of significance will be made on the appearance and condition of the property before rehabilitation was begun.

(e) If a nonhistoric surface material obscures a facade, it may be necessary for the owner to remove a portion of the surface material prior to requesting certification so that a determination of significance or nonsignificance can be made. After the material has been removed, if the obscured facade has retained substantial historic integrity and the property otherwise contributes to the historic district, it will be determined to be a certified historic structure. However, if the obscuring material remains when a determination of nonsignificance is requested under §67.4(a)(2), the property will be presumed to contribute to the historic significance of the district, if otherwise qualified, and, therefore, not eligible for the other tax credits under section 47 of the Internal Revenue Code.

(f) Additional guidance on certifications of historic significance is available from SHPOs and NPS WASO.

§67.6 Certifications of rehabilitation.

(a) Owners who want rehabilitation projects for certified historic structures to be certified by the Secretary as being consistent with the historic character of the structure, and, where applicable, the district in which the structure is located, thus qualifying as a certified rehabilitation, shall comply with the procedures listed below. A fee, as described in §67.11, for reviewing all proposed, ongoing, or completed rehabilitation work is charged by the Secretary. No certification decisions will be issued on any application until the appropriate remittance is received.

(1) To initiate review of a rehabilitation project for certification purposes, an owner must complete part 2 of the Historic Preservation Certification Application according to instructions accompanying the application. These instructions explain in detail the documentation required for certification of a rehabilitation project. The application may describe a proposed rehabilitation project, a project in progress, or a completed project. In all cases, documentation, including photographs adequate to document the appearance of the structure(s), both on the exterior and on the interior, and its site and environment prior to rehabilitation must accompany the application. The social security or taxpayer identification number(s) of all owners must be provided in the application. Other documentation, such as window surveys or cleaning specifications, may be required by reviewing officials to evaluate certain rehabilitation projects. Plans for any attached, adjacent, or related new construction must also accompany the application. Where necessary documentation is not provided, review and evaluation may not be completed and a denial of certification will be issued on the basis of lack of information. Owners are strongly encouraged to submit part 2 of the application prior to undertaking any rehabilitation work. Owners who undertake rehabilitation projects without prior approval

from the Secretary do so strictly at their own risk. Because the circumstances of each rehabilitation project are unique to the particular certified historic structure involved, certifications that may have been granted to other rehabilitations are not specifically applicable and may not be relied on by owners as applicable to other projects.

(2) A project does not become a certified rehabilitation until it is completed and so designated by the NPS. A determination that the completed rehabilitation of a property not yet designated a certified historic structure meets the Secretary's Standards for Rehabilitation does not constitute a certification of rehabilitation. When requesting certification of a completed rehabilitation project, the owner shall submit a Request for Certification of Completed Work (NPS Form 10–168c) and provide the project completion date and a signed statement that the completed rehabilitation project meets the Secretary's Standards for Rehabilitation and is consistent with the work described in part 2 of the Historic Preservation Certification Application. Also required in requesting certification of a completed rehabilitation project are costs attributed to the rehabilitation, photographs adequate to document the completed rehabilitation, and the social security or taxpayer identification number(s) of all owners.

(b) A rehabilitation project for certification purposes encompasses all work on the interior and exterior of the certified historic structure(s) and its site and environment, as determined by the Secretary, as well as related demolition, new construction or rehabilitation work which may affect the historic qualities, integrity or site, landscape features, and environment of the certified historic structure(s). More specific considerations in this regard are as follows:

(1) All elements of the rehabilitation project must meet the Secretary's ten Standards for Rehabilitation (§ 67.7); portions of the rehabilitation project not in conformance with the Standards may not be exempted. In general, an owner undertaking a rehabilitation project will not be held responsible for prior rehabilitation work not part of the current project, or rehabilitation work that was undertaken by previous owners or third parties.

(2) However, if the Secretary considers or has reason to consider that a project submitted for certification does not include the entire rehabilitation project subject to review hereunder, the Secretary may choose to deny a rehabilitation certification or to withhold a decision on such a certification until such time as the Internal Revenue Service, through a private letter ruling, has determined, pursuant to these regulations and applicable provisions of the Internal Revenue Code and income tax regulations, the proper scope of the rehabilitation project to be reviewed by the Secretary. Factors to be taken into account by the Secretary and the Internal Revenue Service in this regard include, but are not limited to, the facts and circumstance of each application and (i) whether previous demolition, construction or rehabilitation work irrespective of ownership or control at the time was in fact undertaken as part of the rehabilitation project for which certification is sought, and (ii) whether property conveyances, reconfigurations, ostensible ownership transfers or other transactions were transactions which purportedly limit the scope of a rehabilitation project for the purpose of review by the Secretary without substantially altering beneficial ownership or control of the property. The fact that a property may still qualify as a certified historic structure after having undergone inappropriate rehabilitation, construction or demolition work does not preclude the Secretary or the Internal Revenue Service from determining that such inappropriate work is part of the rehabilitation project to be reviewed by the Secretary.

(3) Conformance to the Standards will be determined on the basis of the application documentation and other available information by evaluating the property as it existed prior to the commencement of the rehabilitation project, regardless of when the property becomes or became a certified historic structure.

(4) For rehabilitation projects involving more than one certified historic

structure where the structures are judged by the Secretary to have been functionally related historically to serve an overall purpose, such as a mill complex or a residence and carriage house, rehabilitation certification will be issued on the merits of the overall project rather than for each structure or individual component. For rehabilitation projects where there is no historic functional relationship among the structures, the certification decision will be made for each separate certified historic structure regardless of how they are grouped for ownership or development purposes.

(5) Demolition of a building as part of a rehabilitation project involving multiple buildings may result in denial of certification of the rehabilitation. In projects where there is no historic functional relationship among the structures being rehabilitated, related new construction which physically expands one certified historic structure undergoing rehabilitation and, therefore, directly causes the demolition of an adjacent structure will generally result in denial of certification of the rehabilitation unless a determination has been made that the building to be demolished is not a certified historic structure as in §67.4(a). In rehabilitation projects where the structures have been determined to be functionally related historically, demolition of a component may be approved, in limited circumstances, when:

(i) The component is outside the period of significance of the property, or

(ii) The component is so deteriorated or altered that its integrity has been irretrievably lost; or

(iii) The component is a secondary one that generally lacks historic, engineering, or architectural significance or does not occupy a major portion of the site and persuasive evidence is present to show that retention of the component is not technically or economically feasible.

(6) In situations involving rehabilitation of a certified historic structure in a historic district, the Secretary will review the rehabilitation project first as it affects the certified historic structure and second as it affects the district and make a certification decision accordingly.

(7) In the event that an owner of a portion of a certified historic structure requests certification for a rehabilitation project related only to that portion, but there is or was a larger related rehabilitation project(s) occurring with respect to the certified historic structure, the Secretary's decision on the requested certification will be based on review of the overall rehabilitation project(s) for the certified historic structure.

(8) For rehabilitation projects which are to be completed in phases over the alternate 60-month period allowed in section 47 of the Internal Revenue Code, the initial part 2 application and supporting architectural plans and specifications should identify the project as a 60-month phased project and describe the number and order of the phases and the general scope of the overall rehabilitation project. If the initial part 2 application clearly identifies the project as a phased rehabilitation, the NPS will consider the project in all its phases as a single rehabilitation. If complete information on the rehabilitation work of the later phases is not described in the initial part 2 application, it may be submitted at a later date but must be clearly identified as a later phase of a 60-month phased project that was previously submitted for review. Owners are cautioned that work undertaken in a later phase of a 60-month phased project that does not meet the Standards for Rehabilitation, whether or not submitted for review, will result in a denial of certification of the entire rehabilitation with the tax consequences of such a denial to be determined by the Secretary of the Treasury. Separate certifications for portions of phased rehabilitation projects will not be issued. Rather the owner will be directed to comply with Internal Revenue Service regulations governing late certifications contained in 26 CFR 1.48–12.

(c) Upon receipt of the complete application describing the rehabilitation project, the Secretary shall determine if the project is consistent with the Standards for Rehabilitation. If the project does not meet the Standards for Rehabilitation, the owner shall be advised of that fact in writing and,

where possible, will be advised of necessary revisions to meet such Standards. For additional procedures regarding rehabilitation projects determined not to meet the Standards for Rehabilitation, see § 67.6(f).

(d) Once a proposed or ongoing project has been approved, substantive changes in the work as described in the application must be brought promptly to the attention of the Secretary by written statement through the SHPO to ensure continued conformance to the Standards; such changes should be made using a Historic Preservation Certification Application Continuation/Amendment Sheet (NPS Form 10–168b). The Secretary will notify the owner and the SHPO in writing whether the revised project continues to meet the Standards. Oral approvals of revisions are not authorized or valid.

(e) Completed projects may be inspected by an authorized representative of the Secretary to determine if the work meets the Standards for Rehabilitation. The Secretary reserves the right to make inspections at any time up to five years after completion of the rehabilitation and to revoke a certification, after giving the owner 30 days to comment on the matter, if it is determined that the rehabilitation project was not undertaken as represented by the owner in his or her application and supporting documentation, or the owner, upon obtaining certification, undertook further unapproved project work inconsistent with the Secretary's Standards for Rehabilitation. The tax consequences of a revocation of certification will be determined by the Secretary of the Treasury.

(f) If a proposed, ongoing, or completed rehabilitation project does not meet the Standards for Rehabilitation, an explanatory letter will be sent to the owner with a copy to the SHPO. A rehabilitated property not in conformance with the Standards for Rehabilitation and which is determined to have lost those qualities which caused it to be nominated to the National Register, will be removed from the National Register in accord with Department of the Interior regulations 36 CFR part 60. Similarly, if a property has lost those qualities which caused it to be designated a certified historic structure, it will be certified as noncontributing (see § 67.4 and § 67.5). In either case, the delisting or certification of nonsignificance is considered effective as of the date of issue and is not considered to be retroactive. In these situations, the Internal Revenue Service will be notified of the substantial alterations. The tax consequences of a denial of certification will be determined by the Secretary of the Treasury.

§ 67.7 Standards for rehabilitation.

(a) The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located.

(b) The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. (The application of these Standards to rehabilitation projects is to be the same as under the previous version so that a project previously acceptable would continue to be acceptable under these Standards.)

(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

(2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

(3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

(5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

(6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

(7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

(8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

(9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

(10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

(c) The quality of materials and craftsmanship used in a rehabilitation project must be commensurate with the quality of materials and craftsmanship of the historic building in question. Certain treatments, if improperly applied, or certain materials by their physical properties, may cause or accelerate physical deterioration of historic buildings. Inappropriate physical treatments include, but are not limited to: improper repointing techniques; improper exterior masonry cleaning methods; or improper introduction of insulation where damage to historic fabric would result. In almost all situations, use of these materials and treatments will result in denial of certification. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will result in denial of certification. For further information on appropriate and inappropriate rehabilitation treatments, owners are to consult the Guidelines for Rehabilitating Historic Buildings published by the NPS. ''Preservation Briefs'' and additional technical information to help property owners formulate plans for the rehabilitation, preservation, and continued use of historic properties consistent with the intent of the Secretary's Standards for Rehabilitation are available from the SHPOs and NPS WASO. Owners are responsible for procuring this material as part of property planning for a certified rehabilitation.

(d) In certain limited cases, it may be necessary to dismantle and rebuild portions of a certified historic structure to stabilize and repair weakened structural members and systems. In such cases, the Secretary will consider such extreme intervention as part of a certified rehabilitation if:

(1) The necessity for dismantling is justified in supporting documentation;

(2) Significant architectural features and overall design are retained; and

(3) Adequate historic materials are retained to maintain the architectural and historic integrity of the overall structure.

Section 47 of the Internal Revenue Code of 1986 exempts certified historic structures from meeting the physical test for retention of external walls and internal structural framework specified therein for other rehabilitated buildings. Nevertheless, owners are

cautioned that the Standards for Rehabilitation require retention of distinguishing historic materials of external and internal walls as well as structural systems. In limited instances, rehabilitations involving removal of existing external walls, *i.e.*, external walls that detract from the historic character of the structure such as in the case of a nonsignificant later addition or walls that have lost their structural integrity due to deterioration, may be certified as meeting the Standards for Rehabilitation.

(e) Prior approval of a project by Federal, State, and local agencies and organizations does not ensure certification by the Secretary for Federal tax purposes. The Secretary's Standards for Rehabilitation take precedence over other regulations and codes in determining whether the rehabilitation project is consistent with the historic character of the property and, where applicable, the district in which it is located.

(f) The qualities of a property and its environment which qualify it as a certified historic structure are determined taking into account all available information, including information derived from the physical and architectural attributes of the building; such determinations are not limited to information contained in National Register or related documentation.

§ 67.8 Certifications of statutes.

(a) State or local statutes which will be certified by the Secretary. For the purpose of this regulation, a State or local statute is a law of the State or local government designating, or providing a method for the designation of, a historic district or districts. This includes any by-laws or ordinances that contain information necessary for the certification of the statute. A statute must contain criteria which will substantially achieve the purpose of preserving and rehabilitating properties of historic significance to the district. To be certified by the Secretary, the statute generally must provide for a duly designated review body, such as a review board or commission, with power to review proposed alterations to structures of historic significance within the boundaries of the district or districts designated under the statute except those owned by governmental entities which, by law, are not under the jurisdiction of the review body.

(b) When the certification of State statutes will have an impact on districts in specific localities, the Secretary encourages State governments to notify and consult with appropriate local officials prior to submitting a request for certification of the statute.

(c) State enabling legislation which authorizes local governments to designate, or provides local governments with a method to designate, a historic district or districts will not be certified unless accompanied by local statutes that implement the purposes of the State law. Adequate State statutes which designate specific historic districts and do not require specific implementing local statutes will be certified. If the State enabling legislation contains provisions which do not meet the intent of the law, local statutes designated under the authority of the enabling legislation will not be certified. When State enabling legislation exists, it must be certified before any local statutes enacted under its authority can be certified.

(d) Who may apply. Requests for certification of State or local statutes may be made only by the Chief Elected Official of the government which enacted the statute or his or her authorized representative. The applicant shall certify in writing that he or she is authorized by the appropriate State or local governing body to apply for certification.

(e) Statute certification process. Requests for certification of State or local statutes shall be made as follows:

(1) The request shall be made in writing from the duly authorized representative certifying that he or she is authorized to apply for certification. The request should include the name or title of a person to contact for further information and his or her address and telephone number. The authorized representative is responsible for providing historic district documentation for review and certification prior to the first certification of significance in a district unless another responsible person

is indicated including his or her address and telephone number. The request shall also include a copy of the statute(s) for which certification is requested, including any by-laws or ordinances that contain information necessary for the certification of the statute. Local governments shall also submit a copy of the State enabling legislation, if any, authorizing the designation of historic districts.

(2) Requests shall be sent to the SHPO in participating States and directly to appropriate NPS WASO in nonparticipating States.

(3) The Secretary shall review the statute(s) and assess whether the statute(s) and any by-laws or ordinances that contain information necessary for the certification of the statute contain criteria which will substantially achieve the purposes of preserving and rehabilitating properties of historic significance to the district(s) based upon the standards set out above in §67.8(a). The SHPO shall be given a 30-day opportunity to comment upon the request. Comments received from the SHPO within this time period will be considered by the Secretary in the review process. If the statute(s) contain such provisions and if this and other provisions in the statute will substantially achieve the purpose of preserving and rehabilitating properties of historic significance to the district, the Secretary will certify the statute(s).

(4) The Secretary generally provides written notification within 30 days of receipt by the NPS to the duly authorized representative and to the SHPO when certification of the statute is given or denied. If certification is denied, the notification will provide an explanation of the reason(s) for such denial.

(f) Amendment or repeal of statute(s). State or local governments, as appropriate, must notify the Secretary in the event that certified statutes are repealed, whereupon the certification of the statute (and any districts designated thereunder) will be withdrawn by the Secretary. If a certified statute is amended, the duly authorized representative shall submit the amendment(s) to the Secretary, with a copy to the SHPO, for review in accordance with the procedures outlined above. Written notification of the Secretary's decision as to whether the amended statute continues to meet these criteria will be sent to the duly authorized representative and the SHPO within 60 days of receipt.

(g) The Secretary may withdraw certification of a statute (and any districts designated thereunder) on his own initiative if it is repeal or amended to be inconsistent with certification requirements after providing the duly authorized representative and the SHPO 30 days in which to comment prior to the withdrawal of certification.

§67.9 Certifications of State or local historic districts.

(a) The particular State or local historic district must also be certified by the Secretary as substantially meeting National Register criteria, thereby qualifying it as a registered historic district, before the Secretary will process requests for certification of individual properties within a district or districts established under a certified statute.

(b) The provision described herein will not apply to properties within a State or local district until the district has been certified, even if the statute creating the district has been certified by the Secretary.

(c) The Secretary considers the duly authorized representative requesting certification of a statute to be the official responsible for submitting district documentation for certification. If another person is to assume responsibility for the district documentation, the letter requesting statute certification shall indicate that person's name, address, and telephone number. The Secretary considers the authorizing statement of the duly authorized representative to indicate that the jurisdiction involved wishes not only that the statute in question be certified but also wishes all historic districts designated by the statute to be certified unless otherwise indicated.

(d) Requests shall be sent to the SHPO in participating States and directly to the appropriate NPS WASO in nonparticipating States. The SHPO shall be given a 30-day opportunity to

comment upon an adequately documented request. Comments received from the SHPO within this time period will be considered by the Secretary in the review process. The guidelines in National Register Bulletin 16, ''Guidelines for Completing National Register of Historic Places Forms,'' provide information on how to document historic districts for the National Register. Each request should include the following documentation:

(1) A description of the general physical or historical qualities which make this a district; and explanation for the choice of boundaries for the district; descriptions of typical architectural styles and types of buildings in the district.

(2) A concise statement of why the district has significance, including an explanation of the areas and periods of significance, and why it meets National Register criteria for listing (see 36 CFR part 60); the relevant criteria should be identified (A, B, C, and D).

(3) A definition of what types of properties contribute and do not contribute to the significance of the district as well as an estimate of the percentage of properties within the district that do not contribute to its significance.

(4) A map showing all district properties with, if possible, identification of contributing and noncontributing properties; the map should clearly show the district's boundaries.

(5) Photographs of typical areas in the district as well as major types of contributing and noncontributing properties; all photographs should be keyed to the map.

(e) Districts designated by certified State or local statutes shall be evaluated using the National Register criteria (36 CFR part 60) within 30 days of the receipt of the required documentation by the Secretary. Written notification of the Secretary's decision will be sent to the duly authorized representative or to the person designated as responsible for the district documentation.

(f) Certification of statutes and districts does not constitute certification of significance of individual properties within the district or of rehabilitation projects by the Secretary.

(g) Districts certified by the Secretary as substantially meeting the requirements for listing will be determined eligible for listing in the National Register at the time of certification and will be published as such in the FEDERAL REGISTER.

(h) Documentation on additional districts designated under a State or local statute the has been certified by the Secretary should be submitted to the Secretary for certification following the same procedures and including the same information outlined in the section above.

(i) State or local governments, as appropriate, shall notify the Secretary if a certified district designation is amended (including boundary changes) or repealed. If a certified district designation is amended, the duly authorized representative shall submit documentation describing the change(s) and, if the district has been increased in size, information on the new areas as outlined in § 67.9. A revised statement of significance for the district as a whole shall also be included to reflect any changes in overall significance as a result of the addition or deletion of areas. Review procedures shall follow those outlined in § 67.9 (d) and (e). The Secretary will withdraw certification of repealed or inappropriately amended certified district designations, thereby disqualifying them as registered historic districts.

(j) The Secretary may withdraw certification of a district on his own initiative if it ceases to meet the National Register Criteria for Evaluation after providing the duly authorized representative and the SHPO 30 days in which to comment prior to withdrawal of certification.

(k) The Secretary urges State and local review boards of commissions to become familiar with the Standards used by the Secretary of the Interior for certifying the rehabilitation of historic properties and to consider their adoption for local design review.

§ 67.10 Appeals.

(a) The owner or a duly authorized representative may appeal any of the certifications or denials of certification made under this part or any decisions made under § 67.6(f).

(1) Appeals must:

(i) Be in writing; e.g. letter, fax, or e-mail;

(ii) Be addressed to the Chief Appeals Officer, Cultural Resources, National Park Service, U.S. Department of the Interior, 1849 C Street, NW., Washington, DC 20240;

(iii) Be received by NPS within 30 days of receipt by the owner or a duly authorized representative of the decision which is the subject of the appeal; and

(iv) Include all information the owner wishes the Chief Appeals Officer to consider in deciding the appeal.

(2) The appellant may request a meeting to discuss the appeal.

(3) NPS will notify the SHPO that an appeal is pending.

(4) The Chief Appeals Officer will consider the record of the decision in question, any further written submissions by the owner, and other available information and will provide the appellant a written decision as promptly as circumstances permit.

(5) Appeals under this section constitute an administrative review of the decision appealed from and are not conducted as an adjudicative proceeding.

(b) The denial of a preliminary determination of significance for an individual property may not be appealed by the owner because the denial itself does not exhaust the administrative remedy that is available. The owner instead must seek recourse by undertaking the usual nomination process (36 CFR part 60).

(c) In considering such appeals or administrative reviews, the Chief Appeals Officer shall take in account alleged errors in professional judgment or alleged prejudicial procedural errors by NPS officials. The Chief Appeals Officer's decision may:

(1) Reverse the appealed decision;

(2) Affirm the appealed decision;

(3) Resubmit the matter to WASO for further consideration; or

(4) Where appropriate, withhold a decision until issuance of a ruling from the Internal Revenue Service pursuant to §67.6(b)(2).

The Chief Appeals Officer may base his decision in whole or part on matters or factors not discussed in the decision appealed from. The Chief Appeals Officer is authorized to issue the certifications discussed in this part only if he considers that the requested certification meets the applicable statutory standard upon application of the Standards set forth herein or he considers that prejudicial procedural error by a Federal official legally compels issuance of the requested certification.

(d) The decision of the Chief Appeals Officer shall be the final administrative decision on the appeal. No person shall be considered to have exhausted his or her administrative remedies with respect to the certifications or decisions described in this part until the Chief Appeals Officer has issued a final administrative decision pursuant to this section.

[54 FR 6771, Feb. 26, 1990, as amended at 76 FR 30541, May 26, 2011]

§67.11 Fees for processing certification requests.

(a) Fees are charged for reviewing certification requests according to the schedule and instructions provided in public notices in the FEDERAL REGISTER by NPS.

(b) No payment should be made until requested by the NPS. A certification decision will not be issued on an application until the appropriate remittance is received.

(c) Fees are nonrefundable.

[76 FR 30541, May 26, 2011]

PART 68—THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

Sec.
68.1 Intent.
68.2 Definitions.
68.3 Standards.

AUTHORITY: The National Historic Preservation Act of 1966, as amended (16 U.S.C. 470 *et seq.*); sec. 2124 of the Tax Reform Act of 1976, 90 Stat. 1918; EO 11593, 3 CFR part 75 (1971); sec. 2 of Reorganization Plan No. 3 of 1950 (64 Stat. 1262).

SOURCE: 60 FR 35843, July 12, 1995, unless otherwise noted.

AGENDA ITEM NO. 6.c

Item Cover Page

ARCHITECTURAL REVIEW BOARD MEETING AGENDA ITEM REPORT

DATE:	September 3, 2026
SUBMITTED BY:	Jamie Schindewolf, Planning & Community Development
ITEM TYPE:	Presentation
AGENDA SECTION:	**AGENDA ITEMS**
SUBJECT:	**FINAL ORDER PLN-ART-26-0002:** A request for the approval of two murals to be located on the eastern and western facades of a fast food restaurant located at 5140 Cortez Road West, Bradenton, Florida.
SUGGESTED ACTION:	Motion to approve or deny Final Order PLN-ART-26-0002.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:

The applicant is proposing public art murals on the east and west side elevations of the existing Checkers restaurant building. In the drawings, the “low” side is the eastern elevation and the “high” side is the western elevation.

The subject property is approximately .65 acres in size, equivalent to about 28,400 square feet and the existing building occupies about 1,010 sf.

According to the application, the proposed murals will be mounted on Simpson Panels to address the rough surface of the existing building. Please note that while the provided renderings say “TAMPA”, the product will ultimately read “BRADENTON”.

ATTACHMENTS:

Staff Report
Application Materials
Final Order PLN-ART-26-0002

City of Bradenton
Planning and Community Development Department
Architectural Review Board Public Hearing
September 3, 2026

Staff Report

Case Number: ARB.24.2149
Applicant: Joshua Mays, BFAM Builders, LLC
Owner: Murthy Ravikant
Address: 5140 Cortez Road W, Bradenton
Parcel ID: 5111100854
Zoning: SCC (Suburban Commercial Corridor)
Future Land Use: SCC (Suburban Commercial Corridor)
Flood Zone: X

Surrounding Land Use:
North: Manatee County
West: SCC (Suburban Commercial Corridor) and Manatee County
South: Manatee County
East: SCC (Suburban Commercial Corridor) and Manatee County

Surrounding Future Land Use:
North: Manatee County
West: SCC (Suburban Commercial Corridor) and Manatee County
South: Manatee County
East: SCC (Suburban Commercial Corridor) and Manatee County

SUMMARY OF REQUEST:

The applicant is proposing public art murals on the east and west side elevations of the existing Checkers restaurant building. In the drawings, the "low" side is the eastern elevation and the "high" side is the western elevation.

The subject property is approximately .65 acres in size, equivalent to about 28,400 square feet and the existing building occupies about 1,010 sf.

According to the application, the proposed murals will be mounted on Simpson Panels to address the rough surface of the existing building. Please note that while the provided renderings say "TAMPA", the product will ultimately read "BRADENTON".

Chapter 6 of the Bradenton Land Use Regulations indicates (emphasis added):

Development proposals inclusive of any of the following attributes require design review (architectural review) by the city's design review committee:

C. Additions and exterior changes to all structures providing for non-residential uses and all structures with over three dwelling units existing prior to adoption of these land use regulations.

Therefore, the following Land Use Regulations and Comprehensive Plan excerpts should be used to guide the board in their decision making.

LAND USE REGULATIONS:

2.1.4 Architectural Review Board

There is hereby established an architectural review board (ARB) for the purpose of protecting and furthering the public interest and welfare of the city relating to historic and architectural preservation and enhancement, design compatibility and placemaking, and the aesthetic and physical improvement of the public realm for greater community benefit.

4.3.14 Public Art Murals

4.3.14.1 [Permit required.] A Permit is required for any public art mural that meets the design standards. The following information is required:

a. A development permit application, completed and signed by the property owner.

b. A conceptual sketch of the proposed public art mural, with the dimensions.

c. The color scheme of the public art mural.

d. Material or medium to be utilized.

4.3.14.2 Permitted public art murals. Public art murals that meet all of the following criteria and which are not prohibited will be allowed upon satisfaction of the applicable permit requirements.

a. No part of the mural shall exceed 30 feet in height measured from grade.

b. The public art mural shall remain in place for a period of two years, except in limited circumstances specified and approved by the PCD director. The applicant shall certify that the applicant agrees to maintain the mural in place for period of two years without alteration. Public funding may require that the public art mural remain for a period of five years.

c. The mural shall not extend more than six inches from the plane of the wall upon which it is tiled or painted, or to which it is affixed.

d. The mural shall meet all of the design standards as established by the public art advisory board.

e. In the Historic district, murals may be allowed on buildings that have been identified as non-contributing structures. These murals shall meet the objective design standards for public art murals.

4.3.14.3 Prohibited murals. The following are prohibited:

a. Murals on residential buildings with fewer than five dwelling units, with the exception of residential buildings in the Village of the Arts or Antique Overlay districts.

b. Murals on historic or conservation landmarks.

c. Murals on buildings that have been identified as contributing structures to a historic or conservation district.

d. Murals in a public right-of-way.

e. Murals for which compensation is given or received for the display of the mural or for the right to place the mural on another's property. The property owner shall certify in the permit application that no compensation will be received for the display of the mural or the right to place the mural on the property.

f. Murals which would result in a property becoming out of compliance with the provisions of these land use regulations, or land use conditions of approval for the development on which the mural is to be located.

6.1.3.4 Blank wall areas without windows or doors are only permitted on internal-block side-property line walls. Such blank walls should reflect the ground level building increment, building massing and organization, and

façade compositions guidelines, A through D [see 6.1.3.2]. Surface reliefs, decorative vines, and/or architectural murals and other surface enhancements should also be considered. Any blank exterior wall should also be treated with a graffiti-resistant coating

6.1.7.4 Furnishings, art work, and special features are recommended for public and/or common outdoor spaces

e. Public art such as sculpture, wall murals and other paintings, lighting displays and special public open spaces are encouraged.

i. Location of public art should be in highly visible places specifically designed or modified for the purpose of accommodating it; public art should not be located in semi-private areas such as the rear of buildings or in courtyards.

ii. Symbolic content of public art should relate to and represent the rich history of the city where appropriate; abstract as well as literal representative elements are appropriate.

iii. Murals should reflect the color and architectural composition of the buildings on which they are painted, and, to the extent appropriate, that of neighboring buildings. Murals are strongly recommended for exposed firewalls and other windowless wall areas that extend two or more floors above neighboring buildings. See section 4.3.14 for specific use standards for public art murals.

COMPREHENSIVE PLAN

The City's Comprehensive Plan encourages public art within open spaces, and per the plan, Artwork may consist of freestanding pieces (e.g. a sculpture or water fountain) or may be integrated with its surroundings (e.g. relief sculpture imbedded in pavement or a wall, a mosaic or mural on a wall, lighting or sound effects, or decorative railing or lighting). Additionally, public spaces should be designed to accommodate live performing arts and public assembly. Private spaces are also encouraged to provide outdoor public art on their property to enrich the pedestrian experience and create a stronger sense of place.

PLANNING AND COMMUNITY DEVELOPMENT ANALYSIS:

The Comprehensive Plan encourages the City to preserve and enhance existing neighborhoods and foster development which are sensitive to the development pattern of surrounding properties. Compatibility is critical to

maintaining the character and integrity of an established neighborhood. As the Review Board reviews the subject request, the Board should take into consideration the intent of the Comprehensive Plan and whether the proposed request alters the character of the neighborhood.

The Architectural Review Board is also encouraged to evaluate the request based on the provided criteria, as well as input from Staff, the applicant and the public. However, Staff finds this request meets the intent of the criteria necessary for the granting of a public art mural with the following condition:

a. Applicant-Owner to provide certification mural to be maintained and in place for a period of two years without alteration.
b. The mural is to read "BRADENTON".

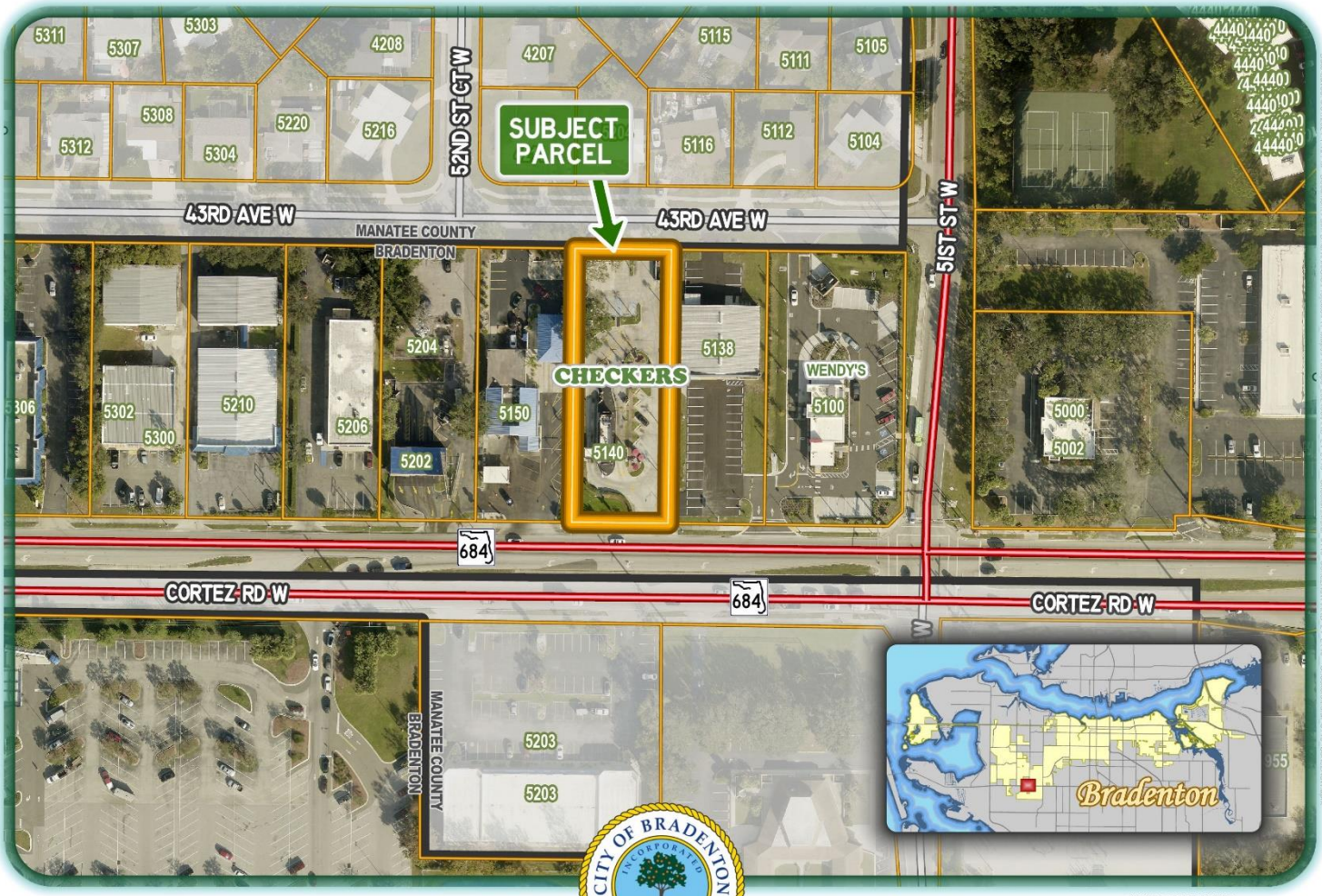
Respectfully submitted,

Jamie Schindewolf

Senior Planner
City of Bradenton

ATTACHMENTS:
Exhibit 1: Location Map
Exhibit 2: Future Land use map
Exhibit 3: Zoning Map
Exhibit 4: Mural Rendering

EXHIBIT 1: LOCATION MAP



PLN-ART-26-0002: Checkers Mural
5140 Cortez Road W, Bradenton

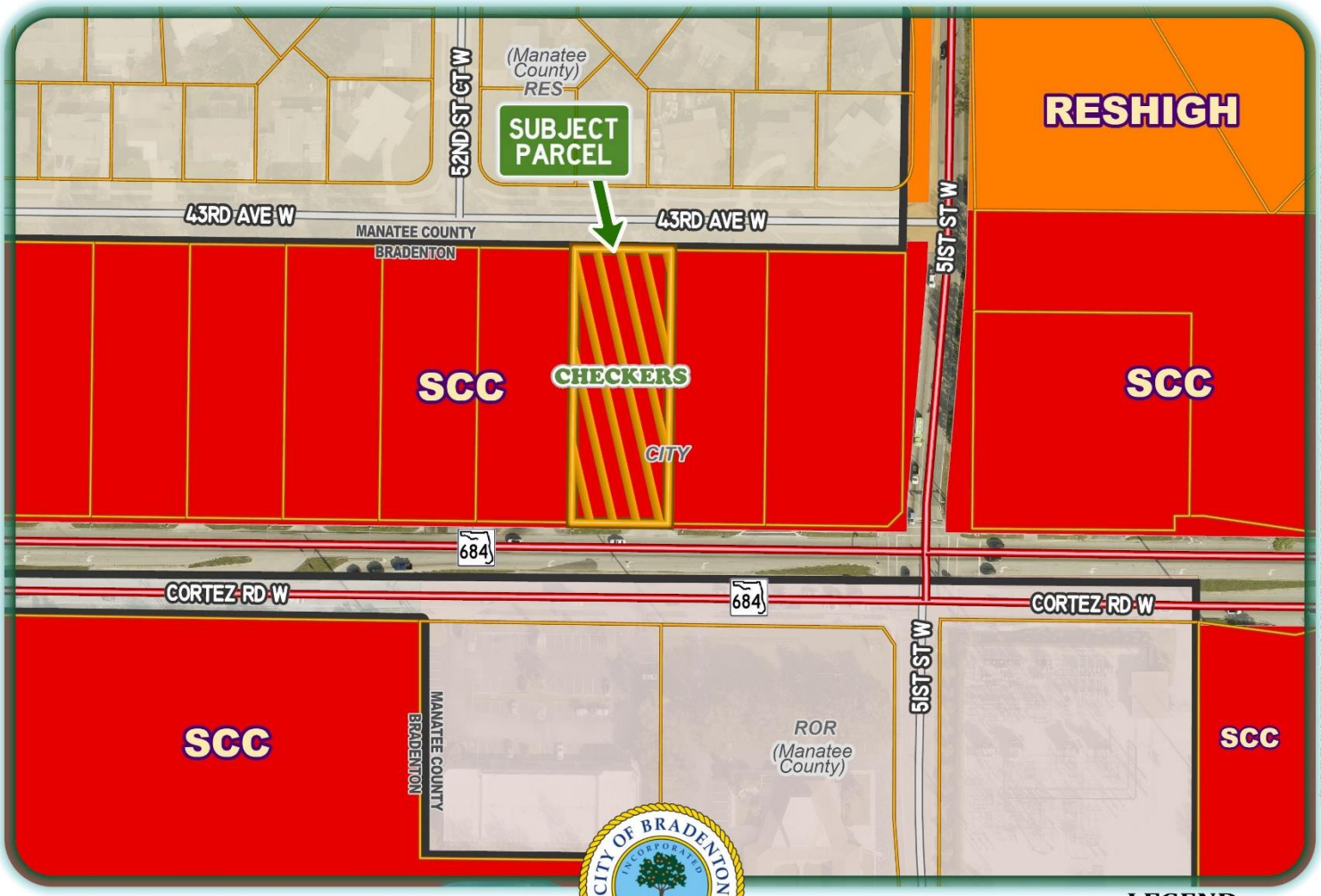
CITY OF BRADENTON FLORIDA
Bradenton Department of Planning and Community Development

Location

0 30 60 90
Yards

LEGEND
Subject Parcel
Other Parcels
City Boundary

EXHIBIT 2: FUTURE LAND USE MAP



PLN-ART-26-0002: Checkers Mural
5140 Cortez Road W, Bradenton

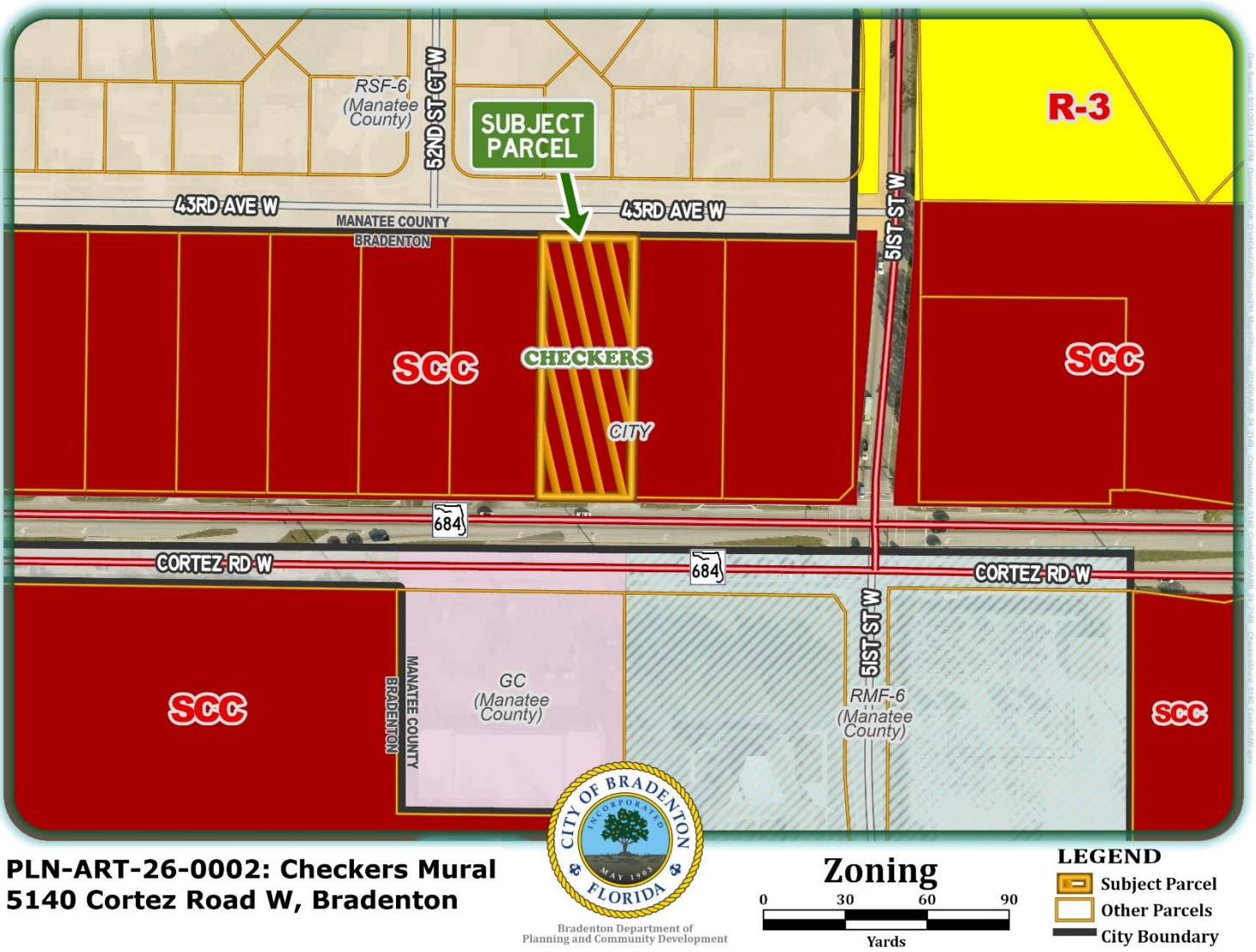
Bradenton Department of Planning and Community Development

Future Land Use

0 30 60 90
Yards

LEGEND
- Subject Parcel
- Other Parcels
- City Boundary

EXHIBIT 3: ZONING MAP

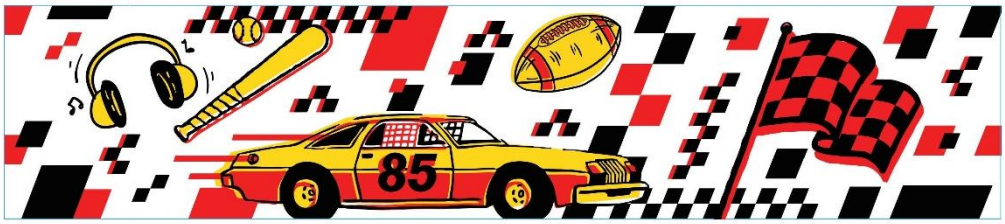


PLN-ART-26-0002: Checkers Mural
5140 Cortez Road W, Bradenton

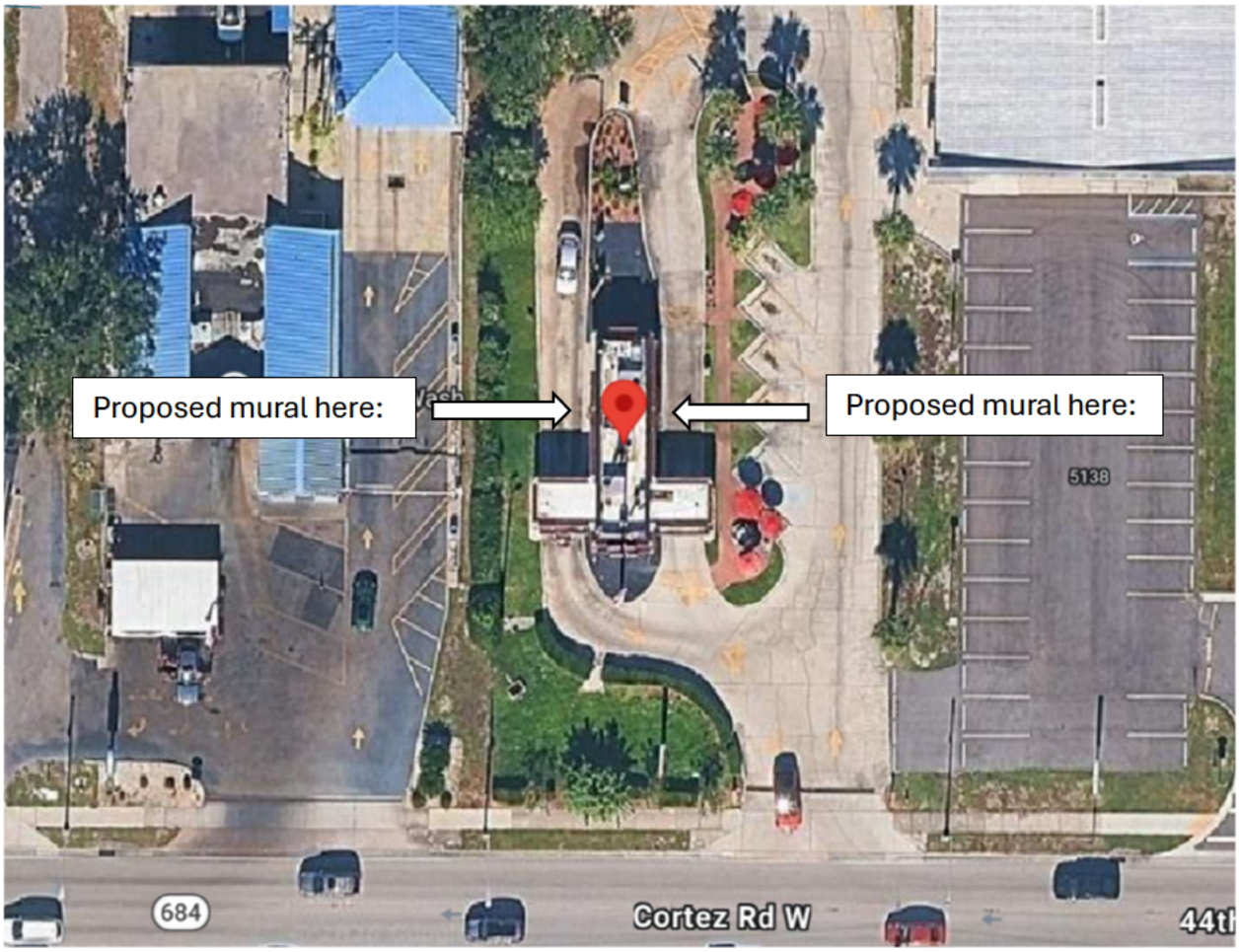
EXHIBIT 4: MURAL RENDERING

NO FOOD - LOW SIDE

NO FOOD - HIGH SIDE



5161 Rally's – 5140 Cortez Rd W



Mural Project Overview

Project Title: “We Love BRADENTON” Public Art Mural

Color Palette: Red, yellow, black, white, and neutral grey

Artistic Style: Retro pop-art with bold graphic elements

1. Layout Summary

This mural consists of two coordinated elevations designed for 2 facades: “High side” = left elevation, and “Low side” = Right elevation.

Elevation A: “Low Side” (Right Elevation)

- **Background:** Solid red field.
- **Graphic treatment:** Black-and-white checkered forms and angular shapes create movement and visual contrast.
- **Primary elements:**

1. **Boombox:** Retro portable audio graphic in yellow and black.
2. **Skateboard:** Angled yellow skateboard with black detailing.
3. **Sunglasses:** Retro eyewear graphic in yellow with dark lenses.
4. **Civic Typography Accent:** A custom block script reading **“WE 🤍 ”** (using a yellow heart graphic for the word “LOVE”), stacked above a bold sans-serif ribbon banner reading **“BRADENTON”** in solid white text with sharp black drop-shadow framing.

Elevation B: "High Side” (Left Elevation)

- **Background:** White field.
- **Graphic treatment:** Matching red, black, and white angular forms unify both elevations.
- **Primary elements:**

1. **Headphones:** Over-ear audio graphic in yellow and black with musical notes.
2. **Car graphic:** Retro racing vehicle with black stripe and number “85.”
3. **Checkered flag:** Flag graphic anchoring the right side of the composition.
4. **American Sports Imagery**
5. **Motion Finish Element:** A waving checkered flag using black, white, and red pattern blocks on a flagpole, anchoring the right-most portion of the composition.

2. Compliance Notes

- **Non-commercial content:** This version includes no corporate logos, trademarks, brand references, food imagery, or taglines. It is presented as civic public art.

MATTHEW WEIDENBENNER

SENIOR DESIGN MANAGER AT CHECKERS & RALLYS DESOTO, UNITED STATES

DETAILS

[redacted]

LINKS

LinkedIn

PROFILE

A bold-thinking Art Director with a decade of experience serving-up craveable, high-impact creative for one of the nation's top fast food chains. Known for blending fearless design instincts with strategic storytelling, turning burgers and fries into brand icons. Before the world of Meal Deals and late-night cravings, I cut my creative teeth at Disney; where imagination, color, and character were the daily menu. Equal parts visual rebel and brand guardian, always pushing for work that's as bold and flavorful as the food itself.

EMPLOYMENT HISTORY

Senior Graphic Designer Manager / Art Director at Checkers & Rally's Drive-In Restaurants, Tampa, FL
Feb 2016 — Present

Design and developed campaigns for national consumer base. Established idenitiy guidelines for multiple campaigns. Successfully direct the creation of visual assets with external resources. Designed high-impact projects that meets the brand strategic vision and objectives. Researched and produced creative breifs for photography, interor design, and brand vision.

Proprietor & Designer at Hierarchy Co., Tampa/St. Petersburg, Florida Area
Nov 2016 — Present

Brand elevation with a touch of anarchy. Hierarchy Co. is dedicated to providing clients with the best design and creative solutions to elevate their brand. Our passion for design stems from the respect of traditions while understanding the present and constantly innovating for the future. We're known for going the extra mile and burning midnight oil in order to produce quality designs and service to our clients

Graphic Designer at Joffreys Coffee, Tampa/St. Petersburg, Florida Area
Feb 2015 — Feb 2016

Design original brand assets for Tea Traders at Downtown Disney. Design and manage brand assets for Joffrey's Coffee & Tea Co.; packaging, print material, website, email blasts, social media, and digital graphics. Work with Walt Disney World on special events like Epcot's Food & Wine Festival.

Dunn & Co at Contract Graphic Designer, Tampa/St. Petersburg, Florida Area
Jan 2015 — Feb 2015

Advance photo editing for a company specializing in Major League Baseball uniforms for commercial use. Photo placement in specialized templates and preparing files for print.

PI Graphic Designer at Walt Disney World, Orlando, Florida Area
Jan 2014 — Jan 2015

Designed internal, marketing and external collateral. Execute daily design for Cast recognition ranging from posters to Cast giveaways. Prepare files to print and communicate with Disney Associated printers.

Town Hall | Fall 2014

Helped drive the content of the event by interviewing the cast to determine their interests.

Disney Quest | Fall 2014

Working closely with imagineering to ensure guidelines were met for this guest facing project. Designed collateral with Downtown Disney Team.

Ad Production Manager & Graphic Designer at The Daily Egyptian, Carbondale, IL
Aug 2011 — Feb 2013

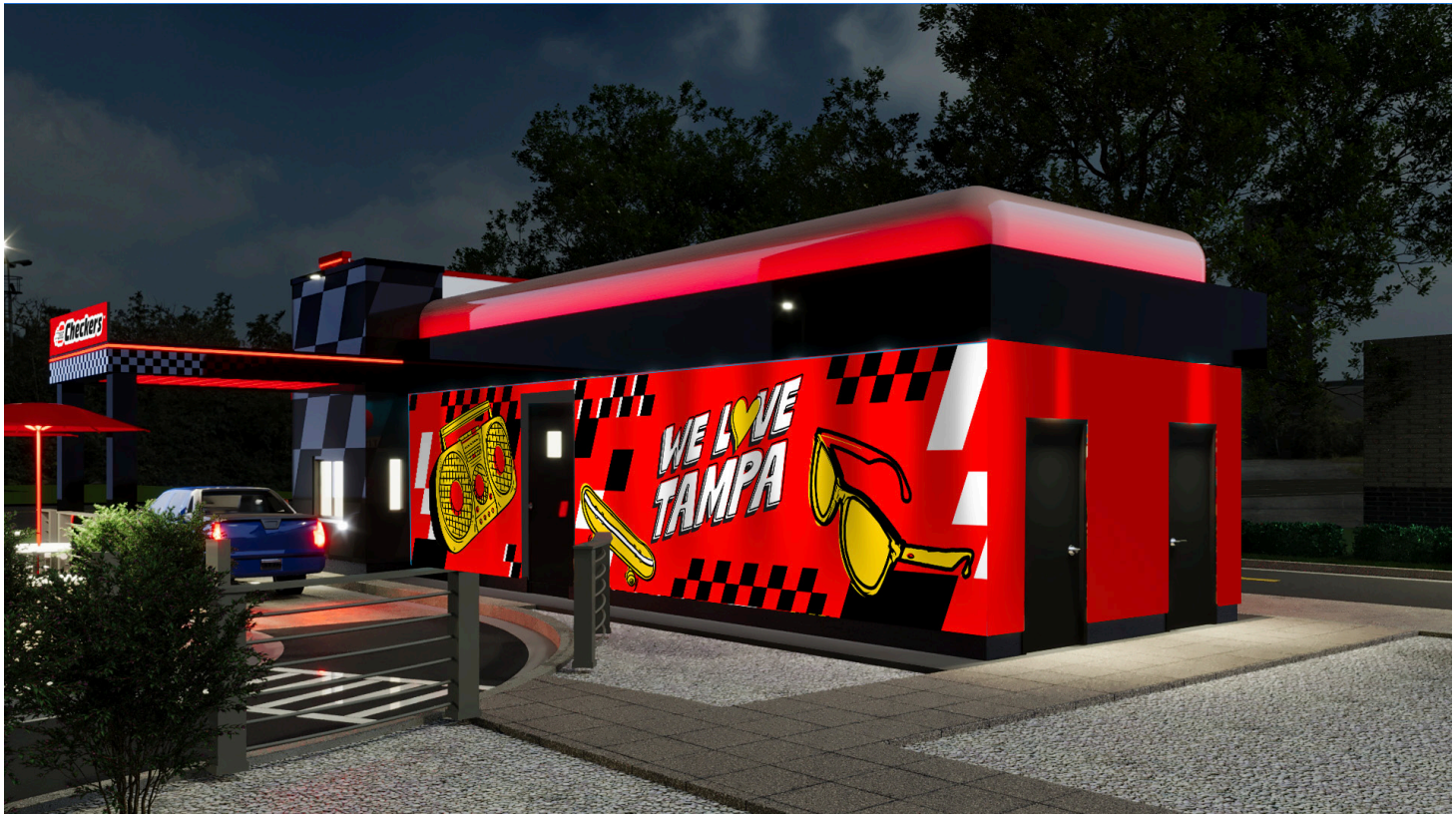
Create advertisements and campaigns for Southern Illinois clients. Lead a creative team and prepared daily publications for print along with special issues. Worked with the printer; True Black Process and CMYK printing process.

EDUCATION

Bachelor's Degree in Graphic Design, Southern Illinois University, Carbondale
Jan 2011 — Jan 2013

Associate's Degree in Graphic Design & Printing Technology, Mineral Area College
Jan 2009 — Jan 2010

NO FOOD - LOW SIDE



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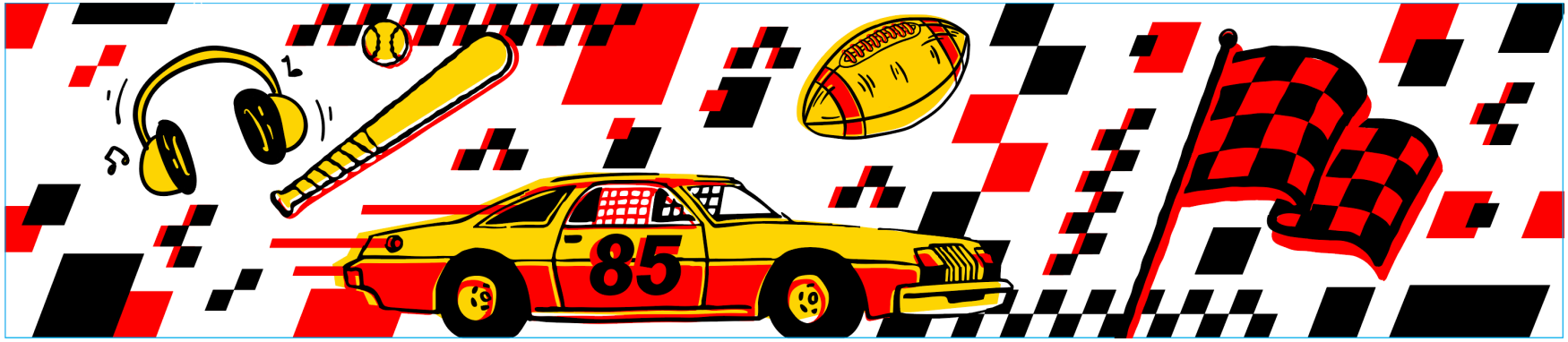
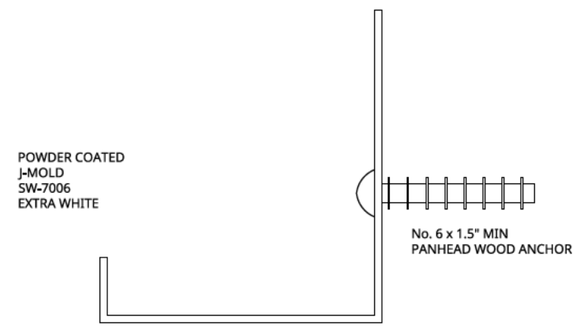
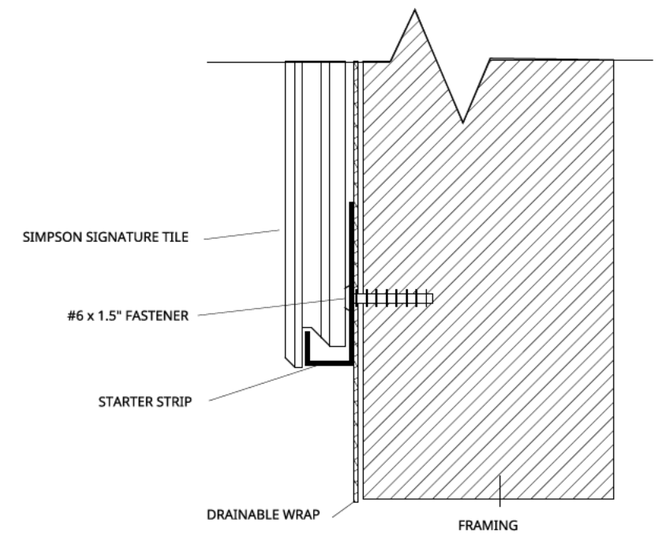
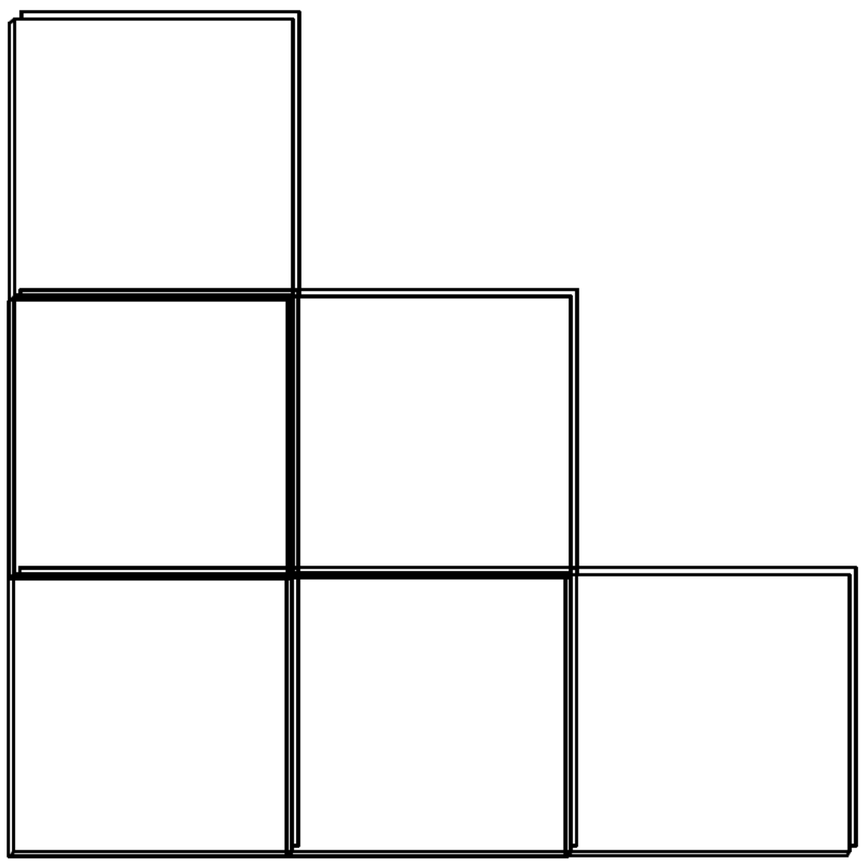




J-CHANNEL DETAIL

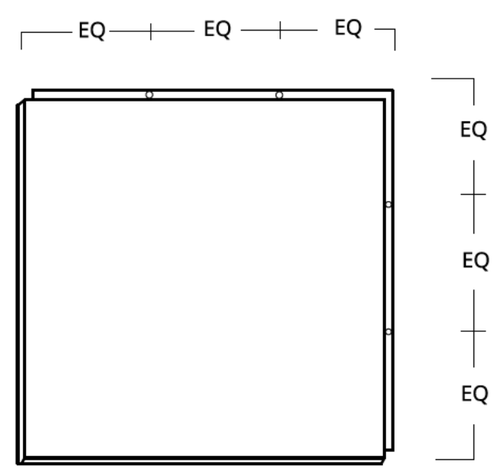


FASTENER DETAIL



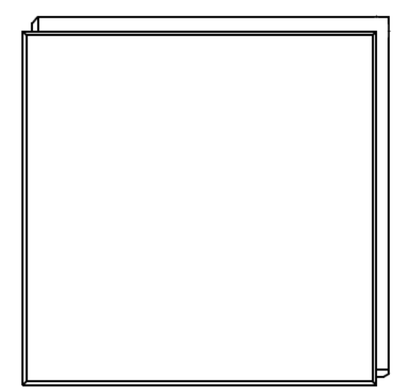
SIMPSON SIGNATURE TILE PANEL 12" x 12" AVG

NOTE: FASTENERS EQUALLY SPACED 4" MIN.
6 x 1.5" COATED WOOD SCREW



FASTENER VIEW

SIDE VIEW



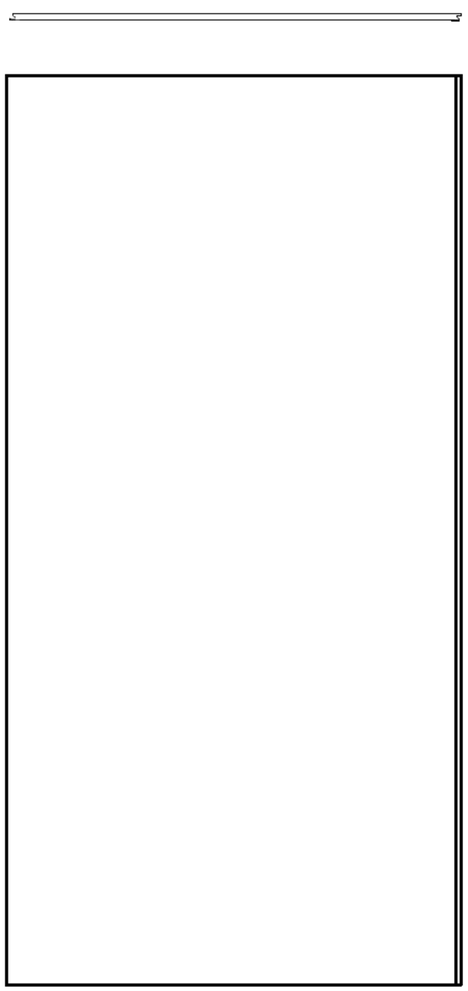
FRONT VIEW

These CAD drawings are provided for informational purposes as design templates only. They lack full construction details and must be used alongside installation instructions. Consult an architect or engineer to determine suitability for your specific project. Simpson Panel assumes no liability for the use of these drawings.
For more information about specifications and installation reference the appropriate documentation at simpsonpanel.com

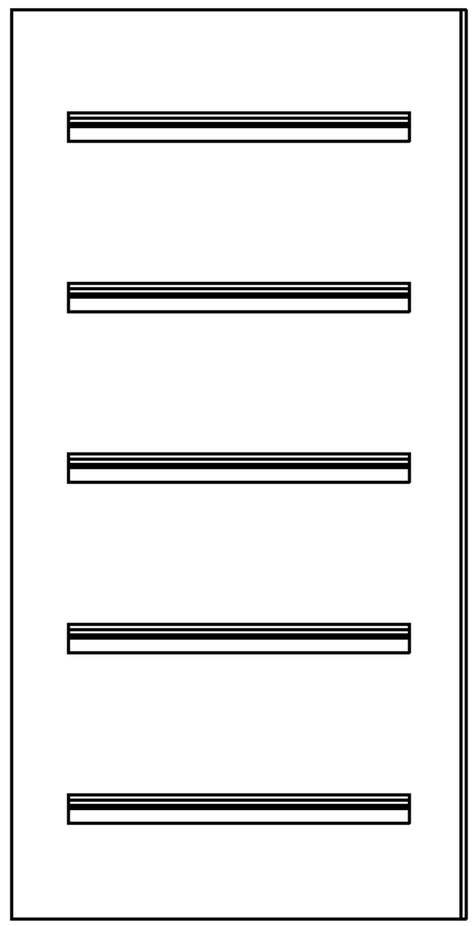
SIMPSON INNOVA INTERLOCKING TILE
SCALE: NTS
DATE: 08.01.2024

simpson. panel

TOP VIEW

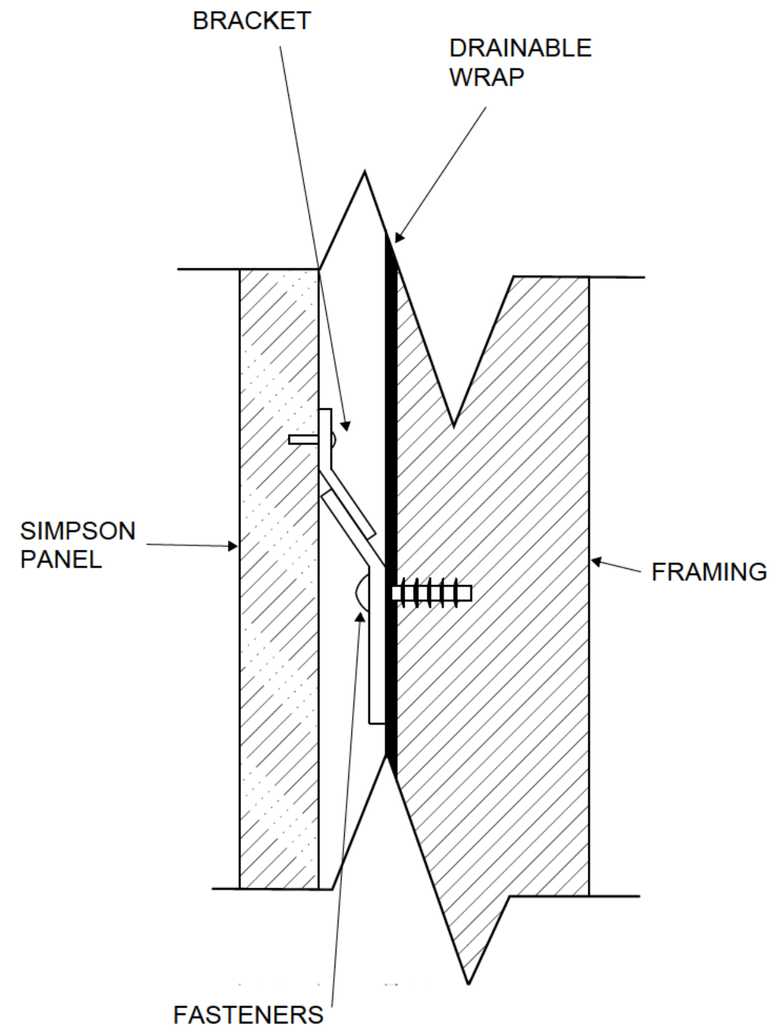


FRONT VIEW



BACK VIEW

SIDE VIEW



FASTENER DETAILS

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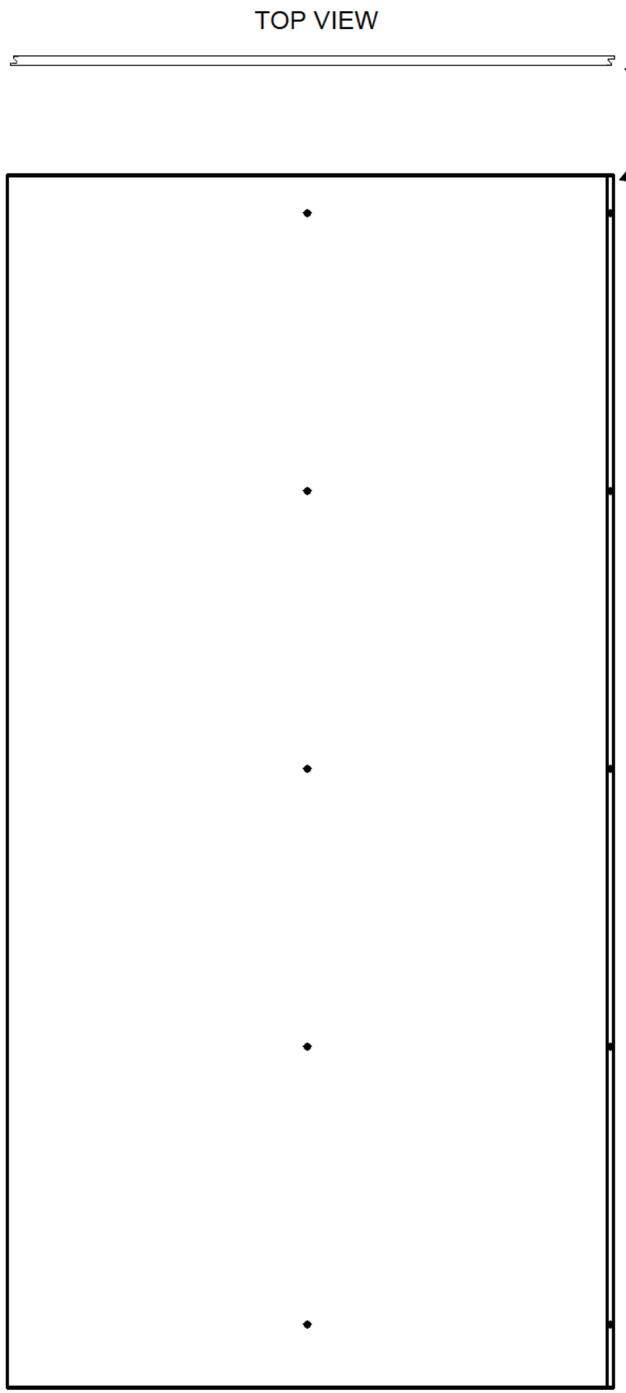
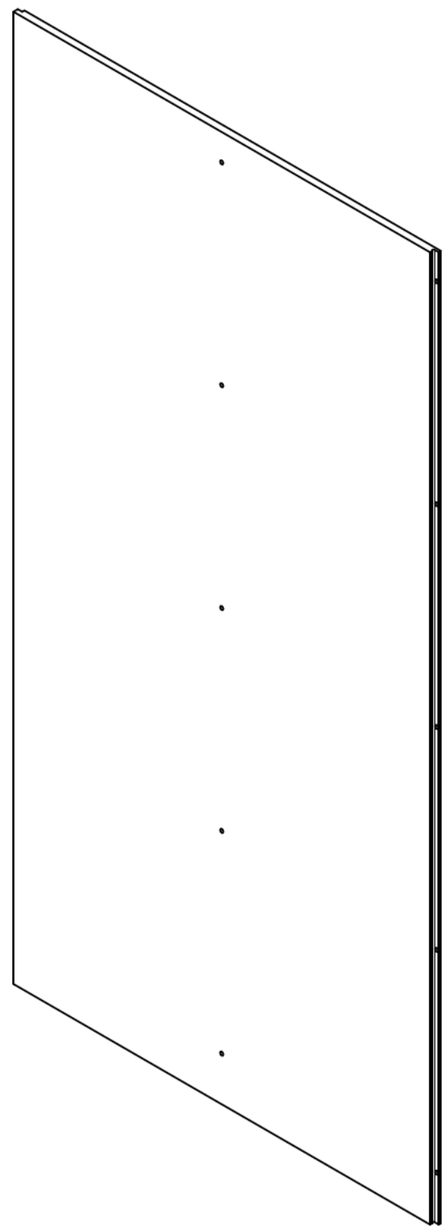
SIMPSON INNOVA BRACKET PANEL
SCALE: NTS
DATE: 08.01.2024

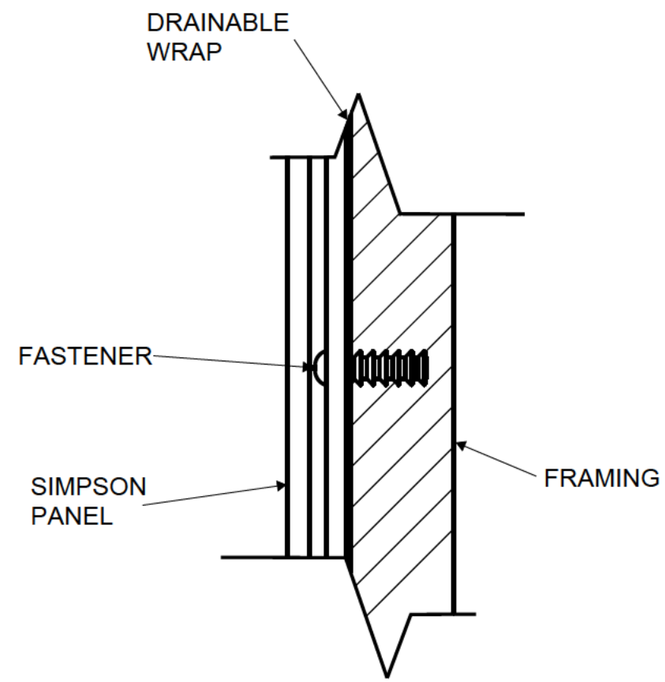
simpson. panel



FRONT VIEW



PERSPECTIVE VIEW



FASTENER DETAIL

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SIMPSON INNOVA DIRECT PANEL
SCALE: NTS
DATE: 08.01.2024

simpson. panel

FINAL ORDER
PLN-ART-26-0002

A FINAL ORDER OF THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF BRADENTON GRANTING APPROVAL TWO MURALS TO BE LOCATED ON THE EASTERN AND WESTERN FAÇADES AT THE PROPERTY LOCATED AT 5140 CORTEZ ROAD W, BRADENTON, FLORIDA

WHEREAS, 5140 CORTEZ RD LLC, (the "Property Owner"), owns property located at 5140 Cortez Road W, Bradenton, Florida (the "Property); and

WHEREAS, Joshua Mays, (the "Applicant"), applied for a permit for public art on property located at 5140 Cortez Road W, Bradenton, Florida (the "Property); and

WHEREAS, the City of Bradenton Comprehensive Plan's Future Land Use Map designates the Property as Suburban Commercial Corridor; and

WHEREAS, the City of Bradenton Official Zoning Map classifies the Property under the Suburban Commercial Corridor (SCC) designation; and

WHEREAS, the City of Bradenton Land Use Regulations, Section 4.3.14 allows for Public Art Murals subject to the review criteria and provided it meets all the design standards as established by the public art advisory board; and

WHEREAS, the City of Bradenton Land Use Regulations, Section 6.1.7.4 identifies permitted public art within the Land Use zoning districts subject to the review criteria; and

WHEREAS, the Architectural Review Board held a noticed public hearing on September 3, 2026 at which the Board received testimony and evidence from the applicant and City Planning staff; and

NOW, THEREFORE, the Architectural Review Board makes the following Findings of Fact and Conclusions of Law and issues the Final Order as follows:

Section 1. Findings of Fact and Conclusions of Law. After considering the evidence on the record and that presented at public hearing, including the staff report, the Architectural Review Board hereby makes the following Findings of Fact:

a. The Whereas clauses contained herein are hereby adopted as Findings of Fact.

b. The Property Owner is requesting approval of two public art murals for a Checkers Restaurant establishment, as described and shown attached hereto as Exhibit B.

c. The proposed art murals meet the review standards within Section 4.3.14 of the Land Use Regulations, as further described below.

    1. No part of the mural shall exceed 30 feet in height measured from grade.

    2. The public art mural shall remain in place for a period of two years, except in limited circumstances specified and approved by the PCD director. The applicant shall certify that the applicant agrees to maintain the mural in place for period of two years without alteration. Public funding may require that the public art mural remain for a period of five years.

    3. The mural shall not extend more than six inches from the plane of the wall upon which it is tiled or painted, or to which it is affixed.

    4. The mural shall meet all of the design standards as established by the public art advisory board.

    5. In the Historic district, murals may be allowed on buildings that have been identified as non-contributing structures. These murals shall meet the objective design standards for public art murals.

d. The City's professional staff provided information to the Architectural Review Board detailing the proposed projects relationship with the City's Comprehensive Plan and Land Use Regulations.

e. The Architectural Review Board, which is designated as one of the local reviewing agencies for public art, determined that the project as proposed is consistent with the Comprehensive Plan and Land Use Regulations and meets the criteria for approval under the Land Use Regulations.

Section 2. Order. Based upon the foregoing, the proposed request is hereby approved for the Property, to allow for a public art mural as described and shown hereto as Exhibit B, with the following stipulations:

a. Applicant-Owner to provide certification mural to be maintained and in place for a period of two years without alteration.
b. The mural is to read "BRADENTON".

Section 3. State and Federal Permits. Issuance of this development permit by the City does not in any way create any right on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. The applicant must obtain all applicable state and federal permits before commencing development or use.

Section 4. Severability. In the event that any portion or section of this Order is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decisions shall in no manner affect the remaining portions or sections of the Variance which shall remain in full force and effect.

Section 5. Effective Date. The effective date of this Order shall be upon adoption and recordation of the Order in the Official Records of Manatee County. The Property Owner shall be responsible for recording the Order with the Clerk of the Court and delivering a copy of the recorded Order to the City Planning Department.

ORDERED ON BEHALF OF THE CITY OF BRADENTON THIS 3RD DAY OF SEPTEMBER, 2026.

THE CITY OF BRADENTON, BY AND THROUGH THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF BRADENTON

ATTEST:

_____

Jamie Griffith
DEPUTY CITY CLERK

_____

ARB CHAIR

EXHIBIT A: LEGAL DESCRIPTION

LOT 7 WEST CORTEZ SUB, SUBJ TO FPL EASMT DESC IN OR 1016 P 2814
PRMCF PI#51111.0085/4

EXHIBIT B: MURAL RENDERING

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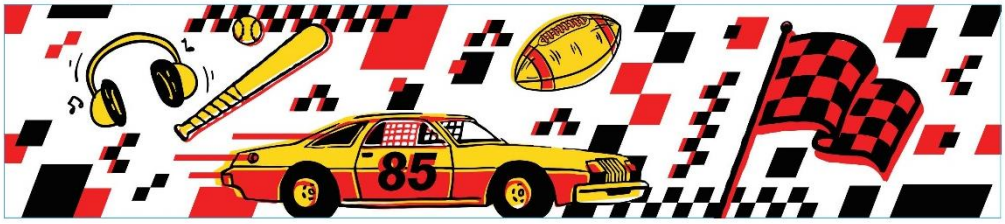
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