

# HISTORIC PEACOCK LODGE

## PHASE 2 RESTORATION

### WESTMORELAND PARK

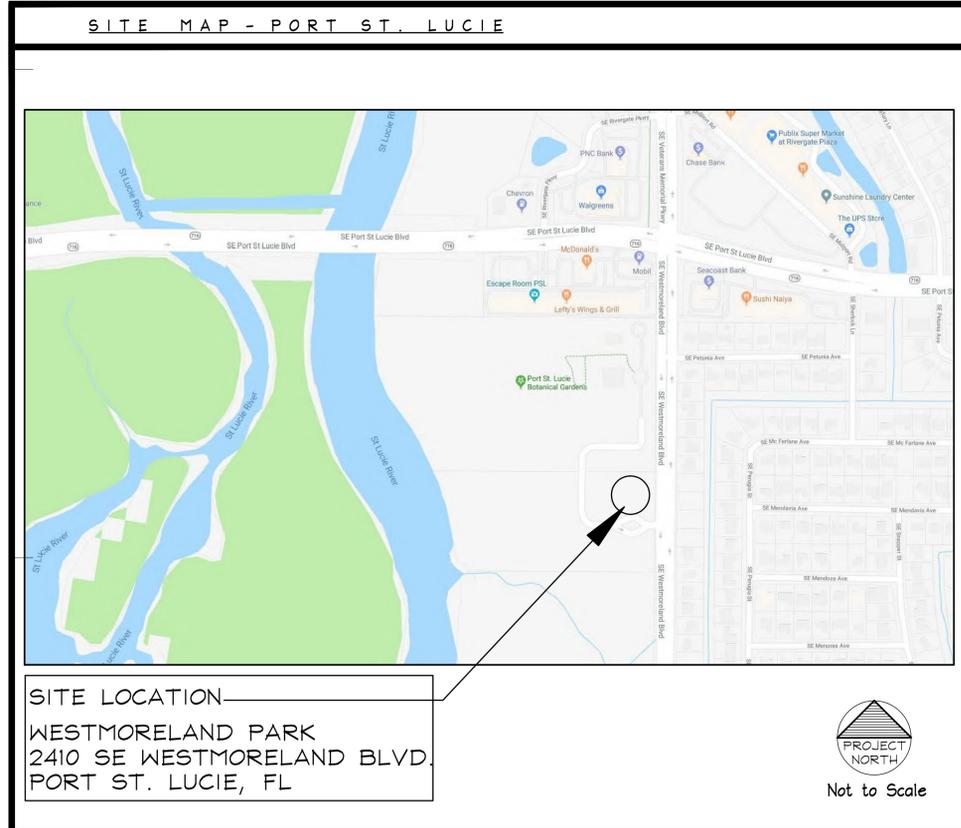
#### 2410 SE WESTMORELAND BLVD.

#### PORT ST. LUCIE, FL

## PERMIT SET

REVISIONS:

**HISTORIC PEACOCK LODGE PHASE TWO**  
 CITY OF PORT ST. LUCIE  
 COMMUNITY REDEVELOPMENT AGENCY  
 PORT ST. LUCIE, FLORIDA



**PROJECT DIRECTORY**

PROJECT: PEACOCK LODGE PHASE 2 RENOVATIONS  
 ARCHITECT'S PROJECT No.: 2002

OWNER: CITY OF PORT ST LUCIE  
 COMMUNITY REDEVELOPMENT AGENCY  
 Address: 121 SW PORT ST LUCIE BLVD.  
 PORT ST LUCIE, FL 34984-5099  
 Tel: 772-973-6489  
 Representative: JENNIFER DAVIS, DIRECTOR

ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A.  
 Address: 410 Angela Street, Key West, FL 33040  
 Tel: (305) 296-1347 Fax: (305) 296-2727  
 E-mail: [jbender@bellsouth.net](mailto:jbender@bellsouth.net)  
 Project Manager: Bert L. Bender (Principal-in-Charge)  
 Project Architect: David Salay

ENGINEERING CONSULTANTS:  
 STRUCTURAL: H.N. KEISTER ASSOCIATES  
 Address: 2027 University Boulevard, North, Jacksonville, FL 32211  
 Tel: (904) 743-4633 Fax: (904) 744-6985  
 Representative: Mark J. Keister, P.E.

MEP: HNGS ENGINEERS  
 Address: 4800 SW 74th Court, Miami, FL 33155  
 Tel: 305-270-9935 Fax: 305-665-5891  
 E-mail: [hngs@hngsengineers.com](mailto:hngs@hngsengineers.com)  
 Representative: Tony Schultz, P.E.

NOTE: CONTRACTOR SHALL PROVIDE AND INSTALL A 4' X 8' JOB SIGN STATING THE INFORMATION SHOWN BELOW.

**HISTORIC PEACOCK LODGE RESTORATION PHASE 2**

CITY OF PORT ST. LUCIE, FL  
 COMMUNITY REDEVELOPMENT AGENCY  
 121 SW PORT ST. LUCIE BLVD.  
 PORT ST LUCIE, FL 34984

ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A.  
 410 ANGELA STREET  
 KEY WEST, FL 33040  
 (305) 296-1347

CONTRACTOR: TO BE DETERMINED

THIS PROJECT IS SPONSORED IN PART BY THE DEPARTMENT OF STATE, DIVISION OF HISTORICAL RESOURCES AND THE STATE OF FLORIDA.

**GENERAL NOTES**

- All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Port St. Lucie, applicable Codes forming the basis of this design and compliance requirements for the Contractor include:  
 FLORIDA BUILDING CODE - Building 6th Edition - 2017  
 FLORIDA BUILDING CODE - Existing 6th Edition - 2017  
 FLORIDA BUILDING CODE - Residential 6th Edition - 2017  
 FLORIDA BUILDING CODE - Plumbing 6th Edition - 2017  
 FLORIDA BUILDING CODE - Fuel Gas 6th Edition - 2017  
 FLORIDA BUILDING CODE - Mechanical 6th Edition - 2017  
 NATIONAL ELECTRICAL CODE 2014 EDITION  
 NFPA 101 LIFE SAFETY CODE w/ Florida Modifications  
 2006 EDITION FLORIDA FIRE PREVENTION CODE 2007 EDITION  
 NFPA 1 2006 EDITION  
 This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads of 160 mph (3 second gusts).
- Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.
- Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.
- Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.
- Dimensions shall take precedence over scale.
- All new utilities shall be underground.
- Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.
- After completion of construction remove all debris and construction equipment. Restore site to original condition.
- Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.
- Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris.
- Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.  
 61G1-16.003 Use of Seal: The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the specification index sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter 61G1-23, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof. Specific Authority 481.2055, 481.221 FS. Law Implemented 481.221, 481.225(1)(e), (a), (j), 481.225(1)(g), (h), (i) FS. History-New 12-23-79, Formerly 21B-16.03, Amended 7-27-89, Formerly 21B-16.003, Amended 11-21-94, 4-18-00.

**MITIGATION NOTES**

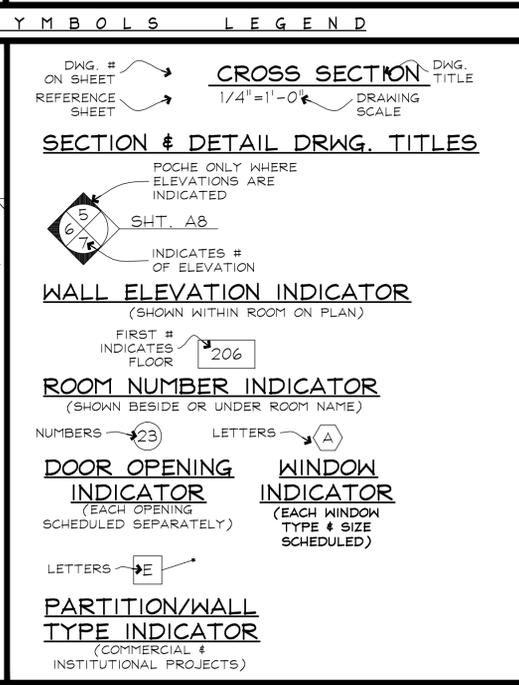
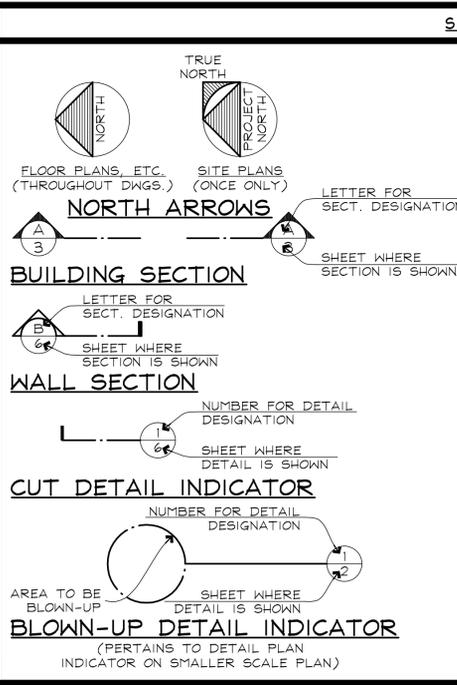
**MOLD MITIGATION NOTE:**  
 AN INDOOR AIR QUALITY / ASSUMED MOLD GROWTH (AMG) ASSESSMENT HAS BEEN PERFORMED BY EE&G, INC. ON BOTH THE HOUSE AND LODGE BUILDINGS, DATED 12/20/17. THIS REPORT IS A PART OF THE CONTRACT DOCUMENTS. BOTH THE HOUSE AND LODGE BUILDINGS SHALL BE REMEDIATED FOR MOLD GROWTH PER THE RECOMMENDATIONS THIS REPORT. THIS REMEDIATION IS PART OF THE WORK. ONLY THE PORTIONS OF THE HOUSE AND LODGE WHICH ARE TO BE RELOCATED TO WESTMORELAND PARK SHALL BE MITIGATED/REMIEDIATED. SEE DEMOLITION DRAWINGS. THE REMAINDER OF THE DEMOLISHED BUILDINGS SHALL BE DISPOSED OF PER APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL STANDARDS. SEE ENCLOSED REPORT FROM EE&G.

**LEAD BASED PAINT MITIGATION NOTE:**  
 A LEAD BASED PAINT SURVEY/ REPORT HAS BEEN PERFORMED BY EE&G, INC. ON BOTH THE HOUSE AND LODGE BUILDINGS, DATED 12/20/17. THIS REPORT IS A PART OF THE CONTRACT DOCUMENTS. BOTH THE HOUSE AND LODGE BUILDINGS SHALL BE REMEDIATED FOR LEAD BASED PAINT PER THE RECOMMENDATIONS OUTLINED IN THIS REPORT. THIS REMEDIATION SHALL BE PART OF THE WORK. ONLY THE PORTIONS OF THE HOUSE AND LODGE WHICH ARE TO BE RELOCATED TO WESTMORELAND PARK SHALL BE MITIGATED/REMIEDIATED FOR ASBESTOS. SEE DEMOLITION DRAWINGS. THE REMAINDER OF THE DEMOLISHED BUILDINGS SHALL BE DISPOSED OF PER APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL STANDARDS. SEE ENCLOSED LEAD BASED PAINT SURVEY / REPORT FROM EE&G, INC.

**ASBESTOS MITIGATION NOTE:**  
 AN ASBESTOS SURVEY/ REPORT HAS BEEN PERFORMED BY EE&G, INC. ON BOTH THE HOUSE AND LODGE BUILDINGS. THIS REPORT IS A PART OF THE CONTRACT DOCUMENTS. BOTH THE HOUSE AND LODGE BUILDINGS SHALL BE REMEDIATED FOR ASBESTOS PER THE RECOMMENDATIONS OUTLINED IN THIS REPORT. THIS REMEDIATION SHALL BE PART OF THE WORK. ONLY THE PORTIONS OF THE HOUSE AND LODGE WHICH ARE TO BE RELOCATED TO WESTMORELAND PARK SHALL BE MITIGATED/REMIEDIATED FOR ASBESTOS. SEE DEMOLITION DRAWINGS. THE REMAINDER OF THE DEMOLISHED BUILDINGS SHALL BE DISPOSED OF PER APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL STANDARDS. SEE ENCLOSED ASBESTOS SURVEY / REPORT FROM EE&G, INC., DATED 12/21/17.

**ABBREVIATIONS**

AB	ANCHOR BOLT	MIN	MINIMUM
ABC	AGGREGATE BASE COURSE	NTS	NOT TO SCALE
A/C	AIR CONDITIONING	OA	OVERALL
BLKG	BLOCKING	OC	ON CENTER
BUR	BILT UP ROOF	OD	OUTSIDE DIAMETER
CAB	CABINET	PCF	POUNDS PER CUBIC FOOT
CER	CERAMIC	PL	PROPETY LINE
CL	CENTER LINE	PLAM	PLASTIC LAMINATE
CLG	CILING	PLF	POUNDS PER LINEAL FOOT
CNU	CONCRETE MASONRY UNIT	PNL	PANEL
COL	COLUMN	PT	CCA PRESSURE TREATED POINT
CONC	CONCRETE	PVC	POLYVINYLCHLORIDE
DBL	DOUBLE	R	RADIUS (OR) RISER
DIAG	DIAGONAL	R/A	RETURN AIR
DS	DOWNSPOUT	REBAR	STEEL REINF. BAR
DTL	DETAIL	REFR.	REFRIGERATOR
DWR	DRAWER	SF	SQUARE FOOT (FEET)
EJ	EXPANSION JOINT	SS	STAINLESS STEEL
EL	ELEVATION	SPEC	SPECIFICATION
ELEC	ELECTRIC	T	TREAD(S)
EQ	EQUAL	TYP	TYPICAL
EXH	EXHAUST	UNO	UNLESS NOTED OTHERWISE
FV	FIELD VERIFY	VCT	VINYL COMPOSITION TILE
GALV	GALVANIZED	VERT	VERTICAL
GI	GALVANIZED IRON	WD	WOOD
HORZ	HORIZONTAL	WJF	WELDED WIRE FABRIC
HDW	HARDWARE	WH	WATER HEATER
HVAC	HEATING VENTILATING & AIR CONDITIONING	W/O	WITHOUT
FOC	FACE OF CONCRETE		
FOS	FACE OF STUD		
FIN	FINISH		
FE	FIRE EXTINGUISHER		
FND	FOUNDATION		
FTG	FOOTING		
ID	INSIDE DIAMETER		
MAX	MAXIMUM		



**MATERIAL DESIGNATIONS**

[Symbol]	CONCRETE MASONRY UNITS IN PLAN
[Symbol]	CONC., STUCCO, PLASTER IN ELEV.;POURED CONC. IN PLAN
[Symbol]	METAL IN ELEVATION
[Symbol]	METAL IN SECTION
[Symbol]	FINISH WOOD IN ELEV. & IN SECTION
[Symbol]	DIMENSION LUMBER IN SECTION (CONTINUOUS)
[Symbol]	WOOD BLOCKING IN SECTION (DISCONTINUOUS)
[Symbol]	GYPNUM WALL BOARD IN SECTION (LARGE SCALE)
[Symbol]	EARTH, NATURAL SUBSTRATE
[Symbol]	GRAVEL, AGGREGATE BASE COURSE, FILL
[Symbol]	FIBERGLASS BATT INSULATION
[Symbol]	RIGID INSULATION

**PARTITIONS & WALLS**

[Symbol]	CONCRETE MASONRY UNITS
[Symbol]	POURED CONCRETE
[Symbol]	WOOD FRAME
[Symbol]	METAL STUDS
[Symbol]	EXISTING CONSTRUCTION TO REMAIN
[Symbol]	EXISTING CONSTRUCTION TO BE DEMOLISHED

**SHEET INDEX**

**COVER SHEET:**  
 A0.0 SITE LOCATION MAP, SHEET INDEX, GENERAL NOTES, FLORIDA ADMINISTRATIVE CODE, SYMBOLS LEGEND  
 A0.1 SURVEY

**DEMOLITION DRAWINGS:**  
 D1.1 LODGE DEMO PLAN

**PROPOSED DRAWINGS:**  
 A1.0 PROPOSED SITE PLAN  
 A1.1 PROPOSED FLOOR PLAN  
 A1.2 SCHEDULES  
 A2.1 PROPOSED EXTERIOR ELEVATIONS  
 A2.2 PROPOSED EXTERIOR ELEVATIONS  
 A3.1 PROPOSED BUILDING SECTIONS  
 A4.1 PROPOSED INTERIOR ELEVATIONS  
 A4.2 PROPOSED INTERIOR ELEVATIONS  
 A5.1 PROPOSED ROOF PLAN  
 A6.1 PROPOSED REFLECTED CEILING PLAN  
 A8.1 PHOTO DETAILS  
 A8.2 DETAILS  
 A8.3 DETAILS

**STRUCTURAL DRAWINGS:**  
 S0.1 GENERAL NOTES  
 S0.2 COMPONENTS AND CLADDING  
 S1.1 FOUNDATION & SLAB PLAN  
 S1.2 FIRST FLR PLAN  
 S1.3 ROOF PLAN  
 S2.1 SECTIONS  
 S2.2 SECTIONS  
 S2.10 SECTIONS

**MECHANICAL DRAWINGS:**  
 M1.1 MECHANICAL DEMO PLAN  
 M1.1 MECHANICAL FLOOR PLAN  
 M2.1 MECH SCHEDULES AND DETAILS  
 M2.2 MECHANICAL DETAILS  
 M2.3 MECHANICAL DETAILS

**ELECTRICAL DRAWINGS:**  
 E1.0 ELECTRICAL DEMO PLAN  
 E1.0 ELECTRICAL SITEPLAN  
 E1.1 ELECTRICAL PLAN  
 E2.1 ELEC. SCHEDULES, NOTES, DETAILS

**PLUMBING DRAWINGS:**  
 DP.1 PLUMBING DEMOLITION PLAN  
 P1.0 PLUMBING SITE PLAN  
 P1.1 PLUMBING FLOORPLAN  
 P2.1 PLUMBING NOTES, DETAILS

**FIRE ALARM DRAWINGS:**  
 FA1.1 FIRE ALARM FLOOR PLAN  
 FA2.1 FIRE ALARM NOTES, SCHEDULES, DETAILS

**FIRE PROTECTION DRAWINGS:**  
 FP1.0 FIRE PROTECTION SITEPLAN  
 FP1.1 FIRE PROTECTION FLOOR PLAN  
 FP2.1 FIRE PROTECTION NOTES, DETAILS

**LIFE SAFETY PLAN:**  
 LS1.1 LIFE SAFETY PLAN

**DESCRIPTION OF WORK:**  
 RESTORATION OF EXISTING HISTORIC WOOD FRAME BUILDING, INCLUDING NEW PLUMBING, MECHANICAL, ELECTRICAL, INTERIOR FINISHES, VERTICAL LIFT, AND REMEDIATION OF LEAD, ASBESTOS AND MOLD.

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 Key West, Florida 33040  
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 Facsimile (305) 296-2727  
 Florida License AAC002022

*Bender & Associates*  
**ARCHITECTS**  
 p.c.

Project No.: 2002  
 SITE MAP  
 PROJECT DIRECTORY  
 GENERAL NOTES  
 ABBREVIATIONS  
 SHEET INDEX  
 SYMBOL LEGEND  
 Date: 5/1/20

**A0.0**  
 1 OF 43

NORTH FORK  
ST. LUCIE RIVER

S1°45'30"E 265.52'

APPROXIMATE  
BANKSIDE OF THE

S1°45'30"E 265.52'

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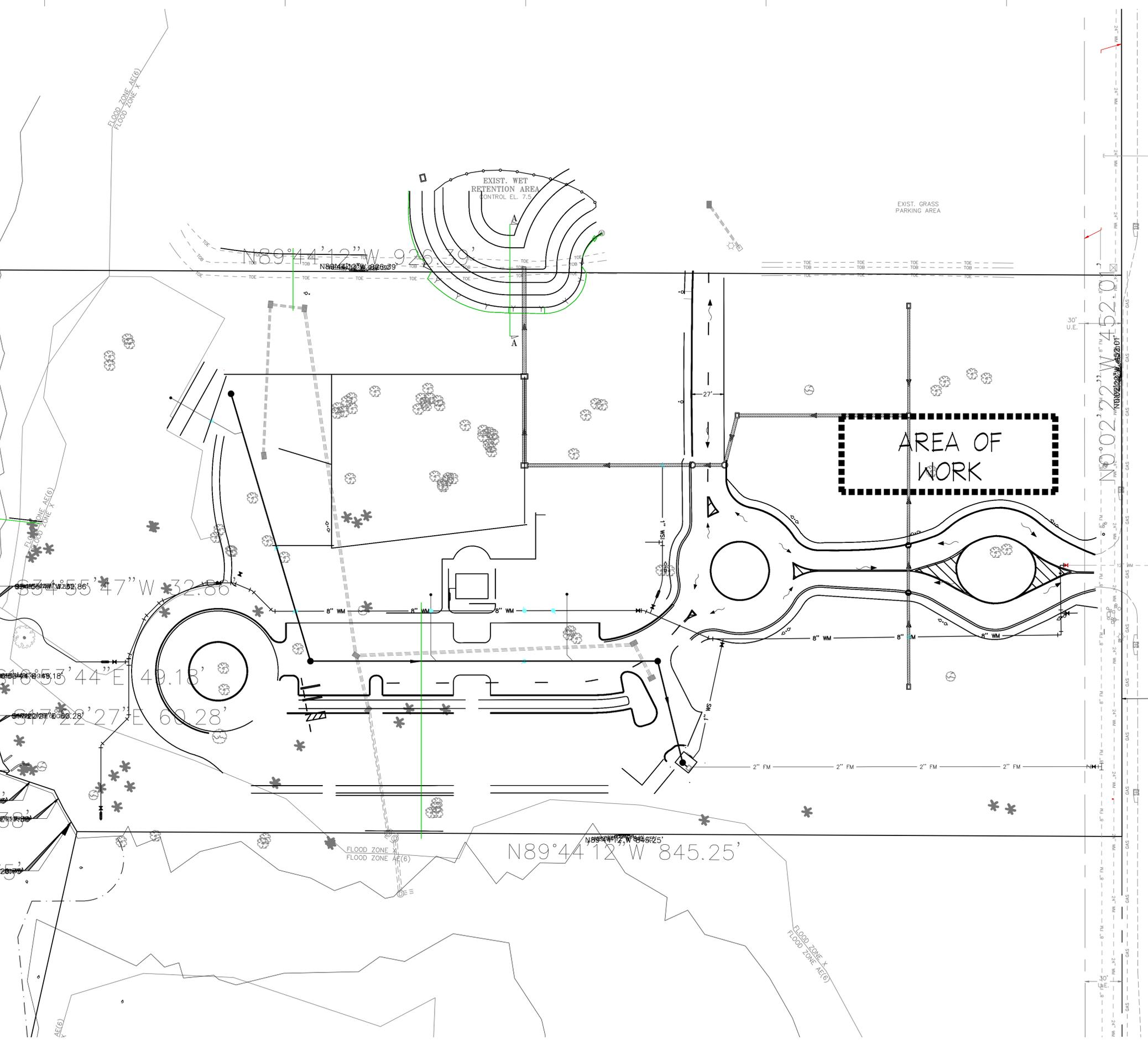
345.52'

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345.52'



EXIST. GRASS  
PARKING AREA

AREA OF  
WORK

EXIST. WET  
RETENTION AREA  
CONTROL EL. 7.5

N10°02'22"W 152.01'

N89°44'12"W 926.39'

N89°44'12"W 845.25'

S33°45'47"W 32.86'

S18°53'44"E 49.18'

S17°22'27"E 69.28'

S43°19'39"W 33.65'

S1°27'55"E 40.85'

S27°12'50"E 27.56'

S30°35'28"E 20.75'

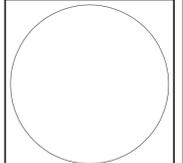
EAST LINE SECTION 10, TOWNSHIP 39, RANGE 40 EAST

RIGHT OF WAY

EAST LINE SECTION 10, TOWNSHIP 39, RANGE 40 EAST

REVISIONS:

**HISTORIC PEACOCK LODGE PHASE TWO**  
CITY OF PORT ST. LUCIE  
COMMUNITY REDEVELOPMENT AGENCY  
PORT ST. LUCIE, FLORIDA



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*Bender & Associates*  
**ARCHITECTS**  
p.a.

Project No: 2002  
SURVEY  
Date: 5/1/20

**A0.1**  
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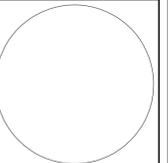
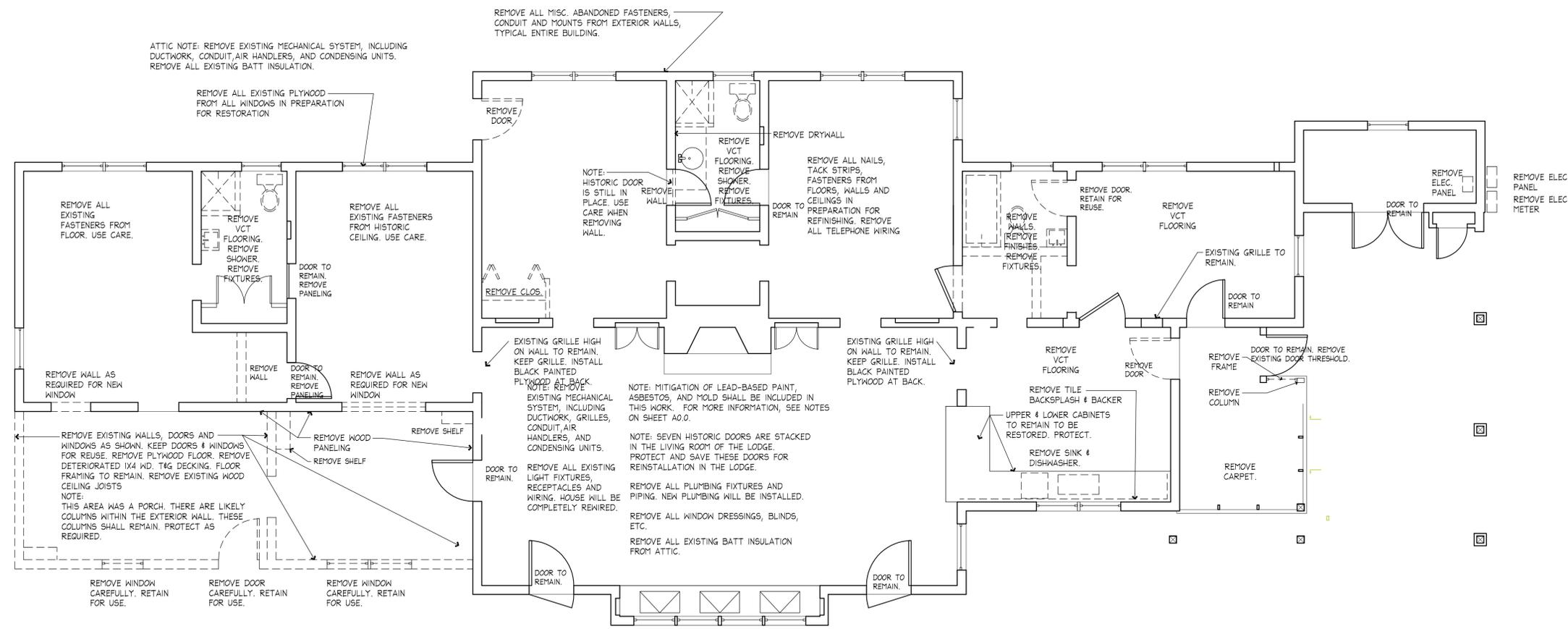


REVISIONS:

- DEMOLITION NOTES**
1. Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.
  2. All demolished material shall become the property of the contractor, unless specifically noted otherwise, and shall be properly removed from the site. Comply with all applicable laws, codes and regulations of governmental agencies having jurisdiction over the project.
  3. All costs of demolition including permit fees, disposal fees, etc. are the responsibility of the Contractor.
  4. It is the Contractor's responsibility to be aware of and to conform with all applicable demolition and disposal codes, safety requirements, and environmental protection regulations of any governmental body having jurisdiction over the work.
  5. Provide safety barricades as required to protect the safety of the general public and workers connected with the project.
  6. Provide bracing and shoring as required to protect the safety of the general public and workers connected with the project.
  7. Demolished material classified as clean fill may be distributed on site when specifically approved by the Architect in advance.

- SELECTIVE HISTORIC DEMOLITION NOTES**
1. The work of this project involves a significant historic site. All work activities must be undertaken with sufficient care to protect this historic resource and must be supervised by personnel who are familiar with the Secretary of Interior's Standards for Rehabilitation.
  2. Remove all miscellaneous fasteners such as nails, screws and clips, as required, to allow patching of existing finishes. Some fasteners will not be able to be removed without extensive damage to historic finishes. Subject to concurrence by the Architect, such fasteners may remain, but must be treated to inhibit rust after cutting back below the wood surface.
  3. Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.
  4. All demolished material, except for artifacts, shall become the property of the contractor, unless specifically noted otherwise, and shall be properly removed from the site. Comply with all applicable laws, codes and regulations of governmental agencies having jurisdiction over the project.
  5. All costs of demolition including permit fees, disposal fees, etc. are the responsibility of the Contractor.
  6. It is the Contractor's responsibility to be aware of and to conform with all applicable demolition and disposal codes, safety requirements, and environmental protection regulations of any governmental body having jurisdiction over the work.
  7. Provide safety barricades as required to protect the safety of the general public and workers connected with the project.
  8. Provide bracing and shoring as required to protect the safety of the general public and workers connected with the project.
  9. Demolished material classified as clean fill may be distributed on site when specifically approved by the Architect in advance.

**HISTORIC PEACOCK LODGE PHASE TWO**  
 CITY OF PORT ST. LUCIE  
 COMMUNITY REDEVELOPMENT AGENCY  
 PORT ST. LUCIE, FLORIDA



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**Bender & Associates**  
 ARCHITECTS  
*p.a.*

Project No: 2002  
 LODGE DEMOLITION PLAN  
 Date: 5/1/20

**D1.1**  
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PRESERVATION NOTES

PRESERVATION NOTES:

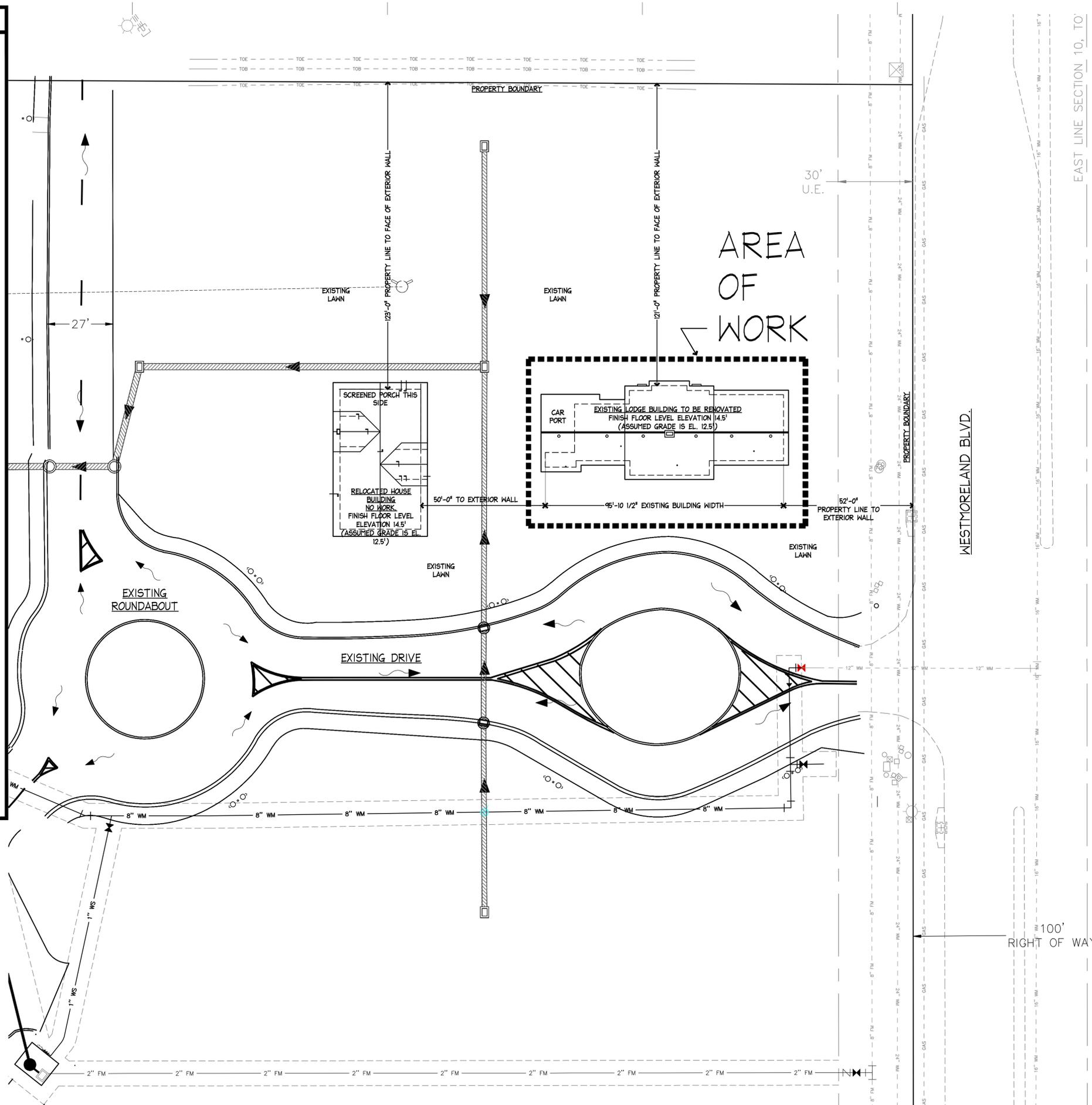
1. MATCH ORIGINAL HISTORIC MATERIAL, TEXTURES AND FINISHES. THE ARCHITECT WILL BE THE SOLE JUDGE AS TO WHAT CONSTITUTES AN APPROPRIATE MATCH.
2. REMOVE ALL AREAS IDENTIFIED BY THE ARCHITECT AS INAPPROPRIATE OR NOT MATCHING THE ADJACENT HISTORIC FABRIC.
3. TAKE ALL APPROPRIATE MEASURES NECESSARY TO CORRECT INTERIOR WORK AS IDENTIFIED BY THE ARCHITECT. PROTECT HISTORIC FABRIC DURING ALL OPERATIONS. NO HISTORIC MATERIALS SHALL BE REMOVED FROM THE SITE WITHOUT PRIOR APPROVAL OF ARCHITECT. THE ARCHITECT RESERVES THE RIGHT TO HAVE INDIVIDUAL WORKMEN REMOVED FROM INDIVIDUAL ACTIVITIES OR THE PROJECT ENTIRELY, IF IN THE ARCHITECT'S JUDGEMENT, THE QUALITY OF WORK BEING PERFORMED IS INAPPROPRIATE, INFERIOR, OR DETRIMENTAL TO HISTORIC MATERIALS.
5. REFER TO PHOTOGRAPHIC DETAILS IN THE SPECIFICATIONS FOR ADDITIONAL HISTORIC PRESERVATION INFORMATION AND PROJECT REQUIREMENTS.
6. ALL WORK MUST COMPLY WITH THE SECRETARY OF THE INTERIORS STANDARDS FOR REHABILITATION, AS ADMINISTERED BY THE FLORIDA DEPARTMENT OF STATE, DIVISION OF HISTORIC RESOURCES.
7. RESOURCES. DUE TO THE SENSITIVE HISTORIC NATURE OF THIS PROJECT, GENERAL CONTRACTORS AND CERTAIN TRADES MUST MEET PREQUALIFICATION REQUIREMENTS. REFER TO SUPPLEMENTARY GENERAL CONDITIONS, SECTION 00200.
8. HISTORIC FINISHES AND FURRING MAY BE INTACT UNDER CONTEMPORARY FINISHES. CONSULT ARCHITECT BEFORE REMOVAL OF QUESTIONABLE HISTORIC OR NON-HISTORIC MATERIAL. WHERE THE TERM 'RESTORE' IS USED THROUGHOUT THESE DOCUMENTS, THE INTENT IS TO RETURN AN ITEM, FINISH, OR MATERIAL TO ITS HISTORIC CONFIGURATION AND/OR CONDITION. THE LEAST INTRUSIVE METHOD REQUIRED SHOULD BE USED FIRST: CLEAN, PATCH, OR REPLACE USING AN IN-KIND MATERIAL, I.E. BRONZE FOR BRONZE, CONCRETE FOR CONCRETE, CORAL STONE FOR CORAL STONE, ETC. COORDINATE ALL REQUIREMENTS FOR 'RESTORATION' WITH ARCHITECT.

THE SECRETARY OF INTERIOR 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.)

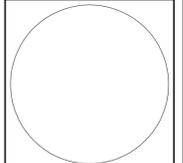
- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or 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 regional offices. Owners are responsible for procuring this material as part of property planning for a certified rehabilitation.



REVISIONS:


**HISTORIC PEACOCK LODGE PHASE TWO**  
 CITY OF PORT ST. LUCIE  
 COMMUNITY REDEVELOPMENT AGENCY  
 PORT ST. LUCIE, FLORIDA



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*Bender & Associates*  
**ARCHITECTS**  
 p.a.

Project No: 2002  
 PROPOSED SITEPLAN  
 Date: 5/1/20

**A1.0**  
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BATHROOM ACCESSORY SCHEDULE			
MARK/FIXTURE	MFR./CATALOG NO.	MOUNT	REMARKS
M-1	MIRROR BOBRICK B-294 1850 Angle-Frame Two Position Tilt Mirror	SEE INTERIOR ELEVATIONS	
TP-1	TP HOLDER OWNER TO PROVIDE. CONT. TO INSTALL.	SEE INTERIOR ELEVATIONS	PROVIDE BACKING AS REQUIRED FOR INSTALLATION.
SD-1	SOAP DISPENSER OWNER TO PROVIDE.	SEE INTERIOR ELEVATIONS	
GB-1	GRAB BAR ADA COMPLIANT STAINLESS STEEL GRAB BARS / BOBRICK #B-6817 (B-6806 SERIES)	SEE INTERIOR ELEVATIONS	PROVIDE 3/4" WOOD BACKING AT ALL GRAB BAR LOCATIONS

NOTES:  
 - PROVIDE WOOD BACKING FOR ALL WALL MOUNTED LAVATORIES, TOILET PARTITIONS AND TOILET ACCESSORIES.  
 - INSTALL LAVATORIES & TOILETS ACCORDING TO MANUFACTURERS SPECIFICATIONS TO MEET ADA REQUIREMENTS.  
 - PROVIDE AND INSTALL ALL UTILITIES INCLUDING ELECTRICAL AND PLUMBING AS REQUIRED FOR ALL ACCESSORIES.  
 - SEE INTERIOR ELEVATIONS FOR ACCESSORY LOCATIONS AND MEASUREMENTS.

PLUMBING SCHEDULE			
MARK/FIXTURE	MFR./CATALOG NO.	LOCATION	REMARKS
WC	TOILET (ADA) AMERICAN STANDARD Homestead VerMax 1.28 gpf Right Height Elongated Toilet, WHITE Model Number(s): 745AA101.020	RESTROOM 105, 107, 113	ORDER WITH COORDINATING TOILET SEAT.
LAV	WALL MOUNT SINK ADA KOHLER 'HUDSON' WALL MOUNT/CONCEALED ARM CARRIER. MODEL # K-2863	SEE INTERIOR ELEVATIONS	PROVIDE 3/4" PLYWOOD BACKING AT ALL WALL MOUNT SINKS. CARRIER ARM FOR SUPPORT
F-1	ADA BATHROOM FAUCET DELTA 'VICTORIAN' TWO LEVER HANDLE WIDESPREAD BATHROOM FAUCET MODEL 3555-SSMPU-DST	SEE INTERIOR ELEVATIONS	
KS	KITCHEN SINK KOHLER UNDERMOUNT ST. STL. SINK. K-3171-HCF	BREAK RM	
F-2	KITCHEN SINK FAUCET DELTA 'VICTORIAN' TWO HANDLE WIDESPREAD KITCHEN FAUCET. LEVER HANDLES. MODEL 2256-SS-DST	BREAK RM	
US	UTILITY SINK MUSTEE 14CP SINK & 6" SWING MOUNT FAUCET	UTILITY 101	STAND ALONE UTILITY SINK IN UTILITY RM 101. SECURE TO FLOOR.
DF	DRINKING FOUNTAINS HI-LO ADA COLD WATER DRINKING FOUNTAIN WITH BOTTLE FILLER. OWNER TO SELECT. ASSUME ELKAY MODEL LZSTL8WSLK	BREAK RM	PROVIDE BACKER & CARRIER ARM AS REQUIRED. PROVIDE ELKAY LKAPREZL CANE APRON TO PROVIDE 27" CLR TO FLOOR FOR CANE DETECTION IN ADA CIRCULATION PATH. PROVIDE ROUGH IN POWER AND WATER AS REQUIRED.
UR	URINAL AMERICAN STANDARD WASHBROOK FLOWISE TOP SPUD UNIVERSAL URINAL 6590.001 WITH MODEL 6063.013.002 SENSOR OPERATED FLUSHVALVE	RESTROOM 105	

NOTES:  
 - PROVIDE STRUCTURAL BACKING FOR ALL WALL MOUNTED LAVATORIES, TOILET PARTITIONS AND TOILET ACCESSORIES.  
 - INSTALL LAVATORIES & TOILETS ACCORDING TO MANUFACTURERS SPECIFICATIONS TO MEET ADA REQUIREMENTS.  
 - WRAP ALL HOT WATER PIPING PER ADA.  
 - SEE INTERIOR ELEVATIONS FOR ACCESSORY LOCATIONS AND MEASUREMENTS.

REVISIONS:

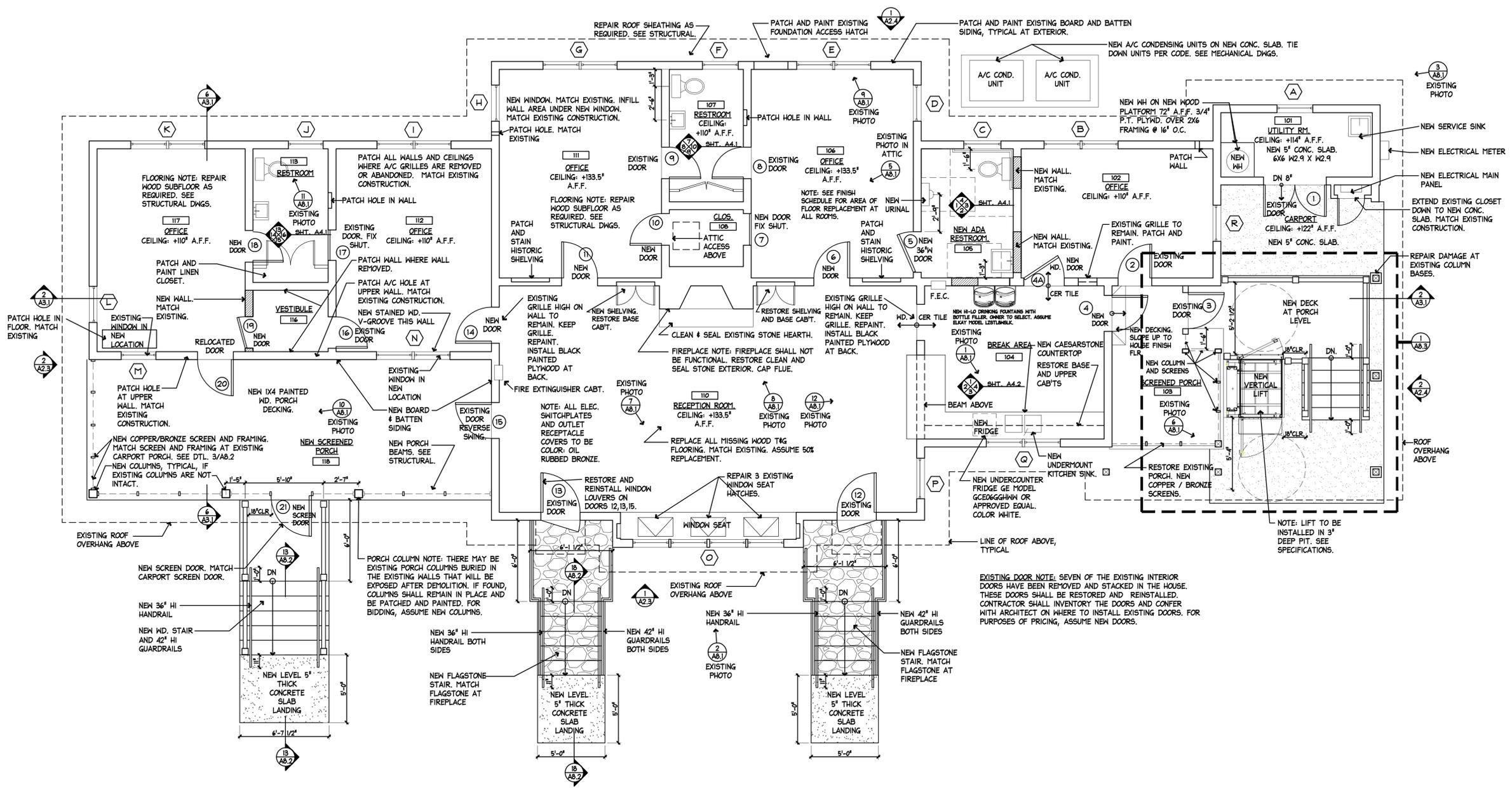
**HISTORIC PEACOCK LODGE PHASE TWO**  
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Project No: 2002  
 PROPOSED LODGE FLOOR PLAN  
 Date: 5/1/20

**A1.1**  
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**1 LODGE FIRST FLOOR PROPOSED PLAN**  
 A1.1 SCALE: 1/4"=1'-0"



### DOOR SCHEDULE

NO.	TYPE	SIZE			MATERIAL	FINISH	GLAZING	FRAMES		DETAILS	REMARKS	HARDWARE
		W.	H.	T.				MATERIAL	FINISH			
1	A	36"	84"	1-3/4"	MD.	PAINTED	NONE	MD.	PAINTED	---	NEW PAIR OF SOLID BRASS BATTEN DOORS IN EXISTING OPENING. PATCH BATTEN PATTERN AT WALL ABOVE REUSE HINGE # 1	1
2	B	30"	84"	1-3/4"	MD.	PAINTED EXTERIOR, SEALED INTERIOR	NONE	MD.	PAINTED EXTERIOR, SEALED INTERIOR	---	RESTORE EXISTING WOOD 06 V-GROOVE DOOR IN EXISTING OPENING. RESTORE DOOR HARDWARE AND REUSE.	2
3	C	32"	80"	1-3/8"	MD.	PAINTED	NONE	MD.	PAINTED	---	RESTORE EXISTING PAINTED MD. SCREEN DOOR. REVERSE SWING REMOVE STOPS TO ATTAIN 32" CLEAR WIDTH. REMOVE DOOR THRESHOLD FOR ADA ACCESS. NEW BRONZE SCREENS TO MATCH SCREENS PORCH. RESTORE DOOR HARDWARE AND REUSE.	3
4	D	30"	84"	1-3/4"	MD.	PAINTED EXTERIOR, SEALED INTERIOR	TEMPERED	MD.	PAINTED	---	NEW 6 LITE PAINTED WOOD DOOR IN EXISTING OPENING. PATCH DOOR IS. REMOVE EXISTING STOPS ON DOOR TO ATTAIN 32" CLEAR OPENING WIDTH. REMOVE DOOR THRESHOLD FOR ADA ACCESS. ADA HARDWARE.	4
4A	E	37"	84 1/2"	1-1/2"	MD.	STAIN & SEAL	NONE	MD.	SEALED	---	NEW 06 V-GROOVE DOOR IN EXISTING OPENING. PATCH OTHER INTERIOR DOORS, INCLUDING WOOD TYPE, STAIN AND CLEAR SEALER.	5
5	E	36"	84"	1-1/2"	MD.	STAIN & SEAL	NONE	MD.	SEALED	---	NEW 06 V-GROOVE DOOR IN NEW OPENING. PATCH OTHER INTERIOR DOORS, INCLUDING WOOD TYPE, STAIN AND CLEAR SEALER. ADA LEVER HARDWARE. PROVIDE AND INSTALL SIGNAGE STATING UNDESIRABLE RESTROOM?	6
6	E	32"	84"	1-1/2"	MD.	STAIN & SEAL	NONE	MD.	SEALED	---	NEW 06 V-GROOVE DOOR IN EXISTING OPENING. PATCH OTHER INTERIOR DOORS, INCLUDING WOOD TYPE, STAIN AND CLEAR SEALER.	5
7	E	28"	84"	1-1/2"	MD.	STAIN & SEAL	NONE	MD.	SEALED	---	NEW 06 V-GROOVE DOOR IN EXISTING OPENING. PATCH OTHER INTERIOR DOORS, INCLUDING WOOD TYPE, STAIN AND CLEAR SEALER. FIX DOOR SHUT.	5
8	F	28"	84"	1-1/2"	MD.	STAIN & SEAL	NONE	MD.	STAIN & SEAL	---	RESTORE EXISTING WOOD 06 V-GROOVE DOOR IN EXISTING OPENING. RESTORE DOOR HARDWARE AND REUSE. REPLACE HARDWARE IF MISSING.	7
9	F	28"	84"	1-1/2"	MD.	STAIN & SEAL	NONE	MD.	STAIN & SEAL	---	RESTORE EXISTING WOOD 06 V-GROOVE DOOR IN EXISTING OPENING. RESTORE DOOR HARDWARE AND REUSE. REPLACE HARDWARE IF MISSING.	7
10	E	28"	84"	1-1/2"	MD.	STAIN & SEAL	NONE	MD.	SEALED	---	NEW 06 V-GROOVE DOOR IN EXISTING OPENING. PATCH OTHER INTERIOR DOORS, INCLUDING WOOD TYPE, STAIN AND CLEAR SEALER.	5
11	E	32"	84"	1-1/2"	MD.	STAIN & SEAL	NONE	MD.	SEALED	---	NEW 06 V-GROOVE DOOR IN EXISTING OPENING. PATCH OTHER INTERIOR DOORS, INCLUDING WOOD TYPE, STAIN AND CLEAR SEALER.	5
12	G	36"	84"	1-3/4"	MD.	PAINTED EXTERIOR, SEALED INTERIOR	EXISTING	MD.	SEALED	---	RESTORE EXISTING 6 LITE PAINTED WOOD DOOR IN EXISTING OPENING. NEW SCREEN DOOR TO MATCH DOOR 3.	8
13	G	36"	84"	1-3/4"	MD.	PAINTED EXTERIOR, SEALED INTERIOR	EXISTING	MD.	SEALED	---	RESTORE EXISTING 6 LITE PAINTED WOOD DOOR IN EXISTING OPENING. NEW SCREEN DOOR TO MATCH DOOR 3.	8
14	E	32"	84"	1-1/2"	MD.	STAIN & SEAL	NONE	MD.	SEALED	---	NEW 06 V-GROOVE DOOR IN EXISTING OPENING. PATCH OTHER INTERIOR DOORS, INCLUDING WOOD TYPE, STAIN AND CLEAR SEALER.	5
15	G	32"	84"	1-3/4"	MD.	PAINTED EXTERIOR, SEALED INTERIOR	EXISTING	MD.	SEALED	---	RESTORE EXISTING 6 LITE PAINTED WOOD DOOR IN EXISTING OPENING. REMOVE EXISTING PANELING. RESTORE DOOR HARDWARE AND REUSE. REPLACE HARDWARE IF MISSING.	7
16	F	28"	84"	1-1/2"	MD.	STAIN & SEAL	NONE	MD.	STAIN & SEAL	---	RESTORE EXISTING WOOD 06 V-GROOVE DOOR IN EXISTING OPENING. REMOVE EXISTING PANELING. RESTORE DOOR HARDWARE AND REUSE. REPLACE HARDWARE IF MISSING. FIX DOOR SHUT.	7
17	F	28"	84"	1-1/2"	MD.	STAIN & SEAL	NONE	MD.	STAIN & SEAL	---	RESTORE EXISTING WOOD 06 V-GROOVE DOOR IN EXISTING OPENING. REMOVE EXISTING PANELING. RESTORE DOOR HARDWARE AND REUSE. REPLACE HARDWARE IF MISSING. FIX DOOR SHUT.	7
18	E	28"	84"	1-1/2"	MD.	STAIN & SEAL	NONE	MD.	SEALED	---	NEW 06 V-GROOVE DOOR IN EXISTING OPENING. PATCH OTHER INTERIOR DOORS, INCLUDING WOOD TYPE, STAIN AND CLEAR SEALER.	5
19	E	28"	84"	1-1/2"	MD.	STAIN & SEAL	NONE	MD.	SEALED	---	NEW 06 V-GROOVE DOOR IN NEW OPENING. PATCH OTHER INTERIOR DOORS, INCLUDING WOOD TYPE, STAIN AND CLEAR SEALER.	5
20	G	32"	84"	1-3/4"	MD.	PAINTED EXTERIOR, SEALED INTERIOR	EXISTING	MD.	SEALED	---	EXISTING 6 LITE PAINTED WOOD DOOR IN NEW LOCATION. NEW FRAME. OUTSWING DOOR. NO SCREEN DOOR.	8
21	H	36"	84"	1-3/8"	MD.	PAINTED	NONE	MD.	PAINTED	---	NEW PAINTED MD. SCREEN DOOR. MATCH DOOR 3. NEW BRONZE SCREENS TO MATCH SCREENS PORCH. DOOR HARDWARE TO MATCH DOOR 3.	9

### DOOR TYPES

**MARK A** NEW PAINTED MD. BOARD AND BATTEN SHED DOOR.

**MARK B** RESTORE EXISTING V-GROOVE DOOR. PAINTED MD. EXTERIOR, SEALED WOOD INTERIOR. RESTORE AND REINSTALL DOOR HARDWARE.

**MARK C** RESTORE EXISTING PAINTED MD. SCREEN DOOR. NEW SCREENS. DOOR, NEW SCREENS. TRUE DIVIDED LITES, PUTTY GLAZED. MATCH DOOR 12. NEW REMOVABLE IMPACT SHUTTERS.

**MARK D** NEW PAINTED WOOD 6-LITE GLAZED DOOR. TEMPERED GLAZES, TRUE DIVIDED LITES, PUTTY GLAZED. MATCH DOOR 12. NEW REMOVABLE IMPACT SHUTTERS.

**MARK E** NEW V-GROOVE DOOR. MATCH HISTORIC INTERIOR DOORS. STAIN AND SEAL. MATCH HISTORIC DOOR HARDWARE.

**MARK F** RESTORE EXISTING V-GROOVE DOOR. SEALED MD. EXTERIOR, SEALED WOOD INTERIOR. RESTORE AND REINSTALL DOOR HARDWARE.

**MARK G** RESTORE EXISTING STAINED WOOD 6-LITE GLAZED DOOR. TRUE DIVIDED LITES, PUTTY GLAZED. NEW REMOVABLE IMPACT SHUTTERS. RESTORE EXISTING WOOD LEVERS OVER GLASS. NEW PAINTED MD. SCREEN DOOR TO MATCH DOOR 3 @ DOORS 12, 13.

**MARK H** NEW PAINTED MD. SCREEN DOOR. NEW SCREENS. MATCH DOOR 3.

### DOOR HARDWARE

**HARDWARE GROUPS:**

**GROUP 1: CARPORT SHED DOOR.**  
 HINGES: 4-Inch Solid Brass Door Hinge With Ball Finial, 3 PER DOOR LEAF. HOUSE OF ANTIQUE HARDWARE, #H088-233-034E, Item #: W-04HH-320-0B, OIL RUBBED BRONZE.  
 SURFACE BOLTS AT TOP AND BOTTOM OF INACTIVE LEAF: 6" Traditional Style Surface Door Bolt in Solid Brass, HOUSE OF ANTIQUE HARDWARE, ITEM#: R-01DH-65B10B, OIL RUBBED BRONZE  
 DEADBOLT LOCKSET: Solid Brass Single Cylinder Low-Profile Deadbolt with Thumbturn, HOUSE OF ANTIQUE HARDWARE, Item #: R-01EH-8455X, OIL RUBBED BRONZE.  
 RIM LOCKSET: Cast Iron Horizontal Rim Lock Set with Black Porcelain Door Knobs, HOUSE OF ANTIQUE HARDWARE, Item #: R-01HH-1023-BLK-MB, MATTE BLACK.

**GROUP 2: RESTORE EXISTING CARETAKERS ROOM DOOR HARDWARE.**  
 HINGES: CLEAN AND REINSTALL EXISTING HINGES.  
 SURFACE LOCK: CLEAN AND RESTORE EXISTING LOCK.  
 HANDLE AND LOCKSET: CLEAN AND RESTORE EXISTING. IF EXISTING LOCKSET IS NOT RESTORABLE, INSTALL Iron Rosette Mortise Lock Set With Jet Black Porcelain Knobs, HOUSE OF ANTIQUE HARDWARE Item #: R-01HH-CIR178-BLK-M-MB

**GROUP 3: SCREEN DOOR HISTORIC HARDWARE.**  
 HINGES: CLEAN AND REINSTALL EXISTING HINGES.  
 CLOSER: CLEAN AND REINSTALL EXISTING HISTORIC CLOSER.  
 DOOR LATCH: Small Cast Iron Rim Latch Set with Victorian Levers, HOUSE OF ANTIQUE HARDWARE, Item #: R-01HH-0160023-LVR-MB, MATTE BLACK.  
 DOOR HANDLE: CLEAN AND REINSTALL EXISTING HANDLE.

### WINDOW SCHEDULE

MARK	TYPE	SIZE		MANUFACTURER	DETAILS	MATERIAL	FINISH	GLASS TYPE	REMARKS
		WIDTH	HEIGHT						
A	A	2'-8"	3'-3"	EXISTING	1/AB, 2, 8/AB, 2	WOOD	PTD. EXTERIOR STAINED INTERIOR	CLEAR	RESTORE EXISTING PAINTED MD. 1/1 DH WINDOW. NEW SCREEN AT EXTERIOR. EXTERIOR PAINTED, INTERIOR PAINTED.
B	B	5'-6"	5'-3"	EXISTING	1/AB, 2, 8/AB, 2	WOOD	PTD. EXTERIOR STAINED INTERIOR	CLEAR	RESTORE PAIR EXISTING PAINTED MD. 2/2 DH WINDOWS. NEW SCREENS AT EXTERIOR. EXTERIOR PAINTED, INTERIOR STAINED.
C	A	2'-8"	3'-3"	EXISTING	1/AB, 2, 8/AB, 2	WOOD	PTD. EXTERIOR STAINED INTERIOR	CLEAR	RESTORE EXISTING PAINTED MD. 1/1 DH WINDOW. NEW SCREEN AT EXTERIOR. EXTERIOR PAINTED, INTERIOR STAINED.
D	C	2'-8"	5'-3"	EXISTING	1/AB, 2, 8/AB, 2	WOOD	PTD. EXTERIOR STAINED INTERIOR	CLEAR	RESTORE EXISTING PAINTED MD. 2/2 DH WINDOW. NEW SCREEN AT EXTERIOR. EXTERIOR PAINTED, INTERIOR STAINED.
E	B	5'-6"	5'-3"	EXISTING	1/AB, 2, 8/AB, 2	WOOD	PTD. EXTERIOR STAINED INTERIOR	CLEAR	RESTORE PAIR EXISTING PAINTED MD. 2/2 DH WINDOWS. NEW SCREENS AT EXTERIOR. EXTERIOR PAINTED, INTERIOR STAINED.
F	A	2'-8"	3'-3"	EXISTING	1/AB, 2, 8/AB, 2	WOOD	PTD. EXTERIOR STAINED INTERIOR	CLEAR	RESTORE EXISTING PAINTED MD. 1/1 DH WINDOW. NEW SCREEN AT EXTERIOR. EXTERIOR PAINTED, INTERIOR STAINED.
G	B	5'-6"	5'-3"	EXISTING	1/AB, 2, 8/AB, 2	WOOD	PTD. EXTERIOR STAINED INTERIOR	CLEAR	RESTORE PAIR EXISTING PAINTED MD. 2/2 DH WINDOWS. NEW SCREENS AT EXTERIOR. EXTERIOR PAINTED, INTERIOR STAINED.
H	C	2'-8"	5'-3"	NEW CUSTOM WINDOW MATCH TYPE C.	1/AB, 2, 8/AB, 2	WOOD	PTD. EXTERIOR STAINED INTERIOR	CLEAR	NEW CUSTOM MADE PAINTED MD. 2/2 DH WINDOW. NEW SCREENS AT EXTERIOR. EXTERIOR PAINTED, INTERIOR STAINED.
I	B	5'-6"	5'-3"	EXISTING	1/AB, 2, 8/AB, 2	WOOD	PTD. EXTERIOR STAINED INTERIOR	CLEAR	RESTORE PAIR EXISTING PAINTED MD. 2/2 DH WINDOWS. NEW SCREENS AT EXTERIOR. EXTERIOR PAINTED, INTERIOR STAINED.
J	A	2'-8"	3'-3"	EXISTING	1/AB, 2, 8/AB, 2	WOOD	PTD. EXTERIOR STAINED INTERIOR	CLEAR	RESTORE EXISTING PAINTED MD. 1/1 DH WINDOW. NEW SCREEN AT EXTERIOR. EXTERIOR PAINTED, INTERIOR STAINED.
K	B	5'-6"	5'-3"	EXISTING	1/AB, 2, 8/AB, 2	WOOD	PTD. EXTERIOR STAINED INTERIOR	CLEAR	RESTORE PAIR EXISTING PAINTED MD. 2/2 DH WINDOWS. NEW SCREENS AT EXTERIOR. EXTERIOR PAINTED, INTERIOR STAINED.
L	C	2'-8"	5'-3"	EXISTING	1/AB, 2, 8/AB, 2	WOOD	PTD. EXTERIOR STAINED INTERIOR	CLEAR	RESTORE EXISTING PAINTED MD. 2/2 DH WINDOW. NEW SCREEN AT EXTERIOR. EXTERIOR PAINTED, INTERIOR STAINED.
M	C	2'-8"	5'-3"	EXISTING	1/AB, 2, 8/AB, 2	WOOD	PTD. EXTERIOR STAINED INTERIOR	CLEAR	RELOCATE AND RESTORE EXISTING PAINTED MD. 2/2 DH WINDOW. NEW SCREEN AT EXTERIOR. EXTERIOR PAINTED, INTERIOR STAINED.
N	B	5'-6"	5'-3"	EXISTING	1/AB, 2, 8/AB, 2	WOOD	PTD. EXTERIOR STAINED INTERIOR	CLEAR	RELOCATE AND RESTORE PAIR EXISTING PAINTED MD. 2/2 DH WINDOWS. NEW SCREENS AT EXTERIOR. EXTERIOR PAINTED, INTERIOR STAINED.
O	D	11'-2 1/2"	5'-3"	EXISTING	1/AB, 2, 8/AB, 2	WOOD	PTD. EXTERIOR STAINED INTERIOR	CLEAR	RESTORE GROUP OF 4 EXISTING PAINTED MD. 2/2 DH WINDOWS. NEW SCREENS AT EXTERIOR. EXTERIOR PAINTED, INTERIOR STAINED.
P	C	2'-8"	5'-3"	EXISTING	1/AB, 2, 8/AB, 2	WOOD	PTD. EXTERIOR STAINED INTERIOR	CLEAR	RESTORE EXISTING PAINTED MD. 2/2 DH WINDOW. NEW SCREEN AT EXTERIOR. EXTERIOR PAINTED, INTERIOR STAINED.
Q	E	5'-6"	3'-3"	EXISTING	1/AB, 2, 8/AB, 2	WOOD	PTD. EXTERIOR STAINED INTERIOR	CLEAR	RESTORE PAIR OF EXISTING PAINTED MD. 1/1 DH WINDOWS. NEW SCREEN AT EXTERIOR. EXTERIOR PAINTED, INTERIOR STAINED.
R	C	2'-8"	5'-3"	EXISTING	1/AB, 2, 8/AB, 2	WOOD	PTD. EXTERIOR STAINED INTERIOR	CLEAR	RESTORE EXISTING PAINTED MD. 2/2 DH WINDOW. NEW SCREEN AT EXTERIOR. EXTERIOR PAINTED, INTERIOR STAINED.

### WINDOW TYPES

**TYPE A** RESTORE EXISTING PAINTED 1/1 WOOD DOUBLE HUNG WINDOW. INTERIOR SIDE IS STAINED WOOD. NEW PAINTED WOOD REMOVABLE SCREEN WITH BATTENS AT EXTERIOR. NEW MIAMI DADE OR FLA PRODUCT APPROVED ALUM. IMPACT SHUTTER WITH REMOVABLE TRACK.

**TYPE B** RESTORE PAIR OF EXISTING PAINTED MD. 2/2 DOUBLE HUNG WINDOWS WITH PUTTY GLAZING. INTERIOR SIDE IS STAINED WOOD. NEW PAINTED WOOD REMOVABLE SCREEN WITH BATTENS AT EXTERIOR. NEW MIAMI DADE OR FLA PRODUCT APPROVED ALUM. IMPACT SHUTTER WITH REMOVABLE TRACK.

**TYPE C** RESTORE EXISTING PAINTED WOOD 2/2 DOUBLE HUNG WINDOW WITH PUTTY GLAZING. INTERIOR SIDE IS STAINED WOOD. NEW PAINTED WOOD REMOVABLE SCREEN WITH BATTENS AT EXTERIOR. NEW MIAMI DADE OR FLA PRODUCT APPROVED ALUM. IMPACT SHUTTER WITH REMOVABLE TRACK.

**TYPE D** RESTORE GROUP OF 4 EXISTING PAINTED WOOD 2/2 DOUBLE HUNG WINDOWS WITH PUTTY GLAZING. INTERIOR SIDE IS STAINED WOOD. NEW PAINTED WOOD REMOVABLE SCREEN WITH BATTENS AT EXTERIOR. NEW MIAMI DADE OR FLA PRODUCT APPROVED ALUM. IMPACT SHUTTER WITH REMOVABLE TRACK.

#### WINDOW NOTES:

- ALL OF THE WINDOWS SHALL BE RESTORED TO FULL WORKING ORDER BY A QUALIFIED HISTORIC WINDOW RESTORATION CONTRACTOR. ALL OF THE WINDOWS REQUIRE SOME SORT OF REPAIR. MEASURE AND VERIFY ALL EXISTING WINDOWS BEFORE WORK. PROVIDE REPAIR SCHEDULE FOR WINDOWS AND DOORS.
- ALL OF THE EXISTING WINDOWS SHALL BE RESTORED BY A QUALIFIED HISTORIC WINDOW RESTORATION CONTRACTOR. SEE SPECS.
- EACH WINDOW SHALL BE STORM PROTECTED BY A REMOVABLE ALUMINUM IMPACT SHUTTER WITH REMOVABLE TRACK. INSTALL IMPACT PROTECTION AT ALL WINDOWS IN STRICT ACCORDANCE WITH MIAMI-DADE NOA OR FLA PRODUCT APPROVAL.
- REPAIR ALL DAMAGED WOOD AND TRIM AROUND WINDOW AND DOOR OPENINGS BEFORE REINSTALLATION.
- PREP WINDOW OPENINGS AS REQUIRED. MATCHING HISTORIC MATERIALS. NOTIFY ARCHITECT IF HISTORIC WINDOW OPENINGS ARE FOUND TO DIFFER FROM WINDOW SIZES IN SCHEDULE.
- ROUGH BLOCKS MUST BE FASTENED TO SOLID SUBSTRATE. IF VOIDS ARE FOUND AT HISTORIC WOOD WALLS, ADD BLOCKING AS REQUIRED TO ACHIEVE HISTORIC WINDOW DIMENSION.
- ALL WINDOWS SHALL HAVE IMPACT PROTECTION IN STRICT ACCORDANCE WITH PRODUCT APPROVAL.

#### HARDWARE GROUPS:

**GROUP 4: NEW EXTERIOR KITCHEN DOOR.**  
 HINGES: 4-Inch Solid Brass Door Hinge With Ball Finial, 3 PER DOOR. HOUSE OF ANTIQUE HARDWARE, Item #: W-04HH-320-0B, ANTIQUE BRASS.  
 LOCKSET: Classic Rosette Set With Turino Levers, HOUSE OF ANTIQUE HARDWARE, Item #: RS-01EH-8100TX, MATTE BLACK.  
 DEADBOLT: Classic Solid Brass Single-Cylinder/Low Profile Deadbolt, HOUSE OF ANTIQUE HARDWARE, Item #: R-01EH-8455X, MATTE BLACK

**GROUP 5: NEW CARETAKERS ROOM INTERIOR DOOR HARDWARE.**  
 HINGES: 4-Inch Solid Brass Ball Bearing Door Hinge With Button Tips, 3 per door, HOUSE OF ANTIQUE HARDWARE, Item #: R-04EM-96414-US19, MATTE BLACK.  
 LOCKSET: Iron Rosette Mortise Lock Set With Jet Black Porcelain Knobs, HOUSE OF ANTIQUE HARDWARE, Item #: R-01HH-CIR178-BLK-M-MB, MATTE BLACK FINISH.  
 ADA DOOR LEVER EXTENDER: ABLEHARE DOORKNOB EXTENDER, ITEM 75416-7002  
 DEADBOLT: Classic Solid Brass Single-Cylinder/Low Profile Deadbolt, HOUSE OF ANTIQUE HARDWARE, Item #: R-01EH-8455X, MATTE BLACK

**GROUP 6: NEW ADA RESTROOM DOOR HARDWARE. ADA LEVER.**  
 HINGES: 4-Inch Solid Brass Ball Bearing Door Hinge With Button Tips, 3 per door, HOUSE OF ANTIQUE HARDWARE, Item #: R-04EM-96414-US19, MATTE BLACK.  
 LOCKSET: Classic Rosette Set With Turino Levers, HOUSE OF ANTIQUE HARDWARE, Item #: RS-01EH-8100TX, MATTE BLACK, PRIVACY FUNCTION.  
 BARREL BOLT: 4" Forged Iron Barrel Bolt, HOUSE OF ANTIQUE HARDWARE, Item #: R-01AH-ALPDB, MATTE BLACK.  
 GROUP 7: EXISTING HISTORIC BEDROOM AND BATHROOM DOOR HARDWARE TO BE RESTORED.  
 HINGES: RESTORE HISTORIC HINGES IF THEY EXIST. IF MISSING, PROVIDE AND INSTALL THE FOLLOWING AS A CLOSE MATCH: 4-Inch Solid Brass Ball Bearing Door Hinge With Button Tips, 3 per door, HOUSE OF ANTIQUE HARDWARE, Item #: R-04EM-96414-US19, MATTE BLACK.  
 LATCH SET: RESTORE EXISTING LATCH SET IF POSSIBLE. IF MISSING, PROVIDE AND INSTALL THE FOLLOWING AS A CLOSE MATCH: Smooth Iron 7 3/4" Spade Rim-Latch Set, HOUSE OF ANTIQUE HARDWARE, Item #: R-01AH-AT7BR, MATTE BLACK IRON.  
 DEADBOLT: Classic Solid Brass Single-Cylinder/Low Profile Deadbolt with Thumbturn, HOUSE OF ANTIQUE HARDWARE, Item #: R-01EH-8455X, MATTE BLACK. PROVIDE AT ALL GROUP 7 DOORS.

### ROOM FINISH SCHEDULE

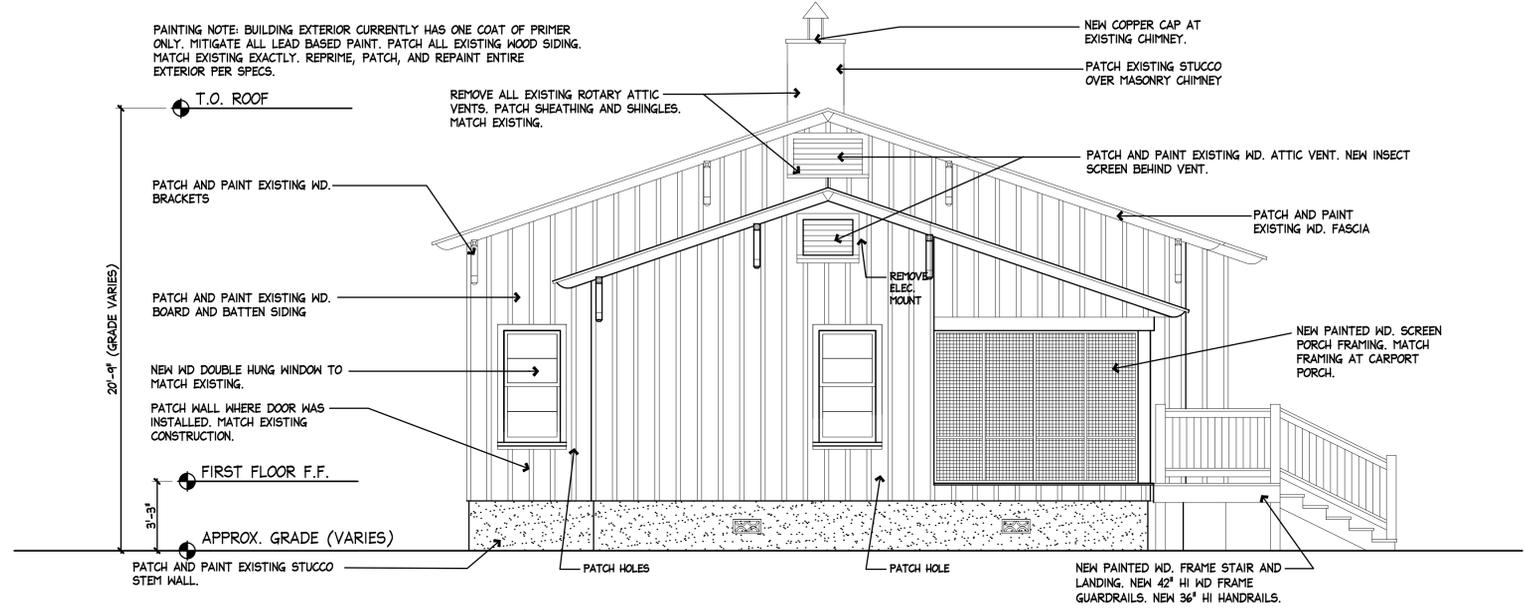
NO.	ROOM NAME	FLOOR	BASE	WALLS				CEILING	CLG. HT.	REMARKS
				NORTH	EAST	SOUTH	WEST			
101	UTILITY RM		NEW CONC. OVER EXISTING MD. PAINTED CONCRETE	PAINT CONC. BASE. PATCH AND PAINT WOOD WALLS.	PAINT CONC. BASE. PATCH AND PAINT WOOD WALLS.	PAINT CONC. BASE. PATCH AND PAINT WOOD WALLS.	PAINT CONC. BASE. PATCH AND PAINT WOOD WALLS.	PAINT CONC. BASE. PATCH AND PAINT WOOD WALLS.	11'-4"	
102	OFFICE		SEALED 04 WOOD	PATCH #1 REFINISH EXISTING WOOD	PATCH #1 REFINISH EXISTING WOOD	PATCH #1 REFINISH EXISTING WOOD	PATCH #1 REFINISH EXISTING WOOD	PATCH #1 REFINISH EXISTING WOOD.	+10'	PATCH EXISTING CYPRESS WOOD WALLS, FLOOR AND CEILING. STAIN AND SEAL. MATCH EXISTING.
108	SCREENED PORCH		SAND, PATCH AND PAINT EXISTING MD. TIG DECKING	PATCH #1 PAINT EXISTING WOOD SCREEN FRAMES AND BOARD AND BATTEN	PATCH #1 PAINT EXISTING WOOD SCREEN FRAMES AND BOARD AND BATTEN	PATCH #1 PAINT EXISTING WOOD SCREEN FRAMES AND BOARD AND BATTEN	PATCH #1 PAINT EXISTING WOOD SCREEN FRAMES AND BOARD AND BATTEN	PATCH #1 PAINT EXISTING WOOD SCREEN FRAMES AND BOARD AND BATTEN	+11'	ASSUME REPLACEMENT OF 20% OF EXISTING MD. TIG DECKING. NEW RAMP AT DOOR. SEE PLAN.
104	BREAK ROOM		NEW CER. TILE OVER 1/4" NEW TILE BACKER. 1" WHITE HEX TILE. 1" HEX BLACK BORDER AROUND HALL.	PATCH #1 REFINISH EXISTING WOOD	PATCH #1 REFINISH EXISTING WOOD.	+10'	PATCH EXISTING CYPRESS WOOD WALLS, AND CEILING. SEAL WITH URETHANE. MATCH EXISTING. REFINISH HISTORIC CABINETS.			
106	RESTROOM		NEW CER. TILE OVER 1/4" NEW TILE BACKER. 1" WHITE HEX TILE. 1" HEX BLACK BORDER AROUND HALL.	PAINTED WOOD MATCH RM 102	PATCH #1 PAINT EXISTING WOOD. CERAMIC TILE MAINTSCOT	PATCH #1 PAINT EXISTING WOOD. CERAMIC TILE MAINTSCOT	PATCH #1 PAINT EXISTING WOOD. CERAMIC TILE MAINTSCOT	PATCH #1 PAINT EXISTING WOOD. CERAMIC TILE MAINTSCOT	+10'	PATCH #1 PAINT EXISTING CYPRESS WOOD WALLS, AND CEILING. SEAL WITH URETHANE. MATCH EXISTING.
106	OFFICE		PATCH AND REFINISH EXISTING 04 WOOD	PATCH #1 REFINISH EXISTING WOOD	PATCH #1 REFINISH EXISTING WOOD	PATCH #1 REFINISH EXISTING WOOD	PATCH #1 REFINISH EXISTING WOOD	PATCH #1 REFINISH EXISTING WOOD.	+13'	FLOOR DAMAGED. ASSUME 50% FLOORING REPLACEMENT. PATCH EXISTING CYPRESS WOOD WALLS, FLOOR AND CEILING. STAIN AND SEAL. MATCH EXISTING.
107	RESTROOM		NEW CER. TILE OVER 1/4" NEW TILE BACKER. 1" WHITE HEX TILE. 1" HEX BLACK BORDER AROUND HALL.	PAINTED WOOD MATCH RM 102	PATCH #1 PAINT EXISTING WOOD. SEAL WITH CLEAR URETHANE.	PATCH #1 PAINT EXISTING WOOD. SEAL WITH CLEAR URETHANE.	PATCH #1 PAINT EXISTING WOOD. SEAL WITH CLEAR URETHANE.	PATCH #1 PAINT EXISTING WOOD. SEAL WITH CLEAR URETHANE.	+10'	PATCH #1 PAINT EXISTING CYPRESS WOOD WALLS, AND CEILING. SEAL WITH URETHANE. MATCH EXISTING. REPAIR SUBFLOOR.
108	CLOSET		PATCH AND REFINISH EXISTING 04 WOOD	PATCH #1 REFINISH EXISTING WOOD	PATCH #1 REFINISH EXISTING WOOD	PATCH #1 REFINISH EXISTING WOOD	PATCH #1 REFINISH EXISTING WOOD	PATCH #1 REFINISH EXISTING WOOD.	+10'	PATCH #1 PAINT EXISTING CYPRESS WOOD FLOOR, WALLS, AND CEILING. MATCH EXISTING. PATCH FLOOR WHERE HALL REMOVED.
109										NOT USED.
110	RECEPTION		PATCH AND REFINISH EXISTING 04 WOOD	PATCH #1 REFINISH EXISTING WOOD	PATCH #1 REFINISH EXISTING WOOD	PATCH #1 REFINISH EXISTING WOOD	PATCH #1 REFINISH EXISTING WOOD	PATCH #1 REFINISH EXISTING WOOD.	+13'	FLOOR DAMAGED. ASSUME 50% FLOORING REPLACEMENT. PATCH EXISTING CYPRESS WOOD WALLS, FLOOR AND CEILING. SEAL WITH URETHANE. MATCH EXISTING.
111	OFFICE		PATCH AND REFINISH EXISTING 04 WOOD	PATCH #1 REFINISH EXISTING WOOD	PATCH #1 REFINISH EXISTING WOOD	PATCH #1 REFINISH EXISTING WOOD	PATCH #1 REFINISH EXISTING WOOD	PATCH #1 REFINISH EXISTING WOOD.	+13'	FLOOR DAMAGED. ASSUME 50% FLOORING REPLACEMENT. PATCH EXISTING CYPRESS WOOD WALLS, FLOOR AND CEILING. STAIN AND SEAL. MATCH EXISTING.
112	OFFICE		PATCH AND REFINISH EXISTING 04 WOOD	PATCH #1 REFINISH EXISTING WOOD	NEW WOOD HALL MATCH EXISTING.	PATCH #1 REFINISH EXISTING WOOD	PATCH #1 REFINISH EXISTING WOOD	PATCH #1 REFINISH EXISTING WOOD.	+10'	FLOOR DAMAGED. ASSUME 50% FLOORING REPLACEMENT. PATCH EXISTING CYPRESS WOOD WALLS, FLOOR AND CEILING. SEAL WITH URETHANE. NEW MD AT NORTH HALL.
113	RESTROOM		NEW CER. TILE OVER 1/4" NEW TILE BACKER OVER NEW FLYND. SUBFLOOR. 1" WHITE HEX TILE. 1" HEX BLACK BORDER AROUND HALL.	PAINTED WOOD MATCH RM 102	PATCH #1 PAINT EXISTING WOOD. SEAL WITH CLEAR URETHANE.	PATCH #1 PAINT EXISTING WOOD. SEAL WITH CLEAR URETHANE.	PATCH #1 PAINT EXISTING WOOD. SEAL WITH CLEAR URETHANE.	PATCH #1 PAINT EXISTING WOOD. SEAL WITH CLEAR URETHANE.	+10'	PATCH #1 PAINT EXISTING CYPRESS WOOD WALLS, AND CEILING. MATCH EXISTING. REPLACE ROTTED SUBFLOOR.
114										NOT USED.
115										NOT USED.
116	CORRIDOR		PATCH AND REFINISH EXISTING 04 WOOD	PATCH #1 REFINISH EXISTING WOOD	PATCH #1 REFINISH EXISTING WOOD	PATCH #1 REFINISH EXISTING WOOD	PATCH #1 REFINISH EXISTING WOOD	PATCH #1 REFINISH EXISTING WOOD.	+10'	FLOOR DAMAGED. ASSUME 50% FLOORING REPLACEMENT. PATCH EXISTING CYPRESS WOOD WALLS, FLOOR AND CEILING. STAIN AND SEAL. MATCH EXISTING.
117	OFFICE		PATCH AND REFINISH EXISTING 04 WOOD	PATCH #1 REFINISH EXISTING WOOD	PATCH #1 REFINISH EXISTING WOOD	PATCH #1 REFINISH EXISTING WOOD	PATCH #1 REFINISH EXISTING WOOD	PATCH #1 REFINISH EXISTING WOOD.	+10'	FLOOR DAMAGED. ASSUME 50% FLOORING REPLACEMENT. PATCH EXISTING CYPRESS WOOD WALLS, FLOOR AND CEILING. STAIN AND SEAL. MATCH EXISTING.
118	SCREENED PORCH									

**GENERAL FRAMING NOTES**

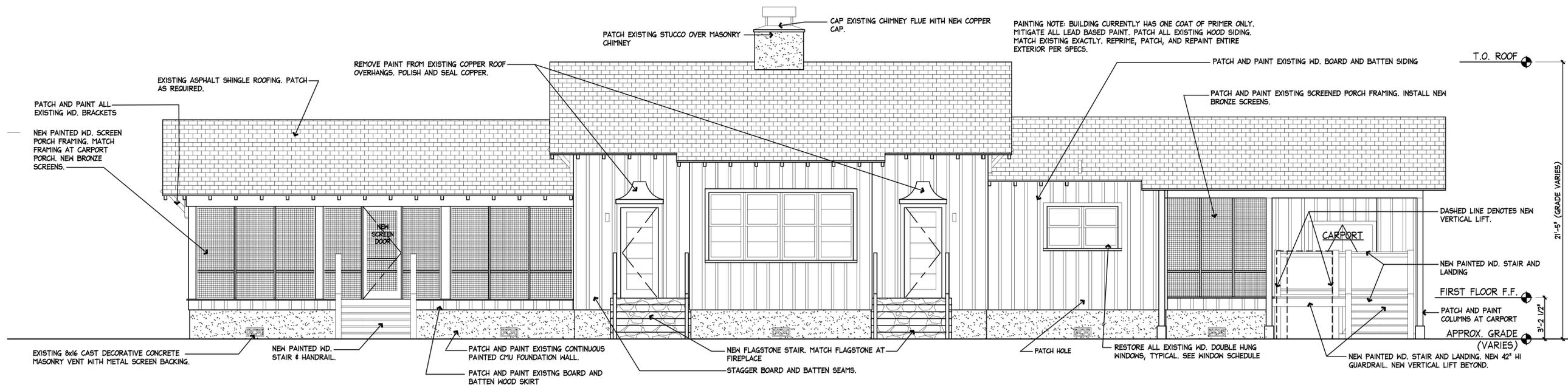
- Comply with "General Structural Notes" included elsewhere in these documents.
- When usual joists/beams etc. frame into other members, and ledgers are not provided, install Simpson "LU" series joist hangers. When installing into ACQ pressure treated lumber, Contractor has the option of providing EITHER stainless steel joist hangers and stainless steel fasteners, OR Simpson ZMAX (G185) galvanized joist hangers with hot dip galvanized fasteners. Contractor shall not mix stainless steel with hot dip galvanized metal clips at all rafters at bearing locations. Provide 2 x 4 minimum collar ties between rafters at ridges in attic spaces, tight to a ridge. Nail to each rafter with (3) 16d nails.
- Provide solid blocking at midspan of all joists and rafters for spans of 8' and over. Use 3 runs of blocking where spans exceed 16 feet. Firestopping shall be provided in all walls and partitions to cut off all concealed draft openings both horizontal and vertical and to form a fire barrier between floors and between the upper floor and the roof space.
- Firestopping shall be installed in wood frame construction in the following locations:
  - In concealed space of stud walls and partitions including furrowed spaces at ceiling and floor levels.
  - At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, cove ceilings, etc.
  - In concealed spaces between stair stringers at the top and bottom of the run.
  - In concealed spaces created by an assembly of floor joists, firestopping shall be provided for the full depth of the joists at the ends and over the supports.
- Firestopping shall consist of two (2) inch nominal lumber, or two (2) thicknesses of one (1) inch nominal lumber with broken lap joints, or one (1) thickness of three-fourths (3/4) inch plywood, with joints backed by three-fourths (3/4) inch plywood, or other approved materials.
- Install all plywood wall sheathing to lap joints at floors. Use 3/4" minimum thickness P.T. plywood nailed with 16d galvanized nails, 4" o.c. along plates, 4" o.c. along all beams top and bottom, and 8" o.c. in the field. At shear walls, use 10d nails @ 4" o.c. along panel edges and 8" o.c. at intermediate supports. All framing lumber and plywood shall be pressure treated.
- All pressure treated wood used on residential projects must be free of arsenic and chromium after June 2003. Use ACQ or other EPA approved treated lumber on residential projects. On commercial projects, CCI treated lumber is acceptable in concealed spaces.
- ACQ arsenic free lumber has been found to corrode standard electroplated galvanized nails and screws. Any metal fasteners (framing or finish) used on ACQ pressure treated lumber shall be stainless steel, grade 304 or greater, or hot dip galvanized, conforming to ASTM A-193 / ASTM Standard A653 (Class G-185). Stainless steel and hot dip galvanized metals SHALL NOT come in contact with each other.
- All structural lumber, i.e. joists, girders, beams, rafters, etc., shall be southern yellow pine no. 1 dense, with a minimum fb of 1300 psi, before pressure treatment. (Pressure treatment reduces fiber stress by 15% to 100 P.S.I.)

**FOUNDATION & CONCRETE NOTES**

- The Contractor shall have the option of substituting solid concrete piers and/or foundations for concrete filled masonry piers or foundation walls.
- Minimum concrete strength shall be 4000 p.s.i. unless otherwise specified in these documents.
- Comply with "General Structural Notes" included elsewhere in these documents.
- Concrete protection for reinforcement:
  - The reinforcement of footings and other principal structural members in which the concrete is deposited against the ground shall have not less than 3 in. of concrete between it and the ground contact surface. If concrete surfaces after removal of the forms are to be exposed to the weather or be in contact with the ground, the reinforcement shall be protected with not less than 2" of concrete for bars larger than # 5 and 1 1/2" for # 5 bars or smaller.
  - The concrete protective covering for any reinforcement at surfaces not exposed directly to the ground or weather shall be not less than 3/4" for slabs and walls and not less than 1 1/2" for beams and girders. In concrete joist floors in which the clear distance between joists is not more than 30 in., the protection of reinforcement shall be at least 3/4".
  - Column spirals or ties shall be protected everywhere by a covering of concrete cast monolithically with the core, for which the thickness shall be not less than 1 1/2", nor less than 1 1/2" times the maximum size of the coarse aggregate.
  - Concrete protection for reinforcement shall in all cases be at least equal to the diameter of bars, except for concrete slabs and joists in (b.).
  - In extremely corrosive atmospheres or other severe exposures, the amount of protection shall be suitably increased. In the Florida Keys, increase concrete coverage by 30% of specified tolerances and in no case less than 2 inches.



**2 LODGE EAST EXTERIOR ELEVATION**  
A2.1 SCALE: 1/4"=1'-0"



**1 LODGE NORTH EXTERIOR ELEVATION**  
A2.1 SCALE: 1/4"=1'-0"

REVISIONS:

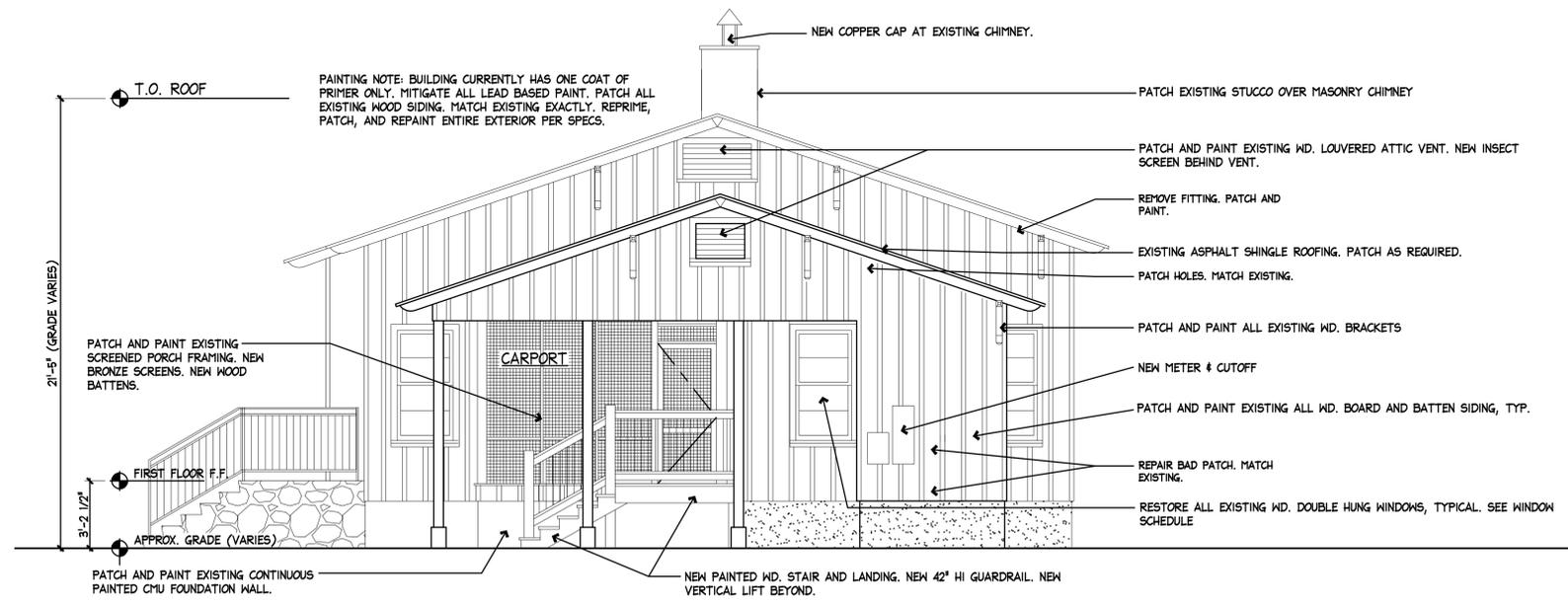
**HISTORIC PEACOCK LODGE PHASE TWO**  
CITY OF PORT ST. LUCIE  
COMMUNITY REDEVELOPMENT AGENCY  
PORT ST. LUCIE, FLORIDA

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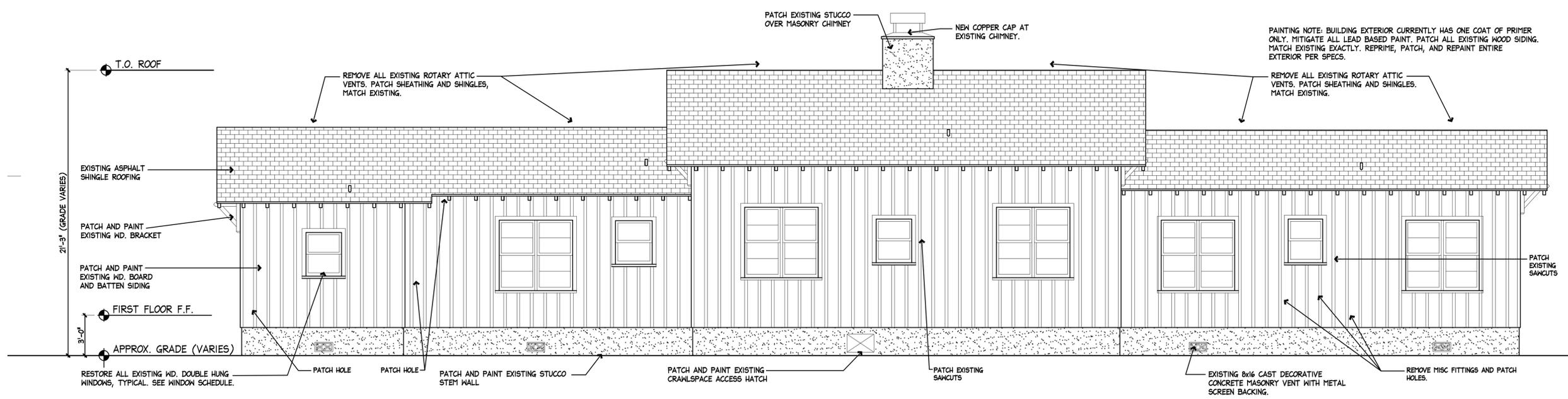
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Project No: 2002  
LODGE PROPOSED EXTERIOR ELEVATIONS  
Date: 5/1/20

**A2.1**  
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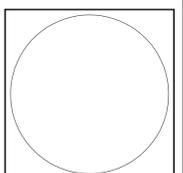
2 LODGE WEST EXTERIOR ELEVATION  
 A2.2 SCALE: 1/4"=1'-0"



1 LODGE SOUTH EXTERIOR ELEVATION  
 A2.2 SCALE: 1/4"=1'-0"

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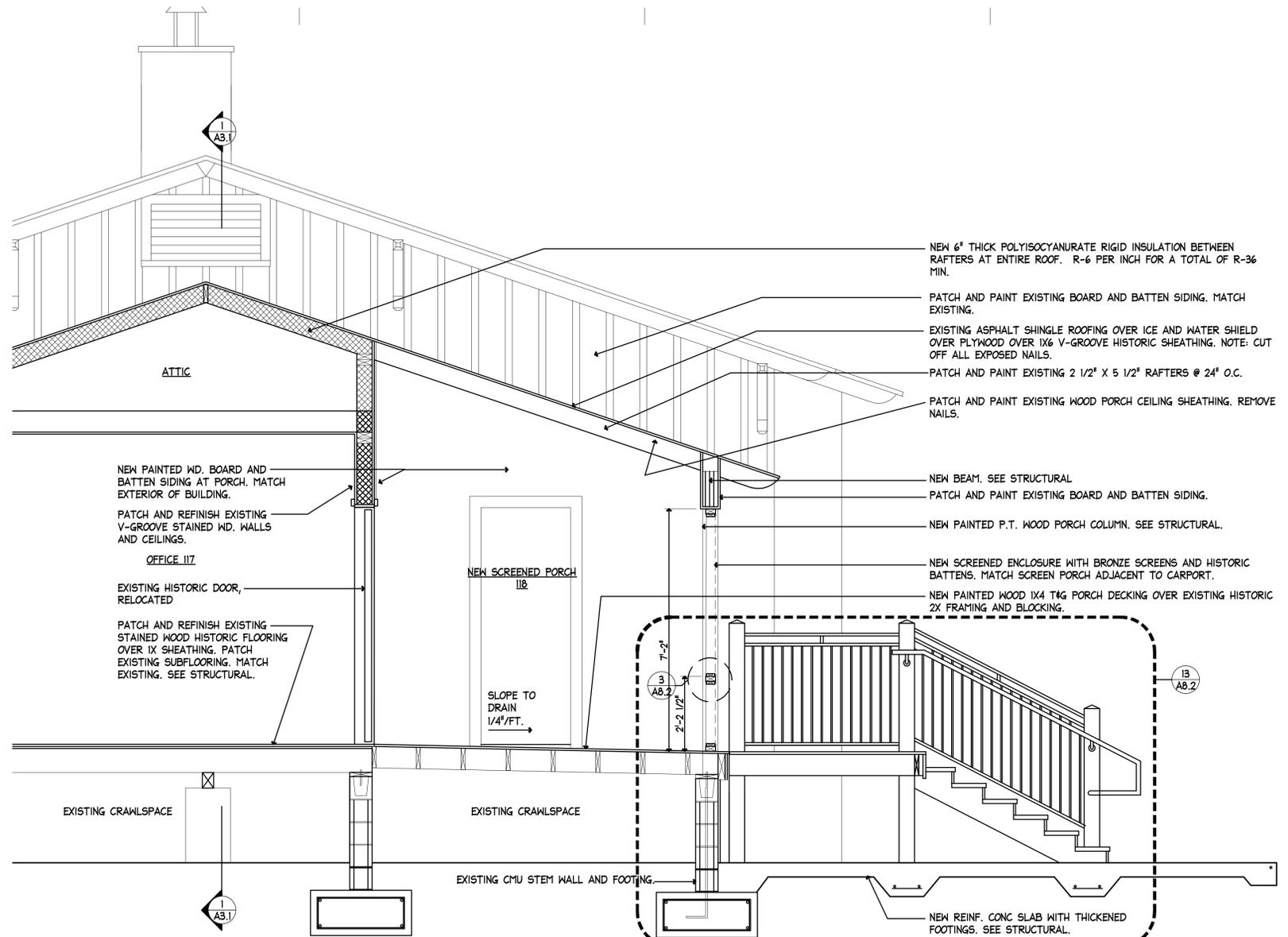


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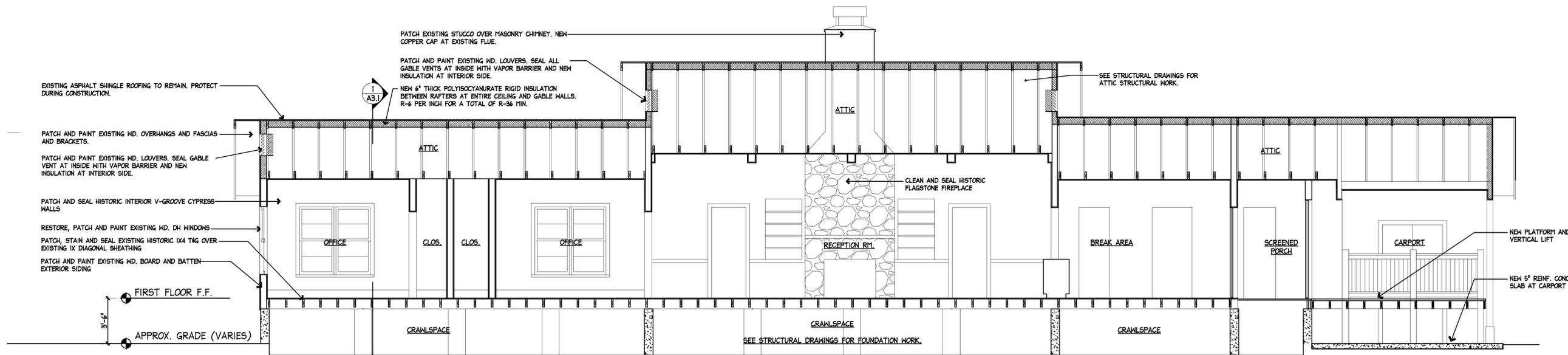
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 EXTERIOR ELEVATIONS  
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A2.2  
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**6** LODGE PROPOSED BUILDING SECTION AT NEW PORCH LOOKING WEST  
 A3.1 SCALE: 1/2"=1'-0"



**1** LODGE PROPOSED BUILDING SECTION LOOKING NORTH  
 A3.1 SCALE: 1/4"=1'-0"

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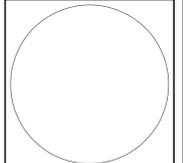
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 PROPOSED BUILDING SECTIONS  
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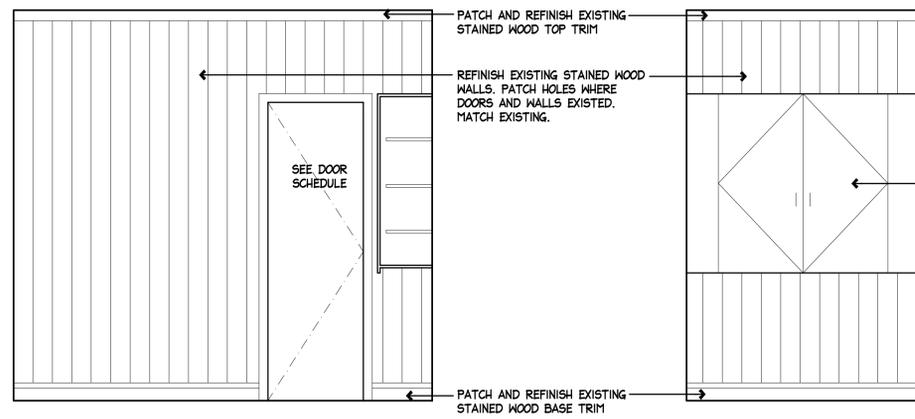


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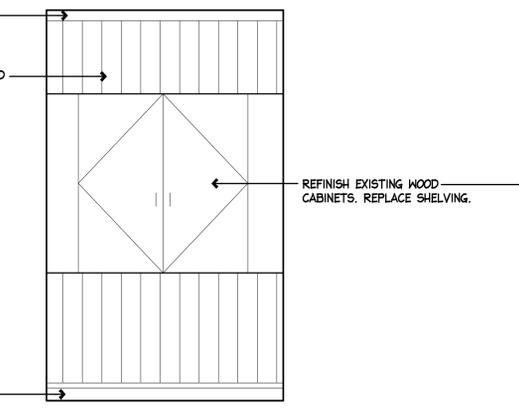
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INTERIOR ELEVATIONS  
Date: 5/1/20

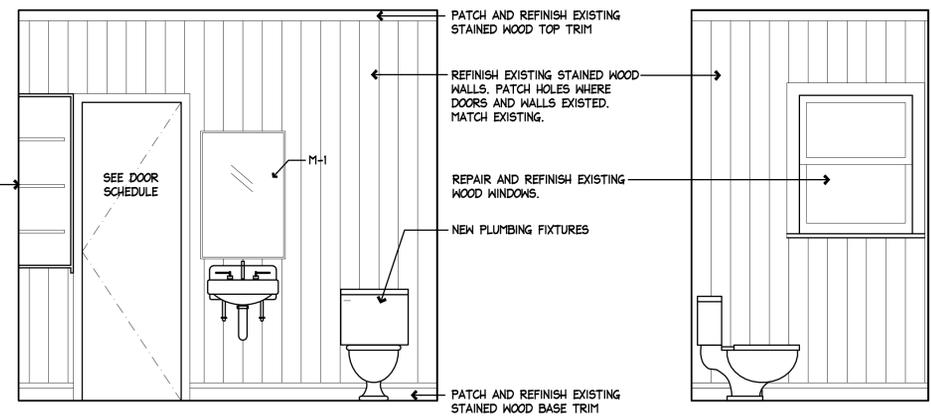
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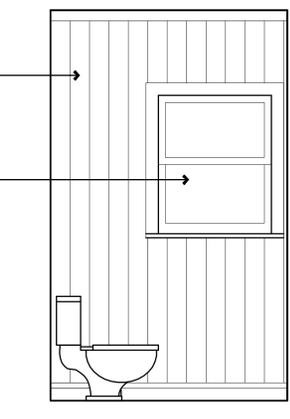
16 RESTROOM 113 WEST  
A4.1 SCALE: 1/4"=1'-0"



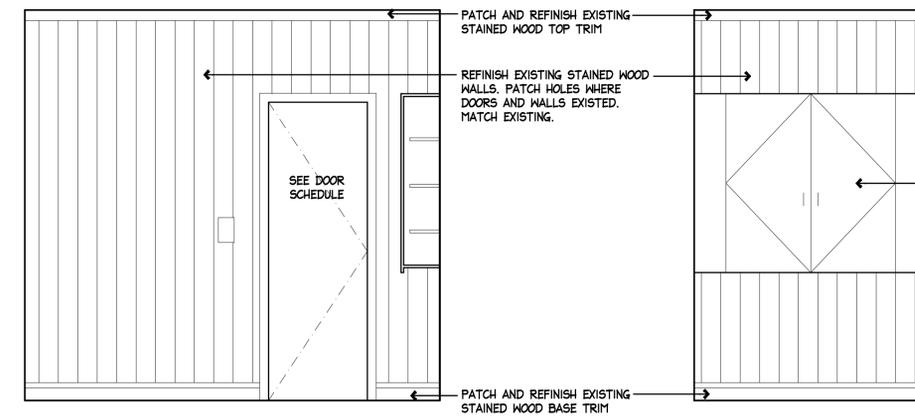
15 RESTROOM 113 NORTH  
A4.1 SCALE: 1/4"=1'-0"



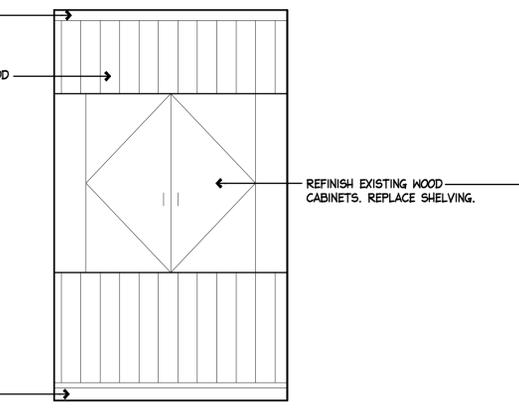
14 RESTROOM 113 EAST  
A4.1 SCALE: 1/4"=1'-0"



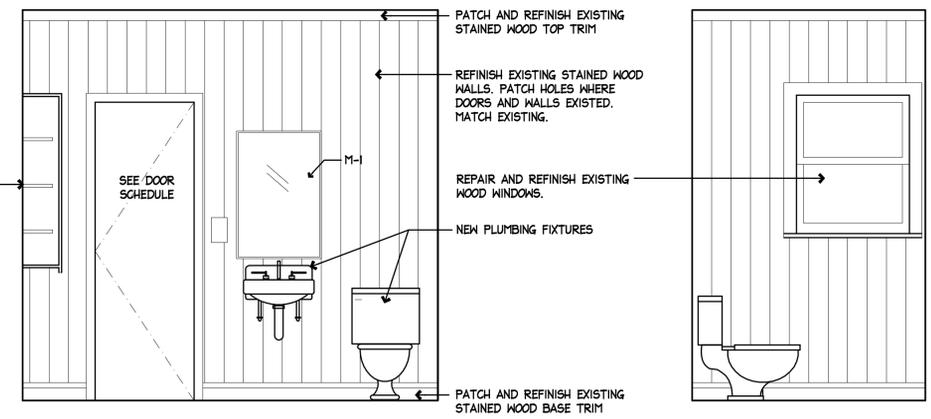
13 RESTROOM 113 SOUTH  
A4.1 SCALE: 1/4"=1'-0"



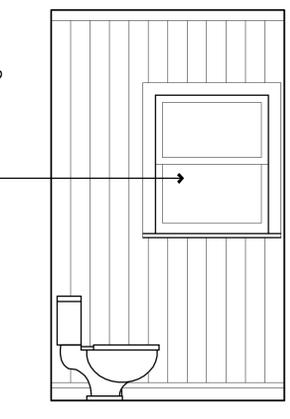
10 RESTROOM 107 WEST  
A4.1 SCALE: 1/4"=1'-0"



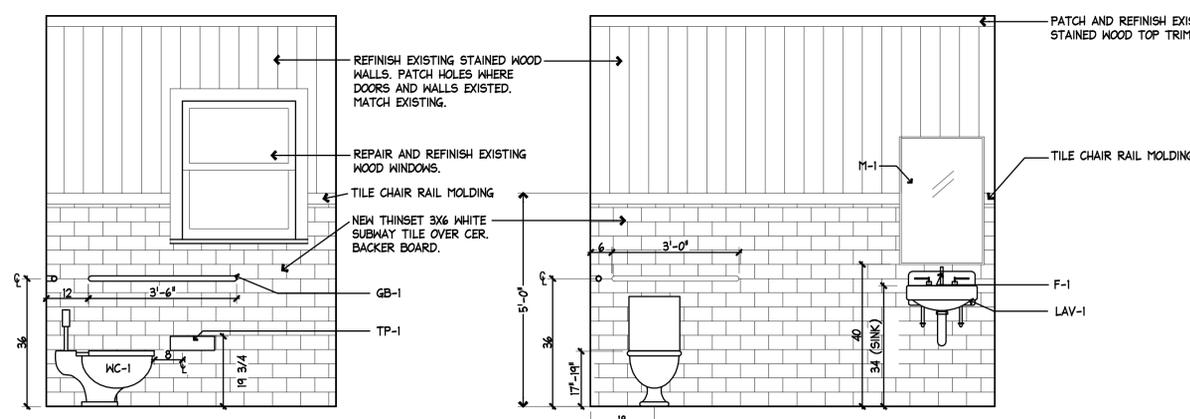
9 RESTROOM 107 NORTH  
A4.1 SCALE: 1/4"=1'-0"



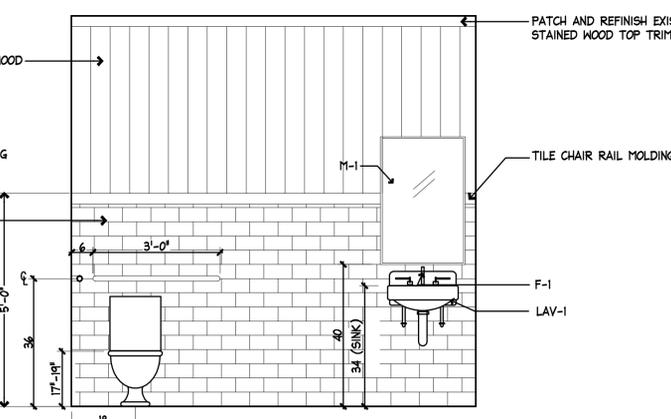
8 RESTROOM 107 EAST  
A4.1 SCALE: 1/4"=1'-0"



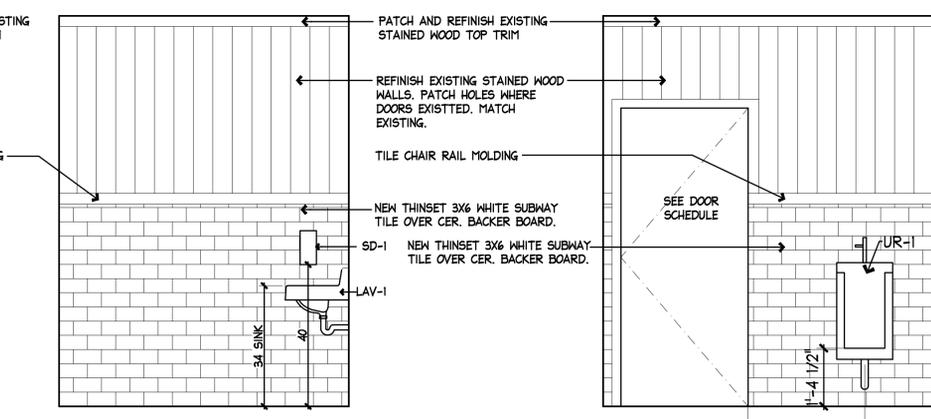
7 RESTROOM 107 SOUTH  
A4.1 SCALE: 1/4"=1'-0"



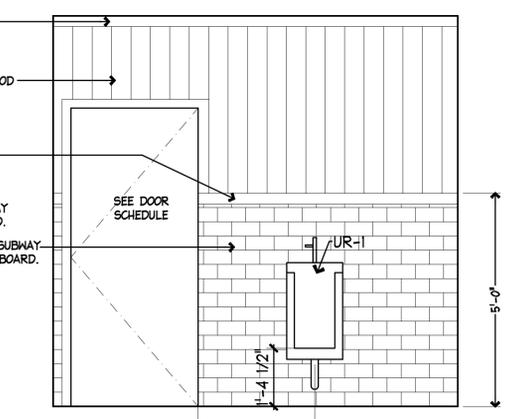
4 RESTROOM 105 SOUTH  
A4.1 SCALE: 1/4"=1'-0"



3 RESTROOM 105 WEST  
A4.1 SCALE: 1/4"=1'-0"



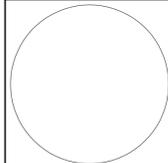
2 RESTROOM 105 NORTH  
A4.1 SCALE: 1/4"=1'-0"



1 RESTROOM 105 EAST  
A4.1 SCALE: 1/4"=1'-0"

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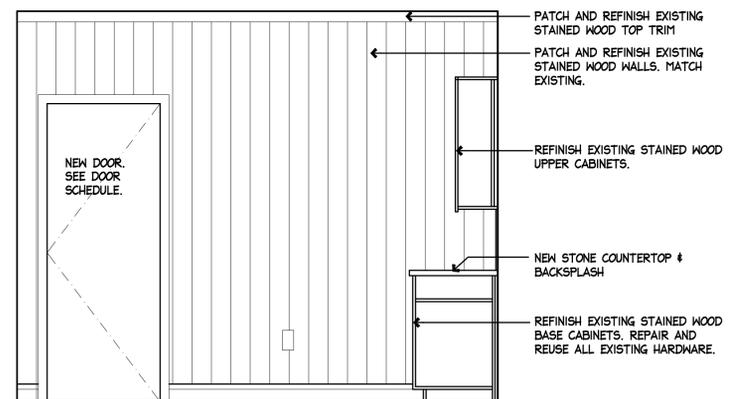
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PORT ST. LUCIE, FLORIDA



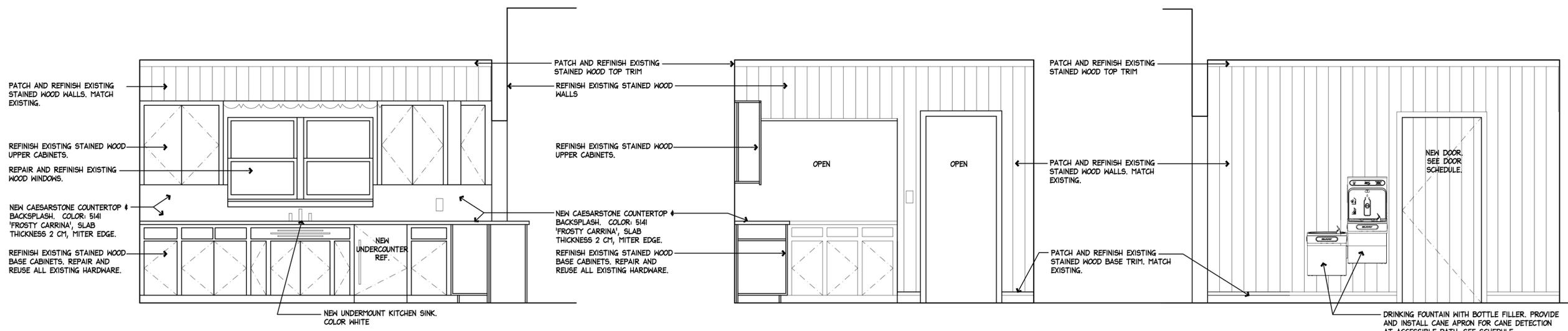
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Project No: 2002  
INTERIOR ELEVATIONS  
Date: 5/1/20



**4 BREAK AREA 104 WEST**  
A4.2 SCALE: 1/4"=1'-0"



**3 BREAK AREA 104 NORTH**  
A4.1 SCALE: 1/4"=1'-0"

**2 BREAK AREA 104 EAST**  
A4.1 SCALE: 1/4"=1'-0"

**1 BREAK AREA 104 SOUTH**  
A4.2 SCALE: 1/4"=1'-0"

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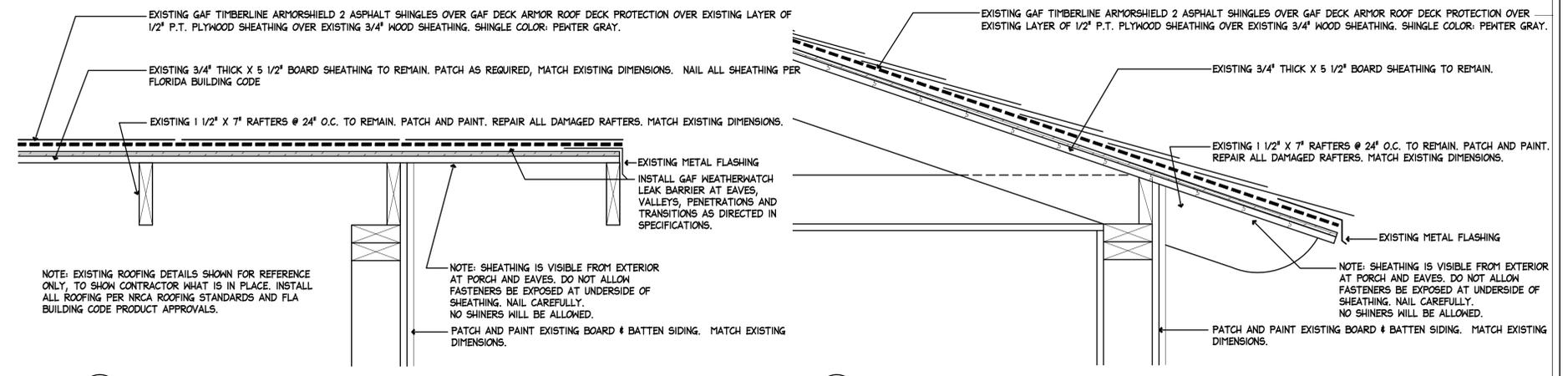
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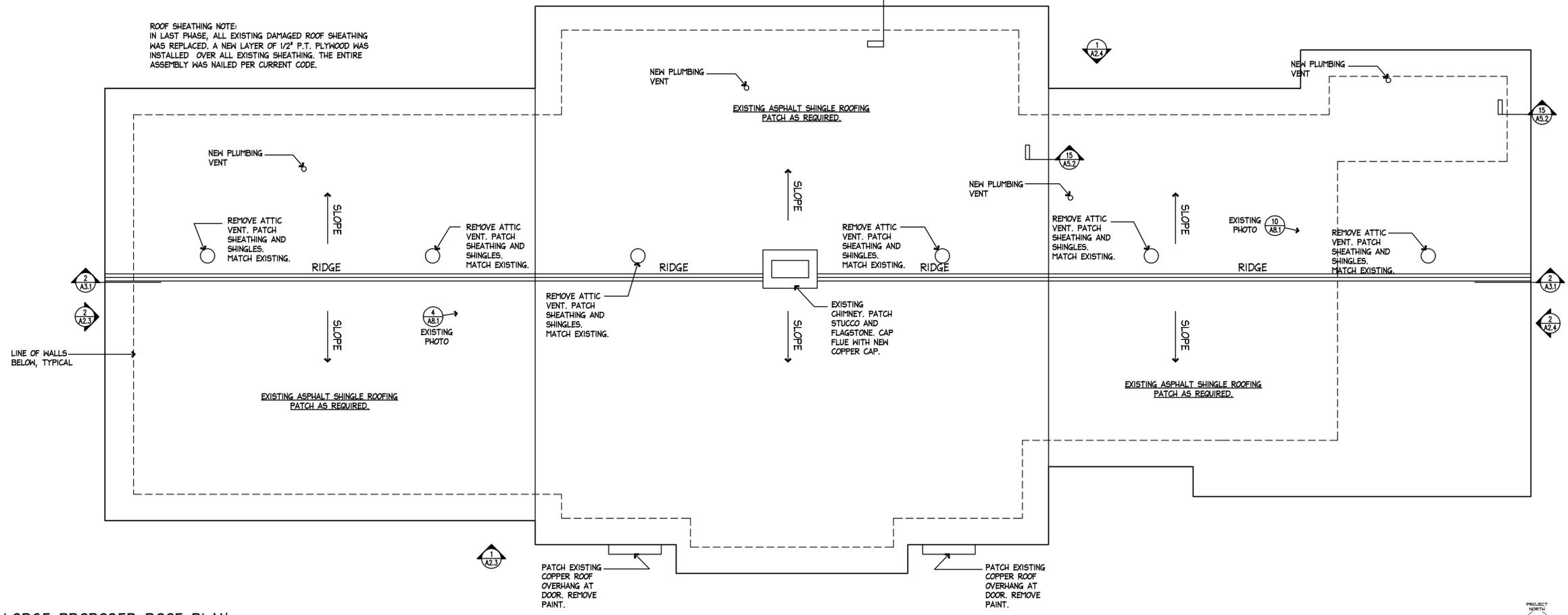
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Project No: 2002  
PROPOSED ROOF PLANS  
Date: 5/1/20

**A5.1**  
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ROOF SHEATHING NOTE:  
IN LAST PHASE, ALL EXISTING DAMAGED ROOF SHEATHING WAS REPLACED. A NEW LAYER OF 1/2" P.T. PLYWOOD WAS INSTALLED OVER ALL EXISTING SHEATHING. THE ENTIRE ASSEMBLY WAS NAILED PER CURRENT CODE.

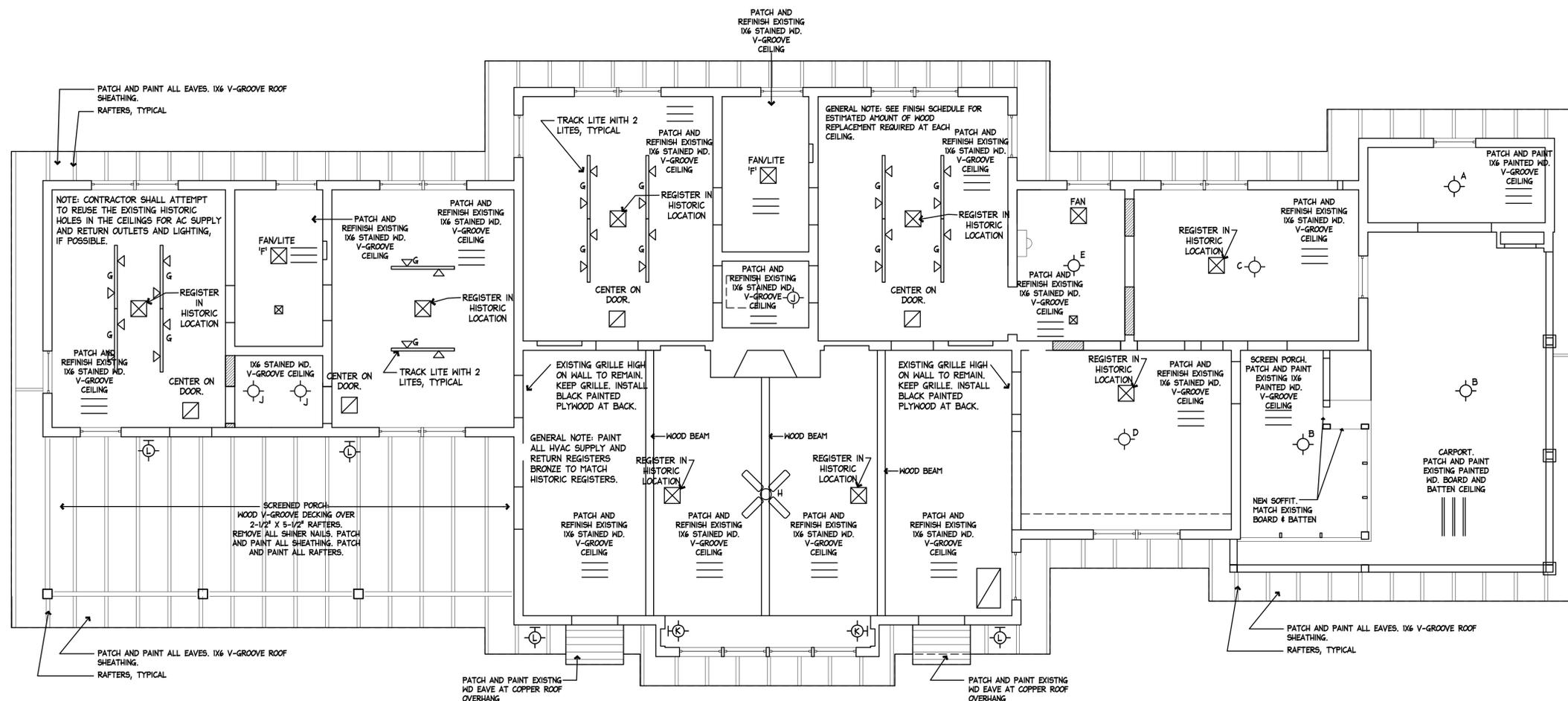


# ELECTRICAL FIXTURE SCHEDULE

MARK	MANUFACTURER / CATALOG NO.	DESCRIPTION	MOUNTING	LAMPS	REMARKS
A	BARN LIGHT ELECTRIC CO. BLE-F-CGG-975-WGG-CLR-E26-2700K	EXTERIOR CLOSET SURFACE MOUNT	SURFACE	E26 LED	FLUSH MOUNT GUARD SCONCE
B	BARN LIGHT ELECTRIC CO. BLE-F-CGG-975-WGG-CLR-E26-2700K	EXTERIOR CARPORT SURFACE MOUNT	SURFACE	E26 LED	FLUSH MOUNT GUARD SCONCE
C	REJUVENATION HARDWARE MODEL A6513, OIL RUBBED BRONZE	6" FITTER SEMI FLUSH - OFFICE	SURFACE	E26 LED	B0472 SHADE
D	REJUVENATION HARDWARE MODEL A6513, OIL RUBBED BRONZE	6" FITTER SEMI FLUSH - KITCHEN	SURFACE	E26 LED	B0472 SHADE
E	REJUVENATION HARDWARE MODEL A6513, OIL RUBBED BRONZE	6" FITTER SEMI FLUSH - ADA RESTROOM	SURFACE	E26 LED	B0472 SHADE
F	BROAN MODEL ARI480L VENT FAN / LITE	VENT FAN / LITE	RECESSED	LED	2.0 SONES, PAINT GRILLE BROWN TO MATCH CEILING.
G	(2) HALO L808 3" BLACK CYLINDER TRACK LITES ON 48" TRACK.	48" LONG TRACK LITE WITH 2 LITES.	SURFACE	LED	DIMMERS. HALO MODEL L808-15-NF-90-30-MB
H	HUNTER 52" ORIGINAL CEILING FAN, MATTE BLACK, MODEL 23863	CEILING FAN WITH LIGHT KIT	SURFACE	E26 LED	TEAK FAN BLADES, 24" DOWNROD, BLACK, GLOBE LIGHT KIT 99165, BLACK, 27183 FAN-LITE WALL CONTROL.
J	HALO H4 RECESSED 4" LED	RECESSED CLOSET LITE	RECESSED	LED	
K	REJUVENATION HARDWARE MODEL A6513, OIL RUBBED BRONZE	WALL MOUNT ARTICULATING SCONCE	WALL	E26 LED	B0170 MATTE BLACK SHADE
L	BARN LIGHT ELECTRIC CO. BLE-H-CGG-F5-WGG-975-FST-NA-E26-2700K	EXTERIOR WALL MOUNT SCONCE	WALL	E26 LED	FLUSH MOUNT 'STREAMLINE' INDUSTRIAL GUARD SCONCE, GLAZANIZED FINISH, WIRE GUARD, FROSTED GLASS

**LIGHTING NOTES:**

- THE INTENT OF THE DRAWINGS IS TO REUSE THE LOCATION OF THE EXISTING HISTORIC ELECTRICAL RECEPTACLES, LIGHTING, SWITCHES AND HVAC SUPPLY AND RETURN AS MUCH AS POSSIBLE. WE ARE REPLACING THE ELECTRICAL AND HVAC SYSTEM, BUT IN ORDER TO AVOID PATCHING THE WOOD WALLS, WE WOULD LIKE TO INSTALL RECEPTACLES, LIGHTING, SWITCHES AND HVAC SUPPLY AND RETURN IN THESE SAME LOCATIONS. (MORE WILL BE ADDED TO MEET CODE)
- WHERE LIGHTS ARE ABANDONED, PATCH WALLS AS REQUIRED. MATCH EXISTING CONSTRUCTION.
- WHERE A/C REGISTERS AND GRILLES ARE ABANDONED, PATCH WALLS AS REQUIRED. MATCH EXISTING CONSTRUCTION.



REVISIONS:

**HISTORIC PEACOCK LODGE PHASE TWO**  
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 p.a.

Project No: 2002  
 PROPOSED LODGE REFLECTED CEILING PLAN  
 Date: 5/1/20

**A6.1**  
 13 OF 43





12 EXISTING PHOTO - LIVING RM - KITCHEN PASSTHRU BASE CABINET  
A8.1 SCALE: N.T.S.



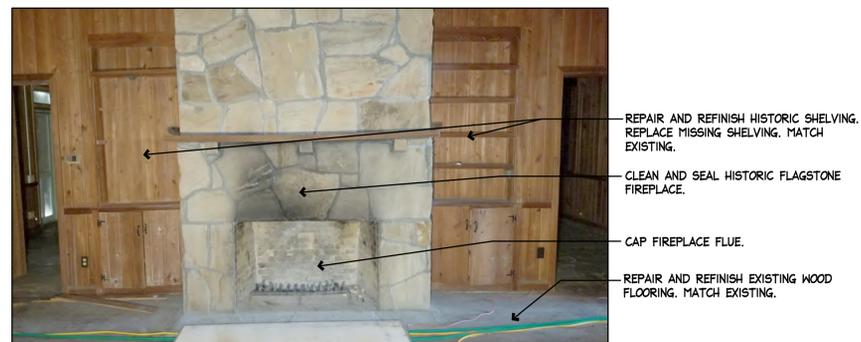
11 EXISTING PHOTO - FORMER BATHROOM  
A8.1 SCALE: N.T.S.



10 EXISTING PHOTO - FORMER PORCH  
A8.1 SCALE: N.T.S.



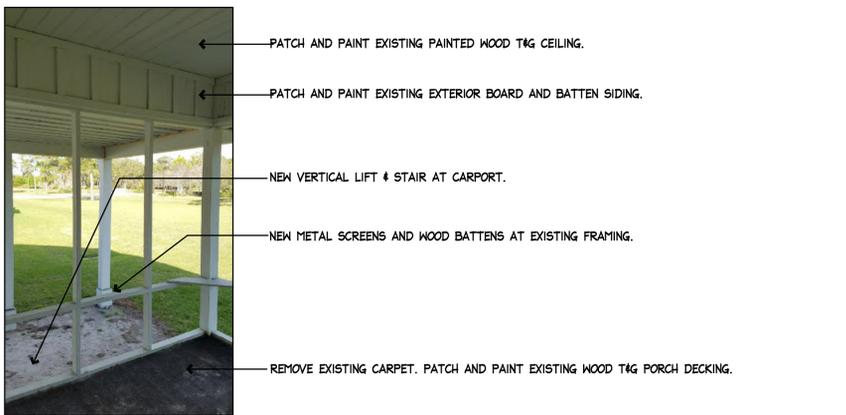
9 EXISTING PHOTO - TYPICAL EXISTING WINDOW  
A8.1 SCALE: N.T.S.



8 EXISTING PHOTO - EXISTING MAIN FIREPLACE  
A8.1 SCALE: N.T.S.



7 EXISTING PHOTO - EXISTING BAY WINDOW  
A8.1 SCALE: N.T.S.



6 EXISTING PHOTO - EXISTING HISTORIC SCREENED PORCH  
A8.1 SCALE: N.T.S.



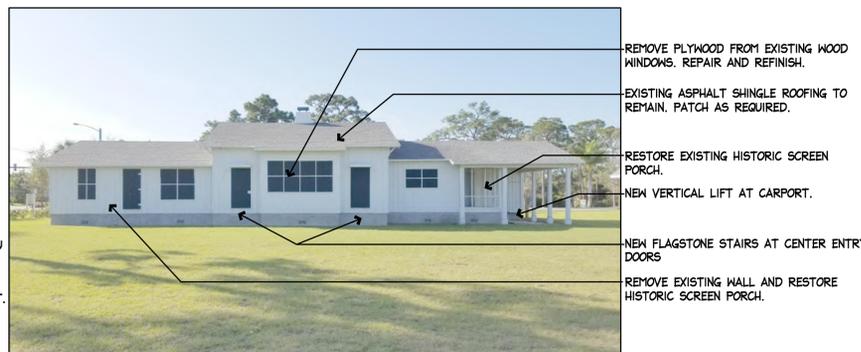
5 EXISTING PHOTO - TYPICAL VIEW OF ATTIC  
A8.1 SCALE: N.T.S.



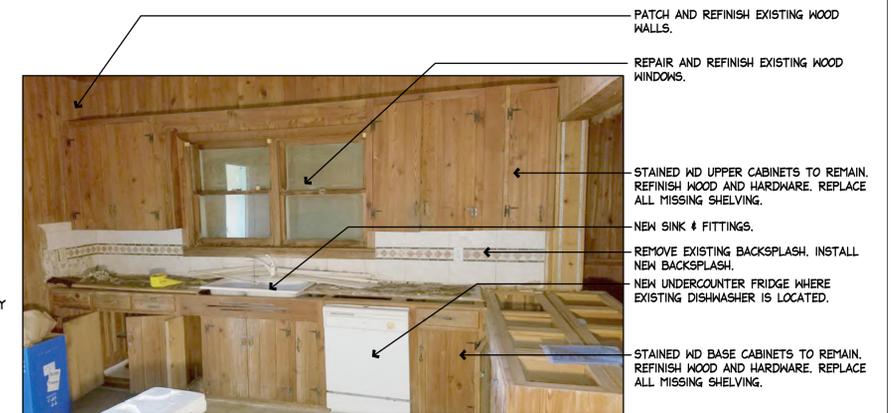
4 EXISTING PHOTO - ROOF GABLE  
A8.1 SCALE: N.T.S.



3 EXISTING PHOTO - SOUTH EXTERIOR ELEVATION  
A8.1 SCALE: N.T.S.



2 EXISTING PHOTO - NORTH EXTERIOR ELEVATION  
A8.1 SCALE: N.T.S.



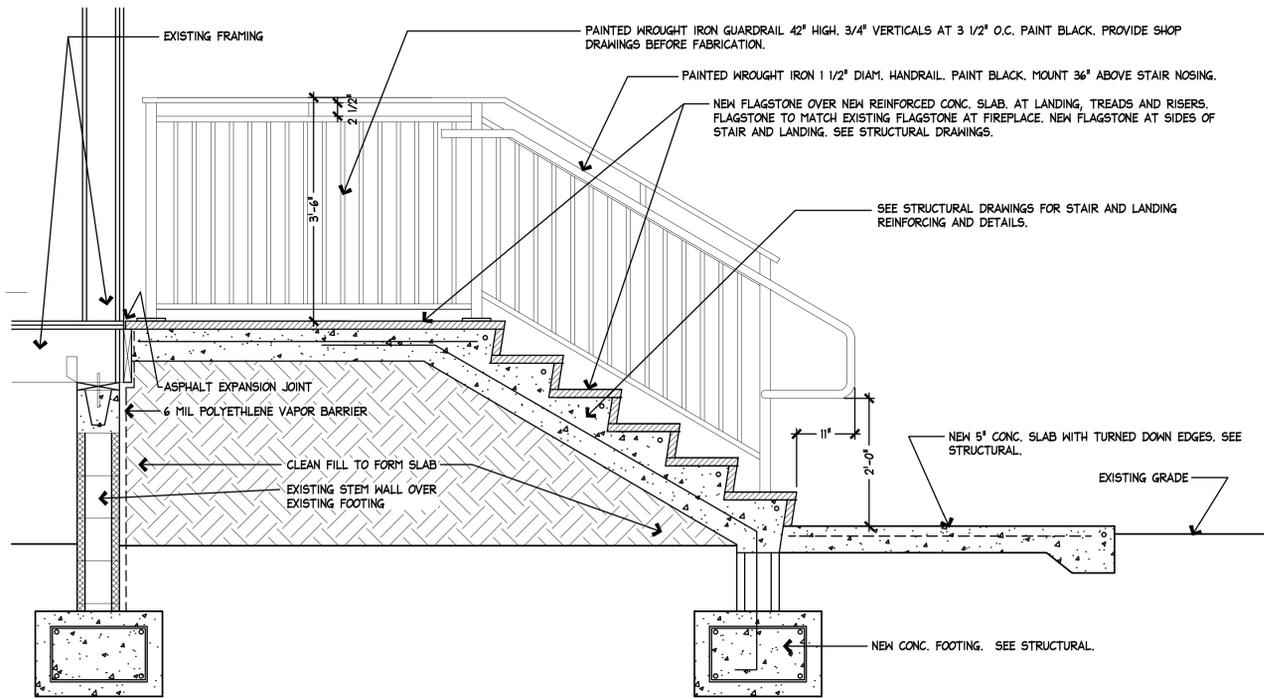
1 EXISTING PHOTO - KITCHEN LOOKING NORTH  
A8.1 SCALE: N.T.S.

**HISTORIC PEACOCK LODGE PHASE TWO**  
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COMMUNITY REDEVELOPMENT AGENCY  
PORT ST. LUCIE, FLORIDA

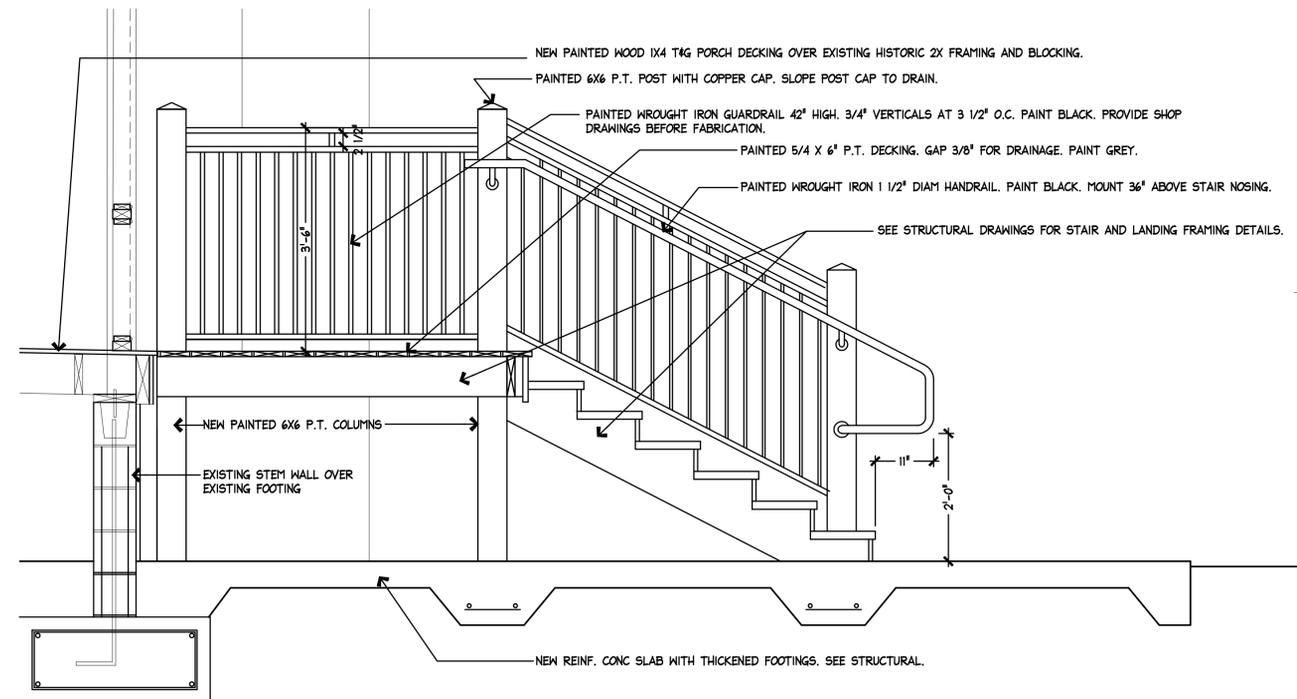
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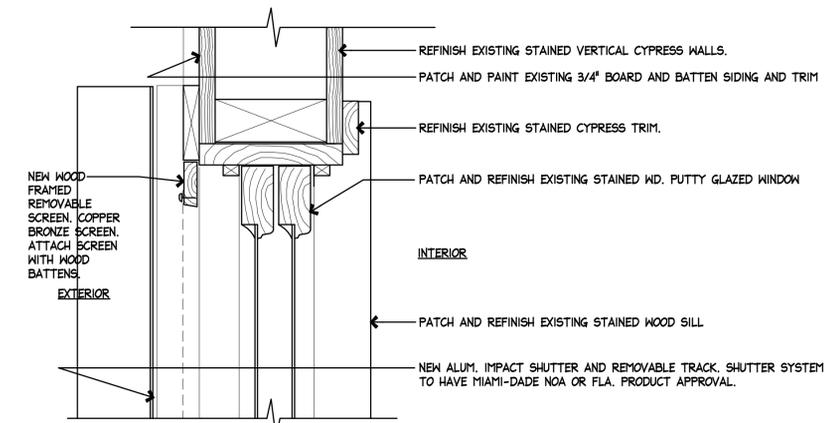
Project No: 2002  
PHOTOGRAPHIC  
DETAILS  
Date: 5/1/20



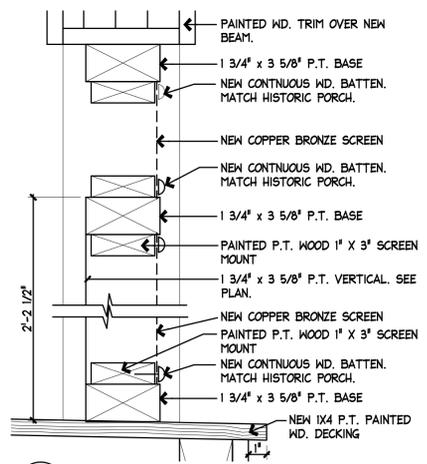
18 FLAGSTONE / CMU STAIR & LANDING AT MAIN ENTRY DOORS  
A8.2 SCALE: 3/4"=1'-0"



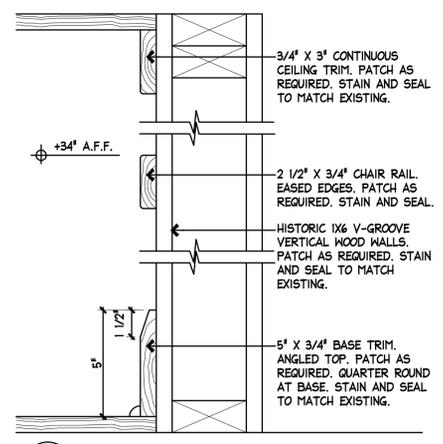
13 WOOD STAIR & LANDING AT SCREENED PORCH  
A8.2 SCALE: 3/4"=1'-0"



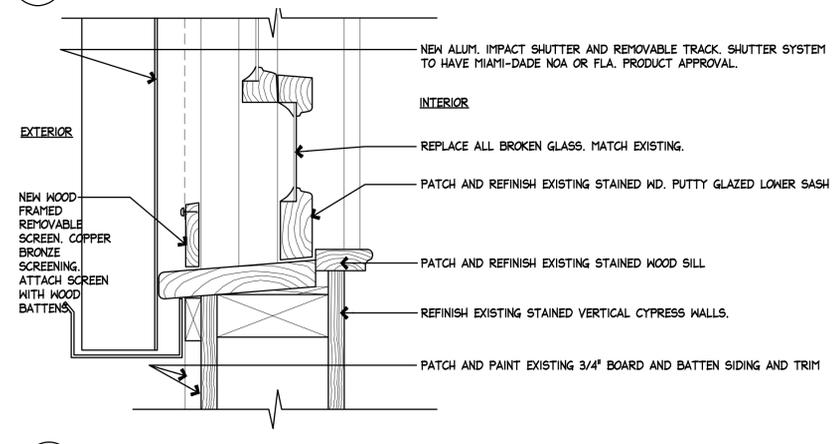
8 JAMB @ TYPICAL HISTORIC WD. WINDOW  
A8.2 SCALE: 3/4"=1'-0"



3 SCREEN PORCH ENCLOSURE  
A8.2 SCALE: 3/4"=1'-0"



2 BASE TRIM, CHAIR RAIL, CEILING TRIM  
A8.2 SCALE: 3/4"=1'-0"



1 SILL @ TYPICAL HISTORIC WD. WINDOW  
A8.2 SCALE: 3/4"=1'-0"

REVISIONS:

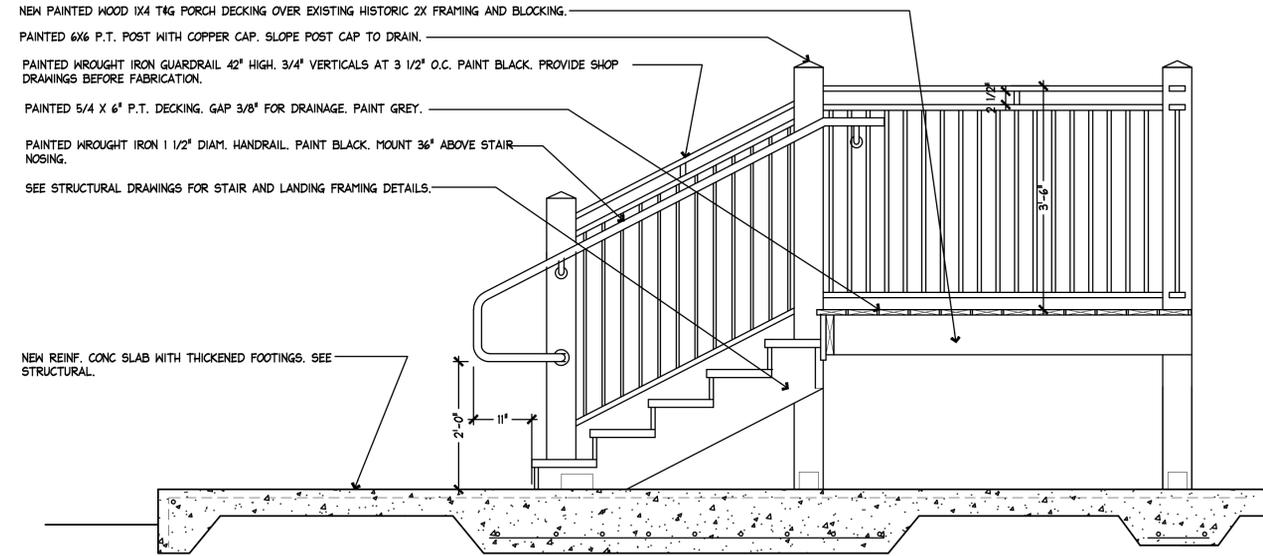
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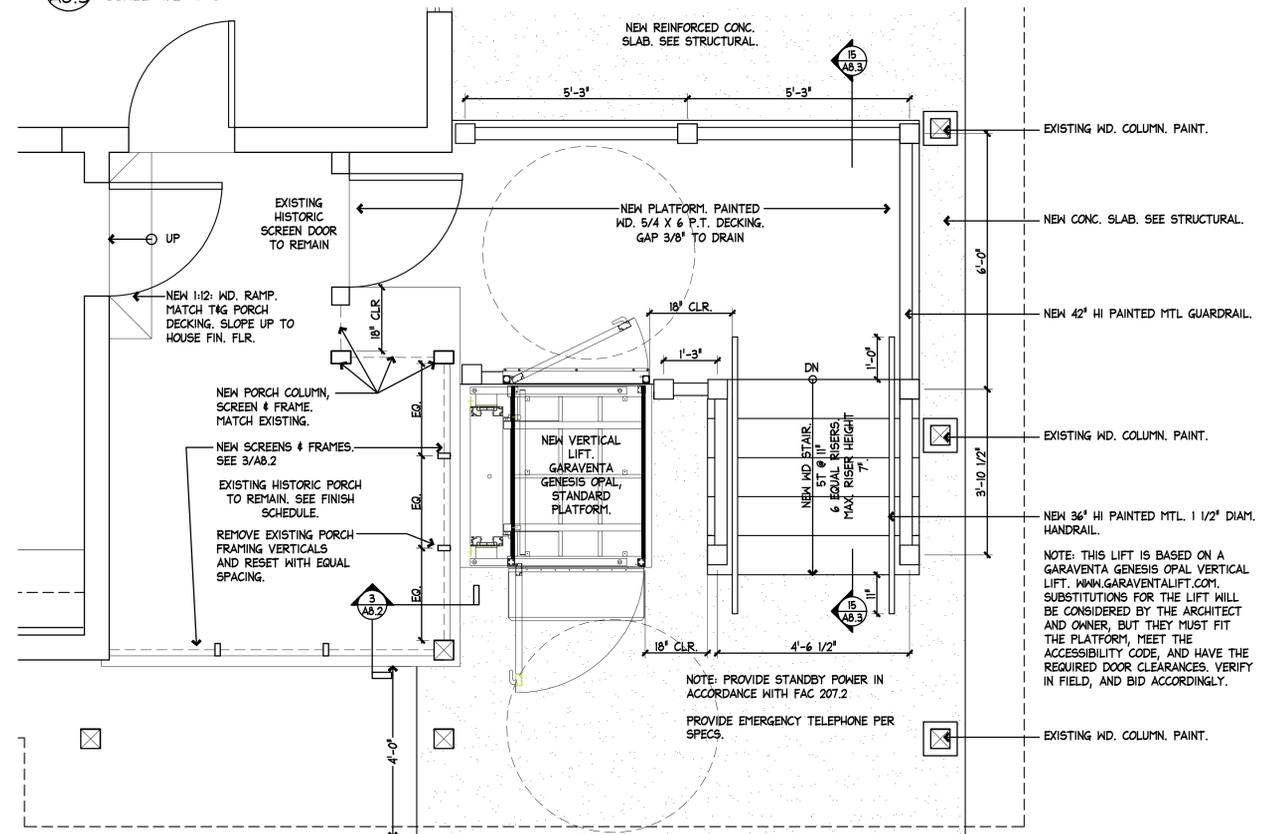
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Project No: 2002  
DETAILS  
Date: 5/1/20

**A8.2**



15 SECTION AT NEW VERTICAL LIFT STAIR  
 A8.3 SCALE: 1/2"=1'-0"



1 ENLARGED PLAN AT NEW VERTICAL LIFT  
 A8.3 SCALE: 1/2"=1'-0"

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A8.3

GENERAL NOTES

100. DESIGN CRITERIA

100.1 DESIGN BUILDING CODE:

A. FLORIDA BUILDING CODE- EXISTING BUILDING, SIXTH EDITION (2017)

B. FLORIDA BUILDING CODE- BUILDING, SIXTH EDITION (2017)

100.2 GRAVITY LOADS:

A. FLOOR LIVE LOADS:

1. FIRST FLOOR ROOMS AND CORRIDORS \_\_\_\_\_ 85 PSF

2. NEW SCREENED PORCH \_\_\_\_\_ 85 PSF

3. NEW EXTERIOR DECK \_\_\_\_\_ 100PSF

4. EXTERIOR STAIRS \_\_\_\_\_ 100PSF

B. ROOF LIVE LOADS:

1. PITCHED ROOF \_\_\_\_\_ 20 PSF

C. HANDRAIL AND GUARD LOADS:

1. UNIFORM LOAD (ANY DIRECTION) \_\_\_\_\_ 50PLF

2. CONCENTRATED LOAD (ANY DIRECTION) \_\_\_\_\_ 200LB

100.3 LATERAL LOADS:

A. WIND LOADS (IN ACCORDANCE WITH DESIGN BUILDING CODE PER GENERAL NOTE 100.1):

1. ULTIMATE DESIGN WIND SPEED (3 SECOND GUST),  $V_{ult} = 160$  MPH

2. NOMINAL DESIGN WIND SPEED (3 SECOND GUST),  $V_{sd} = 124$  MPH

3. RISK CATEGORY = II

4. EXPOSURE CATEGORY = C

5. ENCLOSURE CLASSIFICATION = ENCLOSED

6. INTERNAL PRESSURE COEFFICIENT (Gcpi) = +/- 0.18

7. COMPONENTS AND CLADDING PRESSURES: SEE "COMPONENTS AND CLADDING WIND LOADS" TABLE, AND "COMPONENTS AND CLADDING WIND PRESSURE DIAGRAM"

110. GENERAL

110.1 THESE DRAWINGS HAVE BEEN PRODUCED ENTIRELY ON ATLANTIC ENGINEERING SERVICES CADD SYSTEM. ANY OTHER LETTERING, LINES OR SYMBOLS, OTHER THAN PROFESSIONAL STAMPS AND SIGNATURES, HAVE BEEN MADE WITHOUT THE AUTHORIZATION OF ATLANTIC ENGINEERING SERVICES AND ARE INVALID.

110.2 THE STRUCTURAL DRAWINGS SHALL GOVERN THE WORK FOR ALL STRUCTURAL FEATURES, UNLESS NOTED OTHERWISE. THE ARCHITECTURAL DRAWINGS SHALL GOVERN THE WORK FOR ALL DIMENSIONS.

110.3 DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS. ONLY DIMENSIONS INDICATED ON DRAWINGS MAY BE USED TO ESTABLISH THE LOCATION AND EXTENT OF STRUCTURAL WORK. IF A REQUIRED DIMENSION IS NOT FURNISHED ON DRAWINGS, THE CONTRACTOR SHALL SUBMIT A REQUEST FOR INFORMATION TO OBTAIN THE DIMENSION.

110.4 UNLESS OTHERWISE INDICATED, PROVIDE EQUAL SPACING OF STRUCTURAL COMPONENTS BETWEEN OVERALL DIMENSIONS INDICATED ON DRAWINGS.

110.5 THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, ETC., AND SHALL NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES, ADDITIONAL INFORMATION, ETC., BEFORE BEGINNING THE WORK.

110.6 THE CONTRACTOR SHALL USE EXTREME CAUTION IN THE DEMOLITION OF EXISTING STRUCTURES. SUCH DEMOLITION SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO REMAIN. PROVIDE SHORING AS REQUIRED.

110.7 STRUCTURAL WORK SHALL BE INSPECTED IN ACCORDANCE WITH ALL LOCAL ORDINANCES. THE CONTRACTOR SHALL ENGAGE AN EXPERIENCED, QUALIFIED INSPECTION AGENCY, SUBJECT TO THE REVIEW OF THE ARCHITECT, TO PERFORM ALL INSPECTION WORK, AS REQUIRED.

110.8 STRUCTURAL WORK SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GENERAL NOTES. THE CONTRACTOR SHALL ENGAGE AN EXPERIENCED, QUALIFIED TESTING AGENCY, SUBJECT TO THE REVIEW OF THE ARCHITECT, TO PERFORM ALL TESTING WORK, AS REQUIRED.

120. SHOP DRAWINGS

120.1 THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY ATLANTIC ENGINEERING SERVICES AND THE PROJECT ARCHITECT. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL COMPONENTS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

A. REINFORCING STEEL FOR CONCRETE AND MASONRY

B. CONCRETE MIX DESIGN

C. CONCRETE AND/OR MASONRY POST-INSTALLED ANCHORS

D. PREFABRICATED WOOD TRUSSES INCLUDING COLD FORMED STEEL FABRICATIONS UTILIZED IN TRUSS-TO-FRAME CONNECTIONS.

E. COLD FORMED STEEL FABRICATIONS UTILIZED IN WOOD-TO-WOOD CONNECTIONS.

120.2 SHOP DRAWINGS TO BE SUBMITTED SHALL PROVIDE COMPLETE INFORMATION FOR THE PRODUCTS OR COMPONENTS TO BE SUPPLIED. SUBMITTAL INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO, MEMBER SIZES AND DIMENSIONS; GRADES OF MATERIAL FURNISHED; MATERIAL PREPARATION REQUIRED; MATERIAL FINISH AND MATERIAL COATINGS TO BE FURNISHED; INFORMATION REGARDING CUTS, COPIES, AND HOLES REQUIRED FOR OTHER TRADES; END CONNECTIONS; CAMBER AND OTHER DEVIATION FROM LINE; SPECIAL ERECTION AND/OR INSTALLATION PROCEDURES, INCLUDING REQUIREMENTS FOR TEMPORARY STABILIZATION.

120.3 ALL SHOP DRAWING RESUBMITTALS AND RECORD COPY SUBMITTALS SHALL HAVE ALL REVISIONS SUBSEQUENT TO THE PREVIOUS SUBMISSION CLOUDED OR OTHERWISE IDENTIFIED ON THE RESUBMITTED SHEETS. RESUBMITTALS AND RECORD COPY SUBMITTALS WITHOUT IDENTIFICATION OF REVISIONS WILL BE REJECTED WITHOUT REVIEW.

120.4 THE CONTRACTOR SHALL NOT DIRECTLY INCORPORATE THE STRUCTURAL DRAWINGS, OR PORTIONS THEREOF, INTO SHOP DRAWINGS OR ERECTION DRAWINGS TO BE SUBMITTED FOR THIS PROJECT WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF ATLANTIC ENGINEERING SERVICES. SUBMITTED SHOP DRAWINGS WHICH CONTAIN COPIES OR REPRODUCTIONS OF ANY PORTION OF THE STRUCTURAL DRAWINGS WITHOUT THE EXPRESS WRITTEN PERMISSION OF ATLANTIC ENGINEERING SERVICES WILL BE RETURNED REJECTED. PERMISSION FOR A SPECIFIC CONTRACTOR OR SUB-CONTRACTOR TO USE PORTIONS OF THE STRUCTURAL DRAWINGS IN THEIR PREPARATION OF SHOP DRAWINGS REQUIRES THAT CONTRACTOR OR SUB-CONTRACTOR TO ENTER INTO A WRITTEN AGREEMENT WITH ATLANTIC ENGINEERING SERVICES AND TO PAY A SERVICE FEE. SUCH AGREEMENT IS NON-TRANSFERABLE AND IS EXTENDED ONLY TO THAT CONTRACTOR FOR THE DURATION OF THIS PROJECT.

120.5 THE CONTRACTOR SHALL SUBMIT ELECTRONIC OR PRINTED COPIES OF SHOP DRAWINGS (ELECTRONIC COPIES ARE PREFERRED). COPIES SHALL BE SUBMITTED TO ATLANTIC ENGINEERING SERVICES IN PDF FILE FORMAT (ISO 3200-1), WITH ONE (1) ELECTRONIC FILE PER SUBMISSION. ATLANTIC ENGINEERING SERVICES WILL REVIEW, ANNOTATE, AND RETURN ONE (1) FILE TO THE ARCHITECT FOR THEIR REVIEW AND DISTRIBUTION TO THE CONTRACTOR.

120.6 THE REVIEW OF SHOP DRAWINGS AND OTHER SUBMITTALS FOR THIS PROJECT IS FOR CONFORMANCE WITH THE DESIGN CONCEPT AND FOR GENERAL COMPLIANCE WITH THE INFORMATION CONTAINED IN THE CONTRACT DOCUMENTS. COMMENTS REGARDING THESE SUBMITTALS DO NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING HIS WORK IN A SAFE AND SATISFACTORY MANNER.

200. FOUNDATIONS - GENERAL

200.1 FOUNDATIONS HAVE BEEN DESIGNED AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH CRITERIA ESTABLISHED BY AMEC FOSTER WHEELER IN THEIR GEOTECHNICAL REPORT DATED DECEMBER 22, 2017.

200.2 NO BACKFILLING AGAINST FOUNDATION WALLS SHALL BE PERMITTED UNTIL SUPPORTING STRUCTURAL ELEMENTS HAVE BEEN PLACED AND HAVE BECOME CAPABLE OF FURNISHING THE NECESSARY SUPPORT FOR THE WALLS. PROVIDE TEMPORARY SHORING WHERE REQUIRED. WHERE BACKFILL IS REQUIRED ON BOTH SIDES OF THE WALL, BACKFILL BOTH SIDES SIMULTANEOUSLY WITH A GRADE DIFFERENCE NOT TO EXCEED 2'-0" AT ANY TIME. CONTRACTOR SHALL USE EXTREME CAUTION DURING BACKFILLING TO PREVENT DAMAGE TO FOUNDATION WALLS. THE USE OF HEAVY EQUIPMENT FOR BACKFILLING IS NOT RECOMMENDED.

200.3 THE CONTRACTOR SHALL OBSERVE WATER CONDITIONS AT THE SITE AND TAKE THE NECESSARY PRECAUTIONS TO ENSURE THAT THE FOUNDATION EXCAVATIONS REMAIN DRY DURING CONSTRUCTION. PROVIDE FOR DEWATERING AS NECESSARY.

200.4 THE CONTRACTOR SHALL USE EXTREME CAUTION DURING EXCAVATION. SUCH EXCAVATION SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO REMAIN. PROVIDE TEMPORARY SHORING AS REQUIRED.

200.5 CONCRETE SLABS ON GRADE HAVE BEEN DESIGNED TO BEAR ON COMPACTED SUBGRADE SOILS OR PROPERLY COMPACTED FILL AS PER THE REPORT REFERENCED IN NOTE 200.1

200.6 EARTH FORMING OF FOUNDATION ELEMENTS IS PROHIBITED UNLESS SPECIFICALLY AUTHORIZED BY THE AUTHORITY HAVING JURISDICTION. THE ABILITY OF THE SOILS TO MAINTAIN THE PROPER SHAPE TO ALLOW EARTH FORMING SHALL BE VERIFIED BY THE GEOTECHNICAL ENGINEER OR THE ON-SITE TESTING AGENCY.

210. SHALLOW FOUNDATIONS

210.1 FOUNDATIONS HAVE BEEN DESIGNED AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH CRITERIA ESTABLISHED IN THE GEOTECHNICAL REPORT PER NOTE 200.1.

210.2 SPREAD FOOTINGS HAVE BEEN DESIGNED TO BEAR ON UNDISTURBED SOILS OR PROPERLY COMPACTED FILL HAVING AN ALLOWABLE BEARING CAPACITY OF 2500 PSF, AS PER NOTE 200.1.

210.3 ELEVATIONS SHOWN ON THE DRAWINGS AT WHICH FOUNDATIONS ARE TO BEAR ARE APPROXIMATE. MATERIAL ON WHICH FOUNDATIONS ARE TO BEAR SHALL HAVE AT LEAST THE ABOVE NOTED CAPACITY. ALL EXTERIOR FOUNDATIONS SHALL BE A MINIMUM OF 1'-6" BELOW FINISHED GRADE.

210.4 UNLESS OTHERWISE SHOWN ON DRAWINGS, STEP SHALLOW FOUNDATIONS BELOW ALL SANITARY AND WATER LINES. ENCASE ALL SANITARY AND NON-PRESSURIZED PIPE. PROVIDE FOUNDATION STEPS AND ENCASEMENT IN ACCORDANCE WITH THE TYPICAL DETAILS. COORDINATE THE EXACT LOCATION AND ELEVATION OF THE PLUMBING LINES WITH THE MECHANICAL AND PLUMBING DRAWINGS AND CONTRACTORS. PROVIDE SLEEVES IN THE FOUNDATION WALLS AS REQUIRED FOR PIPE PENETRATIONS.

210.5 THE CONTRACTOR SHALL RETAIN THE SERVICES OF A PROFESSIONAL GEOTECHNICAL ENGINEER, SUBJECT TO THE APPROVAL OF THE ARCHITECT, TO INSPECT THE FOUNDATIONS, BEARING LEVELS, ETC., AND VERIFY THAT THE MATERIAL ON WHICH FOUNDATIONS BEAR HAS AT LEAST THE ABOVE NOTED CAPACITY.

300. REINFORCED CONCRETE

300.1 ALL REINFORCED CONCRETE WORK SHALL BE IN CONFORMANCE WITH THE "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" (ACI 318, LATEST EDITION) AND SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 301, LATEST EDITION) OF THE AMERICAN CONCRETE INSTITUTE.

300.2 MINIMUM DESIGN COMPRESSION STRENGTH (F<sub>c</sub>) REQUIRED AT 28 DAYS:

A. FOUNDATIONS \_\_\_\_\_ 3000 PSI

B. EXTERIOR AND INTERIOR SLAB ON GRADE \_\_\_\_\_ 4000 PSI

300.3 MAXIMUM WATER TO CEMENTITIOUS MATERIALS RATIO:

A. FOUNDATIONS \_\_\_\_\_ 0.60

B. EXTERIOR AND INTERIOR SLAB ON GRADE \_\_\_\_\_ 0.45

300.4 ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE (MINIMUM 144 PCF) WITH ALL CEMENT CONFORMING TO ASTM C150, TYPE I, II OR III. MAXIMUM AGGREGATE SIZE SHALL BE 1-1/2" FOR FOUNDATIONS AND 3/4" FOR WALLS AND SLABS, CONFORMING TO ASTM C33.

300.5 REINFORCEMENT

A. DEFORMED BARS \_\_\_\_\_ ASTM A615, GRADE 60

B. WELDED WIRE REINFORCING \_\_\_\_\_ ASTM A1064

300.6 COVER FOR CAST-IN-PLACE CONCRETE REIN. UNLESS OTHERWISE SHOWN ON DRAWINGS, SHALL BE AS FOLLOWS (REFER TO ACI 117 FOR ALLOWABLE CONSTRUCTION TOLERANCES):

A. FOUNDATIONS \_\_\_\_\_ 3"

B. SLABS CAST AGAINST EARTH \_\_\_\_\_ 2" FOR 4" SLABS; DEPTH<sup>1/3</sup> FOR SLABS GREATER THAN 4".

300.7 SPLICES IN REINFORCEMENT, WHERE PERMITTED, SHALL BE AS FOLLOWS:

A. WELDED WIRE REINFORCING \_\_\_\_\_ 8"

B. ALL OTHERS \_\_\_\_\_ CLASS "B" TENSION, CASE "1" MINIMUM, UNO

300.8 CLASS "B", CASE "1" TENSION SPLICES IN INCHES, SHALL BE AS FOLLOWS:

SIZE	3000 PSI		4000 PSI	
	TOP BARS	ALL OTHERS	TOP BARS	ALL OTHERS
#3 (#10)	28	22	24	19
#4 (#13)	37	29	32	25
#5 (#16)	47	36	40	31
#6 (#19)	56	43	48	37

300.9 ALL REINFORCING SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES DURING PLACEMENT OF CONCRETE. REINFORCING SUPPORTS FOR ALL EXPOSED CONCRETE SHALL BE GALVANIZED WITH PLASTIC COATED FEET. ALL WELDED WIRE REINFORCING SHALL BE CHAIRED.

300.10 CONTRACTOR SHALL VERIFY DIMENSIONS AND LOCATIONS OF ALL SLOTS, PIPE SLEEVES, ETC., AS REQUIRED FOR MECHANICAL TRADES BEFORE CONCRETE IS PLACED.

300.11 PRIOR TO CONCRETE PLACEMENT, THE CONTRACTOR SHALL SUBMIT A CONCRETE MIX DESIGN PREPARED IN ACCORDANCE WITH ACI-318 CHAPTER 5 TO THE STRUCTURAL ENGINEER FOR REVIEW.

300.12 THE CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING LABORATORY, SUBJECT TO THE APPROVAL OF THE OWNER, TO SAMPLE AND TEST CONCRETE AT THE POINT OF PLACEMENT PER ACI 301. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE OWNER AND ENGINEER. TESTING SHALL INCLUDE AT LEAST THE FOLLOWING:

A. RECORD THE TEMPERATURE AND PERFORM ONE SLUMP TEST PER ASTM C 143 FOR EACH 10 CY OF CONCRETE PLACED.

B. CAST AND LABORATORY CURE SIX (6) CONCRETE COMPRESSIVE STRENGTH TEST CYLINDERS IN ACCORDANCE WITH ASTM C 31 FOR EACH 50 CY OF EACH CLASS OF CONCRETE OR FRACTION THEREOF PLACED PER DAY. TEST (IN ACCORDANCE WITH ASTM C 39) TWO (2) CYLINDERS AT 7 DAYS, TWO (2) CYLINDERS AT 28 DAYS AND RETAIN TWO (2) CYLINDERS FOR TESTING AT 56 DAYS IN THE EVENT THE 28 DAY CYLINDERS DO NOT MEET THE SPECIFIED CONCRETE COMPRESSIVE STRENGTH.

350. CONCRETE/MASONRY ANCHORS

350.1 ALL ADHESIVE FOR ANCHORING TO CONCRETE SHALL BE "HILTI HIT-HY 200 ADHESIVE ANCHORS" AS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR APPROVED EQUIVALENT).

350.2 THE "HAS-E THREADED ROD" SHALL CONFORM TO ISO 898 CLASS 5.8 WITH A MINIMUM TENSILE STRENGTH OF 72.5 KSI. THE NUT SHALL CONFORM TO SAE J995 GRADE 5.

350.3 THE "HIT-Z ANCHOR ROD" SHALL CONFORM TO AISI 1038 WITH A MINIMUM TENSILE STRENGTH OF 94.2 KSI. THE NUT SHALL CONFORM TO ASTM A563 AND ANSI B18.2.2. HIT-Z THREADED RODS MAY BE USED IN UN-CLEANED HOLES IN ACCORDANCE WITH HILTI SPECIFICATIONS.

350.4 ALL EXPANSION ANCHORS FOR ANCHORING TO CONCRETE OR GROUT-FILLED MASONRY SHALL BE "HILTI KWIK-BOLT 3 EXPANSION ANCHORS" AS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR APPROVED EQUIVALENT).

350.5 ALL SCREW ANCHORS FOR ANCHORING TO CONCRETE OR GROUT-FILLED MASONRY SHALL BE "HILTI KWIK HUS-EZ" AS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR APPROVED EQUIVALENT).

350.6 ALL ADHESIVE ANCHORS FOR ANCHORING TO GROUT-FILLED MASONRY SHALL BE "HILTI HIT-HY 270 ADHESIVE ANCHORS" AS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR EQUAL).

350.7 ALL ADHESIVE ANCHORS FOR ANCHORING TO HOLLOW MASONRY SHALL BE HILTI "HIT-HY 270 ADHESIVE ANCHORS" WITH PLASTIC MESH SCREEN TUBES INDICATED ON THE DRAWINGS AND MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR APPROVED EQUIVALENT).

350.8 ALL EXPANSION ANCHORS FOR ANCHORING TO HOLLOW MASONRY SHALL BE "HILTI HLC SLEEVE ANCHORS" AS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR EQUAL).

350.9 THE SPACING AND MINIMUM EMBEDMENT OF POST-INSTALLED ANCHORS SHALL BE AS INDICATED ON DRAWINGS. THE INSTALLATION OF THE ANCHORS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED PROCEDURES.

420. MASONRY

420.1 ALL MASONRY WORK SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (TMS 402/ACI 530/ASCE 5) AND THE "SPECIFICATIONS FOR MASONRY STRUCTURES" (TMS 602/ACI 530.1/ASCE 6) OF THE MASONRY SOCIETY.

420.2 ALL MASONRY WORK TO BE EXECUTED IN COLD WEATHER SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS FOR COLD WEATHER CONSTRUCTION OF THE LATEST EDITION OF "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (TMS 402/ACI 530/ASCE 5) AND THE "SPECIFICATIONS FOR MASONRY STRUCTURES" (TMS 602/ACI 530.1/ASCE 6) OF THE MASONRY SOCIETY WITH THE FOLLOWING ADDITION TO THE REQUIREMENTS OF TMS 602/ACI 530.1/ASCE 6, SECTION 1.8.C: FOR ALL CONDITIONS WHEN TEMPERATURES FALL BELOW 40 DEGREES F, THE TEMPERATURE OF THE NEWLY LAID MASONRY OR NEWLY GROUTED MASONRY SHALL BE MAINTAINED ABOVE 32 DEGREES (F) FOR A MINIMUM OF 24 HOURS USING THE METHODS DESCRIBED IN TMS 602/ACI 530.1/ASCE 6.

420.3 MORTAR SHALL CONFORM TO THE PROPORTION SPECIFICATION OF ASTM C270, TYPE M OR S. PROVIDE TYPE M MORTAR AT ALL HIGH STRENGTH MASONRY NOTED AS F<sub>m</sub> = 2500 PSI OR GREATER. PROVIDE TYPE S MORTAR AT ALL STRUCTURAL MASONRY AND REINFORCED MASONRY UNLESS NOTED OTHERWISE.

420.4 GROUT SHALL CONFORM TO ASTM C476 AND AS FOLLOWS:

A. COMPRESSIVE STRENGTH (F<sub>c</sub>) OF GROUT = F<sub>m</sub> AS INDICATED BELOW BUT NO LESS THAN 2,000 PSI.

B. SLUMP OF GROUT SHALL BE 8 TO 11 INCHES AS MEASURED ACCORDING TO ASTM C143.

C. MAX. AGGREGATE SIZE SHALL BE 3/8" (AGGREGATE GRADED TO PRODUCE FINE GROUT IN CONFORMANCE WITH ASTM C476 AND C404).

420.5 LIMIT CEMENTITIOUS MATERIALS IN MORTAR TO: PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I; LIME CONFORMING TO ASTM C207; MORTAR CEMENT CONFORMING TO ASTM C1329; AND MASONRY CEMENT CONFORMING TO ASTM C91.

420.6 PROVIDE SOLID AND HOLLOW LOAD BEARING CONCRETE BLOCK UNITS CONFORMING TO ASTM C90. FURNISH CONCRETE BLOCK WITH NET AREA COMPRESSIVE STRENGTH AS SPECIFIED BY TABLE 2 OF TMS 602/ACI 530.1/ASCE 6, SECTION 1.4 B.2 BASED ON THE UNIT STRENGTH METHOD OR AS REQUIRED TO PROVIDE F<sub>m</sub> BELOW BASED ON THE PRISM TEST METHOD.

420.7 MINIMUM 28-DAY ULTIMATE COMPRESSIVE STRENGTH OF MASONRY:

A. F<sub>m</sub> \_\_\_\_\_ 2000 PSI

420.8 HORIZONTAL JOINT REINFORCING FOR ALL EXTERIOR AND LOAD BEARING WALLS SHALL BE GALVANIZED TRUSS OR LADDER TYPE DUR-O-WAL, OR EQUIVALENT AS APPROVED BY THE ENGINEER WITH 2-9 GAUGE LONGITUDINAL WIRE AND 9 GAUGE CROSS WIRE, SPACED AT 16" CENTER TO CENTER, UNLESS NOTED OTHERWISE. PROVIDE ADDITIONAL LAYERS OF JOINT REINFORCEMENT IN THE FIRST TWO COURSES ABOVE AND BELOW A MASONRY OPENING. PROVIDE LAP AS RECOMMENDED BY MANUFACTURER WITH A MINIMUM OF 6". DISCONTINUE JOINT REINFORCING AT CONTROL JOINTS. PROVIDE "L" SHAPE AND "T" SHAPE DUR-O-WAL AT ALL INTERSECTION CORNERS WITH 8" MINIMUM LAP. SEE TYPICAL DETAILS.

420.9 FULL BED AND HEAD JOINTS SHALL BE USED.

420.10 GROUT SOLID ALL CELLS IN MASONRY UNITS INSTALLED BELOW GRADE.

420.11 GROUT SOLID ALL CELLS CONTAINING REINFORCING, AND WHERE INDICATED ON PLANS AND SECTIONS.

420.12 PROVIDE FINE GROUT PER ASTM C476 WHEN WIDTH OF GROUT SPACE IS LESS THAN 2". PROVIDE COARSE GROUT FOR GROUT SPACE WIDTHS 2" OR GREATER. PROVIDE FINE GROUT WHEN REINFORCING HAS LESS THAN 1/2" CLEARANCE.

420.13 DEFORMED BAR REINFORCEMENT SHALL CONFORM TO ASTM A615, GRADE 60. PROVIDE LAP SPLICES PER THE TABLE BELOW. PROVIDE BAR SPACERS AS REQUIRED TO PROPERLY LOCATE REINFORCING.

BAR LAP (INCHES)	#3	#4	#5	#6
18	18	24	30	36
24	24	30	36	42
30	30	36	42	48
36	36	42	48	54

420.14 MASONRY COURSING SHOWN IN SECTION IS APPROXIMATE. REFER TO PLANS AND ELEVATIONS FOR ACTUAL COURSING. COORDINATE ACTUAL COURSING REQUIREMENTS WITH ARCHITECTURAL DRAWINGS.

420.15 ALL ANCHOR BOLTS SHALL CONFORM TO ASTM A307.

610. STRUCTURAL LUMBER

610.1 ALL STRUCTURAL LUMBER WORK SHALL BE IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (NDS - LATEST EDITION) PUBLISHED BY THE AMERICAN WOOD COUNCIL.

610.2 ALL STRUCTURAL LUMBER SHALL BE AS A MINIMUM NO. 2 GRADE SOUTHERN PINE AND SHALL HAVE AT LEAST THE FOLLOWING MINIMUM ALLOWABLE DESIGN STRESSES (NOT INCORPORATING THE SIZE ADJUSTMENT FACTOR (CF)) AND MODULUS OF ELASTICITY AT A MAXIMUM MOISTURE CONTENT OF 19%:

A. F <sub>b</sub> (BENDING)	750 PSI
B. F <sub>v</sub> (SHEAR)	175 PSI
C. F <sub>c</sub> (COMPRESSION)	1,250 PSI
D. F <sub>t</sub> (TENSION)	450 PSI
E. E	1,400,000 PSI

610.3 ALL LUMBER SHALL COMPLY WITH PS 20 "AMERICAN SOFTWOOD LUMBER STANDARD" AND WITH THE APPLICABLE RULE OF INSPECTION AGENCIES CERTIFIED BY AMERICAN LUMBER STANDARD. FACTORY-MARK EACH PIECE OF LUMBER WITH GRADE STAMP OF INSPECTION AGENCY EVIDENCING COMPLIANCE WITH GRADING RULE REQUIREMENTS.

610.4 STRUCTURAL STEEL PLATES, ANGLES, ETC., SHALL BE ASTM A36. CONTRACTOR TO SUBMIT SHOP DRAWINGS ON ALL MISCELLANEOUS METALS FOR REVIEW BY STRUCTURAL ENGINEER.

610.5 ALL BOLTS SHALL BE 5/8" DIAMETER ASTM A307 UNLESS NOTED OTHERWISE WITH 2 WASHERS PER BOLT UNLESS OTHERWISE NOTED.

610.6 PRESSURE TREAT WITH WATER-BORNE PRESERVATIVES ALL LUMBER FOR SILL PLATES AND OTHER WOOD WHICH MAY BE EXPOSED TO WEATHER OR EARTH. PRESSURE TREATMENT SHALL COMPLY WITH REQUIREMENTS OF AWPA STANDARDS C2 AND LP-22.

610.7 ALTERNATE CONNECTION DETAILS MAY BE USED IF SUCH DETAILS ARE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL. HOWEVER, THE ENGINEER SHALL BE THE SOLE JUDGE OF ACCEPTANCE AND THE CONTRACTOR'S BID SHALL ANTICIPATE THE USE OF THOSE SPECIFIED DETAILS SHOWN ON THE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF SUCH ALTERNATE DETAILS WHICH HE PROPOSES.

620. STRUCTURAL WOOD PANELS/WOOD SHEATHING

620.1 FURNISH PANELS THAT ARE EACH FACTORY MARKED WITH A CERTIFICATION STAMP EVIDENCING COMPLIANCE WITH GRADE AND SPAN RATING REQUIREMENTS. THE CENTER-TO-CENTER SPACING IN INCHES SHALL NOT EXCEED THE SPAN RATING STAMPED ON THE PANELS. INSTALLATION OF THE PANELS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE APA.

620.2 PANELS SHALL COMPLY WITH USDOC PS-1 AND APA PRP-108 AND SHALL MEET THE FOLLOWING REQUIREMENTS:

A. FLOOR SHEATHING:

- MIN. THICKNESS = 3/4", MATCH EXISTING THICKNESS
- BOND CLASSIFICATION = EXPOSURE 1
- GRADE = APA RATED SHEATHING
- SPAN RATING = AS REQUIRED TO SUIT JOIST/TRUSS SPACING

620.3 ALL PANELS WHICH HAVE ANY EDGE OR FACE PERMANENTLY EXPOSED TO THE WEATHER SHALL BE CLASSED EXTERIOR, EXCEPT OPEN SOFFITS OR ROOF SHEATHING EXPOSED ON THE UNDERSIDE MAY BE CLASSED EXPOSURE 1.

620.4 WALL PANELS WHICH ARE INSTALLED IN MULTIPLE COURSES (ROWS) SHALL HAVE VERTICAL PANEL JOINTS STAGGERED ONE HALF THE PANEL LENGTH AND SHALL HAVE THE FREE EDGES OF THE PANELS BLOCKED BETWEEN THE STUDS WITH 2x4 BLOCKING INSTALLED WITH THE BROAD FACE AGAINST THE FACE OF THE PANEL. PROVIDE 1/8" SPACE AT PANEL ENDS AND EDGES.

620.5 ALL PANELS INSTALLED IN FLOORS SHALL HAVE TONGUE-AND-GROOVE EDGES.

620.6 THE USE OF ORIENTED STRAND BOARD STRUCTURAL PANELS IS PROHIBITED UNLESS APPROVED BY THE ARCHITECT.

620.7 ALL ROOF STRUCTURAL PANELS SHALL BE NAILED WITH 10D SPIRAL OR RING SHANK NAILS AT 6" OC AT ZONES 1 AND 2; 4" OC IN ZONE 3. SHEATHING SHALL BE NAILED AT ALL ENDS AND INTERMEDIATE SUPPORTS. EDGES SHALL BE NAILED IF BLOCKING IS CALLED FOR ON DRAWINGS. REFER TO COMPONENT AND CLADDING WIND PRESSURE DIAGRAM FOR LOCATION OF ROOF ZONES.

620.8 ALL WALL STRUCTURAL PANELS SHALL BE NAILED WITH 10D COMMON NAILS AT 6" ON CENTER AT ALL ENDS, EDGES, AND INTERMEDIATE SUPPORTS. NAIL SPACING SHALL BE 4" ON CENTER AT CORNER STUDS.

620.9 ALL FLOOR STRUCTURAL PANELS SHALL BE NAILED WITH 10D COMMON NAILS AT 6" ON CENTER AT ALL ENDS AND EDGES AND AT 10" ON CENTER AT ALL INTERMEDIATE SUPPORTS.

620.10 ALL PLYWOOD PANELS SHALL COMPLY WITH THE WIND UPLIFT REQUIREMENTS OF NDS19 [NMS20] FOR FULLY-WIND-RESISTIVE ROOF ASSEMBLIES COMPLYING WITH UL CLASS 90 CLASSIFICATION.

HISTORIC PEACOCK LODGE PHASE TWO

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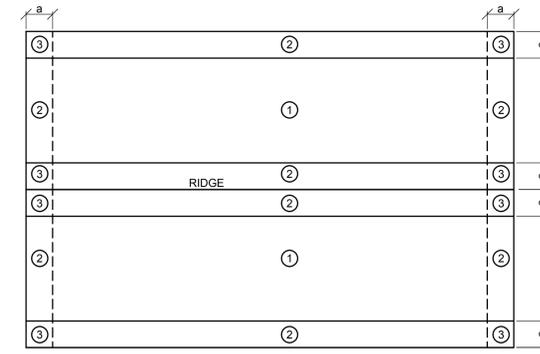
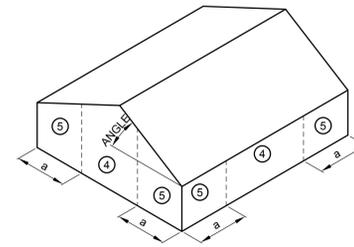
GENERAL NOTES

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**COMPONENTS AND CLADDING  
WIND PRESSURE DIAGRAM**  
a = 3'-6"

TRIBUTARY AREA (SF)	ROOF ZONE			WALL ZONE	
	1	2	3	4	5
10	35 / -106	35 / -154	35 / -183	58 / -63	58 / -77
20	32 / -106	32 / -133	32 / -157	55 / -60	55 / -72
50	27 / -65	27 / -106	27 / -122	52 / -57	52 / -65
100	24 / -33	24 / -85	24 / -97	49 / -54	49 / -60

**NOTES:**

1. TABULATED COMPONENT AND CLADDING PRESSURES (P<sub>u(i)</sub>) HAVE BEEN CALCULATED IN ACCORDANCE WITH THE DESIGN BUILDING CODE PER NOTE 100.1 BASED ON ULTIMATE DESIGN WIND SPEED (V<sub>u(i)</sub>) PER NOTE 100.3A AND SHOULD BE USED IN CONJUNCTION WITH ASCE 7-10 LOAD COMBINATIONS. TABULATED PRESSURES CAN BE CONVERTED TO NOMINAL VALUES BY MULTIPLYING BY 0.6.

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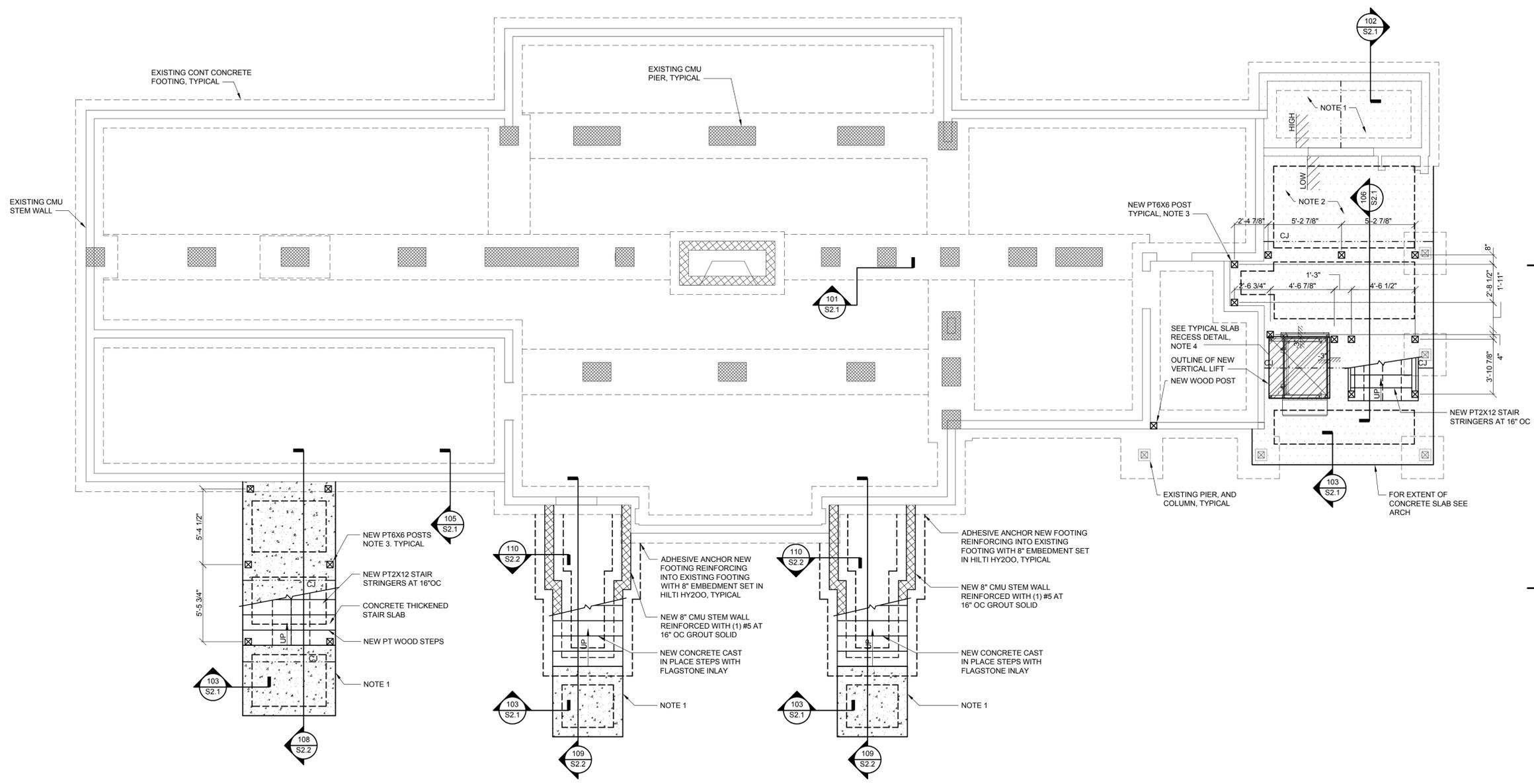
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COMPONENTS AND CLADDING

Date: 5/1/20

**S0.2**

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**FOUNDATION AND SLAB PLAN**

SCALE: 1/4" = 1'-0"

NOTES:

1. NEW 4" CONCRETE SLAB ON GRADE, REINFORCE WITH 6X6-W1.4XW1.4 WWR ON VAPOR RETARDER ON COMPACTED FILL.
2. NEW 5" CONCRETE SLAB ON GRADE, REINFORCE WITH 6X6-W2.9XW2.9 WWR ON COMPACTED FILL.
3. NEW PT WOOD POST. ATTACH POST WITH (2) SIMPSON RP8Z POST BASE CONNECTORS WITH (4) 1/4" DIA X 1 3/4" CONCRETE SCREWS TO SLAB.
4. CONTRACTOR TO COORDINATE RECESS SLAB DIMENSIONS WITH EQUIPMENT MANUFACTURER AND TYPICAL SLAB RECESS DETAIL ON S2.10.

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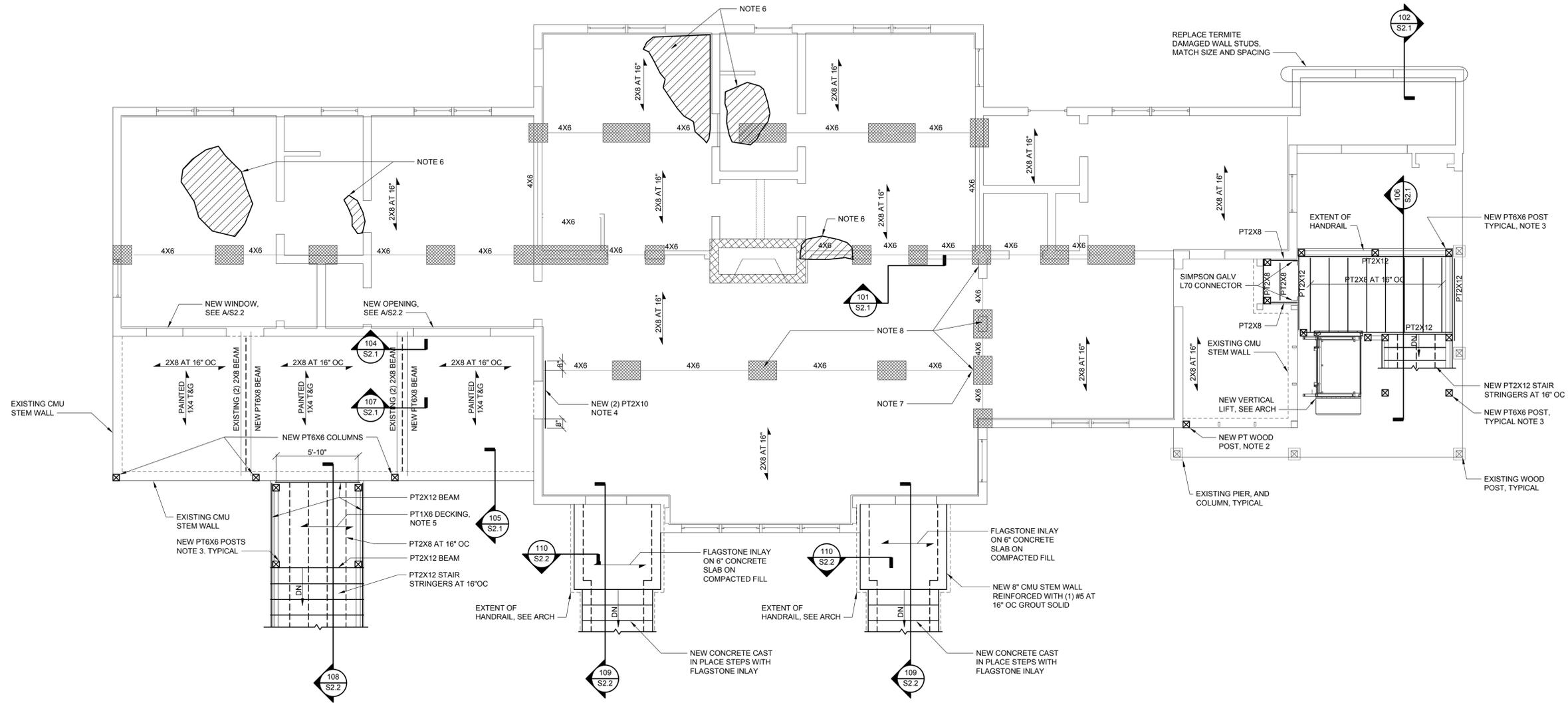
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FOUNDATION AND SLAB PLAN

Date: 5/1/20

**S1.1**

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**FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"  
NOTES:

1. FOR ALL NON PRESSURE TREATED BEAMS BEARING ON CMU PIERS, INSTALL 30# FELT ON TOP OF PIER OR USE PT SHIMS.
2. NEW PT POSTS TO MATCH EXISTING. ATTACH WOOD POST TO STEM WALL WITH SIMPSON ABU66Z SS WITH (1) 5/8" DIA SS ADHESIVE ANCHOR WITH 6" EMBEDMENT TO STEM WALL AND (2) 1/2" DIA SS THROUGH BOLTS TO POST.
3. NEW PT WOOD POST. ATTACH POST WITH (2) SIMPSON RPBZ POST BASE CONNECTORS WITH (4) 1/4" DIA X 1 3/4" CONCRETE SCREWS TO SLAB.
4. NEW (2) PT2X10 LEDGER. ATTACH LEDGER TO CMU WALL WITH (2) GALV 5/8" DIA ADHESIVE ANCHORS WITH 5" EMBEDMENT SET HILTI HY-70. CONNECT 4X6 BEAM TO LEDGER WITH SIMPSON GALV LUS46 HANGER.
5. ATTACH EACH 1X6 DECK BOARD TO EACH JOIST WITH (2) #10X2 1/2" STAR DRIVE COUNTERSUNK BUGLE HEAD TYPE 316 STAINLESS DECK SCREWS. PROVIDE 1/8" GAP BETWEEN DECK BOARDS.
6. DETERIORATED T&G, DIAGONAL SUBFLOORING, AND JOIST ENDS TO BE REPAIRED OR REPLACED AS NEEDED PER A/S2.10, 203/S2.10, 202/S2.10, AND 204/S2.10.
7. INSTALL SIMPSON FJA GALV STRAP FROM BEAM TO EXISTING FOUNDATION PER 101/S2.1.
8. INSTALL PRESSURE TREATED SHIMS AS REQUIRED FOR BEAMS NOT IN BEARING ON CMU PIERS.

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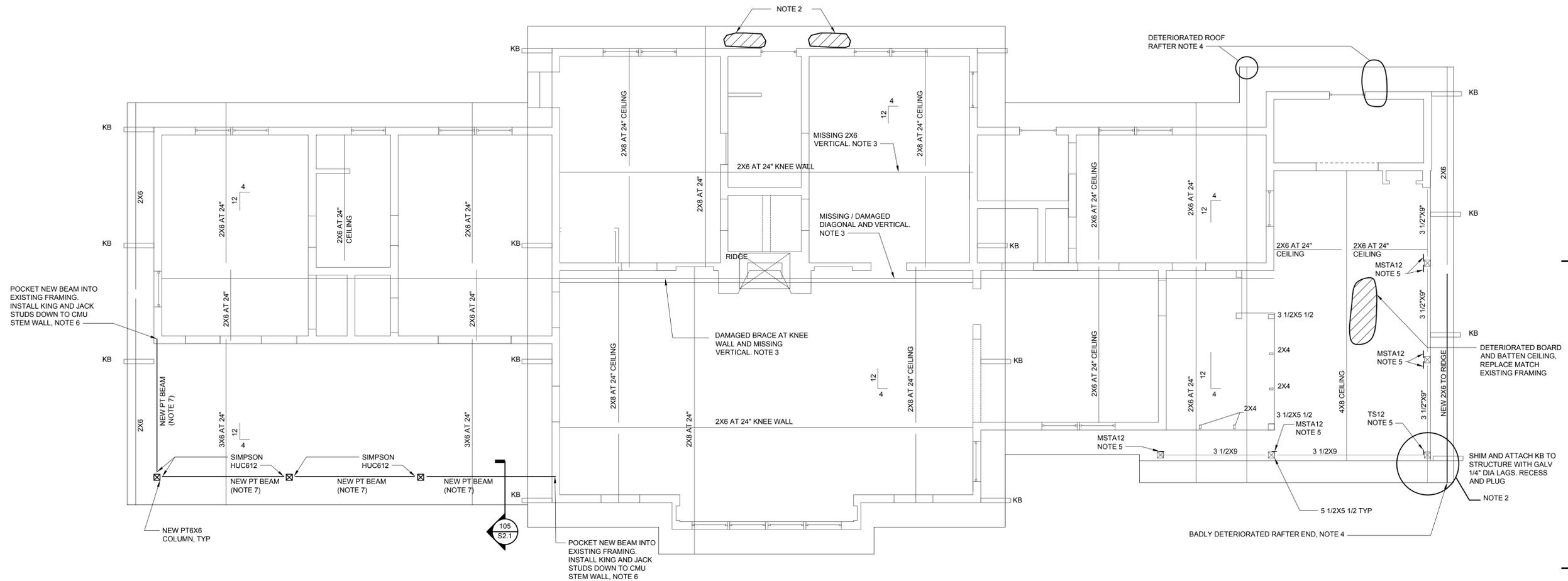
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FIRST FLOOR PLAN  
Date: 5/1/20

**S1.2**  
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**ROOF PLAN**  
SCALE: 1/4" = 1'-0"

- NOTES:
1. KB - DENOTES 4X4 KNEE BRACE.
  2. DETERIORATED ROOF SHEATHING, SEE DETAIL 201/S2.10.
  3. REPLACE DAMAGED BRACE AND MISSING VERTICAL TO MATCH EXISTING. ATTACH VERTICAL BRACE TO COLLAR TIE WITH (4) 12d NAILS AND (4) 12d NAILS AT BASE TO CONT 2X. ATTACH DIAGONAL BRACE TO BASE WITH (4) 12d NAILS AND (4) 12d NAILS AT CONT 2X TO RAFTERS.
  4. REPLACE BADLY DETERIORATED RAFTERS TO MATCH EXISTING FRAMING.
  5. CONTRACTOR TO VERIFY HOLD-DOWNS INSTALLED, INSTALL IF NOT IN PLACE. ALL HARDWARE TO BE GALVANIZED OR SS.
  6. ATTACH BEARING STUDS TO CMU STEM WALL WITH SIMPSON FJA GALV STRAP WITH (8) 10d NAILS TO STUDS AND (2) 1/2" DIA ADHESIVE ANCHORS TO CMU STEM WALL WITH 4" EMBEDMENT.
  7. NEW PT BEAM SHALL BE (3) PT2X12 WITH 1" EXTERIOR RATED PLYWOOD FILLER.

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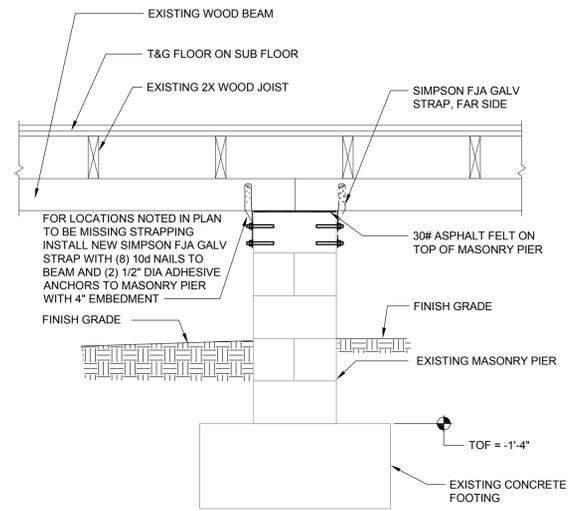
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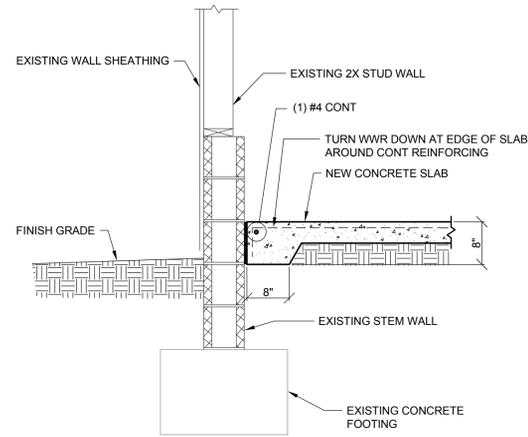
EXISTING ROOF PLAN  
Date: 5/1/20

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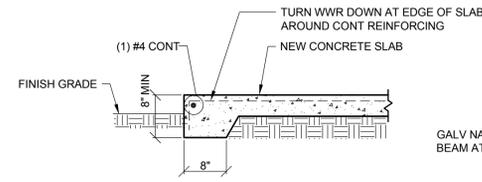


**SECTION 101**  
SCALE: 3/4" = 1'-0"  
S2.1

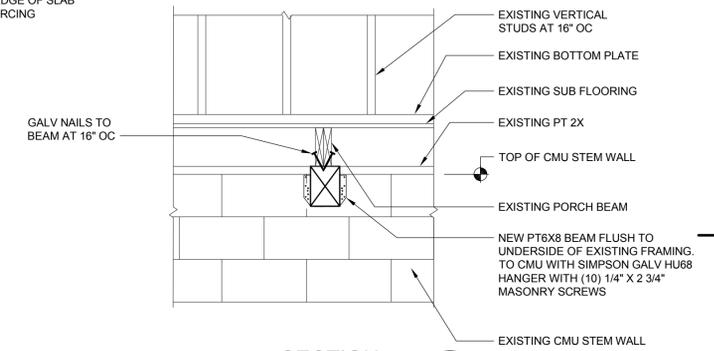
NOTES:  
1. ALL CONNECTORS AND FASTENERS TO BE HOT DIPPED GALVANIZED OR SS.



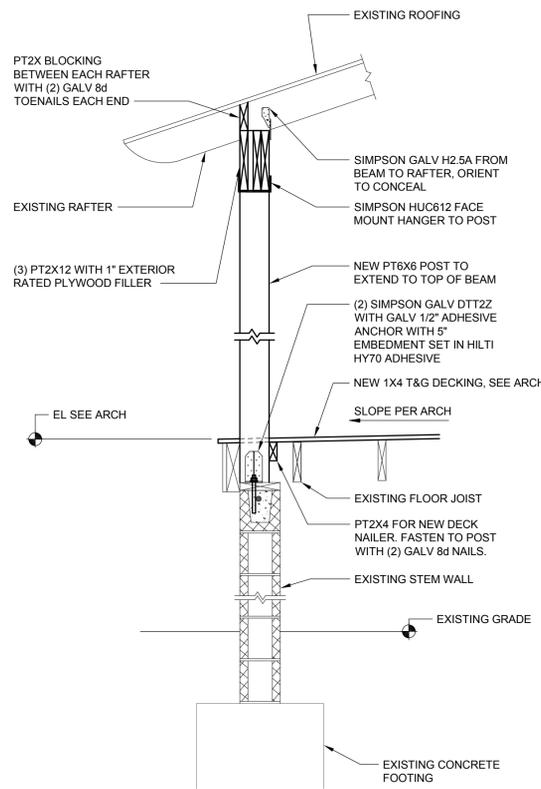
**SECTION 102**  
SCALE: 3/4" = 1'-0"  
S2.1



**SECTION 103**  
SCALE: 3/4" = 1'-0"  
S2.1

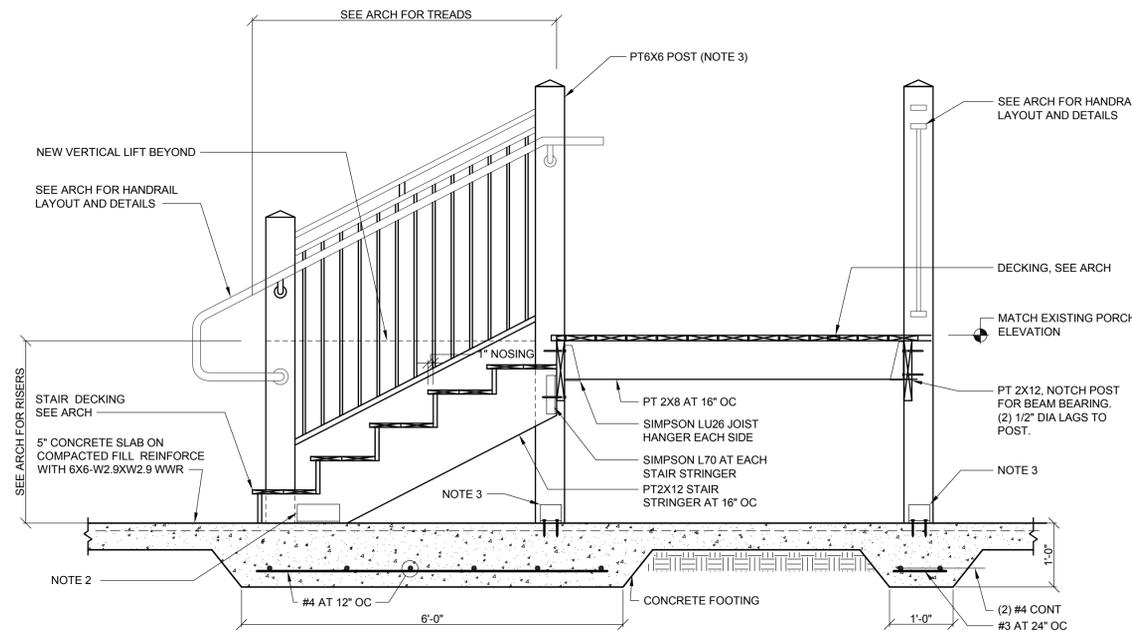


**SECTION 104**  
SCALE: 3/4" = 1'-0"  
S2.1



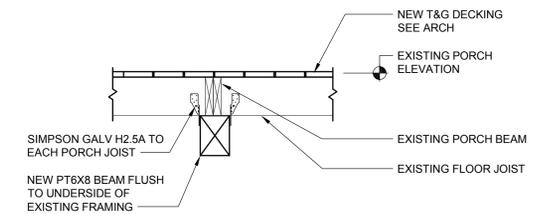
**SECTION 105**  
SCALE: 3/4" = 1'-0"  
S2.1

NOTES:  
1. ALL CONNECTORS AND FASTENERS TO BE HOT DIPPED GALVANIZED OR SS.  
2. SHORE EXISTING FRAMING PRIOR TO EXTERIOR WALL REMOVAL.



**SECTION 106**  
SCALE: 3/4" = 1'-0"  
S2.1

NOTES:  
1. ALL CONNECTORS AND FASTENERS TO BE HOT DIPPED GALVANIZED OR SS.  
2. STAINLESS STEEL A34 FRAMING ANCHOR AT EACH STRINGER WITH (2) 1/4\"/>



**SECTION 107**  
SCALE: 3/4" = 1'-0"  
S2.1

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SECTIONS

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**S2.1**

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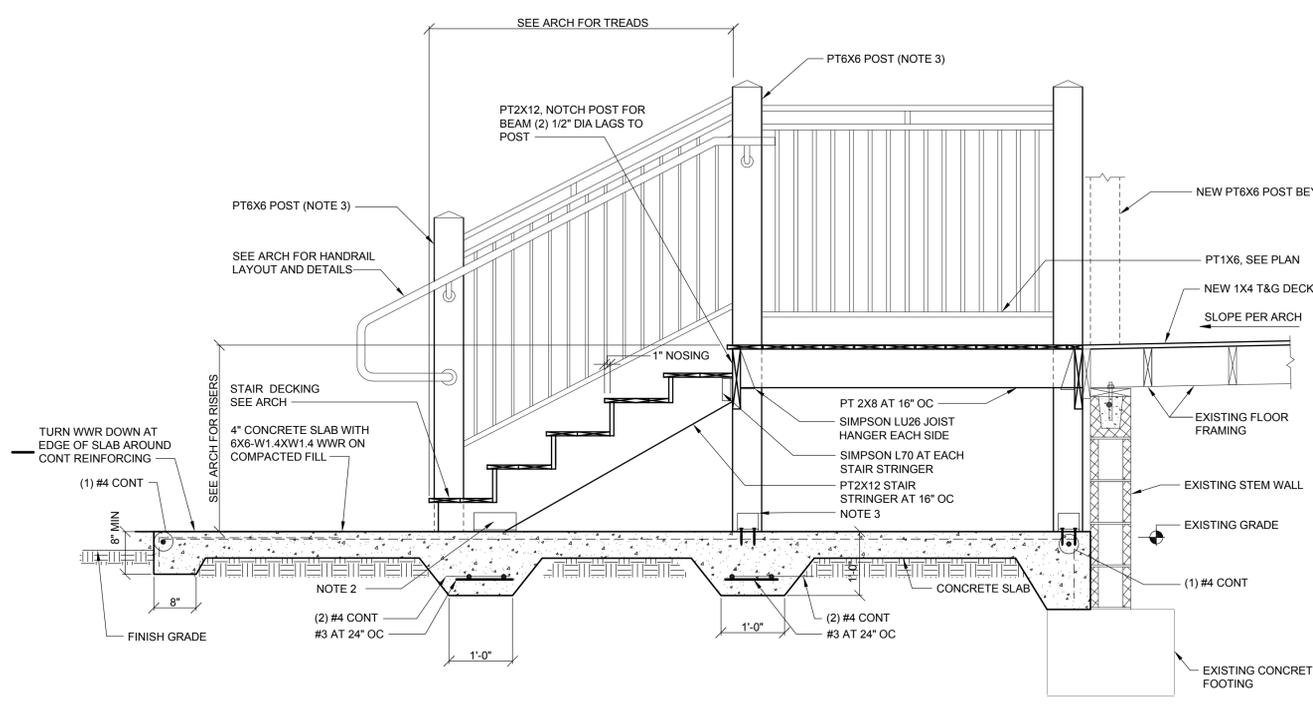
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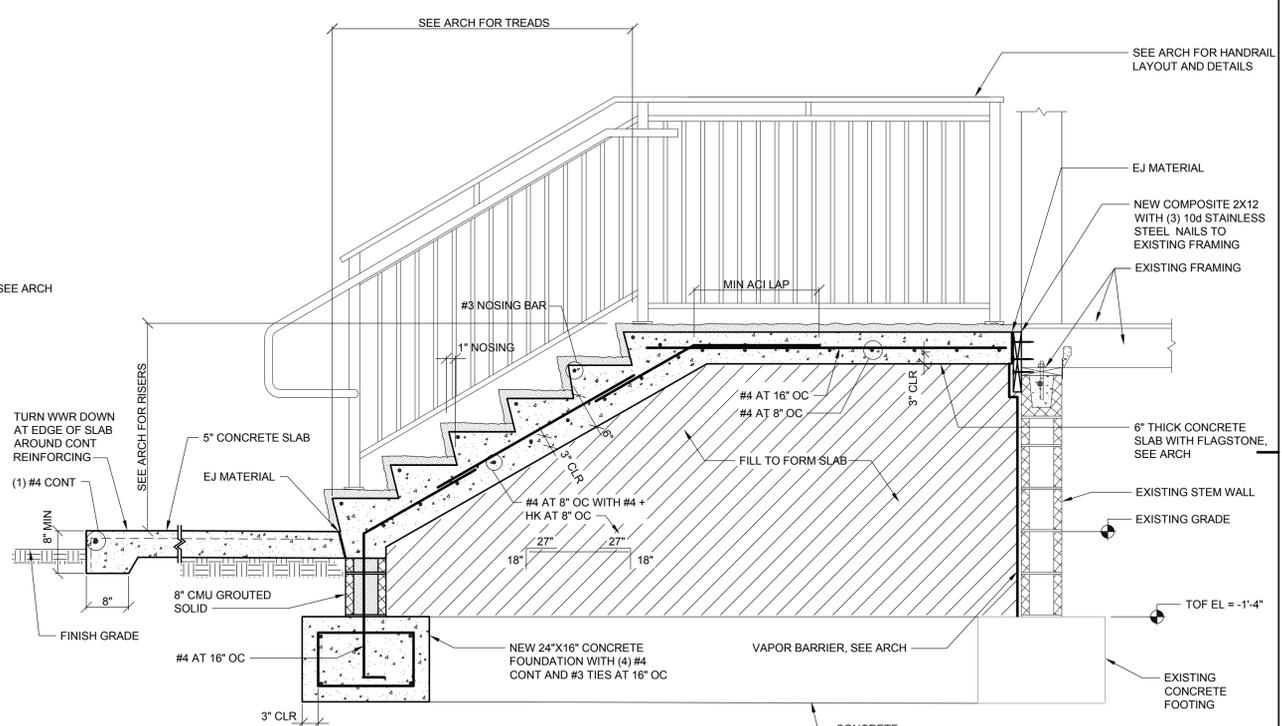
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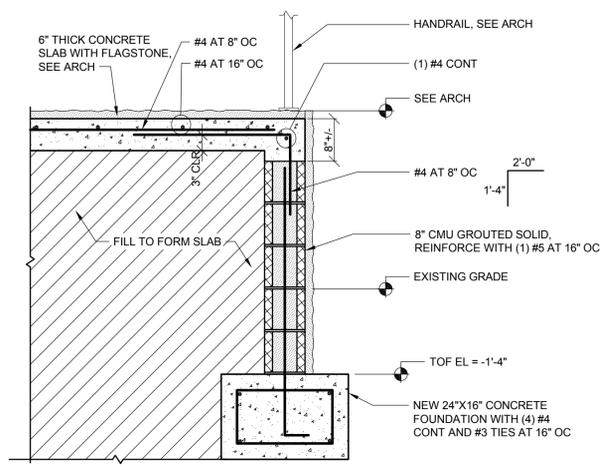


**SECTION 108**  
 SCALE: 3/4" = 1'-0"  
 S2.2

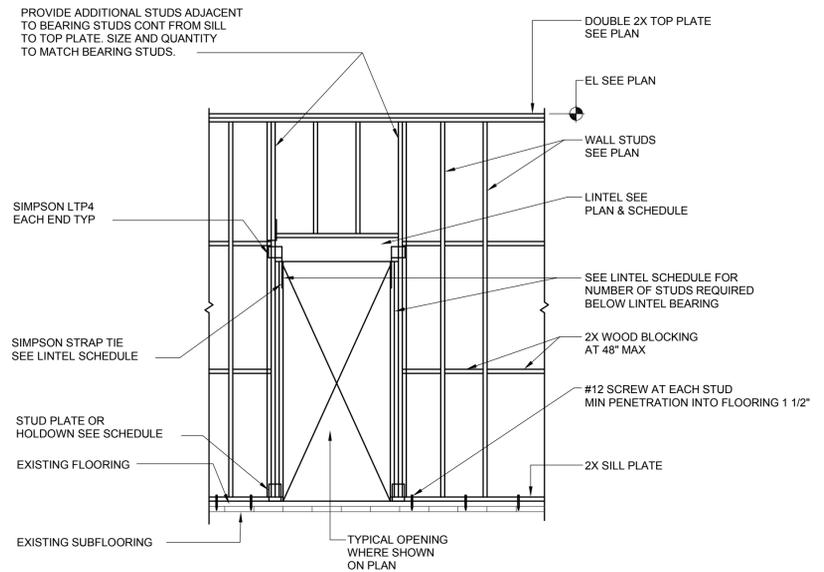
- NOTES:
1. ALL CONNECTORS AND FASTENERS TO BE HOT DIPPED GALVANIZED OR SS.
  2. STAINLESS STEEL A34 FRAMING ANCHOR AT EACH STRINGER WITH (2) 1/4" DIA STAINLESS STEEL CONCRETE SCREWS WITH 1 1/4" EMBEDMENT.
  3. SIMPSON RPBZ POST BASE CONNECTOR WITH (4) 1/4" DIA X 1 3/4" CONCRETE SCREWS.



**SECTION 109**  
 SCALE: 3/4" = 1'-0"  
 S2.12



**SECTION 110**  
 SCALE: 3/4" = 1'-0"  
 S2.2



**TYPICAL STUD WALL ELEVATION A**  
 S2.2

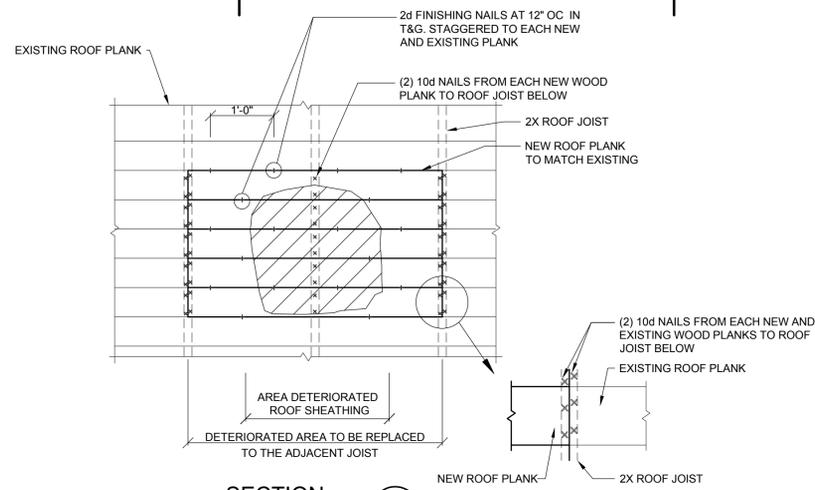
- NOTES:
1. SEE PLAN FOR SHEATHING AND ATTACHMENT REQUIREMENTS. HURRICANE TIES NOT SHOWN - SEE OTHER SECTIONS FOR REQUIREMENTS - TYP.
  2. FOR WINDOW OPENINGS PROVIDE DOUBLE 2X AT SILL.

**WOOD LINTEL SCHEDULE (2X4 WALL)**

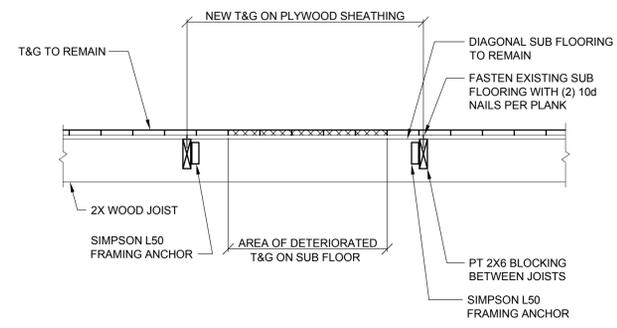
SPAN	LINTEL	BEARING STUDS	FULL HEIGHT STUDS	STUD PLATE
0'-0" <L< 4'-8"	2-2X6	2-2X4	2-2X4	LTP4
4'-8" <L< 6'-0"	2-2X8	2-2X4	2-2X4	LTP4
6'-0" <L< 7'-4"	2-2X10	2-2X4	2-2X4	LTP4
7'-4" <L< 8'-8"	2-2X12	2-2X4	3-2X4	LTP4
8'-8" <L< 10'-0"	2-1-wX11-4 LVL	2-2X4	3-2X4	HD2A

**WOOD LINTEL SCHEDULE (2X6 WALL)**

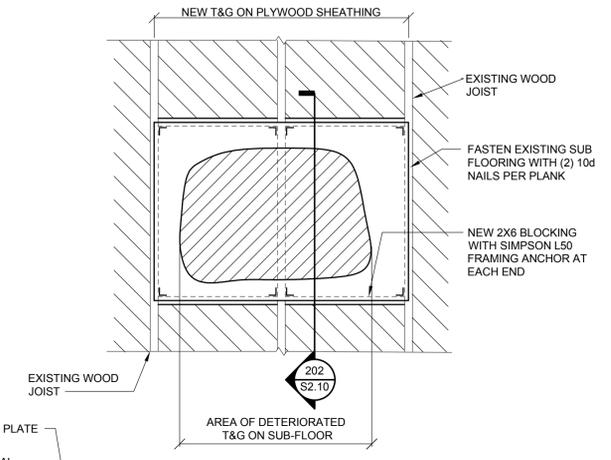
SPAN	LINTEL	BEARING STUDS	FULL HEIGHT STUDS	STUD PLATE
0'-0" <L< 4'-8"	2-2X6	2-2X6	2-2X6	LTP4
4'-8" <L< 6'-0"	2-2X8	2-2X6	2-2X6	LTP4
6'-0" <L< 7'-4"	2-2X10	2-2X6	2-2X6	LTP4
7'-4" <L< 8'-8"	2-2X12	2-2X6	3-2X6	LTP4
8'-8" <L< 10'-0"	2-1-wX11-4	2-2X6	3-2X6	HD2A



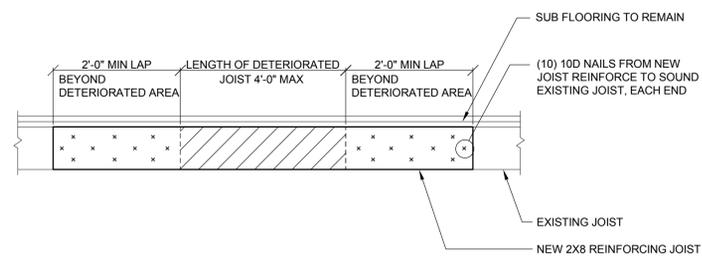
**SECTION 201**  
SCALE: 3/4" = 1'-0"



**SECTION 202**  
SCALE: 3/4" = 1'-0"  
NOTES:  
1. ALL CONNECTORS AND FASTENER TO BE HOT DIPPED GALVANIZED OR SS.

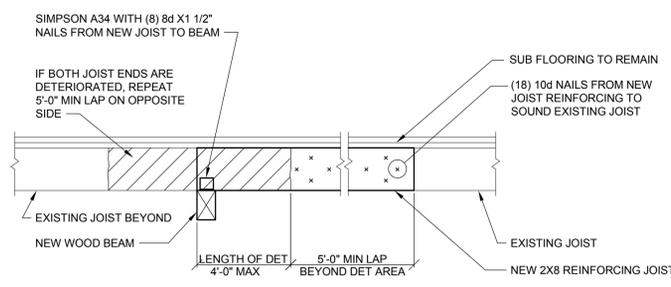


**DETAIL A**  
SCALE: 3/4" = 1'-0"



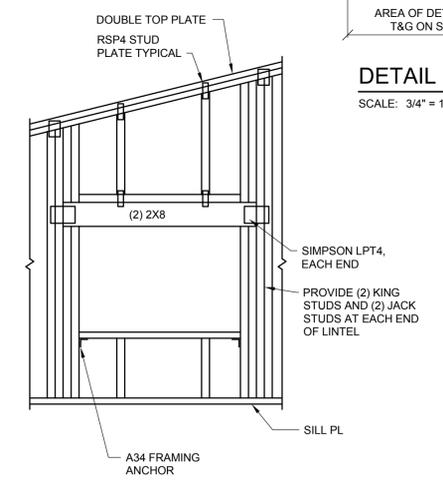
**SECTION 203**  
SCALE: 3/4" = 1'-0"

NOTES:  
1. ALL CONNECTORS AND FASTENER TO BE HOT DIPPED GALVANIZED OR SS.

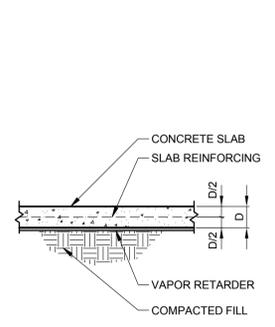


**SECTION 204**  
SCALE: 3/4" = 1'-0"

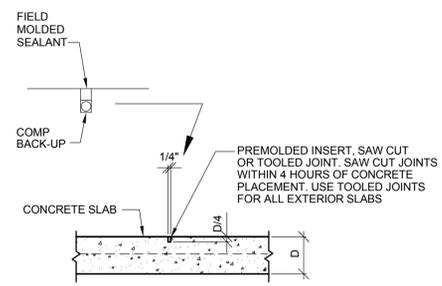
NOTES:  
1. ALL CONNECTORS AND FASTENER TO BE HOT DIPPED GALVANIZED OR SS.



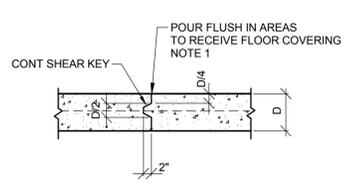
NOTES:  
1. PROVIDE CRIPPLE STUDS AT 16" OC MAX AND ALIGNED W/ STUDS IN WALL ABOVE.



**TYPICAL CONCRETE SLAB ON GRADE DETAIL**

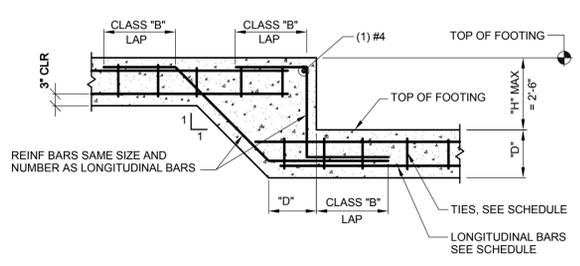


**TYPICAL CONTRACTION JOINT IN SLAB ON GRADE DETAIL**

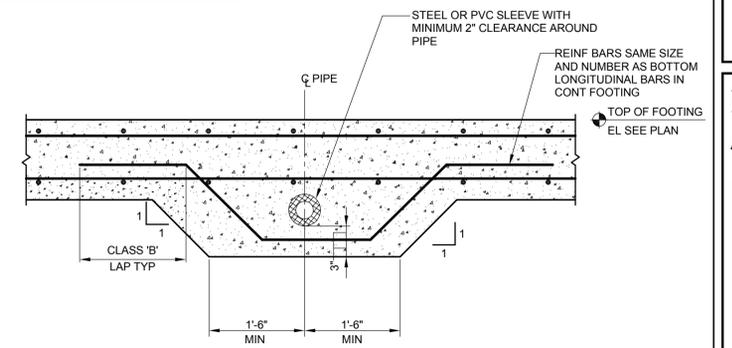


**TYPICAL CONSTRUCTION JOINT IN SLAB ON GRADE DETAIL**

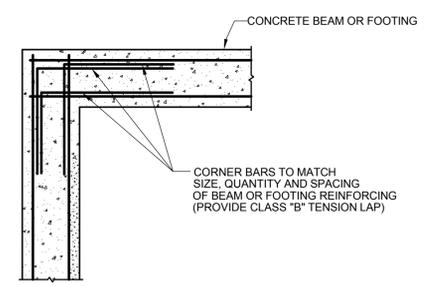
NOTE:  
1. ROUT AND SEAL JOINT AT EXPOSED OR EXTERIOR JOINTS ONLY.



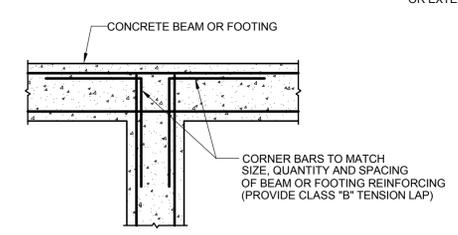
**TYPICAL WALL FOOTING STEP DETAIL**



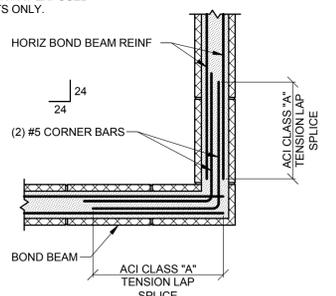
**ALTERNATE PIPE INTERSECT WITH FOOTING DETAIL**



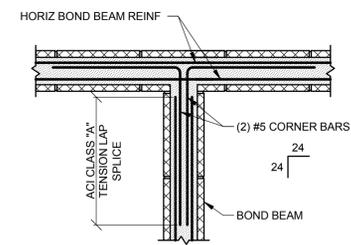
**TYPICAL FOOTING CORNER REINFORCING DETAIL**



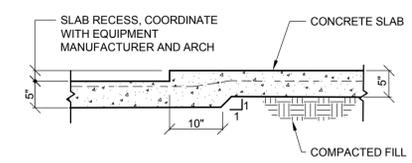
**TYPICAL FOOTING INTERSECTION REINFORCING DETAIL**



**TYPICAL BOND BEAM CORNER DETAIL**



**TYPICAL BOND BEAM INTERSECTION DETAIL**



**TYPICAL RECESS IN SLAB ON GRADE DETAIL**

**HISTORIC PEACOCK LODGE PHASE TWO**

CITY OF PORT ST. LUCIE  
COMMUNITY REDEVELOPMENT AGENCY  
PORT ST. LUCIE, FLORIDA

MARK J KEISTER PE 37435

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**ARCHITECTS**  
p.a.

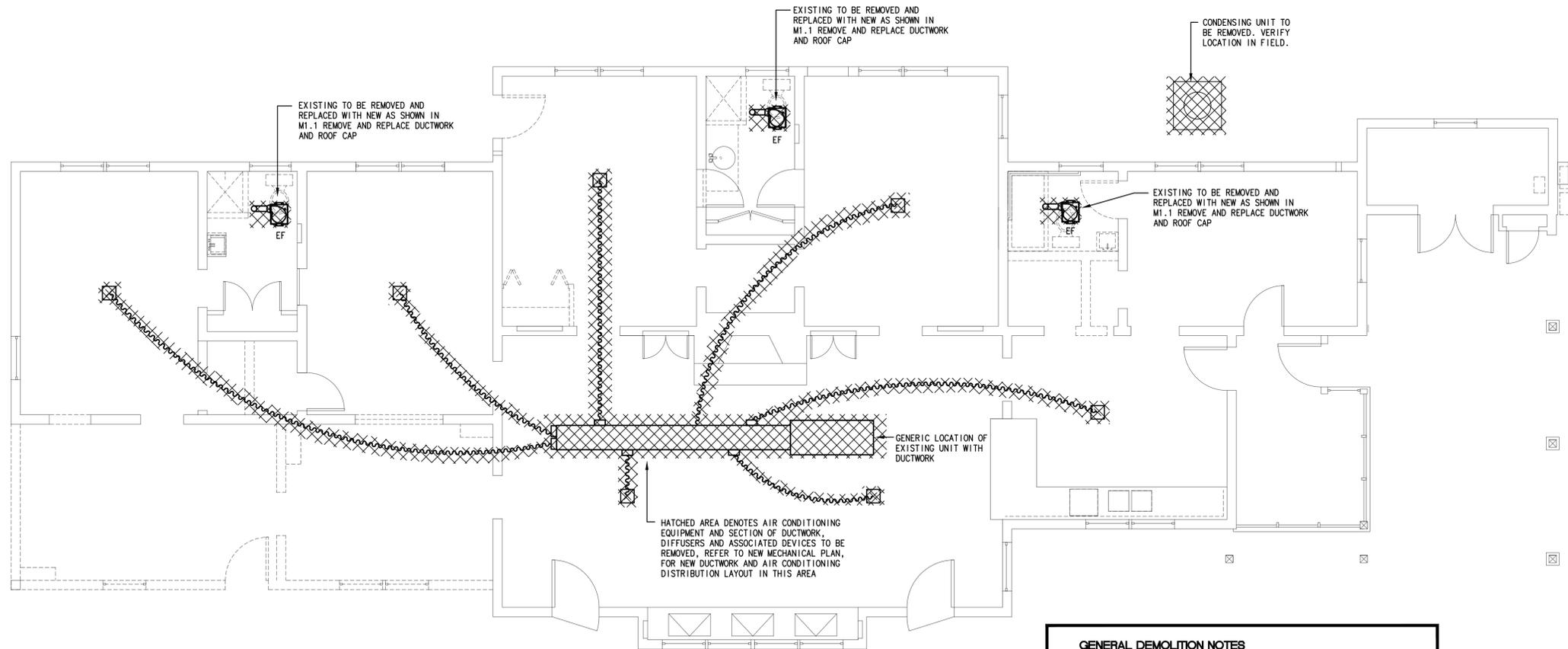
Project No: 2002

SECTIONS

Date: 5/1/20

**S2.10**

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**GENERAL DEMOLITION NOTES**

- 1- REMOVE EXISTING AHU-1 IN ATTIC WITH ALL ASSOCIATED DUCT WORK, AIR DISTRIBUTION DEVICES, REFRIGERANT LINES, THERMOSTAT WITH WIRING AND A/C CONDENSATE LINES.
- 2- REMOVE EXISTING CONDENSING UNIT.
- 3- CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH OTHER TRADES, FIELD CONDITIONS AND OWNER'S REPRESENTATIVE.
- 4- DISPOSE OF ALL AIR CONDITIONING RELATED EQUIPMENT AND MATERIALS AS DIRECTED BY OWNER'S REPRESENTATIVE.

1 MECHANICAL DEMOLITION PLAN  
DM.1 SCALE: 1/4"=1'-0"



REVISIONS:

**HISTORIC PEACOCK LODGE PHASE TWO**  
CITY OF PORT ST. LUCIE  
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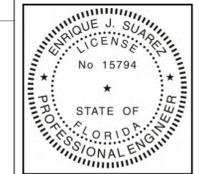
Project No. 2002  
MECHANICAL DEMOLITION PLAN  
Date: 5/1/20

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**DM.1**  
25 OF 43

REVISIONS:

**HISTORIC PEACOCK LODGE PHASE TWO**  
 CITY OF PORT ST. LUCIE  
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 PORT ST. LUCIE, FLORIDA

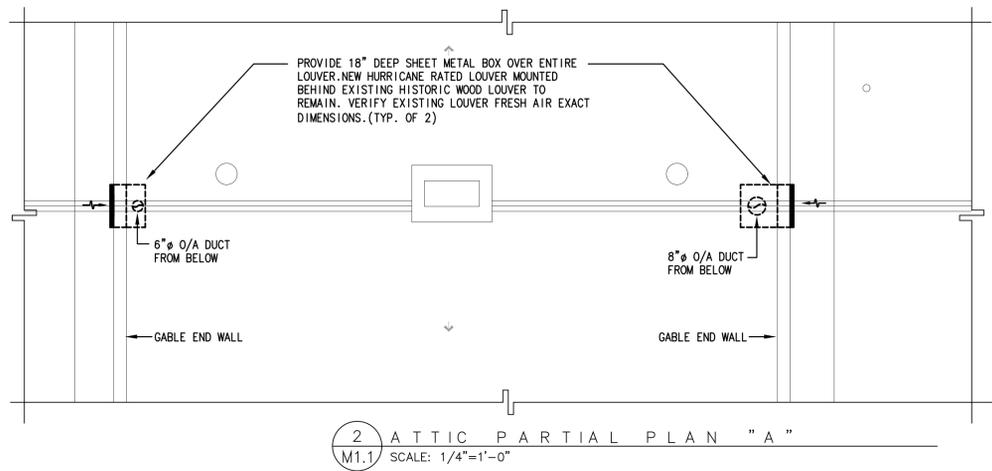


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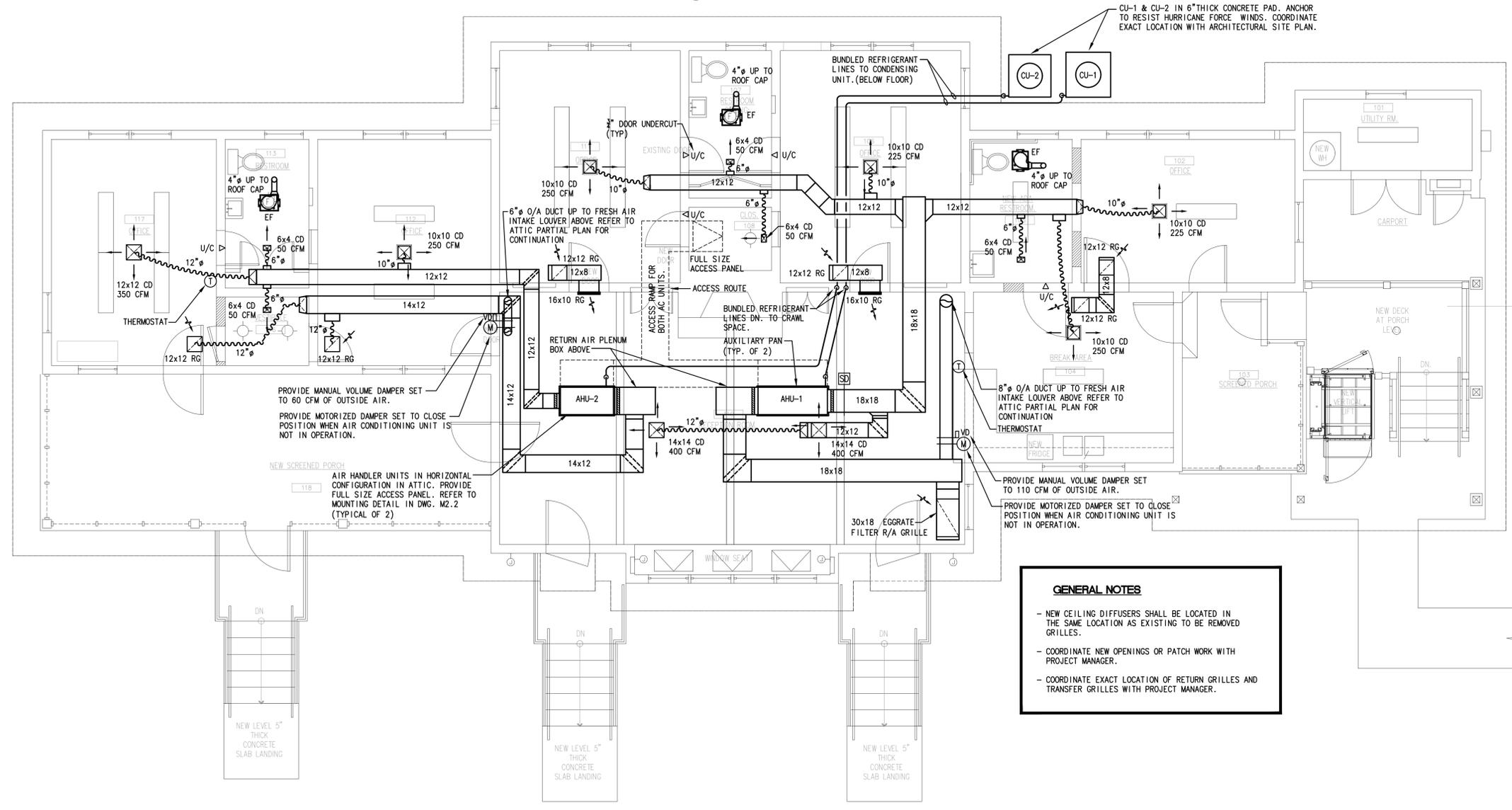
*Bender & Associates*  
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 p.a.

Project No. 2002  
 PROPOSED LODGE  
 MECHANICAL FLOOR PLAN  
 Date: 5/1/20

**M1.1**  
 26 OF 43



**2 ATTIC PARTIAL PLAN "A"**  
 M1.1 SCALE: 1/4"=1'-0"



**GENERAL NOTES**

- NEW CEILING DIFFUSERS SHALL BE LOCATED IN THE SAME LOCATION AS EXISTING TO BE REMOVED GRILLES.
- COORDINATE NEW OPENINGS OR PATCH WORK WITH PROJECT MANAGER.
- COORDINATE EXACT LOCATION OF RETURN GRILLES AND TRANSFER GRILLES WITH PROJECT MANAGER.

**1 LODGE FIRST FLOOR MECHANICAL PROPOSED PLAN**  
 M1.1 SCALE: 1/4"=1'-0"

**A/C GENERAL NOTES**

1. GENERAL:
  - A. SUBMIT MANUFACTURER'S DATA AND SHOP DRAWINGS ON ALL A/C EQUIPMENT AND DUCTWORK FOR REVIEW BEFORE INSTALLATION. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND PROJECT BOOK SPECIFICATIONS.
  - B. ALL DIMENSIONS AND ACTUAL CONSTRUCTION CONDITIONS MUST BE VERIFIED AT THE JOB SITE.
  - C. CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH OTHER TRADES AND FIELD CONDITIONS.
  - D. CONTRACTOR, PRIOR TO SUBMITTING HIS BID PRICE, SHALL VISIT THE SITE, FAMILIARIZE HIMSELF WITH ALL FIELD CONDITIONS, AND SHALL OBTAIN ALL REQUIRED INFORMATION NECESSARY TO COMPLETE THE JOB. ANY DISCREPANCIES BETWEEN WHAT IS SHOWN ON THE DRAWINGS AND ACTUAL WORK REQUIRED TO COMPLETE THE JOB SHALL BE TAKEN INTO ACCOUNT IN THE BID PRICE.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:
  - A. FLORIDA BUILDING CODES
  - B. NFPA - 90A AIR CONDITIONING AND VENTILATION
  - C. NFPA - 91 BLOWER AND EXHAUST SYSTEMS
  - D. ASHRAE GUIDE - EQUIPMENT, SYSTEM AND APPLICATIONS
  - E. SMACNA - LOW VELOCITY DUCT CONSTRUCTION
  - F. NFPA-101 SAFETY TO LIFE FROM FIRE IN BUILDINGS
3. MATERIALS:
  - A. DUCTWORK
    1. GALVANIZED SHEET METAL CONSTRUCTED IN ACCORDANCE WITH SMACNA STANDARDS. CORRIDOR SUPPLY RISERS SHALL BE CONSTRUCTED TO A MINIMUM OF 3"WG PRESSURE CLASS. OPTIONAL DUCT MATERIAL: FIBERGLASS RECTANGULAR GLASS DUCT WITH ALUMINUM FOIL CASING, LISTED U.L. AS CLASS 1 DUCT MEETING REQUIREMENTS OF NFPA, BULLETIN 90A AND FLORIDA EFFICIENCY CODE LATEST EDITION. FIBERGLASS DUCT SHALL BE PROVIDED WITH EPA REGISTERED BIOCIDES. REFER TO SPECIFICATIONS FOR DUCTWORK INSTALLATION.
    2. PROVIDE AIR EXTRACTORS IN ALL RECTANGULAR BRANCH TAPS.
    3. FLEXIBLE DUCTS: DUCT SHALL BE LIGHTWEIGHT CONSTRUCTED WITH CORROSION RESISTANT CORE AND REINFORCED WITH BONDED HELIX. DUCT TO BE INSULATED WITH 2" THICK, 1 LB. FIBERGLASS BLANKET INSULATION WITH ALUMINUM FILM VAPOR BARRIER. DUCT SHALL BE LISTED CLASS 1, U.L. STANDARD 181.
    4. ROUND BRANCH TAPS SHALL BE MADE WITH "SPIN-IN" TYPE FITTINGS WITH VOLUME DAMPER AND ADAPTER FOR CONNECTION TO FIBERGLASS DUCT.
  - B. INSULATION
    1. INSULATE ALL AIR CONDITIONING SUPPLY, RETURN AND OUTSIDE AIR DUCTWORK WITH MINIMUM R=6.0 BLANKET TYPE OF NOT LESS THAN 1 PCF DENSITY WITH FIRE RETARDANT FOIL FACING. MATERIAL SHALL BE UNDERWRITERS' LABORATORIES LABELED TO COMPLY WITH NFPA 90A. FASTEN WITH FLARE TYPE STAPLES ON 1" CENTERS ALONG OVERLAPS. SEAL ALL STAPLE HEADS, LAPS AND BREAKS IN INSULATION WITH FIRE RESISTANT MASTIC.
    2. INSULATE ALL AIR CONDITIONING DUCTWORK EXPOSED TO OUTDOORS AS FOLLOWS: COVER WITH 2" THICK DUCTBOARD, R=8.0, WITH FOIL COVER. APPLY 1 LAYER FOSTER 4500 MASTIC EMBEDDED WITH GLASSFIB INTO MASTIC. FINISH WITH 2ND LAYER OF FOSTER 4500 MASTIC THROUGHOUT.
    3. INSULATE NECK, THROATS AND COLLARS OF SUPPLY OUTLET RUNOUTS ABOVE CEILINGS. ALL DUCTWORK INSULATION AS PER NAIMA STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
    4. NO INSULATION SHALL BE INSTALLED UNTIL THE SYSTEM HAS BEEN CHECKED AND FREE OF ALL LEAKS.
    5. INSULATE REFRIGERANT SUCTION PIPING WITH 3/4" THICK ARMAFLEX SLIPPED UNSPLIT OVER PIPE, FLAME SPREAD 25 OR LESS, SMOKE DEVELOPED RATING 100 OR LESS. PAINT AS RECOMMENDED BY MANUFACTURER WHEN EXPOSED OUTDOORS.
    6. PROTECT ALL PIPE INSULATION AT HANGERS WITH GALVANIZED SHEET METAL SHIELDS.
- C. PIPING
  1. REFRIGERANT PIPING - USE COPPER TUBING TYPE "L" WITH WROUGHT SOLDER FITTINGS AND SILVER SOLDER. REFRIGERANT LINES AS SIZED BY MANUFACTURER.
  2. CONDENSATE PIPING:
    - A. PIPING: COPPER TYPE "L" WITH SOLDERED FITTINGS.
  3. HANGERS - 4" AND SMALLER GRINNEL #115.
  4. EQUIPMENT AS SPECIFIED ON SCHEDULE.
  5. PROVIDE TURNING VANES IN ALL ELBOWS (EXCEPT ON GREASE DUCTS), AIR EXTRACTORS OR ADJUSTABLE TURNING VANES AT ALL BRANCH TAKEOFFS AND ALL REQUIRED DAMPERS TO PROPERLY BALANCE THE SYSTEM.
  6. CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL DIFFUSERS, GRILLES, AND REGISTERS WITH INTERIOR DESIGNER'S DRAWINGS.
  7. PROVIDE APPROVED FIRE OR FIRE/SMOKE DAMPERS AT ALL PENETRATIONS OF FIRE RATED PARTITIONS, WALLS AND CEILINGS AS REQUIRED BY CODE. FIRE/SMOKE DAMPERS SHALL BE CLASS 1, 350 DEG. LOW LEAKAGE TYPE, UL-555S LISTED AND INSTALLED PER MANUFACTURER'S DIRECTIONS.
  8. ALL MOTORIZED DAMPERS SHALL BE AIR FOIL INSULATED LOW LEAKAGE TYPE. UL-555S LISTED.
  9. SUPPLY, RETURN, OUTSIDE AND EXHAUST AIR DUCTS IN UNCONDITIONED AREAS MUST BE INSULATED WITH R-6.0 MINIMUM.
  10. NO PVC OR ANY COMBUSTIBLE MATERIALS ALLOWED IN AC CLOSET PLENUM/ RETURN AIR PLENUM
  11. PROVIDE ACCESS PANELS WHERE INDICATED OR REQUIRED FOR SERVICE AT ALL VALVES, MECHANICAL EQUIPMENT, FAN, AHU'S, CONTROL DEVICES AND DAMPERS WHICH REQUIRE ADJUSTMENT. USE MILCOR STYLE M FOR EXPOSED MASONRY APPLICATION, STYLE B FOR ACOUSTICAL PLASTER APPLICATION. PROVIDE U.L. LABELED FIRE RATED TYPE WHERE REQUIRED. FURNISH WITH FACTORY APPLIED, BAKED-ON PRIME COAT AND STANDARD FLUSH TYPE METAL CAM LOCK.
  12. PROVIDE ISOLATION DI-ELECTRIC FITTINGS BETWEEN STEEL AND COPPER.
  13. PROVIDE DUCT MTD. SMOKE DETECTORS IN THE SUPPLY AND RETURN AIR DUCT ON ALL AIR HANDLERS/FCU'S 2000 CFM OR MORE. UPON ACTIVATION OF DETECTOR, UNITS SHALL SHUT DOWN.
  14. ALL DUCTWORK CONNECTED TO LOUVERS AND GRILLES AT EXTERIOR WALLS SHALL HAVE BOTTOM OF DUCT CONSTRUCTED WITH MINIMUM 1/8 IN/FT. SLOPE FOR A DISTANCE OF FOUR FEET SLOPING BACK TOWARDS LOUVER TO ALLOW INCIDENTAL WATER INTRUSION TO DRAIN BACK OUT THROUGH LOUVER. CONNECTION TO LOUVER SHALL BE RENDERED WATER-TIGHT AND NO OBSTRUCTION SHALL OCCUR INSIDE DUCTWORK WHICH WOULD PREVENT PROPER DRAINAGE BACK TO LOUVER.
  15. COORDINATE LOCATION OF DUCTWORK WITH OTHER TRADES, PARTICULARLY WHERE DUCTS RUN THROUGH STRUCTURAL ELEMENTS. PROVIDE ALL NECESSARY SLEEVES BEFORE CONCRETE IS POURED.
  16. GENERAL: THE DESIGN DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT SHOW EVERY BEND, OFFSET, ELBOW OR OTHER FITTING WHICH MAY BE REQUIRED IN THE PIPING AND/OR DUCTWORK FOR INSTALLATION IN THE SPACES ALLOTTED. CAREFUL COORDINATION OF THE WORK OF THIS SECTION WITH THAT OTHER TRADES AND FIELD CONDITIONS IS NECESSARY TO AVOID CONFLICTS.
  17. TEST & BALANCE NOTES
    1. PROCURE THE SERVICES OF AN INDEPENDENT BALANCE & TESTING AGENCY TO PERFORM TEST AND BALANCE TO ENTIRE SYSTEM "AIR & WATER", REFER TO SPECIFICATION FOR DETAILS.

AIR DISTRIBUTION SCHEDULE		
SYMBOL	MANUFACTURER & MODEL NO.	DESCRIPTION
CD	TITUS #250AA	SUPPLY GRILLE, WHITE FINISH, ALUMINUM. DEFLECTION AS SHOWN IN DRAWINGS, CEILING MOUNTED. PROVIDE OPPOSED BLADE VOLUME DAMPER MODEL AG-35-AA.
ER	TITUS #50F	ALUMINUM EGGRATE CEILING EXHAUST REGISTER/GRILLE. PROVIDE REGISTER WITH OPPOSED BLADE VOLUME DAMPER.
RG	TITUS #4FL	ALUMINUM RETURN GRILLE. MODULE SIZE AND TYPE AS REQUIRED TO FIT CEILING CONSTRUCTION SHOWN ON ARCHITECTURAL DRAWINGS. PROVIDE WITH OPPOSED BLADE VOLUME DAMPER.
FRG	TITUS #4FLL	FILTER RETURN GRILLE. MODULE SIZE AND TYPE AS REQUIRED TO FIT CEILING CONSTRUCTION SHOWN ON ARCHITECTURAL DRAWINGS. PROVIDE OPPOSED BLADE VOLUME DAMPER.
SR	TITUS #272FS	SIDEWALL SUPPLY REGISTER/GRILLE, FOUR WAY DEFLECTION FOR REGISTER, PROVIDE OPPOSED BLADE VOLUME DAMPER.
SRG	TITUS #4FL	AEROBLADE SIDEWALL RETURN REGISTER/GRILLE. FOR REGISTER, PROVIDE OPPOSED BLADE VOLUME DAMPER.
INTAKE/EXHAUST LOUVERS RUSKIN MODEL # ELF-63750X0 (FINISH AS DIRECTED BY ARCHITECT/OWNER)		
NOTES: ALL FINISHED TO BE OFF-WHITE BAKED ENAMEL EXCEPT AS OTHERWISE NOTED ABOVE OR AS SPECIFICALLY SHOWN ON THE DRAWINGS.  ALL DUCTWORK CONNECTED TO LOUVERS AND GRILLES AT EXTERIOR WALLS SHALL HAVE BOTTOM OF DUCT CONSTRUCTED WITH MINIMUM 1/8 IN/FT SLOPE FOR A DISTANCE OF FOUR FEET SLOPING BACK TOWARDS LOUVER TO ALLOW INCIDENTAL WATER INTRUSION TO DRAIN BACK OUT THROUGH LOUVER. CONNECTION TO LOUVER SHALL BE RENDERED WATER-TIGHT AND NO OBSTRUCTION SHALL OCCUR INSIDE DUCTWORK WHICH WOULD PREVENT PROPER DRAINAGE BACK TO LOUVER.		

OUTSIDE AIR CALCULATIONS (PER FBCM 2017 TABLE 403.3)						
AREA DESIGNATION	NET. OCC. AREA (SQ.FT)	TOTAL PERSONS	CFM/ PERSON	CFM/ SQ.FT	CFM REQUIRED	CFM PROVIDED
Offices	508	3	5	0.06	45	45
Reception / Breakroom	676	5	5	0.06	66	70
					<b>TOTAL</b>	<b>115</b>
Offices	338	2	5	0.06	30	60
					<b>TOTAL</b>	<b>30</b>
						<b>AHU-1</b>
						<b>AHU-2</b>

FAN SCHEDULE									
FAN NO.	TYPE	FAN RPM	CFM	STATIC PRESS. IN. H <sub>2</sub> O	TYPE DRIVE	MOTOR		MANUFACTURER AND MODEL NUMBER	REMARKS ACCESSORIES
						HP	VOLTS/ PHASE		
EF	CEILING	637	80	0.125	DIRECT	15W	120/1	PANASONIC FV-08VF2	①

① DISC. SWITCH, SEE ELECTRICAL DRAWINGS FOR CONTROL POINTS.

AIR CONDITIONING LEGEND	
SYMBOL	DESCRIPTION
RL	REFRIGERANT LIQUID
RS	REFRIGERANT SUCTION
USS	UNDERSIDE OF STRUCTURE
	DUCT, SIZE SHOWN IN INCHES
	MANUAL OPERATED DAMPER
	MOTOR OPERATED DAMPER
	SPLITTER DAMPER
	SQUARE ELBOW W/ TURNING VANES
	AIR EXTRACTOR
	DUCT TRANSITION
	SQ. TO ROUND TRANSITION
	FLEXIBLE DUCT
	BRANCH TAP WITH CONICAL FITTING
	RADIUS ELBOW WITH HEEL TAP
	RADIUS ELBOW, 5 PIECE IF AVAILABLE, 3PIECE OR SMOOTH OTHERWISE
	DIVIDED FLOW 'Y' TYPE FITTING
S/A	SUPPLY AIR
O/A	OUTSIDE AIR
E/A	EXHAUST AIR
EF	EXHAUST FAN
	SMOKE DETECTOR
	FIRE DAMPER
	THERMOSTAT WITH WARMER/COOLER DIAL AND TEMPERATURE SENSOR TO EMCS
	MOTORIZED DAMPER
	VOLUME DAMPER

DIRECT EXPANSION SPLIT SYSTEM UNIT SCHEDULE																														
		AIR HANDLER UNIT										CONDENSING UNIT																		
AHU ID.	AREA SERVED	AIR					S.P. (IN WG)			COOLING COIL		ELECTRICAL		MANUFACTURER AND MODEL NUMBER	WEIGHT LBS	DIMENSIONS WxDxH	CONDENSING UNIT ID.	LOCATION	ELECTRICAL					AMBIENT AIR FDB	REFRIGERANT LINES SUCT / LIQUID	MANUFACTURER AND MODEL NUMBER	WEIGHT (LBS)	DIMENSIONS WxDxH	REMARKS	
		TOTAL AIR CFM	OUTSIDE AIR CFM	COOLING CAPACITY TOTAL (MBTUH)	COOLING CAPACITY SENSIBLE (BTUH)	ENT. AIR FDB/FWB	LVG. AIR FDB/FWB	HEATING CAP BTUH	FAN HP	FILTER (\$)	EXT.	REFRIGERANT	ELECTRICAL SERVICE						MCA/ FUSE AMPS	ELECTRICAL SERVICE	COMPRESSOR QTY / RLA	FAN QTY/FLA	MCA/ FUSE AMPS							SEER/EER
AHU-1	OFFICES/RECEPTION	1900	115	58.0-35.2	49.3-29.9	80/67	55/54	50.0-34.0	1	0.5	0.75	R410A	208-230/1/60 HZ	8.6/15	DAIKIN DV61PTCD14	168	24.5x21x58	CU-1	ATTIC	208-230/1/60 HZ	1/28.6	1/-	31.1/35	20 EER	95	1 1/8 - 3/8	DAIKIN DZ20VC0601	333	35.5x35.5x41.3	1,2,3,4,5,6,7,8.
AHU-2	OFFICES EAST	700	60	25.0-15.4	21.2/13.0	80/67	55/54	23.6-15.2	1/2	0.5	0.75	R410A	208-230/1/60 HZ	4.9/15	DAIKIN DV33PTCC14	130	21x21x49	CU-2	ATTIC	208-230/1/60 HZ	1/12.7	1/-	15.2/20	21 EER	95	3/4 - 3/8	DAIKIN DZ20VC0241	217	35.5x35.5x38.3	2,4,5,6,7,8.

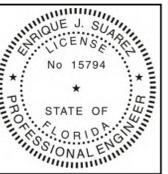
REMARKS:  
 1. DUCT MOUNTED SMOKE DETECTOR  
 2. PROVIDE FULL SIZE ACCESS SERVICE PANEL, ILLUMINATED UNIT ACCESS CATWALK, AND REQUIRED SERVICE CLEARANCE FOR UNIT LOCATED IN ATTIC LEVEL. AIR CONDITIONING FILTERS MUST BE REPLACED EVERY 30 DAYS.  
 3. AIR HANDLER UNIT SHALL SHUT DOWN UPON FIRE ALARM SIGNAL, DUCT SMOKE DETECTOR SENSING PRODUCTS OF COMBUSTION OR MANUAL ACTUATION OF AHU TO "OFF" POSITION.  
 4. MOUNT AIR HANDLER UNIT SUSPENDED FROM STRUCTURE. PROVIDE VIBRATION ISOLATION AT EACH UNIT CORNER, FLEXIBLE CONNECTION (COLLARS) TO S/A, R/A & O/A DUCTS CONNECTING TO UNIT.  
 5. PROVIDE MANUFACTURERS SEVERE WEATHER TIE-DOWN KIT FOR CONDENSING UNITS.  
 6. PROVIDE MODULATING MOTORIZED OUTSIDE AIR DAMPER AND INTERLOCK WITH AIR HANDLING UNIT OPERATION. AIR INTAKE MUST BE OPEN WHEN AHU IS IN OPERATION AND CLOSED WHEN UNIT IS NOT IN OPERATION.  
 7. REFRIGERANT LINES SIZED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND FINAL EQUIPMENT LOCATION REQUIREMENTS. REFRIGERANT PIPING SEED BASED ON USING LONG RADIUS ELBOWS EXCEPT FOR SECTION LINE TRAP AT CONDENSING UNIT.  
 8. PROVIDE FACTORY APPLIED CORROSION RESISTANT COATING SUITABLE FOR CORROSIVE ENVIRONMENT ON AIR HANDLER AND CONDENSING UNIT COILS AND CONDENSING UNIT CASING. (INSIDE AND OUTSIDE).

HVAC DESIGN REQUIRES:	YES	NO
DUCT SMOKE DETECTOR	X	
FIRE DAMPER(S)		X
SMOKE DAMPER(S)		X
FIRE RATED ENCLOSURE		X
FIRE RATED ROOF/FLOOR CEILING ASSEMBLY		X
FIRE STOPPING	X	
SMOKE CONTROL		X

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 COMMUNITY REDEVELOPMENT AGENCY  
 PORT ST. LUCIE, FLORIDA



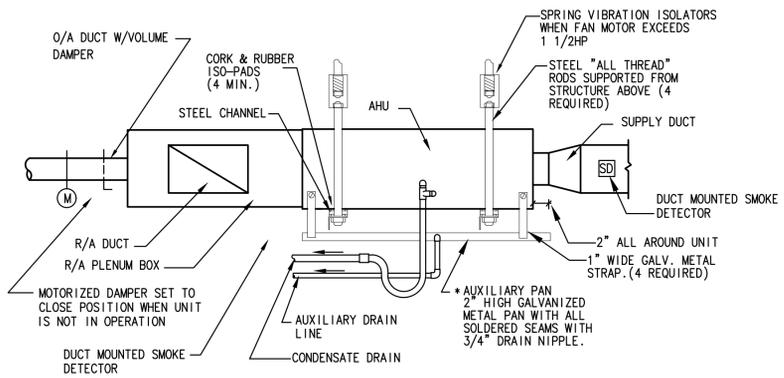
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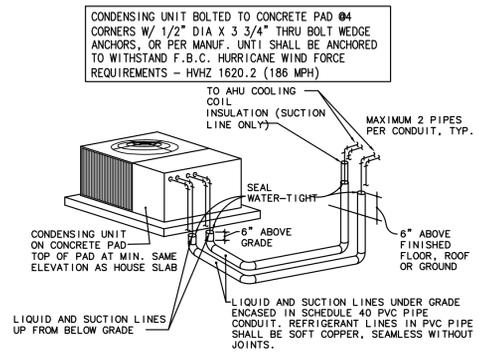
Project No. 2002  
 MECHANICAL SCHEDULES AND DETAILS  
 Date: 5/1/20

**M2.1**  
 27 OF 43

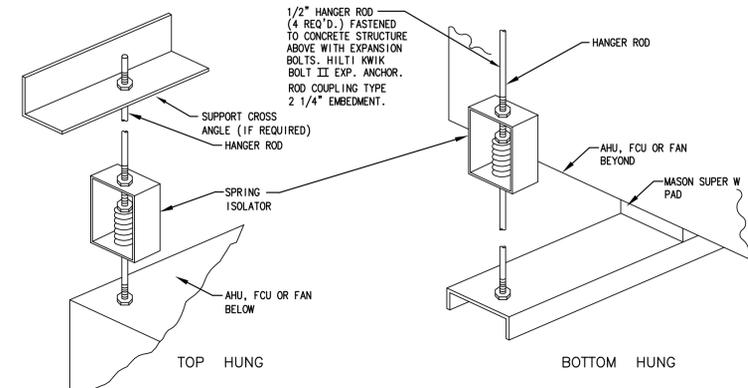
NOTE:  
 \* OUTSIDE AIR CFM SHALL BE AS SCHEDULED ON O/A SCHEDULE.  
 \* INSTALL A FLOAT SWITCH TO SHUT DOWN UNIT. PROVIDE TROUBLE LIGHT IN CEILING TILE BELOW UNIT.  
 \* PROVIDE DRAIN PAN WITH LEAK DETECTOR SOUND ALARM WITH MANUAL RESET.



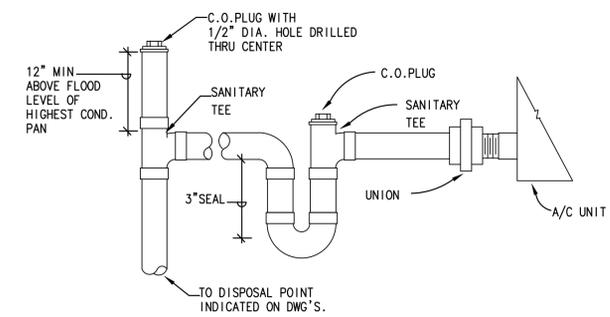
**SUGGESTED HORIZONTAL AHU MOUNTING DETAIL**  
 N.T.S.



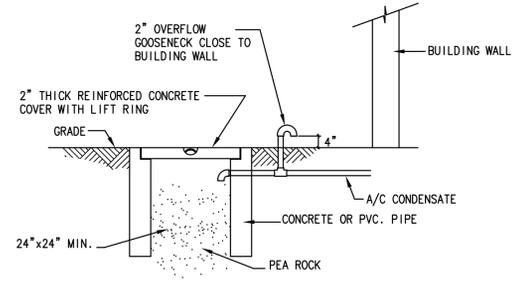
**CONDENSING UNIT DETAIL**  
 SCALE: NTS



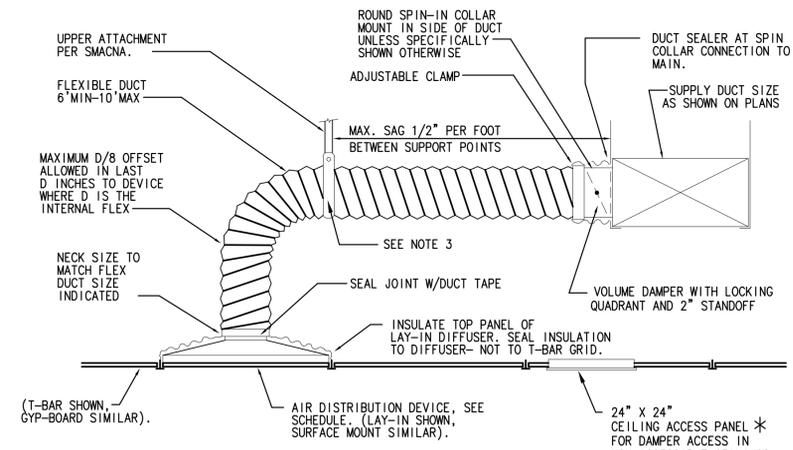
**CEILING MOUNTED FAN, AHU AND FCU UNIT MOUNTING DETAIL**  
 N.T.S.



**TYPICAL A/C UNIT CONDENSATE DRAIN CONNECTION**  
 N.T.S.



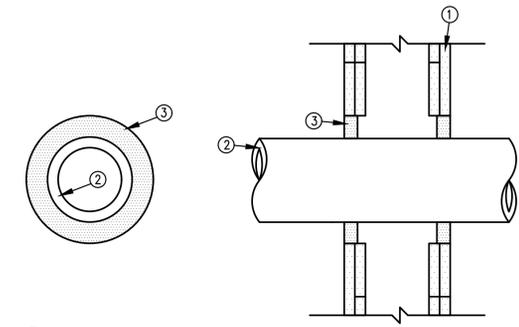
**A/C CONDENSATE DRYWELL DETAIL**  
 SCALE: NTS



**FLEXIBLE DUCT DETAIL**

N.T.S.  
 \*ALTERNATE TO ACCESS PANELS, PROVIDE YOUNG REGULATORS COORDINATE LOCATION WITH ARCHITECT.

**FLEXIBLE DUCT NOTES**  
 FLEXIBLE DUCTS SHALL BE ONE-PIECE AND SHALL NOT BE SPLICED TOGETHER. EXTEND FLEXIBLE DUCT INSULATION TO DUCT/DIFFUSER PANEL INSULATION AND SEAL WITH MASTIC. MINIMUM 1" WIDE 22 GALVANIZED STRAP HANGER WITH HEMMED EDGES PER SMACNA, FIGURE 3-10 FLEXIBLE AIR DUCT SHALL BE FULLY EXTENDED AND NOT COMPRESSED WITH ELBOW RADIUS NO LESS THAN R/D = 1.0.

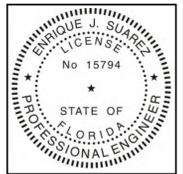


- ① PRE-RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY ANNULAR SPACE RANGE = MIN. 1/4" TO MAX. 5/8"
- ② STEEL PIPE - 8" DIAM. (OR SMALLER) SCH. 40 (OR HEAVIER) STEEL. COPPER PIPE - 4" DIAM. (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE. CONDUIT - 4" DIAM. (OR SMALLER) EMT OR RIGID STEEL CONDUIT.
- ③ Fyre-shield - MIN. 1/2" THICKNESS OF SEALANT INSTALLED WITHIN OPENING WITH A MIN. 1/4" CROWN AROUND THE PENETRATING ITEM APPLIED FLUSH WITH BOTH SIDES OF WALL ASSEMBLY.

**FIRE STOPPING DETAILS**  
 N.T.S.

REVISIONS:

**HISTORIC PEACOCK LODGE PHASE TWO**  
 CITY OF PORT ST. LUCIE  
 COMMUNITY REDEVELOPMENT AGENCY  
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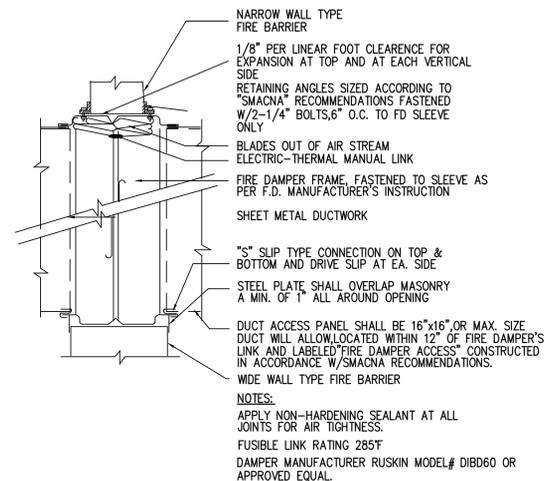
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Project No. 2002  
 MECHANICAL DETAILS  
 Date: 5/1/20

REVISIONS:

MINIMUM HANGER SIZES FOR ROUND DUCT				MINIMUM HANGER SIZES FOR RECTANGULAR DUCT										
DIA.	MAX SPACING	WIRE DIA.	ROD	STRAP	MAXIMUM HALF OF DUCT PERIMETER	PAIR AT 10 FT. SPACING	PAIR AT 8 FT. SPACING	PAIR AT 5 FT. SPACING	PAIR AT 4 FT. SPACING	WIRE DIA.	ROD	STRAP	WIRE DIA.	ROD
10" dia	12'	ONE 12 GA.	1/4"	1" x 22 ga.	18 in	1/2"	3/8"	1/2"	3/8"	18 in	1/2"	3/8"	18 in	1/2"
11-15"	12'	TWO 12 GA.	1/4"	1" x 22 ga.	24 in	1/2"	3/8"	1/2"	3/8"	24 in	1/2"	3/8"	24 in	1/2"
16-24"	12'	OR ONE 8 ga.	1/4"	1" x 22 ga.	30 in	1/2"	3/8"	1/2"	3/8"	30 in	1/2"	3/8"	30 in	1/2"
25-36"	12'	TWO 10 GA.	3/8"	1" x 20 ga.	36 in	1/2"	3/8"	1/2"	3/8"	36 in	1/2"	3/8"	36 in	1/2"
37-50"	12'	TWO 8 ga.	3/8"	1" x 20 ga.	42 in	1/2"	3/8"	1/2"	3/8"	42 in	1/2"	3/8"	42 in	1/2"
51-60"	12'	TWO 3/8"	TWO 1" x 20 ga.	1" x 18 ga.	48 in	1/2"	3/8"	1/2"	3/8"	48 in	1/2"	3/8"	48 in	1/2"
61-84"	12'	TWO 3/8"	TWO 1" x 18 ga.	1" x 16 ga.	54 in	1/2"	3/8"	1/2"	3/8"	54 in	1/2"	3/8"	54 in	1/2"

NOTES:  
 1. STRAPS ARE GALVANIZED STEEL; RODS ARE UNCOATED OR GALVANIZED STEEL. WIRE IS BLACK ANNEALED, BRIGHT BASIC OR GALVANIZED STEEL. ALL ARE ALTERNATIVES.  
 2. SEE FIGURE 4-4 FOR LOWER SUPPORTS.  
 3. SEE FIGURE 4-2 AND 4-3 FOR UPPER ATTACHMENTS.  
 4. TABLE ALLOWS FOR CONVENTIONAL WALL THICKNESS, AND JOINT SYSTEMS PLUS ONE 1/2" OF INSULATION WEIGHT, IF HEAVIER DUCTS ARE TO BE INSTALLED, ADJUST HANGER SIZES TO BE WITHIN THEIR LOAD LIMITS; SEE ALLOWABLE LOADS WITH TABLE 4-1.  
 5. DESIGNERS FOR INDUSTRIAL GRADE SUPPORTS, INCLUDING CHANNELS, SINGLE POINT TRAPEZE LOADS, LONGER SPANS AND FLANGED JOINT LOADS, SEE SMACNA'S ROUND INDUSTRIAL DUCT CONSTRUCTION STANDARDS.  
 6. SEE FIGURES 3-9 AND 3-10 FOR FLEXIBLE DUCT SUPPORTS.



FIRE DAMPER MOUNTING DETAIL - WALL  
N.T.S.

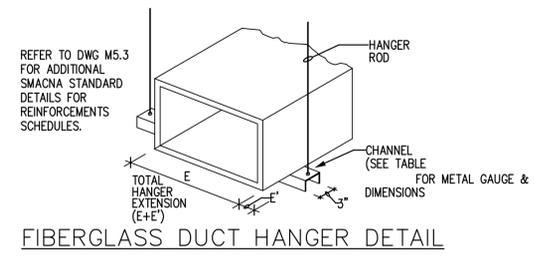
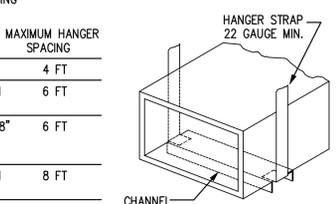
PROVIDE ACCESS PANELS AS REQUIRED FOR SERVICE AT ALL DAMPERS, USE MILCOR STYLE M FOR EXPOSED MASONRY APPLICATION, STYLE B FOR ACOUSTICAL PLASTER APPLICATION. PROVIDE U.L. LABELED FIRE RATED TYPE WHERE REQUIRED. FURNISH WITH FACTORY APPLIED, BAKED-ON PRIME COAT AND STANDARD FLUSH TYPE METAL CAM LOCK.

N.T.S.

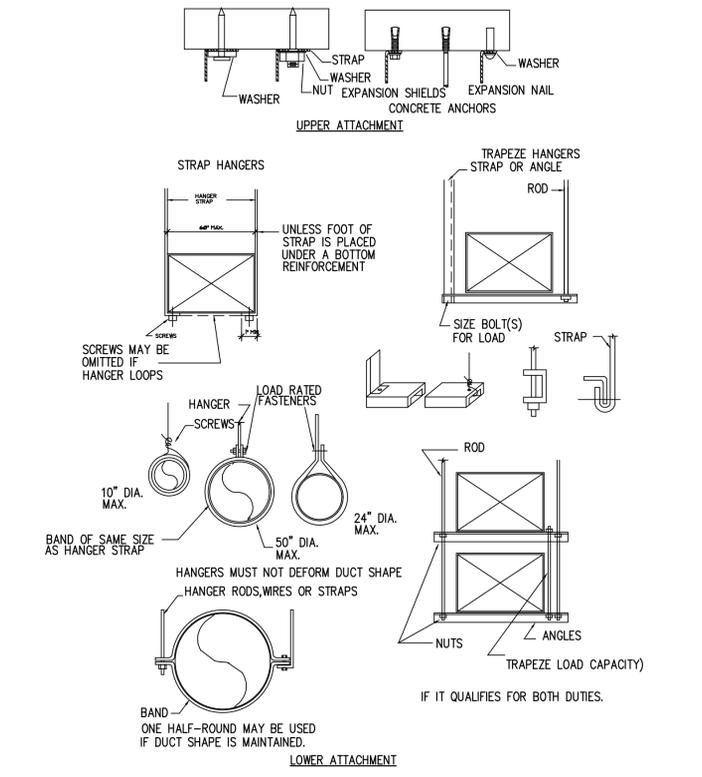
STANDARD 3" WIDE HANGERS  
 HANGER EXTENSION IS DEFINED AS THE SUM OF THE DISTANCES BETWEEN THE HANGING WIRES AND THE DUCT WALLS (BOTH SIDES).

DUCT SIZE, INCHES	MAXIMUM HANGER SPACING
48" Wide or greater	4 FT
Less than 48" wide and Less than 48" deep	6 FT
Width between 28" & 48" and greater than 16" deep	6 FT
Less than 28" wide and 16" depth or less	8 FT

IF TOTAL EXTENSION IS NOT GREATER THAN:	CHANNEL SELECTION	
	MINIMUM CHANNEL GAUGE	MINIMUM CHANNEL PROFILE
6"	22	3"x1.5"
18"	22	3"x2"
30"	18	3"x2"

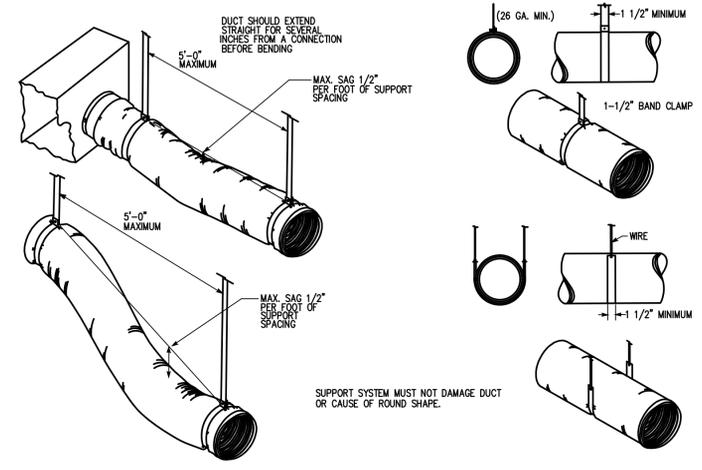


FIBERGLASS DUCT HANGER DETAIL

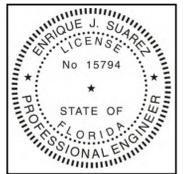


HANGERS FOR DUCTS - UPPER/LOWER ATTACHMENTS  
N.T.S.

ALL WORK SHALL BE PERFORMED AS PER SMACNA STANDARDS.



FLEXIBLE DUCT SUPPORTS  
N.T.S.



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Project N. 2002  
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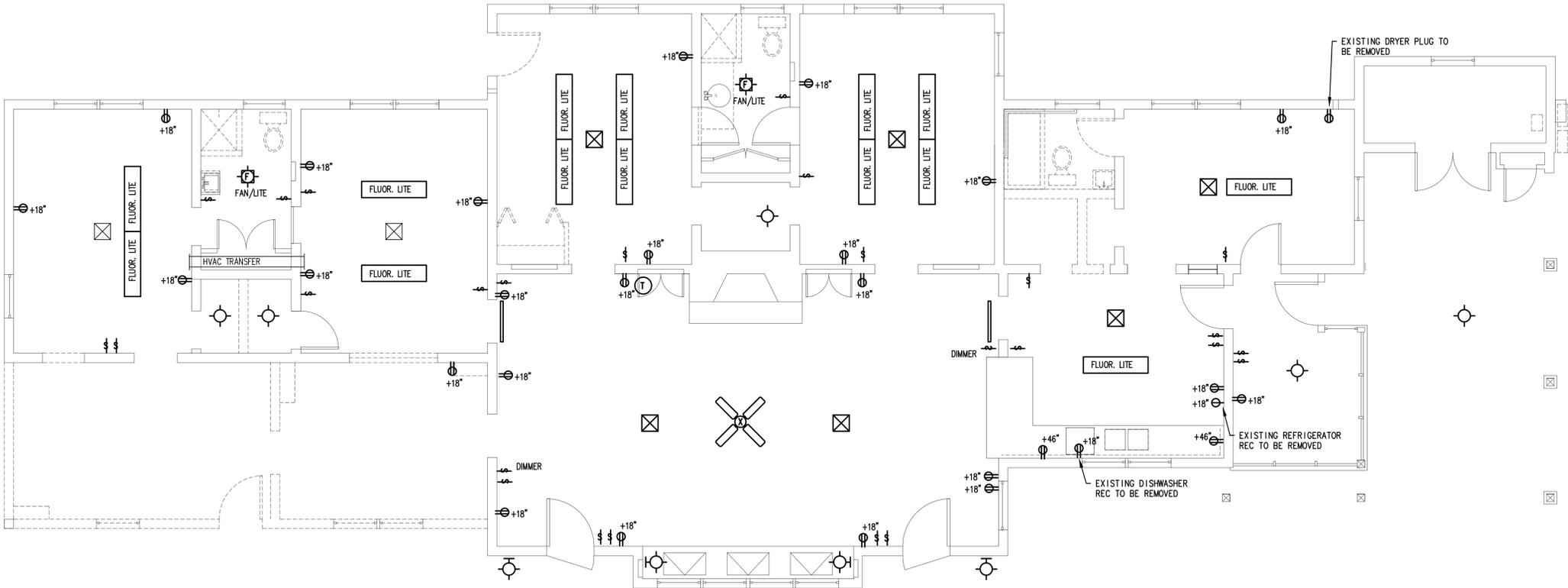
**DEMOLITION ELECTRICAL NOTES**

EXISTING ELECTRICAL RECEPTACLES, COVER PLATES AND CIRCUIT WIRING TO BE REMOVED AND REPLACED WITH NEW TO MATCH EXISTING.

EXISTING FANS AND CIRCUIT WIRING TO BE REMOVED AND REPLACED WITH NEW FANS SELECTED BY ARCH.

EXISTING LIGHT FIXTURES AND SWITCHES TO BE REMOVED AND REPLACED WITH NEW SWITCHES AND NEW FIXTURES SELECTED BY ARCH. PROVIDE ALL NEW WIRING IN EXISTING CONDUITS BACK TO NEW PANEL.

EXISTING RECESSED JBOX FOR LIGHT FIXTURES ARE TO REMAIN.



1 EXISTING ELECTRICAL RECEPTACLES AND SWITCH LOCATIONS  
 E.1 SCALE: 1/4"=1'-0"



REVISIONS:

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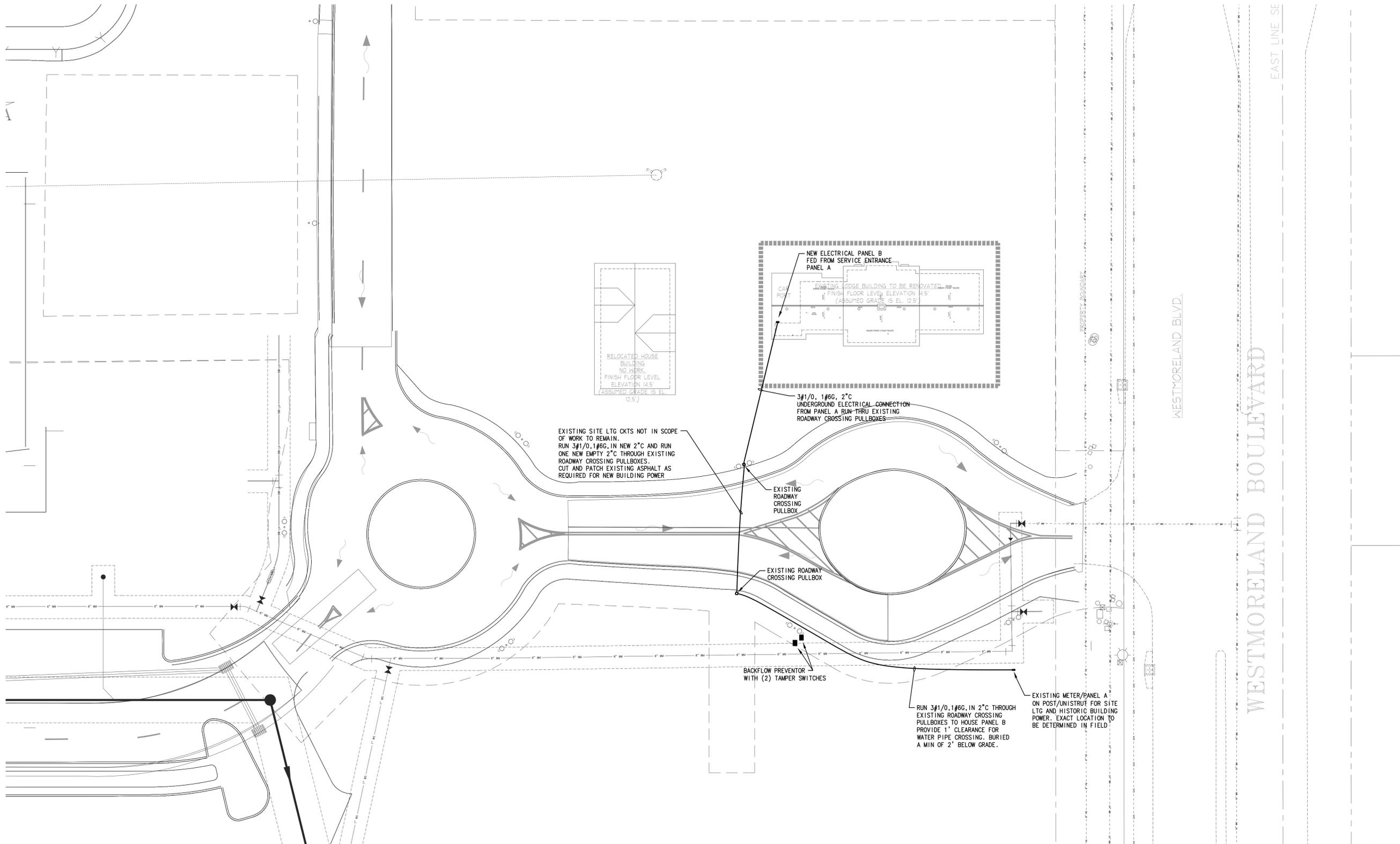
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Project No. 2002  
 ELECTRICAL DEMOLITION PLAN  
 Date: 5/1/20

**HNIGS** ENGINEERS  
 HUFSEY • NICOLAIDES • GARCIA • SUAREZ  
 CONSULTING ENGINEERS HNGS # 20-0016  
 4800 SW 74TH COURT  
 MIAMI, FLORIDA 33155 (305) 270-9935 Fax (305)666-5891  
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**DE.1**  
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1 SITE PLAN - ELECTRICAL  
E1.0 SCALE: 1"=20'-0"

REVISIONS:


**HISTORIC PEACOCK LODGE PHASE TWO**  
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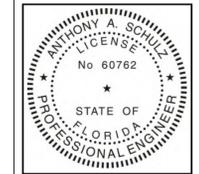
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Project No: 2002  
SITE PLAN  
ELECTRICAL  
PLAN  
Date: 5/1/20

**HNGS** HUFSEY • NICOLAIDES • GARCIA • SUAREZ  
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REVISIONS:  
 BDC 07/15/2020

**HISTORIC PEACOCK LODGE PHASE TWO**  
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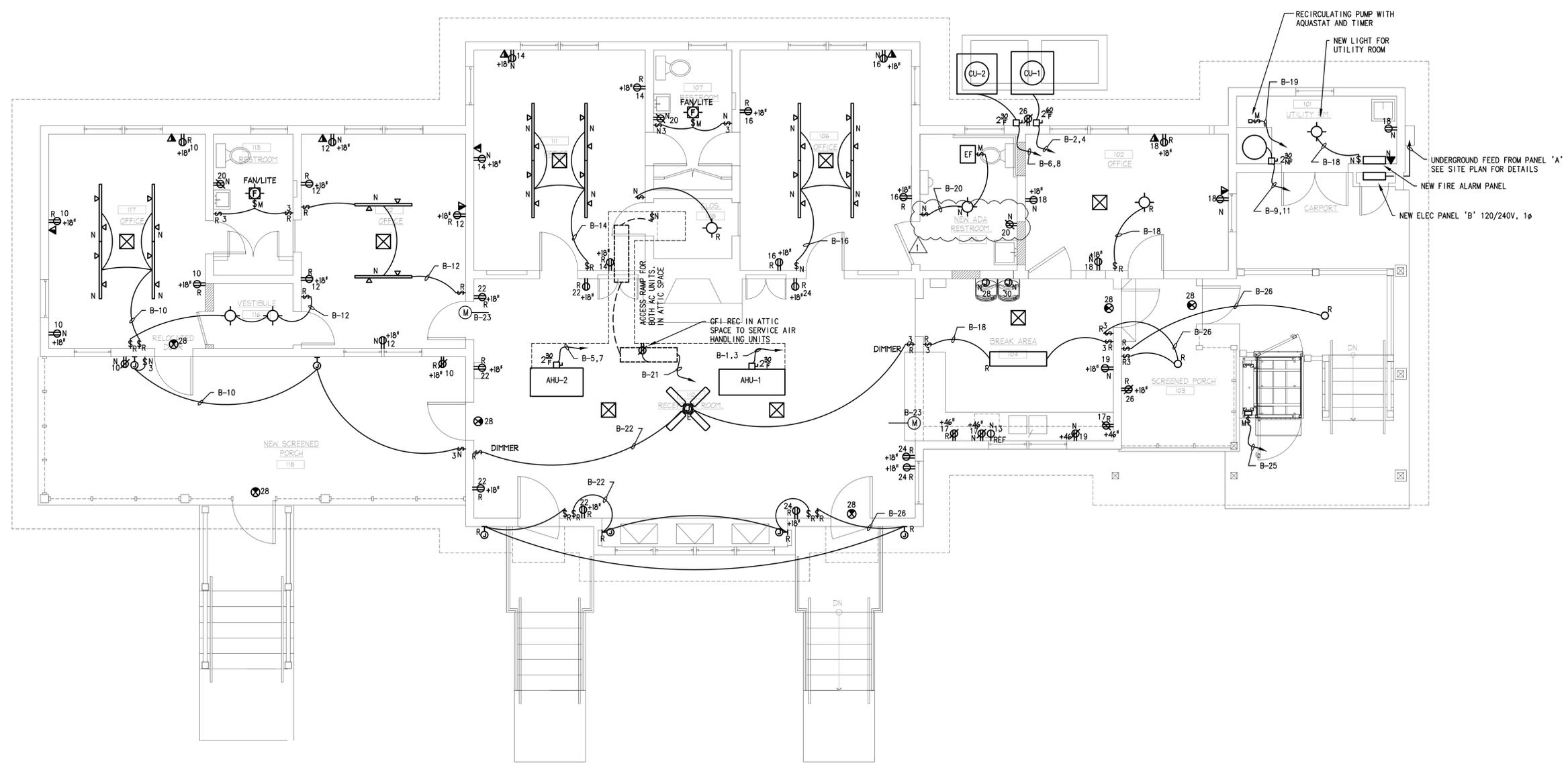


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Project No: 2002  
 ELECTRICAL PLAN  
 Date: 5/1/20

**E1.1**  
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**1** ELECTRICAL PLAN  
 E.1 SCALE: 1/4"=1'-0"



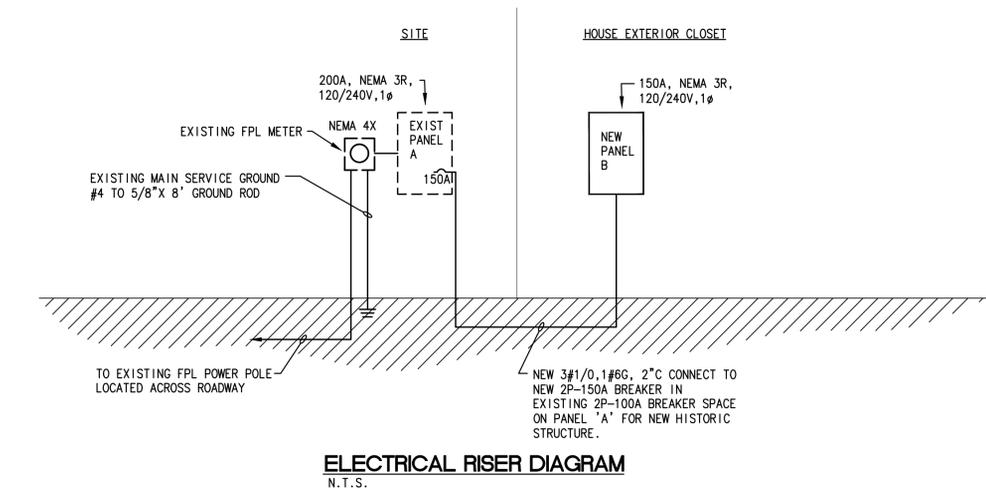
**HNIGS**  
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B															
VOLTAGE: 120/240V 1Ø 3W MAIN: 150A BREAKER										AREA: 1839 SQ.FT. TYPE: SIEMENS MOUNTING: SURFACE					
LT	CIRCUIT DESIGNATION	POLE	TRIP	L1	L2	WIRE/CONDUIT	#	#	WIRE/CONDUIT	L1	L2	POLE	TRIP	CIRCUIT DESIGNATION	LT
AC	AHU 1	(1)	2	20	894	2#12,1#12G,1/2"C	1	2	2#8,1#10G,3/4"C	3234		2	35	CU 1	(1) AC
AC		-	-		894		3	4			3234	-	-		AC
AC	AHU-2	(1)	2	20	510	2#12,1#12G,1/2"C	5	6	2#12,1#12G,1/2"C	1581		2	20	CU-2	(1) AC
AC		-	-		510		7	8			1581	-	-		AC
LR	WTR HTR 1	(3)	2	20	1500	2#12,1#12G,1/2"C	9	10	2#12,1#12G,1/2"C	#		1	20	OFFICE 117/PORCH	(2) LR
LR		-	-		1500		11	12	2#12,1#12G,1/2"C	#		1	20	OFFICE 112	(2) LR
LR	REFIG	(2)	1	20	1500	2#12,1#12G,1/2"C	13	14	2#12,1#12G,1/2"C	#		1	20	OFFICE 111	(2) LR
LR	SMALL APPLIANCE	(2)	1	20	1500	2#12,1#12G,1/2"C	15	16	2#12,1#12G,1/2"C	#		1	20	OFFICE 106	(2) LR
LR	SMALL APPLIANCE	(2)	1	20	1500	2#12,1#12G,1/2"C	17	18	2#12,1#12G,1/2"C	#		1	20	OFFICE 102/UTILITY	(2) LR
LR	RECIRCULATING PUMP	(2)	1	20	#	2#12,1#12G,1/2"C	19	20	2#12,1#12G,1/2"C	#		1	20	BATHROOMS	(4) LR
LR	ATTIC LTS & GFI REC	(2)	1	20	#	2#12,1#12G,1/2"C	21	22	2#12,1#12G,1/2"C	#		1	20	RECEPTION	(2) LR
LR	MOD	1	20	#	2#12,1#12G,1/2"C	23	24	2#12,1#12G,1/2"C	#		1	20	RECEPTION	(2) LR	
LR	VERTICAL LIFT	(3)	1	20	1500	2#12,1#12G,1/2"C	25	26	2#12,1#12G,1/2"C	#		1	20	EXTERIOR LTS/REC	LR
LR	FIRE ALARM PANEL	(5)	1	20	360	2#12,1#12G,1/2"C	27	28	2#12,1#12G,1/2"C	#		1	20	EXIT LIGHTS	(2) LR
							29	30	2#12,1#12G,1/2"C	600		1	20	WATER FOUNTAINS	(4) LR
							31	32	2#12,1#12G,1/2"C	600		1	20	WATER FOUNTAINS	(4) LR
							33	34							
							35	36							
							37	38							
							39	40							
							41	42							

L1: 12819 VA	CONNECTED LOAD: 28515 VA	<b>LOAD CALCULATION</b>
L2: 10179 VA	CONNECTED AMPS: 118.8 A	LTS & REC LOADS: 16077 VA
		FIRST 10kVA 100%: 10000 VA
		REMAINING 40%: 2430.8 VA
		SUB-TOTAL: 12430.8 VA
		A/C LOAD @ 100%: 12438 VA
		TOTAL: 24868.8 VA
		<b>DEMAND AMPS: 103.6 A</b>

**LOAD TYPE LEGEND**  
 #: 3VA/SQ. FT. CALCULATION  
 AC: AIR CONDITIONING/HEATING  
 LR: LIGHTS & RECEPT. (SMALL APP., LAUNDRY, KITCHEN)

**BRANCH BREAKER TYPES:**  
 (1) HACR  
 (2) ARC-FAULT  
 (3) MATCH MFRER RECOMMENDED OVERCURRENT RATING/WIRING IF DIFFERENT FROM THE ONE SHOWN ON PLANS  
 (4) GFI  
 (5) LOCKABLE BREAKER PAINTED RED



**ELECTRICAL RISER DIAGRAM**  
N.T.S.

- ### RESIDENCE ELECTRICAL NOTES
- ALL COUNTER RECEPTACLES AND SWITCHES TO BE MOUNTED 6" ABOVE COUNTER (TO BOTTOM OF PLATE UNLESS OTHERWISE NOTED).
  - PROVIDE ALL FINAL CONNECTIONS TO ALL EQUIPMENT AND APPLIANCES.
  - PROVIDE ALL A/C CONTROL IN SEPARATE 1/2"C AS REQUIRED BY A/C DRAWINGS AND/OR MANUFACTURER WIRING DIAGRAMS.
  - COORDINATE LOCATION OF ALL DISCONNECT SWITCHES WITH OTHER TRADES TO ALLOW NEC REQUIRED CLEARANCES.
  - UNLESS OTHERWISE NOTED BY I.D./ARCHITECT, WIRING DEVICES HEIGHTS TO BE AS FOLLOWS: KITCHEN TEL. - 60"; REFRIGERATOR REC. - 18"; LAVATORY REC. - 41-3/4"; REGULAR WALL MOUNTED REC. - 18"; REGULAR SWITCHES - 48"; WASHER & DRYER - 48". DIMENSIONS FROM C.L. OF DEVICE TO TOP OF FINISHED FLOOR. RANGE OUTLET TO BE MOUNTED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATION.
  - A/C WIRE CONDUIT SIZE AND OVERCURRENT PROTECTION AS PER PANEL SCHEDULE AND/OR A/C MANUFACTURER EQUIPMENT NAMEPLATE.
  - CIRCUITS WIRING REQUIREMENTS TO BE AS FOLLOWS: 120V-2 WIRE (L-N); 120/240V - 3 WIRE (LL-N); 240V - WIRE (LL).
  - ALL WIRING TO BE COPPER THHN/THWN TYPE RUN IN METALLIC TYPE CONDUIT, 1/2" MIN. IF RUNNING INSIDE SLAB, PROVIDE A MINIMUM OF 3/4"C INSTEAD.
  - INSTALLATION/PLACEMENT OF LIGHT SWITCHES SHALL BE DONE AS SHOWN ON PLANS.
  - SMOKE DETECTORS SHALL NOT BE PLACED WITHIN THREE (3) FEET OF A DOOR OR OPENING TO A KITCHEN OR A BATHROOM WITH A TUB OR SHOWER. (TYPICAL) SMOKE DETECTORS SHALL NOT BE PLACED WITHIN THREE (3) FEET OF A/C DIFFUSERS, A/C RETURN REGISTER OR 12 INCHES FROM A BEDROOM DOOR/WALL.
  - ALL CEILING OUTLET BOXES INSTALLED IN A LOCATION IN WHICH CEILING FAN WOULD LIKELY BE INSTALLED SHALL BE LISTED AS ACCEPTABLE FOR FAN SUPPORT.
  - 1/2 IN. CIRCUIT BREAKER IS NOT PERMITTED, TWO POLE CIRCUIT BREAKER WITH SINGLE HANDLE ONLY, HANDLE TIE NOT PERMITTED.
  - WIRING DEVICES COLOR SELECTED BY INTERIOR DESIGNER/OWNER.
  - LIGHT FIXTURE SHALL BE SELECTED AND SUPPLIED BY OWNER, AS WELL AS LAMPS BUT SHALL BE INSTALLED BY ELECTRICAL CONTRACTOR.
  - BEDROOM SMOKE DETECTORS SHALL BE FED BY A BRANCH BREAKER WITH A.F.C.I. PROTECTION.
  - COORDINATE LOCATION OF AIR CONDITIONER (INDOOR UNIT) DISCONNECT SWITCH WITH A/C CONTRACTOR TO KEEP N.E.C. REQUIRED CLEARANCE.
  - COORDINATE LOCATION OF AIR CONDITIONER (OUTDOOR UNIT) DISCONNECT SWITCH WITH A/C CONTRACTOR TO KEEP N.E.C. REQUIRED CLEARANCE.
  - ALL DUPLEX RECEPTACLES IN EXTERIOR AREAS TO BE GFI PROTECTED.
  - BATHROOM LIGHT FIXTURES SHALL BE FED THRU BATHROOM GFI RECEPTACLE LOAD SIDE.
  - REFER TO ARCH/INTERIOR DESIGNER'S DRAWINGS FOR EXACT OUTLETS MOUNTING HEIGHT AND EXACT LIGHT FIXTURES LOCATION.
  - ADEQUATE ACCESS SHALL BE PROVIDE FOR LOW VOLTAGE LIGHTING TRANSFORMERS REQUIRED FOR COVE AND CABINET LIGHTING. REFER TO ARCHITECT/INTERIOR DESIGNER'S FOR EXACT LOCATION AND DETAILS.

### ELECTRICAL SYMBOL LEGEND

SYMBOL	DESCRIPTION
⊕	WALL MOUNTED LUMINAIRE. VERIFY HEIGHT IN FIELD.
○	CEILING MOUNTED LUMINAIRE. CONTROLLED BY SWITCH "α".
⊙	JUNCTION BOX
⊕	DENOTES LIGHT FIXTURE TYPE (⊕). SEE SCHEDULE.
⊕	WALL MOUNTED 3 WAY SWITCH, 4 WAY SWITCH.
⊕	WALL MOUNTED TOGGLE SWITCH
⊕	WALL MOUNTED MOTOR RATED SWITCH
⊕	TAMPER RESISTANT DUPLEX RECEPTACLE OUTLET, 20A,125V (+18" OR OTHERWISE NOTED)
⊕	DENOTES GFI TYPE OUTLET. 20A,125V +18" AFF OR +6" ABOVE COUNTER.
⊕	SINGLE RECEPTACLE OUTLET, 20A,125V,3W
⊕	COMBINATION DATA AND TELEPHONE OUTLET
⊕	DISCONNECT SWITCH; 2-NUMBER OF POLES; 30-RATING; 20-FUSE SIZE; F-FUSE SIZE AS PER EQUIPMENT MANUFACTURER NAMEPLATE.
⊕	DENOTES 60" ABOVE FINISH FLOOR/GRADE.
⊕	GENERAL PANELBOARD
⊕	CEILING FAN, 120V.
⊕	CODED NOTE. SEE CODED NOTE DESCRIPTION ON THIS DWG.
⊕	COMBINATION SMOKE DETECTOR/CO SENSOR, 120V. WITH BATTERY BACK-UP. INTERCONNECT ALL DETECTORS FOR COMMON OPERATION WHEN ANY DEVICE IS ACTIVATED.
⊕	LIGHTED EXIT SIGN BEGHELLI V44-R-HT

- ### GENERAL ELECTRICAL NOTES
- MINIMUM SIZE SHALL BE #12 TW, THWN.
  - CONDUCTORS #6AWG AND LARGER SHALL BE THW, THWN, THHN.
  - ALL CONDUCTORS SHALL BE COPPER.
  - CONDUIT IN FINISHED AREAS SHALL BE CONCEALED.
  - CONDUIT IN UNFINISHED AREAS SHALL BE EXPOSED.
  - FUSES SHALL BE DUAL ELEMENT, TIME DELAY TYPE.
  - INSTALL NYLON PULL STRINGS IN ALL EMPTY CONDUITS FOR FUTURE USE.
  - ALL MATERIALS SHALL BE U.L. APPROVED.
  - WORKMANSHIP SHALL BE TO BEST COMMERCIAL PRACTICE.
  - INSTALLATION SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND NATIONAL CODES.
  - ALL LIGHT FIXTURES TO BE SELECTED BY OWNER/ARCHITECT AND INSTALLED BY CONTRACTOR.
  - RECESSED LIGHT FIXTURES OVER BATHTUB OR SHOWER SHALL BE COMPLETELY ENCLOSED AND VAPOR PROOF SUITABLE FOR WET LOCATIONS.
  - ALL LUMINAIRES SHALL BE PROPERLY SUPPORTED IN ACCORDANCE WITH THE CEILING SYSTEM MANUFACTURER RECOMMENDATIONS AND LOCAL CODE REQUIREMENTS.
  - RISER ARE DIAGRAMMATIC ONLY. THEY DO NOT SHOW EVERY BEND REQUIRED FOR THE INSTALLATION.
  - THIS DRAWING IS A GUIDE FOR THE INSTALLATION OF ELECTRICAL SERVICE. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE A FUNCTIONING SYSTEM.
  - A/C EQUIPMENT WIRING, BREAKER AND FUSE SIZES ARE BASED ON A/C EQUIPMENT SPECIFIED ON CONTRACT DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WIRING, BREAKER AND FUSE SIZES IN ACCORDANCE WITH A/C EQUIPMENT NAMEPLATE REQUIREMENTS IF DIFFERENT FROM THAT SPECIFIED ON DRAWINGS, AS WELL AS ANY FEEDER CHANGES BEING AFFECTED BY THIS CHANGE. CONTRACTOR SHALL MAKE ABOVE MENTIONED CHANGES AT NO EXTRA COST.
  - CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH OTHER TRADES IN ORDER TO FURNISH AND INSTALL ALL CONTROL WIRING AND RACEWAYS, ALL POWER CONTROL CIRCUITS WIRING AND RACEWAYS AS SHOWN ON THE AIR CONDITIONING DRAWINGS OR SPECIFICATIONS. IF AIR CONDITIONING DRAWINGS REFER TO MANUFACTURER'S WIRING DIAGRAMS, THE CONTRACTOR SHALL VERIFY WITH SAID MANUFACTURER ALL REQUIREMENTS AND INCLUDE ALL RELATED WORK IN HIS CONTRACT.
  - ALL CONDUCTORS SHALL BE RUN IN CONDUIT, A GROUNDING CONDUCTOR PROPERLY SIZED MUST BE INSTALLED AS PER N.E.C. 250-122.
  - ALL ROUGH-IN DIMENSIONS ARE TO CENTER LINE OF DEVICE UNLESS OTHERWISE NOTED.
  - ALL CLG. FAN & PENDANT MTD LTS. SHALL HAVE OUTLET BOXES PROPERLY BRACED.
  - CONTRACTOR TO MAKE SURE THAT ALL DISCONNECT SWITCHES KEEP NEC 110-16 REQUIRED CLEARANCES.
  - CONTRACTOR SHALL INCREASE WIRE SIZE, WHERE NECESSARY TO COMPLY WITH THE FOLLOWING VOLTAGE DROP REQUIREMENTS:  
 1- BRANCH CIRCUITS: LIMIT TO A MAXIMUM DROP OF 3%  
 2- SVCE. SOURCE TO INDIVIDUAL PANELBOARDS: LIMIT TO A MAXIMUM DROP OF 2%  
 3- TOTAL ALLOWABLE DROP FOR SERVICE SOURCE TO LOAD: LIMIT TO A MAXIMUM DROP OF 5%.
  - ALL RACEWAY ROUTED, INSULATED CONDUCTORS SYSTEM SHALL BE COLOR CODED AS FOLLOWS:  
 120/240V SYSTEM  
 PHASE 'A' BLACK  
 PHASE 'B' RED  
 NEUTRAL WHITE  
 GROUND GREEN
  - DISCONNECT SWITCHES TO BE LOCATED TO PRESERVE NEC CLEARANCES. COORDINATE WITH A/C CONTRACTOR IN FIELD BEFORE ROUGH-IN.
  - CONTRACTOR SHALL GANG (MAX OF 4 DEVICES) LIGHT SWITCHES/DIMMERS IN A SINGLE ELECTRICAL BOX USING MULTI-DEVICE MOUNTING PLATE TO ACCOMMODATE SWITCHES/DIMMERS. COORDINATE THIS CONDITION WITH ESD DRAWINGS.
  - CONTRACTOR SHALL PREPARE AN ACCURATE AS-BUILT DRAWING AND SUPPLY OWNER WITH REPRODUCIBLE ORIGINAL AND HARD COPY AT THE JOB COMPLETION.
  - ALL 125V 20A AND 15A RECEPTACLES TO BE TAMPER RESISTANT AS PER NEC CODE 406.12.

### MINIMUM WIRE SCHEDULE

BREAKER	MINIMUM WIRE SIZE/BREAKER
20A =	#12 THHN/THWN
30A =	#10 THHN/THWN
40A =	#8 THHN/THWN
50A =	#6 THW
60A =	#6 THW
70A =	#4 THW
80A =	#4 THW
90A =	#3 THW
100A =	#2 THW

**NOTE:**  
 1. WIRE INCREASED IN SIZE FOR REASON OF VOLTAGE DROP IS SHOWN ON PLANS.  
 2. LARGER BREAKER SIZE WIRE IS LISTED ON PLANS AND/OR DISTRIBUTION PANEL SCHEDULE.

REVISIONS:

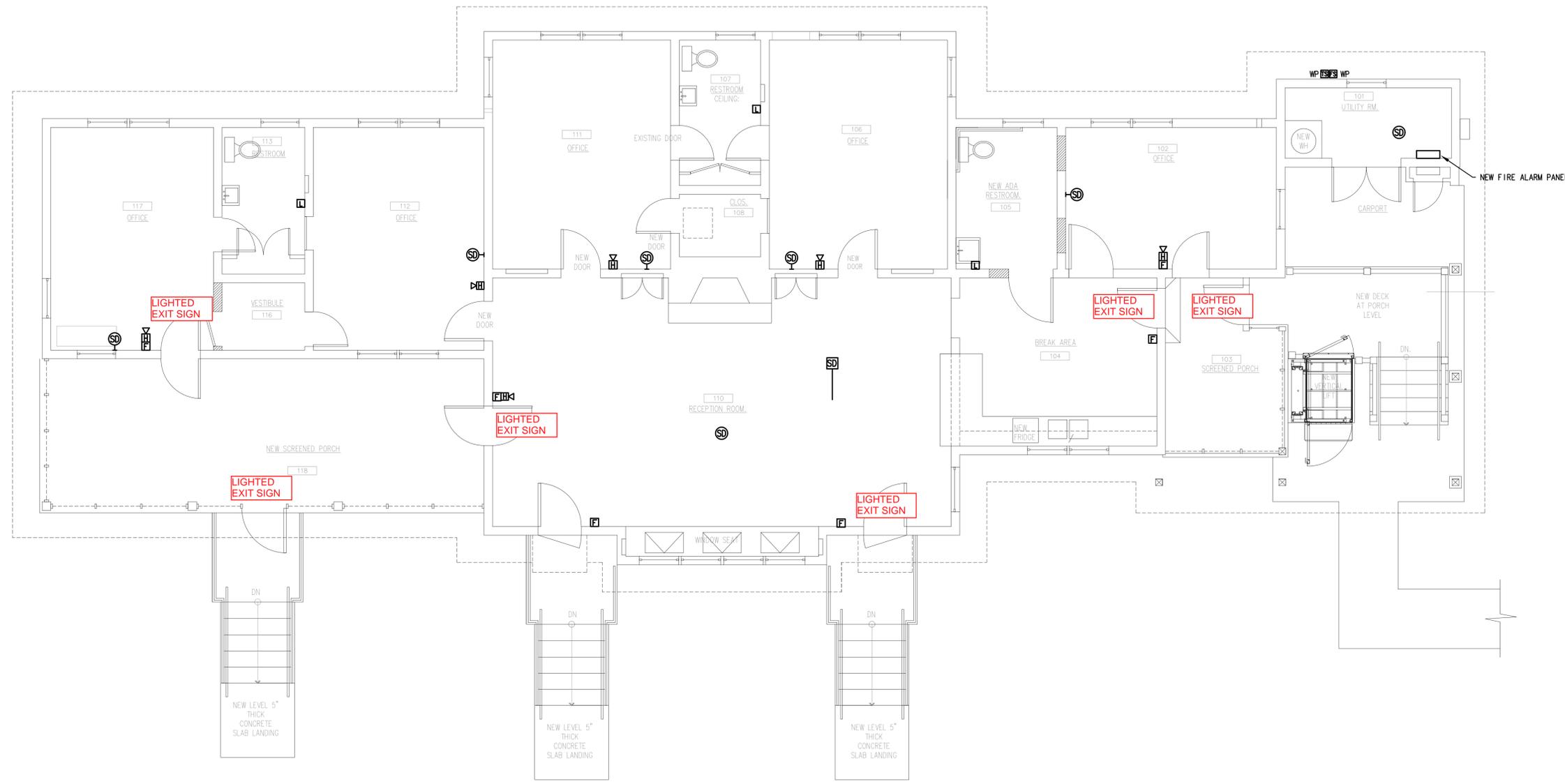
**HISTORIC PEACOCK LODGE PHASE TWO**  
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**ARCHITECTS**  
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Project No: 2002  
 ELECTRICAL SCHEDULES, NOTES AND DETAILS  
 Date: 5/1/20



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Project No. 2002  
 PROPOSED LODGE  
 FIRE ALARM FLOOR PLAN  
 Date: 5/1/20

**FA1.1**  
 34 OF 43

1 LODGE FIRST FLOOR FIRE ALARM PROPOSED PLAN  
 FA1.1 SCALE: 1/4"=1'-0"

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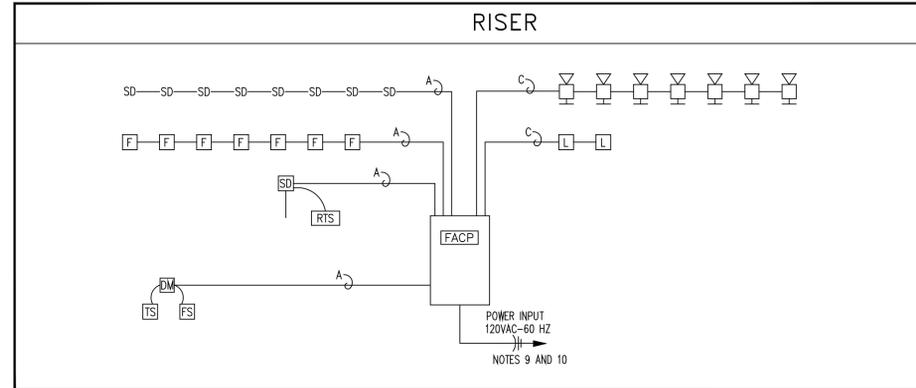
Project No. 2002  
 PROPOSED LODGE  
 FIRE ALARM SCHEDULE,  
 NOTES AND DETAILS  
 Date: 5/1/20

**FA2.1**  
 35 OF 43

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SYM	DESCRIPTION	MODEL	NOTES
[FACP]	FIRE ALARM CONTROL PANEL	DESIGO FC2005-U2	(SUPPLIED BY SIEMENS) - SURFACE MOUNT
[SD] OR [SD]	PHOTOELECTRIC DETECTOR WITH BASE	FDO421/DB-11	CEILING MOUNT ON A 4" OCTAGON BOX
[SD] OR [SD]	DUCT SMOKE DETECTOR WITH RELAY BASE	FDBZ492	FLEX TO DUCT HOUSING FROM A 4" SQUARE BOX
[RTS]	REMOTE TEST SWITCH	TSM-1X	MOUNT IN A SINGLE GANG BOX (BY OTHERS)
[P] OR [F]	DUAL ACTION MANUAL PULL STATION	XMS-D	WALL MOUNT ON A 3 1/2" DEEP, 1 GANG BOX
[RM]	ADDRESSABLE INTERFACE MODULE W/ RELAY	XTRI-R	WALL MOUNT ON A 3 1/2" DEEP, DOUBLE GANG BOX
[IM]	ADDRESSABLE INTERFACE MODULE	XTRI-S	WALL MOUNT ON A 3 1/2" DEEP, 1 GANG BOX
[DM]	ADDRESSABLE DUAL CONTACT INTERFACE MODULE	XTRI-D	WALL MOUNT ON A 3 1/2" DEEP, 1 GANG BOX
[H] OR [H]	HORN/SSTROBE SELECT CD WALL MOUNT	SLHSW-F	FLUSH MOUNT: 2-GANG, or 4" SQ 2-1/8" DEEP BOX
[S] OR [L]	STROBE SELECT CD	SLSW-F	FLUSH MOUNT ON A 4" BOX

NOTE: SEE PRODUCT INSTALLATION INSTRUCTIONS FOR SPECIFIC MOUNTING, WIRING AND SETTINGS DETAILS FOR EACH DEVICE.



**SCOPE OF WORK**

- INSTALLATION OF NEW FIRE ALARM DEVICES CONNECTED TO A NEW FIRE ALARM PANEL. THIS INCLUDES INSTALLATION OF INITIATING AND NOTIFICATION DEVICES. PROGRAMMING, TESTING, AND CERTIFYING THE COMPLETED FIRE ALARM SYSTEM.
- THIS IS 2500 SQ FT SINGLE STORY HISTORICALLY RELEVANT OFFICE BUILDING.

**ABBREVIATIONS**

F.B.O.	FURNISHED BY OTHERS
WP	WEATHERPROOF
H.O.	HIGH OUTPUT
FPL	FIRE POWER LIMITED
CD	CANDELA
AF	ABOVE FINISHED FLOOR
SLC	SIGNALLING LINE CIRCUIT
NAC	NOTIFICATION APPLIANCE CIRCUIT

**CODE REFERENCES** THESE CODE REFERENCES HAVE BEEN CONSULTED, AND APPLIED WHERE/IF NECESSARY.

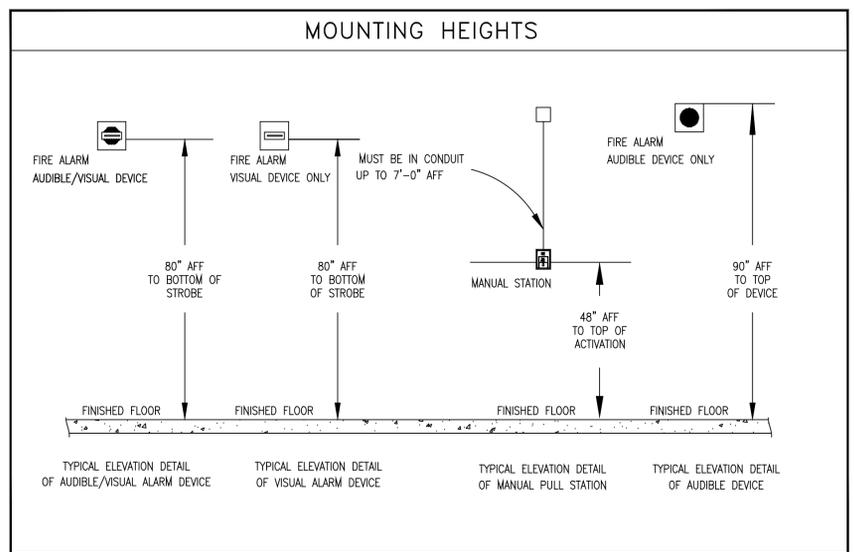
NFPA 72 (2013) NATIONAL FIRE ALARM CODE  
 NFPA 70 (2014) NATIONAL ELECTRIC CODE  
 NFPA 13 (2013) STANDARD ON SPRINKLER SYSTEMS  
 NFPA 101 (2015) LIFE SAFETY CODE  
 NFPA 92 (2012) STANDARD FOR SMOKE CONTROL SYSTEMS  
 FBC (6TH ED - 2017) FLORIDA BUILDING CODE  
 FFPC (6TH ED - 2017) FLORIDA FIRE PROTECTION CODE

**GENERAL NOTES**

- ALL SMOKE DETECTOR LOCATIONS ARE DIAGRAMMATIC. THE FOLLOWING RULES MUST BE OBSERVED FOR SMOKE DETECTOR PLACEMENT:
  - SMOKE DETECTORS SHALL NOT BE INSTALLED CLOSER THAN 3' FROM AN AIR CONDITIONING VENT PER NFPA 72 (2010 EDITION).
  - IN ROOMS SMALLER THAN 30'x30' THE DETECTOR SHALL BE CENTERED IN THE ROOM IF POSSIBLE BY OBSERVING THE ABOVE RULE. C. IN ROOMS WHERE MULTIPLE DETECTORS ARE SHOWN, ONE OF THE FOLLOWING SHALL APPLY PER NFPA 72 (2013 EDITION):
    - THE DISTANCE BETWEEN DETECTORS SHALL NOT EXCEED THEIR LISTED SPACING, AND THERE SHALL BE DETECTORS WITHIN A DISTANCE OF ONE-HALF THE LISTED SPACING, MEASURED AT A RIGHT ANGLE, FROM ALL WALLS OR PARTITIONS EXTENDING TO WITHIN 460MM (18 IN.) OF THE CEILING.
    - ALL POINTS ON THE CEILING SHALL HAVE A DETECTOR WITHIN A DISTANCE EQUAL TO 0.7 TIMES THE LISTED SPACING.
- INSTALLATION SHALL BE IN STRICT CONFORMANCE WITH THE NEC ARTICLE 760, LOCAL CODES, NFPA 72 (2013 EDITION), AND/OR AUTHORITY HAVING JURISDICTION. ALL EQUIPMENT SHALL BE UL LISTED. ALL DEVICES SHALL BE COMPATIBLE WITH THE CONTROL PANELS. SYSTEM IS POWER LIMITED PER NEC 760 AND UL 864 REQUIREMENTS.
- ELECTRICAL CONTRACTOR MUST SET ADDRESSES FOR ADDRESSABLE DEVICES PRIOR TO INSTALLING THE DEVICE. FOR SMOKE DETECTORS, DO NOT MARK ID NUMBERS ON DEVICES LABEL BASE ONLY.
- THE DESIGN INSTALLATION COMPLIES WITH FBC11-4-28.3, REFER TO SPECIFICATION SHEETS AND/OR INSTALLATION MANUALS.
- DETECTOR AND AUDIBLE CIRCUIT POLARITY SHALL BE OBSERVED. AUDIBLE/VISUAL AND INITIATING CIRCUIT WIRING IS SUPERVISED. NO PARALLEL BRANCHING IS PERMISSIBLE.
- WIRING SHALL BE PER PLAN WITH RESPECT TO CONDUCTOR SIZE AND TYPE. CONDUCTORS SHALL BE PERMANENTLY AND UNIQUELY MARKED AT FACP, JUNCTION BOXES, POWER EXTENDERS AND DEVICES FOR FUTURE IDENTIFICATION.
- MINIMUM CONDUIT SIZE WILL BE 3/4". CONDUIT SHALL BE NO MORE THAN 40% FILLED PER NEC REQUIREMENTS.
- ALL WIRING SHALL BE METERED, VERIFIED TO BE CONTINUOUS, FREE OF GROUND AND FREE OF SHORTS BETWEEN CONDUCTORS AND OTHER CIRCUITS PRIOR TO FINAL EQUIPMENT TRIM.
- THE 120VAC POWER ELECTRICAL WORK SUPPLYING FIRE ALARM SYSTEM PANELS MUST COMPLY WITH ARTICLE 725 AND 760 OF NFPA 70 (2011 EDITION), N.E.C. AND NFPA 72; IN REFERENCE TO DEDICATED BRANCH POWER SOURCES. 120VAC POWER SHALL NOT BE APPLIED TO FIRE ALARM PANEL WITHOUT DIRECT SUPERVISION OF FIRE ALARM TECHNICIAN.
- THE 120 VAC CIRCUIT NUMBER FOR THE FIRE ALARM PANELS SHALL BE DETERMINED IN THE FIELD, USING THE FOLLOWING INFORMATION:
  - PER NFPA 72 (2013 ED.)
    - THE CIRCUIT BREAKER SHALL HAVE A RED MARKING, SHALL BE ACCESSIBLE ONLY BY AUTHORIZED PERSONNEL, AND SHALL BE IDENTIFIED AS "FIRE ALARM CIRCUIT"
    - THE LOCATION OF THE CIRCUIT DISCONNECT MEANS (CIRCUIT BREAKER) SHALL BE PERMANENTLY IDENTIFIED ON THE FIRE ALARM PANEL.
    - THE BREAKER FOR THE FIRE ALARM CIRCUIT SHALL NOT BE GREATER THAN 20 AMPS AND NOT LOADED ABOVE 80% OF ITS VALUE.
    - ALL A.C. POWER FOR THE FIRE ALARM PANELS SHALL BE PROVIDED FROM LIFE SAFETY (EMERGENCY) BRANCH CIRCUITS. INFORMATION REGARDING THE CORRECT BRANCH CIRCUIT SHALL BE PROVIDED BY THE INSTALLER SHALL BE INCLUDED IN THE AS-BUILT DRAWING SET.
- THE FIRE ALARM CONTROL PANEL SHALL NOT BE USED TO POWER ANY UNAUTHORIZED EXTERNAL DEVICE. PER NFPA 72;
- FIRE ALARM COMPONENTS AND DEVICES MUST BE RATED FOR TEMPERATURE AND HUMIDITY IN THE ENVIRONMENT IN WHICH IT IS LOCATED.
- DAMPER MOTOR AND FAN SHUTDOWN CONNECTIONS (IF ANY) ARE TO BE COORDINATED IN FIELD WITH HVAC CONTRACTOR.
- FIRE ALARM POWER SUPPLIES AND ALL REMOTE SUPPLIES MUST BE CONNECTED TO BUILDING POWER OR COLD-WATER GROUND VIA 1 GREEN #12 THHN OR EQUIVALENT.
- ALL SURGE/TRANSIENT SUPPRESSORS MUST BE CONNECTED TO BUILDING COLD-WATER GROUND. USE SURGE SUPPRESSION ON ALL CIRCUIT CONDUCTORS LEAVING AND ENTERING THE BUILDING. SURGE SUPPRESSION SHALL BE SUITABLE FOR THE INTENDED USE. CIRCUITS SHALL BE PROTECTED FROM INDUCED TRANSIENT VOLTAGE.
- THE BASIS OF DESIGN IS SIEMENS DESIGO SERIES. CONTACT ROXWELL SMITH 954-329-4821 FOR COMPETITIVE PRICING.

**SEQUENCE OF OPERATION**

- ACTIVATION OF ANY MANUAL PULL STATION, AUTOMATIC SMOKE DETECTOR, AUTOMATIC HEAT DETECTOR, OR SPRINKLER WATER-FLOW SWITCH SHALL CAUSE THE FOLLOWING EVENTS, ACTIONS, AND INDICATIONS:
  - DISPLAY A CUSTOM MESSAGE DESCRIBING THE DEVICE ORIGINATING THE ALARM CONDITION AT THE FIRE ALARM CONTROL PANEL AND STORE THE EVENT IN THE HISTORY LOG OF THE PANEL.
  - SOUND AN ALERT TONE AT THE FIRE ALARM CONTROL PANEL UNTIL THE ALARM CONDITION IS ACKNOWLEDGED.
  - ACTIVATE EVACUATION AUDIBLE AND VISUAL SIGNALS UNTIL SILENCED AT THE FIRE ALARM CONTROL PANEL OR ANNUNCIATOR.
  - ACTIVATE RELAYS TO PERFORM THE FOLLOWING ACTIONS (IF APPLICABLE):
    - ACTIVATE RELAYS TO SHUT DOWN ALL AIR HANDLERS OVER 2000 CFM IN THE ZONE OF ALARM.
    - ACTIVATE RELAYS TO RELEASE ALL ELECTRICALLY HELD DOORS IN THE ZONE OF ALARM.
    - ACTIVATE DIALER TO CALL A MONITORING STATION CONTRACTED BY OWNER.
- ACTIVATION OF ANY SUPERVISORY DEVICE WITHIN THE SYSTEM SHALL CAUSE THE FOLLOWING ACTIONS AND INDICATIONS:
  - ACTIVATE THE SUPERVISORY LIGHT AND SOUNDER AT THE FIRE ALARM CONTROL PANEL AND ANNUNCIATORS, IF ANY.
  - DISPLAY A CUSTOM MESSAGE DESCRIBING THE LOCATION OF THE DEVICE INITIATING THE EVENT.
  - ANY DUCT MOUNTED SMOKE DETECTORS SHALL CAUSE THE SHUTDOWN OF THE ASSOCIATED AIR HANDLER OR CLOSURE OF THE ASSOCIATED DAMPER. SYSTEM WILL SHOW A SUPERVISORY ALARM.
  - ACTIVATE DIALER TO CALL A MONITORING STATION CONTRACTED BY OWNER.
- ACTIVATION OF ANY TROUBLE CONDITION SHALL CAUSE THE FOLLOWING EVENTS, ACTIONS AND INDICATIONS:
  - DISPLAY A CUSTOM MESSAGE DESCRIBING THE TROUBLE CONDITION AT THE FIRE ALARM CONTROL PANEL AND STORE THE EVENT IN THE HISTORY LOG OF THE PANEL.
  - SOUND AN ALERT TONE AT THE FIRE ALARM CONTROL PANEL UNTIL THE TROUBLE CONDITION IS ACKNOWLEDGED.
  - ACTIVATE THE COMMON TROUBLE RELAY FOR OFF-SITE MONITORING STATION.

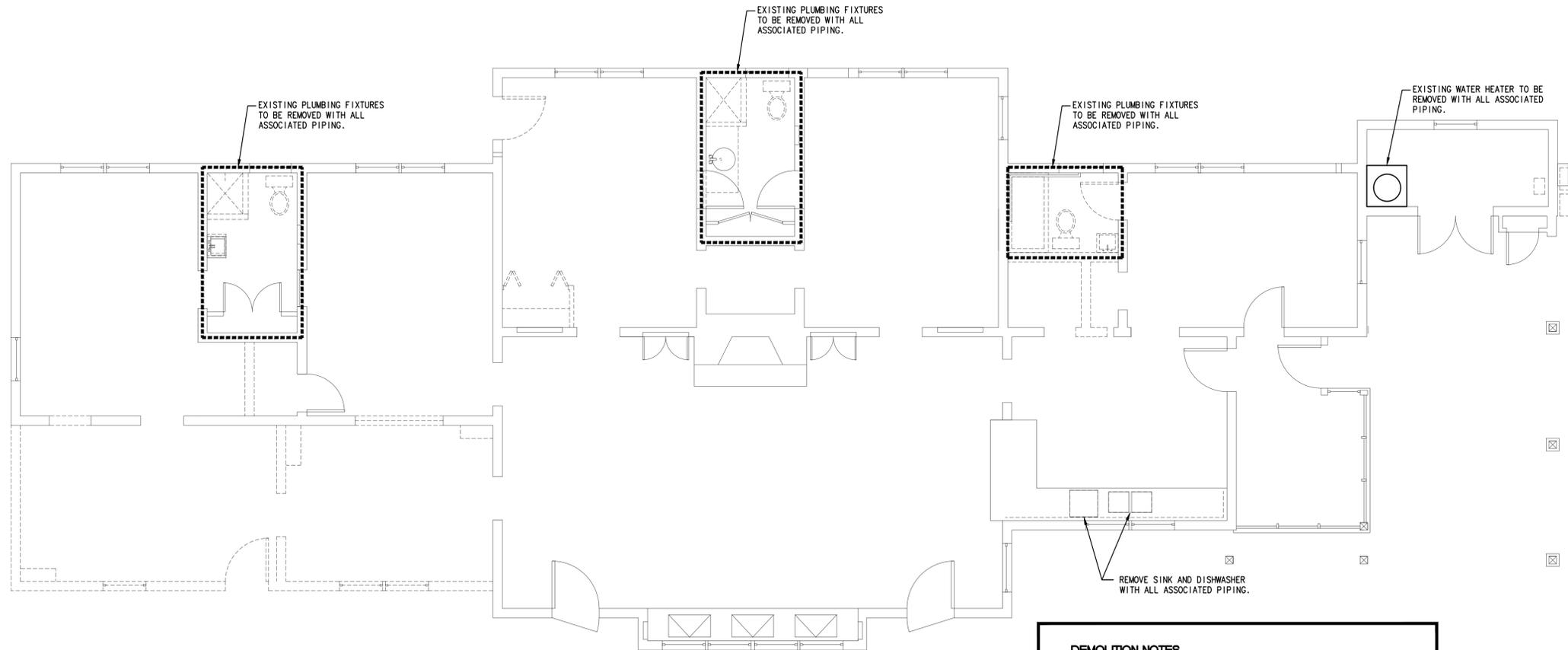


**WIRE LEGEND**

SYM	DESCRIPTION	SUGGESTED WIRE TYPE
A	SLC (ANALOG LOOP)	18/2 TWISTED PAIR FPL
C	HORN-SSTROBE or STROBE ONLY CIRCUIT	14/2 FPL
S	HORN or SPEAKER or SOUNDER BASE CIRCUIT	16/2 FPL
N	NETWORK (ANNUNCIATOR & FACP) CIRCUIT	18/2 TWISTED PAIR FPL
P	24V POWER CIRCUIT	14/2 FPL
T	PAD ACTIVATION CIRCUIT	14/2 FPL

**PROJECT NOTES**

- FIRE ALARM PANEL IS A DESIGO SYSTEM.
- THE SLC CAN SUPPORT 50 DEVICES.
- ALL NAC CIRCUITS ARE CLASS B, ALL SLC'S ARE STYLE 4.
- BUILDING IS SPRINKLED
- MONITORING SERVICE IS CENTRAL SERVICE STATION.

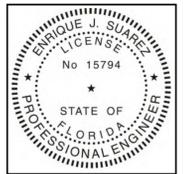


**DEMOLITION NOTES**

- 1- REMOVE EXISTING SANITARY AND WATER LINES INSIDE THE WALLS AND IN CRAWL SPACE AND REPLACE WITH NEW AS INDICATED ON DRAWING P1.1
- 2- CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH OTHER TRADES, FIELD CONDITIONS AND OWNERS REPRESENTATIVE.
- 3- DISPOSE PLUMBING FIXTURES AND ALL PIPING AS DIRECTED BY OWNERS REPRESENTATIVE.

REVISIONS:

**HISTORIC PEACOCK LODGE PHASE TWO**  
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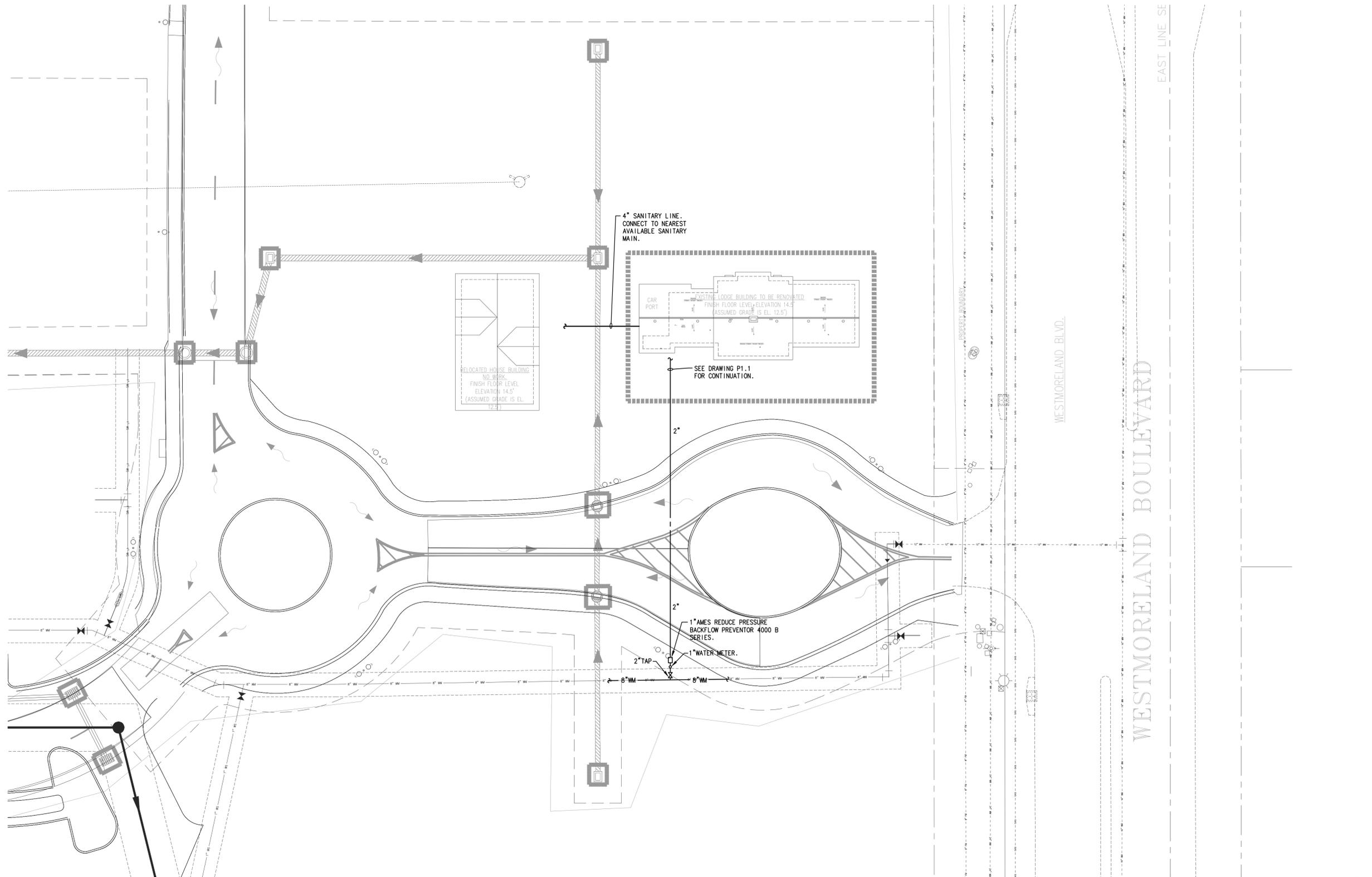
Project No. 2002  
 PLUMBING DEMOLITION PLAN  
 Date: 5/1/20

1 PLUMBING DEMOLITION PLAN  
 DP.1 SCALE: 1/4"=1'-0"



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**DP.1**  
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1 SITE PLAN - PLUMBING  
 P1.0 SCALE: 1"=20'-0"

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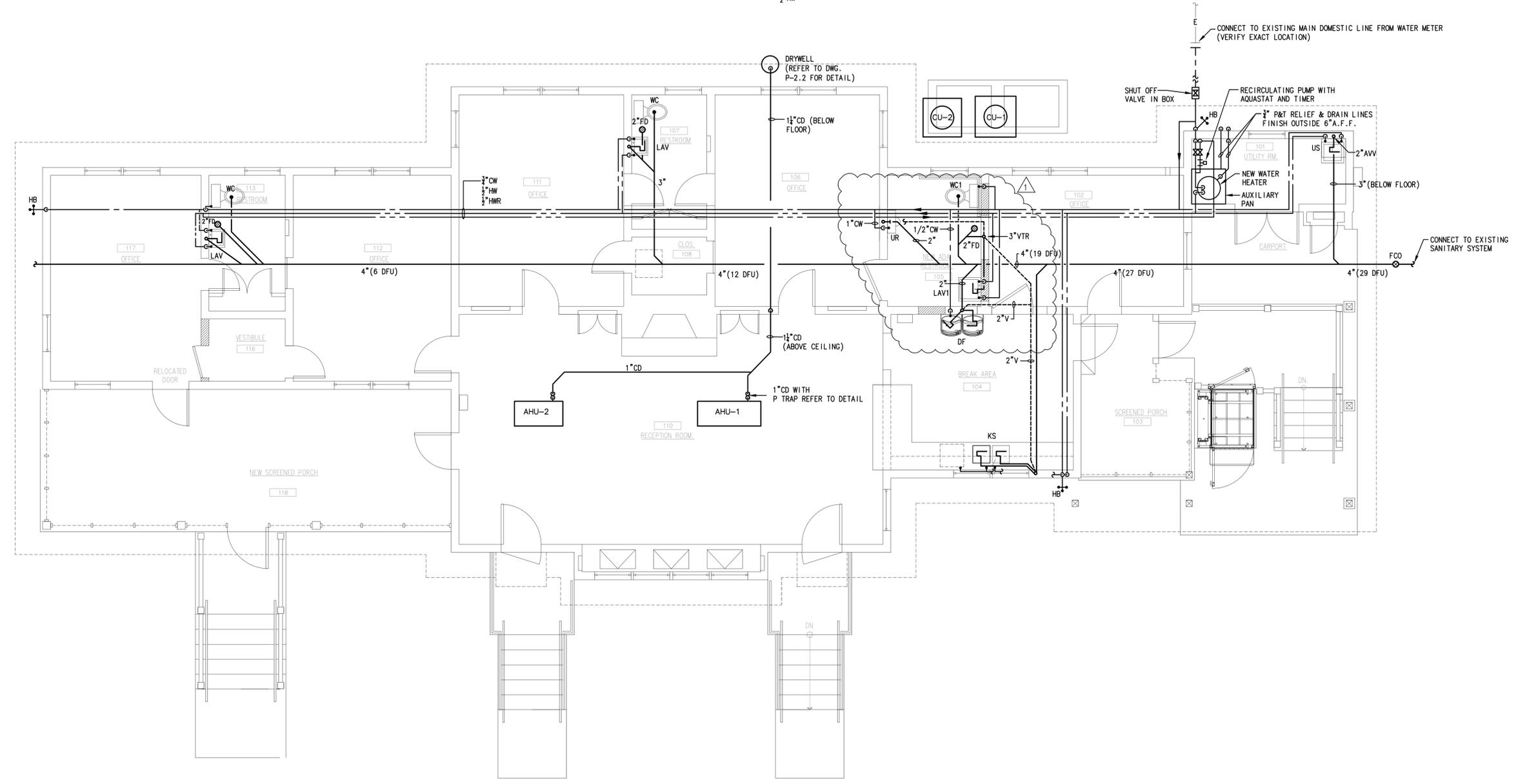
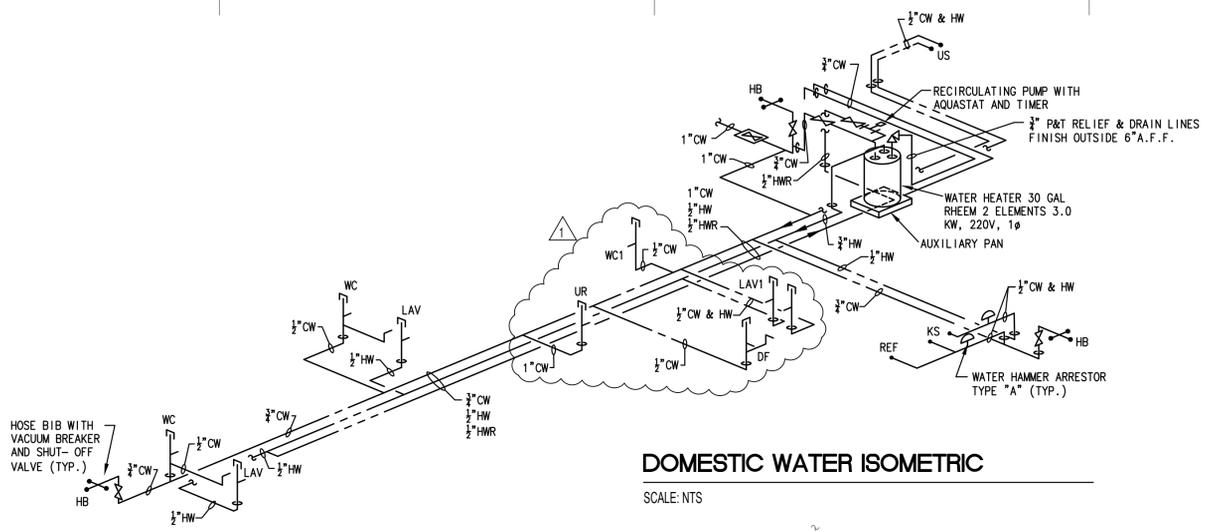
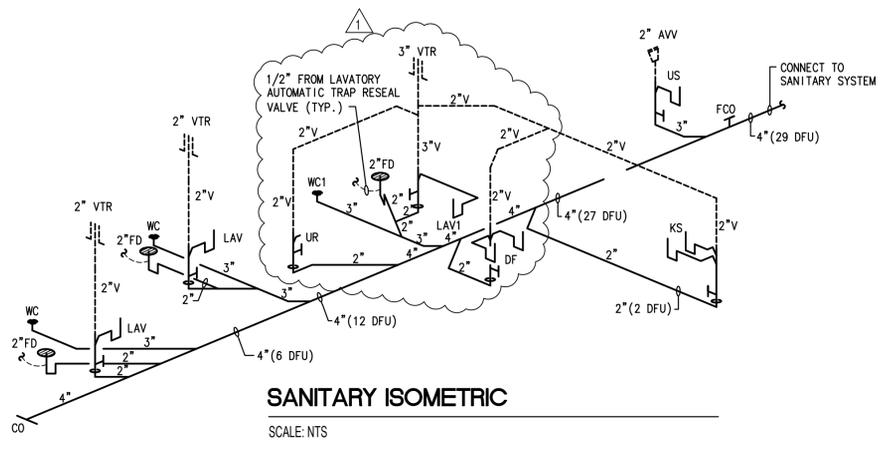
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Project No.	2002
SITE PLAN PLUMBING PLAN	
Date:	5/1/20

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 37 OF 43

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Project N<sup>o</sup> 2002  
 PROPOSED LODGE  
 PLUMBING FLOOR PLAN  
 Date: 5/1/20

**P1.1**  
 38 OF 43

1 LODGE FIRST FLOOR PLUMBING PROPOSED PLAN  
 P1.1 SCALE: 1/4"=1'-0"

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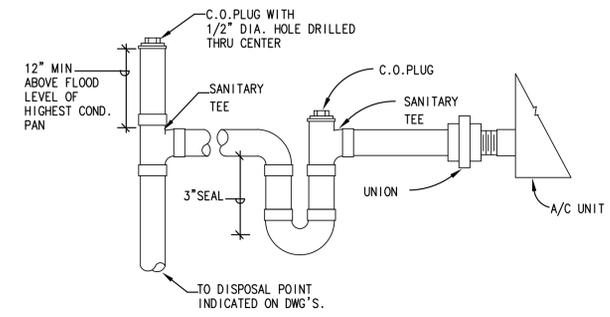
PLUMBING FIXTURE CONNECTION SCHEDULE							
MARK	DESCRIPTION	C.W.	H.W.	WASTE	TRAP	FLOW RATE	REMARKS
WC	WATER CLOSET	1/2"	-	4"	INTEGRAL	1.28 GAL/FLUSH	SELECTED BY OWNER
WC1	WATER CLOSET	1/2"	-	4"	INTEGRAL	1.28 GAL/FLUSH	SELECTED BY OWNER
LAV	LAVATORY	1/2"	1/2'	1 1/4"	1 1/4"	1.5 GPM	SELECTED BY OWNER
LAV1	LAVATORY	1/2"	1/2'	1 1/4"	1 1/4"	1.5 GPM	SELECTED BY OWNER
KS	KITCHEN SINK	1/2"	1/2	1 1/2"	1 1/2"	1.5 GPM	SELECTED BY OWNER
HB	HOSE BIBB	1/2"	-	-	-	-	SELECTED BY OWNER
US	UTILITY SINK	1/2"	1/2"	1 1/2"	1 1/2"	1.5 GPM	SELECTED BY OWNER
UR	URINAL	3/4"	-	2"	INTEGRAL	0.5 GAL/FLUSH	SELECTED BY OWNER
DF	DRINKING FOUNTAIN	1/2"	-	1-1/4"	1-1/4"	-	SELECTED BY OWNER

GENERAL NOTES:  
 1. FIXTURES TO COMPLY FBC-PLUMBING 2017 SECTIONS 406 THRU 425, 604 TABLES 604.4 AND 604.5, & FBC RESIDENTIAL 2017 CHAPTER 27. FOR PROJECTS IN MIAMI DADE COUNTY PLUMBING FIXTURES MUST ALSO COMPLY WITH ORDINANCE 8.31 REQUIREMENTS.  
 2. ANTI-SCALD VALVE: ALL SHOWERS, BATH/SOWER COMBINATIONS & WHIRLPOOL/JACUZZI, SHALL BE PROTECTED WITH A CONTROL VALVE OF THE PRESSURE BALANCE, THERMOSTATIC MIXING OR COMBINATION TYPE SET. HANDLE POSITION STOPS PER MANUFACTURERS INSTRUCTIONS AT TIME OF INSTALLATION TO A MAX MIXED WATER OUTLET TEMPERATURE OF 120° F.

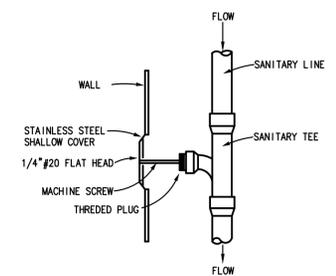
PLUMBING SYMBOL LEGEND	
SYMBOL	DESCRIPTION
---	SANITARY AND RAINWATER LINES
---	VENT LINE
---SD---	STORM DRAIN LINE
---C---	CONDENSATE LINE
---	COLD WATER LINE
---	HOT WATER LINE
---	HOT WATER RETURN LINE
F.C.O.	FLUSH CLEAN OUT
F.D.	FLOOR DRAIN
F.F.D.	FUNNEL FLOOR DRAIN
A.D.	AREA DRAIN
D.D.	DECK DRAIN
G.D.	GARAGE DRAIN
P.D.	PLANTER DRAIN
R.D.	ROOF DRAIN
C.O.	CLEAN OUT
VTR	VENT THRU ROOF
RWL	RAIN WATER LEADER
H.B.	HOSE BIBB
ABV	ABOVE TYPICAL DOWN
DN	SHUT OFF VALVE
DN	CHECK VALVE
DN	PRESSURE REDUCING VALVE
DN	BALANCING VALVE
DN	FLOOR DRAINS
DN	FLOOR SINK
DN	FLUSH CLEAN OUT
DN	HOSE BIBB
G	GAS LINE

**GENERAL PLUMBING NOTES**

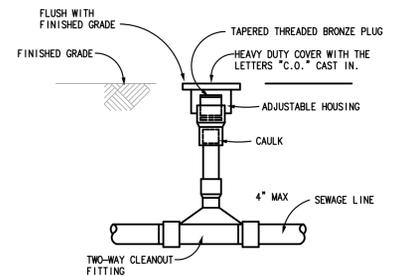
- A. GENERAL:  
 1. WORK UNDER THIS SECTION INCLUDES FURNISHING ALL LABOR, EQUIPMENT, MATERIALS, SUPPLIES AND COMPONENTS AS PERFORMING ALL OPERATIONS AS NECESSARY FOR THE INSTALLATION OF THE COMPLETE PLUMBING SYSTEM.  
 2. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.  
 3. SUBMIT MANUFACTURER'S DATA AND SHOP DRAWINGS ON ALL EQUIPMENT FOR REVIEW BEFORE INSTALLATION.  
 4. NO WATER LINES SHALL RUN INSIDE CONCRETE SLABS.  
 5. ALL DIMENSIONS AND ACTUAL CONSTRUCTION CONDITIONS MUST BE VERIFIED AT THE JOB SITE.  
 6. THE CONTRACTOR PERFORMING THE WORK SHALL COORDINATE ALL HIS WORK WITH OTHER TRADES AND FIELD CONDITIONS.  
 7. PLUMBER SHALL NOT DEVIATE FROM THE SANITARY CONNECTION FORMAT WITHOUT ENGINEER'S APPROVAL.  
 8. THE CONTRACTOR PERFORMING THE WORK, PRIOR TO SUBMITTING HIS PROPOSAL PRICE, SHALL VISIT THE SITE, FAMILIARIZE HIMSELF WITH ALL FIELD CONDITIONS, AND SHALL OBTAIN ALL REQUIRED INFORMATION NECESSARY TO COMPLETE THE JOB. ANY DISCREPANCIES BETWEEN WHAT IS SHOWN ON THE DRAWINGS AND ACTUAL WORK REQUIRED TO COMPLETE THE JOB SHALL BE TAKEN INTO ACCOUNT IN THE PROPOSAL PRICE.
- B. RAINWATER, SANITARY WASTE AND VENT PIPING:  
 1. SHALL BE CAST IRON NO-HUB ABOVE GROUND, PUSH-ON JOINT WITH NEOPRENE GASKET UNDERGROUND.  
 2. ALL SANITARY HORIZONTAL PIPING SHALL OVER 2" BE SLOPED 1/8" PER LINEAL FOOT, 2" AND SMALLER SHALL SLOPE 1/4" PER FOOT.
- C. DOMESTIC WATER PIPING:  
 1. CW, HW, HWR PIPING SHALL BE COPPER TYPE 'L' WITH BRONZE OR WROUGHT COPPER SOLDER JOINT FITTINGS. JOINTS WITH 95/5 SOLDER, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.  
 2. INSTALL CAPPED WATER HAMMER ARRESTOR AND MECHANICAL SHOCK ABSORBERS WHERE SHOWN ON WATER RISERS. CHAMBERS SHALL NOT BE LESS THAN 3/4" AND 18" HIGH.  
 3. PROVIDE DIELECTRIC ISOLATION BETWEEN CONTACT OF DISSIMILAR METALS.  
 4. C.P. ESCUTCHEON PLATES REQUIRED ON ALL WALL PENETRATIONS.  
 5. PROVIDE SHUT OFF VALVES AT EACH PLUMBING FIXTURE WATER SUPPLY.
- E. CONDENSATE PIPING:  
 1. A/C CONDENSATE SHALL BE COPPER TYPE "M". INSULATE ALL RUNS WITH 1/2" FIBERGLASS INSULATION WITH ALL SERVICE JACKET INSTALLED PER MANUFACTURER'S RECOMMENDATIONS OR 1/2" ARMAFLEX. USE 3/4" INSULATION FOR RISERS.
- F. PIPE HANGERS AND SUPPORTS:  
 1. PROVIDE ADJUSTABLE HANGERS, INSERTS AND SUPPLEMENTARY STEEL AS REQUIRED FOR PROPER SUPPORT OF PIPE LINES.  
 2. PROVIDE EXPANSION FITTINGS WHEN PIPES RUN THRU EXPANSION JOINS.
- G. CLEANOUTS:  
 1. CLEANOUTS SHALL BE PROVIDED AND INSTALLED AT POINTS INDICATED BY "C.O." AND "F.C.O." ON DRAWINGS. THIS ALSO INCLUDES WERE NOT INDICATED ON DRAWINGS AT ALL CHANGES IN DIRECTIONS AND AT THE BASE OF STACKS FOR BOTH SANITARY AND STORM DRAIN SYSTEMS.  
 2. CLEANOUT COVERS:  
 WALLS - JOSAM 58600-SS  
 RESILIENT FLOORS - JOSAM 58360 FERRULE WITH 8640 AND NIKALOY TOP  
 CONCRETE FLOORS - JOSAM 58360 WITH NIKALOY TOP  
 TILE FLOORS - JOSAM 58480 FERRULE WITH NIKALOY COVER
- H. MISCELLANEOUS PRODUCTS:  
 1. FLOOR DRAINS  
 RESTROOMS - JOSAM 30003-5A WITH NIKALOY TOP AND 1/2" PRIMER TAP.  
 EQUIPMENT ROOMS - JOSAM 30004-8A WITH NIKALOY TOP AND 1/2" PRIMER TAP.
- NOTE: ALL FLOOR DRAINS SHALL BE RESEAL BY MEANS OF AN AUTO PRIMING VALVE INSTALLED AT THE NEAREST CW SUPPLY LINE WITH A 1/2" RESEAL LINE



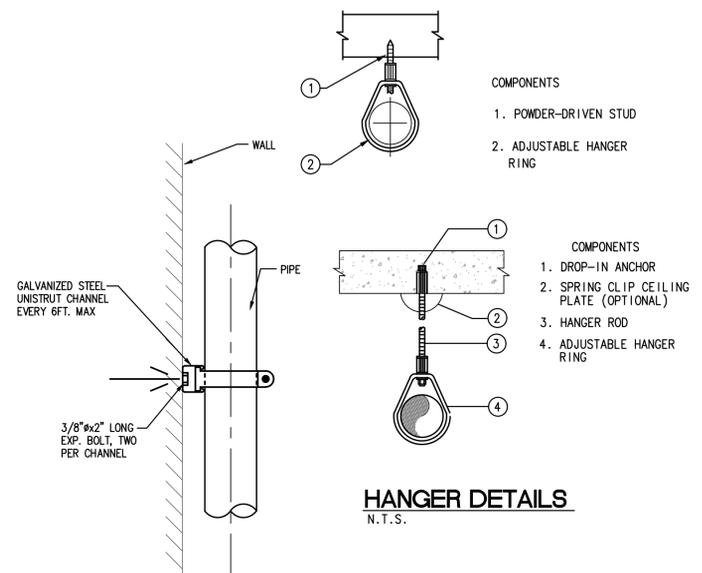
**TYPICAL A/C UNIT CONDENSATE DRAIN CONN.**  
 N.T.S.



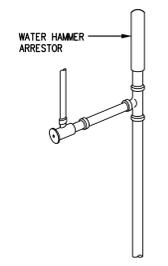
**WALL CLEANOUT DETAIL**  
 N.T.S.



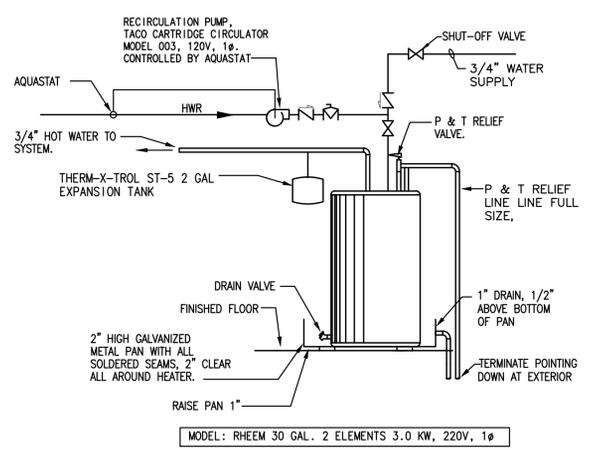
**TWO WAY FLUSH CLEANOUT DETAIL**  
 N.T.S.



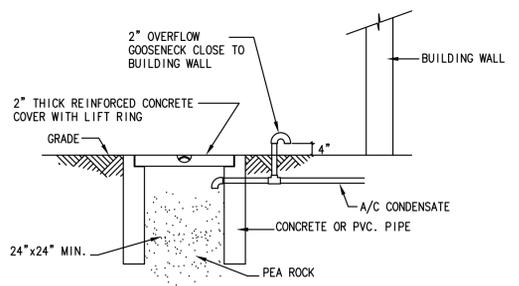
**HANGER DETAILS**  
 N.T.S.



**TYPICAL WATER HAMMER ARRESTOR DETAIL**  
 N.T.S.



**TYPICAL WALL MOUNTED WATER HEATER DETAIL**  
 N.T.S.



**A/C CONDENSATE DRYWELL DETAIL**  
 SCALE: NTS

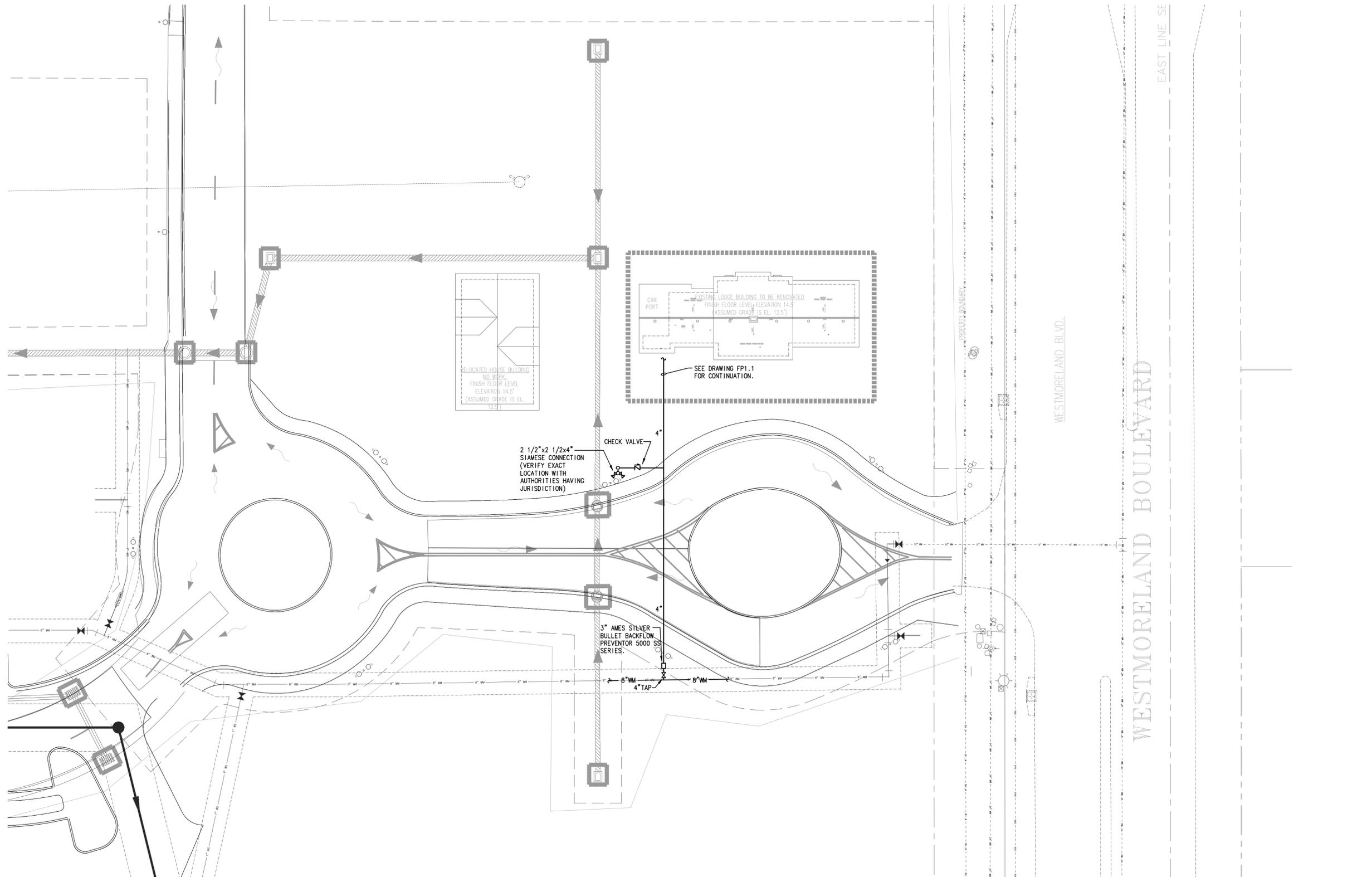
**HISTORIC PEACOCK LODGE PHASE TWO**  
 CITY OF PORT ST. LUCIE  
 COMMUNITY REDEVELOPMENT AGENCY  
 PORT ST. LUCIE, FLORIDA



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**Bender & Associates**  
**ARCHITECTS**  
 p.a.

Project No. 2002  
 PLUMBING NOTES AND DETAILS  
 Date: 5/1/20



1 SITE PLAN - FIRE PROTECTION  
FP1.0 SCALE: 1"=20'-0"

REVISIONS:


**HISTORIC PEACOCK LODGE PHASE TWO**  
CITY OF PORT ST. LUCIE  
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Project No. 2002  
SITE PLAN  
FIRE PROTECTION  
PLAN  
Date: 5/1/20

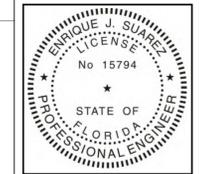
**HNGS**  
ENGINEERS

HUFSEY • NICOLAIDES • GARCIA • SUAREZ  
CONSULTING ENGINEERS  
4800 SW 74TH COURT  
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**FP1.0**  
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REVISIONS:

HISTORIC PEACOCK LODGE PHASE TWO  
 CITY OF PORT ST. LUCIE  
 COMMUNITY REDEVELOPMENT AGENCY  
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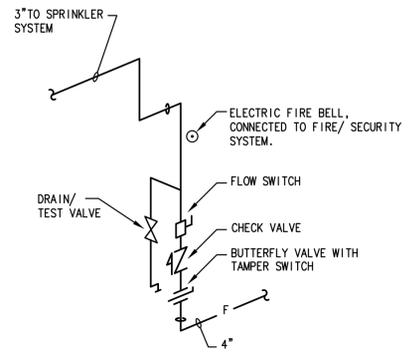


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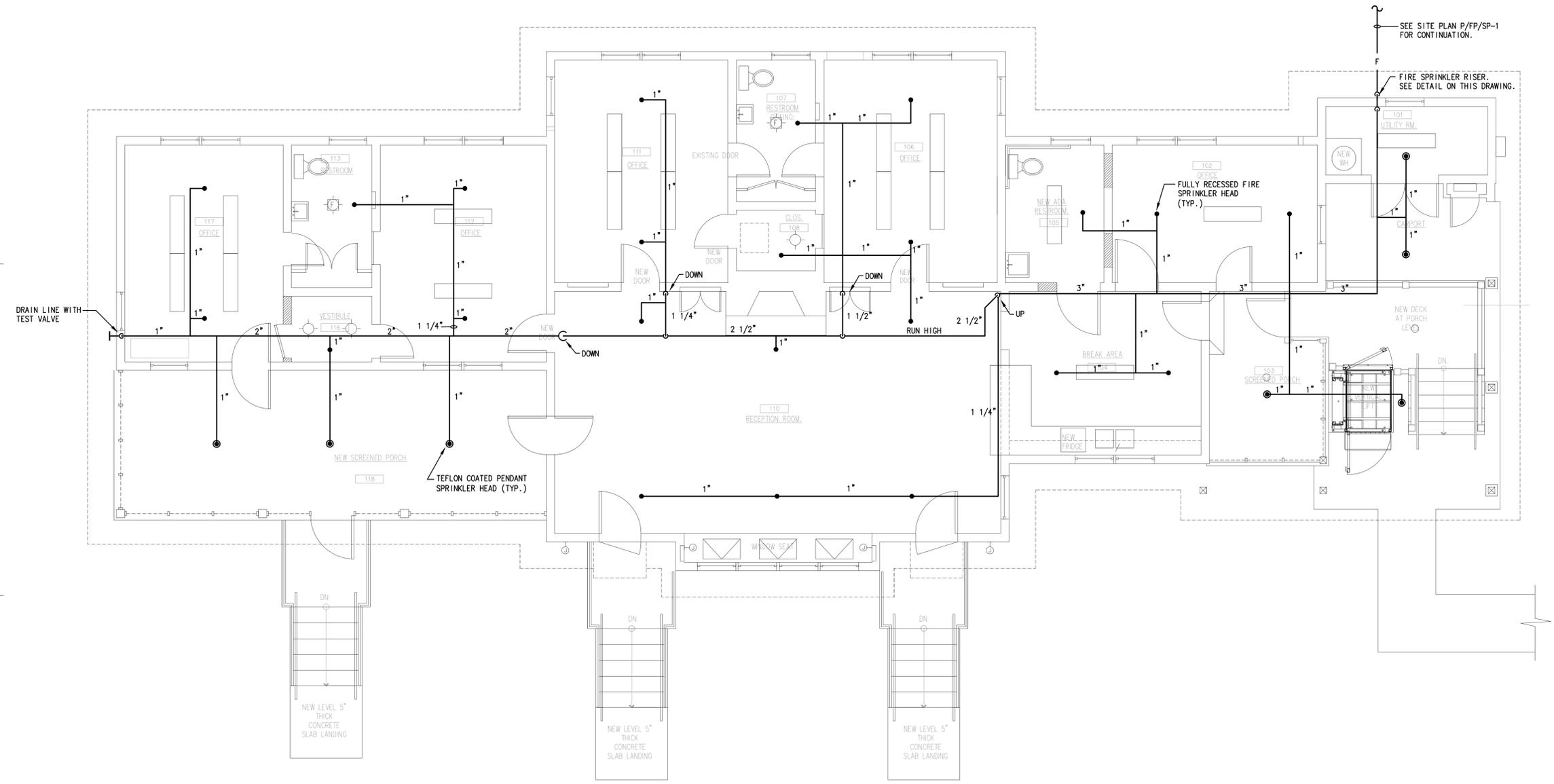
Project No. 2002  
 PROPOSED LODGE  
 FIRE PROTECTION  
 FLOOR PLAN  
 Date: 5/1/20

**FP1.1**  
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**FIRE SPRINKLER RISER**

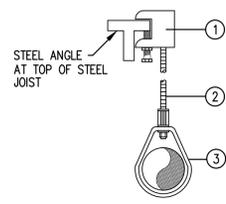
SCALE: NTS



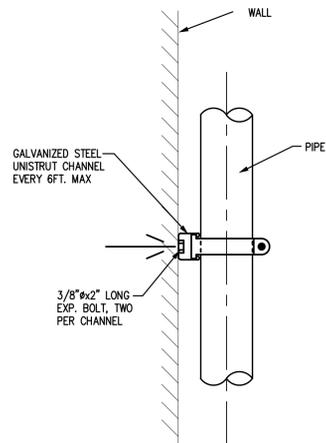
**1** LODGE FIRST FLOOR FIRE PROTECTION PROPOSED PLAN  
 FP1.1 SCALE: 1/4"=1'-0"

**HNGS ENGINEERS**  
 HUFSEY • NICOLAIDES • GARCIA • SUAREZ  
 CONSULTING ENGINEERS HNGS # 20-0016  
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 MIAMI, FLORIDA 33155 (305) 270-9935 Fax (305) 666-5891  
 FL CA Lic. # 444

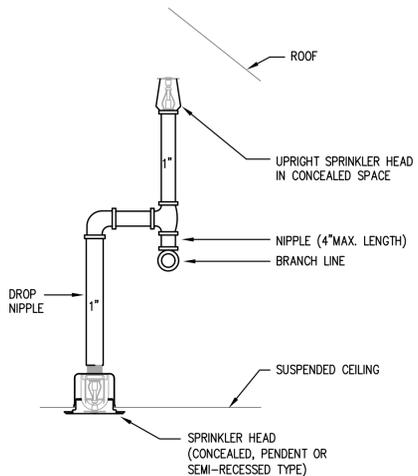
**HANGER DETAIL**  
N.T.S.



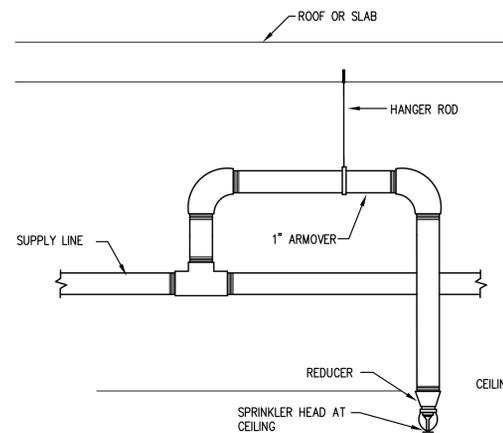
- COMPONENTS**
1. TOP BEAM CLAMP.
  2. HANGER ROD  
3/8" Ø FOR PIPE 4" DIA. AND LESS,  
1/2" Ø FOR PIPE LARGER THAN 4" DIA.
  3. ADJUSTABLE HANGER RING



**WALL MOUNTED DETAIL**  
N.T.S.



**SPRINKLERS IN CONCEALED SPACE AND BELOW CEILING**  
N.T.S.



**TYPICAL ARMOVER DETAIL**  
N.T.S.

**GENERAL FIRE SPRINKLER NOTES**

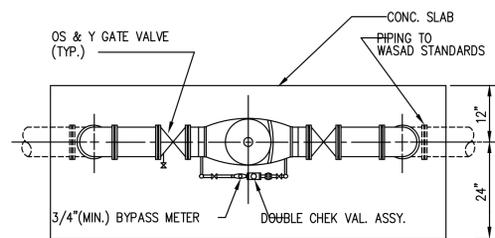
1. THE ENTIRE SPACE SHALL BE FIRE SPRINKLERED IN ACCORDANCE WITH NFPA 13, LOCAL AND STATE BUILDING CODES AND OWNER'S INSURANCE UNDERWRITERS.
2. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND HYDRAULIC CALCULATIONS FOR MODIFIED SYSTEM COMPONENTS IF REQUIRED BY AUTHORITY HAVING JURISDICTION.
3. CONTRACTOR SHALL COORDINATE EXACT LOCATION OF ALL PIPING AND SPRINKLER HEADS WITH OTHER TRADES.
4. THE CONTRACTOR PERFORMING THE WORK, SHALL COORDINATE EXACT ROUTING AND ELEVATIONS OF ALL PIPING AND SPRINKLER HEADS WITH OTHER TRADES.
5. HAZARD CLASSIFICATION SHALL BE ORDINARY HAZARD 2 WITH A DESIGN DENSITY OF 0.20 GPM/1500 SQ. FT FOR THE BUILDING.
6. THE CONTRACTOR PERFORMING THE WORK, PRIOR TO SUBMITTING HIS BID PRICE, SHALL VISIT THE SITE, FAMILIARIZE HIMSELF WITH ALL FIELD CONDITIONS, AND SHALL OBTAIN ALL REQUIRED INFORMATION NECESSARY TO COMPLETE THE JOB. ANY DISCREPANCIES BETWEEN WHAT IS SHOWN ON THE DRAWINGS AND ACTUAL WORK REQUIRED TO COMPLETE THE JOB SHALL BE TAKEN INTO ACCOUNT IN THE BID PRICE.
7. PIPING SHALL BE BLACK STEEL. USE SCHEDULE 40 FOR 2" AND SMALLER. PIPING EXPOSED TO WEATHER SHALL BE GALVANIZED STEEL.
8. PIPING 2" AND SMALLER SHALL BE THREADED SCHEDULE 40. ALL OTHER PIPING THREADED OR GROOVED ENDS FOR MECHANICAL COUPLINGS.
9. CENTER SPRINKLER HEADS WHEN LOCATED ON 2 x 2 ACOUSTICAL TILES.
10. PROVIDE CLEVIS TYPE HANGERS PER NFPA 13.
11. ALL HEADS SHALL BE SPACED PER NFPA 13 AND MANUFACTURER'S RECOMMENDATIONS.
12. ALL COMPONENTS SHALL BE MANUFACTURED IN U.S.A. ALL SPRINKLER HEADS, VALVES AND SWITCHES SHALL BE U. L. AND F. M. APPROVED.
13. ALL AUTOMATIC FIRE SPRINKLER PIPING INCLUDING THE UNDERGROUND FIRE SERVICE SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR PER FLORIDA ADMINISTRATIVE CODE RULE 4A46 AND STATE STATUTE 489.105(N).

**GENERAL NOTE**

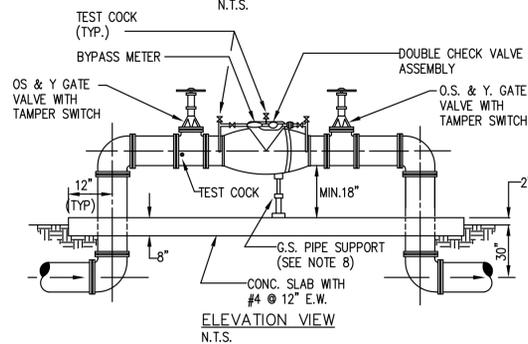
ALL VALVES ARE TO BE LABELED BY THE SPRINKLER CONTRACTOR. HYDRANTS, F.D.C. AND SIAMESE CONNECTIONS SHALL NOT HAVE OBSTRUCTIONS OR LANDSCAPING THAT WILL INTERFERE WITH OPERATIONS OF CONNECTIONS.

**NOTES:**

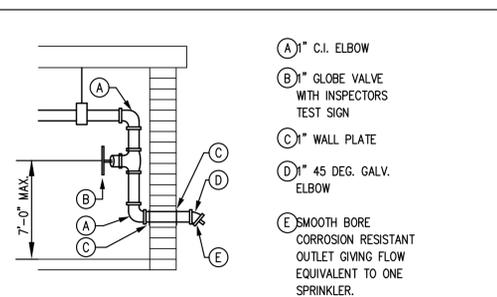
1. THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. GUARD POSTS SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT, OR THE WASD INSPECTOR.
3. THE ASSEMBLY SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION, APPROVED BY THE DEPARTMENT AND THE WASD INSPECTOR.
4. ALL JOINTS SHALL BE FLANGED OR RESTRAINED IN ACCORDANCE WITH DEPARTMENT STANDARDS.
5. ALL ABOVE GROUND PIPING AND EQUIPMENT SHALL BE FINISHED WITH RED ENAMEL PAINT (KOP-COAT 508 LEAD-FREE), IN ACCORDANCE WITH DEPARTMENT STANDARDS.
6. THE DEPARTMENT WILL PROVIDE CHAINS AND LOCKS FOR GATE VALVES.
7. FOR RETROFIT PROJECTS, REPLACE THE EXISTING BACKFLOW PREVENTION DEVICE WITH A SPOOL PIECE, AND INSTALL A NEW DOUBLE DETECTOR CHECK VALVE ASSEMBLY INSIDE OF PROPERTY LINE.
8. ADJUSTABLE PIPE SADDLE (GRINNELL FIG. 264, OR EQUAL) SIZED TO FIT CURVATURE OF DOUBLE DETECTOR CHECK VALVE ASSEMBLY, WITH GALVANIZED STEEL PIPE AND FLOOR FLANGE. ATTACH FLOOR FLANGE TO CONCRETE SLAB WITH GALVANIZED EXPANSION BOLTS.
9. THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE DOUBLE DETECTOR CHECK VALVE ASSEMBLY.
10. PIPING SHALL BE DUCTILE IRON PIPE WITH FLANGED FITTINGS, IN ACCORDANCE WITH WASAD "CONSTRUCTION SPECIFICATIONS FOR DONATION OF WATER MAINS."



**PLAN VIEW**  
N.T.S.



**BACKFLOW PREVENTOR**  
N.T.S.



- (A) 1" C.I. ELBOW
- (B) 1" GLOBE VALVE WITH INSPECTORS TEST SIGN
- (C) 1" WALL PLATE
- (D) 1" 45 DEG. GALV. ELBOW
- (E) SMOOTH BORE CORROSION RESISTANT OUTLET GIVING FLOW EQUIVALENT TO ONE SPRINKLER.

**SYSTEM TEST CONNECTION-WET PIPE SYSTEM** N.T.S.

Table 9.2.2.1 Maximum Distance Between Hangers (ft-in.)

	Nominal Pipe Size (in.)											
	3/4	1	1 1/4	1 1/2	2	2 1/2	3	3 1/2	4	5	6	8
Steel pipe except threaded lightwall	N/A	12-0	12-0	12-0	15-0	15-0	15-0	15-0	15-0	15-0	15-0	15-0
Threaded lightwall steel pipe	N/A	12-0	12-0	12-0	12-0	12-0	12-0	N/A	N/A	N/A	N/A	N/A
Copper tube	8-0	8-0	10-0	10-0	12-0	12-0	12-0	15-0	15-0	15-0	15-0	15-0
CPVC	5-6	6-0	6-6	7-0	8-0	9-0	10-0	N/A	N/A	N/A	N/A	N/A
Polybutylene (IPB)	N/A	3-9	4-7	5-0	5-11	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Polybutylene (CTS)	2-11	3-4	3-11	4-5	5-5	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ductile iron pipe	N/A	N/A	N/A	N/A	N/A	N/A	15-0	N/A	15-0	N/A	15-0	15-0

For SI units, 1 in. = 25.4 mm; 1 ft = 0.3048 m.  
Note: IPS iron — pipe size; CTS — copper tube size.

SPRINKLER HEAD LEGEND							
MARK	TYPE	FINISH	MANUFACTURER	ORIFICE	TEMP.	K	REMARKS
○	PENDENT/UPRIGHT	BRASS	TYCO TY-FRB (TY3231/TY3131)	1/2"	155°	5.6	QUICK RESP. (PUBLIC AREAS)
⊙	CONCEALED PENDENT	WHITE	TYCO TY-RPI (TY3531)	1/2"	155°	5.6	QUICK RESP. (PUBLIC AREAS)
<b>NOTES:</b>							
1. TEE'S SHALL BE MINIMUM 1" WITH REDUCING BUSHING AT HEADS.							
2. SPRINKLERS AT EXTERIOR COVERED PATIOS, PORTE COCHERE AND WALKWAYS SHALL BE NICKEL TEFLON COATED OR OTHER APPROVED CORROSION INHIBITING FINISH.							

REVISIONS:

**HISTORIC PEACOCK LODGE PHASE TWO**  
CITY OF PORT ST. LUCIE  
COMMUNITY REDEVELOPMENT AGENCY  
PORT ST. LUCIE, FLORIDA

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ARCHITECTS  
p.a.

Project No. 2002  
FIRE PROTECTION NOTES AND DETAILS  
Date: 5/1/20

**FP2.1**  
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### OCCUPANT LOAD

2017 FBC BUILDING 1004.1.2

FLOOR LEVEL	AREA NAME	CLASSIFICATION TYPE	AREA	OCCUPANT	OCCUPANT FACTOR	OCCUPANT LOAD
FIRST FLOOR	RECEPTION RM	BUSINESS B	508 S.F. GROSS 247 S.F. NET	0	7 NET	36
FIRST FLOOR	OFFICE	BUSINESS B	1296 S.F.	0	100 GROSS	13
FIRST FLOOR	SCREENED PORCHES	BUSINESS B	378 S.F.	0	100 GROSS	4
GRAND TOTAL			2182 S.F.			53 TOTAL OCCUPANTS

**CONSTRUCTION TYPE:** FBC-B TABLE 601

TYPE 5-B CONSTRUCTION, SPRINKLERED.

PRIMARY STRUCTURAL FRAME: 0 HOURS.  
 EXTERIOR / INTERIOR BEARING WALLS: 0 HOURS.  
 EXTERIOR NON-BEARING WALLS: 0 HOURS.  
 INTERIOR NON-BEARING WALLS: 0 HOURS.  
 FLOOR CONSTRUCTION / SECONDARY MEMBERS: 0 HOURS.  
 ROOF CONSTRUCTION / SECONDARY MEMBERS: 0 HOURS.

**Allowable Building Heights & Areas:** FBC-B, CHAPTER 5  
 (Automatic sprinkler system increase per Section 504.4.)

Group	# Stories Allowed	Area	Blg. Height
B	3	36,000sf/floor	60'

CLASSIFICATION OF HAZARD OF CONTENTS: (NFPA 101, SECTION 6.2.2.3): ORDINARY HAZARD CONTENTS.

INTERIOR FINISH FLAME SPREAD RATING (NFPA 101, SECTION 10.2)  
 FLOORS: CYPRESS WOOD (FSI 145) CLASS C.  
 WALLS: CYPRESS WOOD (FSI 145) CLASS C.  
 CEILING: CYPRESS WOOD (FSI 145) CLASS C.

### EGRESS CRITERIA

2017 FBC BUILDING

	FBC CODE REFERENCE	ALLOWED	AS DESIGNED
OCCUPANCY CLASSIFICATION: BUSINESS-B			
MAX EXIT ACCESS TRAVEL DIST.(SPRINKLERED)	1017.2	300'	63'-6"
COMMON PATH OF TRAVEL	1029.8	30'	16'-6"
MAX DEAD END CORRIDOR	1020.4	20'	NONE.

### CAPACITY OF MEANS OF EGRESS

OCCUPANCY CLASSIFICATION: GROUP B BUSINESS, SPRINKLERED

FLOOR	OCC. LOAD	EGRESS COMPONENT	REQUIRED	PROVIDED
1ST FLOOR (BUSINESS)	53	MIN. NUMBER OF EXITS	2	2
		CORRIDOR	44' MIN.	N/A - NO CORRIDORS
		DOORS	(2) 32" CLR. DOORS	(2) 32" CLR. EXIT DOORS
		2 CAPACITY FACTOR	53 X 0.2 = 11' CLEAR	

### PORTABLE FIRE EXTINGUISHER REQUIREMENTS

2013 NFPA 10

CLASSIFICATION OF HAZARDS	AREA	REQUIRED	PROVIDED	UL RATING
ORDINARY HAZARD, CLASS A (1 PER 1500 S.F.)				
FIRST FLOOR	2182 S.F.	2	2	3-A 40 B C
MAX. TRAVEL DISTANCE TO EXTINGUISHER		75'	40'-6"	

MOUNT FIRE EXTINGUISHERS IN CABINET. TOP OF FIRE EXTINGUISHER TO BE MOUNTED NO MORE THAN 5'-0" ABOVE FINISH FLOOR.

### PLUMBING FIXTURES REQUIRED

2017 FBC PLUMBING, TABLE 403.1

BUSINESS B	# OF OCCUPANTS	REQUIRED	PROVIDED
WATER CLOSETS	26 MALE 27 FEMALE =53 TOTAL	2 REQUIRED.	3 UNISEX
LAVATORIES	26 MALE 27 FEMALE =53 TOTAL	1 PER 40 =2 REQUIRED	3 UNISEX
SERVICE SINK	53	1	1
DRINKING FOUNTAINS	53	1 PER 500 = 1	2 ADA ACCESSIBLE PROVIDED.

**HISTORIC PEACOCK LODGE - CODE CHECK**

BUILDING CODE DESIGN CRITERIA  
 PROJECT SCOPE: RENOVATION OF EXISTING HISTORIC BUILDING, INCLUDING SELECTIVE DEMOLITION, REPAIRS TO INTERIOR AND EXTERIOR, REMEDIATION OF LEAD, ASBESTOS AND MOLD, NEW BATHROOM FINISHES, RESTORATIONS OF EXISTING HISTORIC PORCH, NEW EXTERIOR STAIRS, AND RELATED SITENORK. NEW ELECTRICAL, MECHANICAL, PLUMBING, ADA ACCESSIBLE RESTROOM, AND FIRE SPRINKLER SYSTEMS. NEW VERTICAL LIFT FOR ACCESSIBILITY.

GOVERNING BUILDING CODE:  
 FLORIDA BUILDING CODE, EXISTING BUILDING (FBC-EB); 2017 EDITION.  
 LEVEL 3 ALTERATION.

IN ADDITION TO REQUIREMENTS OF FBC-EB, APPLICABLE REQUIREMENTS IN THE FOLLOWING VOLUMES SHALL APPLY:  
 FLORIDA BUILDING CODE - Building 6th Edition - 2017  
 FLORIDA BUILDING CODE - Existing 6th Edition - 2017  
 FLORIDA BUILDING CODE - Residential 6th Edition - 2017  
 FLORIDA BUILDING CODE - Plumbing 6th Edition - 2017  
 FLORIDA BUILDING CODE - Fuel Gas 6th Edition - 2017  
 FLORIDA BUILDING CODE - Mechanical 6th Edition - 2017  
 NATIONAL ELECTRICAL CODE 2014 EDITION  
 NFPA 101 LIFE SAFETY CODE w/ Florida Modifications  
 2006 EDITION FLORIDA FIRE PREVENTION CODE 2007 EDITION  
 NFPA 1 2006 EDITION

HISTORIC BUILDINGS (FBC-EB 1202 DEFINITIONS):  
 HISTORIC BUILDING: For the purposes of this code and the referenced documents, an historic building is defined as a building or structure that is:  
 1. Individually listed in the National Register of Historic Places; or  
 2. A contributing property in a National Register of Historic Places listed district; or  
 3. Designated as historic property under an official municipal, county, special district or state designation, law, ordinance or resolution either individually or as a contributing property in a district; or  
 4. Determined eligible by the Florida State Historic Preservation Officer for listing in the National Register of Historic Places, either individually or as a contributing property in a district.

THIS BUILDING IS LISTED IN THE FLORIDA MASTER SITE FILE UNDER SLO1705. IT IS ALSO THE RECIPIENT OF A SPECIAL CATEGORY GRANT FROM THE STATE DIVISION OF HISTORIC RESOURCES. THESE GRANTS ARE USED SOLELY TO RESTORE HISTORIC BUILDINGS. THE BUILDING WOULD NOT HAVE RECEIVED A GRANT IF IT WAS NOT DEEMED HISTORIC BY THE STATE DIVISION OF HISTORIC RESOURCES. THEREFORE, PER FBC-EB 1202, IT HAS BEEN DESIGNATED AS HISTORIC PROPERTY BY STATE DESIGNATION. IT MEETS THE DEFINITION OF HISTORIC BUILDING PER FBC-EB 1202. BASED ON THIS, CHAPTER 12 OF THE FBC-EB APPLIES.

CODE SECTION	CODE DESCRIPTION
FBC-EB 1205.1	HISTORIC STRUCTURES OR PORTIONS OF SUCH STRUCTURES THAT DO NOT STRICTLY COMPLY WITH THIS CODE SHALL BE CONSIDERED TO BE IN COMPLIANCE IF IT CAN BE SHOWN TO THE SATISFACTION OF THE BUILDING CODE OFFICIAL THAT EQUIVALENT PROTECTION HAS BEEN PROVIDED OR THAT NO HAZARD WILL BE CREATED OR CONTINUED THROUGH NONCOMPLIANCE
FBC-EB 1209.2	REPAIRS, ALTERATIONS, RESTORATIONS, CHANGES OF OCCUPANCY, AND ADDITIONS SHALL BE GUIDED BY THE RECOMMENDED APPROACHES IN REHABILITATION SET FORTH IN THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS (FBC-EB APPENDIX B).
FBC-EB 1205.2	COMPLIANCE OPTION. LIFE SAFETY AND PROPERTY CONSERVATION SHALL BE PROVIDED IN ACCORDANCE WITH ONE OF THE FOLLOWING OPTIONS: 1. PRESCRIPTIVE-BASED PROVISIONS OF THIS CODE.
FBC-B 304.1	OCCUPANCY CLASSIFICATIONS: RECEPTION ROOM: ASSEMBLY LESS THAN 50 PERSONS, ACCESSORY TO GROUP B, OCCUPANCY GROUP: BUSINESS GROUP B REMAINDER OF BUILDING: OFFICES FOR HISTORICAL SOCIETY, OCCUPANCY GROUP: BUSINESS GROUP B
FBC-B 303.1.2	Small assembly spaces. The following rooms and spaces shall not be classified as Assembly occupancies: 1. A room or space used for assembly purposes with an occupant load of less than 50 persons and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.
FBC-B 1004.1.2	OCCUPANCY LOADS: RECEPTION ROOM: 508S.F. GROSS, 247 S.F. NET, 247S.F. X 7 NET = 36 OCCUPANTS REMAINDER OF BUILDING: OFFICES: 1296 S.F. @ 100 GROSS = 13 OCCUPANTS EXTERIOR SCREENED PORCHES: 378 S.F. @ 100 GROSS = 4 OCCUPANTS TOTAL OCCUPANTS: 53 OCCUPANTS TOTAL

NOTE: BUILDING WILL BE FULLY SPRINKLERED AND HAVE A FIRE ALARM SYSTEM.

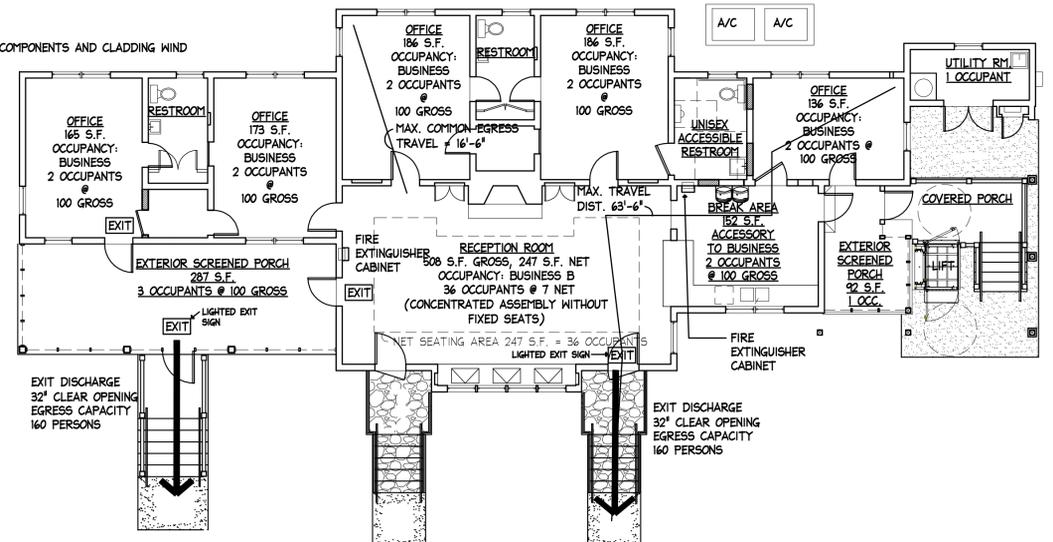
GRAVITY LOADS:  
 FLOOR LIVE LOADS:  
 FIRST FLOOR ROOMS AND CORRIDORS 85 PSF  
 NEW SCREENED PORCH 85 PSF  
 NEW EXTERIOR DECK 100PSF  
 EXTERIOR STAIRS 100PSF

ROOF LIVE LOADS:  
 PITCHED ROOF 20 PSF

HANDRAIL AND GUARD LOADS:  
 UNIFORM LOAD (ANY DIRECTION) 50PLF  
 CONCENTRATED LOAD (ANY DIRECTION) 200LB

LATERAL LOADS:  
 WIND LOADS (IN ACCORDANCE WITH DESIGN BUILDING CODE PER GENERAL NOTE 100.1):  
 ULTIMATE DESIGN WIND SPEED (3 SECOND GUST), Vult = 160 MPH  
 NOMINAL DESIGN WIND SPEED (3 SECOND GUST), Vnom = 124 MPH  
 RISK CATEGORY = II  
 EXPOSURE CATEGORY = C  
 ENCLOSURE CLASSIFICATION = ENCLOSED  
 INTERNAL PRESSURE COEFFICIENT (Gcp) = +/- 0.18  
 COMPONENTS AND CLADDING PRESSURES: SEE 'COMPONENTS AND CLADDING WIND LOADS' TABLE, AND 'COMPONENTS AND CLADDING WIND PRESSURE DIAGRAM'

PUBLIC RESTROOMS FOR THE BUILDING ARE PROVIDED PER FBC-PLUMBING. ONE NEW RESTROOM IS ACCESSIBLE.	
FBC-B 602.5	CONSTRUCTION TYPE: THE BUILDING IS TYPE V-B CONSTRUCTION.
FBC-EB 401.2.1	EXISTING MATERIALS: MATERIALS ALREADY IN USE IN A BUILDING IN COMPLIANCE WITH REQUIREMENTS OR APPROVALS IN EFFECT AT THE TIME OF THEIR ERECTION OR INSTALLATION SHALL BE PERMITTED TO REMAIN IN USE UNLESS DETERMINED BY THE BUILDING OFFICIAL TO BE UNSAFE.
FBC-EB 408.	THE BUILDING IS CLASSIFIED AS A HISTORIC BUILDING. THE PROVISIONS OF FBC-EB 'CHAPTER 12 HISTORIC BUILDINGS' APPLY.
FBC-EB 502.1	THE MAJORITY OF THE WORK ON THE BUILDING (2070 S.F.) IS REPAIR WORK. PER 502.1, Repairs, as defined in Chapter 2, include the patching or restoration or replacement of damaged materials, elements, equipment or fixtures for the purpose of maintaining such components in good or sound condition with respect to existing loads or performance requirements. COMPLY WITH FBC-EB, CHAPTER 6
FBC-EB 505.1	SCOPE: LEVEL 3 ALTERATIONS APPLY WHERE THE WORK AREA EXCEEDS 50 PERCENT OF THE BUILDING AREA.
FBC-EB 505.2	APPLICATION: LEVEL 3 ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF FBC-EB CHAPTERS 7 AND 8 FOR LEVEL 1 AND 2 ALTERATIONS, RESPECTIVELY, AS WELL AS THE PROVISIONS OF CHAPTER 9.
FBC-EB 506.1	NO CHANGE OF OCCUPANCY IS OCCURRING. THE BUILDING WAS FORMERLY A BUSINESS OFFICE, AND THE OCCUPANCY SHALL REMAIN B-BUSINESS, TO BE USED AS OFFICES FOR A HISTORICAL SOCIETY.
FBC-EB 605.1	ACCESSIBILITY SHALL BE IN ACCORDANCE WITH THE FBC - ACCESSIBILITY.
FBC-EB 801.2	ALL WORK SHALL COMPLY WITH CHAPTERS 7, 8 AND 9 OF THE FBC-EB.
FBC-EB 1302.2.1.1	THE BUILDING HAS NEW FOUNDATIONS COMPLETED IN AN EARLIER PHASE. ALL NEW STAIR FOUNDATIONS SHALL COMPLY WITH THE FBC. OTHERWISE RELOCATED HISTORIC BUILDINGS SHALL BE CONSIDERED HISTORIC.
FBC-EB 611	THERE IS NO REROOFING IN THIS PHASE. ALL REROOFING WAS COMPLETED IN AN EARLIER PHASE.
FBC-EB 703.5.1	EVERY PORTION OF FLOOR ABOVE 30 INCHES SHALL BE PROVIDED WITH GUARDS PER FBC.
FBC-EB 705.4.2	ALL EGRESS DOORS WITH AN OCCUPANT LOAD OVER 50 SHALL SWING IN THE DIRECTION OF EXIT TRAVEL.
FBC-EB 705.8	MEANS OF EGRESS SHALL BE PROVIDED WITH EXIT SIGNS PER FBC.
FBC-EB 705.9	ALL STAIRS SHALL BE PROVIDED WITH HANDRAILS PER FBC.
FBC-EB 806.1	A BUILDING, FACILITY, OR ELEMENT THAT IS ALTERED SHALL COMPLY WITH THE PROVISIONS OF THE FLORIDA BUILDING CODE, ACCESSIBILITY.
FBC-EB 912.4.1	THE MEANS OF EGRESS OF THE BUILDING SHALL COMPLY WITH CHAPTER 10 OF THE FLORIDA BUILDING CODE, BUILDING.
FBC CHAPTER 5	HEIGHTS AND AREAS OF THE BUILDING COMPLY WITH CHAPTER 5 OF THE FLORIDA BUILDING CODE.
FBC 1005.1	ALL EGRESS DOORS MEET THE WORST CASE SCENARIO FOR REQUIRED EGRESS WIDTH. (WORST CASE = 53 OCCUPANTS X 2 = 11 INCHES) ALL DOORS ARE 32" CLEAR.
FAC 213.2	TOILET ROOMS AND BATHING ROOMS. WHERE TOILET ROOMS ARE PROVIDED, EACH TOILET ROOM SHALL COMPLY WITH 603. WHERE BATHING ROOMS ARE PROVIDED, EACH BATHING ROOM SHALL COMPLY WITH 603. EXCEPTIONS:
FAC213.2.1 FAC 213.2 EXCEPTION 1	1:1N ALTERATIONS WHERE IT IS TECHNICALLY INFEASIBLE TO COMPLY WITH 603, ALTERING EXISTING TOILET OR BATHING ROOMS SHALL NOT BE REQUIRED WHERE A SINGLE UNISEX TOILET ROOM OR BATHING ROOM COMPLYING WITH 213.2.1 IS PROVIDED AND LOCATED IN THE SAME AREA AND ON THE SAME FLOOR AS EXISTING INACCESSIBLE TOILET OR BATHING ROOMS. ONE ACCESSIBLE UNISEX TOILET ROOM COMPLYING WITH FAC 213.2.1 IS PROVIDED.



LIFE SAFETY PLAN  
 SCALE: 1/8"=1'-0"

REVISIONS:

**HISTORIC PEACOCK LODGE PHASE TWO**  
 CITY OF PORT ST. LUCIE  
 COMMUNITY REDEVELOPMENT AGENCY  
 PORT ST. LUCIE, FLORIDA

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 Key West, Florida 33040  
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Bender & Associates  
 ARCHITECTS  
 p.a.

Project No: 2002  
 LIFE SAFETY PLANS  
 Date: 5/1/20

LS1.1

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**SPECIFICATIONS**  
for the  
**HISTORIC PEACOCK LODGE**  
**PHASE 2 RESTORATION**

Prepared for

**The City of Port St. Lucie**

**May 2020**

Prepared by:

**Bender & Associates Architects, P.A.**

**Key West, Florida**

**HISTORIC PEACOCK LODGE - PHASE 2**

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## HISTORIC PEACOCK LODGE - PHASE 2

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**HISTORIC PEACOCK LODGE - PHASE 2**

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END OF SECTION



ENVIRONMENTAL SERVICES, LLC

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**LEAD-BASED PAINT SURVEY REPORT**

**FOR**

**FORMER HISTORIC PEACOCK RANCH  
(PEACOCK HOUSE & BARN - PEACOCK LODGE)  
CANAL C-124 & GLADES CUT OFF ROAD (VERANO PROPERTY)  
PORT ST. LUCIE WEST, FLORIDA**

Prepared for

**BENDER & ASSOCIATES ARCHITECTS  
410 ANGELA STREET  
KEY WEST, FLORIDA 33040**

**ATTENTION: MR. BERT BENDER**

Prepared by

Hiram A. Aguiar  
EPA Lead Risk Assessor Certificate #FL-R-9781-1



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Miami Lakes, Florida 33014  
(305) 374-8300  
www.eeandg.com**

December 20, 2017  
EE&G Project No. 2017-2448 LBP

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## SECTION 1.0

### INTRODUCTION

#### 1.1 INTRODUCTION

At the request of Bender & Associates Architects (Client), EE&G Environmental Services, LLC (EE&G) conducted Lead-Based Paint (LBP) testing of the historic Peacock House and Ranch located at Canal C-124 and Glades Cut of Road in Port St. Lucie West, Florida. The survey was conducted on December 6, 2017 by Environmental Protection Agency (EPA) Lead-Based Paint Risk Assessor Hiram Aguiar of EE&G. EE&G's scope of work for this project consisted of evaluating the subject facility utilizing an X-Ray Fluorescence (XRF) instrument to assess for lead concentrations in selected painted building components in preparation of upcoming renovations.

#### 1.2 OWNER INFORMATION

CITY OF PORT ST. LUCIE  
PORT ST. LUCIE, FL

#### 1.3 EDUCATIONAL MATERIALS

A copy of *Renovate Right: Important Lead Hazard Information for Families, Child Care Providers, and Schools* has been provided in Appendix A of this report. Federal law requires that individuals receive certain information before renovating more than two square feet of painted surfaces in housing, child care facilities and schools built before 1978.

- Homeowners and tenants: renovators must give you this pamphlet before starting work.
- Child-care facilities, including preschools and kindergarten classrooms, and the families of children under the age of six that attend those facilities: renovators must provide a copy of this pamphlet to child-care facilities and general renovation information to families whose children attend those facilities.

Federal law requires contractors that disturb lead-based paint in homes, child care facilities and schools built before 1978 to be certified and follow specific work practices to prevent lead contamination. Contractors must provide certification prior to renovations.

**SECTION 2.0****BUILDING DESCRIPTION****FORMER HISTORIC PEACOCK HOUSE & BARN****PEACOCK HOUSE**

The two-story Victorian-style home was observed to be constructed primarily of wood and metal on concrete footings; interior walls were observed to be finished with painted plaster board; ceilings were finished with painted plaster board and finished wood. Floors were observed to be finished with linoleum, vinyl floor tile, carpet, and ceramic tile on wood. No heating ventilation and air-conditioning (HVAC) system was observed. The exterior walls were observed to be painted wood. The roof was observed to be finished with asphalt shingles. According to the client the home also includes an attached addition built years later. County records for year built and square footage were not available at the time of this inspection.

**PEACOCK BARN**

The one-story barn structure was observed to be constructed primarily of wood and metal; no interior paint was observed on the interior wood walls, ceiling, and doors at time of the inspection. Floors were observed to be unfinished concrete slab. No heating ventilation and air-conditioning (HVAC) system was observed. The exterior walls were observed to be painted wood. The roof was observed to be finished with asphalt shingles. County records for year built and square footage were not available at the time of this inspection.

**PEACOCK LODGE**

The one-story Victorian-style home was observed to be constructed primarily of wood and metal; interior walls were observed to be finished with painted plaster board and finished wood. The interior floors and ceilings were finished wood. The heating ventilation and air-conditioning (HVAC) system was insulated fiber-glass sheet metal or fiberglass flex duct. The exterior walls were observed to be painted wood. The roof was observed to be finished with asphalt shingles. County records for year built and square footage were not available at the time of this inspection.

## SECTION 3.0

### METHODS AND LIMITATIONS

#### 3.1 XRF METHODS

The limited inspection was performed based on a modified version of the protocol established in the "Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing" by the Department of Housing and Urban Development (HUD) in June 1995. A portable spectrum analyzing XRF instrument manufactured by Innov-X Systems (Alpha Series) was utilized to perform a LBP inspection of suspect interior and exterior painted building components. The XRF serial number is 5512.

The XRF instrument performs a self-calibration test on startup. The calibration was then verified using a known standard from the United States Department of Commerce National Institute of Standards and Technology (NIST). QA/QC measurements were taken with the Level III (1.04 mg/cm<sup>2</sup>) NIST standard at the beginning and end of the inspection. XRF test results expressed lead concentrations in milligram per square centimeter (mg/cm<sup>2</sup>). The results were stored in the XRF for later retrieval in a spreadsheet format.

XRF testing locations, or testing combinations, were determined on site by an EPA Certified Lead-Based paint Inspector and the following factors; location (e.g. Building, Floor, Unit, Room), component (e.g. Wall, Ceiling, Door, Door Frame, Baseboard, etc.), substrate (e.g. Drywall, Concrete, Wood, Metal, etc.), and painting history (if available). An XRF reading was obtained from selected testing combinations.

The United States Environmental Protection Agency (EPA) defines lead based paint (LBP) as paint or coatings with a result at or greater than 1.0 mg/cm<sup>2</sup>, 0.5 %/Wt. or 5,000 parts per million when measured by Flame AAS. The Occupation Safety and Health Administration (OSHA) considers measurable quantities of lead in paints and coatings to be lead-containing. Due to the potential for lead dust to be generated or migrate beyond the work area during renovation/demolition activities, both the EPA and OSHA criteria were used to interpret data. The EPA's Lead Renovation, Repair and Painting Rule (RRP Rule) guides contractors who will be conducting activities that will impact LBP but is not intended to be used to abate, mitigate or completely remove lead-containing materials. Those activities are regulated in the Toxic Substances Control Act (TSCA) sections 402/404.

#### 3.2 LIMITATIONS

The limited inspection was conducted to assess painted building components for the presence of lead. Because of limitations in access this inspection can not be utilized as a Lead-Based Paint Inspection as defined in the HUD Guidelines, that is beyond the intent and scope of this limited inspection. The inspected areas are assumed to be representative of the materials used throughout the facility. This limited inspection report has been prepared by EE&G in a manner consistent with industry standards exercised by members of the profession practicing under similar conditions. No other warranty, expressed or implied is made. Under no circumstances is this limited inspection report to be utilized as a bid proposal or a project specification document,

as this is not its intent. The intent of this inspection report is to assist the client in assessing for lead in selected painted building components.

EPA and HUD define lead-based paint (LBP) as; paint or other coatings that contain lead at or greater than the level of 1.0 mg/cm<sup>2</sup> or 0.5% by weight; however, the US Department of Labor's Occupational Safety and Health Administration (OSHA) lead regulation, 29 CFR 1926.62, does not recognize a concentration of lead in paint that may be safe for workers therefore, measurable amounts of lead are considered to be a potential source of exposure. This assessment can be utilized to identify building components that contain lead. However, as OSHA does not recognize the absence of lead through XRF, this assessment can not be utilized for establishing that coatings are lead-free for purposes of OSHA compliance.

EE&G's interpretations and recommendations are based upon the results of the XRF testing, environmental regulations, and quality control and assurance standards. The results, conclusions, and recommendations contained in this report pertain to conditions observed at the time of the inspection. Other conditions elsewhere at the subject facility may differ from those in the inspected locations and, such conditions are unknown, may change over time, and have not been considered.

This report was prepared solely for the use of EE&G's client, and is not intended for use by third party beneficiaries. The client shall indemnify and hold EE&G harmless against any liability for any loss arising out of or relating to reliance by any third party on any work performed there under, or the contents of this report. EE&G will not be held responsible for the interpretation or use by others of data developed pursuant to the compilation of this report, or for use of segregated portions of this report.

**SECTION 4.0**

**INSPECTION FINDINGS**

**4.1 XRF TESTING RESULTS**

HUD defines LBP as; paints or coatings with lead concentrations equal to or greater than 1.0 mg/cm<sup>2</sup> when measured by XRF. The following components were identified as LBP during this inspection:

DESCRIPTION: **Exterior wood walls**  
 LOCATION: **Original House**  
 COLOR: **White**  
 XRF NUMBER: **3, 4, 67, 69**  
 CONDITION: **Areas with peeling/chalking**

DESCRIPTION: **Exterior wood ceiling**  
 LOCATION: **Original House - Porch**  
 COLOR: **Blue**  
 XRF NUMBER: **5**  
 CONDITION: **Areas with peeling/chalking**

DESCRIPTION: **Paint on Exterior Wood Window/window frames**  
 LOCATION: **Original House - Exterior wood window/window Frames**  
 COLOR: **White/light green**  
 XRF NUMBER: **7, 8, 9, 11**  
 CONDITION: **Peeling/chalking**

DESCRIPTION: **Paint/glazing on ceramic tile**  
 LOCATION: **Original house - South bathroom**  
 COLOR: **White**  
 XRF NUMBER: **35**  
 CONDITION: **Intact**

DESCRIPTION: **Paint/glazing on metal sinks**  
 LOCATION: **House Addition - South bathrooms**  
 COLOR: **White**  
 XRF NUMBER: **38, 40**  
 CONDITION: **Intact**

DESCRIPTION: **Paint/glazing on metal bath tub**  
 LOCATION: **House Addition - South bathroom**  
 COLOR: **White**  
 XRF NUMBER: **36, 41**  
 CONDITION: **Intact**

DESCRIPTION: **Paint/glazing on ceramic toilet**  
LOCATION: **House Addition - South bathroom**  
COLOR: **White**  
XRF NUMBER: **64**  
CONDITION: **Intact**

Additional similar components should be assumed to be LBP. Testing combinations and XRF results are presented in Appendix B.

## SECTION 5.0

### RECOMMENDATIONS

#### 5.1 RECOMMENDATIONS FOR LBP

Lead based paint that has become damaged should be abated. Abatement procedure in which LBP is disturbed should be conducted by trained personnel and in accordance with federal, state and local regulations, including OSHA's lead regulation 29 CFR 1926.62. Also, prior to disposal, the waste stream from LBP abatement (paint, rags, protective suits, debris, etc.) must be characterized by a Toxic Characteristic Leachate Procedure (TCLP) test. The EPA requires TCLP testing to determine if the waste is considered hazardous.

To comply with OSHA lead regulation 29 CFR 1926.62, the testing results should be made available to personnel that will conduct painting operations of these structures. This regulation considers paint that contains lead to be lead-based paint and mandates protective measures during painting or renovation project involving the disturbance of LBP components in such a way as to cause airborne emissions of lead particulate (sanding, scraping, grinding, etc.). These protective measures include: personnel protection (respirators, protective suits, etc.), engineering controls and personnel air monitoring until results of the personnel monitoring indicate airborne lead concentrations below the Permissible Exposure Limit (PEL) of fifty (50) micrograms per cubic meter as an eight-hour time weighted average (TWA). In lieu of the above protective measures, painting personnel may provide objective historical data from previous similar projects to demonstrate that the PEL for lead will not be exceeded.

#### 5.2 RECOMMENDATIONS FOR OTHER PAINTS AND COATINGS

OSHA does not recognize the absence of lead through XRF; therefore, these materials must be considered to be lead-containing and a potential source of exposure unless determined to be nonlead-containing through laboratory analysis (i.e. Flame AAS, Method SW 846, 7420).

Activities that would release lead dust or fumes must be performed by workers in accordance with the OSHA standard for removal of lead containing paint. If these materials can remain intact during renovation or demolition, then no other special handling is required.

#### 5.3 OSHA COMPLIANCE

To comply with OSHA lead regulation 29 CFR 1926.62, this report should be made available to personnel that will conduct painting operations at this facility. This regulation considers coatings that contain measurable amounts of lead to be lead-based paint and mandates protective measures when a painting or demolition project involves the disturbance of painted components in such a way as to cause airborne emissions of lead particulate (sanding, scraping, grinding, etc.). These protective measures include: hazard communication training, personnel protection (respirators, protective suits, etc.), engineering controls and personnel air monitoring until results of the personnel monitoring indicate airborne lead concentrations below the Action Level (AL) of 30 micrograms per cubic meter as an eight-hour time weighted average (TWA). In lieu of the above protective measures, painting and or demolition personnel may provide objective

historical data from previous similar projects to demonstrate that the AL for lead will not be exceeded.

#### **5.4 DISCLOSURE OF LBP HAZARDS**

The Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as Title X, Section 1018 requires the disclosure to the purchaser or lessee of any known information on lead-based paint or lead-based paint hazards and provide to the purchaser or lessee any lead hazard evaluation reports available prior to the sale or lease of most housing built prior to 1978.

**SECTION 6.0**

**SIGNATURE PAGE**

Submitted by



Hiram Aguiar  
EPA Lead-Based Paint Risk Assessor, EE&G

Reviewed by

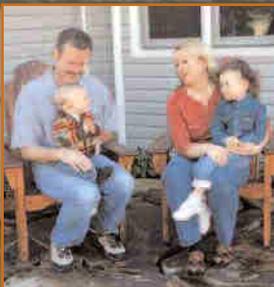


Jay Sall, C.I.H  
Senior Technical Advisor, EE&G

**APPENDIX A**  
**RENOVATE RIGHT**  
**EPA PAMPHLET**

# Renovate Right

Important Lead Hazard  
Information for Families,  
Child Care Providers  
and Schools



# It's the Law!

**Federal law requires that individuals receive certain information before renovating more than two square feet of painted surfaces in housing, child care facilities and schools built before 1978.**

- Homeowners and tenants: renovators must give you this pamphlet before starting work.
- Child care facilities, including preschools and kindergarten classrooms, and the families of children under the age of six that attend those facilities: renovators must provide a copy of this pamphlet to child-care facilities and general renovation information to families whose children attend those facilities.

Also, beginning April 2010, federal law will require contractors that disturb lead-based paint in homes, child care facilities and schools, built before 1978 to be certified and follow specific work practices to prevent lead contamination. Therefore beginning in April 2010, ask to see your contractor's certification.

# Renovating, Repairing, or Painting?



- Is your home, your building, or the child care facility or school your children attend, being renovated, repaired, or painted?
- Was your home, your building, or the child care facility or school your children under age 6 attend, built before 1978?

If the answer to these questions is YES, there are a few important things you need to know about lead-based paint.

This pamphlet provides basic facts about lead and information about lead safety when work is being done in your home, your building or the childcare facility or school your children attend.

---

## The Facts About Lead

- Lead can affect children's brains and developing nervous systems, causing reduced IQ, learning disabilities, and behavioral problems. Lead is also harmful to adults.
- Lead in dust is the most common way people are exposed to lead. People can also get lead in their bodies from lead in soil or paint chips. Lead dust is often invisible.
- Lead-based paint was used in more than 38 million homes until it was banned for residential use in 1978.
- Projects that disturb lead-based paint can create dust and endanger you and your family. Don't let this happen to you. Follow the practices described in this pamphlet to protect you and your family.

# Who Should Read This Pamphlet?

## This pamphlet is for you if you:

- Reside in a home built before 1978,
- Own or operate a child care facility, including preschools and kindergarten classrooms, built before 1978, or
- Have a child under six who attends a child care facility built before 1978.

## You will learn:

- Basic facts about lead and your health,
- How to choose a contractor, if you are a property owner,
- What tenants, and parents/guardians of a child in a child care facility or school should consider,
- How to prepare for the renovation or repair job,
- What to look for during the job and after the job is done,
- Where to get more information about lead.

## This pamphlet is not for:

- **Abatement projects.** Abatement is a set of activities aimed specifically at eliminating lead or lead hazards. EPA has regulations for certification and training of abatement professionals. If your goal is to eliminate lead or lead hazards, contact the National Lead Information Center at **1-800-424-LEAD (5323)** for more information.
- **“Do-it-yourself” projects.** If you plan to do renovation work yourself, this document is a good start, but you will need more information to complete the work safely. Call the National Lead Information Center at **1-800-424-LEAD (5323)** and ask for more information on how to work safely in a home with lead-based paint.
- **Contractor education.** Contractors who want information about working safely with lead should contact the National Lead Information Center at **1-800-424-LEAD (5323)** for information about courses and resources on lead-safe work practices.



# Lead and Your Health

## Lead is especially dangerous to children under six years of age.

Lead can affect children's brains and developing nervous systems, causing:

- Reduced IQ and learning disabilities.
- Behavior problems.

## Even children who appear healthy can have dangerous levels of lead in their bodies.

**Lead is also harmful to adults.** In adults, low levels of lead can pose many dangers, including:

- High blood pressure and hypertension.
- Pregnant women exposed to lead can transfer lead to their fetus.

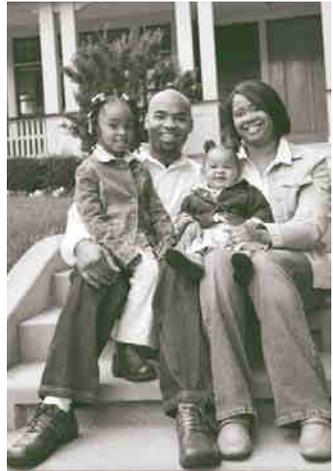
## Lead gets into the body when it is swallowed or inhaled.

- People, especially children, can swallow lead dust as they eat, play, and do other normal hand-to-mouth activities.
- People may also breathe in lead dust or fumes if they disturb lead-based paint. People who sand, scrape, burn, brush or blast or otherwise disturb lead-based paint risk unsafe exposure to lead.

## What should I do if I am concerned about my family's exposure to lead?

- Call your local health department for advice on reducing and eliminating exposures to lead inside and outside your home, child care facility or school.
- Always use lead-safe work practices when renovation or repair will disturb lead-based paint.
- A blood test is the only way to find out if you or a family member already has lead poisoning. Call your doctor or local health department to arrange for a blood test.

**For more information about the health effects of exposure to lead, visit the EPA lead website at [www.epa.gov/lead/pubs/leadinfo.htm](http://www.epa.gov/lead/pubs/leadinfo.htm) or call 1-800-424-LEAD (5323).**



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## There are other things you can do to protect your family everyday.

- Regularly clean floors, window sills, and other surfaces.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat a healthy, nutritious diet consistent with the USDA's dietary guidelines, that helps protect children from the effects of lead.
- Wipe off shoes before entering house.

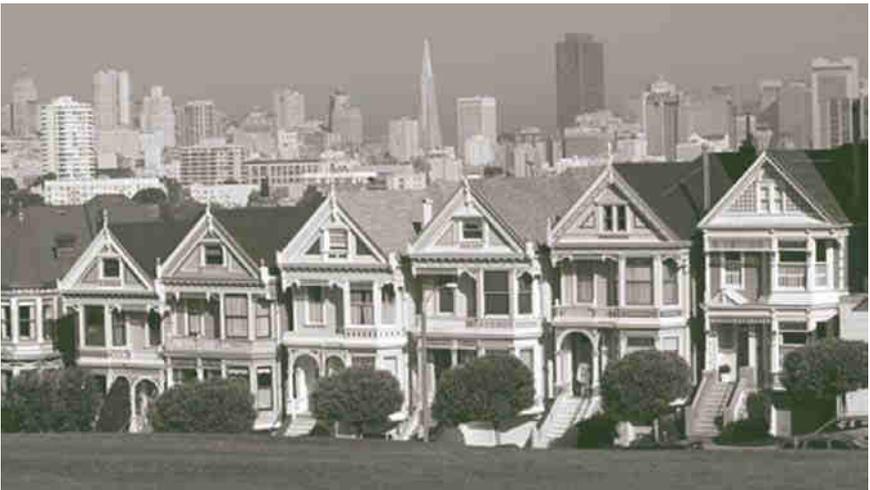
# Where Does the Lead Come From?

**Dust is the main problem.** The most common way to get lead in the body is from dust. Lead dust comes from deteriorating lead-based paint and lead-contaminated soil that gets tracked into your home. This dust may accumulate to unsafe levels. Then, normal hand to-mouth activities, like playing and eating (especially in young children), move that dust from surfaces like floors and windowsills into the body.

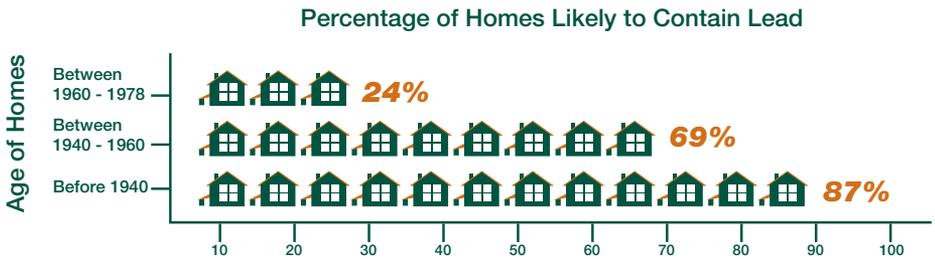
**Home renovation creates dust.** Common renovation activities like sanding, cutting, and demolition can create hazardous lead dust and chips.

**Proper work practices protect you from the dust.** The key to protecting yourself and your family during a renovation, repair or painting job is to use lead-safe work practices such as containing dust inside the work area, using dust-minimizing work methods, and conducting a careful cleanup, as described in this pamphlet.

**Other sources of lead.** Remember, lead can also come from outside soil, your water, or household items (such as lead-glazed pottery and lead crystal). Contact the National Lead Information Center at **1-800-424-LEAD (5323)** for more information on these sources.



# Checking Your Home for Lead-Based Paint



**Older homes, child care facilities, and schools are more likely to contain lead-based paint.** Homes may be single-family homes or apartments. They may be private, government-assisted, or public housing. Schools are preschools and kindergarten classrooms. They may be urban, suburban, or rural.

**You have the following options:**

**You may decide to assume your home, child care facility, or school contains lead.** Especially in older homes and buildings, you may simply want to assume lead-based paint is present and follow the lead-safe work practices described in this brochure during the renovation, repair, or painting job.

**You or your contractor may also test for lead using a lead test kit.** Test kits must be EPA-approved and are available at hardware stores. They include detailed instructions for their use.

**You can hire a certified professional to check for lead-based paint.** These professionals are certified risk assessors or inspectors, and can determine if your home has lead or lead hazards.

- A certified inspector or risk assessor can conduct an inspection telling you whether your home, or a portion of your home, has lead-based paint and where it is located. This will tell you the areas in your home where lead-safe work practices are needed.
- A certified risk assessor can conduct a risk assessment telling you if your home currently has any lead hazards from lead in paint, dust, or soil. The risk assessor can also tell you what actions to take to address any hazards.
- For help finding a certified risk assessor or inspector, call the National Lead Information Center at **1-800-424-LEAD (5323)**.

# For Property Owners

**You have the ultimate responsibility for the safety of your family, tenants, or children in your care.** This means properly preparing for the renovation and keeping persons out of the work area (see p. 8). It also means ensuring the contractor uses lead-safe work practices.

Beginning April 2010, federal law will require that contractors performing renovation, repair and painting projects that disturb lead-based paint in homes, child care facilities, and schools built before 1978 to be certified and follow specific work practices to prevent lead contamination.

**Until contractors are required to be certified, make sure your contractor can explain clearly the details of the job and how the contractor will minimize lead hazards during the work.**

- Ask if the contractor is trained to perform lead-safe work practices and to see a copy of their training certificate.
- Ask them what lead-safe methods they will use to set up and perform the job in your home, child care facility or school.
- Ask if the contractor is aware of the lead renovation rules. For example, contractors are required to provide you with a copy of this pamphlet before beginning work. A sample pre-renovation disclosure form is provided at the back of this pamphlet. Contractors may use this form to make documentation of compliance easier.
- Ask for references from at least three recent jobs involving homes built before 1978, and speak to each personally.

**Always make sure the contract is clear about how the work will be set up, performed, and cleaned.**

- Share the results of any previous lead tests with the contractor.
- Even before contractors are required to be certified you should specify in the contract that they follow the work practices described on pages 9 and 10 of this brochure.
- The contract should specify which parts of your home are part of the work area and specify which lead-safe work practices should be used in those areas. Remember, your contractor should confine dust and debris to the work area and should minimize spreading that dust to other areas of the home.
- The contract should also specify that the contractor clean the work area, verify that it was cleaned adequately, and re-clean it if necessary.

**Once these practices are required, if you think a worker is failing to do what they are supposed to do or is doing something that is unsafe, you should:**

- Direct the contractor to comply with the contract requirements,
- Call your local health or building department, or
- Call EPA's hotline **1-800-424-LEAD (5323)**.

# For Tenants, and Families of Children Under Age Six in Child Care Facilities and Schools

## You play an important role ensuring the ultimate safety of your family.

This means properly preparing for the renovation and staying out of the work area (see p. 8).

Beginning April 2010, federal law will require that contractors performing renovation, repair and painting projects that disturb lead-based paint in homes, child care facilities and schools built before 1978 that a child under age six visits regularly to be certified and follow specific work practices to prevent lead contamination.

The law will require anyone hired to renovate, repair, or do painting preparation work on a property built before 1978 to follow the steps described on pages 9 and 10 unless the area where the work will be done contains no lead-based paint.



## Once these practices are required, if you think a worker is failing to do what they are supposed to do or is doing something that is unsafe, you should:

- Contact your landlord,
- Call your local health or building department, or
- Call EPA's hotline **1-800-424-LEAD (5323)**.

If you are concerned about lead hazards left behind after the job is over, you can check the work yourself (see page 10).



**If your property receives housing assistance from HUD (or a state or local agency that uses HUD funds), you must follow the more stringent requirements of HUD's Lead-safe Housing Rule and the ones described in this pamphlet.**

# Preparing for a Renovation

**The work areas should not be accessible to occupants while the work occurs.** The rooms or areas where work is being done may be blocked off or sealed with plastic sheeting to contain any dust that is generated. The contained area will not be available to you until the work in that room or area is complete, cleaned thoroughly, and the containment has been removed. You will not have access to some areas and should plan accordingly.

## You may need:

- Alternative bedroom, bathroom, and kitchen arrangements if work is occurring in those areas of your home.
- A safe place for pets because they, too, can be poisoned by lead and can track lead dust into other areas of the home.
- A separate pathway for the contractor from the work area to the outside, in order to bring materials in and out of the home. Ideally, it should not be through the same entrance that your family uses.
- A place to store your furniture. All furniture and belongings may have to be moved from the work area while the work is done. Items that can't be moved, such as cabinets, should be wrapped in heavy duty plastic.
- To turn off forced-air heating and air conditioning systems while work is done. This prevents dust from spreading through vents from the work area to the rest of your home. Consider how this may affect your living arrangements.

**You may even want to move out of your home temporarily while all or parts of the work are being done.**

**Child care facilities and schools may want to consider alternative accommodations for children and access to necessary facilities.**



# During the Work

Beginning April 2010, federal law will require contractors that are hired to perform renovation, repair and painting projects in homes, child care facilities, and schools built before 1978 that disturb lead-based paint to be certified and follow specific work practices to prevent lead contamination.

Even before contractors are required to be certified and follow specific work practices, the contractor should follow these three simple procedures, described below:



**1. Contain the work area.** The area should be contained so that dust and debris do not escape from that area. Warning signs should be put up and heavy-duty plastic and tape should be used as appropriate to:

- Cover the floors and any furniture that cannot be moved.
- Seal off doors and heating and cooling system vents.

These will help prevent dust or debris from getting outside the work area.

**2. Minimize dust.** There is no way to eliminate dust, but some methods make less dust than others. For example, using water to mist areas before sanding or scraping; scoring paint before separating components; and prying and pulling apart components instead of breaking them are techniques that generate less dust than alternatives. Some methods generate large amounts of lead-contaminated dust and should not be used. They are:

- Open flame burning or torching.
- Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment.
- Using a heat gun at temperatures greater than 1100°F.

**3. Clean up thoroughly.** The work area should be cleaned up daily to keep it as clean as possible. When all the work is done, the area should be cleaned up using special cleaning methods before taking down any plastic that isolates the work area from the rest of the home. The special cleaning methods should include:

- Using a HEPA vacuum to clean up dust and debris on all surfaces, followed by
- Wet mopping with plenty of rinse water.

When the final cleaning is done, look around. There should be no dust, paint chips, or debris in the work area. If you see any dust, paint chips, or debris, the area should be re-cleaned.

# For Property Owners: After the Work is Done

**When all the work is finished, you will want to know if your home, child care facility, or school has been cleaned up properly.** Here are some ways to check.

Even before contractors are required to be certified and follow specific work practices, you should:

**Ask about your contractor's final cleanup check.** Remember, lead dust is often invisible to the naked eye. It may still be present even if you cannot see it. The contractor should use disposable cleaning cloths to wipe the floor of the work area and compare them to a cleaning verification card to determine if the work area was adequately cleaned.

To order a cleaning verification card and detailed instructions visit the EPA lead website at [www.epa.gov/lead](http://www.epa.gov/lead) or contact the National Lead Information Center at **1-800-424-LEAD (5323)** or visit their website at [www.epa.gov/lead/nlic.htm](http://www.epa.gov/lead/nlic.htm).

**You also may choose to have a lead-dust test. Lead-dust tests are wipe samples sent to a laboratory for analysis.**

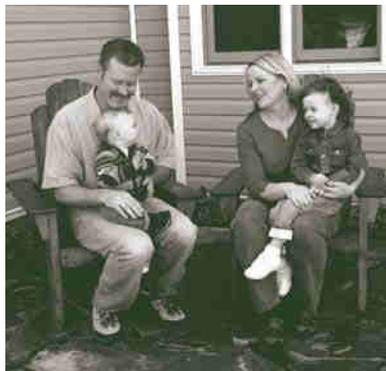
- You can specify in your contract that a lead-dust test will be done. In this case, make it clear who will do the testing.
- Testing should be done by a lead professional.

If you choose to do the testing, some EPA-recognized lead laboratories will send you a kit that allows you to collect samples and send them back to the lab for analysis.

Contact the National Lead Information Center at **1-800-424-LEAD (5323)** for lists of qualified professionals and EPA-recognized lead labs.

**If your home, child care facility, or school fails the dust test, the area should be re-cleaned and tested again.**

Where the project is done by contract, it is a good idea to specify in the contract that the contractor is responsible for re-cleaning if the home, child care facility, or school fails the test.

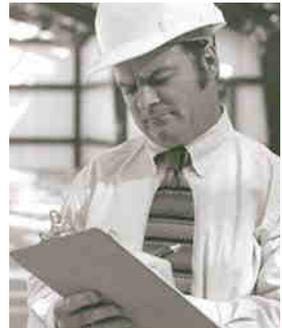


# For Additional Information

You may need additional information on how to protect yourself and your children while a job is going on in your home, your building, or childcare facility.

■ The **National Lead Information Center** at **1-800-424-LEAD (5323)** or **[www.epa.gov/lead/nlic.htm](http://www.epa.gov/lead/nlic.htm)** can tell you how to contact your state, local, and/or tribal programs or get general information about lead poisoning prevention.

- State and tribal lead poisoning prevention or environmental protection programs can provide information about lead regulations and potential sources of financial aid for reducing lead hazards. If your State or local government has requirements more stringent than those described in this pamphlet, you must follow those requirements.
- Local building code officials can tell you the regulations that apply to the renovation work that you are planning.
- State, county, and local health departments can provide information about local programs, including assistance for lead-poisoned children and advice on ways to get your home checked for lead.



■ The **National Lead Information Center** can also provide a variety of resource materials, including the following guides to lead-safe work practices. Many of these materials are also available at **[www.epa.gov/lead/pubs/brochure.htm](http://www.epa.gov/lead/pubs/brochure.htm)**.

- Lead Paint Safety, a Field Guide for Painting, Home Maintenance, and Renovation Work
- Reducing Lead Hazards When Remodeling Your Home
- Protect Your Family from Lead in Your Home
- Lead in Your Home: A Parent's Reference Guide



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**For the hearing impaired, call the Federal Information Relay Service at 1-800-877-8339 to access any of the phone numbers in this brochure.**

# EPA Contacts

## EPA Regional Offices

EPA addresses residential lead hazards through several different regulations. EPA requires training and certification for conducting abatement, education about hazards associated with renovations, disclosure about known lead paint and lead hazards in housing, and sets lead-paint hazard standards.

Your Regional EPA Office can provide further information regarding lead safety and lead protection programs at [www.epa.gov/lead](http://www.epa.gov/lead).

### Region 1

(Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)  
Regional Lead Contact  
U.S. EPA Region 1  
Suite 1100  
One Congress Street  
Boston, MA 02114-2023  
(888) 372-7341

### Region 2

(New Jersey, New York, Puerto Rico, Virgin Islands)  
Regional Lead Contact  
U.S. EPA Region 2  
2890 Woodbridge Avenue  
Building 209, Mail Stop 225  
Edison, NJ 08837-3679  
(732) 321-6769

### Region 3

(Delaware, Maryland, Pennsylvania, Virginia, Washington, DC, West Virginia)  
Regional Lead Contact  
U.S. EPA Region 3  
1650 Arch Street  
Philadelphia, PA 19103-2029  
(215) 814-5000

### Region 4

(Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)  
Regional Lead Contact  
U.S. EPA Region 4  
61 Forsyth Street, SW  
Atlanta, GA 30303-8960  
(404) 562-9900

### Region 5

(Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)  
Regional Lead Contact  
U.S. EPA Region 5  
77 West Jackson Boulevard  
Chicago, IL 60604-3507  
(312) 886-6003

### Region 6

(Arkansas, Louisiana, New Mexico, Oklahoma, Texas)  
Regional Lead Contact  
U.S. EPA Region 6  
1445 Ross Avenue,  
12th Floor  
Dallas, TX 75202-2733  
(214) 665-6444

### Region 7

(Iowa, Kansas, Missouri, Nebraska)  
Regional Lead Contact  
U.S. EPA Region 7  
901 N. 5th Street  
Kansas City, KS 66101  
(913) 551-7003

### Region 8

(Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)  
Regional Lead Contact  
U.S. EPA Region 8  
999 18th Street, Suite 300  
Denver, CO 80202-2466  
(303) 312-6312

### Region 9

(Arizona, California, Hawaii, Nevada)  
Regional Lead Contact  
U.S. Region 9  
75 Hawthorne Street  
San Francisco, CA 94105  
(415) 947-8021

### Region 10

(Alaska, Idaho, Oregon, Washington)  
Regional Lead Contact  
U.S. EPA Region 10  
1200 Sixth Avenue  
Seattle, WA 98101-1128  
(206) 553-1200

## Other Federal Agencies

### CPSC

The Consumer Product Safety Commission (CPSC) protects the public from the unreasonable risk of injury or death from 15,000 types of consumer products under the agency's jurisdiction. CPSC warns the public and private sectors to reduce exposure to lead and increase consumer awareness. Contact CPSC for further information regarding regulations and consumer product safety.

### CPSC

4330 East West Highway  
Bethesda, MD 20814  
Hotline 1-(800) 638-2772  
[www.cpsc.gov](http://www.cpsc.gov)

### CDC Childhood Lead Poisoning Prevention Branch

The Centers for Disease Control and Prevention (CDC) assists state and local childhood lead poisoning prevention programs to provide a scientific basis for policy decisions, and to ensure that health issues are addressed in decisions about housing and the environment. Contact CDC Childhood Lead Poisoning Prevention Program for additional materials and links on the topic of lead.

### CDC Childhood Lead Poisoning Prevention Branch

4770 Buford Highway, MS F-40  
Atlanta, GA 30341  
(770) 488-3300  
[www.cdc.gov/nceh/lead](http://www.cdc.gov/nceh/lead)

### HUD Office of Healthy Homes and Lead Hazard Control

The Department of Housing and Urban Development (HUD) provides funds to state and local governments to develop cost-effective ways to reduce lead-based paint hazards in America's privately-owned low-income housing. In addition, the office enforces the rule on disclosure of known lead paint and lead hazards in housing, and HUD's lead safety regulations in HUD-assisted housing, provides public outreach and technical assistance, and conducts technical studies to help protect children and their families from health and safety hazards in the home. Contact the HUD Office of Healthy Homes and Lead Hazard Control for information on lead regulations, outreach efforts, and lead hazard control research and outreach grant programs.

### U.S. Department of Housing and Urban Development

Office of Healthy Homes  
and Lead Hazard Control  
451 Seventh Street, SW, Room 8236  
Washington, DC 20410-3000  
HUD's Lead Regulations Hotline  
(202) 402-7698  
[www.hud.gov/offices/lead/](http://www.hud.gov/offices/lead/)



# Current Sample Pre-Renovation Form

Effective until April 2010.

## Confirmation of Receipt of Lead Pamphlet

- I have received a copy of the pamphlet, *Renovate Right: Important Lead Hazard Information for Families, Child Care Providers and Schools* informing me of the potential risk of the lead hazard exposure from renovation activity to be performed in my dwelling unit. I received this pamphlet before the work began.

---

Printed name of recipient

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Date

---

Signature of recipient

## Self-Certification Option (for tenant-occupied dwellings only) —

If the lead pamphlet was delivered but a tenant signature was not obtainable, you may check the appropriate box below.

- Refusal to sign** — I certify that I have made a good faith effort to deliver the pamphlet, *Renovate Right: Important Lead Hazard Information for Families, Child Care Providers and Schools*, to the rental dwelling unit listed below at the date and time indicated and that the occupant refused to sign the confirmation of receipt. I further certify that I have left a copy of the pamphlet at the unit with the occupant.
- Unavailable for signature** — I certify that I have made a good faith effort to deliver the pamphlet, *Renovate Right: Important Lead Hazard Information for Families, Child Care providers and Schools*, to the rental dwelling unit listed below and that the occupant was unavailable to sign the confirmation of receipt. I further certify that I have left a copy of the pamphlet at the unit by sliding it under the door.

---

Printed name of person certifying

---

Attempted delivery  
date and time  
lead pamphlet delivery

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Signature of person certifying lead pamphlet delivery

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Unit Address

**Note Regarding Mailing Option** — As an alternative to delivery in person, you may mail the lead pamphlet to the owner and/or tenant. Pamphlet must be mailed at least 7 days before renovation (Document with a certificate of mailing from the post office).



# Future Sample Pre-Renovation Form

This sample form may be used by renovation firms to document compliance with the Federal pre-renovation education and renovation, repair, and painting regulations.

## Occupant Confirmation

Pamphlet Receipt

- I have received a copy of the lead hazard information pamphlet informing me of the potential risk of the lead hazard exposure from renovation activity to be performed in my dwelling unit. I received this pamphlet before the work began.

## Owner-occupant Opt-out Acknowledgment

- (A) I confirm that I own and live in this property, that no child under the age of 6 resides here, that no pregnant woman resides here, and that this property is not a child-occupied facility.

**Note:** A child resides in the primary residence of his or her custodial parents, legal guardians, foster parents, or informal caretaker if the child lives and sleeps most of the time at the caretaker's residence.

**Note:** A child-occupied facility is a pre-1978 building visited regularly by the same child, under 6 years of age, on at least two different days within any week, for at least 3 hours each day, provided that the visits total at least 60 hours annually.

If Box A is checked, check either Box B or Box C, but not both.

- (B) I request that the renovation firm use the lead-safe work practices required by EPA's Renovation, Repair, and Painting Rule; or
- (C) I understand that the firm performing the renovation will not be required to use the lead-safe work practices required by EPA's Renovation, Repair, and Painting Rule.

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Printed Name of Owner-occupant

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Signature of Owner-occupant

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Signature Date

## Renovator's Self Certification Option (for tenant-occupied dwellings only)

**Instructions to Renovator:** If the lead hazard information pamphlet was delivered but a tenant signature was not obtainable, you may check the appropriate box below.

- Declined** – I certify that I have made a good faith effort to deliver the lead hazard information pamphlet to the rental dwelling unit listed below at the date and time indicated and that the occupant declined to sign the confirmation of receipt. I further certify that I have left a copy of the pamphlet at the unit with the occupant.
- Unavailable for signature** – I certify that I have made a good faith effort to deliver the lead hazard information pamphlet to the rental dwelling unit listed below and that the occupant was unavailable to sign the confirmation of receipt. I further certify that I have left a copy of the pamphlet at the unit by sliding it under the door or by (fill in how pamphlet was left). \_\_\_\_\_

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Printed Name of Person Certifying Delivery

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Attempted Delivery Date

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Signature of Person Certifying Lead Pamphlet Delivery

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Unit Address

**Note Regarding Mailing Option** — As an alternative to delivery in person, you may mail the lead hazard information pamphlet to the owner and/or tenant. Pamphlet must be mailed at least seven days before renovation. Mailing must be documented by a certificate of mailing from the post office.

**Note:** This form is not effective until April 2010.



1-800-424-LEAD (5323)  
[www.epa.gov/lead](http://www.epa.gov/lead)

EPA-740-F-08-002  
March 2008



**APPENDIX B**  
**XRF TESTING DATA**

**PEACOCK RANCH XRF Lead Paint Inspection Results**

Reading	Date	LOCATION	FLOOR	ROOM	OBJECT	SUBSTRATE	COLOR	Pb
1	6-Dec-17			Standard				Pass
2	6-Dec-17	Peacock House		Nist Calibrate		Wood	Red	1.02
3	6-Dec-17	Peacock House	1 Ext.	Porch	Wall	Wood	White	1.1
4	6-Dec-17	Peacock House	1 Ext.	Porch	Wall	Wood	White	1.83
5	6-Dec-17	Peacock House	1 Ext.	Porch	Ceiling	Wood	Blue	1.85
6	6-Dec-17	Peacock House	1 Ext.	Porch	Floor	Wood	Grey	0.1
7	6-Dec-17	Peacock House	1 Ext.	Porch	Window	Wood	White	1.47
8	6-Dec-17	Peacock House	1 Ext.	Porch	Window	Wood	White	1.21
9	6-Dec-17	Peacock House	1 Ext.	Porch	Window Frame	Wood	White	1.45
10	6-Dec-17	Peacock House	1 Ext.	Porch	Window Sill	Wood	White	0.13
11	6-Dec-17	Peacock House	1 Ext.	Porch	Window Sill	Wood	White	1.52
12	6-Dec-17	Peacock House	1 Ext.	Porch	Door	Wood	White	0
13	6-Dec-17	Peacock House	1 Ext.	Porch	Door	Wood	White	0.19
14	6-Dec-17	Peacock House	1 Ext.	Porch	D. Casing	Wood	White	0.37
15	6-Dec-17	Peacock House	1 Ext.	Porch	D. Casing	Wood	White	0.22
16	6-Dec-17	Peacock House	1 interior	NE RM	Wall	Wood	White	0.18
17	6-Dec-17	Peacock House	1 interior	NE RM	Wall	Wood	White	0.13
18	6-Dec-17	Peacock House	1 interior	NE RM	Wall	Wood	White	0.11
19	6-Dec-17	Peacock House	1 interior	NE RM	Ceiling	Wood	White	0.19
20	6-Dec-17	Peacock House	1 interior	SE RM	Ceiling	Wood	White	0.07
21	6-Dec-17	Peacock House	1 interior	SE RM	Wall	Wood	White	0.02
22	6-Dec-17	Peacock House	1 interior	SE RM	Wall	Wood	White	0.01
23	6-Dec-17	Peacock House	1 interior	SE RM	Wall	Wood	Brown	0.03
24	6-Dec-17	Peacock House	1 interior	SE RM	Wall	Wood	Brown	0.07
25	6-Dec-17	Peacock House	1 interior	SE RM	Wall	Wood	Brown	0.02
26	6-Dec-17	Peacock House	1 interior	SE RM	Crown Molding	Wood	Brown	0.03
27	6-Dec-17	Peacock House	1 interior	SE RM	Crown Molding	Wood	Brown	0.03
28	6-Dec-17	Peacock House	1 interior	SE RM	Crown Molding	Wood	Brown	0.05
29	6-Dec-17	Peacock House	1 interior	SW RM	Wall	Wood	Brown	0.23
30	6-Dec-17	Peacock House	1 interior	SW RM	Door	Wood	Brown	0.06
31	6-Dec-17	Peacock House	1 interior	SW RM	Door Casing	Wood	Brown	0.03
32	6-Dec-17	Peacock House	1 interior	SW RM	Floor	Wood	Brown	0.06

**PEACOCK RANCH XRF Lead Paint Inspection Results**

<b>Reading</b>	<b>Date</b>	<b>LOCATION</b>	<b>FLOOR</b>	<b>ROOM</b>	<b>OBJECT</b>	<b>SUBSTRATE</b>	<b>COLOR</b>	<b>Pb</b>
33	6-Dec-17	Peacock House	1 interior	SW Bathroom	Ceiling	Drywall	White	0
34	6-Dec-17	Peacock House	1 interior	SW Bathroom	Window	Wood	White	0.1
<b>35</b>	<b>6-Dec-17</b>	<b>Peacock House</b>	<b>1 interior</b>	<b>SW Bathroom</b>	<b>Wall Ceramic</b>	<b>Ceramic</b>	<b>White</b>	<b>5</b>
<b>36</b>	<b>6-Dec-17</b>	<b>Peacock House</b>	<b>1 interior</b>	<b>SW Bathroom</b>	<b>Tub</b>	<b>Metal</b>	<b>White</b>	<b>5</b>
37	6-Dec-17	Peacock House	1 interior	SW Bathroom	Toilet Ceramic	Ceramic	White	0
<b>38</b>	<b>6-Dec-17</b>	<b>Peacock House</b>	<b>1 interior</b>	<b>SW Bathroom</b>	<b>Sink</b>	<b>Metal</b>	<b>White</b>	<b>1</b>
<b>39</b>	<b>6-Dec-17</b>	<b>Peacock House</b>	<b>1 interior</b>	<b>S Bathroom</b>	<b>Sink</b>	<b>Metal</b>	<b>White</b>	<b>1</b>
<b>40</b>	<b>6-Dec-17</b>	<b>Peacock House</b>	<b>1 interior</b>	<b>S Bathroom</b>	<b>Sink</b>	<b>Metal</b>	<b>White</b>	<b>1</b>
<b>41</b>	<b>6-Dec-17</b>	<b>Peacock House</b>	<b>1 interior</b>	<b>S Bathroom</b>	<b>Tub</b>	<b>Metal</b>	<b>White</b>	<b>5</b>
42	6-Dec-17	Peacock House	1 interior	S Bathroom	Door Frame	Wood	White	0.18
43	6-Dec-17	Peacock House	1 interior	S Bathroom	Wall Ceramic	Ceramic	Beige	0
44	6-Dec-17	Peacock House	1 interior	S Bathroom	Wall Ceramic	Ceramic	White	0
45	6-Dec-17	Peacock House	2 interior	S RM	Wall	Plaster	White	0.03
46	6-Dec-17	Peacock House	2 interior	S RM	Wall	Plaster	White	0.03
47	6-Dec-17	Peacock House	2 interior	S RM	Wall	Plaster	White	0
48	6-Dec-17	Peacock House	2 interior	S RM	Ceiling	Plaster	White	0.07
49	6-Dec-17	Peacock House	2 interior	S RM	Ceiling	Plaster	White	0.05
50	6-Dec-17	Peacock House	2 interior	S RM	Ceiling	Plaster	White	0.01
51	6-Dec-17	Peacock House	2 interior	S RM	Window	Wood	Brown	0.07
52	6-Dec-17	Peacock House	2 interior	S RM	Window Frame	Wood	Brown	0.1
53	6-Dec-17	Peacock House	2 interior	S RM	Baseboard	Wood	Brown	0.02
54	6-Dec-17	Peacock House	2 interior	N RM	Baseboard	Wood	Brown	0.15
55	6-Dec-17	Peacock House	2 interior	N RM	Window	Wood	Brown	0.03
56	6-Dec-17	Peacock House	2 Exterior	S RM	Window	Wood	White	0.07
57	6-Dec-17	Peacock House	2 Exterior	S RM	Window	Wood	White	0.05
58	6-Dec-17	Peacock House	2 Exterior	Stairs	Wall	Wood	White	0.08
59	6-Dec-17	Peacock House	Exterior	S	Wall	Wood	White	0
60	6-Dec-17	Peacock House	Exterior	S Addition	Wall	Wood	White	0
61	6-Dec-17	Peacock House	Exterior	S Addition	Wall	Wood	White	0
62	6-Dec-17	Peacock House	2	Bathroom	Wall Ceramic	Ceramic	Beige	0
<b>63</b>	<b>6-Dec-17</b>	<b>Peacock House</b>	<b>2</b>	<b>Bathroom</b>	<b>Tub</b>	<b>Metal</b>	<b>White</b>	<b>5</b>
<b>64</b>	<b>6-Dec-17</b>	<b>Peacock House</b>	<b>2</b>	<b>Bathroom</b>	<b>Toilet</b>	<b>Ceramic</b>	<b>White</b>	<b>1</b>

**PEACOCK RANCH XRF Lead Paint Inspection Results**

Reading	Date	LOCATION	FLOOR	ROOM	OBJECT	SUBSTRATE	COLOR	Pb
65	6-Dec-17	Peacock House	2	Bathroom	Sink	Metal	White	0.01
66	6-Dec-17	Peacock House	Exterior	Exterior	Wall	Wood	White	0.97
<b>67</b>	<b>6-Dec-17</b>	<b>Peacock House</b>	<b>Exterior</b>	<b>Exterior</b>	<b>Wall</b>	<b>Wood</b>	<b>White</b>	<b>1.16</b>
68	6-Dec-17	Peacock House	Exterior	Exterior	Wall	Wood	White	0.22
<b>69</b>	<b>6-Dec-17</b>	<b>Peacock House</b>	<b>Exterior</b>	<b>Exterior</b>	<b>Wall</b>	<b>Wood</b>	<b>White</b>	<b>1</b>
70	6-Dec-17	Peacock House	Exterior	Exterior	Foundation	Concrete	Green	0
<b>71</b>	<b>6-Dec-17</b>	<b>Peacock House</b>	<b>Exterior</b>	<b>Exterior</b>	<b>Window</b>	<b>Wood</b>	<b>Green</b>	<b>1.47</b>
72	6-Dec-17	Peacock Garage	Exterior	Exterior	Wall	Wood	Green	0.13
73	6-Dec-17	Peacock Garage	Exterior	Exterior	Wall	Wood	Green	0.11
74	6-Dec-17	Peacock Garage	Exterior	Exterior	Wall	Wood	Green	0.18
75	6-Dec-17	Peacock Garage	Exterior	Exterior	Wall	Wood	Green	0.13
76	6-Dec-17	Peacock Shed	Exterior	Exterior	Wall	Wood	Green	0
77	6-Dec-17	Peacock Shed	Exterior	Exterior	Wall	Wood	Green	0
78	6-Dec-17	Peacock Shed	Exterior	Exterior	Door	Wood	Green	0
79	6-Dec-17	Peacock Garage	Exterior	Exterior	Door	Wood	Green	0.15
80	6-Dec-17	Peacock Garage	Exterior	Exterior	Door	Wood	Green	0.14
81	6-Dec-17	Peacock Garage	Exterior	Exterior	Door Frame	Wood	Green	0.01
82	6-Dec-17	Peacock Garage	Exterior	Exterior	Header	Wood	Green	0
83	6-Dec-17	Peacock Lodge	Exterior	Exterior	Wall	Wood	Green	0.3
84	6-Dec-17	Peacock Lodge	Exterior	Exterior	Wall	Wood	Green	0.28
85	6-Dec-17	Peacock Lodge	Exterior	Exterior	Wall	Wood	Green	0.14
86	6-Dec-17	Peacock Lodge	Exterior	Exterior	Wall	Wood	Green	0.17
87	6-Dec-17	Peacock Lodge	Exterior	Exterior	Wall	Wood	Green	0.21
88	6-Dec-17	Peacock Lodge	Exterior	Exterior	Wall	Wood	Green	0.26
89	6-Dec-17	Peacock Lodge	Exterior	Exterior	Wall	Wood	Green	0.17
90	6-Dec-17	Peacock Lodge	Exterior	Exterior	Window Sill	Wood	Green	0.15
91	6-Dec-17	Peacock Lodge	Exterior	Exterior	Window Sill	Wood	Green	0.11
92	6-Dec-17	Peacock Lodge	Exterior	Exterior	Window Sill	Wood	Green	0.16
93	6-Dec-17	Peacock Lodge	Exterior	Exterior	Window	Wood	Green	0.09
94	6-Dec-17	Peacock Lodge	Exterior	Exterior	Window	Wood	Green	0
95	6-Dec-17	Peacock Lodge	Exterior	Exterior	Window	Wood	Green	0.16
96	6-Dec-17	Peacock Lodge	Exterior	Exterior	Ceiling	Wood	Green	0.15

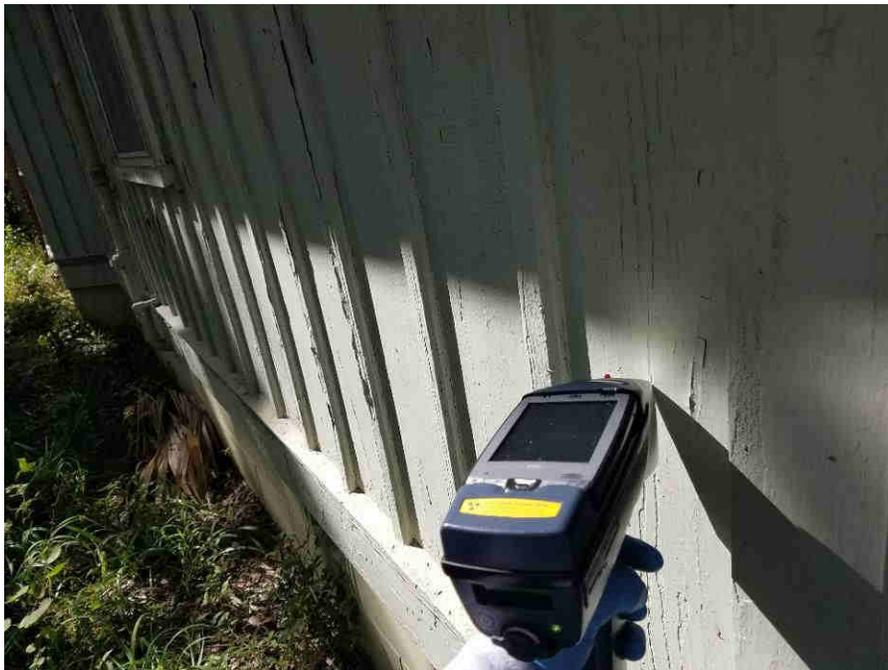
**PEACOCK RANCH XRF Lead Paint Inspection Results**

<b>Reading</b>	<b>Date</b>	<b>LOCATION</b>	<b>FLOOR</b>	<b>ROOM</b>	<b>OBJECT</b>	<b>SUBSTRATE</b>	<b>COLOR</b>	<b>Pb</b>
97	6-Dec-17	Peacock Lodge	1	Interior	Wall	Wood	Brown	0
98	6-Dec-17	Peacock Lodge	1	Interior	Wall	Wood	Brown	0
99	6-Dec-17	Peacock Lodge	1	Interior	Wall	Wood	Brown	0
100	6-Dec-17	Peacock Lodge	1	Interior	Ceiling	Wood	Brown	0
101	6-Dec-17	Peacock Lodge	1	Interior	Ceiling	Wood	Brown	0
102	6-Dec-17	Peacock Lodge	1	Interior	Door	Wood	Brown	0
103	6-Dec-17	Peacock Lodge	1	Interior	Door Frame	Wood	Brown	0
104	6-Dec-17	Peacock Lodge	1	Interior	Door Frame	Wood	Brown	0
105	6-Dec-17	Peacock Lodge	1	Interior	Window	Wood	Brown	0
106	6-Dec-17	Peacock Lodge	1	Interior	Window	Wood	Brown	0
107	6-Dec-17	Peacock Lodge	1	Interior	Window	Wood	Brown	0
108	6-Dec-17	Peacock Lodge	1	Interior	Wall	Drywall	White	0
109	6-Dec-17	Peacock Lodge	1	Interior	Wall	Drywall	White	0
110	6-Dec-17	Peacock Lodge	1	Interior Bathroom	Sink	Metal	White	0
111	6-Dec-17	Peacock Lodge	1	Interior Bathroom	Toilet	Concrete	White	0
112	6-Dec-17	Peacock Lodge	1	Interior Bathroom	Shower	Metal	White	0
113	6-Dec-17	Peacock Lodge	1	Interior Living	Fire Place	Concrete	Beige	0
<b>114</b>	<b>6-Dec-17</b>	<b>Peacock House</b>		<b>Nist Calibrate</b>		<b>Wood</b>	<b>Red</b>	<b>1.04</b>

**APPENDIX C**  
**PHOTOGRAPHS**



**Photograph #1: Subject property – Peacock House shown to the left and the attached addition to the right of the above picture.**



**Photograph #2: LBP identified on typical exterior painted wood walls of the original house.**



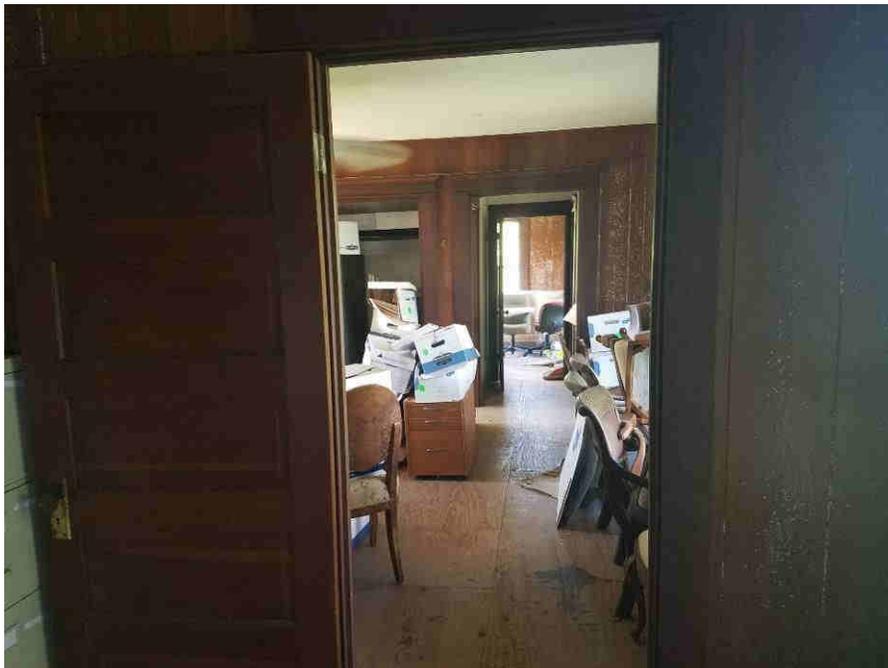
**Photograph #3: LBP identified on typical exterior painted wood porch ceiling of the original house.**



**Photograph #4: LBP identified on the typical exterior painted wood windows/window frames.**



**Photograph #5: Typical view of the typical the exterior walls, ceiling, and windows identified with LBP.**



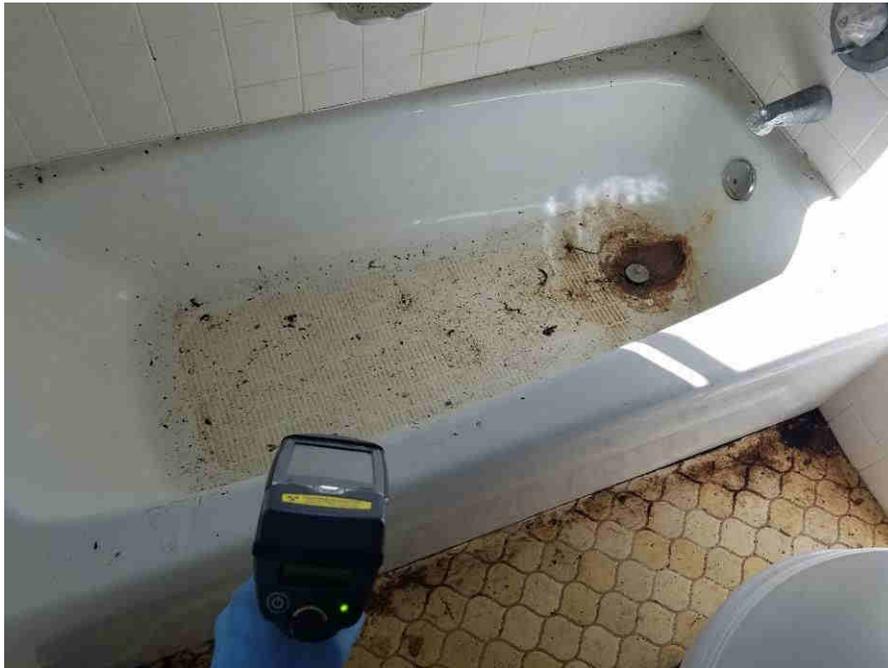
**Photograph #6: Typical first floor interior view of the Peacock house.**



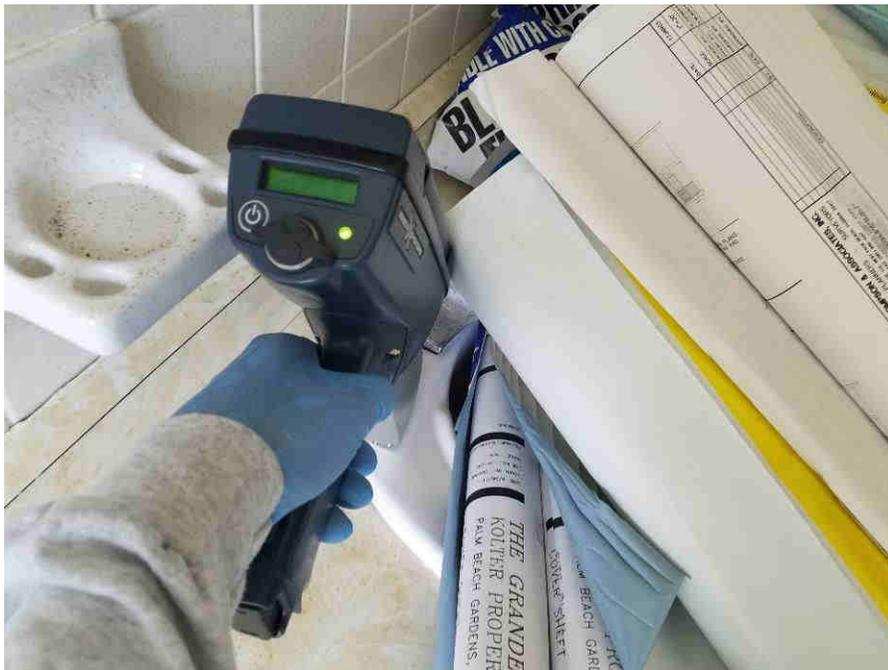
**Photograph #7: Typical second floor interior view of the Peacock house.**



**Photograph #8: LBP identified on bathroom ceramic tile.**



**Photograph #9: LBP identified on bathroom metal bath tub.**



**Photograph #10: LBP identified on bathroom metal sink.**



**Photograph #11: LBP identified on bathroom toilet.**



**Photograph #12: Typical view of the Peacock Barn tested for LBP.**



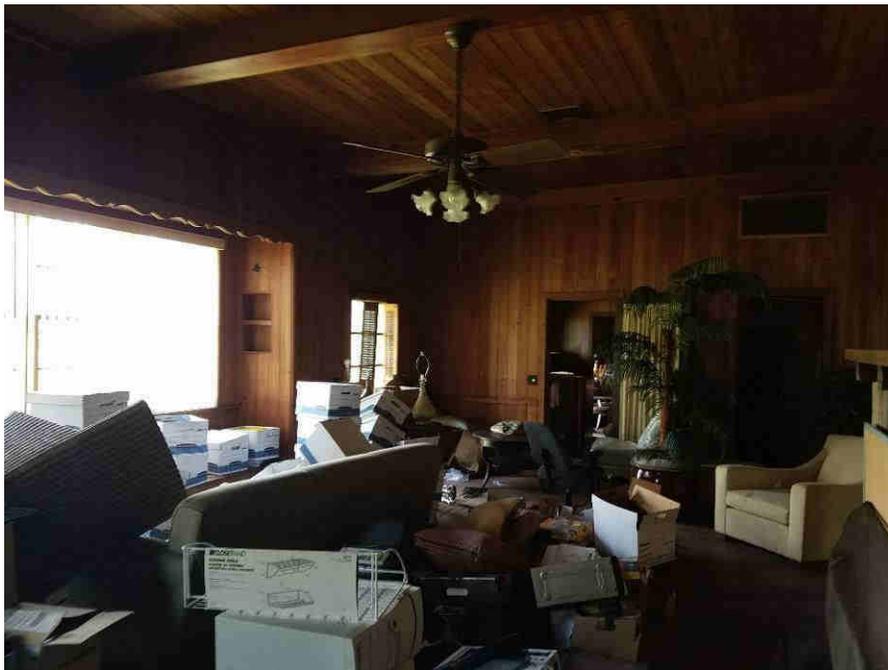
**Photograph #13: Typical view of the Peacock Shed tested for LBP.**



**Photograph #14: Typical view of the Peacock Lodge tested for LBP.**



**Photograph #15: Typical view of the Peacock Lodge tested for LBP.**



**Photograph #16: Typical view of the Peacock Lodge tested for LBP.**

**APPENDIX D**  
**CERTIFICATES**

# United States Environmental Protection Agency

This is to certify that



Hiram A Aguiar

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226 as:

Risk Assessor

**In the Jurisdiction of:**

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires August 01, 2020

LBP-R-9781-1

Certification #

May 24, 2017

Issued On



Adrienne Priselac, Manager, Toxics Office

Land Division

# Environmental Training Fund

41384.4638CERT/PBRARE

900 N.W. 5TH Avenue, Fort Lauderdale, Florida 33311 (954) 524-7208

Processed By:

***This is to Certify that  
Hiram A. Aguiar***



X X X - X X - 0

11042 NW 59 PL, Hialeah, FL 33012

***has successfully completed an English  
Lead 8 Hr. Risk Assessor Refresher***

**21-Apr-17 TO 21-Apr-17**

Includes: Arsenic, Barium, Cadmium, Chromium, Lead, Selenium, Silver, & Mercury

This certificate may be used to obtain a state license, which may be used to obtain an EPA license.

Trainer(s): James F. Stump

Training Address: 900 NW 5 AV, Fort Lauderdale, Fl, 33311

Passed the hands-on assessment & completed the course exam on: 21-Apr-17

***This Certificate Expires:***

SUNSET DATE: **20-Apr-20**



0 4 / 2 0 / 2 0

The actual expiration date will appear on individual's license. See individual state rules for your state expiration date.



## Seagull

To Authenticate Certificate  
[www.seagulltraining.com](http://www.seagulltraining.com)  
1-800-966-9933

UNDER CIVIL AND CRIMINAL PENALTIES OF LAW FOR MAKING OR SUBMISSION  
OF FALSE OR FRAUDULENT STATEMENTS OR REPRESENTATIONS (18 U.S.C.  
1001 AND 18 U.S.C. 2615).

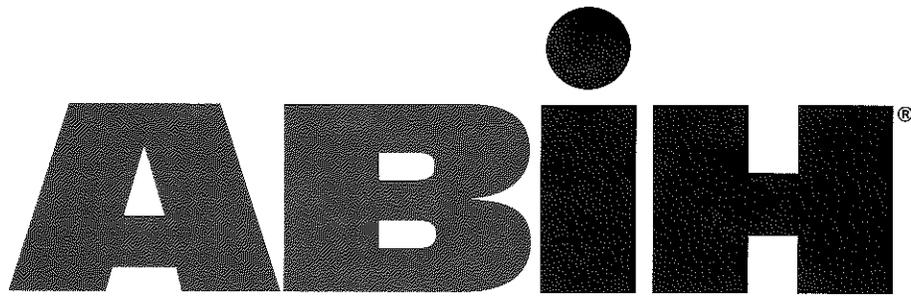
**James F. Stump, Training Manager**

Certificate Number:



1 7 1 8 1 2

Course Number: **SE1716**



**american board of industrial hygiene®**

organized to improve the practice of industrial hygiene  
proclaims that

*Jay W. Sall*

having met all requirements of  
education, experience and examination, and  
ongoing maintenance,  
is hereby certified in the

**COMPREHENSIVE PRACTICE  
of  
INDUSTRIAL HYGIENE**

and has the right to use the designations

**CERTIFIED INDUSTRIAL HYGIENIST**

**CIH**

Certificate Number	5610 CP
Awarded:	July 15, 1992
Expiration Date:	December 1, 2018



*Mark B. Fournier*  
Chair ABIH

*Rynn C. O'Donnell*  
Executive Director ABIH

December 20, 2017  
EE&G Proposal: 2017-2448

Mr. Bert Bender  
Bender & Associates Architects  
410 Angela Street  
Key West, FL 33040

Subject: **Water-Damaged Building Materials Assessment  
Feasibility Study for Relocation/Rehabilitation of Historic Structures  
Former Historic Peacock Ranch House & Lodge  
Canal C-24 & Glades Cut-off Road (Verano Property)  
Port St. Lucie West, Florida**

Dear Mr. Bender:

EE&G Environmental Services, LLC (EE&G) was retained by Bender & Associates Architects (Client) to provide an assessment for the presence of water damage and mold impacted materials at the former Historic Peacock Ranch House and Lodge (subject area). The purpose of the assessment was to obtain an understanding of the extent of the water-damaged materials in the subject area. This report is based on observations made during an assessment performed on December 6, 2017, by Sean Nemser E.I. of EE&G.

## **LIMITATIONS**

This report has been prepared by EE&G in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranty, expressed or implied, is made. EE&G's interpretations and recommendations are based upon the results of sample analyses, as well as investigative work. Other conditions elsewhere in the subject building may differ from those in the inspected/surveyed locations and such conditions are unknown, may change over time and have not been considered.

Since the dynamics of water intrusion and mold-growth on building materials may involve damage to hidden areas (such as wall cavities and chases), it is possible that this assessment did not result in the identification of damage to areas not readily accessible. The Client is urged to proceed with recommendations presented herein with due caution.

The assessment was limited to visual inspection of accessible portions of the subject areas. Accessible areas were defined as those areas that can be accessed without the use of tools or ladders. Destructive techniques (test holes) were not installed in walls as a substantial historical renovation of the house was implied by the client.

EE&G will not be responsible for the interpretation or use by others of data developed pursuant to the compilation of this report. This report reflects conditions, operations, and practices as observed on the date and time of the site inspection. The interpretations and recommendations, stated in this report, are based on previous environmental studies and research conclusions. EE&G does not warrant the use of segregated portions of this report.

## **MATERIALS AND METHODS**

### **Visual Inspection and Moisture Testing**

A visual assessment was performed in the subject area for the purpose of identifying water-damaged or assumed mold growth (AMG)-impacted building materials. Evidence of water and impacted AMG damage included materials exhibiting the following characteristics:

- Visible staining on building materials in a pattern that was suggestive of either short-term or long-term contact with water.
- Corrosion, delamination, or deterioration of building materials that was indicative of contact with water.
- Visible accumulation of AMG that fits a definite pattern that was associated with water contact.

For the purposes of this report, surface AMG was defined as having the following characteristics:

- Was not associated with water staining.
- Was not associated with water-damage or wet/saturated building materials.
- Had a dust-like appearance and was easily wiped off the surface.

As a means of facilitating the identification of water-damaged materials, EE&G conducted a thermal assessment of the subject area using a FLIR ThermaCAM E6. The assessment consisted of using the thermal imager to scan materials suspected of having elevated moisture content. The instrument used a color spectrum to represent thermal differences between materials. Warmer materials were displayed as lighter colors (whites and yellows), and cool materials were displayed as darker colors (blues and reds). Areas of cooler building materials (thermal anomalies), as compared to similar adjacent materials, were suspected as having elevated moisture levels. Testing of materials suspected of water impacts was performed using a moisture meter in order to determine if the thermal anomalies observed were the result of elevated moisture content or other conditions.

The moisture content of building materials was measured using a Protimeter SurveyMaster SM. This instrument reports results in %Wood-Moisture-Equivalent (WME). Percent WME is the moisture level of a building material other than wood expressed as moisture content of wood. A reading above 20% in a building material was considered a high reading for the purposes of this report. High readings indicate an excessive amount of moisture in the tested building material and should be investigated further. The percent WME was categorized into the following classifications:

- Less than 18% WME - The material was in a safe, dry condition. Moisture-related problems of decay and deterioration were not likely to occur.
- From 18% to 20% WME - The material was in a borderline condition. Moisture-related problems of decay and deterioration were possible under certain conditions.

- Greater than 20% WME - The material was in a wet condition. Moisture-related problems of decay and deterioration were likely to occur in time unless the moisture level of the material was reduced.

### **Environmental Parameters Testing**

Relative humidity (RH), temperature, and dew point readings were collected using a Model 7525 IAQ-Calc indoor air quality meter manufactured by TSI Inc. A thin film capacitive sensor was used for RH measurement; results were reported in percent (%). A Thermistor sensor was used for temperature measurement; results were reported in degrees Fahrenheit (°F). Dew point measurements were calculated by the device based on the current temperature and relative humidity readings; results were reported in degrees Fahrenheit (°F).

The current American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 55-2004 does not provide a specific recommendation for maintaining RH in an indoor environment. However, the standard does establish an upper boundary for dew point at 62.2°F. ASHRAE Standard 62.1-2007 provides an additional guideline of 65% or less for RH where air conditioning systems with dehumidification capabilities are used. The upper dew point temperature can occur at various combinations of temperature and RH.

The current ASHRAE Standard 55-2004 is intended to provide acceptable thermal comfort guidelines for building occupants and is not intended to be used to maintain conditions that may prevent indoor microbial growth. It should be noted that no documented RH value exists in this standard as a threshold that indicates when mold growth will occur on building materials or surfaces. However, RH values and dew point temperatures are related. At a given temperature, increasing RH produces an increasing dew point temperature and may increase the likelihood of surface condensation and the potential for mold growth. Certain building system components can be cooler than the maximum allowable dew point established by the Standard and therefore, condensation and the potential for mold growth may occur. Furthermore, as RH in an indoor environment increases above 60 to 65%, the increased moisture in the air translates into an increase in the specific water activity of adjacent surfaces. As the specific water activity of a surface increases, the likelihood of mold growth increases. For the purposes of this report, this data is interpreted accordingly:

- Temperature – Thermal comfort range is not specified under current ASHRAE guidelines. However, previous standards as well as the general industry recognize a range between 70° and 80°F as being a valid thermal comfort range.
- Relative Humidity – Thermal comfort in the current ASHRAE standard is expressed as a humidity ratio. However, based on previous standards as well as the general industry standard, a relative humidity below 60% is considered acceptable for thermal comfort. Concentrations below 65% are considered as advisable for the control of surface mold growth (non-ASHRAE) as described above.
- Dew Point – Below 62.2°F based on ASHRAE 55-2004.

## **FINDINGS**

### **Visual Assessment**

The subject areas included a two-story residential structure (Peacock Ranch House) and a single story lodge, both built in 1895. The Ranch House and the Lodge were constructed primarily of wood and metal. Interior walls were finished with painted plaster board. Wood paneling was also installed over plaster board walls in the Lodge. Ceilings were finished with wood, painted plaster board and lay-in tiles. Floors were finished with linoleum, ceramic tile, vinyl floor tile, and carpet over wood. Direct expansion (DX) air handling units (AHUs) serviced the subject areas. Return air was drawn through louvered bi-fold doors. Supply air was distributed via externally insulated metal ductwork and flex duct.

Several holes through the building envelop (walls and lower floors) and open doors were observed in both structures. The following was also observed by EE&G:

#### **Peacock Ranch House 1<sup>st</sup> Floor**

- Water damage and AMG was observed on over 75% of the plaster walls and ceilings of the first floor. The moisture content of the materials tested ranged from 19% to 85% WME.
- Water damage and AMG was observed on the ceilings throughout the first floor. The ceiling was observed to be collapsed in some areas due to water impacts (photo 4).
- AMG was observed on intact plaster ceiling of the first floor (photos 5).
- Water damage and AMG was observed on the contents throughout the first floor.

#### **Peacock Ranch House 2<sup>nd</sup> Floor**

- Water damage and AMG were observed on over 75% of the plaster walls and ceiling on the second floor. The moisture content of the materials tested ranged between 19% and 87% WME.
- Flooring throughout the second floor was water damaged and was deteriorated, bowing downward and potentially caving in at some locations (photo 6 and Photo 7).
- Plaster ceiling were observed to be collapsed due to water impacts on the second floor (photo 8).
- AMG and water damage were observed on walls throughout the second floor.

### Peacock Ranch Lodge

Water damage and AMG was observed to have impacted over 50% of the walls and ceiling of the lodge. Wood flooring was water damaged throughout the structure. The moisture content of the materials tested ranged from 19% to 85% WME. Examples of the damage and impacts observed are presented below. Pictures are attached to this report.

### Entrance

- Water damage and AMG was observed on the contents and cabinetry throughout the first floor (Photo 10).
- Water damage and elevated WME was observed on the walls and ceilings of the rooms (photo 11). The flooring was observed to be damaged in several of the rooms due to water intrusion.
- Water damage and AMG was observed on the ceilings throughout the lodge. (Photo 12 and Photo 13).

### Environmental Parameter Testing

The table below presents the findings of the environmental parameter testing.

Location	Temperature (°F)	Relative Humidity (%)	Dew point (°F)
Ambient Outdoor	92.0	56.5	77.5
Peacock House 1 <sup>st</sup> Floor	73.6	81.9	68.9
Peacock House 2 <sup>nd</sup> Floor	77.1	78.4	71.3
Peacock Lodge Entrance	74.7	85.1	70.9
Peacock Lodge Se Room	75.1	83.0	70.7
Peacock Lodge SW Room	74.4	83.9	70.3
<b>ASHRAE<sup>1</sup> Target</b>	<b>70-80°F</b>	<b>60%-65% or below</b>	<b>Below 62.2°F</b>

1. Target levels recommended by the American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE).

### **CONCLUSIONS**

- Observations made of the building envelop indicate several sources of moisture intrusion into the structures, including roof leaks, open doors, and holes in the walls and lower floors, which resulted in water and AMG damage to interior finishes and building materials. The presence of elevated moisture content and significant AMG damage on the plaster/sheetrock materials of the walls and ceilings indicates that the water intrusion through the envelopes was likely ongoing, meaning that damage (decay and deterioration) and microbial growth will likely continue to develop. Additional AMG damage was likely present in wall cavities or areas that were not accessed during this assessment.

- The environmental parameter testing indicated relative humidity and dew points that were at or above the ranges recommended by ASHRAE. These conditions may be supportive of indoor fungal growth. Given the lack of an operational air conditioning system and the observed open doors and holes in the building envelopes, it is the opinion of EE&G that humidity-driven AMG will likely continue.
- The potential for elevated relative humidity and observed direct water intrusion resulted in AMG damage which would likely impact the quality of the indoor air.

## **RECOMMENDATIONS**

Based on the conclusions of this assessment, EE&G recommends the following:

- The roof and exterior walls should be assessed by a qualified contractor and repairs effected to prevent water intrusion.
- Once the roof system and walls are made water tight, remediation of impacted interior materials should be performed. Given the extent of water and mold impacted materials observed, as well as the ongoing nature of water intrusion, it is the opinion of EE&G that the house and lodge should be remediated by the complete removal of interior finish materials including walls, ceilings and some flooring (where decay and deterioration is present), including areas of plaster board covered by wood paneling. Finished wood materials (primarily floors and ceilings) may be cleaned and/or sanded to remove AMG damage. Remediation work should be performed by a qualified and licensed mold remediation contractor in accordance with current mold industry standards and guidelines.
- The wooden floor of the first and second floors of the house and the first floor of the lodge should be evaluated by a qualified engineer as they may require shoring as to accommodate safe remediation.
- The HVAC system should be assessed by a qualified mechanical contractor for the purpose of determining if the units can be made operable or should be replaced.

Mr. Bert Bender  
December 20, 2017  
Page 7

EE&G appreciates the opportunity to assist you with this project. If you have any questions or require clarifications please do not hesitate to contact us at (305) 374-8300.

Sincerely,

Reviewed:

A handwritten signature in black ink, appearing to be 'SN', with a long horizontal flourish extending to the right.

Sean Nemser, E.I.  
Associate Staff Professional  
EE&G

A handwritten signature in blue ink, appearing to be 'Jay Sall', with a long horizontal flourish extending to the right.

Jay W. Sall, CIH  
IH Practice Director  
EE&G

**ATTACHMENT A**  
**PHOTO DOCUMENTATION PAGES**



**Photo 1: Exterior view of the Peacock Ranch House**



**Photo 2: Interior view of the Peacock Ranch House**



**Photo 3: Water damage and AMG on walls and ceilings**



**Photo 4: Typical water damage and AMG on rafters**



**Photo 5: Water damage and AMG**



**Photo 6: Second floor of the peacock house**



**Photo 7: Water damage and AMG on the second floor**



**Photo 8 Water and AMG on the second floor**



**Photo 9: Exterior view of the Peacock Ranch Lodge**



**Photo 10: Interior view of the Peacock Ranch Lodge**



**Photo 11: Water damage and AMG**



**Photo 12: Water damaged ceiling**



**Photo 13: Water damage and AMG on wood ceiling system**



Environmental Services, LLC

5751 Miami Lakes Drive  
Miami Lakes, Florida 33014  
Tel (305) 374-8300  
Fax (305) 374-9004  
www.eeandg.com

December 21, 2017  
EE&G Project # 2017-2448

Mr. Bert Bender  
Bender & Associates Architects  
410 Angela Street  
Key West, FL 33040

**Subject: Results of Asbestos Assessment  
Feasibility Study for Relocation/Rehabilitation of Historic Structures  
Former Historic Peacock Ranch - Ranch House, Lodge & Barn  
Canal C-24 & Glades Cut-off Road (Verano Property)  
Port St. Lucie West, Florida**

Dear Mr. Bender,

EE&G Environmental Services, LLC (EE&G) was retained by Bender & Associates Architects, (Client) to conduct an asbestos survey at the historic Peacock Ranch House and Lodge complex located at the above-referenced address. The survey was performed on December 6, 2017, by Mr. Bob Miro of EE&G certified under the Asbestos Hazard Emergency Response Act, (AHERA). The purpose of this asbestos survey was to identify the presence, extent, and condition of asbestos-containing materials (ACM) that may be impacted as a result of planned renovations and/or relocation for compliance with the Environmental Protection Agency (EPA) National Emissions Standards for Hazardous Air Pollutants (NESHAP), Port Saint Lucie County and applicable State and Federal Guidelines.

## **SUMMARY**

### **RANCH HOUSE:**

EE&G collected a total of 29 samples of the following materials:

- White drywall system
- Yellow linoleum flooring.
- Gold diamond pattern linoleum
- Beige 12" vinyl floor tile (VFT)
- Light Green linoleum
- Beige linoleum over ceramic tile
- White linoleum
- White exterior window glaze
- Black shingle/paper roof system

***Asbestos was found in amounts greater than 1%*** in various linoleums and floor tiles, and therefore are considered to be ACM. See attached laboratory results.

## **RANCH LODGE:**

EE&G collected a total of 18 samples of the following materials:

- White drywall system.
- Grey linoleum flooring (layered)
- White 1'x2' ceiling tiles.
- Beige linoleum.
- Gray exterior window glaze.
- Black shingle/paper roof system

***Asbestos was not found*** in amounts greater than 1% in the sampled materials and therefore are not considered to be ACM. See attached laboratory results.

## **INSPECTION METHODS**

The specified interior/exterior building materials as per the provided plans were inspected for suspect ACM, unless otherwise noted. Each observed suspect material was described and sampled. Samples were collected according to procedures established by EPA in 40 CFR 763. Samples were sent to AAL Laboratories in Tampa, Florida for analysis. Upon arrival at the laboratory, the samples were logged-in and stored for analysis. Analyses were performed using the polarized light microscopy (PLM) method of asbestos detection using guidelines and procedures established in the Method for the Determination of Asbestos in Bulk Building Materials (EPA-600/R-93-116 July, 1993). Results were provided as percent (%) asbestos by volume. Samples found to contain greater than 1% asbestos were considered positive and listed as ACM.

## **LIMITATIONS OF SURVEY**

This asbestos inspection report has been prepared by EE&G in a manner consistent with industry standards exercised by members of the profession practicing under similar conditions. No other warranty, expressed or implied is made. The intent of this survey report is to assist the owner or client in locating ACM. Under no circumstances is this survey to be utilized as a proposal or a project specification document without the expressed written consent of EE&G.

The survey was conducted to identify suspect ACM in accessible interior and exterior areas of the subject structures as per the Client provided plans. If other areas at this location are to be impacted during planned or future renovations, a separate asbestos survey of these areas will be required. Some ACM may not have been discovered due to inaccessibility or missing/incomplete plans. Suspect materials discovered subsequent to the issue of this survey report should be sampled and analyzed to determine asbestos content and to initiate appropriate responses.

Analyses were carried out by PLM. While the most commonly accepted analytical method for detecting asbestos in bulk materials, PLM is known to have limited resolution and may not detect extremely small asbestos fibers. Certain materials, notably vinyl floor tiles, may contain extremely fine asbestos fibers that are beyond the resolution of PLM.

EE&G's interpretations and recommendations are based upon the results of sample collection and analyses in compliance with environmental regulations, quality control and assurance standards, and the scope of work as indicated in EE&G's proposal. The results, conclusions, and recommendations contained in this report pertain to conditions observed at the time of the survey. Other conditions elsewhere in the subject building(s) may differ from those in the inspected/surveyed locations and, such conditions are unknown, may change over time, and have not been considered.

This report was prepared solely for the use of EE&G's client, and is not intended for use by third party beneficiaries. The client shall indemnify and hold EE&G harmless against liability for loss arising out of or relating to reliance by a third party on work performed thereunder, or the contents of this report. EE&G will not be held responsible for the interpretation or use by others of data developed pursuant to the compilation of this report, or for use of segregated portions of this report.

## **SURVEY AREA DESCRIPTION AND OBSERVATIONS**

### **FORMER HISTORIC PEACOCK HOUSE & BARN**

#### **PEACOCK HOUSE**

The two-story Victorian-style home was observed to be constructed primarily of wood and metal on concrete footings; interior walls were observed to be finished with painted plaster board; ceilings were finished with painted plaster board and finished wood. Floors were observed to be finished with linoleum, vinyl floor tile, carpet, and ceramic tile on wood. No heating ventilation and air-conditioning (HVAC) system was observed. The exterior walls were observed to be painted wood. The roof was observed to be finished with asphalt shingles. According to the client the home also includes an attached addition built years later. County records for year built and square footage were not available at the time of this inspection.

#### **PEACOCK LODGE**

The single-story Victorian-style structure was observed to be constructed primarily of wood and metal; interior walls were observed to be finished with painted plaster board and finished wood. The interior floors and ceilings were finished wood. The heating ventilation and air-conditioning (HVAC) system was insulated fiber-glass sheet metal or fiberglass flex duct. The exterior walls were observed to be painted wood. The roof was observed to be finished with asphalt shingles. County records for year built and square footage were not available at the time of this inspection.

#### **PEACOCK BARN/GARAGE**

The one-story open-air barn structure was observed to be constructed primarily of wood and metal; no interior paint was observed on the interior wood walls, ceiling, and doors at time of the inspection. Floors were observed to be unfinished concrete slab. No heating ventilation and air-conditioning (HVAC) system was observed. The exterior walls were observed to be painted wood. The roof was observed to be finished with asphalt shingles. County records for year built and square footage were not available at the time of this inspection.

## RESULTS

The results of the PLM analyses and assessment of suspect ACM are as follows:

### Asbestos-containing materials (ACM)

Asbestos was found in amounts greater than 1 percent in the following material and therefore are considered ACM:

#### PEACOCK RANCH HOUSE

- Brown Linoleum (20-25% Chrysotile) found in the kitchen, pantry and the hall bathroom (Approx. 330 SF).under the yellow linoleum
- Gold diamond pattern Linoleum (20-25% Chrysotile) found on the floor of the last room of the original building (Approx. 60 SF).
- Light Green Linoleum (20-25% Chrysotile) found in foyer next to the stairwell on the first floor (Approx. 30 SF).
- Yellow Linoleum (20-25% Chrysotile) found under the beige linoleum in the bath room of the original house
- White Linoleum (20-25% Chrysotile) found on the bath room floor of the 2<sup>nd</sup> floor

#### PEACOCK LODGE HOUSE

Asbestos was not found in amounts greater than 1 percent in any of the materials sampled therefore are not considered ACM:

#### PEACOCK BARN/GARAGE BUILDING

There where no suspect materials on this structure

### Nonasbestos-containing materials

Asbestos was not detected in the following material:

#### PEACOCK RANCH HOUSE

- White drywall system.
- Beige 12" vinyl floor tiles
- White window caulk.
- Black shingle/paper system.

#### PEACOCK LODGE HOUSE

- White drywall system.
- Grey linoleum flooring (layered)
- White 1'x2' ceiling tiles.
- Beige linoleum.

Mr. Bert Bender  
December 21, 2017  
Page 5

- Gray exterior window glaze
- Black shingle/paper roofing system.

The original laboratory report is attached.

## **BARN/GARAGE BUILDING**

No samples collected

## **CONCLUSIONS AND RECOMMENDATIONS**

### **RECOMMENDATIONS FOR CATEGORY I NONFRIABLE ACM**

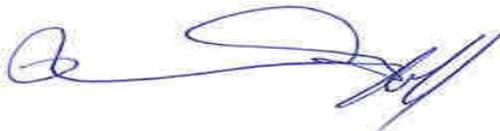
The nonfriable ACM brown, gold diamond pattern, light green, yellow and white linoleums were found to be ACM. These nonfriable materials must be removed prior to renovation activities that will crush, abrade, or pulverize its matrix. Removal and disposal of this material must be performed by a Florida-licensed Asbestos Contractor. However, if these materials are not to be impacted during the renovation, then no other special handling is required.

If other specific areas at this location are to be impacted during planned renovations, an asbestos survey of these areas will be required. Suspect materials discovered after this inspection should be sampled and analyzed to determine asbestos content and to initiate appropriate responses.

The Florida Department of Environmental Protection (FDEP) require notification of intent to abate or demolish. Notification must be sent at least 10 working days prior to the start of any demolition activities. The general contractor should also keep a copy of this survey at the demolition site during the entire project as proof of compliance with 40 CFR 61 (NESHAP).

EE&G appreciates the opportunity to provide you and your organization with environmental consulting services. If you have any questions or require further clarifications, please do not hesitate to contact us at (305) 374-8300.

Sincerely,



Richard Grupenhoff  
Miami Operations Manager  
EE&G

Reviewed by



Jay W. Sall, CIH  
IH Practice Director, EE&G  
Asbestos Consultant #AX0000011

Attachments: Laboratory Report  
Figures  
Photographs  
Certificates

Mr. Bert Bender  
Appendices

## **PLM LABORATORY RESULTS**

**REPORT**

**SENT** BENDER & ASSOCIATES ARCHITECTS

**TO:** 410 ANGELA STREET  
KEY WEST, FL 33040  
BERT BENDER

**Phone:** 305-296-1347      **Fax:** 305-296-2727

**Email:** blbender@bellsouth.net

Thank you for your business.

**PREPARED** AAL

**BY:** Asbestos Department  
5005 WEST LAUREL STREET  
SUITE 110  
TAMPA, FL 33607  
NVLAP Lab Code 101775  
(813) 287-1005

**Analysis:** Polarized Light Microscopy (PLM) with dispersion staining techniques according to the United States (US) Environmental Protection Agency (EPA) 'Method for the Determination of Asbestos in Bulk Building Materials', EPA/600/R-93-116, July 1993.

**Sample Type:** BULK

**# of Samples:** 33

**Work Order#** T1712059

**AAL Project#** 2017-2448

**Project:** PEACOCK RANCH HOUSE, COUNTY ROAD 709

**Date in:** Thursday, December 07, 2017

**Date out:** Friday, Dec 15 2017

**Transported:** FEDEX EXPRESS

**Sampled by:** BOB MIRO

**Received by:** KIA



*Authorized Analyst*  
KHANDAKER ANAM



*Laboratory Manager*  
KHANDAKER ANAM

*Due to the small size of asbestos fibers associated with vinyl floor tiles, TEM analysis is recommended for all floor tiles containing <1% or no detectable asbestos by visual estimation.*

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*This report shall not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. All NVLAP reports displaying NVLAP logo must have at least one signature to be valid.*

The following analytical results presented in this report pertain only to the samples analyzed. American Asbestos Laboratories assumes no responsibility for whether the samples accurately represent the material in question

# LABORATORY BULK SAMPLE ANALYSIS REPORT

**CLIENT:** BENDER & ASSOCIATES ARCHITECTS  
**PROJECT:** PEACOCK RANCH HOUSE, COUNTY ROAD 709  
**Work Order:** T1712059

Asbestos analysis of bulk materials via EPA 600/R/93/116 Method using Polarized Light Microscopy (PLM).

Dash No.	ANA	DESCRIPTION	LOCATION	Sample No.	PERCENT ASBESTOS FIBERS						%NON-ASB	
					CHRY	AMOS	CROC	TREM	ANTH	OTHER	NON FIB	FIBERS
01 A	KIA	WHITE DRYWALL SYSTEM	2ND RM ON RHT 1ST FL	HAI-1	NO ASBESTOS DETECTED						Cellulose: 10- 15	
*Comments:		NO JOINT COMPOUND PRESENT									Other: 85- 90	
01 B	KIA	WHITE DRYWALL SYSTEM Layer1: NO ASBESTOS DETECTED IN WHITE DRYWALL Layer2: NO ASBESTOS DETECTED IN WHITE JOINT COMPOUND	ADDITION 1ST FL	HAI-2	NO ASBESTOS DETECTED						Cellulose: 10- 15	
											Other: 85- 90	
01 C	KIA	WHITE DRYWALL SYSTEM Layer1: NO ASBESTOS DETECTED IN WHITE DRYWALL Layer2: NO ASBESTOS DETECTED IN WHITE JOINT COMPOUND	HALL 1ST FL	HAI-3	NO ASBESTOS DETECTED						Cellulose: 10- 15	
											Other: 85- 90	
01 D	KIA	WHITE DRYWALL SYSTEM Layer1: NO ASBESTOS DETECTED IN WHITE DRYWALL Layer2: NO ASBESTOS DETECTED IN WHITE JOINT COMPOUND	1ST RM ON RHT 1ST FL	HAI-4	NO ASBESTOS DETECTED						Cellulose: 10- 15	
											Other: 85- 90	
01 E	KIA	WHITE DRYWALL SYSTEM Layer1: NO ASBESTOS DETECTED IN WHITE DRYWALL Layer2: NO ASBESTOS DETECTED IN WHITE JOINT COMPOUND	OFFICE 2ND FL	HAI-5	NO ASBESTOS DETECTED						Cellulose: 10- 15	
											Other: 85- 90	

**CLIENT:** BENDER & ASSOCIATES ARCHITECTS  
**PROJECT:** PEACOCK RANCH HOUSE, COUNTY ROAD 709  
**Work Order:** T1712059

**LABORATORY BULK SAMPLE ANALYSIS REPORT CONTINUED**

Dash No.	ANA	DESCRIPTION	LOCATION	Sample No.	PERCENT ASBESTOS FIBERS						%NON-ASB		
					CHRY	AMOS	CROC	TREM	ANTH	OTHER	NON FIB	FIBERS	
01 F	KIA	WHITE DRYWALL SYSTEM Layer1: NO ASBESTOS DETECTED IN WHITE DRYWALL Layer2: NO ASBESTOS DETECTED IN WHITE JOINT COMPOUND	HALL 2ND FL	HA1-6								Cellulose: 10- 15 Other: 85- 90	
01 G	KIA	WHITE DRYWALL SYSTEM Layer1: NO ASBESTOS DETECTED IN WHITE DRYWALL Layer2: NO ASBESTOS DETECTED IN WHITE JOINT COMPOUND	BR 2ND FL	HA1-7								Cellulose: 10- 15 Other: 85- 90	
02 A	KIA	YELLOW LINOLEUM	ADDITION ROOM	HA2-8								Glass: 5- 10 Cellulose: 5- 10 Other: 80- 90	
					NO ASBESTOS DETECTED IN YELLOW GLUE								
02 B	KIA	YELLOW LINOLEUM	PANTRY	HA2-9								Glass: 5- 10 Cellulose: 5- 10 Other: 80- 90	
					NO ASBESTOS DETECTED IN YELLOW GLUE								
02 C	KIA	YELLOW LINOLEUM	BATHROOM HALL	HA2-10								Glass: 5- 10 Cellulose: 5- 10 Other: 80- 90	
					NO ASBESTOS DETECTED IN YELLOW GLUE								

Report Continued on Next Page

**CLIENT:** BENDER & ASSOCIATES ARCHITECTS  
**PROJECT:** PEACOCK RANCH HOUSE, COUNTY ROAD 709  
**Work Order:** T1712059

**LABORATORY BULK SAMPLE ANALYSIS REPORT CONTINUED**

Dash No.	ANA	DESCRIPTION	LOCATION	Sample No.	PERCENT ASBESTOS FIBERS						%NON-ASB		
					CHRY	AMOS	CROC	TREM	ANTH	OTHER	NON FIB	FIBERS	
03 A	KIA	BROWN LINOLEUM	ADDITION ROOM	HA2-8A	20 - 25							Other: 73- 79	Cellulose: 1- 2
03 B	KIA	BROWN LINOLEUM	PANTRY	HA2-9A	-	STOP AT FIRST POSITIVE, NOT ANALYZED							
04 A	KIA	GOLD DIAMOND PATTERN LINOLEUM	ADDITION ROOM	HA3-11	20 - 25							Other: 73- 79	Cellulose: 1- 2
05 A	KIA	BEIGE 12"X12" VFT	LAST ROOM OF ORIGINAL	HA4-12		NO ASBESTOS DETECTED						Other: 98- 99	Cellulose: 1- 2
						NO ASBESTOS DETECTED IN YELLOW GLUE							
05 B	KIA	BEIGE 12"X12" VFT	LAST ROOM OF ORIGINAL	HA4-13		NO ASBESTOS DETECTED						Other: 98- 99	Cellulose: 1- 2
05 C	KIA	BEIGE 12"X12" VFT	LAST ROOM OF ORIGINAL	HA4-14		NO ASBESTOS DETECTED						Other: 98- 99	Cellulose: 1- 2
06 A	KIA	LT GREEN LNOLEUM	FOYER	HA5-15	20 - 25							Other: 73- 79	Cellulose: 1- 2

Report Continued on Next Page

Friday, December 15, 2017

Page 4 of 6

**CLIENT:** BENDER & ASSOCIATES ARCHITECTS  
**PROJECT:** PEACOCK RANCH HOUSE, COUNTY ROAD 709  
**Work Order:** T1712059

**LABORATORY BULK SAMPLE ANALYSIS REPORT CONTINUED**

Dash No.	ANA	DESCRIPTION	LOCATION	Sample No.	PERCENT ASBESTOS FIBERS						%NON-ASB	
					CHRY	AMOS	CROC	TREM	ANTH	OTHER	NON FIB	FIBERS
07 A	KIA	BEIGE LINOLEUM	BATHROOM CENTER	HA6-16								Cellulose: 2- 5 Other: 95- 98
												NO ASBESTOS DETECTED IN YELLOW GLUE
08 A	KIA	YELLOW LINOLEUM	BATHROOM CENTER	HA6-16A	20 - 25							Cellulose: 1- 2 Other: 73- 79
												NO ASBESTOS DETECTED IN YELLOW GLUE
09 A	KIA	BROWN LINOLEUM	BATHROOM CENTER	HA6-16B								Cellulose: 2- 5 Other: 95- 98
												NO ASBESTOS DETECTED IN YELLOW GLUE
10 A	KIA	WHITE LINOLEUM	2ND FL BATHROOM	HA7-17	20 - 25							Cellulose: 1- 2 Other: 73- 79
												NO ASBESTOS DETECTED IN YELLOW GLUE
10 B	KIA	WHITE LINOLEUM	2ND FL BATHROOM	HA7-18	-							STOP AT FIRST POSITIVE, NOT ANALYZED
10 C	KIA	WHITE LINOLEUM	2ND FL BATHROOM	HA7-19	-							STOP AT FIRST POSITIVE, NOT ANALYZED
11 A	KIA	WHITE WINDOW GLAZE	EXTERIOR WINDOWS	HA8-20								Cellulose: 1- 2 Other: 98- 99

Report Continued on Next Page

**CLIENT:** BENDER & ASSOCIATES ARCHITECTS  
**PROJECT:** PEACOCK RANCH HOUSE, COUNTY ROAD 709  
**Work Order:** T1712059

**LABORATORY BULK SAMPLE ANALYSIS REPORT CONTINUED**

Dash No.	ANA	DESCRIPTION	LOCATION	Sample No.	PERCENT ASBESTOS FIBERS						%NON-ASB	
					CHRY	AMOS	CROC	TREM	ANTH	OTHER	NON FIB	FIBERS
11 B	KIA	WHITE WINDOW GLAZE	EXTERIOR WINDOWS	HA8-21	NO ASBESTOS DETECTED						Cellulose: 1- 2	Other: 98- 99
11 C	KIA	WHITE WINDOW GLAZE	EXTERIOR WINDOWS	HA8-22	NO ASBESTOS DETECTED						Cellulose: 1- 2	Other: 98- 99
11 D	KIA	WHITE WINDOW GLAZE	EXTERIOR WINDOWS	HA8-23	NO ASBESTOS DETECTED						Cellulose: 1- 2	Other: 98- 99
11 E	KIA	WHITE WINDOW GLAZE	EXTERIOR WINDOWS	HA8-24	NO ASBESTOS DETECTED						Cellulose: 1- 2	Other: 98- 99
12 A	KIA	BLACK SHINGLE BUR	ROOF	HA9-25	NO ASBESTOS DETECTED						Glass: 10- 15	Other: 85- 90
12 B	KIA	BLACK SHINGLE BUR	ROOF	HA9-26	NO ASBESTOS DETECTED						Glass: 10- 15	Other: 85- 90
12 C	KIA	BLACK SHINGLE BUR	ROOF	HA9-27	NO ASBESTOS DETECTED						Glass: 10- 15	Other: 85- 90
12 D	KIA	BLACK SHINGLE BUR	ROOF	HA9-28	NO ASBESTOS DETECTED						Glass: 10- 15	Other: 85- 90

Report Continued on Next Page

**CLIENT:** BENDER & ASSOCIATES ARCHITECTS  
**PROJECT:** PEACOCK RANCH HOUSE, COUNTY ROAD 709  
**Work Order:** T1712059

**LABORATORY BULK SAMPLE ANALYSIS REPORT CONTINUED**

Dash No.	ANA	DESCRIPTION	LOCATION	Sample No.	PERCENT ASBESTOS FIBERS						%NON-ASB	
					CHRY	AMOS	CROC	TREM	ANTH	OTHER	NON FIB	FIBERS
12 E	KIA	BLACK SHINGLE BUR	ROOF	HA9-29	NO ASBESTOS DETECTED						Glass: 10- 15	Other: 85- 90



*Quality Control Officer*

**Analytical results pertain only to the sample(s) analyzed. All Samples analyzed were acceptable for analysis.**

ABBREVIATIONS: ANA = Analyst; ASB = Asbestos; CHRY = Chrysotile; AMOS = Amosite; CROC = Crocidolite; TERM = Term/Act; ANTH = Anthophyllite;  
 ACT = Actinolite; AL = Aluminum; BLK = Black; BACK = Backing; BL = Blue; BRN = Brown; C = Cellulose; CALC = Calcareous; CPT = Carpet; CTL = Ceiling Tile;  
 CEM = Cement; COV = Cover; DEB = Debris; FG = Fiberglass; FIB = Fibrous; MAS = Mastic; MAT = Material; MIC = Micaceous; MW = Mineral Wool; ORG = Orange;  
 PAI = Paint; PAP = Paper; PL = Plaster; PLAS = Plastic; PWDR = Powder; RCF = Refractory Ceramic Fiber; RUB = Rubber; SIL = Silver; SR = Sheet Rock; S = Synthetic;  
 SUB = Substance; TEXT = Textured; TR = Trace; TRAN = Transite; TREM = Tremolite; VERM = Vermiculite; VYL = Vinyl; W = Wollastonite; WH = White; YEL = Yellow.



EE&G Environmental Services, LLC  
5751 Miami Lakes Drive East  
Miami Lakes, Florida 33014

T1712059

## BULK TRANSMITTAL FORM CHAIN OF CUSTODY

CLIENT: Community REDEVELOP AGENCY PROJECT: PEACOCK RANCH HOUSE

CLIENT CONTACT: Ms BRIDGET KEAN PROJECT NO./BILL GROUP: 2017-2448

DATE COLLECTED: DEC. 6<sup>th</sup> '17 PROJECT PHASE: 14 ACM

DATE SENT: DEC. 6<sup>th</sup> '17 DATE VERBAL NEEDED: 48 HR TAT

STOP AT FIRST POSITIVE:  Y  N (circle one) DATE WRITTEN NEEDED: \_\_\_\_\_

**SAMPLE PREFIX**

SAMPLE NUMBER	COLOR	SAMPLE DESCRIPTION	SAMPLE LOCATION FL
1. HA 1 1	White	DW System	2nd Rm on Rt 1st
2. 2	↓	↓	Addition 1st
3. 3			Hall 1st
4. 4			1st Rm on Rt. 1st
5. 5			Office 2nd
6. 6			Hall 2nd
7. 7			BR 2nd
8. HA 2 8			YELLOW
9. 9	↓	↓	Pantry
10. 10			Bathroom Hall
11. HA 3 11			Gold
12. HA 4 12	Beige	12" VET 200#	LAST ROOM of Original
13. 13	↓	↓ ↓	↓ ↓
14. 14			
15. HA 5 15	Lt Green	Linoleum	Foyer
16. HA 6 16	Beige	Linoleum over Ceramic 60#	BATHROOM CTR
17. HA 7 17	White	Linoleum 30#	2nd FL Bathroom
18. 18	↓	↓ ↓	↓ ↓
19. 19			
20. HA 8 20	White	Window Glaze	Exterior Windows

**CHAIN OF CUSTODY:**

DATE/TIME

PRINT NAME/SIGNATURE

PURPOSE

12-6-17

Bob Mino

C T A

12-6-17

FED EX

C T A

DEC 07 2017

C T A

C = Collection T = Transportation A = Analysis

*[Handwritten signature]*



**CONTINUATION OF  
BULK TRANSMITTAL FORM  
CHAIN OF CUSTODY**

T 1712059

SAMPLE PREFIX 171206 Bm

CLIENT: 2017-2448  
PROJECT NO./BILL GROUP:

PEACOCK RANCH

SAMPLE NUMBER	COLOR	SAMPLE DESCRIPTION	SAMPLE LOCATION
1. <u>HA 8 21</u>	<u>white</u>	<u>Window Glaze</u>	<u>EXT. Wind. House</u>
2. <u>22</u>	↓	↓	↓
3. <u>23</u>	↓	↓	↓
4. <u>24</u>	↓	↓	↓
5. <u>HA 9 25</u>	<u>BLACK</u>	<u>Shingle Burr</u>	<u>Roof</u>
6. <u>26</u>	↓	↓	↓
7. <u>27</u>	↓	↓	↓
8. <u>28</u>	↓	↓	↓
9. <u>29</u>	↓	↓	↓
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31.			
32.			
33.			
34.			
35.			

CHAIN OF CUSTODY:  
DATE/TIME

12-6-17

PRINT NAME/SIGNATURE

*[Handwritten Signature]*

RECEIVED  
DEC 07 2017

PURPOSE

C T A  
 C T A  
 C T A

**REPORT**

**SENT BENDER & ASSOCIATES ARCHITECTS**

**TO: 410 ANGELA STREET  
KEY WEST, FL 33040  
BERT BENDER**

**Phone:** 305-296-1347      **Fax:** 305-296-2727  
**Email:** blbender@bellsouth.net

Thank you for your business.

**PREPARED AAL**

**BY:** Asbestos Department  
5005 WEST LAUREL STREET  
SUITE 110  
TAMPA, FL 33607  
NVLAP Lab Code 101775  
(813) 287-1005

**Analysis:** *Polarized Light Microscopy (PLM) with dispersion staining techniques according to the United States (US) Environmental Protection Agency (EPA) 'Method for the Determination of Asbestos in Bulk Building Materials', EPA/600/R-93-116, July 1993.*

**Sample Type:** BULK

**# of Samples:** 24

**Work Order#** T1712062

**AAL Project#** 2017-2448

**Project:** PEACOCK RANCH-LODGE

**Date in:** Thursday, December 07, 2017

**Date out:** Monday, Dec 18 2017

**Transported:** FEDEX EXPRESS

**Sampled by:** BOB MIRO

**Received by:** KIA



*Authorized Analyst*  
KHANDAKER ANAM



*Laboratory Manager*  
KHANDAKER ANAM

*Due to the small size of asbestos fibers associated with vinyl floor tiles, TEM analysis is recommended for all floor tiles containing <1% or no detectable asbestos by visual estimation.*

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The following analytical results presented in this report pertain only to the samples analyzed. American Asbestos Laboratories assumes no responsibility for whether the samples accurately represent the material in question

# LABORATORY BULK SAMPLE ANALYSIS REPORT

**CLIENT:** BENDER & ASSOCIATES ARCHITECTS

**PROJECT:** PEACOCK RANCH-LODGE

**Work Order:** T1712062

Asbestos analysis of bulk materials via EPA 600/R/93/116 Method using Polarized Light Microscopy (PLM).

Dash No.	ANA	DESCRIPTION	LOCATION	Sample No.	PERCENT ASBESTOS FIBERS					%NON-ASB	
					CHRY	AMOS	CROC	TREM	ANTH	OTHER	NON FIB
01 A	KIA	WHITE DRYWALL SYSTEM Layer1: NO ASBESTOS DETECTED IN WHITE DRYWALL Layer2: NO ASBESTOS DETECTED IN WHITE JOINT COMPOUND	CHART ROOM	H41-1			NO ASBESTOS DETECTED				Cellulose: 10- 15 Other: 85- 90
01 B	KIA	WHITE DRYWALL SYSTEM Layer1: NO ASBESTOS DETECTED IN WHITE DRYWALL Layer2: NO ASBESTOS DETECTED IN WHITE JOINT COMPOUND	CHART ROOM	H41-2			NO ASBESTOS DETECTED				Cellulose: 10- 15 Other: 85- 90
01 C	KIA	WHITE DRYWALL SYSTEM Layer1: NO ASBESTOS DETECTED IN WHITE DRYWALL Layer2: NO ASBESTOS DETECTED IN WHITE JOINT COMPOUND	CHART ROOM	H41-3			NO ASBESTOS DETECTED				Cellulose: 10- 15 Other: 85- 90
02 A	KIA	GREY LINOLEUM	FRONT ROOM	H42-4			NO ASBESTOS DETECTED				Cellulose: 10- 15 Other: 85- 90
02 B	KIA	GREY LINOLEUM	FRONT ROOM	H42-5			NO ASBESTOS DETECTED				Cellulose: 10- 15 Other: 85- 90
02 C	KIA	GREY LINOLEUM	FRONT CHART ROOM	H42-6			NO ASBESTOS DETECTED				Cellulose: 10- 15 Other: 85- 90

Report Continued on Next Page

Monday, December 18, 2017

Page 2 of 4

CLIENT: BENDER & ASSOCIATES ARCHITECTS

PROJECT: PEACOCK RANCH-LODGE

Work Order: T1712062

LABORATORY BULK SAMPLE ANALYSIS REPORT CONTINUED

Dash No.	ANA	DESCRIPTION	LOCATION	Sample No.	PERCENT ASBESTOS FIBERS					%NON-ASB FIBERS
					CHRY	AMOS	CROC	TREM	ANTH	
03 A	KIA	GREY LEVELING COMPOUND	FRONT ROOM	H42-4A	NO ASBESTOS DETECTED					Cellulose: 1-2 Other: 98-99
03 B	KIA	GREY LEVELING COMPOUND	FRONT ROOM	H42-5A	NO ASBESTOS DETECTED					Cellulose: 1-2 Other: 98-99
03 C	KIA	GREY LEVELING COMPOUND	FRONT CHART ROOM	H42-6A	NO ASBESTOS DETECTED					Cellulose: 1-2 Other: 98-99
04 A	KIA	BLACK MASTIC ON GREY LEVELING COMPO	FRONT ROOM	H42-4B	NO ASBESTOS DETECTED					Cellulose: 5-10 Other: 90-95
04 B	KIA	BLACK MASTIC ON GREY LEVELING COMPO	FRONT ROOM	H42-5B	NO ASBESTOS DETECTED					Cellulose: 5-10 Other: 90-95
04 C	KIA	BLACK MASTIC ON GREY LEVELING COMPO	FRONT CHART ROOM	H42-6B	NO ASBESTOS DETECTED					Cellulose: 5-10 Other: 90-95
05 A	KIA	WHITE 1'X2' CEILING TILES	REAR ROOM	H43-7	NO ASBESTOS DETECTED					Cellulose: 20-25 Other: 75-80
05 B	KIA	WHITE 1'X2' CEILING TILES	CHART ROOM	H43-8	NO ASBESTOS DETECTED					Cellulose: 20-25 Other: 75-80

Report Continued on Next Page

Monday, December 18, 2017

Page 3 of 4

CLIENT: BENDER & ASSOCIATES ARCHITECTS

PROJECT: PEACOCK RANCH-LODGE

Work Order: T1712062

LABORATORY BULK SAMPLE ANALYSIS REPORT CONTINUED

Dash No.	ANA	DESCRIPTION	LOCATION	Sample No.	PERCENT ASBESTOS FIBERS				%NON-ASB FIBERS	
					CHRY	AMOS	CROC	TREM	ANTH	OTHER
05 C	KIA	WHITE 1'X2' CEILING TILES	BACK ROOM	H43-9	NO ASBESTOS DETECTED				Other: 75- 80 Cellulose: 20- 25	
05 D	KIA	WHITE 1'X2' CEILING TILES	HALL	H43-10	NO ASBESTOS DETECTED				Other: 75- 80 Cellulose: 20- 25	
05 E	KIA	WHITE 1'X2' CEILING TILES	CHART ROOM 2	H43-11	NO ASBESTOS DETECTED				Other: 75- 80 Cellulose: 20- 25	
06 A	KIA	BEIGE LINOLEUM	BATHROOM	H44-12	NO ASBESTOS DETECTED				Other: 80- 85 Cellulose: 15- 20	
07 A	KIA	GREY WINDOW GLAZE	WEST END	H45-13	NO ASBESTOS DETECTED				Other: 98- 99 Cellulose: 1- 2	
07 B	KIA	GREY WINDOW GLAZE	SOUTH END	H45-14	NO ASBESTOS DETECTED				Other: 98- 99 Cellulose: 1- 2	
07 C	KIA	GREY WINDOW GLAZE	EAST END	H45-16	NO ASBESTOS DETECTED				Other: 98- 99 Cellulose: 1- 2	
08 A	KIA	BLACK SHINGLE BUR	ROOF	H46-16	NO ASBESTOS DETECTED				Other: 85- 90 Glass: 10- 15	

Report Continued on Next Page

**CLIENT:** BENDER & ASSOCIATES ARCHITECTS

**PROJECT:** PEACOCK RANCH-LODGE

**Work Order:** T1712062

**LABORATORY BULK SAMPLE ANALYSIS REPORT CONTINUED**

Dash No.	ANA	DESCRIPTION	LOCATION	Sample No.	PERCENT ASBESTOS FIBERS					%NON-ASB	
					CHRY	AMOS	CROC	TREM	ANTH	OTHER	NON FIB
08 B	KIA	BLACK SHINGLE BUR	ROOF	H46-17	NO ASBESTOS DETECTED					Other: 85- 90	Glass: 10- 15
08 C	KIA	BLACK SHINGLE BUR	ROOF	H46-18	NO ASBESTOS DETECTED					Other: 85- 90	Glass: 10- 15

*Quality Control Officer*

**Analytical results pertain only to the sample(s) analyzed. All Samples analyzed were acceptable for analysis.**

ABBREVIATIONS: ANA = Analyst; ASB = Asbestos; CHRY = Chrysofile; AMOS = Amosite; CROC = Crocidolite; TERM = Term/Act; ANTH = Anthophyllite; ACT = Actinolite; AL = Aluminum; BLK = Black; BACK = Backing; BL = Blue; BRN = Brown; C = Cellulose; CALC = Calcareous; CPT = Carpet; CTL = Ceiling Tile; CEM = Cement; COV = Cover; DEB = Debris; FG = Fiberglass; FIB = Fibrous; MAS = Mastic; MAT = Material; MIC = Micaceous; MW = Mineral Wool; ORG = Orange; PAI = Paint; PAP = Paper; PL = Plaster; PLAS = Plastic; PWDR = Powder; RCF = Refractory Ceramic Fiber; RUB = Rubber; SIL = Silver; SR = Sheet Rock; S = Synthetic; SUB = Substance; TEXT = Textured; TR = Trace; TRAN = Transite; TREM = Tremolite; VERM = Vermiculite; VYL = Vinyl; W = Wollastonite; WH = White; YEL = Yellow.



EE&G Environmental Services, LLC  
 5751 Miami Lakes Drive East  
 Miami Lakes, Florida 33014

T17/2062

## BULK TRANSMITTAL FORM CHAIN OF CUSTODY

CLIENT: Community REdevelop Agency PROJECT: Peacock Ranch - Lodge  
 CLIENT CONTACT: Ms. Bridget Keam PROJECT NO./BILL GROUP: 2017-2448  
 DATE COLLECTED: Dec. 6<sup>th</sup> '17 PROJECT PHASE: I H Acn  
 DATE SENT: Dec 6<sup>th</sup> '17 DATE VERBAL NEEDED: 48 HRS TAT  
 STOP AT FIRST POSITIVE:  Y  N (circle one) DATE WRITTEN NEEDED: \_\_\_\_\_

**SAMPLE PREFIX**

SAMPLE NUMBER	COLOR	SAMPLE DESCRIPTION	SAMPLE LOCATION
1. HA 1 1	white	DW System	Chart Room
2. 2	↓	↓	↓
3. 3	↓	↓	↓
4. HA 2 4	Grey	Linokeum Laxered	Front Room
5. 5	↓	↓	↓
6. 6	↓	↓ 312#	↓
7. HA 3 7	white	1'x2' Ceiling tiles	Front Chart Room
8. 8	↓	↓	Back Room
9. 9	↓	↓	Chart Room
10. 10	↓	↓	Back Room
11. 11	↓	↓	Hall
12. HA 4 12	beige	Linokeum	Chart Rm 2
13. HA 5 13	Grey	Window Glaze	Bathroom
14. 14	↓	↓	West end
15. 15	↓	↓	South end
16. HA 6 16	Black	Shingle BUR	East end
17. 17	↓	↓	Roof
18. 18	↓	↓	↓
19. 19	↓	↓	↓
20. 20	↓	↓	↓

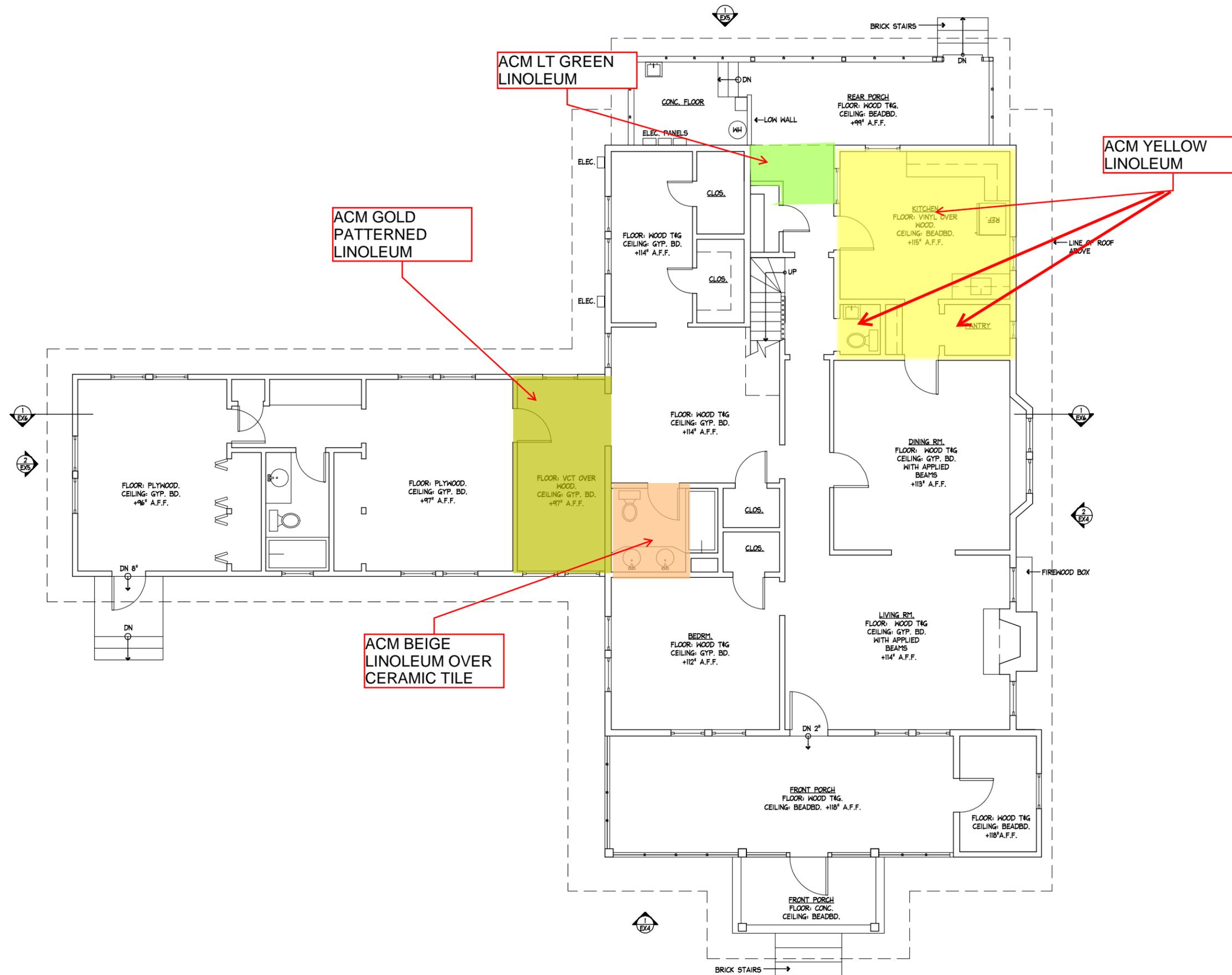
**CHAIN OF CUSTODY:**

DATE/TIME	PRINT NAME/SIGNATURE	PURPOSE
<u>12-6-17</u>	<u>Bob Mirra</u>	<input checked="" type="radio"/> C <input type="radio"/> T <input type="radio"/> A
<u>12-6-17</u>	<u>FED Ex</u>	<input type="radio"/> C <input checked="" type="radio"/> T <input type="radio"/> A

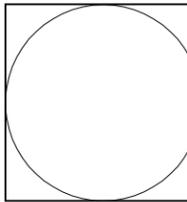
C= Collection T= Transportation A= Analysis

DEC 7 2017

## FIGURES



**HISTORIC PEACOCK HOUSE AND LODGE**  
 CITY OF PORT ST. LUCIE  
 COMMUNITY REDEVELOPMENT AGENCY  
 PORT ST. LUCIE, FLORIDA



410 Angela Street  
 Key West, Florida 33040  
 Telephone (305) 296-1347  
 Facsimile (305) 296-2727  
 Florida License AAC002022

*Bender & Associates*  
**ARCHITECTS**  
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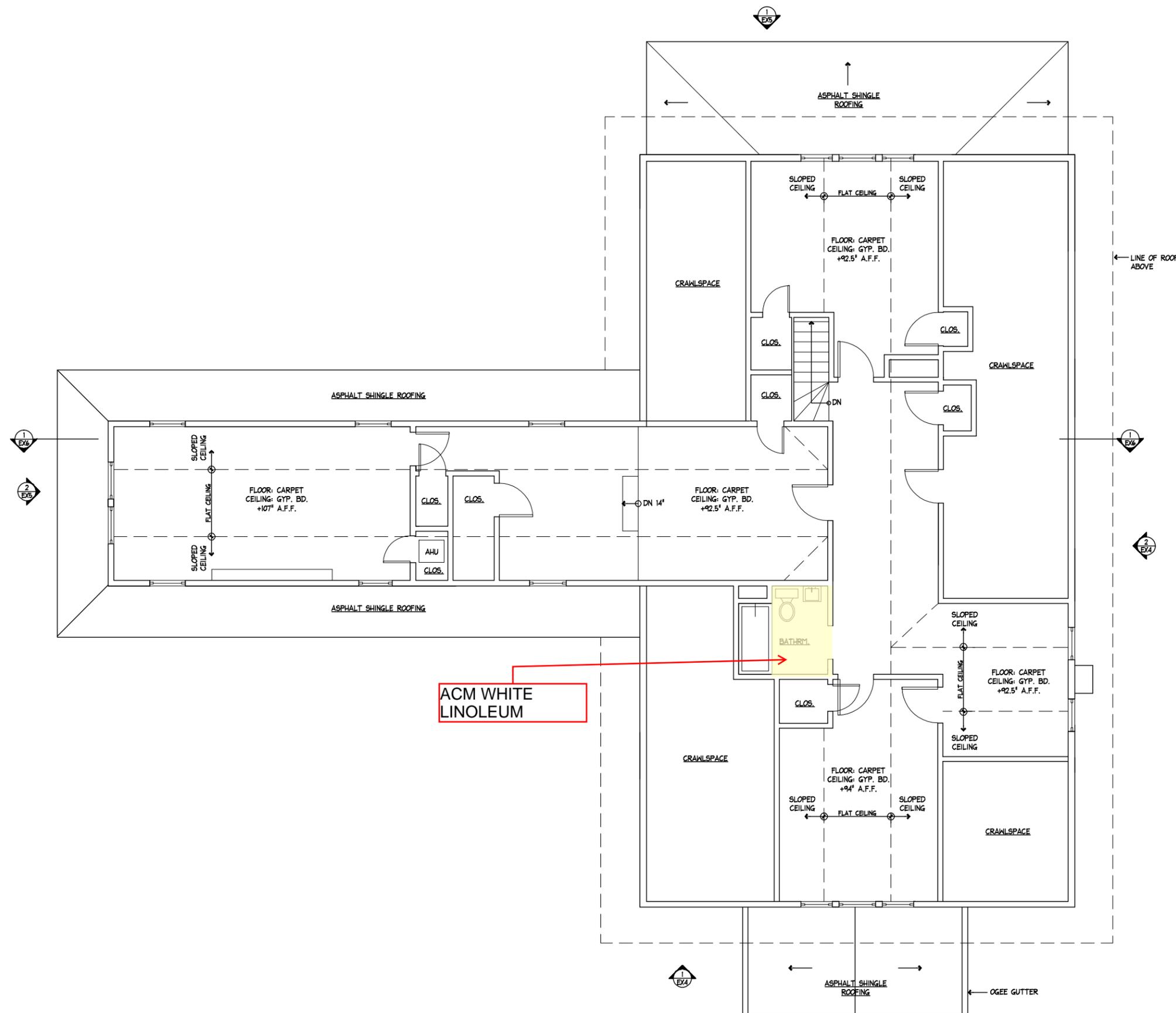
**Project No. 1726**  
 HOUSE  
 EXISTNG  
 FIRST FLOOR  
 PLAN  
**Date: 12/30/17**

**EX1**

1 EX1 PEACOCK HOUSE - EXISTING FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"





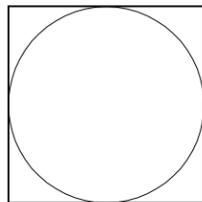
ACM WHITE  
LINOLEUM

1  
EX2 PEACOCK HOUSE - EXISTING SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"



**HISTORIC PEACOCK HOUSE AND LODGE**  
CITY OF PORT ST. LUCIE  
COMMUNITY REDEVELOPMENT AGENCY  
PORT ST. LUCIE, FLORIDA

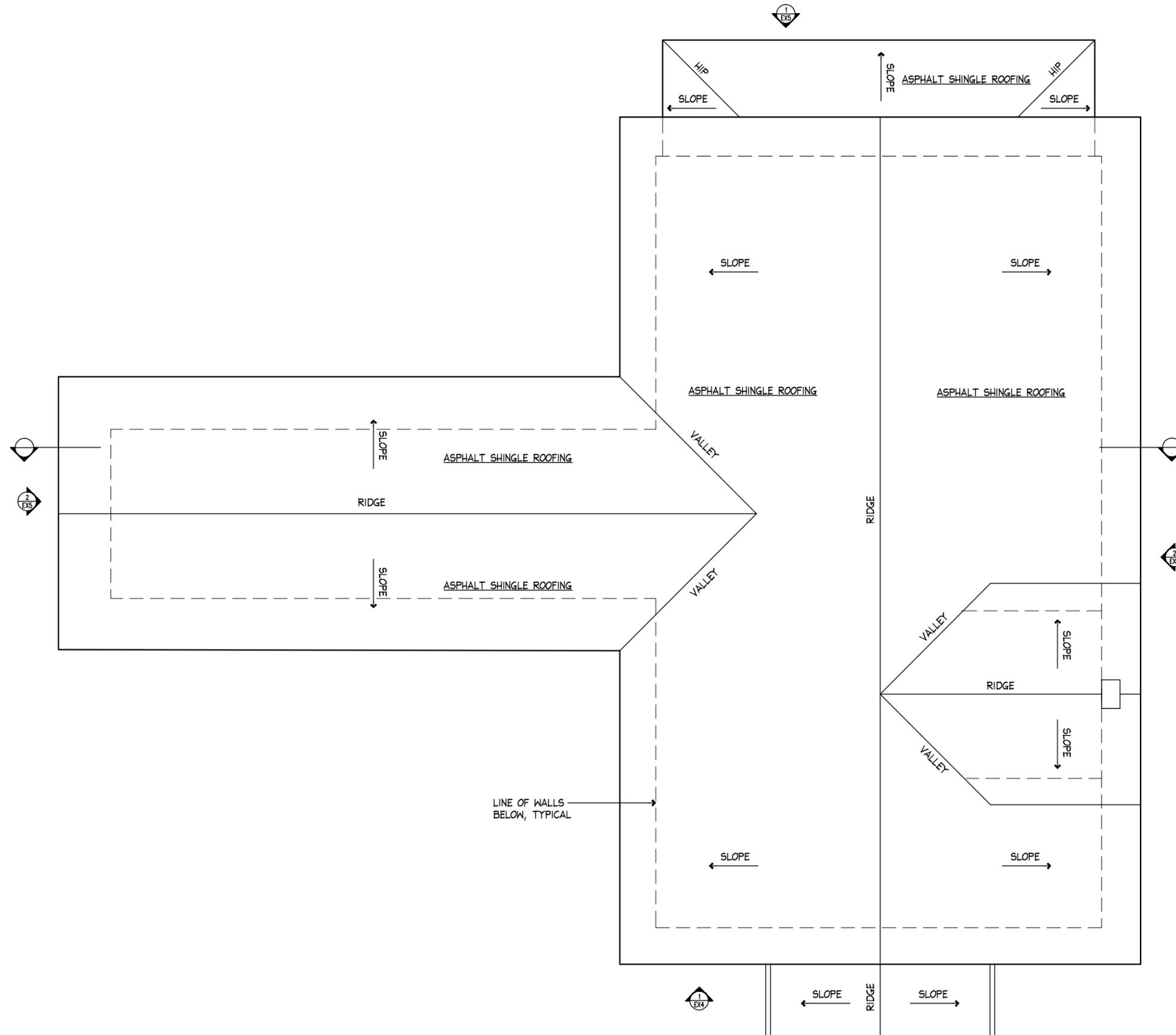


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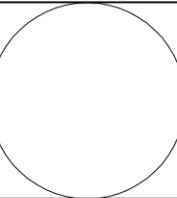
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p.a.

**Project No. 1726**  
HOUSE  
EXISTING  
SECOND  
FLOOR PLAN  
**Date: 12/30/17**

**EX2**



CITY OF PORT ST. LUCIE  
 COMMUNITY REDEVELOPMENT AGENCY  
 PORT ST. LUCIE, FLORIDA



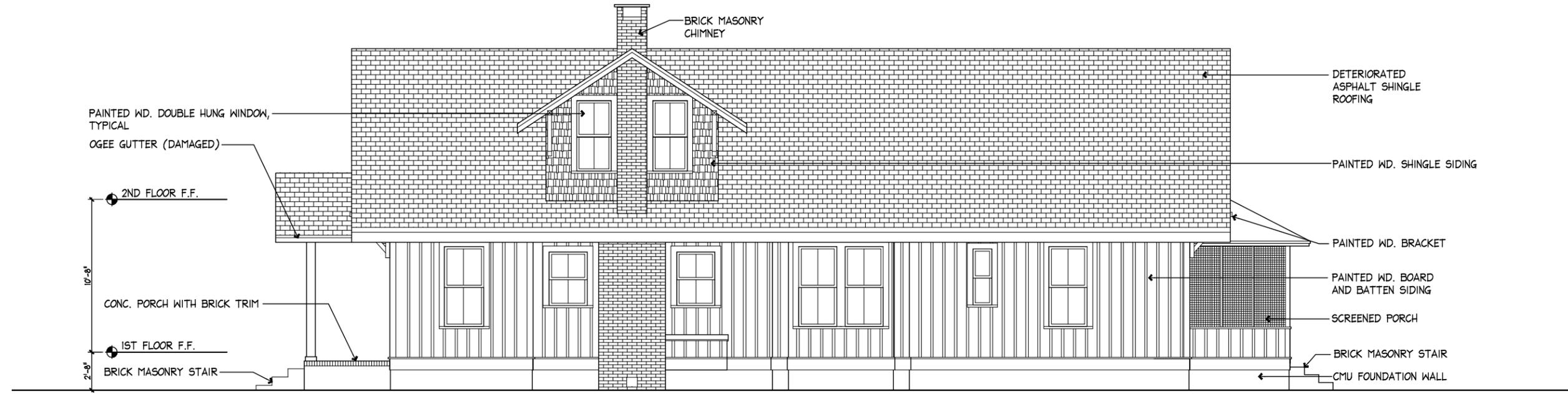
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 Facsimile (305) 296-2727  
 Florida License AAC002022

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**ARCHITECTS** p.a.

**Project No. 1726**  
 HOUSE  
 EXISTING  
 ROOF PLAN

**Date: 12/30/17**

**EX3**



2 PEACOCK HOUSE - EAST EXTERIOR ELEVATION

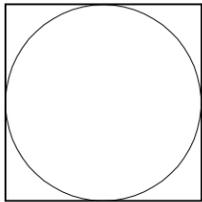
SCALE 1/8" = 1'-0"



1 PEACOCK HOUSE - SOUTH EXTERIOR ELEVATION

SCALE 1/8" = 1'-0"

HISTORIC PEACOCK HOUSE AND LODGE  
 CITY OF PORT ST. LUCIE  
 COMMUNITY REDEVELOPMENT AGENCY  
 PORT ST. LUCIE, FLORIDA

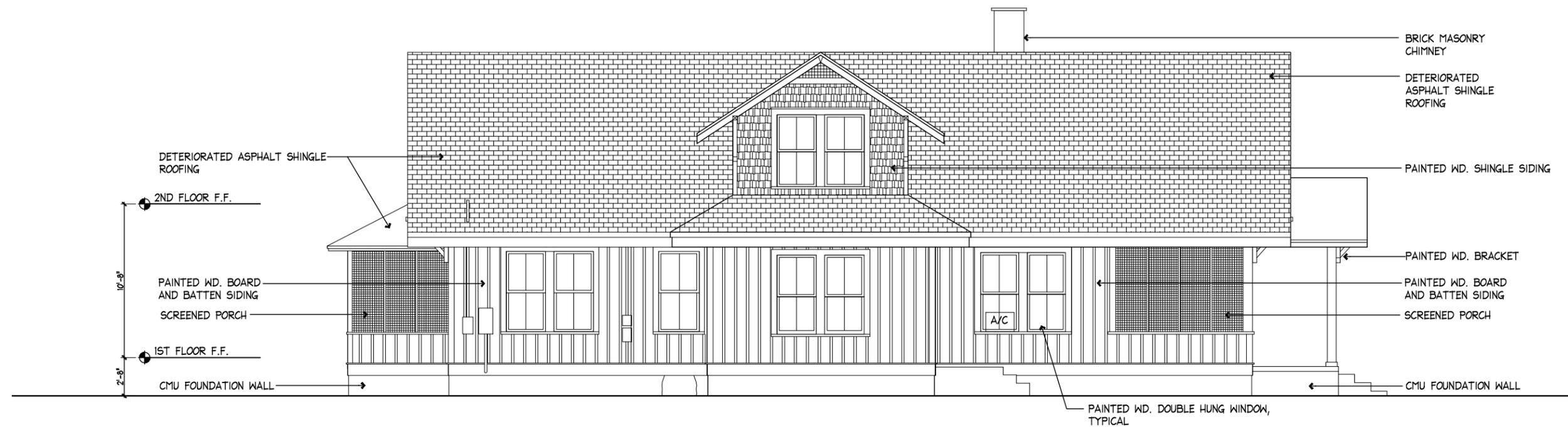


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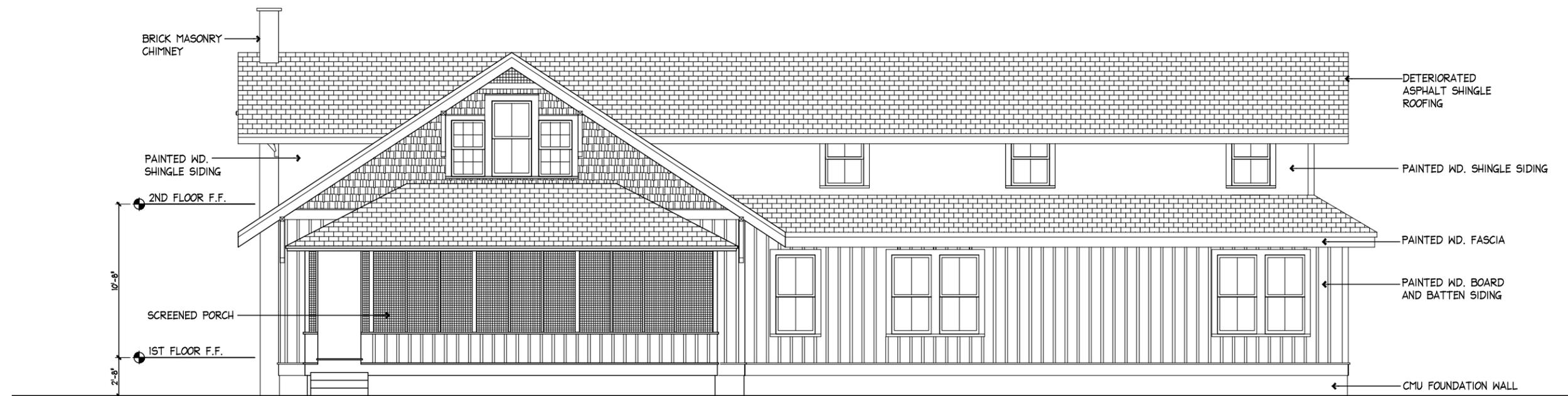
Project No. 1726  
 HOUSE  
 EXISTING  
 EXTERIOR  
 ELEVATIONS  
 Date: 12/30/17

EX4



2 PEACOCK HOUSE - WEST EXTERIOR ELEVATION

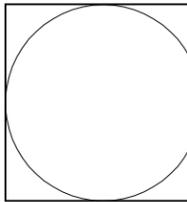
SCALE 1/8" = 1'-0"



1 PEACOCK HOUSE - NORTH EXTERIOR ELEVATION

SCALE 1/8" = 1'-0"

HISTORIC PEACOCK HOUSE AND LODGE  
 CITY OF PORT ST. LUCIE  
 COMMUNITY REDEVELOPMENT AGENCY  
 PORT ST. LUCIE, FLORIDA

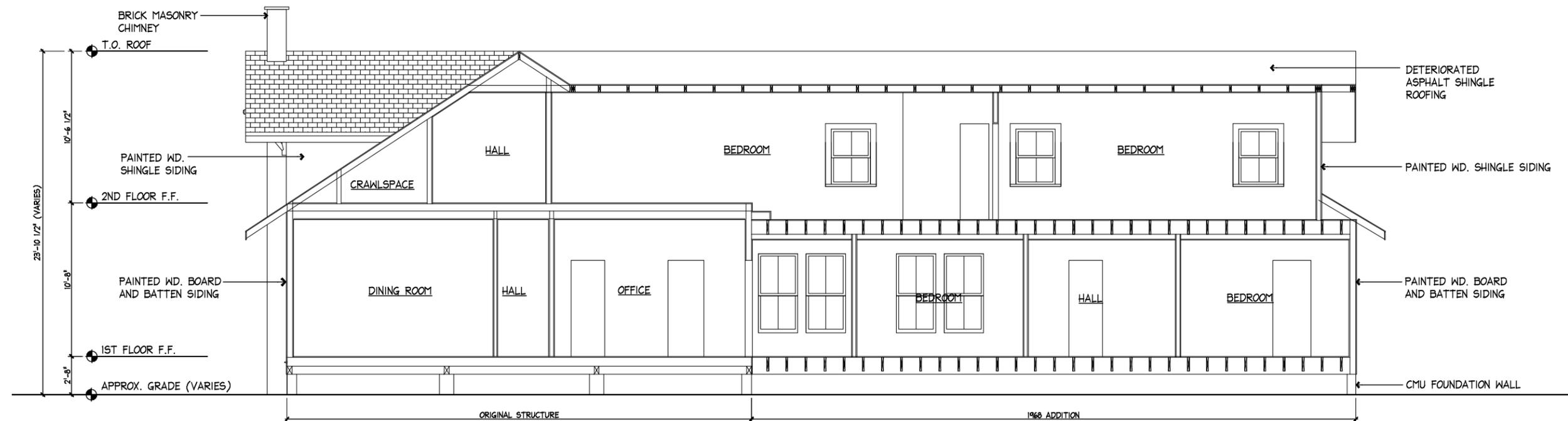


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Project No. 1726  
 HOUSE  
 EXISTING  
 EXTERIOR  
 ELEVATIONS  
 Date: 12/30/17

EX5



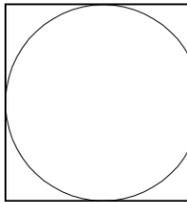
1  
EX6

PEACOCK HOUSE - BUILDING SECTION

SCALE 1/8" = 1'-0"

HISTORIC PEACOCK HOUSE AND LODGE

CITY OF PORT ST. LUCIE  
COMMUNITY REDEVELOPMENT AGENCY  
PORT ST. LUCIE, FLORIDA



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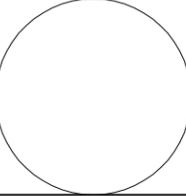
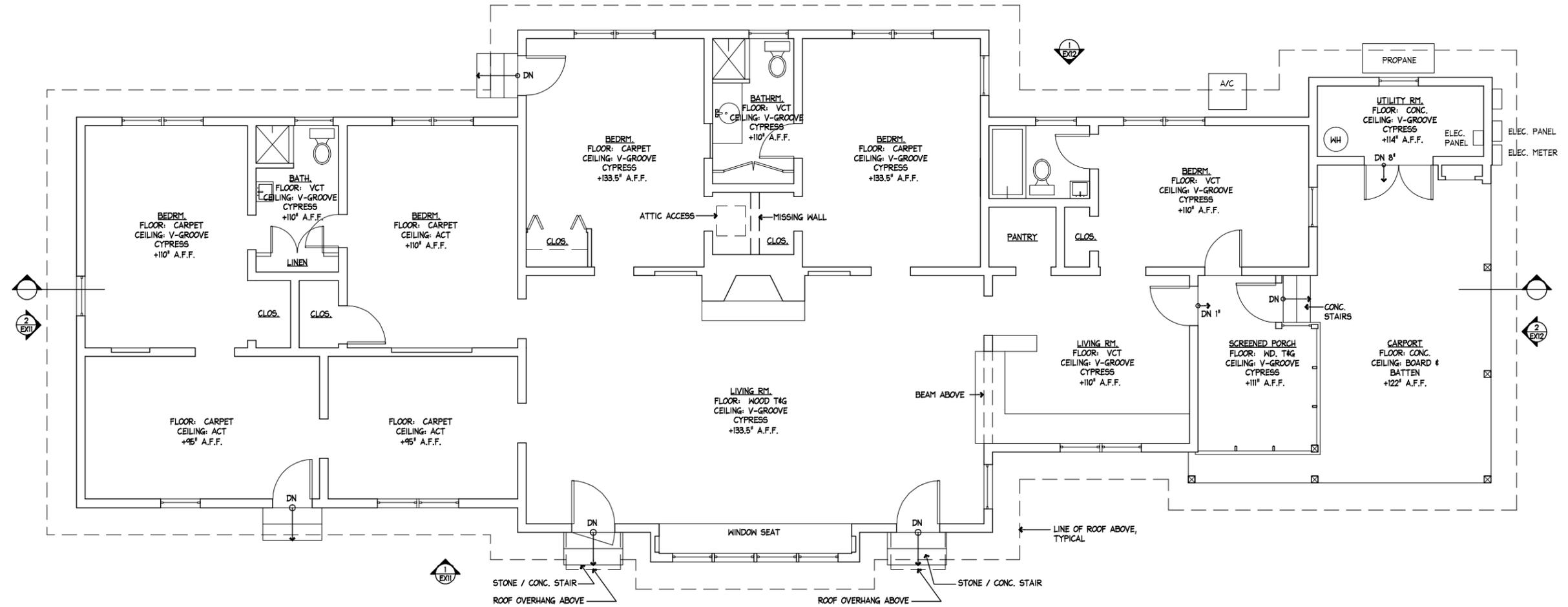
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ARCHITECTS  
p.a.

Project No. 1726  
HOUSE  
EXISTING  
BUILDING  
SECTION  
Date: 12/30/17

EX6

**HISTORIC PEACOCK HOUSE AND LODGE**

CITY OF PORT ST. LUCIE  
COMMUNITY REDEVELOPMENT AGENCY  
PORT ST. LUCIE, FLORIDA



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**Project No. 1726**  
LODGE  
EXISTING  
FIRST FLOOR  
PLAN  
**Date: 12/30/17**

**EX7**

1 PEACOCK LODGE - EXISTING FIRST FLOOR PLAN  
EX7

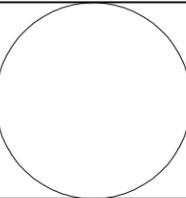
SCALE 1/8" = 1'-0"



PROJECT  
NORTH

**HISTORIC PEACOCK HOUSE AND LODGE**

CITY OF PORT ST. LUCIE  
 COMMUNITY REDEVELOPMENT AGENCY  
 PORT ST. LUCIE, FLORIDA



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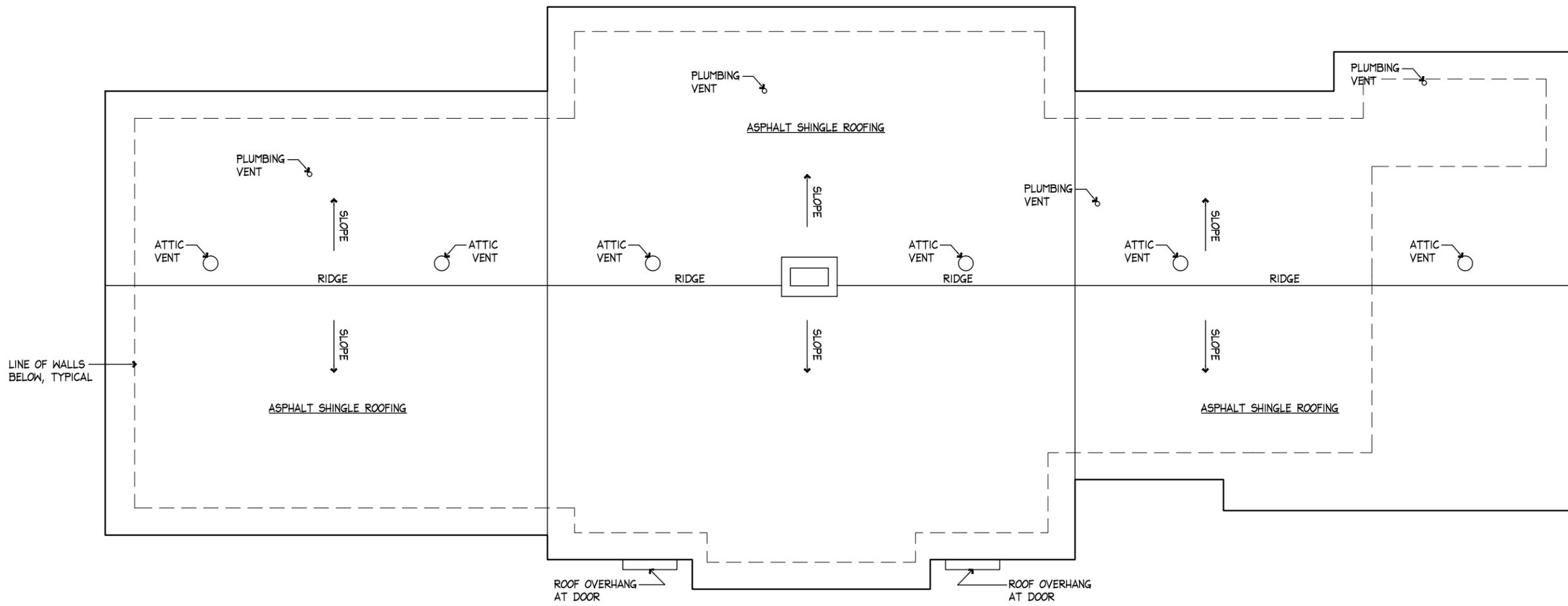
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**ARCHITECTS** p.a.

**Project No. 1726**

LODGE  
 EXISTING  
 ROOF PLAN

**Date: 12/30/17**

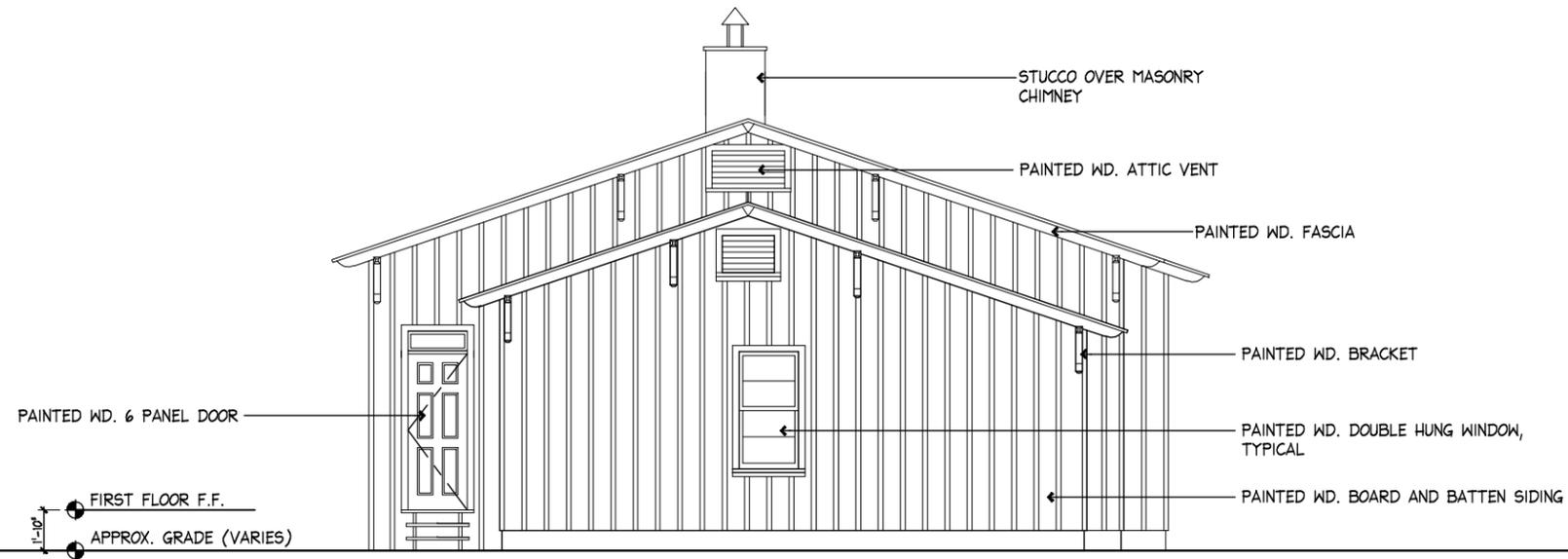
**EX8**



1 PEACOCK LODGE - EXISTING ROOF PLAN  
 EX8

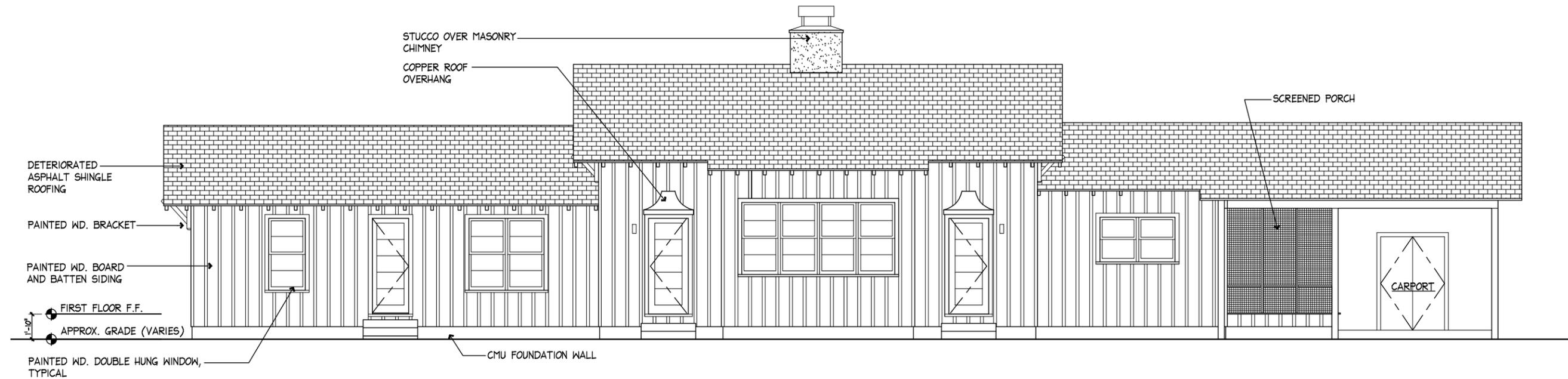
SCALE 1/8" = 1'-0"





2 PEACOCK LODGE - SOUTH EXTERIOR ELEVATION

SCALE 1/8" = 1'-0"



1 PEACOCK LODGE - EAST EXTERIOR ELEVATION

SCALE 1/8" = 1'-0"

HISTORIC PEACOCK HOUSE AND LODGE

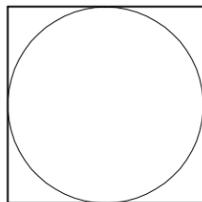
CITY OF PORT ST. LUCIE  
COMMUNITY REDEVELOPMENT AGENCY  
PORT ST. LUCIE, FLORIDA

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Project No. 1726  
LODGE  
EXISTING  
EXTERIOR  
ELEVATIONS  
Date: 12/30/17

EX9

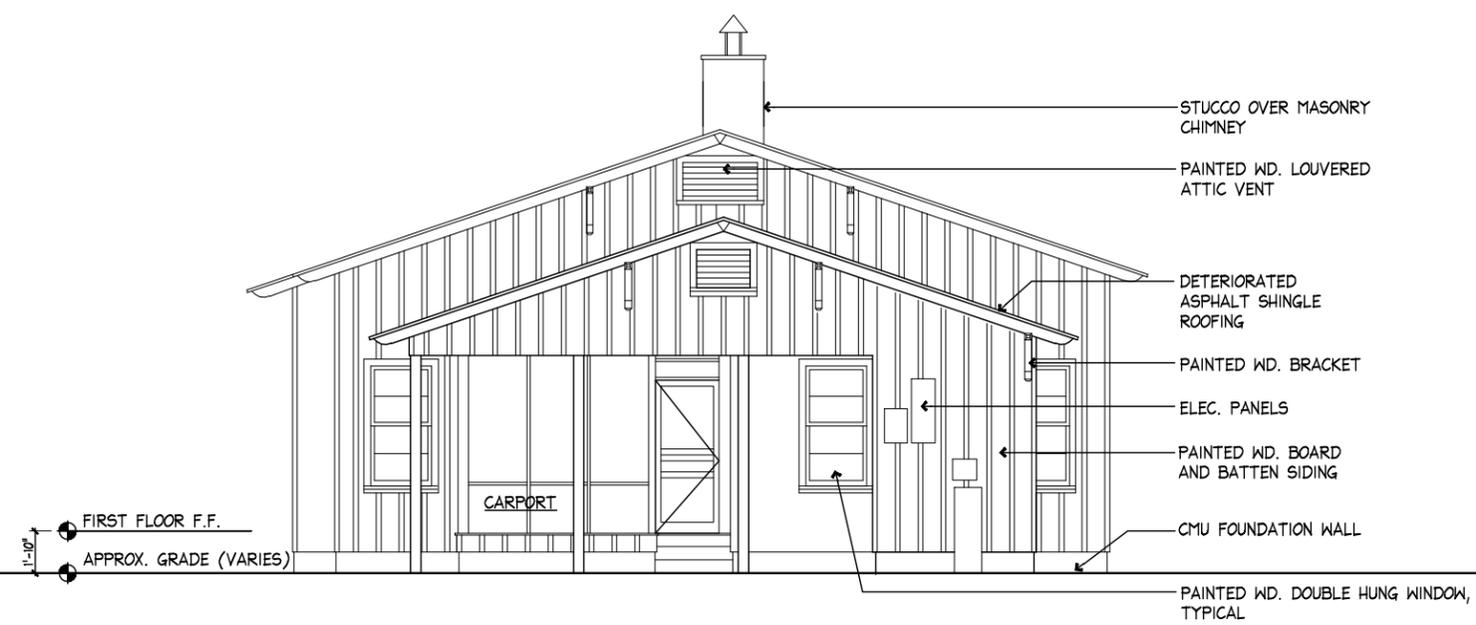


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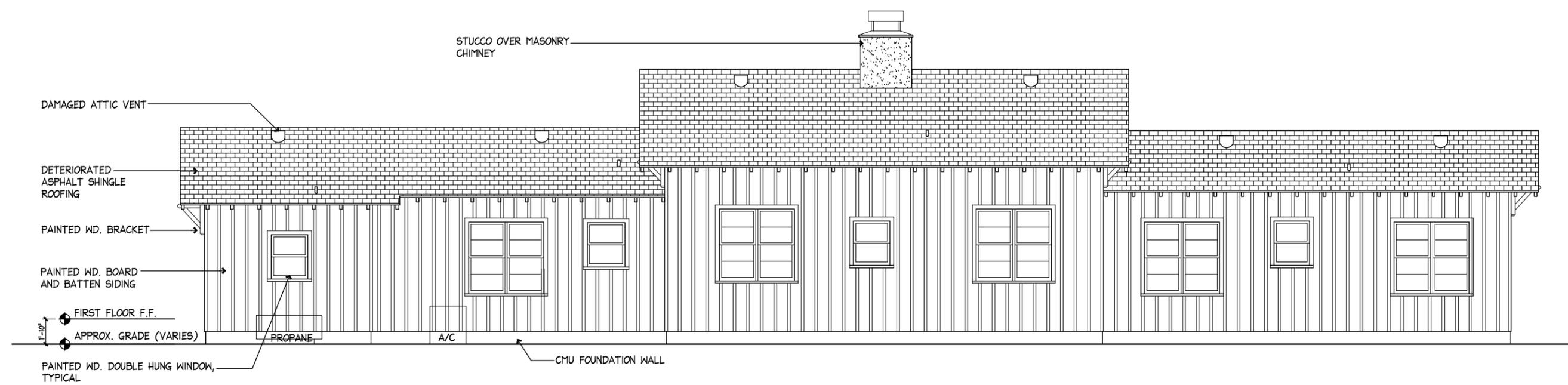
**Project No. 1726**  
 LODGE  
 EXISTING  
 EXTERIOR  
 ELEVATIONS  
**Date: 12/30/17**

**EX10**



**2** PEACOCK LODGE - NORTH EXTERIOR ELEVATION  
 EX10

SCALE 1/8" = 1'-0"

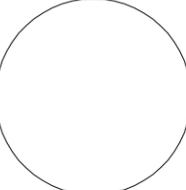


**1** PEACOCK LODGE - WEST EXTERIOR ELEVATION  
 EX10

SCALE 1/8" = 1'-0"

HISTORIC PEACOCK HOUSE AND LODGE

CITY OF PORT ST. LUCIE  
COMMUNITY REDEVELOPMENT AGENCY  
PORT ST. LUCIE, FLORIDA

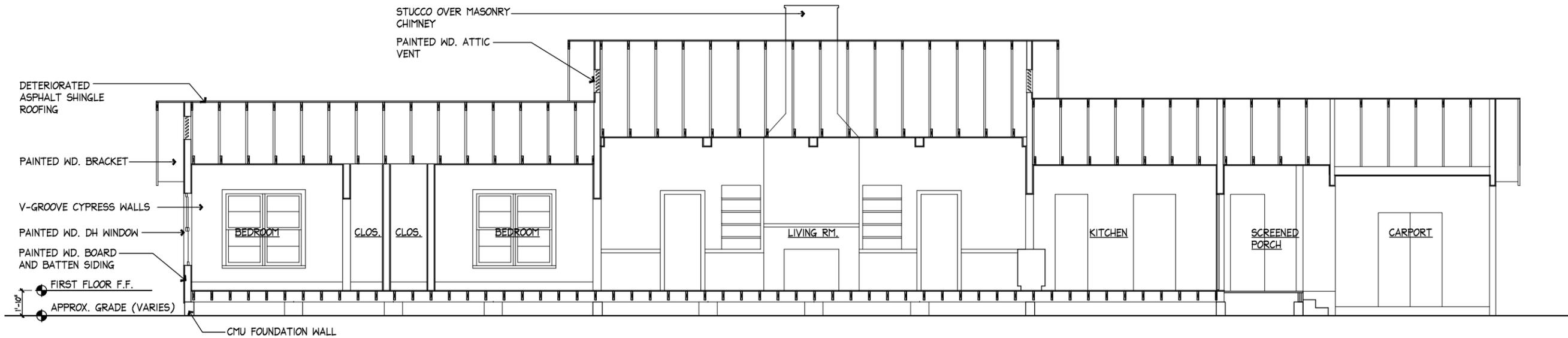


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p.a.

**Project No. 1726**  
LODGE  
EXISTING  
BUILDING  
SECTION  
**Date: 12/30/17**

**EX11**



1 PEACOCK LODGE - BUILDING SECTION LOOKING WEST

SCALE 1/8" = 1'-0"



Mr. Bert Bender  
Appendices

## **INSPECTION PHOTOGRAPHS**



**Exterior of Peacock Ranch House in Port St. Lucie, Florida.**



**Exterior of Peacock Ranch Lodge in Port St. Lucie, Florida.**

Mr. Bert Bender  
Appendices



**Exterior of Peacock Barn/Garage in Port St. Lucie, Florida.**



**Photo #1: Typical ACM linoleum flooring in foyer to stairwells – first floor**



**Photo 3: Typical ACM Gold diamond patterned Linoleum**



**Photo 4: Light Green linoleum**



**Photo 5: Beige linoleum over ceramic tile in bathroom**



**Photo 6: NonACM Exterior window glaze**

Mr. Bert Bender  
Appendices

**APPENDIX D**  
**CERTIFICATES**

# Asbestos Consulting & Training Systems

41559.6582CERT/BIR

900 N.W. 5TH Avenue, Fort Lauderdale, Florida 33311 (954) 524-7208

***This is to Certify that***  
**Robert Miro**

Processed By:



X X X - X X - 8 3 0 0

1737 NE 27 DR, Wilton Manors, FL 33334

**Seagull**

To Authenticate Certificate

www.seagulltraining.com

1-800-966-9933

***has successfully completed an English***

**Asbestos Building Inspection Refresher**

13-Oct-17

TO

13-Oct-17

Meets state requirements of FL49-0001020/CN-0006273 and UT (6.0 core).

NDAAC Provider #451

Trainer(s): Mark Knick

TEST SCORE: 88 %

Training Address: 900 NW 5th Ave, Fort Lauderdale, FL 33311

Successful course completion based on exam score on: 10/13/17

***This Certificate Expires:***

13-Oct-18



1 0 / 1 3 / 1 8

UNDER CIVIL AND CRIMINAL PENALTIES OF LAW FOR MAKING OR  
SUBMISSION OF FALSE OR FALSOULENT STATEMENTS OR  
REPRESENTATIONS (18 U.S.C. 1001 AND 15 U.S.C. 2615), I CERTIFY  
THAT THIS TRAINING COMPLES WITH ALL APPLICABLE  
REQUIREMENTS OF TITLE IV OF THE TOXIC SUBSTANCE CONTROL  
ACT (TSCA) OR PART 745 OR ANY OTHER APPLICABLE  
FEDERAL, STATE, OR LOCAL REQUIREMENTS.

**James F. Stump, Course Sponsor**

Certificate Number:



1 7 3 4 9 7

Course Number: SE1742

United States Department of Commerce  
National Institute of Standards and Technology



**Certificate of Accreditation to ISO/IEC 17025:2005**

NVLAP LAB CODE: 101775-0

**American Asbestos Laboratories, Inc.**  
Tampa, FL

*is accredited by the National Voluntary Laboratory Accreditation Program for specific services,  
listed on the Scope of Accreditation, for:*

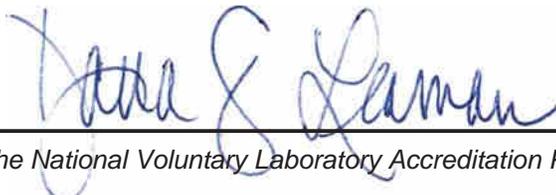
**Asbestos Fiber Analysis**

*This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2005.  
This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality  
management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).*

2017-04-01 through 2018-03-31

*Effective Dates*



  
*For the National Voluntary Laboratory Accreditation Program*



**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**ASBESTOS LICENSING UNIT  
2601 BLAIR STONE ROAD  
TALLAHASSEE FL 32399-0783**

**(850) 487-1395**

**SALL, JAY WALTER  
EE & G ENVIRONMENTAL SERVICES LLC  
5751 MIAMI LAKES DRIVE  
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RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
ASBESTOS LICENSING UNIT**

LICENSE NUMBER	
AX0000011	

The ASBESTOS CONSULTANT  
Named below IS LICENSED  
Under the provisions of Chapter 469 FS.  
Expiration date: NOV 30, 2018



**SALL, JAY WALTER  
EE & G ENVIRONMENTAL SERVICES LLC  
2922 FLAMINGO DRIVE  
MIAMI BEACH FL 33140**

# Report of Geotechnical Exploration

Historic Peacock House Relocation

Port Saint Lucie, Florida

Amec Foster Wheeler Project Number: 6784173019



To: Mr. Bert Bender, RA  
Bender and Associates Architects, P.A.

Date: 12/22/2017

From: James L. Brown, P.E.  
Amec Foster Wheeler Environment & Infrastructure, Inc.



December 22, 2017

Mr. Bert Bender, RA  
Bender & Associates Architects, P.A.  
410 Angela Street  
Key West, Florida 33040

Subject:       **Report of Geotechnical Exploration**  
                  Historic Peacock House Relocation  
                  Port St. Lucie, Florida  
                  Amec Foster Wheeler Project No. 6784173019

Dear Mr. Bender:

Pursuant to your request, Amec Foster Wheeler Environment & Infrastructure, Inc. (Amec Foster Wheeler), has completed a geotechnical exploration for the above referenced project. Our services were provided in general accordance with our Amec Foster Wheeler Proposal No.: 17PROP.WPB.39 dated November 14, 2017; authorized on November 28, 2017. The purpose of our work was to obtain site specific subsurface information, evaluate the suitability of the subsurface materials to support the proposed construction and to provide to provide recommendations for the geotechnical aspects of this project. This report describes our field and laboratory testing programs, presents our findings, and offers our evaluation and recommendations for the geotechnical aspects of the project.

### **PROJECT INFORMATION**

The project involves the relocation of the historic Peacock House and Lodge from western Port St. Lucie to the city park land south of the Port St. Lucie Botanical Gardens. A Site Location Map is presented as our Figure 1 attached to this report. We understand the city will not be relocating the garage or extension portion house that was added on in 1968. The surrounding city park land is proposed to be constructed as a new waterfront park that will include a boardwalk, public restrooms, vehicular parking areas, and various public utilities. Our geotechnical exploration services covered in this report only include the proposed footprint areas of the historic structures.

Both historical structures are to be relocated to an area of the park that has existing vegetation (trees and palmetto bushes) and a short section of asphalt roadway that includes underground drainage structures. This roadway section is located just north of the existing park entrance off Southeast Westmoreland Boulevard and was originally intended to be an entrance to a home development project that was previously abandoned. We understand that both historical buildings are wood-framed structures with the Peacock House being two-story and the Lodge single-story. Pursuant to our conversations with Mr. Mark Keister of Atlantic Engineering Services we understand that the new foundations are to match the existing historical foundations with perimeter CMU stem walls and interior CMU piers. The wall loads should not exceed 3 klf and the pier loads should not exceed 25 kips. The building foot prints for the Peacock House and Lodge are approximately 72 feet long by 30 feet wide and 94 feet long by 44 feet wide, respectively.

## FIELD EXPLORATION

To explore the subsurface conditions throughout the site, five Standard Penetration Test (SPT) borings were performed at the approximate locations shown in Figure 2. The borings were performed using a truck-mounted CME 55 drilling rig equipped with an automatic SPT hammer. The borings were terminated at depths of 30 feet below the existing ground surface. The boreholes were advanced using rotary-wash drilling methods, with SPT sampling performed in general accordance with the procedures described in ASTM D-1586. Sampling was performed continuously through the upper 10 feet and at 5 foot intervals from there down. Upon completion of the drilling and testing operations, the boreholes were grouted with a mix of soil and cement. Field Testing Procedures describing the drilling, sampling and testing techniques are attached.

The field exploration was conducted on December 11, 2017. The test locations were determined in the field in reference to existing features using a measuring wheel and a hand-held GPS. A preliminary Landscape Plan prepared by Lucido & Associates and revised by Bender & Associates has been reproduced as our Field Exploration Plan, Figure 2. We estimate that the actual test locations are within approximately 15 feet of the locations shown in Figure 2.

Proposed grading plans were not provided at the time this investigation was conducted and we have not been provided with topographic information for this project. Further, the determination of the ground surface elevation at the test locations is beyond our scope of services. Thus, the depths shown and/or referenced in this report and its attachments are with respect to the existing ground surface elevation at the test location.

## LABORATORY TESTING

Soil/rock samples collected during our field exploration were placed in moisture proof containers and transported to our West Palm Beach laboratory. All samples were visually classified and described using nomenclature consistent with the Unified Soil Classification System (USCS). In addition, select soil samples were subjected to laboratory testing to aid in their classification. The laboratory tests included moisture content (ASTM D-2216), fines content (ASTM D-1140), organic content (ASTM D-2974) and particle size (ASTM D-6913) determinations. Descriptions of the laboratory testing procedures are attached. The results of our laboratory tests are presented in the attached Summary of Laboratory Test Results, and Particle Size Analysis Reports. In addition, the moisture, organic and fines content are noted on the attached Soil Test Boring Records, at the depths from which the samples were recovered.

The soil/rock samples collected during our field exploration will be kept at our office for a period of three months from the date of this report. The samples will then be discarded unless you request otherwise.

## SUBSURFACE CONDITIONS

Graphical representations of the subsurface profiles at the explored locations are presented in the attached Soil Test Boring Records and Generalized Subsurface Profile. They also include SPT penetration data, detailed descriptions of the subsurface soils and laboratory test data. The stratification lines and depth designations on the Soil Test Boring Records represent the approximate boundaries between soil strata, based on our observations during the performance of the soil borings and examination of the collected soil samples. Actual transitions between soil strata may be gradual and indistinct.

As shown in the Soil Test Boring Records, the subsurface stratigraphy at the explored locations and depths consist generally of very loose to medium dense pale brown to dark gray fine sand with varying amounts of silt and clay (USCS types SP to SM, SP-SC, and SC) from the ground surface to the termination depth of the borings at 30 feet. At each boring, a layer of weakly cemented organically stained silty sand to sand with silt (locally termed "Hardpan") was encountered at a depth of 3.3 to 5.5 feet and thickness of approximately one foot. Boring B-5 was performed first and was advanced to a depth of 32 feet as it encountered very loose sand with silt (SP-SM) layer at a depth of 28 to 30 feet that in turn was underlain by a medium dense layer of shell with silt extending to the boring terminus. This very loose sand layer underlain by shell was also encountered in borings B-1 and B-3 between depths of 28 to 30 feet.

Groundwater was observed in the boreholes at depths between 3.8 and 6.0 feet below the ground surface, as noted in the boring logs. Please note that fluctuations in the groundwater level are anticipated at this site in response to seasonal climatic changes and variations in rainfall among other factors. Groundwater levels somewhat above the levels observed at the time of our exploration should be expected after periods of heavy rains, particularly at the peak of the rainy season.

## EVALUATION AND RECOMMENDATIONS

Based on our evaluation of the subsurface information obtained from our field exploration program, we consider that the soils underlying the proposed building footprint are generally suitable for the proposed new foundation construction using conventional site preparation procedures and foundation systems. Following we offer recommendations for generalized site preparation procedures and the design of new foundations.

We recommend supporting the historical structures on the proposed shallow foundations designed for a maximum allowable bearing stress of 2,500 pounds per square foot (psf) provided the foundation system consists of stem walls with a minimum 2 foot wide foundation width and the CMU piers are a minimum of 3 foot square, also a minimum 1.5 foot embedment below final grade elevation is recommended for both foundations types. Based upon the boring information and provided loading conditions, we estimate that the recommended allowable bearing stress will provide an ample safety factor against a bearing capacity failure. With the subgrade soils and fill compacted as recommended, we anticipate total and differential settlements of one half of an inch or less.

As previously mentioned, the proposed building footprint areas are located within an existing asphalt roadway section that includes underground drainage structures. We recommend removing the existing roadway section and drainage structures and casting the new foundations on fill material meeting the following recommendations.

The construction areas 3 feet beyond the building footprint slab should be cleared and grubbed to remove all vegetation and topsoil. Any root concentrations, yielding or otherwise unsuitable soils or materials detected during the clearing operations should be removed from the proposed construction areas. The exposed surface should be recompacted by several passes of a heavy vibratory roller compactor before placing any fill material as required to achieve the planned final grade elevations. In addition, bottom of the foundation excavation should be compacted with a walk-behind heavy duty vibratory plate compactor or vibratory rammer. Proofrolling and compaction density testing procedures are presented in the following paragraphs.

### *Clearing*

All vegetation, topsoil and debris should be stripped and removed from the construction areas. Remnants of old pavement and abandoned underground utility lines or other buried features, if present, should be removed entirely from within the construction areas and their excavations/depressions backfilled with approved fill material, placed and compacted in lifts as specified below.

### *Proofrolling and Initial Compaction*

Following the clearing operations, the exposed surface shall be proofrolled using a heavy (10 to 12 ton) vibratory roller. The purpose of the proofrolling procedure is to identify near-surface soft/yielding soils. Any areas that rut or deflect excessively during the proofrolling process or areas where the presence of unsuitable soils has been determined through further exploratory efforts should be excavated as needed to remove the yielding/unsuitable soils, and subsequently backfilled with approved fill material, placed and compacted in lifts as specified below. The proofrolling operations and the replacement of unsuitable soils, if any, shall be witnessed by a qualified inspector.

Sufficient passes of the vibratory roller should be provided to produce in-situ dry densities equivalent to at least 95 percent of the Modified Proctor (ASTM D-1557) maximum dry density value of the compacted materials to depths of 12 inches below the compacted surface.

### *Placement and Compaction of Fill Material*

Once the soils exposed during the clearing operations have been proofrolled and tested to verify that the specified compaction levels have been attained, the construction areas can be filled to the design finish grades. Approved fill material should be placed in thin lifts, 12 inches or less in loose thickness, individually compacted with a heavy vibratory roller. Utility trenches and other areas of limited access as well as areas located in close proximity to existing structures can be compacted using light compaction equipment such as vibratory plate tampers or vibratory rammers. Fill to be compacted with light equipment should be placed in thinner lifts, not exceeding 4 inches in loose thickness. Each lift should be thoroughly compacted so as to produce in-situ dry densities equivalent to at least 95 percent of the Modified Proctor maximum dry density value of the compacted materials.

All fill/backfill material should consist of relatively clean sands (USCS types SP, SP-SM, SW), or crushed limerock, free of organics or otherwise deleterious materials. If crushed limerock is used, it should have a relatively uniform gradation from gravel to silt size, and should have no rocks larger than 3 inches. Depending on local availability, consideration can be given to the use of silty sands (SM) with fines content of up to about 20 percent as fill material. However, it is noted that these soils have a tendency to retain moisture, which renders them difficult to handle and compact unless very strict moisture control is exercised.

In order to verify compliance with the above recommendations, the site preparation procedures should be monitored and tested by representatives of our Firm. We remain available to provide inspection and testing services as needed.

## CLOSING AND LIMITATIONS

Our professional services have been performed, our findings obtained and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices. We do not guarantee project performance in any respect, only that our work meets normal standards of professional care. This company is not responsible for the conclusions, opinions or recommendations made by others based on the data presented in this report.

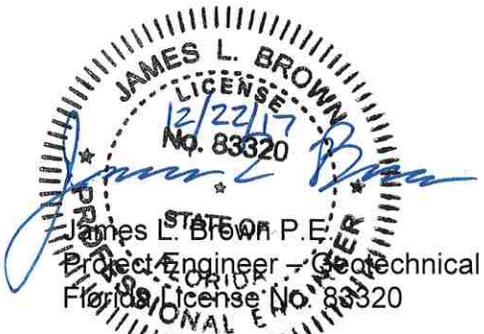
The analysis and recommendations submitted in this report are based upon the data obtained from the field exploration program and our understanding of the proposed construction described herein. This report may not account for any variations that may exist between conditions observed in the boring and conditions at locations that were not explored. If any subsoil variations become evident during the course of this project, a re-evaluation of the recommendations contained in this report will be necessary after we have had an opportunity to observe the characteristics of the conditions encountered. The applicability of the report should also be reviewed in the event significant changes occur in the design, nature or location of the proposed construction.

Assessment of site environmental conditions or the presence of pollutants in the soil or groundwater of the site is beyond the scope of this report.

We have enjoyed assisting you on this project and look forward to serving as your geotechnical consultant on the remainder of this project and future projects. Please do not hesitate to contact us should you have any questions concerning this report.

Respectfully,

**Amec Foster Wheeler Environment & Infrastructure, Inc.**  
Florida Certificate of Authorization No. 5392

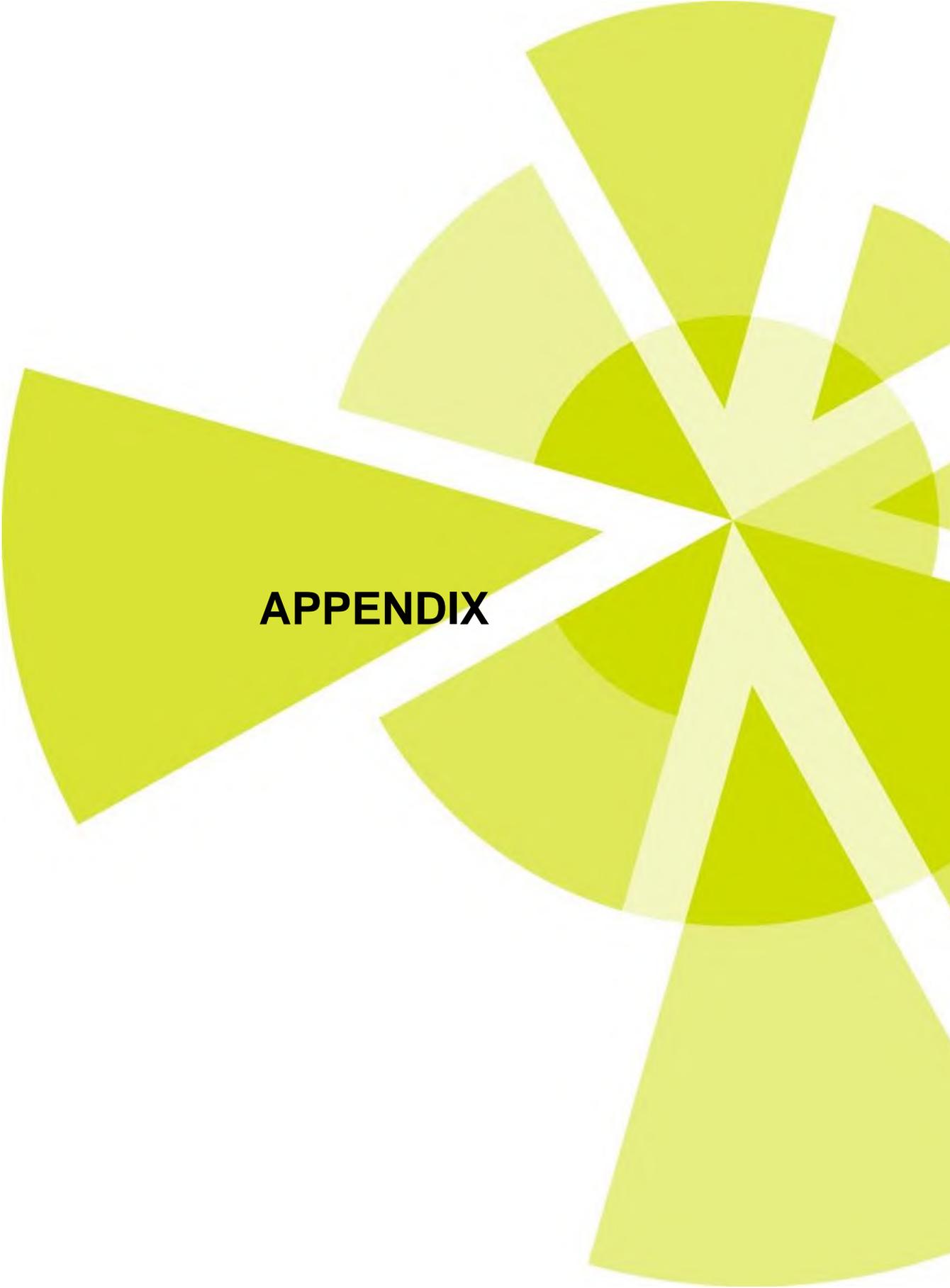


James A. Baiges, P.E.  
Senior Engineer – Geotechnical  
Florida License No. 79124

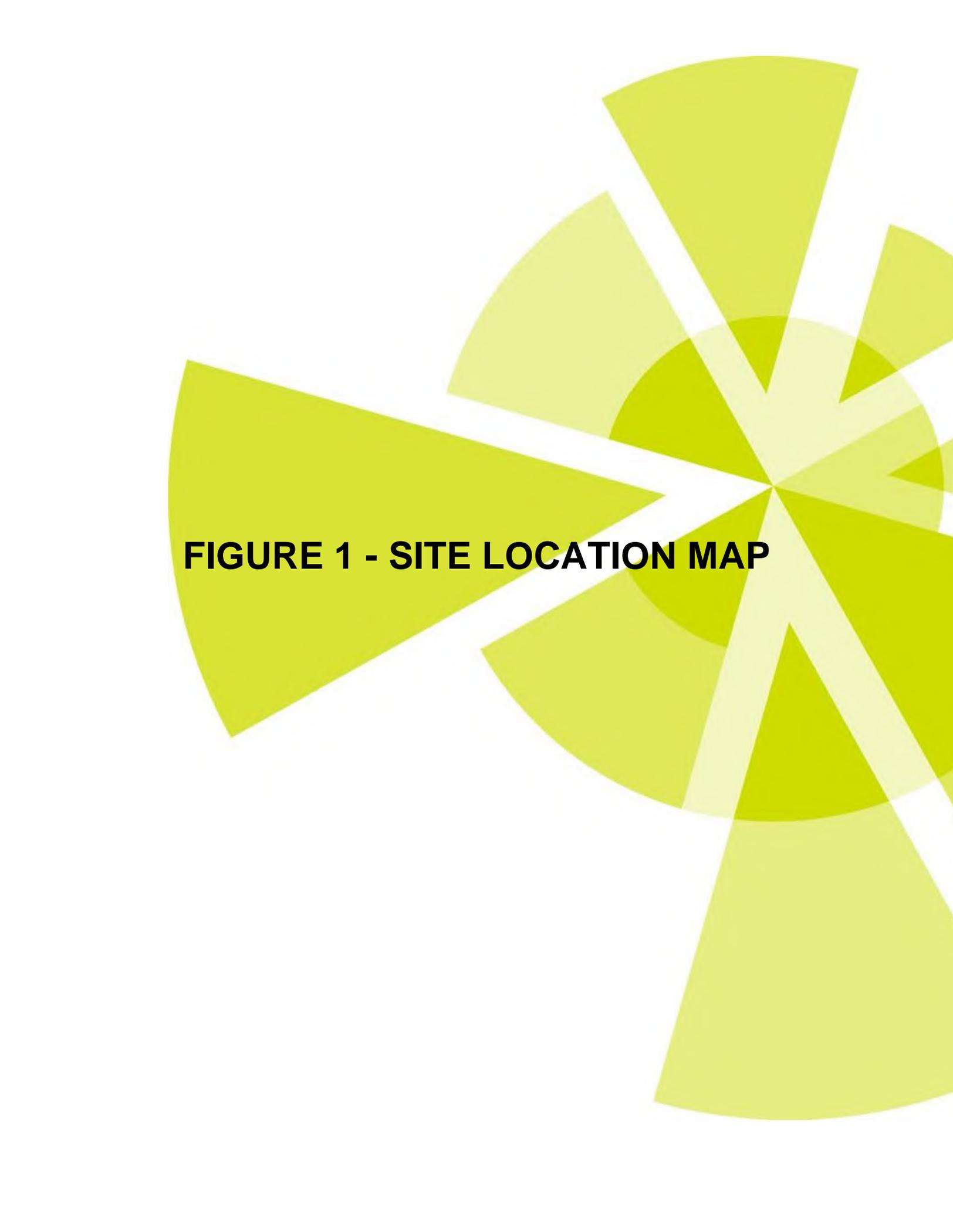
Distribution: Addressee (2)  
File (1)

Appendix: Site Location Map  
Field Exploration Plan  
Soil Test Boring Records  
Generalized Subsurface Profile  
Summary of Laboratory Index Test Results  
Particle Size Distribution Analysis Reports  
Field and Laboratory Testing Procedures

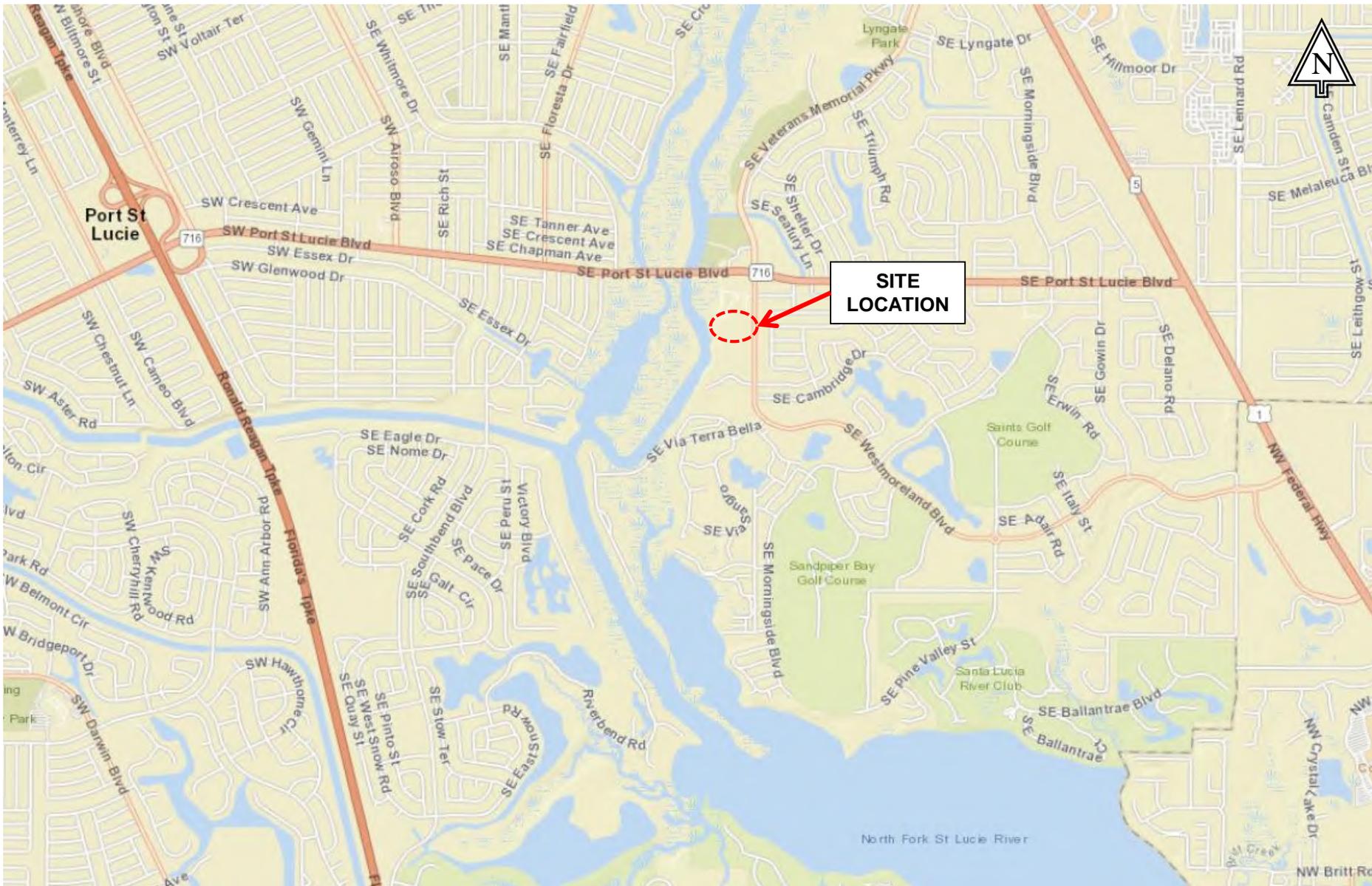
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**APPENDIX**



**FIGURE 1 - SITE LOCATION MAP**



Amec Foster Wheeler Project No. 6784173019

Historic Peacock House Relocation  
 Geotechnical Exploration  
 Port St. Lucie, Florida



Figure No 1: Site Location Map

DRAWN BY: JLB

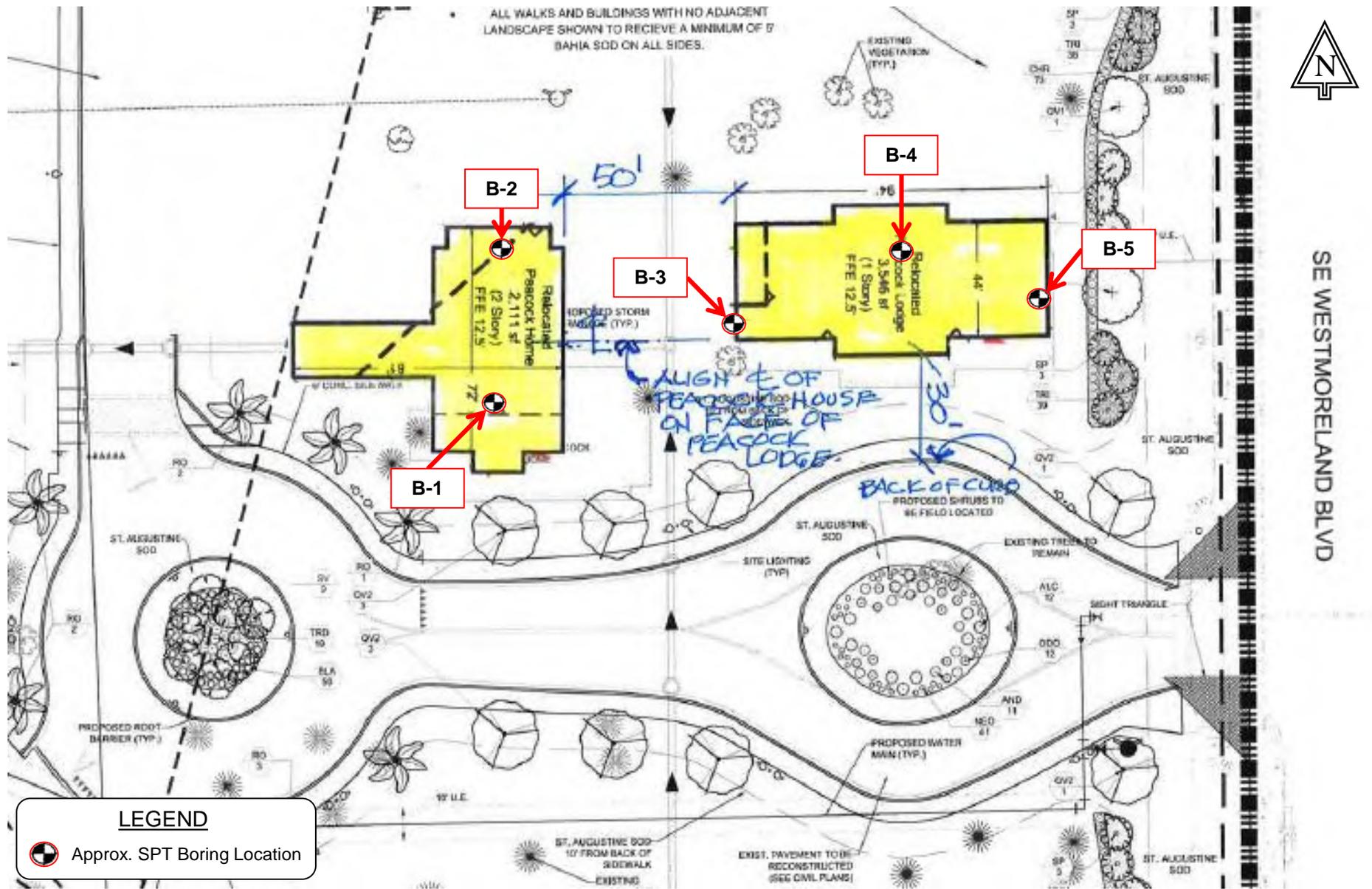
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CHECKED BY: JAB

SCALE: NTS

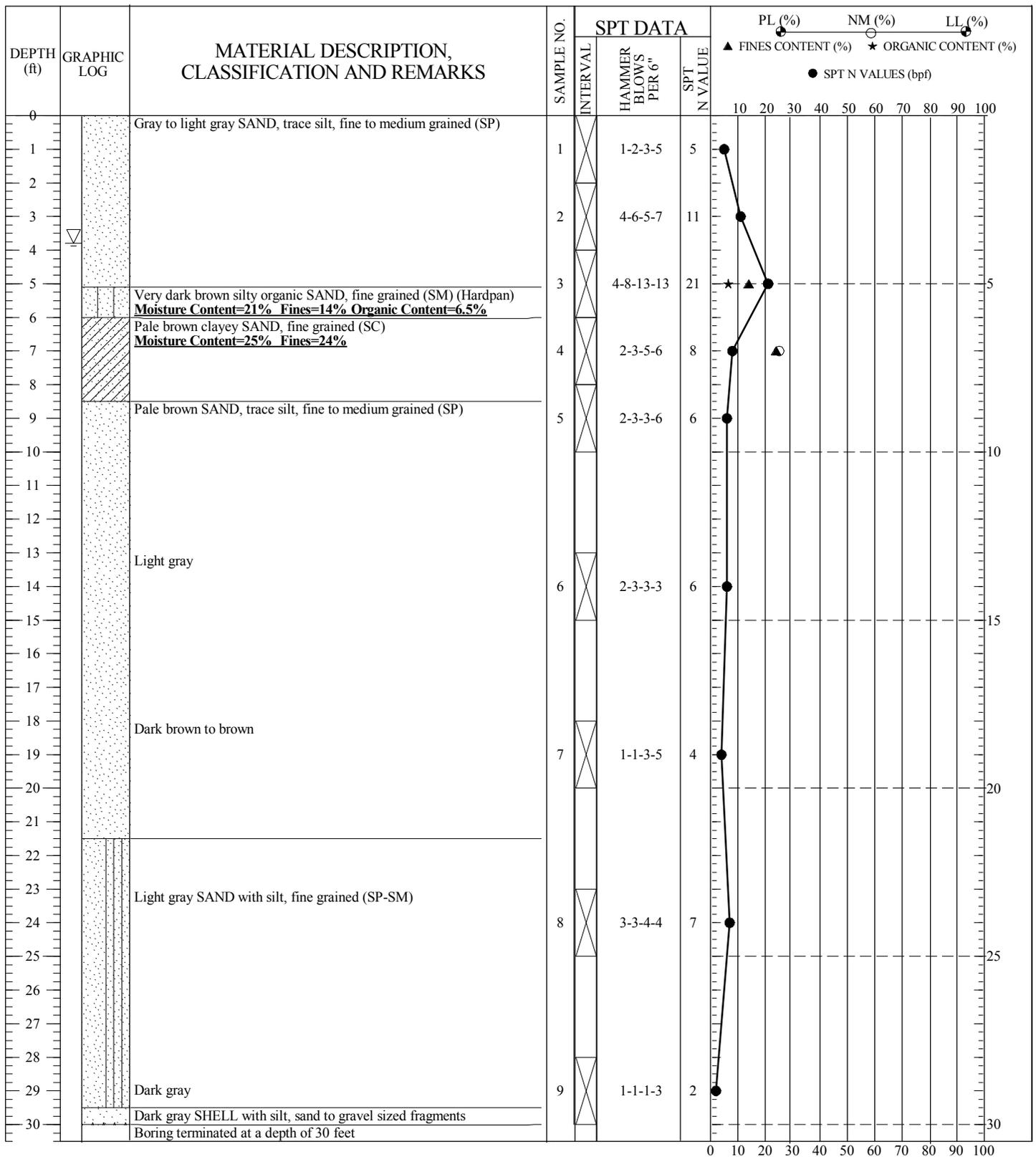


**FIGURE 2- FIELD EXPLORATION PLAN**





**SOIL TEST BORING RECORDS**



DRILLER: J&R Drilling Inc./Faustino Cruz  
 EQUIPMENT: CME 55 Auto Hammer  
 METHOD: Rotary Wash Drilling w/SPT Sampling  
 HOLE DIA.: 3-in  
 REMARKS: Borehole grouted upon completion  
 GROUND WATER LEVEL (ft): 3.8  
 BORING LOCATION: Refer to Figure 2 (N 27.26843°, W-80.31857°)  
 Reviewed by: J. Baiges

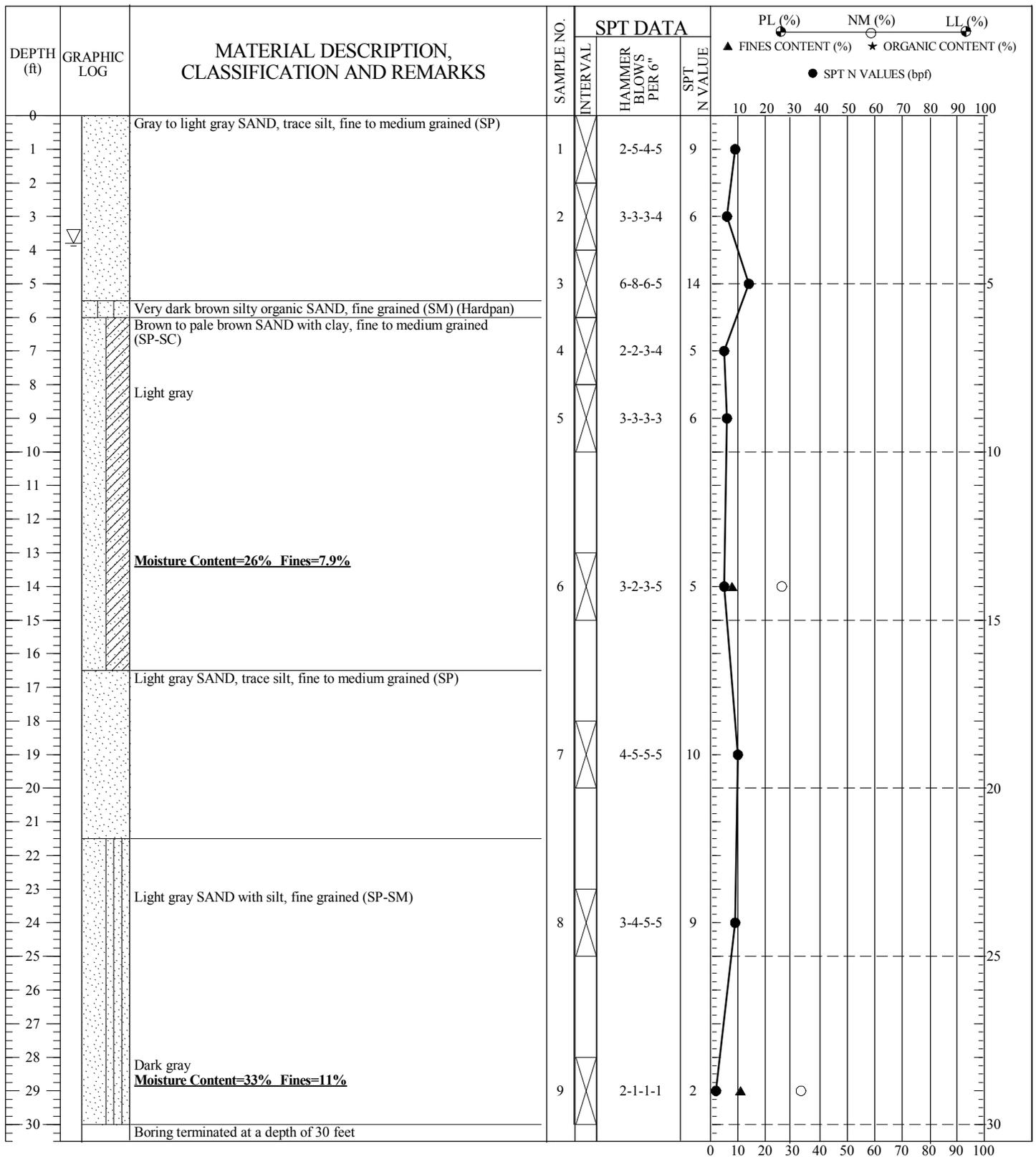
**SOIL TEST BORING RECORD**

**PROJECT NAME:** Historic Peacock House Relocation  
**PROJECT LOC.:** Port St. Lucie, FL  
**PROJECT No.:** 6784173019  
**DATE DRILLED:** 12/11/2017  
**BORING No.:** B-1

**PAGE 1 OF 1**

THIS RECORD IS A REASONABLE INTERPRETATION OF SUBSURFACE CONDITIONS AT THE EXPLORATION LOCATION. SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND AT OTHER TIMES MAY DIFFER. INTERFACES BETWEEN STRATA ARE APPROXIMATE. TRANSITIONS BETWEEN STRATA MAY BE GRADUAL.



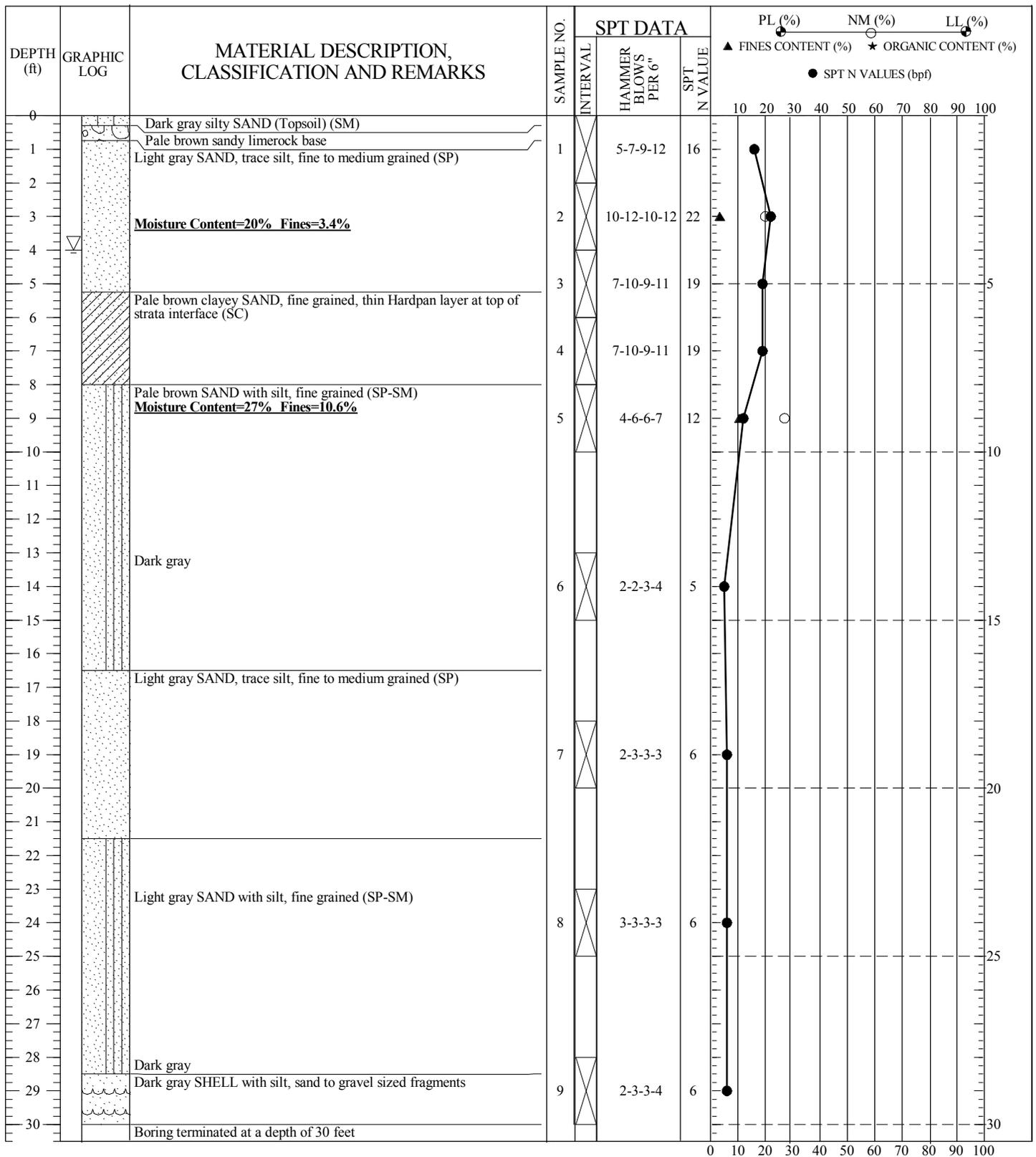


DRILLER: J&R Drilling Inc./Faustino Cruz  
 EQUIPMENT: CME 55 Auto Hammer  
 METHOD: Rotary Wash Drilling w/SPT Sampling  
 HOLE DIA.: 3-in  
 REMARKS: Borehole grouted upon completion  
 GROUND WATER LEVEL (ft): 3.8  
 BORING LOCATION: Refer to Figure 2 (N 27.26856°, W-80.31856°)  
 Reviewed by: J. Baiges

<b>SOIL TEST BORING RECORD</b>	
<b>PROJECT NAME:</b> Historic Peacock House Relocation	
<b>PROJECT LOC.:</b> Port St. Lucie, FL	
<b>PROJECT No.:</b> 6784173019	
<b>DATE DRILLED:</b> 12/11/2017	
<b>BORING No.:</b> B-2	
<b>PAGE 1 OF 1</b>	



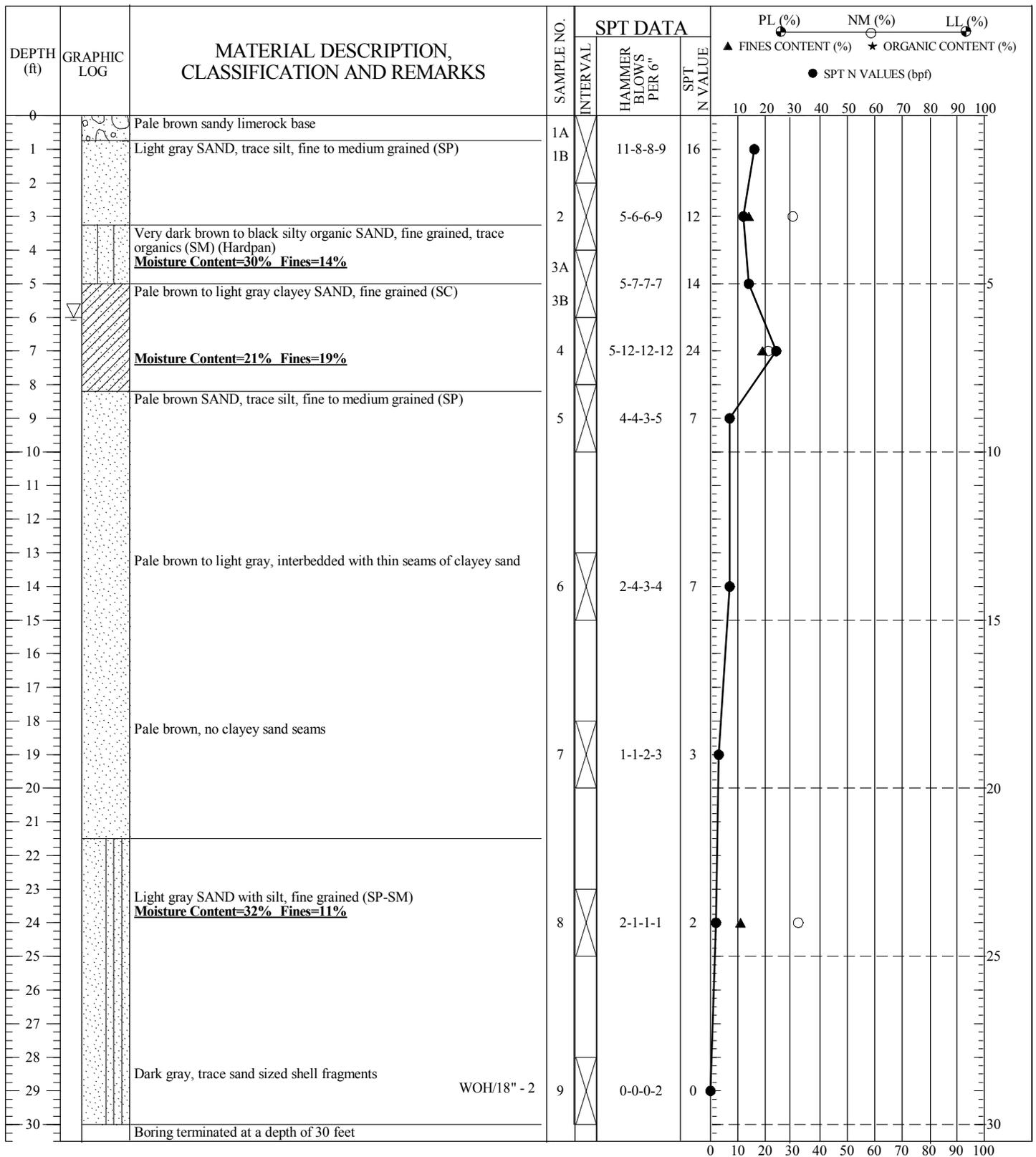
THIS RECORD IS A REASONABLE INTERPRETATION OF SUBSURFACE CONDITIONS AT THE EXPLORATION LOCATION. SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND AT OTHER TIMES MAY DIFFER. INTERFACES BETWEEN STRATA ARE APPROXIMATE. TRANSITIONS BETWEEN STRATA MAY BE GRADUAL.



DRILLER: J&R Drilling Inc./Faustino Cruz  
 EQUIPMENT: CME 55 Auto Hammer  
 METHOD: Rotary Wash Drilling w/SPT Sampling  
 HOLE DIA.: 3-in  
 REMARKS: Borehole grouted upon completion  
 GROUND WATER LEVEL (ft): 4  
 BORING LOCATION: Refer to Figure 2 (N 27.26849°, W-80.31835°)  
 Reviewed by: J. Baiges

SOIL TEST BORING RECORD	
<b>PROJECT NAME:</b>	Historic Peacock House Relocation
<b>PROJECT LOC.:</b>	Port St. Lucie, FL
<b>PROJECT No.:</b>	6784173019
<b>DATE DRILLED:</b>	12/11/2017
<b>BORING No.:</b>	B-3
<b>PAGE 1 OF 1</b>	
THIS RECORD IS A REASONABLE INTERPRETATION OF SUBSURFACE CONDITIONS AT THE EXPLORATION LOCATION. SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND AT OTHER TIMES MAY DIFFER. INTERFACES BETWEEN STRATA ARE APPROXIMATE. TRANSITIONS BETWEEN STRATA MAY BE GRADUAL.	

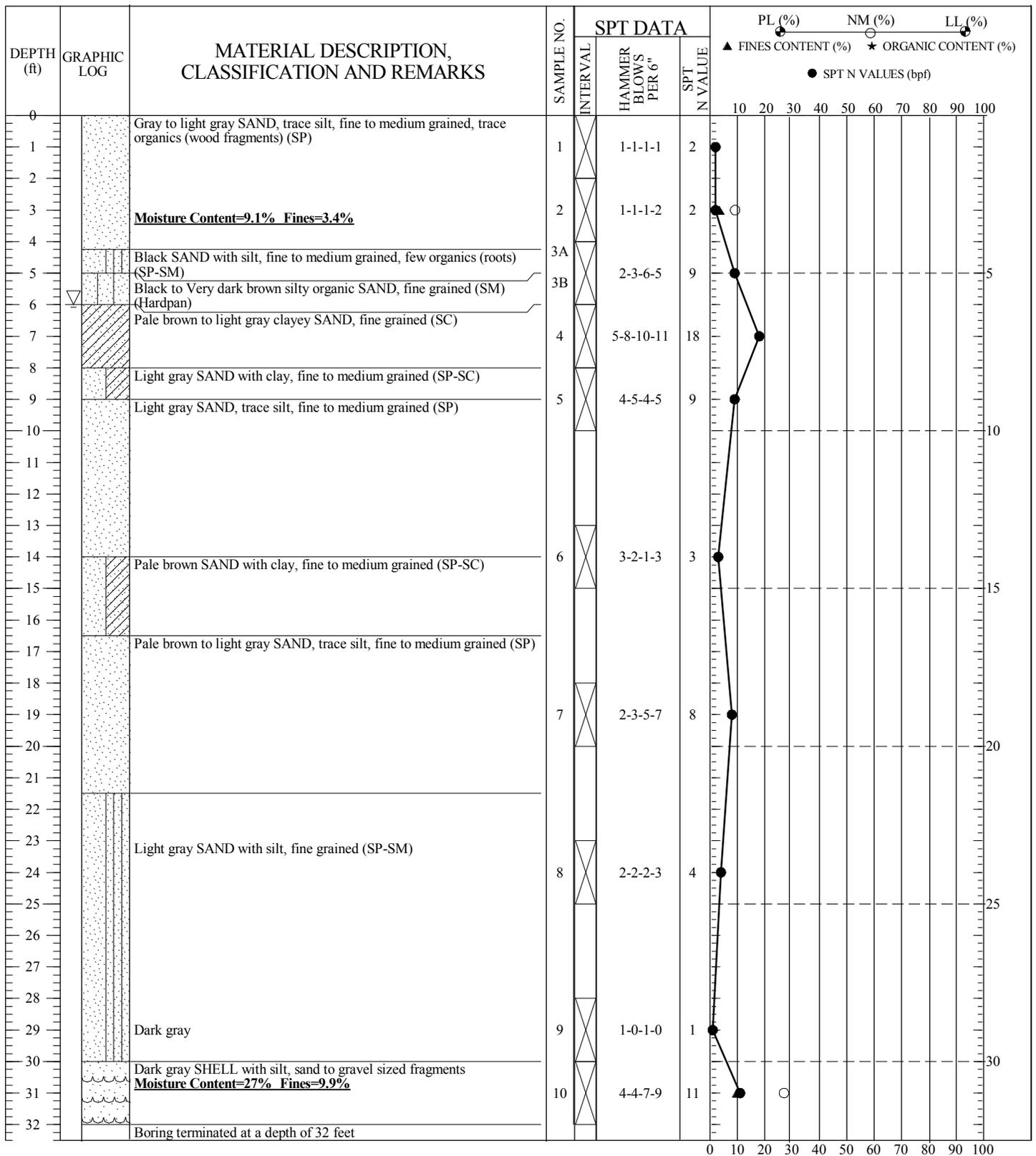




DRILLER: J&R Drilling Inc./Faustino Cruz  
 EQUIPMENT: CME 55 Auto Hammer  
 METHOD: Rotary Wash Drilling w/SPT Sampling  
 HOLE DIA.: 3-in  
 REMARKS: Borehole grouted upon completion  
 GROUND WATER LEVEL (ft): 6  
 BORING LOCATION: Refer to Figure 2 (N 27.26855°, W-80.31819°)  
 Reviewed by: J. Baiges

SOIL TEST BORING RECORD	
<b>PROJECT NAME:</b>	Historic Peacock House Relocation
<b>PROJECT LOC.:</b>	Port St. Lucie, FL
<b>PROJECT No.:</b>	6784173019
<b>DATE DRILLED:</b>	12/11/2017
<b>BORING No.:</b>	B-4
<b>PAGE 1 OF 1</b>	
THIS RECORD IS A REASONABLE INTERPRETATION OF SUBSURFACE CONDITIONS AT THE EXPLORATION LOCATION. SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND AT OTHER TIMES MAY DIFFER. INTERFACES BETWEEN STRATA ARE APPROXIMATE. TRANSITIONS BETWEEN STRATA MAY BE GRADUAL.	

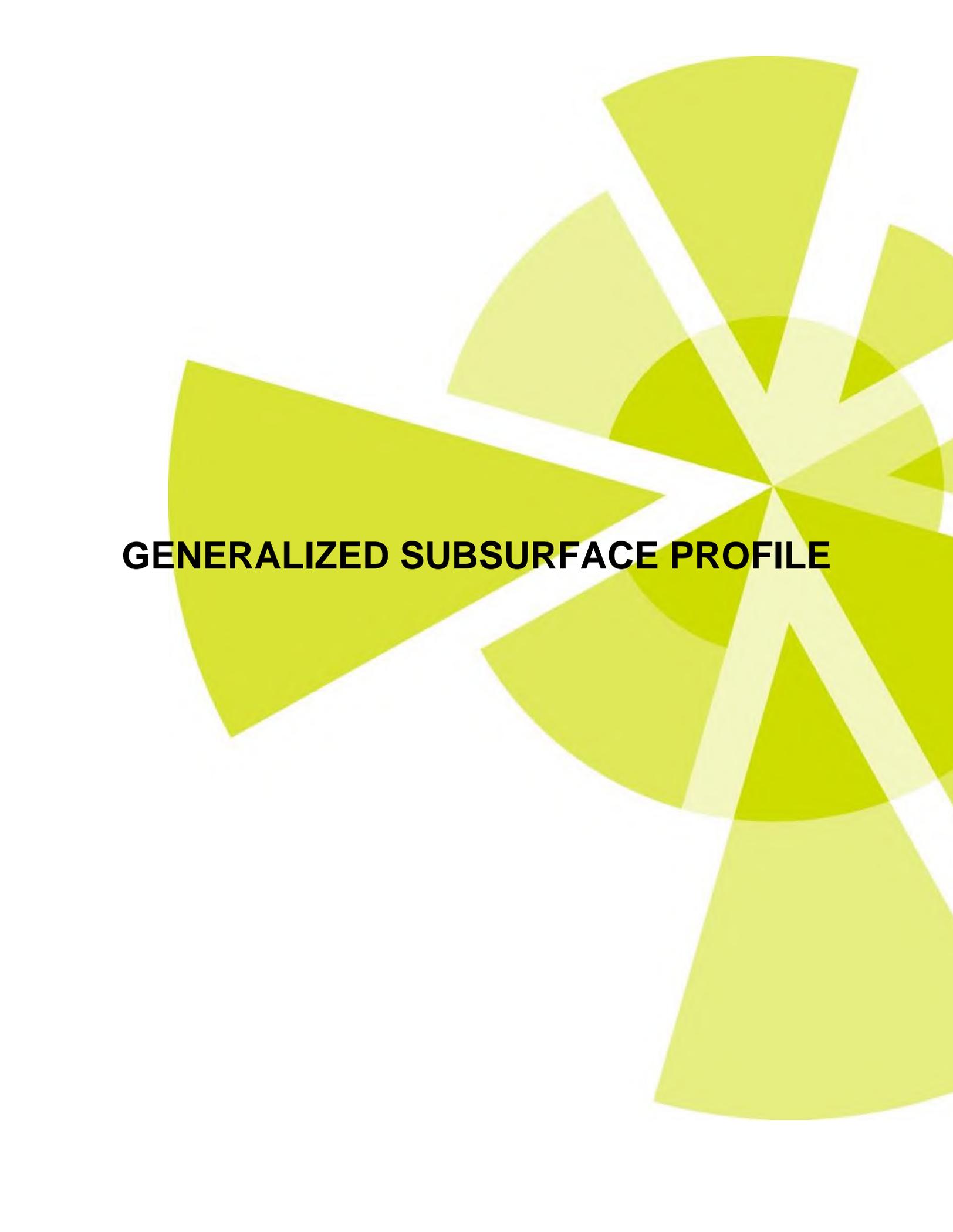




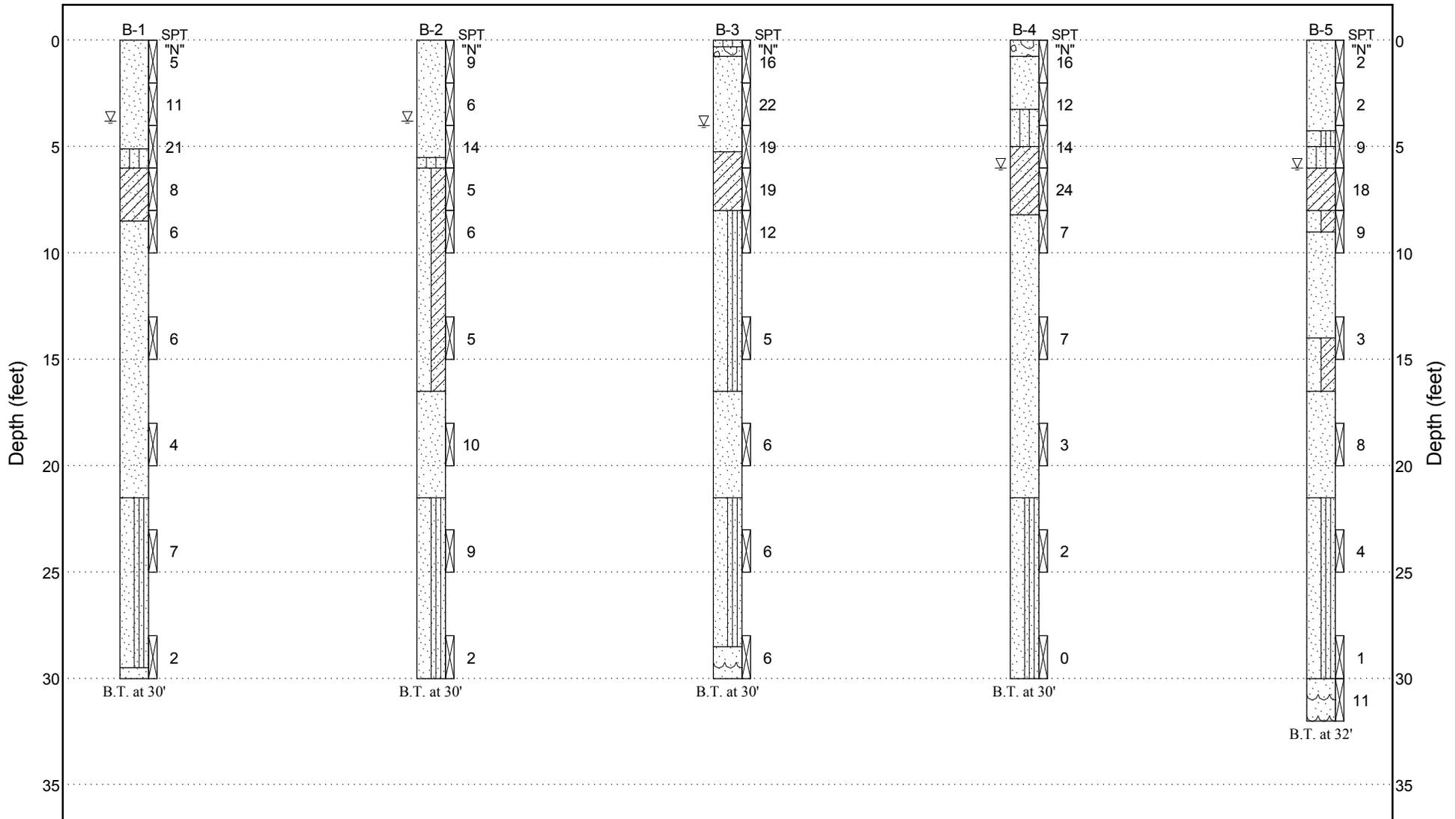
DRILLER: J&R Drilling Inc./Faustino Cruz  
 EQUIPMENT: CME 55 Auto Hammer  
 METHOD: Rotary Wash Drilling w/SPT Sampling  
 HOLE DIA.: 3-in  
 REMARKS: Borehole grouted upon completion  
 GROUND WATER LEVEL (ft): 6  
 BORING LOCATION: Refer to Figure 2 (N 27.26852°, W-80.31806°)  
 Reviewed by: J. Baiges

<b>SOIL TEST BORING RECORD</b>	
<b>PROJECT NAME:</b> Historic Peacock House Relocation	
<b>PROJECT LOC.:</b> Port St. Lucie, FL	
<b>PROJECT No.:</b> 6784173019	
<b>DATE DRILLED:</b> 12/11/2017	
<b>BORING No.:</b> B-5	
<b>PAGE 1 OF 1</b>	
THIS RECORD IS A REASONABLE INTERPRETATION OF SUBSURFACE CONDITIONS AT THE EXPLORATION LOCATION. SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND AT OTHER TIMES MAY DIFFER. INTERFACES BETWEEN STRATA ARE APPROXIMATE. TRANSITIONS BETWEEN STRATA MAY BE GRADUAL.	



The background features a series of overlapping, semi-transparent circular segments in various shades of green and yellow. These segments are arranged in a radial pattern, creating a sense of depth and movement. The colors range from a bright, vibrant yellow to a deep, forest green. The segments overlap in a way that creates a complex, layered effect, with some segments appearing more prominent than others.

# **GENERALIZED SUBSURFACE PROFILE**



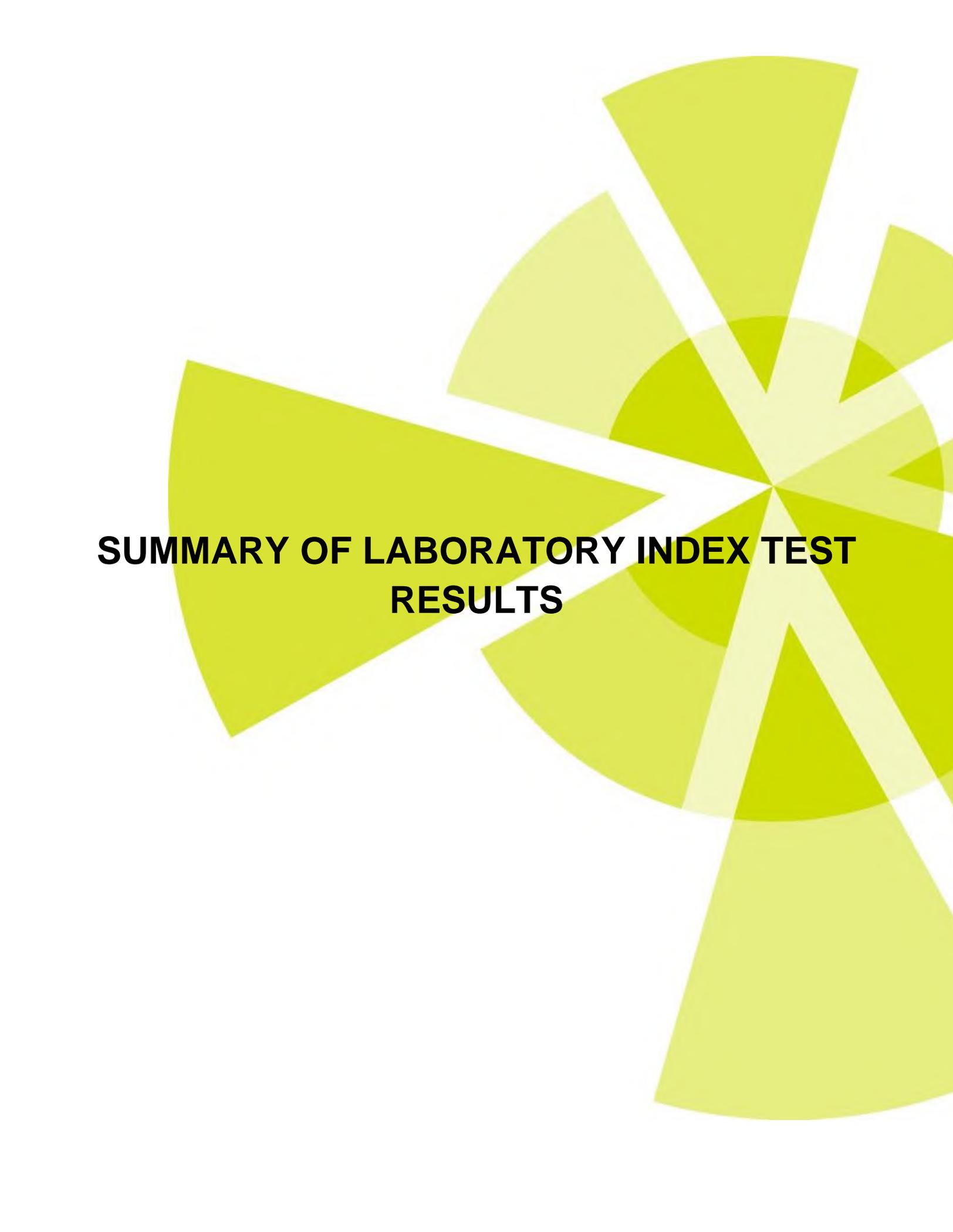
Note: Ground surface elevation not available at time of drilling.

Reviewed by: J. Baiges



### GENERALIZED SUBSURFACE PROFILE

**PROJECT NAME:** Historic Peacock House Relocation  
**PROJECT NO.:** 6784173019  
**PROJECT LOC.:** Port St. Lucie, FL



**SUMMARY OF LABORATORY INDEX TEST  
RESULTS**

**SUMMARY OF LABORATORY INDEX TEST RESULTS**

Historic Peacock House Relocation  
 Port Saint Lucie, Florida  
 Amec Foster Wheeler Project No. 6784173019

Boring No.	Sample No.	Approx. Depth (ft)	Percent Passing						Moisture Content (%)	Organic Content (%)	USCS Classification
			#4	#10	#40	#60	#100	#200			
B-1	3	5.1 - 6.0						14	21	6.5	SM
B-1	4	6.0 - 8.0	100	100	98	87	62	24	25		SC
B-2	6	13.0 - 15.0	100	100	96	81	49	7.9	26		SP-SC
B-2	9	28.0 - 30.0						11.0	33		SP-SM
B-3	2	2.0 - 4.0						3.4	20		SP
B-3	5	8.0 - 10.0	100	100	97	86	57	10.6	27		SP-SM
B-4	2	3.3 - 4.0						14	30		SM
B-4	4	6.0 - 8.0	100	100	97	87	58	19	21		SC
B-4	8	23.0 - 25.0						11.4	32		SP-SM
B-5	2	2.0 - 4.0						3.4	9.1		SP
B-5	10	30.0 - 32.0	88	73	32	23	17	9.9	27		SHELL

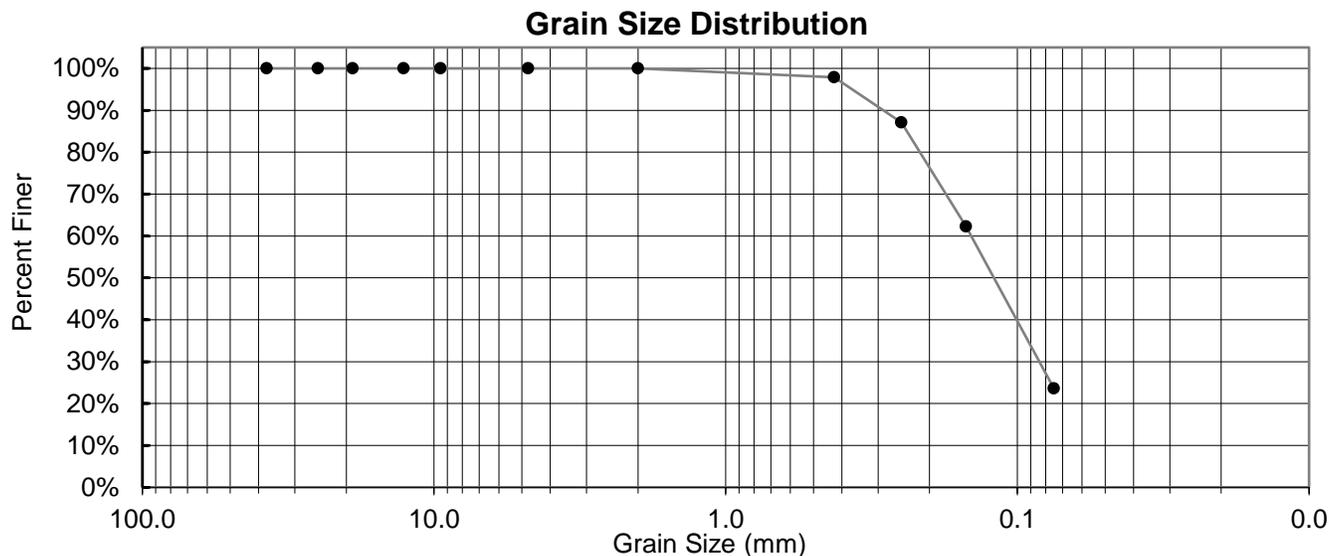
Prepared by:	JLB	Date:	12/20/17
Checked by:	JAB	Date:	12/21/17



**PARTICLE SIZE DISTRIBUTION ANALYSIS  
REPORTS**

## PARTICLE SIZE DISTRIBUTION ANALYSIS REPORT

Project: <u>Historic Peacock House Relocation</u>	Project #: <u>6784173019.02</u>
Tested by: <u>MCh</u>	Test Date: <u>12/13/2017</u>
Sample Description: <u>Pale brown clayey SAND, fine grained (SC)</u>	Sample: <u>B-1 / S-4 (6'-8')</u>



Sieve	Size (mm)	Cum. Weight Retained (g)	Cum. Amount Retained (%)	Amount Passing (%)
1 1/2	37.5	0.0	0.0%	100.0%
1	25	0.0	0.0%	100.0%
3/4	19	0.0	0.0%	100.0%
1/2	12.7	0.0	0.0%	100.0%
3/8	9.5	0.0	0.0%	100.0%
4	4.75	0.0	0.0%	100.0%
10	2	0.0	0.0%	100.0%
40	0.425	4.3	2.1%	97.9%
60	0.25	26.5	12.9%	87.1%
100	0.15	77.3	37.7%	62.3%
200	0.075	156.4	76.4%	23.6%
	Pan	157.2	100.0%	

Total Sample Weight (Before Wash) : 204.8 g

Fines Content : 23.6%

Moisture Content : 25.1%

USCS Symbol : SC

D<sub>10</sub> = N/A  
D<sub>30</sub> = 0.087 mm  
D<sub>60</sub> = 0.146 mm

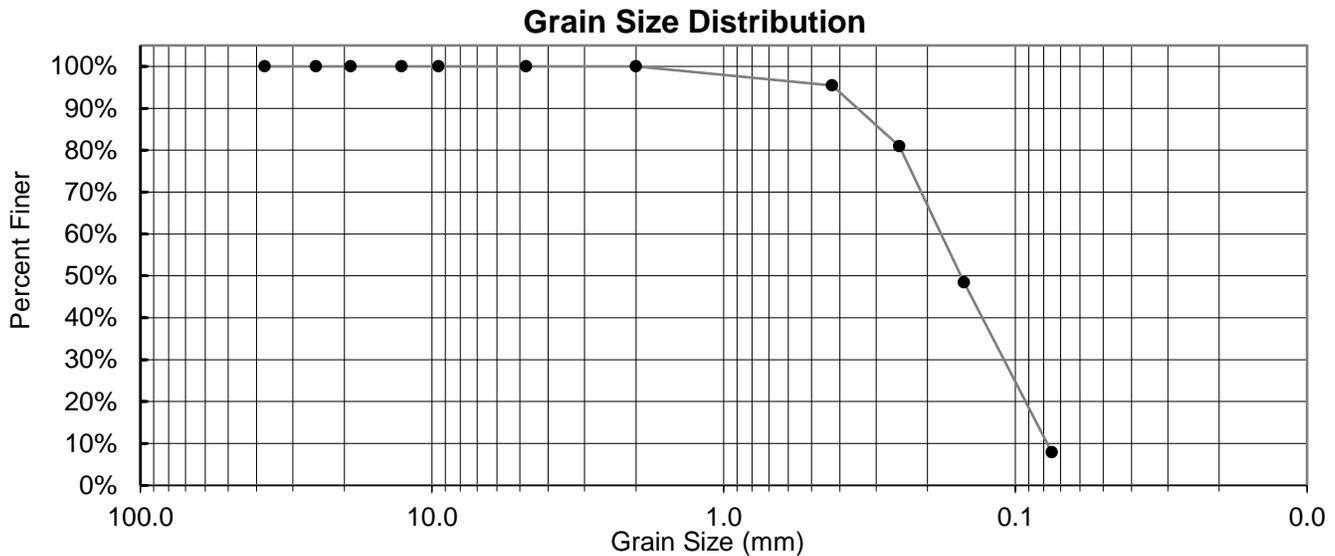
C<sub>c</sub> = N/A  
C<sub>u</sub> = N/A

Prepared by:	JLB	Date:	12/20/17
Checked by:	JAB	Date:	12/21/17

**Test Method: ASTM D-6913**

## PARTICLE SIZE DISTRIBUTION ANALYSIS REPORT

Project: <u>Historic Peacock House Relocation</u>	Project #: <u>6784173019.02</u>
Tested by: <u>MCh</u>	Test Date: <u>12/13/2017</u>
Sample Description: <u>Light gray SAND with clay, fine grained (SP-SC)</u>	Sample: <u>B-2 / S-6 (13'-15')</u>



Sieve	Size (mm)	Cum. Weight Retained (g)	Cum. Amount Retained (%)	Amount Passing (%)
1 1/2	37.5	0.0	0.0%	100.0%
1	25	0.0	0.0%	100.0%
3/4	19	0.0	0.0%	100.0%
1/2	12.7	0.0	0.0%	100.0%
3/8	9.5	0.0	0.0%	100.0%
4	4.75	0.0	0.0%	100.0%
10	2	0.0	0.0%	100.0%
40	0.425	11.6	4.5%	95.5%
60	0.25	48.7	19.1%	80.9%
100	0.15	131.7	51.5%	48.5%
200	0.075	235.4	92.1%	7.9%
	Pan	236.7	100.0%	

Total Sample Weight (Before Wash) : 255.5 g

Fines Content : 7.9%

Moisture Content : 26.0%

USCS Symbol : SP-SC

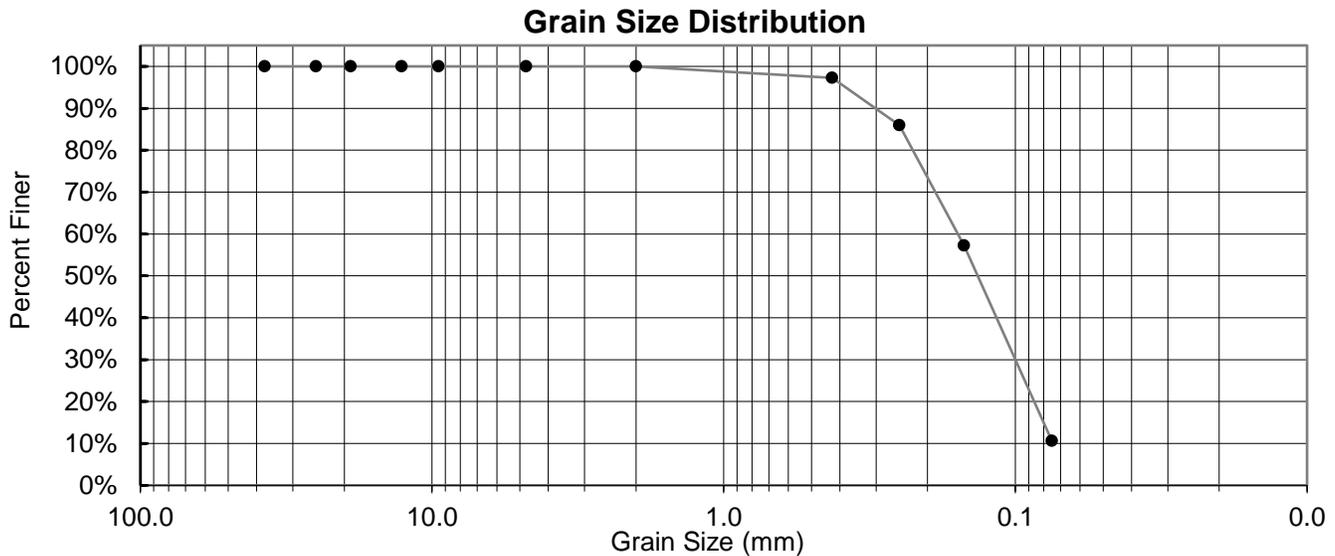
$D_{10} = 0.079 \text{ mm}$ $D_{30} = 0.116 \text{ mm}$ $D_{60} = 0.186 \text{ mm}$  $C_c = 0.92$ $C_u = 2.35$
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Prepared by:	JLB	Date:	12/20/17
Checked by:	JAB	Date:	12/21/17

**Test Method: ASTM D-6913**

## PARTICLE SIZE DISTRIBUTION ANALYSIS REPORT

Project: <u>Historic Peacock House Relocation</u>	Project #: <u>6784173019.02</u>
Tested by: <u>MCh</u>	Test Date: <u>12/13/2017</u>
Sample Description: <u>Pale brown SAND with silt, fine grained (SP-SM)</u>	Sample: <u>B-3 / S-5 (8'-10')</u>



Sieve	Size (mm)	Cum. Weight Retained (g)	Cum. Amount Retained (%)	Amount Passing (%)
1 1/2	37.5	0.0	0.0%	100.0%
1	25	0.0	0.0%	100.0%
3/4	19	0.0	0.0%	100.0%
1/2	12.7	0.0	0.0%	100.0%
3/8	9.5	0.0	0.0%	100.0%
4	4.75	0.0	0.0%	100.0%
10	2	0.0	0.0%	100.0%
40	0.425	6.3	2.7%	97.3%
60	0.25	32.3	14.0%	86.0%
100	0.15	98.4	42.7%	57.3%
200	0.075	205.8	89.4%	10.6%
	Pan	207.2	100.0%	

Total Sample Weight (Before Wash) : 230.3 g

Fines Content : 10.6%

Moisture Content : 26.7%

USCS Symbol : SP-SM

D<sub>10</sub> = N/A  
D<sub>30</sub> = 0.106 mm  
D<sub>60</sub> = 0.160 mm

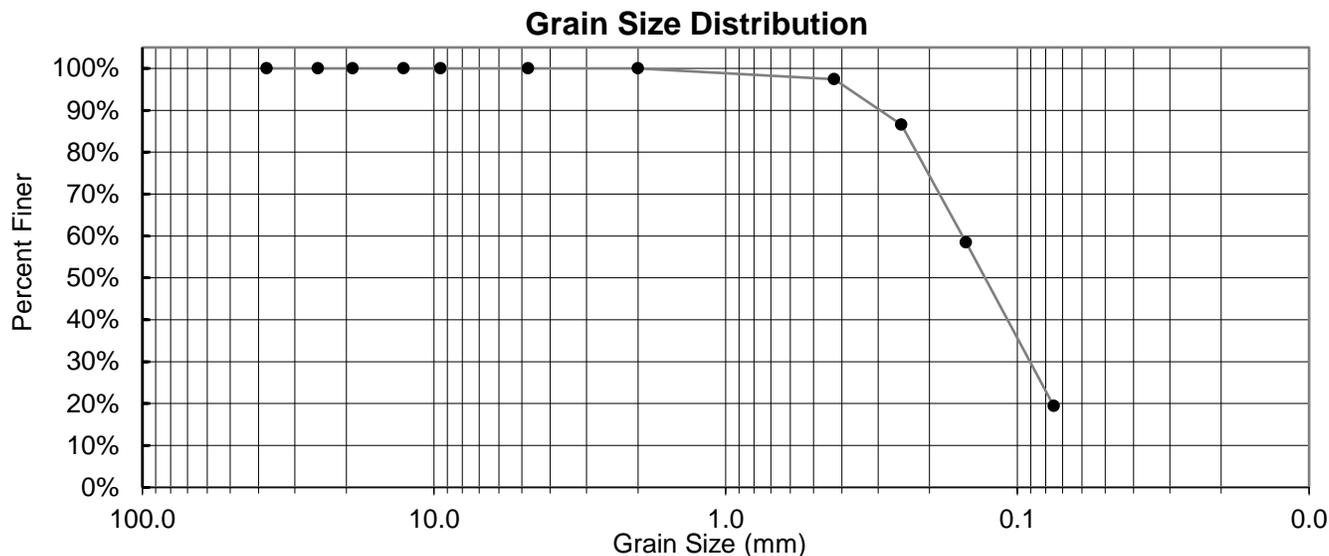
C<sub>c</sub> = N/A  
C<sub>u</sub> = N/A

Prepared by:	JLB	Date:	12/20/17
Checked by:	JAB	Date:	12/21/17

**Test Method: ASTM D-6913**

## PARTICLE SIZE DISTRIBUTION ANALYSIS REPORT

Project: <u>Historic Peacock House Relocation</u>	Project #: <u>6784173019.02</u>
Tested by: <u>MCh</u>	Test Date: <u>12/13/2017</u>
Sample Description: <u>Light gray to pale brown clayey SAND, fine grained (SC)</u>	Sample: <u>B-4 / S-4 (6'-8')</u>



Sieve	Size (mm)	Cum. Weight Retained (g)	Cum. Amount Retained (%)	Amount Passing (%)
1 1/2	37.5	0.0	0.0%	100.0%
1	25	0.0	0.0%	100.0%
3/4	19	0.0	0.0%	100.0%
1/2	12.7	0.0	0.0%	100.0%
3/8	9.5	0.0	0.0%	100.0%
4	4.75	0.0	0.0%	100.0%
10	2	0.0	0.0%	100.0%
40	0.425	6.2	2.6%	97.4%
60	0.25	32.7	13.5%	86.5%
100	0.15	101.0	41.6%	58.4%
200	0.075	195.8	80.6%	19.4%
	Pan	196.6	100.0%	

Total Sample Weight (Before Wash) : 242.9 g

Fines Content : 19.4%

Moisture Content : 20.5%

USCS Symbol : SC

D<sub>10</sub> = N/A  
D<sub>30</sub> = 0.095 mm  
D<sub>60</sub> = 0.156 mm

C<sub>c</sub> = N/A  
C<sub>u</sub> = N/A

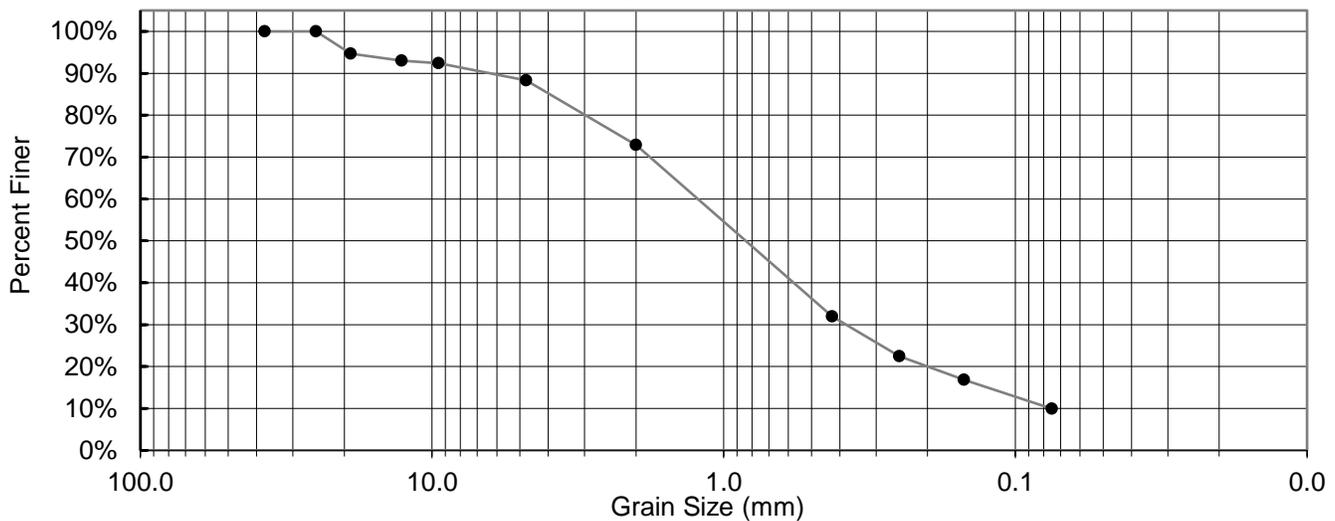
Prepared by:	JLB	Date:	12/20/17
Checked by:	JAB	Date:	12/21/17

**Test Method: ASTM D-6913**

## PARTICLE SIZE DISTRIBUTION ANALYSIS REPORT

Project: <u>Historic Peacock House Relocation</u>	Project #: <u>6784173019.02</u>
Tested by: <u>MCh</u>	Test Date: <u>12/13/2017</u>
Sample Description: <u>Dark gray SHELL with silt, sand to gravel sized fragments</u>	Sample: <u>B-5 / S-10 (30'-32')</u>

### Grain Size Distribution



Sieve	Size (mm)	Cum. Weight Retained (g)	Cum. Amount Retained (%)	Amount Passing (%)
1 1/2	37.5	0.0	0.0%	100.0%
1	25	0.0	0.0%	100.0%
3/4	19	11.5	5.3%	94.7%
1/2	12.7	15.0	7.0%	93.0%
3/8	9.5	16.4	7.6%	92.4%
4	4.75	25.2	11.7%	88.3%
10	2	58.3	27.1%	72.9%
40	0.425	146.5	68.0%	32.0%
60	0.25	166.9	77.5%	22.5%
100	0.15	179.1	83.2%	16.8%
200	0.075	193.9	90.1%	9.9%
	Pan	194.6	100.0%	

Total Sample Weight (Before Wash) : 215.3 g

Fines Content : 9.9%

Moisture Content : 26.9%

USCS Symbol : N/A (Shell)

$D_{10} = 0.076 \text{ mm}$   
 $D_{30} = 0.389 \text{ mm}$   
 $D_{60} = 1.503 \text{ mm}$

$C_c = 1.32$

$C_u = 19.78$

Prepared by:	JLB	Date:	12/20/17
Checked by:	JAB	Date:	12/21/17

**Test Method: ASTM D-6913**



**FIELD AND LABORATORY TESTING  
PROCEDURES**

## FIELD & LABORATORY TESTING PROCEDURES

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### Standard Penetration Test (SPT) Borings

SPT borings are performed in general accordance with the procedures outlined in ASTM D-1586 "Standard Penetration Test (SPT) and Split-Barrel Sampling of Soils." The borings are advanced using rotary wash drilling methods, circulating bentonitic drilling fluid in the boreholes to stabilize the sides and flush the cuttings. At the specified intervals, the drilling tools are removed and soil and/or rock samples are obtained with a standard 1 $\frac{3}{8}$ -inch inside diameter, 2-inch outside diameter, split-barrel sampler. The sampler is driven 24 inches with blows of a 140-pound hammer falling 30 inches. The number of hammer blows required to drive the sampler from 6 to 18 inches is designated the "Penetration Resistance - N Value." The SPT N Value, when properly interpreted, provides an indication of the soil strength and relative density.

Representative portions of the samples obtained from the split-barrel sampler are placed in jars and transported to our laboratory. The samples are then examined by a geotechnical engineer in order to confirm the field classifications.

### Moisture Content

The moisture content is the ratio, expressed as a percentage, of the weight of water in a given mass of soil to the weight of the solid particles. This test was conducted in general accordance with ASTM-D 2216.

### Fines Content

The fines content is the fraction of the soil sample in the silt and clay size range. It is determined by the amount of soil particles passing (finer than) the US No. 200 sieve (0.075 millimeters), expressed as a percentage of the total dried soil mass. This test was conducted in general accordance with ASTM D-1140.

### Organic Content

The organic content is the fraction of the soil sample consisting of organic matter, expressed as a percentage of the total dried soil mass. This test was conducted in general accordance with ASTM D-2974.

### Particle Size Analysis

The particle size analyses are performed to determine the gradation of the soils. The sample was dried, weighed, and washed over a No. 200 mesh sieve. The washed/dried sample was then passed through a standard set of nested sieves to determine the grain size distribution of the soil particles coarser than the No. 200 sieve. This test was conducted in general accordance with ASTM D-6913.

**SECTION 01010  
SUMMARY OF WORK**

PART 1 - GENERAL

1.1 PROJECT DESCRIPTION

- A. Project consists of the historic restoration of the 1952 Peacock Lodge building.

The work consists of the following:

Restoration of both interior and exterior historic finishes. New electrical, mechanical and plumbing system. New fire sprinkler system. Restoration of doors and windows. New ramps and stairs. New ADA restrooms. Abatement of lead-based paint, asbestos and mold containing materials.

The Peacock Lodge Buildings is a significant historic resource. Compliance with the Secretary of the Interior's Standards for Rehabilitation is required.

PART 2 - PRODUCTS (Not applicable).

PART 3 - EXECUTION (Not applicable).

END OF SECTION

**SECTION 01015  
CONTRACTOR'S USE OF THE PREMISES**

PART 1 - GENERAL

1.1 DESCRIPTION

- A. Work included: This Section applies to situations in which the Contractor or his representatives including, but not necessarily limited to, suppliers, subcontractors, employees, and field engineers, enter upon the Owner's property.
- B. Related work:
  - 1. Documents affecting work of this Section include, but are not necessarily limited to, General Conditions, Supplementary Conditions, and Sections in Division 1 of these Specifications.

1.2 QUALITY ASSURANCE

- A. Promptly upon award of the Contract, notify all pertinent personnel regarding requirements of this Section.
- B. Require that all personnel who will enter upon the Owner's property certify their awareness of and familiarity with the requirements of this Section.

1.3 TRANSPORTATION FACILITIES

- A. Truck and equipment access: To avoid traffic conflict with vehicles of the Owner's employees and customers, and to avoid over-loading of streets and driveways elsewhere or adjacent to the Owner's property, limit the access of trucks and equipment to the route shown on the Drawings as "Access Route", or other access as approved by the Architect.
- B. Provide adequate protection for curbs and sidewalks over which trucks and equipment pass to reach the job site.
- C. Contractor's vehicles:
  - 1. Require Contractor's vehicles, vehicles belonging to employees of the Contractor, and all other vehicles entering upon the Owner's property in

**HISTORIC PEACOCK LODGE - PHASE 2**

performance of the Work of the Contract, to use only the Access Route shown on the Drawings.

2. Do not permit such vehicles to park on any street or other area of the Owner's property except in the area shown on the Drawings as "Contractor's Parking Area."

**1.4 SECURITY**

- A. Restrict the access of all persons entering upon the Owner's property in connection with the Work to the Access Route and to the actual site of the Work.

END OF SECTION

**SECTION 01045  
CUTTING AND PATCHING**

PART 1 - GENERAL

1.1. DESCRIPTION

- A. Work included: This Section establishes general requirements pertaining to cutting (including excavating), fitting, and patching of the Work required to:
  - 1. Make the several parts fit properly;
  - 2. Uncover work to provide for installing, inspecting, or both, of ill-timed work;
  - 3. Remove and replace work not conforming to requirements of the Contract Documents; and
  - 4. Remove and replace defective work.
  
- B. Related work:
  - 1. Documents affecting work of this Section include, but are not necessarily limited to, General Conditions, Supplementary Conditions, and Sections in Division 1 of these Specifications.
  - 2. In addition to other requirements specified, upon the Architect's request uncover work to provide for inspection by the Architect of covered work, and remove samples of installed materials for testing.
  - 3. Do not cut or alter work performed under separate contracts without the Architect's written permission.

1.2 QUALITY ASSURANCE

- A. The work of this project involves a significant historic site. All work activities must be undertaken with sufficient care to protect this historic resource and must be supervised by personnel who are familiar with the local standards.
  
- B. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this Section.
  
- C. Take all appropriate measures necessary to correct inferior work as identified by the architect. Protect historic fabric during all operations. No historic materials shall be removed from the site without prior approval of architect.

## HISTORIC PEACOCK LODGE - PHASE 2

The architect reserves the right to have individual workmen removed from individual activities or the project entirely, if in the architect's judgment, the quality of work being performed is inappropriate, inferior, or detrimental to historic materials.

- D. Refer to photographic details in the Specifications and/or on the Drawings for additional historic preservation information and project requirements.

### 1.3 SUBMITTALS

- A. Request for Architect's consent:
  - 1. Prior to cutting which effects structural safety, submit written request to the Architect for permission to proceed with cutting.
  - 2. Should conditions of the Work, or schedule, indicate a required change of materials or methods for cutting and patching, so notify the Architect and secure his written permission and the required Change Order prior to proceeding. This only applies where cutting or patching was not inferred in the contract documents, was not visible, or could not have been reasonably anticipated.
- B. Notices to the Architect:
  - 1. When a need for change order has been acknowledged and prior to cutting and patching performed pursuant to the Architect's instructions, submit cost estimate to the Architect. Secure the Architect's approval of cost estimates and type of reimbursement before proceeding with cutting and patching.
  - 2. Submit written notice to the Architect designating the time the Work will be uncovered, to provide for the Architect's observation.

## PART 2 - PRODUCTS

### 2.1 MATERIALS

- A. For replacement of items removed, use materials complying with pertinent Sections of these Specifications.

## HISTORIC PEACOCK LODGE - PHASE 2

### 2.2 PAYMENT FOR COSTS

- A. The Owner will reimburse the Contractor for cutting and patching performed pursuant to the written Change Order, after claim for such reimbursement is submitted by the Contractor and approved by the Owner. Perform other cutting and patching needed to comply with the Contract Documents at no additional cost to the Owner.
- B. Funding for construction work will come from the City of Key West.

## PART 3 - EXECUTION

### 3.1 SURFACE CONDITIONS

- A. Inspection:
  - 1. Inspect existing conditions, including elements subject to movement or damage during cutting, excavating, patching, and backfilling. After uncovering the work, inspect conditions affecting installation of new work.
- B. Discrepancies:
  - 1. If uncovered conditions are not as anticipated, immediately notify the Architect and secure needed directions.
  - 2. Do not proceed until unsatisfactory conditions are corrected.

### 3.2 PREPARATION PRIOR TO CUTTING

- A. Provide required protection including, but not necessarily limited to, shoring, bracing, and support to maintain structural integrity of the Work.

### 3.3 PERFORMANCE

- A. Perform required excavating and backfilling as required under pertinent other Sections of these Specifications.
  - 1. Perform cutting and demolition by methods which will prevent damage to other portions of the Work and provide proper surfaces to receive installation of repair and new work.
  - 2. Perform fitting and adjusting of products to provide finished installation complying with the specified tolerances and finishes.

END OF SECTION

## SECTION 01340

### SUBMITTALS AND SUBSTITUTIONS

#### PART 1 - GENERAL

##### 1.1 DESCRIPTION

A. Work included: Make submittals required by the Contract Documents, and revise and resubmit as necessary to establish compliance with the specified requirements.

B. Related work:

1. The Work of this Section must comply with all other Sections of these Specifications.

1. Individual requirements for submittals also may be described in pertinent Sections of these Specifications.

C. Work not included:

1. Unrequired submittals will not be reviewed by the Architect.

2. The Contractor may require his subcontractors to provide drawings, setting diagrams, and similar information to help coordinate the Work, but such data shall remain between the Contractor and his subcontractors and will not be reviewed by the Architect.

##### 1.2 QUALITY ASSURANCE

A. Coordination of submittals:

1. Prior to each submittal, carefully review and coordinate all aspects of each item being submitted.

2. Verify that each item and the submittal for it conform in all respects with the specified requirements.

3. By affixing the Contractor's signature to each submittal, certify that this coordination has been performed.

B. Substitutions:

1. The Contract is based on the standards of quality established in these technical specifications. Substitutions will be considered only when listed at time of bidding, on the form

## HISTORIC PEACOCK LODGE - PHASE 2

provided therefore in the bidding documents, and when substantiated by the Contractor's submittal of required data within 35 calendar days after award of the Contract.

2. The following products do not require further approval except for interface within the Work:

a. Products specified by reference to standard specifications such as ASTM and similar standards.

b. Products specified by manufacturer's name and catalog model number.

C. "Or equal":

1. Reference in the plans or special provisions, to any proprietary article, device, product, material or fixture, or any form or type of construction by name, make or catalog number, with or without the words "or equal", shall be interpreted as establishing a standard of quality and shall not be construed as limiting competition. The Contractor may use any article, device, product, material or fixture, or any form or type of construction, which in the judgment of the Architect (expressed in writing) is equal, for the purpose intended, to that named.

2. The decision of the Architect shall be final.

### 1.3 SUBMITTALS

A. Make submittals of Shop Drawings, Samples, substitution requests, and other items in accordance with provisions of this Section.

## PART 2 - PRODUCTS

### 2.1 SHOP DRAWINGS

A. Scale and measurements: Make Shop Drawings accurately to a scale sufficiently large to show all pertinent aspects of the item and its method of connection to the Work.

B. Types of prints required:

1. Submit Shop Drawings in the form of one sepia transparency of each sheet plus three blueline or blackline prints of each sheet.

2. Blueprints will not be acceptable.

C. Review comments of the Architect will be shown on the sepia transparency when it is returned to the Contractor. The Contractor may make and distribute such copies as are required for his purposes.

## HISTORIC PEACOCK LODGE - PHASE 2

### 2.2 MANUFACTURERS' LITERATURE

A. Where contents of submitted literature from manufacturers includes data not pertinent to the submittal, clearly show which portions of the contents is being submitted for review.

B. Submit the number of copies which are required to be returned, plus one copy which will be retained by the Architect.

### 2.3 SAMPLES

A. Provide Sample or Samples identical to the precise article proposed to be provided. Identify as described under "Identification of Submittals" below.

B. Number of Samples required:

1. Unless otherwise specified, submit Samples in the quantity which is required to be returned, plus one which will be retained by the Architect.

2. By prearrangement in specific cases, a single Sample may be submitted for review and, when approved, be installed in the Work, at a location agreed upon by the Architect.

### 2.4 COLORS AND PATTERNS

A. Unless the precise color and pattern is specifically called out in these technical specifications, and whenever a choice of color or pattern is available in thee specified products, submit accurate color and pattern charts to the Architect for selection.

## PART 3 - EXECUTION

### 3.1 IDENTIFICATION OF SUBMITTALS

A. Consecutively number all submittals.

1. When material is resubmitted for any reason, transmit under new letter of transmittal and with a new transmittal number.

2. On resubmittals, cite the original submittal number for reference.

B. Accompany each submittal with a letter of transmittal showing all information required for identification and checking.

C. On at least the first page of each submittal, and elsewhere as required for positive identification, show the submittal number in which the item was included.

## HISTORIC PEACOCK LODGE - PHASE 2

D. Maintain an accurate submittal log for the duration of the Work, showing current status of all submittals at all times. Make the submittal log available to the Architect for the review upon request.

### 3.2 GROUPING OF SUBMITTALS

A. Unless otherwise specified, make submittals in groups containing all associated items to assure that information is available for checking each item when it is received.

1. Partial submittals may be rejected as not complying with the provisions of the Contract.
2. The Contractor may be held liable for delays so occasioned.

### 3.3 TIMING OF SUBMITTALS

A. Make submittals far enough in advance of scheduled dates for installation to provide time required for reviews, for securing necessary approvals, for possible revisions and resubmittals, and for placing orders and securing delivery.

B. In scheduling, allow at least ten working days for review by the Architect following his receipt of the submittal.

### 3.4 ARCHITECT'S REVIEW

A. Review by the Architect does not relieve the Contractor from responsibility for error which may exist in the submitted data.

B. Revisions:

1. Make revisions required by the Architect.
2. If the Contractor considers any required revisions to be a change, he shall so notify the Architect as provided for in F.D.O.T. Standard Specifications, as amended.
3. Make only those revisions directed or approved by the Architect.

END OF SECTION

**SECTION 01640  
PRODUCT HANDLING**

PART 1 - GENERAL

1.1 DESCRIPTION

- A. Work included: Protect products scheduled for use in the Work by means including, but not necessarily limited to, those described in this Section.
- B. Related work:
  - 1. Documents affecting work of this Section include, but are not necessarily limited to, General Conditions, Supplementary Conditions, and Sections in Division 1 of these Specifications.

1.2 QUALITY ASSURANCE

- A. Include within the Contractor's quality assurance program such procedures as are required to assure full protection of work and materials.

1.3 MANUFACTURER'S RECOMMENDATIONS

- A. Except as otherwise approved by the Architect, determine and comply with manufacturer's recommendations on product handling, storage and protection.

1.4 PACKAGING

- A. Deliver products to the job site in their manufacturer's original container, with labels intact and legible.
  - 1. Maintain packaged materials with seals unbroken and labels intact until the time of use.
  - 2. Promptly remove damaged material and unsuitable items from the job site, and promptly replace with material meeting the specified requirements, at no additional cost to the Owner.
- B. The Architect may reject as non-complying such material and products that do not bear identification satisfactory to the Architect as to manufacturer, grade quality, and other pertinent information.

## HISTORIC PEACOCK LODGE - PHASE 2

### 1.5 PROTECTION

- A. Protect finished surfaces through which equipment and materials are handled.
- B. Provide protection for finished floor surfaces in traffic areas prior to allowing equipment or materials to be moved over such surfaces.
- C. Maintain finished surfaces clean, unmarred, and suitably protected until accepted by the Owner.

### 1.6 REPAIRS AND REPLACEMENTS

- A. In event of damage, promptly make replacements and repairs to the approval of the Architect and at no additional cost to the Owner.
- B. Additional time required to secure replacements and to make repairs will not be considered by the Architect to justify an extension in Contract Time of Completion.

**END OF SECTION**

**SECTION 01700  
CONTRACT CLOSEOUT**

PART 1 - GENERAL

1.1 DESCRIPTION

- A. Work included: Provide an orderly and efficient transfer of the completed Work to the Owner.
- B. Related work:
  - 1. Documents affecting work of this Section include, but are not necessarily limited to, General Conditions, Supplementary Conditions, and Sections in Division 1 of these Specifications.
  - 2. "Substantial Completion" is defined in Paragraph 8.1.3 of the General Conditions of the Contract.

1.2 QUALITY ASSURANCE

- A. Prior to requesting inspection by the Architect, use adequate means to assure that the Work is completed in accordance with the specified requirements and is ready for the requested inspection.

1.3 PROCEDURES

- A. Substantial Completion:
  - 1. Prepare and submit the list of items to be completed or corrected required by the General Conditions.
  - 2. Within a reasonable time after receipt of the list, the Architect will inspect to determine status of completion.
  - 3. Should the Architect determine that the Work is not substantially complete:
    - a. The Architect promptly will so notify the Contractor, in writing, giving the reasons therefore.
    - b. Remedy the deficiencies and notify the Architect when ready for re-inspection.
    - c. The Architect will re-inspect the Work.
  - 4. When the Architect concurs that the Work is substantially complete:
    - a. The Architect will prepare a "Certificate of Substantial

**HISTORIC PEACOCK LODGE - PHASE 2**

Completion" on AIA form G704, accompanied by the Contractor's list of items to be completed or corrected, as verified by the Architect.

- b. The Architect will submit the Certificate to the Owner and to the Contractor for their written acceptance of the responsibilities assigned to them in the Certificate.

**B. Final Completion:**

1. Prepare and submit the notice required by the General Conditions.
2. Verify that the Work is complete including, but not necessarily limited to, the items mentioned in the General Conditions.
3. Certify that:
  - a. Contract Documents have been reviewed.
  - b. Work has been inspected for compliance with the Contract Documents.
  - c. Work has been completed in accordance with the Contract Documents, including all construction submittals required.
  - d. Equipment and systems have been tested as required, and are operational.
  - e. Work is completed and ready for final inspection.
4. The Architect will make an inspection to verify status of completion.
5. Should the Architect determine that the Work is incomplete or defective:
  - a. The Architect promptly will so notify the Contractor, in writing, listing the incomplete or defective work.
  - b. Remedy the deficiencies promptly, and notify the Architect when ready for re-inspection.
6. When the Architect determines that the Work is acceptable under the Contract Documents, he will request the Contractor to make closeout submittals.

**C. Closeout submittals include, but are not necessarily limited to:**

1. Project Record Documents described in Section 01720.
2. Operation and maintenance data for items so listed in pertinent other Sections of these Specifications, and for other items when so directed by the Architect.
3. Warranties and bonds.
4. Keys and keying schedule.
5. Spare parts and materials extra stock.
6. Evidence of compliance with requirements of governmental agencies having jurisdiction including, but not necessarily limited to:
  - a. Certificates of Inspection.

## ST AUGUSTINE WATERWORKS

- b. Certificates of Occupancy.
  - 7. Certificates of Insurance for products and completed operations.
  - 8. Evidence of payment and release of liens.
  - 9. List of subcontractors, service organizations, and principal vendors, including names, addresses, and telephone numbers where they can be reached for emergency service at all times including nights, weekends, and holidays.
- D. Final adjustment of accounts:
- 1. Submit a final statement of accounting to the Architect, showing all adjustments to the Contract Sum.
  - 2. If so required, the Architect will prepare a final Change Order showing adjustments to the Contract Sum which were not made previously by Change Orders.

### 1.4 INSTRUCTION

- A. Instruct the Owner's personnel in proper operation and maintenance of systems, equipment, and similar items which were provided as part of the Work.

**END OF SECTION**

**SECTION 01710  
CLEANING**

PART 1 - GENERAL

1.1 DESCRIPTION

- A. Work included: Throughout the construction period, maintain the buildings and site in a standard of cleanliness as described in this Section.
- B. Related work:
  - 1. Documents affecting work of this Section include, but are not necessarily limited to, General Conditions, Supplementary Conditions, and Sections in Division 1 of these Specifications.
  - 2. In addition to standards described in this Section, comply with requirements for cleaning as described in pertinent other Sections of these Specifications including use of non-toxic chemicals.

1.2 QUALITY ASSURANCE

- A. Conduct daily inspection, and more often if necessary, to verify that requirements for cleanliness are being met.
- B. In addition to the standards described in this Section, comply with pertinent requirements of governmental agencies having jurisdiction.

PART 2 - PRODUCTS

2.1 CLEANING MATERIALS AND EQUIPMENT

- A. Provide required personnel, equipment, and materials needed to maintain the specified standard of cleanliness.

2.2 COMPATIBILITY

- A. Use only the cleaning materials and equipment which are compatible with the surface being cleaned, as recommended by the manufacturer of the material.

PART 3 - EXECUTION

3.1 PROGRESS CLEANING

A. General:

1. Retain stored items in an orderly arrangement allowing maximum access, not impeding traffic or drainage, and providing required protection of materials.
2. Do not allow accumulation of scrap, debris, waste material, and other items not required for construction of this Work.
3. At least twice each month, and more often if necessary, completely remove all scrap, debris, and waste material from the job site.
4. Provide adequate storage for all items awaiting removal from the job site, observing requirements for fire protection and protection of the ecology.

B. Site:

1. Daily, and more often if necessary, inspect the site and pick up all scrap, debris, and waste material. Remove such items to the place designated for their storage.
2. Weekly, and more often if necessary, inspect all arrangements of materials stored on the site. Re-stack, tidy, or otherwise service arrangements to meet the requirements of subparagraph 3.1-A-1 above.
3. Maintain the site in a neat and orderly condition at all times.

C. Structures:

1. Weekly, and more often if necessary, inspect the structures and pick up all scrap, debris, and waste material. Remove such items to the place designated for their storage.
2. Weekly, and more often if necessary, sweep interior spaces clean.
  - a. "Clean," for the purpose of this subparagraph, shall be interpreted as meaning free from dust and other material capable of being removed by use of reasonable effort and a hand-held broom.
3. As required preparatory to installation of succeeding materials, clean the structures or pertinent portions thereof to the degree of cleanliness recommended by the manufacturer of the succeeding material, using equipment and material required to achieve the necessary cleanliness.
4. Following the installation of finish floor materials, clean the finish floor daily (and more often if necessary) at all times while work is being performed in the space in which finish materials are installed.

## HISTORIC PEACOCK LODGE - PHASE 2

- a. "Clean," for the purpose of this subparagraph, shall be interpreted as meaning free from foreign material which, in the opinion of the Architect, may be injurious to the finish floor material.

### 3.2 FINAL CLEANING

- A. "Clean," for the purpose of this Article, and except as may be specifically provided otherwise, shall be interpreted as meaning the level of cleanliness generally provided by skilled cleaners using commercial quality building maintenance equipment and materials.
- B. Prior to completion of the Work, remove from the job site all tools, surplus materials, equipment, scrap, debris, and waste. Conduct final progress cleaning as described in Article 3.1 above.
- C. Site:
  1. Unless otherwise specifically directed by the Architect, broom clean paved areas on the site and public paved areas adjacent to the site.
  2. Completely remove resultant debris.
- D. Structures:
  1. Exterior:
    - a. Visually inspect exterior surfaces and remove all traces of soil, waste materials, smudges, and other foreign matter.
    - b. Remove all traces of splashed materials from adjacent surfaces.
    - c. If necessary to achieve a uniform degree of cleanliness, hose down the exterior of the structures.
    - d. In the event of stubborn stains not removable with water, the Architect may require other cleaning at no additional cost to the Owner.
  2. Interior:
    - a. Visually inspect interior surfaces and remove all traces of soil, waste materials, smudges, and other foreign matter.
    - b. Remove all traces of splashed material from adjacent surfaces.
    - c. Remove paint drippings, spots, stains, and dirt from finished surfaces.
  3. Glass: Clean inside and outside.
  4. Polished surfaces: To surfaces requiring routine application of buffed polish, apply the polish recommended by the manufacturer of the material being polished.

**HISTORIC PEACOCK LODGE - PHASE 2**

- E. Schedule final cleaning as approved by the Architect to enable the Owner to accept a completely clean Work.

**3.3 CLEANING DURING OWNER'S OCCUPANCY**

- A. Should the Owner occupy the Work or any portion thereof prior to its completion by the Contractor and acceptance by the Owner, responsibilities for interim and final cleaning shall be as determined by the Architect in accordance with the General Conditions of the Contract.

END OF SECTION

**SECTION 02070  
SELECTIVE DEMOLITION**

PART 1 - GENERAL

1.1 DESCRIPTION

- A. Work included: Carefully demolish and remove from the site those items scheduled to be so demolished and removed.
- B. Related work:
  - 1. The Work of this Section must comply with all other Sections of these Specifications.
  - 2. Division 1, General Conditions.
  - 3. Section 01045, Cutting and Patching.

1.2 QUALITY ASSURANCE

- A. The work of this project involves a significant historic site. The historic Peacock Lodge Building dates to 1952. All work activities must be undertaken with sufficient care to protect this historic resource and must be supervised by personnel who are familiar with the Secretary of Interior's Standards for Rehabilitation.
- B. Due to the sensitive historic nature of this project, general contractors and certain trades must meet prequalification requirements.
- C. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this Section.
- D. Take all appropriate measures necessary to correct inferior work as identified by the architect. Protect historic fabric during all operations. No historic materials shall be removed from the site without prior approval of architect. The architect reserves the right to have individual workmen removed from individual activities or the project entirely, if in the architect's judgment, the quality of work being performed is inappropriate, inferior, or detrimental to historic materials.

## HISTORIC PEACOCK LODGE - PHASE 2

- E. Refer to photographic details in the Specifications and/or on the Drawings for additional historic preservation information and project requirements.
- F. All work must comply with the Secretary of the Interiors Standards for Rehabilitation, as administered by the Florida Department of State, Division of Historic Resources.
- G. Remove all areas identified by the architect as inappropriate or not matching the adjacent historic fabric.
- H. Historic finishes and furring may be intact under contemporary finishes. Consult architect before removal of questionable historic or non-historic material.

### 1.3 PRODUCT HANDLING/SUBMITTALS

- A. Comply with pertinent provisions of Section 01640 of these Specifications.
- B. Catalog and maintain records of all demolished material. Identify all material that will be reused on this project, salvaged for reuse by others, recycled, or is to be discarded due to excessive deterioration.

## PART 2 - PRODUCTS

(No products are required in this Section)

## PART 3 - EXECUTION

### 3.1 SURFACE CONDITIONS

- A. Examine the areas and conditions under which work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the Work. Do not proceed until unsatisfactory conditions are corrected.

### 3.2 DEMOLITION

- A. By careful study of the Contract Documents, determine the location and extent

## HISTORIC PEACOCK LODGE - PHASE 2

of selective demolition to be performed.

- B. In company with the Architect, visit the site and verify the extent and location of selective demolition required.
  - 1. Carefully identify limits of selective demolition.
  - 2. Mark interface surfaces as required to enable workmen also to identify items to be removed and items to be left in place intact.
- C. Prepare and follow an organized plan for demolition and removal of items.
  - 1. Shut off, cap, and otherwise protect existing public utility lines in accordance with the requirements of the public agency or utility having jurisdiction.
  - 2. Completely remove items scheduled to be so demolished and removed, leaving surfaces clean, solid, and ready to receive new materials specified elsewhere.
  - 3. In all activities, comply with pertinent regulations of governmental agencies having jurisdiction.
- D. Except for Owner requested material and artifacts or materials demolished for reuse on this project, demolished material shall be considered to be recycled, or salvaged for reuse by others.
- E. Use means necessary to prevent dust becoming a nuisance to the public, to neighbors, and to other work being performed on or near the site.
- F. Use protective measures as necessary to protect all materials to remain.

### 3.3 REPLACEMENTS

- A. In the event of demolition of items not so scheduled to be demolished, promptly replace such items to the approval of the Architect and at no additional cost to the Owner.

END OF SECTION

**SECTION 03300  
CAST-IN-PLACE CONCRETE**

PART 1 - GENERAL

1.1 DESCRIPTION

- A. Work included: Provide cast-in-place concrete, including formwork and reinforcement, where shown on the Drawings, as specified herein, and as needed for a complete and proper installation.

1.2 QUALITY ASSURANCE

- A. The work of this project involves a significant historic site. The Peacock Lodge Building dates to 1952. All work activities must be undertaken with sufficient care to protect this historic resource and must be supervised by personnel who are familiar with the Secretary of Interior's Standards for Rehabilitation.
- B. Due to the sensitive historic nature of this project, general contractors and certain trades must meet prequalification requirements.
- C. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this Section.
- D. Take all appropriate measures necessary to correct inferior work as identified by the architect. Protect historic fabric during all operations. No historic materials shall be removed from the site without prior approval of architect. The architect reserves the right to have individual workmen removed from individual activities or the project entirely, if in the architect's judgment, the quality of work being performed is inappropriate, inferior, or detrimental to historic materials.
- E. Refer to photographic details in the Specifications and/or on the Drawings for additional historic preservation information and project requirements.
- F. All work must comply with the Secretary of the Interiors Standards for Rehabilitation, as administered by the Florida Department of State, Division of Historic Resources.

## HISTORIC PEACOCK LODGE - PHASE 2

- G. Comply with the "Specification for Structural Concrete Buildings", ACI 301, except as may be modified herein.
- H. Do not commence placement of concrete until mix designs have been reviewed and approved by the Architect and all governmental agencies having jurisdiction.

### 1.3 SUBMITTALS

- A. Submit concrete mix designs to the Architect for review and approval.
- B. Distribute approved mix designs to batch plant, job site, and governmental agencies having jurisdiction.

### 1.4 PRODUCT HANDLING

- A. Comply with product manufacturers printed instructions.

## PART 2 - PRODUCTS

### 2.1 FORMS

- A. Design, erect, support, brace and maintain framework so it will safely support vertical and lateral loads which might be applied until such loads can be supported safely by the concrete structure.
- B. Construct forms to the exact sizes, shapes, lines and dimensions shown, and as required to obtain accurate alignment, location, grades, and level and plumb work in the finished structure.

### 2.2 REINFORCEMENT

- A. Comply with the following as minimums:
  - 1. Bars: ASTM A615, grade 60 unless otherwise shown on the Drawings, using deformed bars for number 3 and larger.
  - 2. Welded wire fabric: ASTM A185
  - 3. Bending: ACI 318
- B. Fabricate reinforcement to the required shapes and dimensions, within fabrication tolerances stated in the CRSI "Manual of Standard Practices".

## HISTORIC PEACOCK LODGE - PHASE 2

- C. Do not use reinforcement having any of the following defects:
  - 1. Bar lengths, depths, or bends exceeding the specified fabricating tolerances;
  - 2. Bends or kinks not indicated on the Drawings or required for the Work;
  - 3. Bars with cross-section reduced due to excessive rust or other causes.

### 2.3 CONCRETE

- A. Comply with the following minimums:
  - 1. Portland cement: ASTM C150, type I or II, low alkali.
  - 2. Aggregate general:
    - a. ASTM C30, uniformly graded and clean;
    - b. Do not use aggregate known to cause excessive shrinkage.
  - 3. Aggregate, coarse: Crushed rock or washed gravel equal to 3/4" and with a maximum size number 4.
  - 4. Aggregate, fine: Natural washed sand of hard and durable particles varying from fine to particles passing a 3/8" screen, of which at least 12% shall pass a 50-mesh screen.
  - 5. Water: clean and potable
  - 6. Fly ASH: ASTM C618, type C or Type F.
  - 7. Admixtures, General: Provide admixtures for concrete that contains not more than 0.1 percent chloride ions.
  - 8. Air-Entraining Admixture: ASTM C 260, certified by manufacturer to be compatible with other required admixtures.
  - 9. Water-Reducing Admixture: ASTM C 494, Type A.
  - 10. High-Range Water-Reducing Admixture (Super Plasticizer): ASTM C 494 Type F or Type G.
  
- B. Provide concrete with the compressive strengths shown on the Drawings. When such strengths are not shown on the Drawings, provide the following as minimums:
  - 1. Concrete walls, columns and beams: 4000 psi
  - 2. Concrete walks and slabs on grade: 3000 psi
  
- C. Surface treatment:
  - 1. Where "sealer", "liquid curing agent" or "hardener" is called for on the drawings, or otherwise used, submit product data to the Architect for approval.

### 2.4 OTHER MATERIALS

## HISTORIC PEACOCK LODGE - PHASE 2

- A. Provide other materials, not specifically described but required for complete and proper installation, as selected by the Contractor subject to the approval of the Architect.

### 2.5 ADMIXTURES

- A. Use water-reducing admixture or high-range water-reducing admixture (superplasticizer) in concrete as required for placement and workability.
- B. Use high-range water-reducing admixture (HRWR) in pumped concrete, concrete for industrial slabs, architectural concrete, parking structure slabs, concrete required to be watertight, and concrete with water/cement ratios below 0.50.
- C. Limit use of fly ash to not exceed 25 percent of cement content by weight.

### 2.6 SUBSTITUTIONS

- A. Substitutions of other products and methods will be allowed only after review and approval by the Architect. Submit the manufacturer's specifications and technical data to the Architect for approval.

## PART 3 - EXECUTION

### 3.1 SURFACE AND CONDITIONS

- A. Examine the areas and conditions under which work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the Work. Do not proceed until unsatisfactory conditions are corrected.

### 3.2 REINFORCING

- A. Comply with the following, as well as the specified standards, for details and methods of reinforcing placements and supports.
  - 1. Clean reinforcement and remove loose dust and mill scale, earth, and

## HISTORIC PEACOCK LODGE - PHASE 2

- other materials, which reduce bond or destroy bond with concrete.
- 2. Position, support and secure reinforcement against displacement by forms, construction, and the concrete placement operations.
- 3. Place reinforcement to obtain the required coverages for concrete protection.
- 4. Install welded wire fabric in as long lengths as practicable, lapping adjoining pieces on full mesh minimum.
- 5. Unless otherwise shown on the Drawings, or required by governmental agencies having jurisdiction, lap bars 24 diameters minimum.

### 3.3 EMBEDDED ITEMS

- A. Do not embed piping, other than electrical conduit, in structural concrete.
  - 1. Locate conduit to maintain maximum strength of the structure.
  - 2. Increase the thickness of the concrete if the outside diameter of the conduit exceeds 30% of the thickness of the concrete.
- B. Set bolts, inserts, and other required item in the concrete, accurately secured so they will not be displaced, and in the precise locations needed.

### 3.4 MIXING CONCRETE

- A. Transit mix the concrete in accordance with provisions of ASTM C94.
- B. Mixing water:
  - 1. At the batch plant, withhold 2-1/2 gal. of water per cu. yd. of concrete.
  - 2. Upon arrival at the job site, add all or part of the withheld water (as required for proper slump) before the concrete is discharged from the mixer.
  - 3. Mix not less than five minutes after the withheld water has been added, and not less than one minute of that time immediately prior to discharge of the batch.
  - 4. Unless otherwise directed, provide 15 minutes total mixing time per batch after first addition of water.
- C. Do not use concrete that has stood for over 30 minutes after leaving the mixer, or concrete that is not placed within 60 minutes after water is first introduced into the mix.

## HISTORIC PEACOCK LODGE - PHASE 2

### 3.5 PLACING CONCRETE

- A. Preparation:
  - 1. Remove foreign matter accumulated in the forms.
  - 2. Rigidly close openings left in the formwork.
  - 3. Wet wood forms sufficiently to tighten up cracks. Wet other material sufficiently to maintain workability of the concrete.
  - 4. Use only clean tools.
- B. Conveying:
  - 1. Perform concrete placing at such a rate that concrete which is being integrated with fresh concrete is still plastic..
  - 2. Deposit concrete as nearly as practicable in its final location so as to avoid separation due to re-handling and flowing.
  - 3. Do not use concrete which becomes non-plastic and unworkable or does not meet required quality control limits, or has been contaminated by foreign materials.
  - 4. Remove rejected concrete from the job site.
- C. Placing concrete in forms:
  - 1. Deposit concrete in horizontal layers not deeper than 24", and avoid inclined construction joints.
  - 2. Remove temporary spreaders in forms when concrete has reached the elevation of the spreaders.
- D. Placing concrete slabs:
  - 1. Deposit and consolidate concrete slabs in a continuous operation, within limits of construction joints, until the placing of a panel or a section is completed.
  - 2. Bring slab surfaces to the correct level with a straightedge, and then strike off.
  - 3. Use bullfloats or darbies to smooth the surface, leaving the surface free from bumps and hollows.
  - 4. Do not sprinkle water on the plastic surface. Do not disturb the slab surface prior to start of finishing operations.

### 3.6 CONSOLIDATION

- A. General
  - 1. Consolidate each layer of concrete immediately after placing, by use of internal concrete vibrators supplemented by hand spading, rodding, or

## HISTORIC PEACOCK LODGE - PHASE 2

- tamping.
- 2. Do not vibrate forms or reinforcement.
- 3. Do not use vibrators to transport concrete inside the forms.

### 3.7 JOINTS

- A. Construction joints:
  - 1. Do not use horizontal construction joints except as may be shown on the Drawings.
  - 2. If additional construction joints are found to be required, secure the Architect's approval of joint design and location prior to start of concrete placement.
- B. Expansion joints:
  - 1. Do not permit reinforcement or other embedded metal items that are being bonded with concrete (except dowels in floors bonded on only one side of the joints) to extend continuously through any expansion joint material approved by the Architect.
  - 2. Fill expansion joints full depth with expansion joint material approved by the Architect.

### 3.8 CONCRETE FINISHING

- A. Except as may be shown otherwise on the Drawings, provide the following finishes at the indicated locations:
  - 1. Scratch finish:
    - a. Apply to monolithic slab surfaces that are to receive concrete floor topping or mortar setting bed.
  - 2. Float finish:
    - a. Apply to monolithic slab surface that are to receive trowel finish and other finishes specified hereinafter, and to slab surfaces which are to be covered with insulation.
  - 3. Trowel finish:
    - a. Apply to monolithic slab surfaces that are to be exposed to view, unless otherwise shown, and to slab surfaces that are to be covered with resilient flooring, carpeting, paint, or other thin-film finish coating system.
  - 4. Non-slip broom finish
    - a. Apply to walks, stairs, drives, ramps, and similar pedestrian and

**HISTORIC PEACOCK LODGE - PHASE 2**

vehicular areas.

**3.9 REMEDIAL WORK**

- A. Repair or replace deficient work as directed by the Architect and at no additional cost to the Owner.

END OF SECTION

**HISTORIC PEACOCK HOUSE AND LODGE**

**SECTION 04220  
CONCRETE UNIT MASONRY**

**PART 1 - GENERAL**

**1.1 DESCRIPTION**

- A. Work included: Provide concrete unit masonry where shown on the Drawings, as specified herein, and as needed for a complete and proper installation.
- B. Related work:
  - 1. Documents affecting work of this Section include, but are not necessarily limited to, General Conditions, Supplementary Conditions, and Sections in Division 1 of these Specifications.

**1.2 DEFINITIONS**

- A. CMU(s): Concrete masonry unit(s).
- B. Reinforced Masonry: Masonry containing reinforcing steel in grouted cells.

**1.3 QUALITY ASSURANCE**

- A. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this Section.

**1.4 SUBMITTALS**

- A. Comply with pertinent provisions of Section 01340.
- B. Product data: Within thirty-five (35) calendar days after the Contractor has received the Owner's, Notice to Proceed, submit:
  - 1. Materials list of items proposed to be provided under this Section;
  - 2. Manufacturer's specifications and other data needed to prove compliance with the specified requirements.
- C. Shop Drawings: For the following:
  - 1. Reinforcing Steel: Detail bending, lap lengths, and placement of unit masonry reinforcing bars. Comply with ACI 315.

## HISTORIC PEACOCK HOUSE AND LODGE

### 1.5 PRODUCT HANDLING

- A. Comply with pertinent provisions of Section 01640.
- B. Store masonry units on elevated platforms in a dry location. If units are not stored in an enclosed location, cover tops and sides of stacks with waterproof sheeting, securely tied. If units become wet, do not install until they are dry.
- C. Store cementitious materials on elevated platforms, under cover, and in a dry location. Do not use cementitious materials that have become damp.
- D. Store aggregates where grading and other required characteristics can be maintained and contamination avoided.
- E. Store masonry accessories, including metal items, to prevent corrosion and accumulation of dirt and oil.

## PART 2 - PRODUCTS

### 2.1 PERFORMANCE REQUIREMENTS

- A. Provide structural unit masonry that develops indicated net-area compressive strengths at 28 days.
- B. Determine net-area compressive strength of masonry from average net-area compressive strengths of masonry units and mortar types (unit-strength method) according to TMS 602/ACI 530.1/ASCE 6.
- C. Determine net-area compressive strength of masonry by testing masonry prisms according to ASTM C 1314.

### 2.2 UNIT MASONRY, GENERAL

- A. Masonry Standard: Comply with TMS 602/ACI 530.1/ASCE 6 except as modified by requirements in the Contract Documents.
- B. Defective Units: Referenced masonry unit standards may allow a certain percentage of units to contain chips, cracks, or other defects exceeding limits stated. Do not use units where such defects are exposed in the completed Work.

## HISTORIC PEACOCK HOUSE AND LODGE

### 2.3 CONCRETE MASONRY UNITS

- A. For location of each type of concrete masonry unit, refer to the Drawings.
- B. CMUs: ASTM C 90
  1. Unit Compressive Strength: Provide units with minimum average net-area compressive strength of 2000 psi.
  2. Density Classification: Normal weight.
    3. Size (Width): Manufactured to dimensions 3/8 inch (10 mm) less-than-nominal \_\_\_\_\_ dimensions.
- C. Dimensions:
  1. Provide units of the dimensions shown on the Drawings.
  2. Where dimensions are not shown on the Drawings, provide units having nominal face dimensions of 16" long by 8" high by the depth shown or otherwise required.
- E. Provide accessory shapes as indicated or otherwise required.

### 2.4 REINFORCEMENT AND ACCESSORIES

- A. Comply with the following as minimums:
  1. Bars: ASTM A615, grade 60, unless otherwise shown on the Drawings, using deformed bars for number 3 and larger.
  2. Bending: ACI 318.
  3. Masonry-Joint Reinforcement, General: Ladder type complying with ASTM A 951/A 951M.
    - a. Interior Walls: Hot-dip galvanized carbon steel.
    - b. Exterior Walls: Hot-dip galvanized carbon steel.
    - c. Wire Size for Side Rods: 0.148-inch diameter.
    - d. Wire Size for Cross Rods: 0.148-inch diameter.
    - e. Spacing of Cross Rods: Not more than 16 inches o.c.
    - f. Provide in lengths of not less than 10 feet, with prefabricated corner and tee units.
- B. Fabricate reinforcement in accordance with recommendations contained in CRSI "Manual of Standard Practices."

### 2.5 MORTAR

## HISTORIC PEACOCK HOUSE AND LODGE

- A. Ingredients:
1. Portland cement: Comply with ASTM C150, type I.
  2. Lime:
    - a. Provide hydrated lime complying with ASTM C207, or quicklime complying with ASTM C5.
    - b. When quicklime is used, slake and then screen through a 16 mesh sieve. After slaking and screening, but before using, store and protect for not less than ten (10) days.
  3. Aggregate: Provide clean, sharp, well graded aggregate free from injurious amounts of dust, lumps, shale, alkali, surface coatings, and organic matter, and complying with ASTM C144.
  4. Water: Provide water free from injurious amounts of acids, alkalis, and organic materials.
- B. Mixing:
1. Provide mortar type "M" or type "S", as designated on the Drawings or otherwise directed by the Architect, and in accordance with ASTM C780.
  2. Proportions:
    - a. For type "M" mortar, provide one part Portland cement to 1/4 part hydrated lime and 3-3/4 parts sand by volume.
    - b. For type "S" mortar, provide one part Portland cement to 1/2 part hydrated lime and 4-1/2 parts sand by volume.
  3. Mechanically mix in a batch mixer for not less than three minutes, using only sufficient water to produce a mortar which is spreadable and of a workable consistency.
  4. Re-temper mortar with water, as required to maintain high plasticity.
    - a. On mortar boards, re-temper only by adding water within a basin formed with mortar, and by working the mortar into the water.
    - b. Discard and do not use mortar which is unused after 1-1/2 hours following initial mixing.

## 2.6 GROUT

- A. Ingredients:
1. Portland cement: Comply with ASTM C150, type I.
  2. Aggregate: Provide clean, sharp, well graded aggregate free from injurious amounts of dust, lumps, shale, alkali, surface coatings, and organic matter.
  3. Admixtures: Do not use admixtures unless specifically approved in advance by the Architect.
  4. Water: Provide water free from injurious amounts of acids, alkalis, and organic materials.

## HISTORIC PEACOCK HOUSE AND LODGE

- B. Mixing:
  - 1. Provide "fine grout" or "course grout" as designated on the Drawings or otherwise directed by the Architect, and in accordance with ASTM C476.
  - 2. When the minimum grout compressive strength is required to be more than 2000 psi, provide laboratory design mix prepared as required for design mixes of concrete under Section 03300 of these Specifications.
  - 3. Proportions:
    - a. For "fine grout," provide one part Portland cement to 2-1/4 parts minimum to 3 parts maximum of damp loose sand, with sufficient water to achieve fluid consistency.
    - b. For "course grout," provide one part Portland cement to 3 parts maximum of damp loose sand to two parts coarse aggregate, with sufficient water to achieve fluid consistency.
  - 4. "Fluid consistency" is interpreted as meaning as fluid as possible for pouring intimately in place without segregation.
- C. Use "fine grout" where called for on the Drawings, where the grout space is less than 3" in its least dimension, and where otherwise directed by the Architect or required by governmental agencies having jurisdiction.

## PART 3 - EXECUTION

### 3.1 SURFACE CONDITIONS

- A. Examine the areas and conditions under which work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the Work. Do not proceed until unsatisfactory conditions are corrected.

### 3.2 ENVIRONMENTAL CONDITIONS

- A. Do not place masonry units when air temperature is below 40 degrees F.
- B. Protect masonry construction from direct exposure to wind and sun when erected in ambient air temperature of 99 degrees F in the shade, with relative humidity less than 50%.

### 3.3 INSTALLATION

- A. General
  - 1. Lay only dry masonry units.

## HISTORIC PEACOCK HOUSE AND LODGE

2. Use masonry saws to cut and fit masonry units.
  3. Set units plumb, true to line, and with level courses accurately spaced.
  4. Accurately fit the units to plumbing, ducts, openings, and other interfaces, neatly patching all holes.
  5. Keep the walls continually clean, preventing grout and mortar stains. If grout does run over, clean immediately.
- B. Unless otherwise shown on the Drawings, provide running bond with vertical joints located at center of masonry units in the alternative course below.
- C. Do not use chipped or broken units. If such units are discovered in the finished wall, the Architect may require their immediate removal and replacement with new units at no additional cost to the Owner.
- D. Laying up:
1. Place units in mortar with full shoved bed and head joints.
  2. Align vertical cells of hollow units to maintain a clear and unobstructed system of flues.
  3. Hold racking to an absolute minimum.
- E. Reinforcement:
1. Provide reinforcement as shown on the Drawings, fully embedded in grout and not in mortar or mortar joints.
  2. Provide required metal accessories to ensure adequate alignment of steel during grout filling operations.
- F. Tooling:
1. Tool joints to a dense, smooth surface.
  2. Unless otherwise shown on the Drawings, provide joints of "concave" pattern throughout.

### 3.4 GROUTING

- A. Perform grouting in strict accordance with the provisions of the governing building code.
1. Solidly fill vertical cells containing reinforcement.
  2. Consolidate grout at time of pour by puddling with a mechanical vibrator, filling all cells of the masonry, and then reconsolidating later by puddling before the plasticity is gone.

### 3.5 CLEANING

- A. Inspection and adjustment:

## HISTORIC PEACOCK HOUSE AND LODGE

1. Upon completion of the work of this Section, make a thorough inspection of installed masonry and verify that units have been installed in accordance with the provisions of this Section.
  2. Make necessary adjustments.
- B. Clean surfaces of masonry as required for proper application of the specified finishes.

END OF SECTION

**SECTION 04500**  
**MASONRY RESTORATION AND CLEANING**  
**(Includes Defoliation and Efflorescence)**

PART 1 - GENERAL

1.1 DESCRIPTION

- A. Work included: Clean and restore the exterior surfaces, as specified herein, and as needed for a complete and proper installation.
- B. Related work:
  - 1. The Work of this Section must comply with all other Sections of these Specifications.
- C. Definitions:
  - 1. "Clean" and/or "restore" as used herein, means removal of paint materials including primers, emulsions, epoxy, enamels, and other applied materials on existing brick and removal of plant growth and efflorescence from brick surfaces.

1.2 QUALITY ASSURANCE

- A. The work of this project involves a significant historic site. The Peacock Lodge Building dates to 1952. All work activities must be undertaken with sufficient care to protect this historic resource and must be supervised by personnel who are familiar with the Secretary of Interior's Standards for Rehabilitation.
- B. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this Section. Brick masons and craftsmen who install brick, granite and mortar, including repointing, will be required to provide evidence of qualifications. Comply with submittal requirements in 1.3, Submittals, of this Section.
- C. All activities which have the potential to disturb subsoils or otherwise disturb archaeological resources, shall be monitored by the Owner's archaeologist. Notify the Owner at least 72 hours in advance of such activities.

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- D. Chemical products coordination:
  - 1. Provide products which are compatible with the surface to be cleaned and subsequent chemicals.
  - 2. Review other Sections of these Specifications as required, assuring compatibility of the total coating system for the various substrata.
  - 3. Furnish information on the characteristics of the specific materials to assure that compatible products and systems are used.
  - 4. Notify the Architect in writing of anticipated problems in using the specified systems.

### 1.3 SUBMITTALS

- A. Comply with pertinent provisions of Division 1, General Conditions.
- B. Product data:
  - 1. Materials list of items proposed to be provided under this Section;
  - 2. Manufacturer's specifications and other data needed to prove compliance with the specified requirements.
  - 3. Manufacturer's recommended application procedures.
- C. Documentation shall include, but not be limited to:
  - 1. Resumes of academic training and employment in the applicable field;
  - 2. Evidence of possession of required licenses and/or business permits; and
  - 3. Evidence of at least three years in the aggregate of on the job experience in historic preservation projects of a similar nature.

In addition to the documentation required above, provide a minimum of 3 references, one of which is an Owner of a completed project of the Subcontractor and one of which is an Architect or Engineer for a completed project. Provide any additional information, including photographs, as applicable, in order to show historic preservation experience.

For individual craftsmen, 3 references from past employers will be required. The Architect, under this provision, may waive other requirements of this Specification Section.

- D. Provide a schedule of repairs identifying all locations and products proposed to the Architect. Review the schedule on site with the Architect and modify as required.

## HISTORIC PEACOCK LODGE - PHASE 2

### 1.4 PRODUCT HANDLING

- A. Comply with pertinent provisions of Division 1, General Conditions.

## PART 2 - PRODUCTS

### 2.1 MATERIALS

- A. Acceptable materials:

1. Acidic Cleaner: Manufacturer's standard strength acidic masonry restoration cleaner composed of hydrofluoric acid blended with other acids including trace of phosphoric acid (but no hydrochloric acid) and combined with special wetting systems and inhibitors.

- a. Products: Provide one of the following or equal approved by Architect:

"Sure Klean Restoration Cleaner", ProSoCo, Inc.

"Diedrich 101 Masonry Restorer", Diedrich Chemicals

2. Chemical Paint Remover: Manufacturer's standard thixotropic/alkaline formulation for removing paint coatings from masonry.

- a. Products: Provide one of the following or equal approved by Architect:

"DADS – Easy Spray Remover," Sansher Corporation

"Peel Away 1: Heavy Duty Paint Removal System," Dumond Chemicals, Inc.

"Peel Away 7: Architectural & Industrial Paint & coatings Remover," Dumond Chemicals

"Sure Klean Heavy-Duty Paint Stripper"; ProSoCo, Inc.

"Diedrich 505/606/606X Paint Remover"; Diedrich Chemicals.

3. Liquid Strippable Masking Agent: Manufacturer's standard liquid, film forming, strippable masking material for protecting glass metal and

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polished stone surfaces from damaging effect of acidic and alkaline masonry cleaners.

- a. Products: Provide one of the following or equal approved by Architect:

"Sure Klean Acid Stop"; ProSoCo, Inc.

"Diedrich Acid Guard"; Diedrich Chemicals.

4. Defoliant: Manufacturer's standard strength vegetation killer containing prometon
  - a. Products: Provide one of the following or equal approved by Architect:  
"Triox" vegetation killer, Chevron Chemical Company  
"Roundup" or approved equal
5. Efflorescence Removal: Manufacturer's standard poultice cleaner containing soda ash, talc and Fullers earth.
  - a. Products: Provide:  
"Standoff Marble Poultice", ProSoCo, Inc.  
or equal approved by Architect.
6. Provide drop cloths, sheets, tape, etc. to protect the structure, people landscaping and surrounding areas.

## 2.2 APPLICATION EQUIPMENT

- A. For application of the approved products, use only such equipment as is recommended for application by the manufacturer of the particular product and as indicated.
- B. Prior to use of application equipment, verify that the proposed equipment is actually compatible with the material to be applied, and that integrity of the system will not be jeopardized by use of the proposed equipment.
- C. Spray Equipment: Provide equipment for controlled spray application of water and chemical cleaners, if any, at rates indicated for pressure, measured at spray

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tip, and for volume.

1. For spray application of chemical cleaners provide low-pressure tank or chemical pump suitable for chemical cleaner indicated, equipped with cone-shaped spray-tip.
2. For spray application of water provide fan-shaped spray-tip which disperses water at angle of not less than 15 degrees.
3. For application by brush or roller, provide all equipment required by the manufacturers printed literature.

### 2.3 OTHER MATERIALS

- A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Architect.

## PART 3 - EXECUTION

### 3.1 SURFACE CONDITIONS

- A. Examine the areas and conditions under which work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the Work. Do not proceed until unsatisfactory conditions are corrected.
- B. Test panels of all chemical systems are required. Minimum size shall be 4' x 8' and in a location as approved by the Architect.
- C. For lead paint removal; use "Peel Away 1: Heavy Duty Paint Removal System," in compliance with the manufacturer's printed instructions and applicable Federal regulations.

### 3.2 MATERIALS PREPARATION

- A. General:
  1. Mix and prepare materials in strict accordance with the manufacturers'

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recommendations for their intended use and as approved by the Architect.

2. When materials are not in use, store in tightly covered containers.
3. Maintain containers used in storage, mixing, and application of paint in a clean condition, free from foreign materials and residue.

### 3.3 SURFACE PREPARATION

#### A. General:

1. Perform preparation and cleaning procedures in strict accordance with the manufacturer's recommendations and as approved by the Architect.
2. Remove removable items which are in place and are not scheduled to receive cleaning or provide surface applied protection prior to surface preparation and chemical restoration operations.
3. Following completion of restoration in each space or area, reinstall the removed items by using workmen who are skilled in the necessary trades.
4. Schedule the cleaning and protect surrounding areas so that contaminants from the cleaning process will not damage surrounding areas.

### 3.4 APPLICATION

- A. Safety precautions/personnel: All workmen must be protected by rubber or polyethylene suits, boots, gloves, face shield and protective head gear. Avoid contact with eyes and skin. Comply with OSHA regulations and all other applicable governmental regulations.
- B. Safety precautions/adjacent area: Employ all necessary precautions and coverings to prevent unnecessary damage to the building being restored as well as surrounding buildings, landscaping, electrical and adjacent items, etc. Avoid drift as it may injure passersby or damage vehicles.
- C. Efflorescence: Remove efflorescence using soft bristle brushes wherever possible.
- D. Poultrice application: (When approved by the Architect)
  1. Apply the prepared poultrice mix to the surface using a plaster trowel or airless spray equipment. Uniformly apply a 1/4" thick coating.

## HISTORIC PEACOCK HOUSE AND LODGE

2. Using a light polyethylene film or other moisture resistant material, cover the area treated with Stand Off Marble Poultice. Press poly film against poultice - it will cling to the surface. Tape or otherwise seal off edges of the poly film.
  3. Allow poultice (covered with film) to remain on the surface for 12 to 24 hours.
  4. Remove protective film. Scrape off poultice. Wash the surface thoroughly with fresh water, using a sponge or cloth.
  5. Repeat poultice procedures where necessary.
- E. Defoliant: Apply with a sprinkling can or pump spray to plant growth on brick and in mortar joints. Reapply after 3 days if needed. Completely remove all dead vegetation from brick surfaces and mortar joints.
- F. Preparatory work:
1. Masonry Restorer - Typical areas of all surfaces that will be contacted during chemical treatment should be thoroughly tested before beginning.
  2. Paint Remover - Provide a test patch to check the action and timing of the remover. (Additional applications may be required on heavy accumulations.)
  3. Efflorescence - Provide a test patch to check the effectiveness of poultice and compatibility with historic brick and mortar. Hand brush all surfaces with a soft bristle brush prior to application of poultice. (Additional applications may be required on heavy accumulations.)
  4. Methods/Application: Strictly adhere to the manufacturers printed instructions subject to the approval of the Architect/Engineer.

END OF SECTION

**SECTION 05500  
METAL FABRICATIONS**

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to work of this Section.

1.2 SUMMARY

- A. This section includes the following metal fabrications:
  - 1. Rough hardware.
  - 2. Miscellaneous framing and supports for the following:
    - a. Applications where framing and supports are not specified in other sections.
  - 3. Steel pipe railings and cable railing systems.

1.3 DEFINITIONS

- A. Definitions in ASTM E 985 for railing-related terms apply to this section.

1.4 SYSTEM PERFORMANCE REQUIREMENTS

- A. Structural Performance: Design, engineer, fabricate, and install the following metal fabrications to withstand the following structural loads without exceeding the allowable design working stress of the materials involved, including anchors and connections. Apply each load to produce the maximum stress in each respective component of each metal fabrication.
  - 1. Top Rail of Guardrail Systems: Capable of withstanding the following loads applied as indicated:
    - a. Concentrated load of 300 lbs applied at any point nonconcurrently, vertically downward, or horizontally.
    - b. Uniform load of 100 lbs per linear ft. applied nonconcurrently, vertically downward or horizontally.
    - c. Concentrated and uniform loads above need not be assumed to act concurrently.

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2. Handrails Not Serving as Top Rails: Capable of withstanding the following loads applied as indicated:
  - a. Concentrated load of 200 lbs applied at any point nonconcurrently, vertically downward or horizontally.
  - b. Uniform load of 50 lbs per linear foot applied nonconcurrently, vertically downward or horizontally.
  - c. Concentrated and uniform loads above need not be assumed to act concurrently.
3. Infill Area of Guardrail Systems: Capable of withstanding a horizontal concentrated load of 200 lbs applied to one sq. ft. at any point in the system including panels, intermediate rails balusters, or other elements composing the infill area.
  - a. Above load need not be assumed to act concurrently with uniform horizontal loads on top rails of railing systems in determining stress on guard.

### 1.5 SUBMITTALS

- A. General: Submit the following in accordance with the Agreement and the Standard General Conditions.
- B. Product data for products used in miscellaneous metal fabrications, including paint products and grout.
- C. Shop drawings detailing fabrication and erection of each metal fabrication indicated. Include plans, elevations, sections, and details of metal fabrications and their connections. Show anchorage and accessory items. Provide templates for anchors and bolts specified for installation under other sections.
  1. Where installed metal fabrications are indicated to comply with certain design loadings, include structural computations, material properties, and other information needed for structural analysis that has been signed and sealed by the qualified professional engineer who was responsible for their preparation.

### 1.6 QUALITY ASSURANCE

- A. The work of this project involves a significant historic site. The Waterworks Building dates from 1898 with significant additions through 1926. All work activities must be undertaken with sufficient care to protect this historic resource and must be supervised by personnel who are familiar with the Secretary of Interior's Standards for Rehabilitation.
- B. Due to the sensitive historic nature of this project, general contractors and certain trades must meet prequalification requirements.

- C. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this Section.
- D. Take all appropriate measures necessary to correct inferior work as identified by the architect. Protect historic fabric during all operations. No historic materials shall be removed from the site without prior approval of architect. The architect reserves the right to have individual workmen removed from individual activities or the project entirely, if in the architect's judgment, the quality of work being performed is inappropriate, inferior, or detrimental to historic materials.
- E. Refer to photographic details in the Specifications and/or on the Drawings for additional historic preservation information and project requirements.
- F. All work must comply with the Secretary of the Interiors Standards for Rehabilitation, as administered by the Florida Department of State, Division of Historic Resources.
- G. Fabricator Qualifications: Firm experienced in successfully producing metal fabrications similar to that indicated for this Project, with sufficient production capacity to produce required units without causing delay in the Work.
- H. Qualify welding processes and welding operators in accordance with AWS D1.1 "Structural Welding Code - Steel," D1.3 "Structural Welding Code - Sheet Steel", and D1.2 "Structural Welding Code - Aluminum."
  - 1. Certify that each welder has satisfactorily passed AWS qualification tests for welding processes involved and, if pertinent, has undergone recertification.
- I. Engineer Qualifications: Professional engineer licensed to practice in jurisdiction where project is located and experienced in providing engineering services of the kind indicated that have resulted in the successful installation of metal fabrications similar in material, design, and extent to that indicated for this Project.

## 1.7 PROJECT CONDITIONS

- A. Field Measurements: Check actual locations of walls and other construction to which metal fabrications must fit, by accurate field measurements before fabrication; show recorded measurements on final shop drawings. Coordinate fabrication schedule with construction progress to avoid delay of Work.
  - 1. Where field measurements cannot be made without delaying the Work,

## HISTORIC PEACOCK LODGE - PHASE 2

guarantee dimensions and proceed with fabrication of products without field measurements. Coordinate construction to ensure that actual opening dimensions correspond to guaranteed dimensions. Allow for trimming and fitting.

### 1.8 SEQUENCING AND SCHEDULING

- A. Sequence and coordinate installation of wall handrails as follows:
  - 1. Mount handrails only on completed walls. Do not support handrails temporarily by any means not satisfying structural performance requirements.
  - 2. Mount handrails only on gypsum board assemblies reinforced to receive anchors, and where the location of concealed anchor plates has been clearly marked for benefit of Installer.

## PART 2 - PRODUCTS

### 2.1 FERROUS METALS

- A. Metal Surfaces, General: For metal fabrications exposed to view upon completion of the Work, provide materials selected for their surface flatness, smoothness, and freedom from surface blemishes. Do not use materials whose exposed surfaces exhibit pitting, seam marks, roller marks, rolled trade names, roughness, and, for steel sheet, variations in flatness exceeding those permitted by reference standards for stretcher-leveled sheet.
- B. Steel Plates, Shapes, and Bars: ASTM A 36.
- C. Rolled Steel Floor Plates: ASTM A 786.
- D. Steel Bars for Gratings: ASTM A 569 or ASTM A 36.
- E. Wire Rod for Grating Cross Bars: ASTM A 510.
- F. Steel Tubing: Product type (manufacturing method) and as follows:
  - 1. Hot-Formed Steel Tubing: ASTM A 501.
    - a. For exterior installations and where indicated, provide tubing with hot-dip galvanized coating per ASTM A 53.
- G. Steel Pipe: ASTM A 53; finish, type, and weight class as follows:
  - 1. Galvanized finish for exterior installations and where indicated.

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2. Type S, Grade A, standard weight (schedule 40), unless otherwise indicated, or another grade or weight or both required by structural loads.
- H. Gray Iron Castings: ASTM A 48, Class 30.
- I. Malleable Iron Castings: ASTM A 47, grade 32510.
- J. Brackets, Flanges and Anchors: Cast or formed metal of the same type material and finish as supported rails, unless otherwise indicated.
- K. Concrete Inserts: Threaded or wedge type; galvanized ferrous castings, either malleable iron, ASTM A 47, or cast steel, ASTM A 27. Provide bolts, washers, and shims as required, hot-dip galvanized per ASTM A 153.
- L. Welding Rods and Bare Electrodes: Select in accordance with AWS specifications for the metal alloy to be welded.

### 2.2 GROUT AND ANCHORING CEMENT

- A. Nonshrink Nonmetallic Grout: Premixed, factory-packaged, nonstaining, noncorrosive, nongaseous grout complying with CE CRD- C 621. Provide grout specifically recommended by manufacturer for interior and exterior applications of type specified in this section.
- B. Available Products: Subject to compliance with requirements, products that may be incorporated in the Work include but are not limited to the following:
  1. Nonshrink Nonmetallic Grouts:
    - a. "Bonsal Construction Grout"; W. R. Bonsal Co.
    - b. "Diamond-Crete Grout"; Concrete Service Materials Co.
    - c. "Euco N-S Grout"; Euclid Chemical Co.
    - d. "Kemset"; Chem-Masters Corp.
    - e. "Crystex"; L & M Construction Chemicals, Inc.
    - f. "Masterflow 713"; Master Builders.
    - g. "Sealtight 588 Grout"; W. R. Meadows, Inc.
    - h. "Sonogrout"; Sonneborn Building Products Div., Rexnord Chemical Products, Inc.
    - i. "Stoncrete NM1"; Stonhard, Inc.
    - j. "Five Star Grout"; U. S. Grout Corp.
    - k. "Vibropruf #11"; Lambert Corp.

## 2.3 FASTENERS

- A. General: Provide zinc-coated fasteners for exterior use or where built into exterior walls. Select fasteners for the type, grade, and class required.
- B. Bolts and Nuts: Regular hexagon head type, ASTM A 307, Grade A.
- C. Lag Bolts: Square head type, FS FF-B-561.
- D. Machine Screws: Cadmium plated steel, FS FF-S-92.
- E. Wood Screws: Flat head carbon steel, FS FF-S-111.
- F. Plain Washers: Round, carbon steel, FS FF-W-92.
- G. Drilled-In Expansion Anchors: Expansion anchors complying with FS FF-S-325, Group VIII (anchors, expansion, [non-drilling]), Type I (internally threaded tubular expansion anchor); and machine bolts complying with FS FF-B-575, Grade 5.
- H. Toggle Bolts: Tumble-wing type, FS FF-B-588, type, class, and style as required.
- I. Lock Washers: Helical spring type carbon steel, FS FF-W-84.

## 2.4 PAINT

- A. Shop Primer for Ferrous Metal: Manufacturer's or fabricator's standard, fast-curing, lead-free, universal modified alkyd primer selected for good resistance to normal atmospheric corrosion, for compatibility with finish paint systems indicated, and for capability to provide a sound foundation for field-applied topcoats despite prolonged exposure complying with performance requirements of FS TT-P-645.
- B. Galvanizing Repair Paint: High zinc dust content paint for regalvanizing welds in galvanized steel, with dry film containing not less than 94 percent zinc dust by weight, and complying with DOD-P-21035 or SSPC-Paint-20.
- C. Bituminous Paint: Cold-applied asphalt mastic complying with SSPC-Paint 12 except containing no asbestos fibers.
- D. Zinc Chromate Primer: FS TT-P-645.
- E. LEED Requirements, EQc4.2: For any metals inside of the building, comply with VOC limits set forth in Section 01352.

## 2.5 FABRICATION, GENERAL

- A. Form metal fabrications from materials of size, thickness, and shapes indicated but

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not less than that needed to comply with performance requirements indicated. Work to dimensions indicated or accepted on shop drawings, using proven details of fabrication and support. Use type of materials indicated or specified for various components of each metal fabrication.

- B. Form exposed work true to line and level with accurate angles and surfaces and straight sharp edges.
- C. Allow for thermal movement resulting from the following maximum change (range) in ambient temperature in the design, fabrication, and installation of installed metal assemblies to prevent buckling, opening up of joints, and overstressing of welds and fasteners. Base design calculations on actual surface temperatures of metals due to both solar heat gain and nighttime sky heat loss.
  - 1. Temperature Change (Range): 100 deg F (55.5 deg C).
- D. Shear and punch metals cleanly and accurately. Remove burrs.
- E. Ease exposed edges to a radius of approximately 1/32 inch, unless otherwise indicated. Form bent-metal corners to smallest radius possible without causing grain separation or otherwise impairing work.
- F. Remove sharp or rough areas on exposed traffic surfaces.
- G. Weld corners and seams continuously to comply with AWS recommendations and the following:
  - 1. Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals.
  - 2. Obtain fusion without undercut or overlap.
  - 3. Remove welding flux immediately.
  - 4. At exposed connections, finish exposed welds and surfaces smooth and blended so that no roughness shows after finishing and contour of welded surface matches those adjacent.
- H. Form exposed connections with hairline joints, flush and smooth, using concealed fasteners wherever possible. Use exposed fasteners of type indicated or, if not indicated, Phillips flat-head (countersunk) screws or bolts. Locate joints where least conspicuous.
- I. Provide for anchorage of type indicated; coordinate with supporting structure. Fabricate and space anchoring devices to provide adequate support for intended use.
- J. Shop Assembly: Preassemble items in shop to greatest extent possible to minimize field splicing and assembly. Disassemble units only as necessary for shipping and handling limitations. Use connections that maintain structural value of joined

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pieces. Clearly mark units for reassembly and coordinated installation.

- K. Cut, reinforce, drill and tap miscellaneous metal work as indicated to receive finish hardware, screws, and similar items.
- L. Fabricate joints that will be exposed to weather in a manner to exclude water, or provide weep holes where water may accumulate.

### 2.6 ROUGH HARDWARE

- A. Furnish bent or otherwise custom fabricated bolts, plates, anchors, hangers, dowels, and other miscellaneous steel and iron shapes as required for framing and supporting woodwork, and for anchoring or securing woodwork to concrete or other structures. Straight bolts and other stock rough hardware items are specified in Division 6 sections.
- B. Fabricate items to sizes, shapes, and dimensions required. Furnish malleable-iron washers for heads and nuts which bear on wood structural connections; elsewhere, furnish steel washers.

### 2.7 MISCELLANEOUS FRAMING AND SUPPORTS

- A. General: Provide steel framing and supports for applications indicated or which are not a part of structural steel framework, as required to complete work.
- B. Fabricate units to sizes, shapes, and profiles indicated and required to receive adjacent other construction retained by framing and supports. Fabricate from structural steel shapes, plates, and steel bars of welded construction using mitered joints for field connection. Cut, drill, and tap units to receive hardware, hangers, and similar items.

### 2.8 STEEL PIPE RAILINGS AND HANDRAILS

- A. General: Fabricate pipe railings and handrails to comply with requirements indicated for design, dimensions, details, finish, and member sizes, including wall thickness of pipe, post spacings, and anchorage, but not less than that required to support structural loads.
- B. Interconnect railing and handrail members by butt-welding or welding with internal connectors, at fabricator's option, unless otherwise indicated.
  - 1. At tee and cross intersections, notch ends of intersecting members to fit

contour of pipe to which end is joined and weld all around.

- C. Form changes in direction of railing members as follows:
  - 1. By insertion of prefabricated elbow fittings.
  - 2. By radius bends of radius indicated.
  - 3. By any method indicated above, applicable to change of direction involved.
  
- D. Form simple and compound curves by bending pipe in jigs to produce uniform curvature for each repetitive configuration required; maintain cylindrical cross-section of pipe throughout entire bend without buckling, twisting, cracking, or otherwise deforming exposed surfaces of pipe.
  
- E. Provide wall returns at ends of wall-mounted handrails, unless otherwise indicated.
  
- F. Close exposed ends of pipe by welding 3/16 inch thick steel plate in place or by use of prefabricated fittings, except where clearance of end of pipe and adjoining wall surface is 1/4 inch or less.
  
- G. Toe Boards: Where indicated, provide toe boards at railings around openings and at the edge of open-sided floors and platforms. Fabricate to dimensions and details indicated, or if not indicated, use 4 inches high x 1/8 inch steel plate welded to, and centered between, each railing post.
  
- H. Brackets, Flanges, Fittings, and Anchors: Provide wall brackets, end closures, flanges, miscellaneous fittings, and anchors for interconnections of pipe and attachment of railings and handrails to other work. Furnish inserts and other anchorage devices for connecting railings and handrails to concrete or masonry work.
  - 1. For railing posts set in concrete fabricate sleeves from steel pipe not less than 6 inches long and with an inside diameter not less than 1/2 inch greater than the outside diameter of post, with steel plate closure welded to bottom of sleeve.
    - a. Provide friction fit, removable covers designed to keep sleeves clean and hold top edge of sleeve 1/2 inch below finished surface of concrete.
  - 2. For removable railing posts, fabricate slip-fit sockets from steel pipe whose inside diameter is sized for a close fit with posts and to limit deflection of post without lateral load, measured at top, to not more than 1/12 of post height. Provide socket covers designed and fabricated to resist accidental dislodgement.
  
- I. Fillers: Provide steel sheet or plate fillers of thickness and size indicated or required to support structural loads of handrails where needed to transfer wall bracket loads through wall finishes to structural supports. Size fillers to suit wall finish thicknesses. Size fillers to produce adequate bearing to prevent bracket rotation and overstressing of substrate.

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- J. For exterior steel railings and handrails formed from steel pipe with galvanized finish, galvanize fittings, brackets, fasteners, sleeves, and other ferrous components.
- K. For interior steel railings and handrails formed from steel pipe with galvanized finish, galvanize fittings, brackets, fasteners, sleeves, and other ferrous components.
- L. For interior steel railings formed from steel pipe with black finish, provide nongalvanized ferrous metal fittings, brackets, fasteners, and sleeves, except galvanize anchors embedded in exterior masonry and concrete construction.

### 2.9 FINISHES, GENERAL

- A. Comply with NAAMM "Metal Finishes Manual" for recommendations relative to application and designations of finishes.
- B. Finish metal fabrications after assembly.

### 2.10 STEEL AND IRON FINISHES

- A. Galvanizing: For those items indicated for galvanizing, apply zinc-coating by the hot-dip process compliance with the following requirements:
  - 1. ASTM A 153 for galvanizing iron and steel hardware.
  - 2. ASTM A 123 for galvanizing both fabricated and unfabricated iron and steel products made of uncoated rolled, pressed, and forged shapes, plates, bars, and strip 0.0299 inch thick and heavier.
- B. Preparation for Shop Priming: Prepare uncoated ferrous metal surfaces to comply with minimum requirements indicated below for SSPC surface preparation specifications and environmental exposure conditions of installed metal fabrications:
  - 1. Exteriors (SSPC Zone 1B): SSPC-SP6 "Commercial Blast Cleaning."
  - 2. Interiors (SSPC Zone 1A): SSPC-SP3 "Power Tool Cleaning:"
- C. Apply shop primer to uncoated surfaces of metal fabrications, except those with galvanized finish or to be embedded in concrete, sprayed-on fireproofing, or masonry, unless otherwise indicated. Comply with requirements of SSPC-PA1 "Paint Application Specification No. 1" for shop painting.
  - 1. Stripe paint all edges, corners, crevices, bolts, welds, and sharp edges.

## PART 3 - EXECUTION

### 3.1 PREPARATION

- A. Coordinate and furnish anchorages, setting drawings, diagrams, templates, instructions, and directions for installation of anchorages, including concrete inserts, sleeves, anchor bolts, and miscellaneous items having integral anchors that are to be embedded in concrete or masonry construction. Coordinate delivery of such items to project site.
- B. Set sleeves in concrete with tops flush with finish surface elevations; protect sleeves from water and concrete entry.

### 3.2 INSTALLATION, GENERAL

- A. Fastening to In-Place Construction: Provide anchorage devices and fasteners where necessary for securing miscellaneous metal fabrications to in-place construction; include threaded fasteners for concrete and masonry inserts, toggle bolts, through-bolts, lag bolts, wood screws, and other connectors as required.
- B. Cutting, Fitting, and Placement: Perform cutting, drilling, and fitting required for installation of miscellaneous metal fabrications. Set metal fabrication accurately in location, alignment, and elevation; with edges and surfaces level, plumb, true, and free of rack; and measured from established lines and levels.
- C. Provide temporary bracing or anchors in formwork for items that are to be built into concrete masonry or similar construction.
- D. Fit exposed connections accurately together to form hairline joints. Weld connections that are not to be left as exposed joints, but cannot be shop welded because of shipping size limitations. Do not weld, cut, or abrade the surfaces of exterior units which have been hot-dip galvanized after fabrication, and are intended for bolted or screwed field connections.
- E. Field Welding: Comply with AWS Code for procedures of manual shielded metal-arc welding, appearance and quality of welds made, methods used in correcting welding work, and the following:
  - 1. Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals.
  - 2. Obtain fusion without undercut or overlap.
  - 3. Remove welding flux immediately.
  - 4. At exposed connections, finish exposed welds and surfaces smooth and blended so that no roughness shows after finishing and contour of welded surface matches those adjacent.
- F. Corrosion Protection: Coat concealed surfaces of aluminum that will come into

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contact with grout, concrete, masonry, wood, or dissimilar metals with a heavy coat of bituminous paint or zinc chromate primer.

### 3.3 INSTALLATION OF STEEL PIPE RAILINGS AND HANDRAILS

- A. Adjust railings prior to anchoring to ensure matching alignment at abutting joints. Space posts at spacing indicated, or if not indicated, as required by design loadings. Plumb posts in each direction. Secure posts and railing ends to building construction as follows:
1. Anchor posts in concrete by core drilling holes not less than 5 inches deep and 3/4 inch greater than outside diameter of post. Clean holes of all loose material, insert posts and fill annular space between post and concrete with the following anchoring material, mixed and placed to comply with anchoring material manufacturer's directions.
    - a. Nonshrink, nonmetallic grout.
    - b. Leave anchorage joint exposed, wipe off surplus anchoring material, and leave 1/8 inch build-up, sloped away from post. For installations exposed on exterior, or to flow of water, seal anchoring material to comply with grout manufacturer's directions.
- B. Secure handrails to wall with wall brackets and end fittings. Provide bracket with not less than 1-1/2 inch clearance from inside face of handrail and finished wall surface. Locate brackets as indicated, or if not indicated, at spacing required to support structural loads. Secure wall brackets and wall return fittings to building construction as follows:
1. For concrete and solid masonry anchorage, use drilled-in expansion shield and either concealed hanger bolt or exposed lag bolt, as applicable.
  2. For wood stud partitions, use lag bolts set into wood backing between studs. Coordinate with stud installations for accurate location of backing members.

### 3.4 ADJUSTING AND CLEANING

- A. Touch-Up Painting: Cleaning and touch-up painting of field welds, bolted connections, and abraded areas of the shop paint on miscellaneous metal is specified in Division 9 Section "Painting" of these specifications.
- B. For galvanized surfaces clean welds, bolted connections and abraded areas and apply galvanizing repair paint to comply with ASTM A 780.

END OF SECTION 05500

**SECTION 06100  
ROUGH CARPENTRY**

PART 1 - GENERAL

1.1 DESCRIPTION

- A. Work included: Provide wood, nails, bolts, screws, framing anchors and other rough hardware, and other items needed, and perform rough carpentry for the construction shown on the Drawings, as specified herein, and as needed for a complete and proper installation.
- B. Related work:
  - 1. Documents affecting work of this Section include, but are not necessarily limited to, General Conditions, Supplementary Conditions, and Sections in Division 1 of these Specifications.

1.2 QUALITY ASSURANCE

- A. The work of this project involves a significant historic site. The Peacock Lodge Building dates to 1952. All work activities must be undertaken with sufficient care to protect this historic resource and must be supervised by personnel who are familiar with the Secretary of Interior's Standards for Rehabilitation.
- B. Due to the sensitive historic nature of this project, general contractors and certain trades must meet prequalification requirements.
- C. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this Section.
- D. Take all appropriate measures necessary to correct inferior work as identified by the architect. Protect historic fabric during all operations. No historic materials shall be removed from the site without prior approval of architect. The architect reserves the right to have individual workmen removed from individual activities or the project entirely, if in the architect's judgment, the quality of work being performed is inappropriate, inferior, or detrimental to historic materials.
- E. Refer to photographic details in the Specifications and/or on the Drawings for additional historic preservation information and project requirements.

- F. All work must comply with the Secretary of the Interiors Standards for Rehabilitation, as administered by the Florida Department of State, Division of Historic Resources.
  
- G. Codes and standards:
  - 1. In addition to complying with the pertinent codes and regulations of governmental agencies having jurisdiction, unless otherwise specifically directed or permitted by the Architect comply with:
    - a. The most current applicable specifications of the American Institute of Timber Construction;
    - b. PS 20 "American Softwood Lumber Standard" and with the applicable rule of inspection agencies certified by American Lumber Standard. Factory mark each piece of lumber with grade stamp of inspection agency evidencing compliance with grading rule requirements.
    - c. All "Parallam PSL" lumber shall conform to the most current specification of the American Plywood Association with at least the following minimum design stresses:

1) Fb (Bending)	2,900 PSI
2) Fv (Shear)	290 PSI
3) E	2,000,000 PSI
4) Fc (Compression)	
Parallel to grain	2,900 PSI
Perpendicular to grain	750 PSI
5) Ft (Tension)	2,400 PSI
    - d. All plywood shall comply with the most current applicable specification and supplements of the American Plywood Association (APA).
    - e. "Product Use Manual" of the Western Wood Products Association for selection and use of products included in that manual;
    - f. "Plywood Specification and Grade Guide" of the American Plywood Association;
    - g. "Standard Specifications for Grades of California Redwood Lumber" of the Redwood Inspection Bureau for Redwood, when used.

1.4 PRODUCT HANDLING

- A. Comply with pertinent provisions of Section 01640.
  
- B. Protection:

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1. Deliver the materials to the job site and store, in a safe area, out of the way of traffic, and shored up off the ground surface.
2. Identify framing lumber as to grades, and store each grade separately from other grades.
3. Protect metals with adequate waterproof outer wrapping.
4. Use extreme care in off loading of lumber to prevent damage, splitting, and breaking of materials.

### 1.5 SUBMITTALS

- A. Provide documentation that all pressure treated lumber used inside the weather barrier is arsenic free.

## PART 2 - PRODUCTS

### 2.1 GRADE STAMPS

- A. Comply with PS 20 "American Softwood Lumber Standard" and with the applicable rule of inspection agencies certified by American Lumber Standard. Factory mark each piece of lumber with grade stamp of inspection agency evidencing compliance with grading rule requirements.
- B. Identify framing lumber by the grade stamp of the West Coast Lumber Inspection Bureau, or such other grade stamp as is approved in advance by the Architect.
- C. Identify plywood as to species, grade, and glue type by the stamp of the American Plywood Association.
- D. Identify other materials of this Section by the appropriate stamp of the agency approved in advance by the Architect.

### 2.2 MATERIALS

- A. Provide materials in the quantities needed for the Work shown on the drawings, and meeting or exceeding the following standards of quality
  1. Horizontal framing members: Douglas Fir-Hemlock, Table 1, No. 1 dense, pressure treated. When concealed or painted, use antique heart pine for exposed members to receive a clear or natural finish.
  2. Vertical framing members: Southern Yellow Pine, Table 1, Standard grade. When concealed or painted, use antique heart pine for exposed

## HISTORIC PEACOCK LODGE - PHASE 2

members to receive a clear or natural finish.

3. Plywood for shear walls: Structural II, GC, Exterior; or standard sheathing with exterior glue.
  - a. Sheathing: Board sheathing to match existing.
  - b. Siding: Antique heart pine or Southern Yellow Pine, milled to match existing sizes, pressure treated, for lap siding and antique heart pine or Southern Yellow Pine, pressure treated, milled to match existing sizes and details for board and batten siding.
4. Building paper: Kraft paper complying with Fed Spec UU-B-790a.
5. Wood preservative: Outside of the weatherproof membrane and as allowed by local and Federal regulation, ammoniacal copper arsenite, or 5% solution of pentachlorophenol may be used. ACQ arsenic free treatment at exposed members or interior spaces will be required.
6. Rough hardware:
  - a. Steel items:
    - (1) Comply with ASTM A7 or ASTM A36.
    - (2) Use galvanized at all locations.
  - b. Machine bolts: Comply with ASTM A307.
  - c. Lag bolts: Comply with Fed Spec FF-B-561.
  - d. Nails:
    - (1) Use common except as otherwise noted.
    - (2) Comply with Fed Spec FF-N-1.
    - (3) Use galvanized at all locations.
  - e. Joist hangers: Simpson, Teco, or equal as approved by the Architect, galvanized.
7. Exterior gypsum sheathing: Butt edge, 1/2" thick, complying with ASTM C630.

### 2.3 OTHER MATERIALS

- A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Architect.

## PART 3 - EXECUTION

### 3.1 SURFACE CONDITIONS

- A. Examine the areas and conditions under which work of this Section will be

## HISTORIC PEACOCK LODGE - PHASE 2

performed. Correct conditions detrimental to timely and proper completion of the Work. Do not proceed until unsatisfactory conditions are corrected.

### 3.2 DELIVERIES

- A. Stockpile materials sufficiently in advance of need to assure their availability in a timely manner for this Work.
- B. Make as many trips to the job site as are needed to deliver materials of this Section in a timely manner to ensure orderly progress of the Work.

### 3.3 COMPLIANCE

- A. Do not permit materials not complying with the provisions of this Section to be brought onto or to be stored at the job site.
- B. Promptly remove non-complying materials from the job site and replace with materials meeting the requirements of this Section.

### 3.4 WORKMANSHIP

- A. Produce joints which are tight, true, and well nailed, with members assembled in accordance with the Drawings and with pertinent codes and regulations.
- B. Selection of lumber pieces:
  - 1. Carefully select the members.
  - 2. Select individual pieces so that knots and obvious defects will not interfere with placing bolts or proper nailing, and will allow making of proper connections.
  - 3. Cut out and discard defects which render a piece unable to serve its intended function.
  - 4. Lumber may be rejected by the Architect, whether or not it has been installed, for excessive warp, twist, bow, crook, mildew, fungus, or mold, as well as for improper cutting and fitting.
- C. Do not shim any framing component.

### 3.5 GENERAL FRAMING

- A. General
  - 1. In addition to framing operations normal to the fabrication and erection indicated on the drawings, install wood blocking and backing required for

## HISTORIC PEACOCK LODGE - PHASE 2

the work of other trades.

2. Set horizontal and sloped members with crown up.
3. Do not notch, cut, or bore members for pipes, ducts, or conduits, or for other reasons except as shown on the Drawings or as specifically approved in advance by the Architect.
4. Where new members replace existing, and will be exposed to view, mill and dress to match existing members as to size and texture.

### B. Bearings:

1. Make bearings full unless otherwise indicated on the Drawings.
2. Finish bearing surfaces on which structural members are to rest so as to give sure and even support.
3. Where framing members slope, cut or notch the ends as required to give uniform bearing surface.

## 3.6 BLOCKING AND BRIDGING

A. Install blocking as required to support items of finish and to cut off concealed draft openings, both vertical and horizontal, between ceiling and floor areas.

### B. Bridging:

1. Install wood cross bridging (not less than 2" x 3" nominal), metal cross bridging of equal strength, or solid blocking between joists where the span exceeds 8' -0.
2. Provide maximum distance of 8'-0" between a line of bridging and a bearing.
3. Cross bridging may be omitted for roof and ceiling joists where the omission is permitted by code, except where otherwise indicated on the Drawings.
4. Install solid blocking between joists at points of support and wherever sheathing is discontinuous. Blocking may be omitted where joists are supported on metal hangers.

## 3.7 ALIGNMENT

A. On framing members to receive a finished surface, align the finish subsurface to vary not more than 1/8" from the plane of surfaces of adjacent furring and framing members.

## 3.8 INSTALLATION OF PLYWOOD SHEATHING

### A. Placement:

1. Place plywood with face grain perpendicular to supports and

continuously over at least two supports, except where otherwise shown on the Drawings.

2. Center joints accurately over supports, unless otherwise shown on the Drawings.
- B. Protect plywood from moisture by use of waterproof coverings until the plywood in turn has been covered with the next succeeding component or finish.

### 3.9 FASTENINGS

- A. Nailing:
1. Use only common wire nails or spikes of the dimension shown on the Nailing Schedule, except where otherwise specifically noted on the Drawings.
  2. For conditions not covered in the Nailing Schedule provide penetration into the piece receiving the point of not less than 1/2 the length of the nail or spike, provided, however, that 16d nails may be used to connect two pieces of 2" (nominal) thickness.
  3. Nail without splitting wood.
  4. Pre-bore as required.
  5. Remove split members and replace with members complying with the specified requirements.
- B. Bolting:
1. Drill holes 1/16" larger in diameter than the bolts being used.
  2. Drill straight and true from one side only.
  3. Do not bear bolt threads on wood, but use washers under head and nut where both bear on wood, and use washers under all nuts.
- C. Screws:
1. For lag screws and wood screws, pre-bore holes same diameter as root of threads, enlarging holes to shank diameter for length of shank.

END OF SECTION

**SECTION 06200  
FINISH CARPENTRY**

PART 1 - GENERAL

1.1 DESCRIPTION

- A. Work included: Install wood, nails, screws, and other items as needed, and perform finish carpentry for the construction shown on the Drawings, as specified herein, and as need for a complete and proper installation.
- B. Related work:
  - 1. Documents affecting work of this Section include, but are not necessarily limited to, General Conditions, Supplementary Conditions, and Sections in Division 1 of these Specifications.

1.2 QUALITY ASSURANCE

- A. The work of this project involves a significant historic site. The historic Peacock Lodge Building dates to 1952. All work activities must be undertaken with sufficient care to protect this historic resource and must be supervised by personnel who are familiar with the Secretary of Interior's Standards for Rehabilitation.
- B. Due to the sensitive historic nature of this project, general contractors and certain trades must meet prequalification requirements.
- C. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this Section.
- D. Take all appropriate measures necessary to correct inferior work as identified by the architect. Protect historic fabric during all operations. No historic materials shall be removed from the site without prior approval of architect. The architect reserves the right to have individual workmen removed from individual activities or the project entirely, if in the architect's judgment, the quality of work being performed is inappropriate, inferior, or detrimental to historic materials.

## HISTORIC PEACOCK LODGE - PHASE 2

- E. Refer to photographic details in the Specifications and/or on the Drawings for additional historic preservation information and project requirements.
- F. All work must comply with the Secretary of the Interiors Standards for Rehabilitation, as administered by the Florida Department of State, Division of Historic Resources.
- G. Match original historic material, textures and finishes.
- H. The architect will be the sole judge as to what constitutes an appropriate match.
- I. Remove all areas identified by the architect as inappropriate or not matching the adjacent historic fabric.
- J. Historic finishes and furring may be intact under contemporary finishes. Consult architect before removal of questionable historic or non-historic material.

### 1.4 PRODUCT HANDLING

- A. Comply with pertinent provisions of Section 01640.

### 1.5 SUBMITTALS

- A. Heart pine lumber may be obtained from:  
Goodwin Heart Pine, 106 SW 109<sup>th</sup> Pl., Micanopy, FL 32667-3441,  
Tel. 352-466-0339.

## PART 2 - PRODUCTS

### 2.1 GRADE STAMPS

- A. Identify lumber by the grade stamp of the West Coast Lumber Inspection Bureau, or such other grade stamp as is approved in advance by the Architect.
- B. Identify plywood as to species, grade, and glue type by the stamp of the American Plywood Association.

### 2.2 MATERIALS

- A. Air dry all finish lumber to maximum 19% moisture content. Do not install "wet" lumber for finish carpentry applications. Provide materials in the quantities needed for the Work as shown on the Drawings, and meeting or

## HISTORIC PEACOCK LODGE - PHASE 2

exceeding the following standards of quality:

1. All finish lumber which will be left exposed to view and is to be “unfinished” or is called for (including ceilings, walls, wainscots, trim, flooring, casings, etc.) shall be antique heart pine, premium grade, milled to match existing components exactly.
2. All finish lumber which will be left exposed to view but to be painted (including porch posts, siding, casings, flooring, fascias, railings, stair treads and stringers, etc.) shall be full-dimension, pressure treated Southern Yellow Pine, # 1 grade for exterior and non-pressure treated for interior trim.
3. Other materials as specifically identified in the Drawings.

### 2.3 OTHER MATERIALS

- A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Architect.

## PART 3 - EXECUTION

### 3.1 SURFACE CONDITIONS

- A. Examine the areas and conditions under which work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the Work. Do not proceed until unsatisfactory conditions are corrected.

### 3.2 WORKMANSHIP

- A. Produce joints which are true, tight, and well nailed with all members assembled in accordance with the Drawings.
- B. Jointing:
  1. Make joints to conceal shrinkage; miter exterior joints; cope interior joints; miter or scarf end-to-end joints.
  2. Install trim in pieces as long as possible, jointing only where solid support is obtained.
- C. Fastening:
  1. Install items straight, true, level, plumb, and firmly anchored in place.
  2. Where blocking or backing is required, coordinate as necessary with other trades to ensure placement of required backing and blocking in a timely manner.

## HISTORIC PEACOCK LODGE - PHASE 2

3. Nail trim with finish nails of proper dimension to hold the member firmly in place without splitting the wood.
4. Nail exterior trim with galvanized nails, making joints to exclude water and setting in waterproof glue or the sealant described in Section 07920 of these Specifications.
5. On exposed work, set nails for putty.
6. Screw, do not drive, wood screws; except that screws may be started by driving and then screwed home.
7. Use other fasteners as specifically identified in the Drawings.

### 3.3 INSTALLATION OF OTHER ITEMS

- A. Install items in strict accordance with the Drawings and the recommended methods of the manufacturer as approved by the Architect, anchoring firmly into position at the prescribed locations, straight, plumb, and level.

### 3.4 FINISHING

- A. Sandpaper finished wood surfaces thoroughly as required to produce a uniformly smooth surface, always sanding in the direction of the grain; except do not sand wood which is designed to be left rough.
- B. No coarse grained sandpaper mark, hammer mark, or other imperfection will be accepted.

### 3.5 CLEANING UP

- A. Keep the premises in a neat, safe, and orderly condition at all times during execution of this portion of the Work, free from accumulation of sawdust, cut-ends, and debris.
- B. Sweeping:
  1. At the end of each working day, and more often if necessary, thoroughly sweep surfaces where refuse from this portion of the Work has settled.
  2. Remove the refuse to the area of the job site set aside for its storage.
  3. Upon completion of this portion of the Work, thoroughly broom clean all surfaces.

END OF SECTION

**SECTION 07210  
BUILDING INSULATION**

PART 1 - GENERAL

1.1 DESCRIPTION

- A. Work included: Provide building insulation where shown on the Drawings, as specified herein, and as needed for a complete and proper installation.
- B. Related work:
  - 1. Documents affecting work of this Section include, but are not necessarily limited to, General Conditions, Supplementary Conditions, and Sections in Division 1 of these Specifications.

1.2 QUALITY ASSURANCE

- A. The work of this project involves a significant historic site. The historic Peacock Lodge Building dates to 1952. All work activities must be undertaken with sufficient care to protect this historic resource and must be supervised by personnel who are familiar with the Secretary of Interior's Standards for Rehabilitation.
- B. Due to the sensitive historic nature of this project, general contractors and certain trades must meet prequalification requirements.
- C. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this Section.
- D. Take all appropriate measures necessary to correct inferior work as identified by the architect. Protect historic fabric during all operations. No historic materials shall be removed from the site without prior approval of architect. The architect reserves the right to have individual workmen removed from individual activities or the project entirely, if in the architect's judgment, the

## HISTORIC PEACOCK LODGE - PHASE 2

quality of work being performed is inappropriate, inferior, or detrimental to historic materials.

- E. Refer to photographic details in the Specifications and/or on the Drawings for additional historic preservation information and project requirements.
- F. All work must comply with the Secretary of the Interiors Standards for Rehabilitation, as administered by the Florida Department of State, Division of Historic Resources.
- G. Upon completion of this portion of the Work, complete and post a certificate of insulation compliance in accordance with pertinent requirements of governmental agencies having jurisdiction.

### 1.4 PRODUCT HANDLING

- A. Comply with pertinent provisions of Section 01640.

### 1.5 SUBMITTALS:

Submit cutsheet for proposed brand and R-value of insulation.

## PART 2 - PRODUCTS

### 2.1 MATERIALS

- A. Provide the following building insulation where shown on the Drawings or otherwise needed to achieve the degree of insulation required under pertinent regulations of governmental agencies having jurisdiction.
  1. Type A: 3-1/2" thick foil-faced glass fiber batts with an insulation-only value of R-11.
  2. Type B: 6" thick foil-faced glass fiber batts with an insulation-only value of R-19.
  3. Type C: 3-1/2" thick unfaced glass fiber sound isolating batts.
  4. Type D: USG AThermafiber@ or equal safing insulation as required to prevent passage of fire between floors.
  5. Type E: Polyisocyanurate Board Insulation: Rigid, cellular thermal insulation with glass-fiber-reinforced polyisocyanurate closed-cell foam core and aluminum foil facing laminated to both sides; complying with FS HH-I-1972/1, Class 2; aged r-values of 8 and 7.2 per inch at 40 and 75 deg F (4.4 and 23.9

## HISTORIC PEACOCK LODGE - PHASE 2

deg C), respectively; and as follows:

Surface Burning Characteristics: Maximum flame spread and smoke developed values of 20 and 200, respectively.

### 2.2 OTHER MATERIALS

- A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Architect.

## PART 3 - EXECUTION

### 3.1 SURFACE CONDITIONS

- A. Examine the areas and conditions under which work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the Work. Do not proceed until unsatisfactory conditions are corrected.
- B. Remove, or protect against, projections in construction framing which may damage or prevent proper insulation.

### 3.2 INSTALLATION

- A. Install the work of this Section in strict accordance with the original design, requirements of governmental agencies having jurisdiction, and the manufacturer's recommended installation procedures as approved by the Architect, anchoring all components firmly into position.

END OF SECTION

**SECTION 07600  
FLASHING AND SHEET METAL /  
GUTTERS AND DOWNSPOUTS**

PART 1 - GENERAL

1.1 DESCRIPTION

- A. Work included: Provide flashing and sheet metal not specifically described in other Sections of these Specifications but required to prevent penetration of water through the exterior shell of the building.
- B. Related work:
  - 1. Documents affecting work of this Section include, but are not necessarily limited to, General Conditions, Supplementary Conditions, and Sections in Division 1 of these Specifications.

1.2 QUALITY ASSURANCE

- A. The work of this project involves a significant historic site. The historic Peacock Lodge Building dates to 1952. All work activities must be undertaken with sufficient care to protect this historic resource and must be supervised by personnel who are familiar with the Secretary of Interiors Standards for Rehabilitation.
- B. Due to the sensitive historic nature of this project, general contractors and certain trades must meet prequalification requirements.
- C. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this Section.
- D. Take all appropriate measures necessary to correct inferior work as identified by the architect. Protect historic fabric during all operations. No historic materials shall be removed from the site without prior approval of architect. The architect reserves the right to have individual workmen removed from individual activities or the project entirely, if in the architect's judgment, the quality of work being performed is inappropriate, inferior, or detrimental to

historic materials.

- E. Refer to photographic details in the Specifications and/or on the Drawings for additional historic preservation information and project requirements.
- F. All work must comply with the Secretary of the Interiors Standards for Rehabilitation, as administered by the Florida Department of State, Division of Historic Resources.
- G. In addition to complying with pertinent codes and regulations, comply with pertinent recommendations contained in current edition of "Architectural Sheet Metal Manual" published by the Sheet Metal and Air Conditioning Contractors National Association (SMACNA).
- H. Standard commercial items may be used for flashing, trim, reglets, and similar purposes provided such items meet or exceed the quality standards specified.

### 1.3 SUBMITTALS

- A. Product data: Within 45 calendar days after the Contractor has received the Owner's Notice to Proceed, submit:
  - 1. Materials list of items proposed to be provided under this Section;
  - 2. Manufacturer's specifications and other data needed to prove compliance with the specified requirements;
  - 3. Shop Drawings in sufficient detail to show fabrication, installation, anchorage, and interface of the work of this Section with the work of adjacent trades;
  - 4. Manufacturer's recommended installation procedures which, when approved by the Architect, will become the basis for accepting or rejecting actual installation procedures used on the Work.

### 1.4 PRODUCT HANDLING

- A. Comply with pertinent provisions of Section 01640.

## PART 2 - PRODUCTS

### 2.1 MATERIALS AND GAGES

- A. Where sheet metal is required, and no material or gage is indicated on the
-

Drawings, provide the highest quality and gage commensurate with the referenced standards.

## 2.2 GALVANIZED IRON

- A Provide sheet metal or sheet iron of a standard brand of open-hearth copper-bearing steel, copper-molybdenum iron, or pure iron sheets.
- B. Zinc coating:
  - 1. Where galvanizing is required, provide zinc coating by hot-dip galvanize to all surfaces.
  - 2. Weight:
    - a. Provide not less than 1-1/4 oz per sq ft, not more than 1-1/2 oz per sq ft, to surfaces required to be galvanized.
  - 3. Comply with ASTM A93.

## 2.3 NAILS, RIVETS, AND FASTENERS

- A. Use only soft iron rivets having rust-resistive coating, galvanized nails, and cadmium plated screws and washers in connection with galvanized iron and steel.

## 2.4 FLUX

- A. Where flux is required, use raw muriatic acid.

## 2.5 SOLDER

- A. Where solder is required, comply with ASTM B32.

## 2.6 COPPER

- A. Sheet Copper: Sheet copper shall be standard copper for building construction or equivalent. Only domestic materials shall be used when available. Any sheet metal shown on drawings and not otherwise specified shall be 16oz. Cold rolled copper. Sheets shall conform to ASTM Specifications B370 or Federal Specifications QQ-C-576.
- B. Lead Coating: Where lead coated copper is specified or noted on drawings, copper shall be coated on both sides with lead weighing 6 to 7 1/2 lbs. per 100 sq. ft. for each side. Lead coated sheet shall conform to ASTM specification

B101, Type 1, Class A.

Weights of lead coated copper specified shall be weights of sheet copper exclusive of lead coating. All lead coated copper shall have finish not rougher than Revere Leadtex.

Note 1. Sheet copper, both plain and lead coated, shall not be installed in contact with or in close proximity to fire retardant lumber. Refer to manufacturer=s specifications and warranties, for use with special types of exterior fire retardant treatments.

## 2.7 FASTENERS

Nails used for fastening copper shall be copper or hardware bronze of Stronghold type, or equal, with large flat head. They shall not be smaller than No. 12 Stubs gauge (0.109") and of sufficient length to penetrate roof boarding not less than 3/4".

Rivets shall be of hard copper, brass, or bronze.

Screws and bolts used for fastening copper shall be copper, bronze, brass or stainless steel (passive).

Note 2: Copper or bronze fasteners shall not be used to secure sheet copper to fire retardant treated lumber.

## 2.8 CLEATS

Cleats shall be 2" wide by about 3" long and shall be made of Revere 16 oz. cold rolled copper, unless otherwise specified. One end shall be locked into seams or into folded edge of copper sheets. Other end shall be nailed with two nails and folded back over nail heads, unless otherwise noted on drawings. When expansion cleats are used, they shall be the same overall dimensions as fixed cleats.

## 2.9 SOLDER

Where used on plain copper, solder composition shall be 50% block tin and 50% pig lead. Solder shall conform to ASTM specification B32 or Federal Specification QQ-S-571.

## 2.10 FLUX

Flux shall be muriatic acid killed with zinc, or approved brand of soldering flux. Acid shall be thoroughly washed off after soldering is completed.

## 2.11 SYNTHETIC OR RUBBER BASE SEALANTS

Butyl sealants shall be those conforming to Federal Specification TT-S-001657. Use shall be in conformance with manufacturer=s recommendations.

One part polysulfide sealants shall be those conforming with Federal Specification TT-S-00230C Type II, Class A. Use shall be in conformance with manufacturer=s recommendation.

One part polyurethane sealants shall be those conforming with Federal Specification TT-S-00230C Type II, Class B. Use shall be in conformance with manufacturer=s recommendations.

Silicone sealants shall be those conforming to Federal Specification TT-S-00230C Type II, Class A. Use shall be in conformance with manufacturer=s recommendations.

Butyl tape shall be of a type produced and recommended by a reputable manufacturer for architectural copper applications, and shall be used in conformance with that manufacturer=s recommendations.

## 2.12 HUNG MOLDED GUTTERS

- A. Hung molded gutters forming combination cornice and gutter shall conform to size and design shown on drawings. They shall be constructed of 20 oz. cold rolled copper sheets 8' or 10' long. Ends of each length shall be joined by 1" lapped, riveted and soldered seam. Rivets shall be 3/16" in diameter with copper burrs: they shall be spaced 2" apart.

Outer edge of gutter shall be folded over continuous 3/4" X 3/16" brass or copper stiffening bar. Rear edge shall extend up on roof slope under copper, slate, tile or shingles at least 6". It shall be attached by cleats spaced 24" apart - or shall terminate, at roof edge, in 3/4" fold into which shall be folded ends of copper roofing sheets or separate apron piece. Rear edge shall be at least 1" higher than front edge of gutter.

Transverse gutter braces, formed from 20 oz. cold rolled copper 3" wide, shall be bent to form channel 1 1/2" wide with 3/4" flanges. They shall be attached with rivets and solder across gutter and shall be spaced 3' apart.

Straps, where required, shall be formed of half-hard copper or half-hard C26000 brass by Revere, 1"x 1/8". They shall be spaced 3' apart and extend up on roof deck 4" under roofing. They shall be attached to the roof deck by two countersunk brass screws, and riveted or bolted either to gutter brace or outer edge of gutter.

Hangers shall be formed of half-hard copper or half-hard C26000 brass by Revere, 1"x 1/8". They shall be spaced not more than 3' apart. They shall be secured to either fascia or structure by two countersunk brass screws. They shall extend outwardly under the gutter for support - and up front face (as shown on drawings).

Expansion joints shall be installed on long straight runs at regular intervals of 48'. Runs less than 48' shall have expansion joint at center. At inside and outside corners, expansion joints shall be placed 24' from corner. Expansion joints shall be constructed as specified under built-in gutters.

- B. Hung gutters or eave troughs shall be made of 16 oz. cold rolled copper in 8' or 10' lengths. Ends of each length shall be joined by lapped, riveted and soldered seams. Tongue-and-groove slip expansion joint shall be installed at center of all straight runs 50' to 60' long. In straight runs longer than 60', slip expansion joints shall be installed at intervals of not more than 50'. Groove of slip joint shall be filled with soft grade sealant or a thick mixture of white lead paste. Hangers shall be of adjustable shank and circle type, secured by brass screws. Hangers shall be spaced not more than 32" apart. End pieces, miters and outlets shall be provided where required. Width of gutters shall be 5" unless otherwise indicated.
- C. Outlet tubes that connect to outside leaders or downspouts shall be formed of 16 oz. cold rolled copper, with locked and soldered longitudinal seam. Upper end of tube shall be flanged 1/2" and soldered to gutter lining. Tube shall extend into leader at least 3".
- D. Strainers shall be provided at all outlet tubes. They shall be wire basket type formed of No. 14 B&S gauge copper wire, or cast bronze, and shall fit snugly in outlet tube.

2.13 OTHER MATERIALS

- A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Architect.

PART 3 - EXECUTION

3.1 SURFACE CONDITIONS

- A. Examine the areas and conditions under which work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the Work. Do not proceed until unsatisfactory conditions are corrected.

3.2 WORKMANSHIP

- A. General:
    - 1. Form sheet metal accurately and to the dimensions and shapes required, finishing molded and broken surfaces with true, sharp, and straight lines and angles and, where intercepting other members, coping to an accurate fit and soldering securely.
    - 2. Unless otherwise specifically permitted by the Architect, turn exposed edges back 1/2".
  - B. Form, fabricate, and install sheet metal so as to adequately provide for expansion and contraction in the finished Work.
  - C. Weatherproofing:
    - 1. Finish watertight and weathertight where so required.
    - 2. Make lock seam work flat and true to line, sweating full to solder.
    - 3. Make lock seams and lap seams, when soldered, at least 1/2" wide.
    - 4. Where lap seams are not soldered, lap according to pitch, but in no case less than 3".
    - 5. Make flat and lap seams in the direction of flow.
  - D. Joints:
    - 1. Join parts with rivets or sheet metal screws where necessary for strength
-

- and stiffness.
  - 2. Provide suitable watertight expansion joints for runs of more than 40'-0", except where closer spacing is indicated on the Drawings or required for proper installation.
- E. Nailing:
- 1. Whenever possible, secure metal by means of clips or cleats, without nailing through the exterior metal.
  - 2. In general, space nails, rivets, and screws not more than 8" apart and, where exposed to the weather, use lead washers.
  - 3. For nailing into wood, use barbed roofing nails 1-1/4" long by 11 gage.
  - 4. For nailing into concrete, use drilled plugholes and plugs.
- F. Copper Surfaces:  
Surfaces to be covered with sheet metal shall be smooth and free from defects of every description. All such surfaces shall be cleaned of dirt, rubbish and other foreign materials before sheet metal work is started. All projecting nails shall be driven flush with roof boarding.
- G. Tinning:  
Edges of all sheets of uncoated copper to be soldered shall be tinned with solder on both sides for width not less than 1 1/2". Lead in contact with solder shall be thoroughly mechanically cleaned to produce a bright finish.
- H. Soldering:  
All soldering shall be done slowly with well heated coppers - to heat sheet thoroughly and to sweat solder completely through full width of seam. Ample solder shall be used and seam shall show at least one full inch of evenly flowed solder. Wherever possible, all soldering shall be done in flat position. Seams on slopes steeper than 45 degree shall be soldered a second time.
- I. Soldering coppers:  
Soldering shall be done with heavy soldering coppers of blunt design, properly tinned before using. For flat seam work and gutters they shall weigh not less than 10 lbs. per pair - except, when gas-heated soldering torch is used, copper itself shall weigh not less than 3 lbs.

### 3.3 EMBEDMENT

- A. Embed metal in connection with roofs in a solid bed of sealant, using materials and methods described in Section 07920 of these Specifications or other materials and methods approved in advance by the Architect.

### 3.4 SOLDERING

- A. General:
  - 1. Thoroughly clean and tin the joint materials prior to soldering.
  - 2. Perform soldering slowly, with a well heated copper, in order to heat the seams thoroughly and to completely fill them with solder.
  - 3. Perform soldering with a heavy soldering copper of blunt design, properly tinned for use.
  - 4. Make exposed soldering on finished surfaces neat, full flowing, and smooth.
  
- B. After soldering, thoroughly wash acid flux with a soda solution.

3.5 TESTS

- A. Upon request of the Architect, demonstrate by hose or standing water that the flashing and sheet metal are completely watertight.

END OF SECTION

**SECTION 07920  
SEALANTS AND CAULKING**

PART 1 - GENERAL

1.1 DESCRIPTION

- A. Work included: Throughout the Work seal and caulk joints where shown on the Drawings and elsewhere as required to provide a positive barrier against passage of moisture and passage of air.
- B. Related work:
  - 1. Documents affecting work of this Section include, but are not necessarily limited to, General condition, Supplementary Conditions, and Sections in Division 1 of these Specifications.

1.2 QUALITY ASSURANCE

- A. The work of this project involves a significant historic site. The historic Peacock Lodge Building dates to 1952. All work activities must be undertaken with sufficient care to protect this historic resource and must be supervised by personnel who are familiar with the Secretary of Interior's Standards for Rehabilitation.
- B. Due to the sensitive historic nature of this project, general contractors and certain trades must meet prequalification requirements.
- C. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this Section.
- D. Take all appropriate measures necessary to correct inferior work as identified by the architect. Protect historic fabric during all operations. No historic materials shall be removed from the site without prior approval of architect. The architect reserves the right to have individual workmen removed from individual activities or the project entirely, if in the architect's judgment, the quality of work being performed is inappropriate, inferior, or detrimental to

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historic materials.

- E. Refer to photographic details in the Specifications and/or on the Drawings for additional historic preservation information and project requirements.
- F. All work must comply with the Secretary of the Interiors Standards for Rehabilitation, as administered by the Florida Department of State, Division of Historic Resources.

### 1.3 SUBMITTALS

- A. Comply with pertinent provisions of Section 01340 of these Specifications.
- B. Product data: Within 45 calendar days after the Contractor has received the Owner's Notice to Proceed, submit:
  - 1. Materials list of items proposed to be provided under this Section;
  - 2. Manufacturer's specifications and other data needed to prove compliance with the specified requirements;
  - 3. Manufacturer's recommended installation procedures which, when approved by the Architect, will become the basis for accepting or rejecting actual installation procedures used on the Work.
- C. Samples: Accompanying the submittal described above, submit Samples of each sealant, each backing material, each primer, and each bond breaker proposed to be used.

### 1.4 PRODUCT HANDLING

- A. Comply with pertinent provisions of Section 01640 of these Specifications.
- B. Do not retain at the job site material which has exceeded the shelf life recommended by its manufacturer.

## PART 2 - PRODUCTS

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### 2.1 SEALANTS

- A. Except as specifically otherwise approved by the Architect, use only the types of sealants described in this Article.
- B. Provide one component, nonmodulus sealant complying with Fed Spec TT-S-00230C, Class A, Type II with each color of sealant and each class of sealant the product of a single manufacturer selected from the following TREMCO products, or equal products approved by the Architect prior to award of Bid:
  - 1. Class A (for non-traffic bearing horizontal surfaces):
    - a. "Vulkem 921"
    - b. TREMCO Dymonic FC.
  - 2. Class B (for vertical surfaces):
    - a. "Vulkem 921"
    - b. TREMCO Dymonic FC
  - 3. For other services, provide products especially formulated for the proposed use and approved in advance by the Architect.
- C. Colors:
  - 1. Colors for each sealant installation will be selected by the Architect from standard colors normally available from the specified manufacturers.
  - 2. Should such standard color not be available from the approved manufacturer except at additional charge, provide such colors at no additional cost to the Owner.
- D. In concealed installations, and in partially or fully exposed installations where so approved by the Architect, use standard gray or black sealant.

### 2.2 PRIMERS

- A. Use only those primers which are non-staining, have been tested for durability on the surfaces to be sealed, and are specifically recommended for this installation by the manufacturer of the sealant used.

### 2.3 BACKUP MATERIALS

- A. Use only those backup materials which are specifically recommended for this installation by the manufacturer of the sealant used, which are non-absorbent, and which are non-staining.

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- B. Acceptable types include:
  - 1. Closed-cell resilient urethane or polyvinyl-chloride foam;
  - 2. Closed-cell polyethylene foam;
  - 3. Closed-cell sponge of vinyl or rubber;

### 2.4 BOND-PREVENTATIVE MATERIALS

- A. Use only one of the following as best suited for the application, and as recommended by the manufacturer of the sealant used:
  - 1. Polyethylene tape, pressure-sensitive adhesive, with the adhesive required only to hold tape to the construction materials as indicated;
  - 2. Aluminum foil complying with MIL-A-148E;
  - 3. Wax paper complying with Fed Spec UU-P-270.

### 2.5 MASKING TAPE

- A. For masking around joints, provide masking tape complying with Fed Spec UU-T-106c.

### 2.6 OTHER MATERIALS

- A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Architect.

## PART 3 - EXECUTION

### 3.1 SURFACE CONDITIONS

- A. Examine the areas and conditions under which work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the Work. Do not proceed until unsatisfactory conditions are corrected.

## HISTORIC PEACOCK LODGE - PHASE 2

### 3.2 PREPARATION

#### A. Concrete and ceramic tile surfaces:

1. Install only on surfaces which are dry, sound, and well brushed, wiping free from dust.
2. At open joints, remove dust by mechanically blown compressed air if so required.
3. Use solvent to remove oil and grease, wiping the surfaces with clean rags.
4. Where surfaces have been treated, remove the surface treatment by sandblasting or wire brushing.
5. Remove laitance and mortar from joint cavities.
6. Where backstop is required, insert the approved backup material into the joint cavity to the depth needed.

#### Steel surfaces:

1. Steel surfaces in contact with sealant:
  - a. Sandblast as required to achieve acceptable surface for bond and must be approved in advance by the Architect.
  - b. If sandblasting is not practical, or would damage adjacent finish, scrape the metal or wire brush to remove mill scale.
  - c. Use solvent to remove oil and grease, wiping the surfaces with clean rags.
2. Remove protective coatings on steel by sandblasting or by using a solvent which leaves no residue.

#### Aluminum surfaces:

1. Aluminum surfaces in contact with sealant:

Remove temporary protective coatings, dirt, oil, and grease.  
When masking tape is used for protective cover, remove the tape just prior to applying the sealant.
- 2, Use only such solvents to remove protective coatings as are recommended for that purpose by the manufacturer of the aluminum work, and which are non-staining.

### 3.3 INSTALLATION OF BACKUP MATERIAL

- #### A. Use only the backup material recommended by the manufacturer of the sealant

## HISTORIC PEACOCK LODGE - PHASE 2

used, and approved by the Architect for the particular installation, compressing the backup material 25% to 50% to achieve a positive and secure fit.

- B. When using backup of tube or rod stock, avoid lengthwise stretching of the material. Do not twist or braid hose or rod backup stock.

### 3.4 PRIMING

- A. Use only the primer recommended by the manufacturer of the sealant, and approved by the Architect for the particular installation, applying in strict accordance with the manufacturer's recommendations as approved by the Architect.

### 3.5 BOND-BREAKER INSTALLATION

- A. Provide an approved bond-breaker where recommended by the manufacturer of the sealant, and where directed by the Architect, adhering strictly to the installation recommendations as approved by the Architect.

### 3.6 INSTALLATION OF SEALANTS

- A. Prior to start of installation in each joint, verify the joint type according to details on the Drawings, or as otherwise directed by the Architect, and verify that the required proportion of width of joint to depth of joint has been secured.
- B. Equipment:
  - 1. Apply sealant under pressure with power-actuated hand gun, or by other appropriate means.
  - 2. Use guns with nozzle of proper size, and providing sufficient pressure to completely fill the joints as designed.
- C. Thoroughly and completely mask joints where the appearance of sealant on adjacent surfaces would be objectionable.
- D. Install the sealant in strict accordance with the manufacturer's recommendation as approved by the Architect, thoroughly filling joints to the recommended depth.

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- E. Tool joints to the profile shown on the Drawings, or as otherwise required if such profiles are not shown on the Drawings.
- F. Cleaning up:
  - 1. Remove masking tape immediately after joints have been tooled.
  - 2. Clean adjacent surfaces free from sealant as the installation progresses, using solvent or cleaning agent recommended by the manufacturer of the sealant used.

END OF SECTION

**SECTION 08200  
RAISED PANEL WOOD DOORS**

PART 1 - GENERAL

1.1 DESCRIPTION

- A. Work included: Provide wood doors, complete in place with finish hardware installed, where shown on the drawings, as specified herein, and as needed for a complete and proper installation.
- B. Related work:
  - 1. Documents affecting work of this Section include, but are not necessarily limited to, General Conditions, supplementary Conditions, and Sections in Division 1 of these Specifications.
  - 2. Finish hardware:
    - a. Re-use existing or furnish new finish hardware required to complete the Work as shown on the Drawings and as specified herein.
    - b. Finish trim attachments and fastenings, specified or otherwise required, for proper and complete installation;
    - c. Deliver to the job site those items of finish hardware scheduled to be installed at the job site, and deliver to other points of installation those items of finish hardware scheduled to be factory installed.

1.2 QUALITY ASSURANCE

- A. The work of this project involves a significant historic site. The historic Peacock Lodge Building dates to 1952. All work activities must be undertaken with sufficient care to protect this historic resource and must be supervised by personnel who are familiar with the Secretary of Interiors Standards for Rehabilitation.
- B. Due to the sensitive historic nature of this project, general contractors and certain trades must meet prequalification requirements.
- C. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the

work of this Section.

- D. Take all appropriate measures necessary to correct inferior work as identified by the architect. Protect historic fabric during all operations. No historic materials shall be removed from the site without prior approval of architect. The architect reserves the right to have individual workmen removed from individual activities or the project entirely, if in the architect's judgment, the quality of work being performed is inappropriate, inferior, or detrimental to historic materials.
- E. Refer to photographic details in the Specifications and/or on the Drawings for additional historic preservation information and project requirements.
- F. All work must comply with the Secretary of the Interiors Standards for Rehabilitation, as administered by the Florida Department of State, Division of Historic Resources.
- G. In addition to complying with pertinent codes and regulations of governmental agencies having jurisdiction, comply with:
  - 1. "Manual of Millwork" of the Woodwork Institute of California, for the grade or grades specified; or
  - 2. "Architectural Woodwork Quality Standards" of the grades specified.
  - 3. Certification and stamps will not be required.

### 1.3 SUBMITTALS

- A. Product data: Within 21 calendar days after the Contractor has received the Owner's Notice to Proceed, submit:
  - 1. Materials list of items proposed to be provided under this Section;
  - 2. Manufacturer's specifications and other data needed to prove compliance with the specified requirements;
  - 3. Samples, approximately 12" x 12" in size, of the proposed door face including representative materials, stile, rail, and panel.

### 1.4 PRODUCT HANDLING

- A. Comply with pertinent provisions of Section 01640.
- B. Delivery:

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1. Deliver doors to site after plaster and cement are dry, and after the building has reached average prevailing humidity of its locality.
  2. Deliver pre-finished doors in manufacturer's original containers, clearly marked with manufacturer's name, brand name, size, thickness, and identifying symbol on the covering.
  3. Seal all four edges of unfinished doors when delivered to the job site.
- C. Storage:
1. Stack flat on 2" x 4" lumber, laid 12" from ends and across center.
  2. Under bottom door and over top of stack, provide plywood or corrugated cardboard to protect door surfaces.
  3. Store doors in area where there will be no great variations in heat, dryness, and humidity.
- D. Do not drag doors across one another; lift doors and carry them into position.

## PART 2 - PRODUCTS

### 2.1 GENERAL

- A. Provide raised panel wood doors of the types, designs, and thicknesses shown on the Door Schedule in the Drawings and to match the existing, original doors as identified by the Architect.
- B. Grade: Except as may be shown otherwise on the Drawings, fabricate the work of this Section to "premium grade" standards of the referenced organization.
- C. All doors shall be of solid (one-ply) construction. No laminations or veneers shall be accepted.
- D. Species: All doors shall be manufactured of antique heart pine, premium grade.
- E. Site finish wood doors in accordance with provisions of Section 09900 of these Specifications.
- F. Fabricate all wood doors as shown on the drawings in accordance with schedules, elevations and details.

PART 3 - EXECUTION

3.1 SURFACE CONDITIONS

- A. Examine the areas and conditions under which work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the Work. Do not proceed until unsatisfactory conditions are corrected.

3.2 INSTALLATION

- A. Fitting and machining:
  - 1. Unless doors are completely fitted and machined at the mill, fit them for width by planing and fit them for height by sawing:
    - a. Bottom: 1/4" clearance maximum.
    - b. Top: 1/8" clearance maximum.
    - c. Lock edge and hinge edge: Bevel 1/8" in 2" maximum.
  - 2. Machine doors for hardware in accordance with recommendations of the hardware manufacturers, as those recommendations have been approved by the Architect.
- B. Receive and retain custody of finish hardware furnished for the work of this Section under Section 08710 of these Specifications and, except as otherwise directed by the Architect, install all such finish hardware in strict accordance with the recommendations of its manufacturer.
- C. Replace or re-hang doors which are hinge-bound and do not swing or operate freely.

3.3 COMPLIANCE

- A. The Owner reserves the right to request and pay for an inspection by a representative of the referenced organization to determine that the Work of this Section has been performed in accordance with the specified standards.
- B. In the event such inspection determines that the work of this Section does not comply with the specified requirements, immediately remove the non-complying items and replace them with items complying with the specified requirements, all at no additional cost to the Owner, and reimburse the Owner for the cost of the inspection.

END OF SECTION

**SECTION 08210  
RESTORATION OF WOOD DOORS**

PART 1 - GENERAL

1.1 DESCRIPTION

- A. Work included: Restoration of existing historic wood doors, complete in place with finish hardware installed, where shown on the drawings, as specified herein, and as needed for a complete and proper installation.
- B. Related work:
  - 1. Documents affecting work of this Section include, but are not necessarily limited to, General Conditions, supplementary Conditions, and Sections in Division 1 of these Specifications.
  - 2. Section 08710: Finish hardware.
  - 3. Section 06200: Finish carpentry.

1.2 QUALITY ASSURANCE

- A. The work of this project involves a significant historic site. The historic Peacock Lodge Building dates to 1952. All work activities must be undertaken with sufficient care to protect this historic resource and must be supervised by personnel who are familiar with the Secretary of Interior's Standards for Rehabilitation.
- B. Due to the sensitive historic nature of this project, general contractors and certain trades must meet prequalification requirements.
- C. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this Section.
- D. Take all appropriate measures necessary to correct inferior work as identified by the architect. Protect historic fabric during all operations. No historic materials shall be removed from the site without prior approval of architect. The architect reserves the right to have individual workmen removed from

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individual activities or the project entirely, if in the architect's judgment, the quality of work being performed is inappropriate, inferior, or detrimental to historic materials.

- E. Refer to photographic details in the Specifications and/or on the Drawings for additional historic preservation information and project requirements.
- F. All work must comply with the Secretary of the Interiors Standards for Rehabilitation, as administered by the Florida Department of State, Division of Historic Resources.
- G. In addition to complying with pertinent codes and regulations of governmental agencies having jurisdiction, comply with:
  - 1. "Manual of Millwork" of the Woodwork Institute of California, for the grade or grades specified; or
  - 2. "Architectural Woodwork Quality Standards" of the grades specified.
  - 3. Certification and stamps will not be required.

### 1.3 SUBMITTALS

- A. Product data: Within 35 calendar days after the Contractor has received the Owner's Notice to Proceed, submit:
  - 1. Materials list of items proposed to be provided under this Section;
  - 2. Manufacturer's specifications and other data needed to prove compliance with the specified requirements;
  - 3. Samples, approximately 12" x 12" in size, of the proposed door face including representative materials, stile, rail, and panel.
- B. Provide a schedule of repairs for all historic doors, indicating required repairs, species of wood, components or entire doors proposed for replacement.

### 1.4 PRODUCT HANDLING

- A. Comply with pertinent provisions of Section 01640.
- B. Delivery:
  - 1. Deliver doors to site after the building has reached average prevailing humidity of its locality.

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- C. Storage:
  - 1. Stack flat on 2" x 4" lumber, laid 12" from ends and across center.
  - 2. Under bottom door and over top of stack, provide plywood or corrugated cardboard to protect door surfaces.
  - 3. Store doors in area where there will be no great variations in heat, dryness, and humidity.
- D. Do not drag doors across one another; lift doors and carry them into position.

## PART 2 - PRODUCTS

### 2.1 GENERAL

- A. Restore historic doors to the level identified by the Architect on site and indicated on the schedule of repairs.
- B. Provide raised panel wood doors of the types, designs, and thicknesses shown on the Door Schedule in the Drawings and to match the existing, original doors as identified by the Architect.
- C. Grade: Except as may be shown otherwise on the Drawings, fabricate the work of this Section to "premium grade" standards of the referenced organization.
- D. All doors shall be of solid (one-ply) construction. No laminations or veneers shall be accepted.
- E. Species: All doors or replacement components shall be manufactured of antique heart pine, premium grade or to match species identified in the schedule of repairs.
- F. Site finish wood doors in accordance with provisions of Section 09900 of these Specifications.
- G. Fabricate all wood doors as shown on the drawings in accordance with schedules, elevations and details, or mandated by field conditions and historic configurations.

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### PART 3 - EXECUTION

#### 3.1 SURFACE CONDITIONS

- A. Examine the areas and conditions under which work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the Work. Do not proceed until unsatisfactory conditions are corrected.

#### 3.2 INSTALLATION

- A. Fitting and machining:
  - 1. Unless doors are completely fitted and machined at the mill, fit them for width by planing and fit them for height by sawing:
    - a. Bottom: 1/2" clearance maximum.
    - b. Top: 1/8" clearance maximum.
    - c. Lock edge and hinge edge: Bevel 1/8" in 2" maximum.
  - 2. Machine doors for hardware in accordance with recommendations of the hardware manufacturers, as those recommendations have been approved by the Architect.
- B. Receive and retain custody of restored, reconditioned, or new finish hardware furnished for the work of this Section under Section 08710 of these Specifications and, except as otherwise directed by the Architect, install all such finish hardware in strict accordance with the recommendations of its manufacturer.
- C. Replace or re-hang doors which are hingebound and do not swing or operate freely.

#### 3.3 COMPLIANCE

- A. The Owner reserves the right to request and pay for an inspection by a representative of the referenced organization to determine that the work of this Section has been performed in accordance with the specified standards.
- B. In the event such inspection determines that the work of this Section does not comply with the specified requirements, immediately remove the non-complying items and replace them with items complying with the specified requirements, all at no additional cost to the Owner, and reimburse the Owner for the cost of the inspection.

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- C. The Architect will be the sole judge of acceptable quality for restored doors, or new doors intended as a replacement of a historic door.

END OF SECTION

**SECTION 08610  
WOOD WINDOWS**

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this section.

1.2 SUMMARY

- A. This Section includes the following prime-coated wood window types:
  - 1. Historic wood putty glazed painted Window Units.
- B. Related Sections: The following sections contain requirements that relate to this section:
  - 1. Interior and exterior wood trim that is not included as part of the wood window units is specified in Division 6 Section "Finish Carpentry."
  - 2. Joint sealing between wood windows and adjacent materials is specified in Division 7 Section "Joint Sealers."
  - 3. Glazing requirements for wood windows, including those specified to be factory glazed, are specified in Division 8 Section "Glass and Glazing."
  - 4. Field painting factory prime-coated wood windows is specified in Division 9 Section "Painting."

1.3 SUBMITTALS

- A. General: Submit the following in accordance with Conditions of the Contract and Division 1 Specification Sections:
  - 1. Product data for each type of wood window required, including:
    - a. Standard construction details and fabrication methods.
    - b. Profiles and dimensions of individual components.
    - c. Data on hardware, accessories, and finishes.
    - d. Recommendations for maintenance and cleaning exterior surfaces.
  - 2. Shop drawings for each type of window specified.
    - a. Layout and installation details, including anchors.
    - b. Typical window unit elevations at 3/4-inch scale.
    - c. Full-size details of typical and composite members.
    - d. Hardware, including operators.

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- e. Glazing details.
- f. Accessories.

### 1.4 QUALITY ASSURANCE

- A. Wood Window Standard: Comply with NWWDA I.S. 2 for standards of performance and fabrication workmanship for wood windows.
- B. Glazing Standards: Comply with recommendations of the Flat Glass Marketing Association (FGMA) "Glazing Manual" and "Sealant Manual" except where more stringent requirements are indicated.
- C. Single Source Responsibility: Provide windows produced by a single fabricator who is capable of indicating prior successful production of units similar to those required.
- D. Design Concept: The drawings indicate window sizes, profiles, and dimensional requirements and are based on the specific types and models indicated.
- E. The work of this project involves a significant historic site. The historic Peacock Lodge Building dates to 1952. All work activities must be undertaken with sufficient care to protect this historic resource and must be supervised by personnel who are familiar with the Secretary of Interior's Standards for Rehabilitation.
- F. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this Section. Craftsmen and restoration shops will be required to provide evidence of qualifications for the Architect's review and approval. Comply with submittal requirements in 1.3, Submittals, of this Section.

### 1.5 PROJECT CONDITIONS

- A. Field Measurements: Check actual window openings by accurate field measurement before fabrication. Show recorded measurements on final shop drawings. Coordinate fabrication schedule with construction progress to avoid delay.
- B. Remove and store for refurbishing and re-installation all partitions with wood windows. Replace damaged window parts, replace windows 100 percent if necessary, and replace all damaged glazing. Provide a listing of all windows, indicate the condition of each window, and indicate the proposed repairs to each window.

## 1.6 WARRANTY

- A. Wood Window Warranty: Submit a written warranty, executed by the window manufacturer, agreeing to repair or replace units that fail in materials or workmanship within the specified warranty period. Failures include, but are not necessarily limited to:
  - 1. Structural failures, including excessive deflection, excessive leakage, or air infiltration.
  - 2. Faulty operation of window sash or hardware.
  - 3. Deterioration of metals, finishes, and other materials beyond normal weathering.
- B. Warranty Period: 3 years after the date of Substantial Completion.
- C. The warranty shall not deprive the Owner of other rights or remedies that the Owner may have under other provisions of the Contract Documents and is in addition to and runs concurrent with other warranties made by the Contractor under requirements of the Contract Documents.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. Restoration components will need to be custom fabricated by qualified craftsmen not affiliated with the above manufacturers. Also, replacement sashes or new window sashes and frames will be required, when called for on the drawings, to be custom fabricated to match existing historic fabric exactly.

A number of historic windows have been removed from their respective openings and are in storage on site. These windows shall be restored and reinstalled in their original locations. Restoration of windows shall only be undertaken by firms qualified in historic window restoration. A list of these firms can be obtained by the Architect. These firms include, but are not limited to:

Specialized Property Services  
9605 US E. Hwy 92  
Tampa, FL 33610  
407-928-8620  
Jodi Rubin  
email: jodirubin@sps247.net

## 2.2 MATERIALS

- A. General: Comply with requirements of NWWDA I.S. 2.
- B. Wood for historic replicas: match the existing historic woods, typically antique heart pine or heart cypress.
- C. Anchors, Clips, and Accessories: Fabricate anchors, clips and window accessories of aluminum, nonmagnetic stainless steel, or hot-dip zinc-coated steel or iron complying with the requirements of ASTM B 633 for SC 3 (severe) service condition; provide strength sufficient to withstand design pressure indicated.
- D. Fasteners: Comply with NWWDA I.S.2 for fabrication and with manufacturer's recommendations and standard industry practices for type and size of installation fasteners.
  - 1. Use zinc-coated or nonferrous nails and screws for window fabrication and installation.
- E. Hardware: Manufacturer's standard hardware, necessary to operate, tightly close, and securely lock windows. Do not use aluminum in frictional contact with other metals.
  - 1. Provide solid bronze hardware, with plated steel or brass/bronze operating bars and rods.
- F. Compression Weatherstripping: Provide compressible weatherstripping, designed for permanently resilient sealing under bumper or wiper action, completely concealed when sash is closed.
  - 1. Weatherstripping material: Nonferrous spring metal.
- G. Insect Screens: None required.
- H. Glass and Glazing Materials: Refer to "Glass and Glazing" section for glass and glazing requirements applicable to wood window units.
- I. Miscellaneous materials: provide miscellaneous materials as required, including but not limited to sash weights, pulleys, ropes or chains, pins, weather stripping, etc.

## 2.3 DOUBLE-HUNG WINDOWS

- A. Window Grade: Comply with the requirements of NWWDA Performance Grade 40.
- B. Hardware: Provide the following equipment and operating hardware:
  - 1. Lock: Cam action sweep lock and keeper on the meeting rail.

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2. Lift Handle: Applied sash lifts on bottom rail of lower sash (2 per sash)

### 2.4 ACCESSORIES

- A. Insect Screens: None required.

### 2.5 FABRICATION

- A. General: Provide the manufacturer's standard fabrication of units. Comply with indicated standards. Include a complete system for assembly of components and anchorage of window units.
  1. Comply with requirements of referenced standards for moisture content of lumber at time of fabrication and for relative humidity conditions in the installation areas.
- B. Fabricate windows to produce putty glazed units that are reglazed without dismantling sash framing. Provide openings and mortises precut, where possible, to receive hardware and other items.
- C. Each window unit includes sash, frame, stops, sill (including undersill or nosing), exterior casing and moldings, integral mullions and muntins, hardware, and accessories.
  1. Provide weatherstripping at perimeter of each operating sash.
    - a. For sliding sash, provide weatherstripping at all points of contact on operable sash.
  2. Provide glazing stops, nailed or snap-on type, coordinated with glass selection and glazing system indicated.
  3. Preglazed Window Units: Except for light sizes in excess of 100 unites inches, preglaze window units at the shop before delivery, unless preglazing is not available from the fabricator.
    - a. Groove Glazing: Preglazed units without removable stops or other provision permitting convenient field disassembly to facilitate replacement of broken glass will not be accepted.

### 2.6 FINISHES

- A. Wood Finish: Provide the following finish on exposed wood in units:
  1. Shop-Primed Units: Provide the fabricator's standard shop prime coat on exterior wood surfaces only.
    - a. Color: As selected by the Architect from the manufacturer's standard.

## PART 3 - EXECUTION

### 3.1 INSPECTION

- A. Inspect openings before beginning installation. Verify that the opening is correct and the sill plate is level. Do not proceed with installation of window units until unsatisfactory conditions have been corrected.
  - 1. Wood frame walls shall be dry, clean, sound and well-nailed, free of voids, and without offsets at joints. Ensure that nail heads are driven flush with surfaces in the opening and within 3 inches of the corner.

### 3.2 INSTALLATION

- A. Comply with manufacturer's instructions and recommendations for installation of window units, hardware, operators, accessories, and other window components.
- B. Set units plumb, level, true to line, without warp or rack of frames or sash. Provide proper support and anchor securely in place.
- C. Set sill members in a bed of compound or with joint fillers or gaskets as indicated, to provide weathertight construction.

### 3.3 ADJUSTING

- A. Adjust operating sash and hardware to provide a tight fit at contact points and weatherstripping, and to provide smooth operation and a weathertight closure. Lubricate hardware and moving parts.

### 3.4 CLEANING

- A. Clean interior and exterior surfaces promptly after installation. Take care to avoid damage to protective coatings and finishes. Remove excess glazing and sealants, dirt, and other substances.
- B. Clean glass of preglazed window units promptly after installation. Wash and polish glass on both faces before Substantial Completion. Comply with manufacturer's recommendations for final cleaning and maintenance. Remove nonpermanent labels from glass surfaces.
- C. Remove and replace glass that has been broken, chipped, cracked, abraded or damaged during the construction period.

3.5 PROTECTION

- A. Protect window units from damage or deterioration until time of substantial completion.

END OF SECTION 08610

**SECTION 08620  
RESTORATION OF WOOD WINDOWS**

PART 1 - GENERAL

1.1 DESCRIPTION

- A. Provide wood window components for restoration and wood windows, as specified herein, detailed and required for a complete installation.
  - 1. Individual units set in wood frame by construction.
- B. Wood window types:
  - 1. Wood double and single hung windows.

1.2 QUALITY ASSURANCE

- A. The work of this project involves a significant historic site. The historic Peacock Lodge Building dates to 1952. All work activities must be undertaken with sufficient care to protect this historic resource and must be supervised by personnel who are familiar with the Secretary of Interior's Standards for Rehabilitation.
- B. Due to the sensitive historic nature of this project, general contractors and certain trades must meet prequalification requirements.
- C. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this Section.
- E. Take all appropriate measures necessary to correct inferior work as identified by the architect. Protect historic fabric during all operations. No historic materials shall be removed from the site without prior approval of architect. The architect reserves the right to have individual workmen removed from individual activities or the project entirely, if in the architect's judgment, the quality of work being performed is inappropriate, inferior, or detrimental to historic materials.
- F. Refer to photographic details in the Specifications and/or on the Drawings for additional historic preservation information and project requirements.

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- G. All work must comply with the Secretary of the Interiors Standards for Rehabilitation, as administered by the Florida Department of State, Division of Historic Resources.
- H. Comply with governing codes and regulations. Provide products of skilled craftsmen and acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
- I. Provide a schedule of repairs for all existing and historic wood windows or related components. Do not proceed with the work until the schedule of repairs has been reviewed by the Architect.

### 1.3 SUBMITTALS

- A. Submit for approval samples, shop drawings, product data, mock-ups, warranty, test reports, maintenance data.

## PART 2 - PRODUCTS

### 2.1 MATERIALS

- A. Units: NWMA IS 2 Class A windows for application required; compression and sliding type weatherstripping, hardware.
- B. Wood Sash and Frames:
  - 1. Wood for transparent shellac or varnish finish: heart pine, free of knots, major defects or finger joints; shellac finish.
  - 2. Primed wood units: Fine-grain clear lumber free of finger joints; Custom fabricated to match historic units.
  - 3. All existing window units identified to remain shall be accurately restored, including hardware, pulleys, and sash weights where applicable. Utilize lumber matching existing components exactly or substitute materials as approved by the Architect in the schedule of repairs.
- C. Glazing:
  - 1. Clear float glass, FS DD-G-451, quality q3, glazing select.
  - 2. Individual panes with real mullions and muntins. Snap in or surface applied muntins are not acceptable.
- D. Screens: For each operable window, provide wood framed screens with

## HISTORIC PEACOCK LODGE - PHASE 2

fiberglass mesh insect screening; removable for cleaning.

### PART 3 - EXECUTION

#### 3.1 INSTALLATION

- A. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction and with uniform appearance. Coordinate with work of other sections.
- B. Restore damaged finishes and test for proper operation. Clean and protect work from damage.
- B. Restore damaged finishes and test for proper operation. Clean and protect work from damage. Restore all existing wood windows to match their original historic appearance, as evidenced by existing original units.

END OF SECTION

**SECTION 08710  
FINISH HARDWARE**

PART 1 - GENERAL

1.1 DESCRIPTION

- A. Work included:
  - 1. Furnish finish hardware required to complete the Work as shown on the Drawings and as specified herein;
  - 2. Furnish trim attachments and fastenings, specified or otherwise required, for proper and complete installation;
  - 3. Deliver to the job site those items of finish hardware scheduled to be installed at the job site; and deliver to other points of installation those items of finish hardware scheduled to be factory installed.
  
- B. Related work:
  - 1. Documents affecting work of this Section include, but are not necessarily limited to, General Conditions, Supplementary Conditions, and Sections in Division 1 of these Specifications.
  - 2. Installation of finish hardware is described in other Sections of these Specifications.
  
- C. Definitions:
  - 1. "Hardware groups" described in the Hardware Schedule in Part 3 of this Section are as shown on the Door Schedule.

1.2 QUALITY ASSURANCE

- A. The work of this project involves a significant historic site. The historic Peacock Lodge Building dates to 1952. All work activities must be undertaken with sufficient care to protect this historic resource and must be supervised by personnel who are familiar with the Secretary of Interior's Standards for Rehabilitation.
  
- B. Due to the sensitive historic nature of this project, general contractors and certain trades must meet prequalification requirements.
  
- C. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the

specified requirements and the methods needed for proper performance of the work of this Section.

- D. Take all appropriate measures necessary to correct inferior work as identified by the architect. Protect historic fabric during all operations. No historic materials shall be removed from the site without prior approval of architect. The architect reserves the right to have individual workmen removed from individual activities or the project entirely, if in the architect's judgment, the quality of work being performed is inappropriate, inferior, or detrimental to historic materials.
- E. Refer to photographic details in the Specifications and/or on the Drawings for additional historic preservation information and project requirements.
- F. All work must comply with the Secretary of the Interiors Standards for Rehabilitation, as administered by the Florida Department of State, Division of Historic Resources.
- G. Unless waived by the architect, provide the services of an AHC or DAHC member of the American Society of Architectural Hardware Consultants to:
  - 1. Be available for consultation with the Architect at no additional cost to the Owner during progress of construction;
  - 2. Be present at completion of construction, and:
    - a. Inspect installation of all finish hardware items;
    - b. Make minor adjustments as required; and
    - c. Report to the Architect on completeness of the installation.
- H. The hardware consultant may be an employee of the supplier.

### 1.3 SUBMITTALS

- A. Product data: Within 45 calendar days after the Contractor has received the Owner's Notice to Proceed, submit:
  - 1. Materials list of items proposed to be provided under this Section.
    - a. In this regard, note that the Finish Hardware Schedule Sheet A1.2 of the drawings is firm and that substitutions will not be considered except as approved in advance by the Architect or as shown to be required because of non-availability of the specified item.
    - b. Approval of this list by the Architect will not relieve the Contractor of the responsibility to provide all finish hardware items required for the Work even though such required items may not have been

shown on the approved list.

- B. Samples:
  - 1. Within 15 calendar days after being so requested by the Architect, or 15 days minimum before anticipated installation, deliver to the Architect cutsheet submittals of each finish hardware item.
  - 2. All Samples will be returned to the Contractor; provided those Samples which are approved by the Architect are positively identified and are installed in the Work at locations agreed to by the Architect.
- C. Templates: In a timely manner to assure orderly progress of the Work, deliver templates or physical samples of the approved finish hardware items to pertinent manufacturers of interfacing items such as doors and frames.

#### 1.4 PRODUCT HANDLING

- A. Individually package each unit of finish hardware, complete with proper fastenings and appurtenances, clearly marked on the outside to indicate contents and specific locations in the Work.

### PART 2 - PRODUCTS

#### 2.1 GENERAL

- A. Fasteners:
  - 1. Furnish necessary screws, bolts, and other fasteners of suitable size and type to anchor the hardware in position for long life under hard use.
  - 2. Where necessary, furnish fasteners with toggle bolts, expansion shields, hex bolts, and other anchors approved by the Architect, according to the material to which the hardware is to be applied and according to the recommendations of the hardware manufacturer.
  - 3. Provide fasteners which harmonize with the hardware as to finish and material.
- B. Where butts are required to swing 180 degrees, furnish butts of sufficient throw to clear the trim.

#### 2.2 KEYING

- A. Factory key, master key, and grand-master key locks and cylinders as directed by the Architect.

- B. Furnish two keys for each lock, four master keys for each set, and three grand-master keys.
- C. Construction keying:
  - 1. Furnish a construction master key system with as many keys for locks and cylinders as may be required.
  - 2. Use only the construction keys during construction.
  - 3. Upon Substantial Completion of the Work, as that Date is established by the Architect, void the construction key system and, in the presence of the Architect, demonstrate that the specified keying system is operating properly.
- D. Identification and delivery:
  - 1. Identify permanent keys with tags, and send direct to the Owner by registered mail or receipted personal delivery.

### 2.3 TOOLS AND MANUALS

- A. With the delivery of permanent keys, deliver to the Owner one complete set of adjustment tools and one set of maintenance manuals for locksets, latchsets, closers, and panic devices.

### 2.4 ACCEPTABLE PRODUCTS

- A. Single source for items:
  - 1. Except as specifically otherwise approved in advance by the Architect, furnish for each item (such as "door butt type 1") only the product of a single manufacturer (such as Soss BB 1279").
  - 2. To the maximum extent practicable, furnish similar items (such as "door butts") only as the product of a single manufacturer (such as "Soss").
- B. For each of the required items of finish hardware, provide from the specified manufacturer or from one of the indicated acceptable substitutes.
- C. Provide the finishes shown on the schedule.

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### 2.5 OTHER MATERIALS

- A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Architect.

## PART 3 - EXECUTION

### 3.1 DELIVERIES

- A. Stockpile items sufficiently in advance to assure their availability, and make necessary deliveries in a timely manner to assure orderly progress of the total Work.

### 3.2 COORDINATION

- A. Coordinate as necessary with other trades to assure proper and adequate provision in the work of those trades for interface with the work of this Section.
- B. Upon completion of the Work, and as a condition of its acceptance, provide the inspection, adjustment, and report described in Article 1.2 above.

### 3.3 FINISH HARDWARE SCHEDULE

- A. Furnish the following hardware groups in the amounts indicated on the Drawings. See Sheet A1.2 of drawings.

END OF SECTION

**SECTION 08800  
GLASS AND GLAZING**

PART 1 - GENERAL

1.1 RELATED DOCUMENTS:

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division-1 Specification sections, apply to work of this section.

1.2 SUMMARY:

- A. Extent of glass and glazing work is indicated on drawings and schedules.
- B. Types of work in this section include glass and glazing for:
  - 1. Window units, not indicated as "pre-glazed".
  - 2. Door units.

1.3 SYSTEM DESCRIPTION:

- A. Provide glass and glazing that has been produced, fabricated and installed to withstand normal thermal movement, wind loading and impact loading (where applicable), without failure including loss or breakage of glass, failure of sealants or gaskets to remain watertight and airtight, deterioration of glass and glazing materials and other defects in the work.

1.4 SUBMITTALS:

- A. Product Data: Submit manufacturer's technical data for each glazing material and fabricated glass product required, including installation and maintenance instructions.
- B. Certificate: Submit certificates from respective manufacturers attesting that glass and glazing materials furnished for project comply with requirements.
  - 1. Separate certification will not be required for glazing materials bearing

manufacturer's permanent labels designating type and thickness of glass, provided labels represent a quality control program involving a recognized certification agency or independent testing laboratory acceptable to authorities having jurisdiction.

#### 1.5 QUALITY ASSURANCE:

- A. The work of this project involves a significant historic site. The historic Peacock Lodge Building dates to 1952. All work activities must be undertaken with sufficient care to protect this historic resource and must be supervised by personnel who are familiar with the Secretary of Interior's Standards for Rehabilitation.
- B. Due to the sensitive historic nature of this project, general contractors and certain trades must meet prequalification requirements.
- C. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this Section.
- D. Take all appropriate measures necessary to correct inferior work as identified by the architect. Protect historic fabric during all operations. No historic materials shall be removed from the site without prior approval of architect. The architect reserves the right to have individual workmen removed from individual activities or the project entirely, if in the architect's judgment, the quality of work being performed is inappropriate, inferior, or detrimental to historic materials.
- E. Refer to photographic details in the Specifications and/or on the Drawings for additional historic preservation information and project requirements.
- F. All work must comply with the Secretary of the Interiors Standards for Rehabilitation, as administered by the Florida Department of State, Division of Historic Resources.
- G. Glazing Standards: Comply with recommendations of Flat Glass Marketing Association (FGMA) "Glazing Manual" and "Sealant Manual" except where more stringent requirements are indicated. Refer to those publications for definitions of glass and glazing terms not otherwise defined in this section or other referenced standards.
- H. Single Source Responsibility for Glass: To ensure consistent quality of appearance and performance, provide materials produced by a single manufacturer or fabricator

for each kind and condition of glass indicated and composed of primary glass obtained from a single source for each type and class required.

1.6 DELIVERY, STORAGE, AND HANDLING:

- A. Protect glass and glazing materials during delivery, storage and handling to comply with manufacturer's directions and as required to prevent edge damage to glass, and damage to glass and glazing materials from effects of moisture including condensation, of temperature changes, of direct exposure to sun, and from other causes.

1.7 PROJECT CONDITIONS:

- A. Environmental Conditions: Do not proceed with glazing when ambient and substrate temperature conditions are outside the limits permitted by glazing material manufacturer or when joint substrates are wet due to rain, frost, condensation or other causes.
  - 1. Install liquid sealants at ambient and substrate temperatures above 40 deg. F (4.4 deg. C).

PART 2 - PRODUCTS

2.1 MANUFACTURERS:

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products which may be incorporated in the work include; but are not limited to, the following:
  - 1. Manufacturers of Clear and Tinted Float Glass:
    - a. AFG Industries, Inc.
    - b. Ford Glass Division.
    - c. Guardian Industries Corp.
    - d. LOF Glass, Inc.
    - e. PPG Industries, Inc.

2.2 GLASS PRODUCTS, GENERAL:

- A. Primary Glass Standard: Provide primary glass which complies with ASTM C 1036 requirements, including those indicated by reference to type, class, quality, and, if applicable, form, finish, mesh and pattern.
- B. Sizes: Fabricate glass to sizes required for glazing openings indicated, with edge clearances and tolerances complying with recommendations of glass manufacturer. Provide thicknesses indicated or, if not otherwise indicated, as recommended by glass manufacturer for application indicated.

### 2.3 PRIMARY GLASS PRODUCTS:

- A. Clear Float Glass: Type I (transparent glass, flat), Class 1 (clear), Quality q3 (glazing select).

### 2.4 ELASTOMERIC GLAZING SEALANTS AND PREFORMED GLAZING TAPES:

- A. General: Provide products of type indicated and complying with the following requirements:
  - 1. Compatibility: Select glazing sealants and tapes of proven compatibility with other materials with which they will come into contact, including glass products, seals of insulating glass units, and glazing channel substrates, under conditions of installation and service, as demonstrated by testing and field experience.
  - 2. Suitability: Comply with recommendations of sealant and glass manufacturers for selection of glazing sealants and tapes which have performance characteristics suitable for applications indicated and conditions at time of installation.
  - 3. Elastomeric Sealant Standard: Provide manufacturer's standard chemically curing, elastomeric sealant of base polymer indicated which complies with ASTM C 920 requirements, including those for Type, Grade, Class and Uses.
  - 4. Colors: Provide color of exposed sealants indicated or, if not otherwise indicated, as selected by Architect from manufacturer's standard colors.
- B. One-Part Non-Acid-Curing Silicone Glazing Sealant: Type S; Grade NS, Class 25; Uses NT, G, A, and, as applicable to uses indicated, O; and complying with the following requirements for modulus and additional joint movement capability.
  - 1. Medium Modulus: Tensile strength of not less than 45 nor more than 75 psi at 100 percent elongation when tested per ASTM D 412 after 14 days at 77 deg. F (20 deg. C) and 50 percent relative humidity.

2.5 MISCELLANEOUS GLAZING MATERIALS:

- A. Compatibility: Provide materials with proven record of compatibility with surfaces contacted in installation.
- B. Cleaners, Primers and Sealers: Type recommended by sealant or gasket manufacturer.
- C. Setting Blocks: Neoprene, EPDM or silicone blocks as required for compatibility with glazing sealants, 80 to 90 Shore A durometer hardness.
- D. Spacers: Neoprene, EPDM or silicone blocks, or continuous extrusions, as required for compatibility with glazing sealant, of size, shape and hardness recommended by glass and sealant manufacturers for application indicated.
- E. Edge Blocks: Neoprene, EPDM or silicone blocks as required for compatibility with glazing sealant, of size and hardness required to limit lateral movement (side-walking) of glass.
- F. Compressible Filler Rods: Closed-cell or waterproof-jacketed rod stock of synthetic rubber or plastic foam, flexible and resilient, with 5-10 psi compression strength for 25 percent deflection.

PART 3 - EXECUTION

3.1 EXAMINATION:

- A. Require Glazier to inspect work of glass framing erector for compliance with manufacturing and installation tolerances, including those for size, squareness, offsets at corners; for presence and functioning of weep system; for existence of minimum required face or edge clearances; and for effective sealing of joinery. Obtain Glazier's written report listing conditions detrimental to performance of glazing work. Do not allow glazing work to proceed until unsatisfactory conditions have been corrected.

3.2 PREPARATION:

- A. Clean glazing channels and other framing members to receive glass, immediately before glazing. Remove coatings which are not firmly bonded to substrates. Remove lacquer from metal surfaces where elastomeric sealants are indicated for

use.

### 3.3 GLAZING, GENERAL:

- A. Comply with combined printed recommendations of glass manufacturers, of manufacturers of sealants, gaskets and other glazing materials, except where more stringent requirements are indicated, including those of referenced glazing standards.
- B. Protect glass from edge damage during handling and installation; use a rolling block in rotating glass units to prevent damage to glass corners. Do not impact glass with metal framing. Use suction cups to shift glass units within openings; do not raise or drift glass with a pry bar. Rotate glass with flares or bevels along one horizontal edge which would occur in vicinity of setting blocks so that these are located at top of opening. Remove from project and dispose of glass units with edge damage or other imperfections of kind that, when installed, weakens glass and impairs performance and appearance.
- C. Apply primers to joint surfaces where required for adhesion of sealants, as determined by preconstruction sealant-substrate testing.

### 3.4 GLAZING:

- A. Install setting blocks of proper size in sill rabbet, located one quarter of glass width from each corner, but with edge nearest corner not closer than 6" from corner, unless otherwise required. Set blocks in thin course of sealant which is acceptable for heel bead use.
- B. Provide spacers inside and out, of correct size and spacing to preserve required face clearances, for glass sizes larger than 50 united inches (length plus height), except where gaskets or glazing tapes with continuous spacer rods are used for glazing. Provide 1/8" minimum bite of spacers on glass and use thickness equal to sealant width, except with sealant tape use thickness slightly less than final compressed thickness of tape.
- C. Provide edge blocking to comply with requirements of referenced glazing standard, except where otherwise required by glass unit manufacturer.
- D. Set units of glass in each series with uniformity of pattern, draw, bow and similar characteristics.
- E. Force sealants into glazing channels to eliminate voids and to ensure complete

"wetting" or bond of sealant to glass and channel surfaces.

- F. Tool exposed surfaces of sealants to provide a substantial "wash" away from glass. Install pressurized tapes and gaskets to protrude slightly out of channel, so as to eliminate dirt and moisture pockets.
- G. Miter cut wedge shaped gaskets at corners and install gaskets in manner recommended by gasket manufacturer to prevent pull away at corners; seal corner joints and butt joints with sealant recommended by gasket manufacturer.

### 3.5 PROTECTION AND CLEANING:

- A. Protect exterior glass from breakage immediately upon installation by use of crossed streamers attached to framing and held away from glass. Do not apply markers to surfaces of glass. Remove nonpermanent labels and clean surfaces.
- B. Protect glass from contact with contaminating substances resulting from construction operations. If, despite such protection, contaminating substances do come into contact with glass, remove immediately by method recommended by glass manufacturer.
- C. Examine glass surfaces adjacent to or below exterior concrete and other masonry surfaces at frequent intervals during construction, but not less often than once a month, for build-up of dirt, scum, alkali deposits or staining. When examination reveals presence of these forms of residue, remove by method recommended by glass manufacturer.
- D. Remove and replace glass which is broken, chipped, cracked, abraded or damaged in other ways during construction period, including natural causes, accidents and vandalism.
- E. Wash glass on both faces not more than 4 days prior to date scheduled for inspections intended to establish date of substantial completion in each area of project. Wash glass by method recommended by glass manufacturer.

END OF SECTION 08800

**SECTION 09310  
CERAMIC TILE**

PART 1 - GENERAL

1.1 DESCRIPTION

- A. Work included: Provide ceramic tile where shown on the Drawings, as specified herein, and as needed for a complete and proper installation.
- B. Related work:
  - 1. Documents affecting work of this Section include, but are not necessarily limited to, General Conditions, Supplementary Conditions, and Sections in Division 1 of these Specifications.

1.2 QUALITY ASSURANCE

- A. The work of this project involves a significant historic site. The work of this project involves a significant historic site. The historic Peacock Lodge Building dates to 1952. All work activities must be undertaken with sufficient care to protect this historic resource and must be supervised by personnel who are familiar with the Secretary of Interior's Standards for Rehabilitation.
- B. Due to the sensitive historic nature of this project, general contractors and certain trades must meet prequalification requirements.
- C. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this Section.
- D. Take all appropriate measures necessary to correct inferior work as identified by the architect. Protect historic fabric during all operations. No historic materials shall be removed from the site without prior approval of architect. The architect reserves the right to have individual workmen removed from individual activities or the project entirely, if in the architect's judgment, the quality of work being performed is inappropriate, inferior, or detrimental to historic materials.
- E. Refer to photographic details in the Specifications and/or on the Drawings for

additional historic preservation information and project requirements.

- F. All work must comply with the Secretary of the Interiors Standards for Rehabilitation, as administered by the Florida Department of State, Division of Historic Resources.
- G. Provide manufacturer's Master Grade Certificate stating type and location of each tile material in this Section.

### 1.3 SUBMITTALS

- A. Product data: Within forty-five (45) calendar days after the Contractor has received the Owner's Notice to Proceed, submit:
  - 1. Materials list of items proposed to be provided under this Section.
  - 2. Manufactures' specifications and other data needed to prove compliance with the specified requirements.
  - 3. Samples of each type, class, and color of ceramic tile required, not less than 12" square, mounted on plywood or hardboard backing, and grouted as specified.
- B. Except when specifically exempted by the Architect, submit Master Grade certificates for each shipment of ceramic tile prior to arrival of the shipment at the job site.

## PART 2 - PRODUCTS

### 2.1 CERAMIC TILE FLOORS

- A. Furnish only Standard Grade ceramic porcelain tile conforming to ANSI A137.1, Crossville Inc., Mannington, ILVA S.A., or approved equal.
- B. Furnish porcelain type with all purpose edges and patterns as shown on the design.
- C. Where shown or required for slip resistance, furnish tile with 7-1/2% abrasive grain content.
- D. All ceramic tile floors shall be floor scope certified products.

## 2.2 CERAMIC MOSAIC TRIM

- A. Furnish size, color and shade to match ceramic mosaic field tile.
- B. Observe following requirements:
  - Walls--Incorners square.
  - Walls--Bullnose cap on wainscot except provide regular flat tile where ceramic mosaic wall surface is flush with plaster wall above.
  - Floors--Cove base required.
  - Curbs--Bullnose and cove are required for smooth rounded surface.
  - Jambs--Bullnose where tile work projects from jamb.

## 2.3 CERAMIC TILE FOR WALLS

- A. Furnish only Standard Grade Glazed Wall Tile meeting ANSI A137.1, Dal-Tile, American Olean, Crossville Inc., ILVA S.A., or equal.
  - 1. Supply tile as detailed and specified herein.
  - 2. Use Master-Set back-mounted sheets.
- B. Glazed Wall Tile Trim
  - 1. Furnish size, color and shade to match field tile.
  - 2. Observe the following requirements:
    - Wainscot Cap--Bullnose, except provide regular glazed flat tile where glazed tile wall surface is flush with plaster wall above.
    - Base--No cover required.
    - Incorners--Square or round.
    - Outcorners--Bullnose.
    - Jambs--Bullnose where tile work projects from jamb.
- C. Provide the following tile and patterns, when not specified, as shown on the drawings or as selected by the architect from the manufacturer's standard colors and patterns.

## 2.4 SETTING MATERIALS

- A. Comply with pertinent recommendations contained in the Tile Council of America "Handbook for Ceramic Tile Installation."
- B. Portland cement mortar:

1. Materials:
    - a. Portland cement complying with ASTM C150, Type I or II.
    - b. Sand complying with ASTM C144.
    - c. Building paper complying with Fed Spec UU-B-790.
    - d. Galvanized steel diamond mesh weighing 3.4 lbs. per sq yd.
    - e. Hydrated lime complying with ASTM C206.
    - f. Clean potable water.
    - g. Paper-backed metal lath complying with Fed Spec QQ-L-101 may be used in lieu of the combined mesh and building paper called for above.
  2. Where used on floors, provide a job-mix of one part portland cement to six parts sand.
  3. Where used on walls, provide a job-mix of one part portland cement to five parts sand, with 1/2 part lime, except where other proportions are approved in advance by the Architect.
- C. Dry set mortar:
1. Provide a commercially prepared mixture of Portland cement, sand and additives imparting water-retentivity, for use as a bond coat for setting tile.
  2. Comply with ANSI A118.2; except where specifically indicated on the Drawings or directed in advance by the Architect, provide conductive dry-set mortar complying with ANSI A118.2.
- D. Latex-Portland cement mortar:
1. Provide a commercially prepared mixture of Portland cement and spacial latex additive for use as a bond coat for setting tile.
  2. Comply with ANSI A118.4.
- E. Epoxy mortar:
1. Provide a commercially prepared mortar system employing epoxy resin and epoxy hardener portions.
  2. Comply with ANSI A118.3.
- F. Modified epoxy emulsion mortar:
1. Provide a commercially prepared mortar system employing emulsified epoxy resins and hardeners with Portland cement and silica sand.
  2. Secure the Architect's specific approval of the proposed material prior to use.
- G. Epoxy adhesive (must use with epoxy grout):

1. Provide an adhesive system employing epoxy resin and epoxy hardener portions formulated for this setting of tile on floors, walls, and counters with epoxy as the major binder.
  2. Provide a product licensed by the Tile Council of America, and bearing that license symbol.
- H. Organic adhesive:
1. Provide a prepared organic material, ready to use with no further addition of liquid or powder, which cures or sets by evaporation.
  2. Comply with ANSI A136.1, using Type I where exposed to prolonged water presence and using Type II at all other locations.
- I. Special tile setting mortars will be considered by the Architect when complete technical data is submitted in advance.

## 2.5 GROUT

- A. Comply with pertinent recommendations contained in the Tile Council of America "Handbook for Ceramic Tile Installation" in colors selected by the Architect from standard colors available from the approved manufacturers.
- B. Sand-Portland cement grout:
1. Materials:
    - a. Portland cement complying with ASTM C150, type I or II.
    - b. Sand complying with ASTM C144.
    - c. Hydrated lime complying with ASTM C206.
    - d. Clean potable water.
  2. Where this grout is indicated on the Drawings, or is otherwise directed or required, provide a job-mix consisting of:
    - a. For joints less than 1/8" wide: One part cement to one part fine graded sand;
    - b. For joints 1/8" to 1/2" wide: One part cement to two parts fine graded sand;
    - c. For joints wider than 2": One part cement to three parts fine graded sand.
  - d. Up to 1/5 part lime may be added.
- C. Commercial Portland cement grout:
1. Provide a commercially prepared mixture of Portland cement and other ingredients producing a water-resistant, dense, uniformly colored material.

2. Secure the Architect's specific approval of the proposed material prior to use.
- D. Dry-set grout:
1. Provide a commercially prepared mixture of Portland cement and additives producing water-retentivity, and suitable for grouting all walls and floors subject to ordinary use.
  2. Provide a product licensed by the Tile Council of America, and bearing that license symbol.
- E. Latex-Portland cement grout:
1. Provide a commercially prepared mixture.
  2. Secure the Architect's specific approval of the proposed material prior to use.
- F. Mastic grout:
1. Provide a commercially prepared grouting composition designed to be used directly from the container, not requiring damp curing, and with high flexibility and stain resistance.
  2. Provide a product licensed by the Tile Council of America, and bearing that license symbol.
- G. Epoxy grout:
1. Provide a grout system employing epoxy resin and hardener portions, with coarse silica filler permitted, especially formulated for industrial and commercial use where chemical resistance is of paramount importance.
  2. Provide a product licensed by the Tile Council of America, and bearing that license symbol.
- H. Silicone rubber grout:
1. Provide an engineered elastomeric grout system for interior use employing a single component non-slumping silicone rubber which, upon curing, is resistant to staining, moisture, mildew, cracking, crazing, and shrinking.
  2. Secure the Architect's specific approval of the proposed product prior to use.

## 2.4 OTHER MATERIALS

- A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of

the Architect.

### PART 3 - EXECUTION

#### 3.1 SURFACE CONDITIONS

- A. Examine the areas and conditions under which work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the Work. Do not proceed until unsatisfactory conditions are corrected.

#### 3.2 INSTALLATION

- A. General
  - 1. Comply with ANSI A108.1, ANSI A108.2, and the "Handbook for Ceramic Tile Installation" of the Tile Council of America, except as otherwise directed by the Architect or specified herein.
  - 2. Maintain minimum temperature limits and installation practices recommended by materials manufacturers.
  - 3. Do not install tile floors over membrane until the membrane has been tested and accepted.
- B. Except where otherwise indicated on the Drawings or directed by the Architect, provide Portland cement setting beds for walls and floors.
- C. Limits of tile:
  - 1. Extend tile into recesses and under equipment and fixtures to form a complete covering without interruptions.
  - 2. Terminate tile neatly at obstructions, edges, and corners, without disruption of pattern or joint alignment.
- D. Joining pattern:
  - 1. Lay tile in grid pattern unless otherwise indicated on the Drawings or directed by the Architect.
  - 2. Align joints when adjoining tiles on floor, base, trim, and walls are the same size.
  - 3. Layout tile work, and center the tile fields both directions in each space or in each wall area.
  - 4. Adjust to minimize tile cutting.
  - 5. Provide uniform joint widths.

- E. Provide expansion and control joints where shown on the Drawings, and where otherwise recommended by the "Handbook for Ceramic Tile Installation" of the Tile Council of America, sealing in accordance with Section 07920 of these Specifications.
- F. Cleaning:
  - 1. Upon completion of placing and grouting, clean the work of this Section in accordance with recommendations of the manufacturers of the materials used.
  - 2. Protect metal surfaces, cast iron, and vitreous items from effects of acid cleaning.
  - 3. Flush surfaces with clean water before and after cleaning.
- G. Provide tile surfaces clean and free from cracked, broken, chipped, unbonded, and otherwise defective units.
- H. Provide required protection of tile surfaces to prevent damage and wear prior to acceptance of the Work by the Owner.

END OF SECTION

**SECTION 09900  
PAINTING**

PART 1 - GENERAL

1.1 DESCRIPTION

- A. Work included: Paint and finish the exterior and interior exposed surfaces listed on the Painting Schedule shown on the drawings as specified herein, and as needed for a complete and proper installation.
  
- B. Related work:
  - 1. Documents affecting work of this Section include, but are not necessarily limited to, General Conditions, Supplementary Conditions, and Sections in Division 1 of these Specifications.
  - 2. Priming or priming and finishing off certain surfaces may be specified to be factory-performed or installer-performed under pertinent other Sections.
  
- C. Work not included:
  - 1. Unless otherwise indicated, painting other than protective prime coats, is not required on surfaces in concealed areas and inaccessible area and beam bearing pockets.
  - 2. Metal surfaces of chromium plate, copper, bronze, an similar finished materials will not require painting under this Section except as may be so specified.
  - 3. Do not paint moving parts of operating units; mechanical or electrical parts such as valve operators; linkages; sensing devices; and motor shafts, unless otherwise indicated.
  - 4. Do not paint over required labels or equipment identification, performance rating, name, or nomenclature plates.
  
- D. Definitions:
  - 1. "Paint," as used herein, means coating systems materials including primers, emulsions, epoxy, enamels, sealers, fillers, and other applied materials whether used as prime, intermediate, or finish coats.

## HISTORIC PEACOCK LODGE - PHASE 2

### 1.2 QUALITY ASSURANCE

- A. The work of this project involves a significant historic site. The historic Peacock Lodge Building dates to 1952. All work activities must be undertaken with sufficient care to protect this historic resource and must be supervised by personnel who are familiar with the Secretary of Interior's Standards for Rehabilitation.
- B. Due to the sensitive historic nature of this project, general contractors and certain trades must meet prequalification requirements.
- C. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this Section.
- E. Take all appropriate measures necessary to correct inferior work as identified by the architect. Protect historic fabric during all operations. No historic materials shall be removed from the site without prior approval of architect. The architect reserves the right to have individual workmen removed from individual activities or the project entirely, if in the architect's judgment, the quality of work being performed is inappropriate, inferior, or detrimental to historic materials.
- F. Refer to photographic details in the Specifications and/or on the Drawings for additional historic preservation information and project requirements.
- G. All work must comply with the Secretary of the Interiors Standards for Rehabilitation, as administered by the Florida Department of State, Division of Historic Resources.
- H. Paint coordination:
  - 1. Provide finish coats which are compatible with the prime coats actually used.
  - 2. Review other Sections of these Specifications as required, verifying the prime coats to be used and assuring compatibility of the total coating system for the various substrata.
  - 3. Upon request, furnish information on the characteristics of the specific

## HISTORIC PEACOCK LODGE - PHASE 2

- finish materials to assure that compatible prime coats are used.
4. Provide barrier coats over non-compatible primers, or remove the primer and re-prime as required.
5. Notify the Architect in writing of anticipated problems in using the specified coating systems over prime-coatings supplied under other Sections.

### 1.3 SUBMITTALS

- A. Product data: Within thirty-five (35) calendar days after the Contractor has received the Owner's Notice to Proceed, submit:
  1. Materials list of items proposed to be provided under this Section;
  2. Manufacturer's specifications and other data needed to prove compliance with the specified requirements.
- B. Samples:
  1. Following the selection of colors and glosses by the Architect, as described under "Color Schedules" in Part 2 of this Section, submit Samples for the Architect's review.
    - a. Provide Samples of each color and each gloss for each material on which the finish is specified to be applied.
    - b. Except as otherwise directed the Architect, make Samples approximately 8" x 10" in size.
    - c. If so directed by the Architect, submit Samples during progress of the Work in the form of actual application of the approved materials on actual surfaces to be painted.
  2. Revise and resubmit each Sample as requested until the required gloss, color, and texture is achieved. Such Samples, when approved, will become standards of color and finish for accepting or rejecting the work of this Section.
  3. Do not commence finish painting until approved Samples are on file at the job site, or applied to the designated areas of the project.

### 1.4 PRODUCT HANDLING

- A. Comply with pertinent provisions of Section 01640.

### 1.5 JOB CONDITIONS

## HISTORIC PEACOCK LODGE - PHASE 2

- A. Apply solvent-thinned paints as permitted by the manufacturers' printed instruction as approved by the Architect.
- B. Weather conditions:
  - 1. Do not apply paint in rain, fog, or mist; or when the relative humidity exceeds 90%; or to damp or wet surfaces, unless otherwise permitted by the manufacturers' printed instructions as approved by the Architect.
  - 2. Applications may be continued during inclement weather only within the temperature limits specified by the paint manufacturer as being suitable of use during application and drying periods.

### 1.6 EXTRA STOCK

- A. Upon completion of the work of this Section, deliver to the Owner an extra stock equaling one (1) gallon of each color, type, and gloss of paint used in the Work, tightly sealing each container, and clearly labeling with contents and location where used.

## PART 2 - PRODUCTS

### 2.1 PAINT MATERIALS

- A. Acceptable materials:
  - 1. The Painting Schedule in Part 3 of this Section is based on products of the Benjamin Moore Company.
  - 2. Equal products of Sinclair, Thoro, Glidden, Frazee, Dunn-Edwards, or other manufacturers approved in advance by the Architect, may be substituted in accordance with provisions of the Contract.
  - 3. Where products are proposed other than those specified by name and number in the Painting Schedule, provide under the product data submittal required by Article 1.3 of this Section a new painting schedule compiled in the same format used for the Painting Schedule included in this Section.
- B. Undercoats and thinners:
  - 1. Provide undercoat paint produced by the same manufacturer as the finish coat.

## HISTORIC PEACOCK LODGE - PHASE 2

2. Use only the thinners recommended by the paint manufacturer, and use only to the recommended limits.
3. Insofar as practicable, use undercoat, finish coat, and thinner material as parts of a unified systems of paint finish.

### 2.2 SPECIFIC COLORS

- A. Provide paint colors to match existing and as selected or approved by the Architect.

### 2.3 APPLICATION EQUIPMENT

- A. For application of the approved paint, use only such equipment as is recommended for application of the particular paint by the manufacturer of the particular paint, and as approved by the Architect.
- B. Prior to use of application equipment, verify that the proposed equipment is actually compatible with the material to be applied, and that integrity of the finish will not be jeopardized by use of the proposed equipment.

### 2.4 OTHER MATERIALS

- A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Architect.

## PART 3 - EXECUTION

### 3.1 SURFACE CONDITIONS

- A. Examine the areas and conditions under which work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the Work. Do not proceed until unsatisfactory conditions are corrected.
- B. In place test panels of all coatings and colors, applied to each different building material will be required for Architect/Engineer approval.

### 3.2 MATERIALS PREPARATION

## HISTORIC PEACOCK LODGE - PHASE 2

- A. General:
  - 1. Mix and prepare paint materials in strict accordance with the manufacturers' recommendations as approved by the Architect.
  - 2. When materials are not in use, store in tightly covered containers.
  - 3. Maintain containers used in storage, mixing, and application of paint in a clean condition, free from foreign materials and residue.
  
- B. Stirring:
  - 1. Stir materials before application, producing a mixture of uniform density.
  - 2. Do not stir into the material any film which may form on the surface, but remove the film and, if necessary, strain the material before using.

### 3.3 SURFACE PREPARATION

- A. General:
  - 1. Perform preparation and cleaning procedures in strict accordance with the paint manufacturers' recommendations as approved by the Architect.
  - 2. Remove removable items which are in place and are not scheduled to receive paint finish; or provide surface applied protection prior to surface preparation and painting operations.
  - 3. Following completion of painting in each space or area, reinstall the removed items by using workmen who are skilled in the necessary trades.
  - 4. Clean each surface to be painted prior to applying paint or surface treatment.
  - 5. Remove oil and grease with clean cloths and cleaning solvent of low toxicity and flash point in excess of 200 degrees F, prior to start of mechanical cleaning.
  - 6. Schedule the cleaning and painting so that dust and other contaminants from the cleaning process will not fall onto wet newly painted surfaces.
  
- B. Preparation of wood surfaces:
  - 1. Clean wood surfaces until free from dirt, oil, and other foreign substance.
  - 2. Smooth finished wood surfaces exposed to view, using the proper sandpaper. Where so required, use varying degrees of coarseness in sandpaper to produce a uniformly smooth and unmarred wood surface.
  - 3. Unless specifically approved by the Architect, do not proceed with painting of wood surfaces until the moisture content of the wood is 18% or less as measured by a moisture meter approved by the Architect.

## HISTORIC PEACOCK LODGE - PHASE 2

- C. Preparation of metal surfaces:
  - 1. Thoroughly clean surfaces until free from dirt, oil, rust, scale and grease.
  - 2. On galvanized surfaces, use solvent for the initial cleaning, and then treat the surface thoroughly with phosphoric acid etch. Remove etching solution completely before proceeding.
  - 3. Allow to dry thoroughly before application of paint.
  - 4. Prime all non-galvanized metal with a zinc based primer.

### 3.4 PAINT APPLICATION

- A. General:
  - 1. Touch-up shop-applied prime coats which have been damaged, and touch-up bare areas prior to start of finish coats application.
  - 2. Slightly vary the color of succeeding coats.
    - a. Do not apply additional coats until the completed coat has been inspected and approved.
    - b. Only the inspected and approved coats of paint will be considered in determining the number of coats applied.
  - 3. Sand and dust between coats to remove defects visible to the unaided eye from a distance of five feet.
  - 4. On removable panels and hinged panels, paint the back sides to match the exposed sides.
- B. Drying:
  - 1. Allow sufficient drying time between coats, modifying the period as recommended by the material manufacturer to suit adverse weather conditions.
  - 2. Consider oil-base and oleo-resinous solvent-type paint as dry for re-coating when the paint feels firm, does not cause lifting or loss of adhesion of the undercoat.
- C. Brush applications:
  - 1. Brush out and work the brush coats onto the surface in an even film.
  - 2. Cloudiness, spotting, holidays, laps, brush marks, runs, sags, ropiness, and other surface imperfections will not be acceptable.
- D. Spray application:
  - 1. Except as specifically otherwise approved by the Architect, confine spray

## HISTORIC PEACOCK LODGE - PHASE 2

application to metal framework and similar surfaces where hand brush work would be inferior.

2. Where spray application is used, apply each coat to provide the hiding equivalent of brush coats.
  3. Do not double back with spray equipment to build up film thickness of two coats in one pass.
- E. For completed work, match the approved Samples as to texture, color, and coverage. Remove, refinish, or repaint work not in compliance with the specified requirements.

### 3.5 PAINTING SCHEDULE

- A. Provide the following paint finishes as scheduled on the Drawings. See paragraph 2.2, this Section, for color schedule.
- B. Exterior metal, ferrous Handrails:
1. First coat: Benjamin Moore #163, Rust Inhibitive Paint.
  2. Second coat: Benjamin Moore #HC-51 low lustre latex or Benjamin Moore #HC-51 House and Trim Paint.
  3. Third coat: Benjamin Moore #HC-51 low lustre latex or Benjamin Moore #HC-51 House and Trim Paint.
- NOTE: Rusted surfaces should be prepared with Ospho Metal Surface Primer.
- C. Exterior metal, galvanized:
1. Pretreatment: Benjamin Moore #15500 Galvanized Metal Primer.
  2. First coat: Benjamin Moore Alkyd House Paint or Benjamin Moore House and Trim Paint.
  3. Second coat: Benjamin Moore Alkyd House Paint or Benjamin Moore House and Trim Paint.
  4. Third coat: Benjamin Moore Alkyd House Paint or Benjamin Moore House and Trim Paint.
- NOTE: New galvanized metal should be solvent washed before priming.
- D. Interior wood surfaces:
1. Trim, doors:
    - a. For clear finish, 3 coats of hand rubbed Watco oil.
- E. Interior gypsum Surfaces: Eggshell enamel.

**HISTORIC PEACOCK LODGE - PHASE 2**

1. First coat: Benjamin Moore, pigmented Moorcraft vinyl latex primer sealer (273).
  2. Second coat: Moorcraft latex eggshell enamel (274).
  3. Third coat: Moorcraft latex eggshell enamel (274).
- F. Exterior Wood Including Doors and Trim Medium Gloss Finish
1. First coat: Moorcraft exterior primer (176) or Moorcraft latex exterior primer (169).
  2. Second coat: Moorcraft latex house and trim paint (170).
  3. Third coat: Moorcraft latex house and trim paint (170).
- G. Exterior Wood Including Doors and Trim High Gloss Finish
1. First coat: Moorwhite primer (100).
  2. Second coat: Moore's house paint (110).
  3. Third coat: Moore's house paint (110).

END OF SECTION

**SECTION 14421**  
**VERTICAL PLATFORM LIFTS**

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Unenclosed, self-contained vertical platform wheelchair lift.

1.2 RELATED SECTIONS

- A. Section 03300 - Cast-In-Place Concrete: Concrete shaftway and anchor placement.
- B. Section 04800 - Masonry Assemblies: Masonry shaftway and anchor placement.
- C. Section 06100 - Rough Carpentry: Blocking in framed construction for lift attachment.
- D. Division 16 - Electrical: Dedicated telephone service and wiring connections.
- E. Division 16 - Electrical: Lighting and wiring connections at top of shaft.
- F. Division 16 - Electrical: Electrical power service and wiring connections.

1.3 REFERENCES

- A. ASME A17.1 - Safety Code for Elevators and Escalators.
- B. ASME A17.5 - Elevator and Escalator Electrical Equipment.
- C. ASME A18.1 - Safety Standard for Platform Lifts and Stairway Chairlifts.
- D. ICC/ANSI A117.1 - Accessible and Usable Buildings and Facilities.
- E. NFPA 70 - National Electric Code.

1.4 SUBMITTALS

- A. Submit under provisions of Section 01300.
- B. Product Data: Manufacturer's data sheets on each product to be used, including:
  - 1. Submit manufacturer's installation instructions, including preparation, storage and handling requirements.
  - 2. Include complete description of performance and operating characteristics.
- C. Shop Drawings:
  - 1. Show typical details of assembly, erection and anchorage.
  - 2. Include wiring diagrams for power, control, and signal systems.
  - 3. Show complete layout and location of equipment, including required clearances and coordination with shaftway.
- D. Selection Samples: For each finished product specified, provide two complete sets of color chips representing manufacturer's full range of available colors and patterns.
- E. Verification Samples: For each finished product specified, two samples, minimum size 1-3/4" x 2-1/4", representing actual product, color, and patterns.

- F. Manufacturer Qualifications: Firm with minimum 10 years experience in manufacturing of vertical platform wheelchair lifts, with evidence of experience with similar installations of type specified.
- G. Installer Qualifications: Licensed to install equipment of this scope, with evidence of experience with specified equipment. Installer shall maintain an adequate stock of replacement parts, have qualified people available to ensure fulfillment of maintenance and callback service without unreasonable loss of time in reaching project site.

#### 1.5 REGULATORY REQUIREMENTS

- A. Provide platform lifts in compliance with:
  - 1. ASME A18.1 - Safety Standard for Platform Lifts and Stairway Chairlifts.
  - 2. ASME A17.1 - Safety Code for Elevators and Escalators.
  - 3. ASME A17.5 - Elevator and Escalator Electrical Equipment.
  - 4. NFPA 70 - National Electric Code.

#### 1.6 DELIVERY, STORAGE, AND HANDLING

- A. Store products in manufacturer's unopened packaging until ready for installation.
- B. Store components off the ground in a dry covered area, protected from adverse weather conditions.

#### 1.7 PROJECT CONDITIONS

- A. Do not use wheelchair lift for hoisting materials or personnel during construction period.

#### 1.8 WARRANTY

- A. Warranty: Manufacturer shall warrant the wheelchair lift materials and factory workmanship for two years following completion of installation.

### PART 2 PRODUCTS

#### 2.1 MANUFACTURERS

- A. Acceptable Manufacturer: Garaventa Lift;  
United States - P.O. Box 1769, Blaine, WA 98231-1769.  
  
Toll Free: 800-663-6556. Tel: (604) 594-0422. Fax: (604) 594-9915.  
Email: [productinfo@garaventalift.com](mailto:productinfo@garaventalift.com) Web [www.garaventalift.com](http://www.garaventalift.com)
- B. Requests for substitutions will be considered in accordance with provisions of Section 01600. Any Vertical Lift manufacturer substitutions shall meet current code and fit within the landing as designed. Any design alterations of landing required by substitution shall be paid for by Contractor.

#### 2.2 UNENCLOSED VERTICAL WHEELCHAIR LIFT

- A. Capacity: 750 lbs (340 kg) rated capacity.
- B. Mast Height:
  - 1. Model GVL-OP-42; 45 inches (1143 mm) maximum lifting height.
- C. Platform Size and Nominal Clear Platform Dimensions:

1. Standard: 36 inches (914 mm) by 48-7/8 inches (1242 mm) clear platform dimensions.
- D. Platform Configuration:
1. Straight Through: Front and rear openings.
- E. Landing Openings: Gates shall be self closing type.
1. Gate Height: 42-1/8 inches (1070 mm).
  2. Platform Gate: Travels with platform and opens at lower landing.
  3. Upper Landing Gate: Installed at upper landing.
- F. Power Gate Operators:
1. Location:
    - a. Platform Gate: Travels with platform and opens lower landing.
    - b. Upper Landing Gate.
  2. Automatically opens the gate when platform arrives at a landing. Will also open at landing by pressing call button.
  3. ADA Compliant and obstruction sensitive.
  4. Low voltage, 24 VDC with all wiring concealed.
- G. Lift Components:
1. Machine Tower: Aluminum extrusion.
  2. Base Frame: Structural steel.
  3. Platform Side Wall Panels: 16 gauge (1.5 mm) galvanized steel sheet.
  4. Side Guard Panels: 42-1/8 inches (1070 mm) high mounted on platform.
  5. Outdoor Protection: Lift shall include modifications recommended by manufacturer for reliable performance in outdoor climate of project site.
- H. Base Mounting at Lower Landing:
1. Pit Mount: Lift to be mounted in pit with dimensions to meet manufacturer's requirements for the platform size specified. Pit construction shall be in accordance to Section 03300.
- I. Hydraulic Drive:
1. Drive Type: Chain hydraulic.
  2. Emergency Operation: Manual device to lower platform and battery auxiliary power to raise or lower platform.
  3. Safety Devices:
    - a. Slack chain safety device.
    - b. Shoring device.
  4. Travel Speed: 17 fpm (5.2 m/minute).
  5. Motor: 3.0 hp (2.2 kW); 24 volts DC.
6. Power Supply:
- a. 120 VAC single phase; 60 Hz on a dedicated 15-amp circuit.
  - b. Powered by continuous building mains converted to 24 VDC, equipped with auxiliary power system capable of running lift up and down for a minimum of 5 trips with rated load.
- J. Platform Controls: 24 VDC control circuit with the following features.
1. Direction Control: Continuous pressure rocker switch.
  2. Illuminated and audible emergency stop switch shuts off power to lift and activates audio alarm with battery backup.
  3. Keyed operation.
  4. Emergency Telephone: Platform shall be equipped with ADA compliant integrated telephone with a stainless-steel faceplate. Telephone shall operate in the event of

power failure. A telephone line shall be supplied to the lift site as specified under Division 16.

- K. Call Station Controls: 24 VDC control circuit with the following features.
  - 1. Direction Control:
    - a. Continuous pressure rocker switch.
  - 2. Keyed operation.
  - 3. Call Station Mounting:
    - a. Lower:
      - 1) Wall mounted surface.
    - b. Upper:
      - 1) Frame mounted.
- L. Safety Devices and Features:
  - 1. Grounded electrical system with upper, lower, and final limit switches.
  - 2. Tamper resistant interlock to electrically monitor that the gate is in the closed position and the lock is engaged before lift can move from landing.
  - 3. Pit stop switch mounted on mast wall.
  - 4. Electrical disconnect shall shut off power to the lift.
  - 5. Under platform safety pan with five waterproof safety switches to detect obstruction under platform.
- M. Finishes
  - 1. Extruded aluminum electrostatically applied baked powder finish, semi matte Silver Moon.
  - 2. Ferrous Components: Electrostatically applied baked powder finish, semi matte.
    - a. Color: Silver Moon.

## PART 3 EXECUTION

### 3.1 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.
- B. Verify shaft and machine space are of correct size and within tolerances.
- C. Verify required landings and openings are of correct size and within tolerances.
- D. Verify electrical rough-in is at correct location.
- E. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

### 3.2 PREPARATION

- A. Clean surfaces thoroughly prior to installation.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

### 3.3 INSTALLATION

- A. Install platform lifts in accordance with applicable regulatory requirements including ASME A17.1, ASME A18.1 and the manufacturer's instructions.
- B. Install system components and connect to building utilities.
- C. Accommodate equipment in space indicated.

- D. Startup equipment in accordance with manufacturer's instructions.
- E. Adjust for smooth operation.

#### 3.4 FIELD QUALITY CONTROL

- A. Perform tests in compliance with ASME A17.1 or A18.1 and as required by authorities having jurisdiction.
- B. Schedule tests with agencies and Architect, Owner, and Contractor present.

#### 3.5 PROTECTION

- A. Protect installed products until completion of project.
- B. Touch-up, repair or replace damaged products before Substantial Completion.

END OF SECTION

**SECTION 16010**  
**BASIC ELECTRICAL GENERAL REQUIREMENTS**

**PART 1 GENERAL**

1.1 This section is supported by the requirements of all other Contract Documents.

**1.2 SUMMARY**

- A. This Section governs general procedures and work applicable to Divisions 15 and 16 and to certain equipment and work in Divisions 2, 8, 10, 11, 14, 15 and 16.
1. Furnish labor, supervision, energy, materials, tools, transportation, equipment, permits (if required), insurance, taxes, temporary protection and correction necessary to provide work shown and specified.
  2. Provide apparatus, appliances, material or work not shown on drawings but mentioned in specifications, or vice versa, and any incidental accessories necessary to make work complete and ready for operation or inspection by inspecting authorities, even if not specified, without additional expense to Owner.
  3. Include minor details not usually shown or specified, but necessary for proper installation and operation, the same as if specified. In cases where apparatus is referred to in singular numbers, it is intended that such reference include as many such items as are required to complete work.
  4. Provide conduit, wiring, and miscellaneous accessories necessary for complete installation of and final connections to equipment furnished by Owner, if any, and by other trades.

**1.3 RELATED SECTIONS**

1. Cutting and Patching.
2. Contract Closeout.
3. Flashing (except cap flashing for roof equipment and ducts).
4. Painting of exposed surfaces including color code painting of piping and conduit.
5. Access panels.
6. Motor power and control wiring.

**1.4 WORK NOT INCLUDED**

- A. Equipment and wiring provided by local Telephone utility and local Power and Light utility.

**1.5 DRAWINGS**

## HISTORIC PEACOCK LODGE - PHASE 2

- A. Drawings are diagrammatic and indicate general arrangement of systems and work.
  - 1. Do not scale drawings.
  - 2. Consult architectural drawings, shop drawings and details for exact locations of fixtures, thermostats and equipment.
    - a. Where these are not definitely located, obtain this information from Project Architect/Engineer in writing prior to any rough-in.
- B. Follow drawings in laying out work.
  - 1. Check drawings of other trades to verify spaces in which work will be installed.
  - 2. Maintain maximum headroom clearances and space conditions at all points as required by local codes and regulations.
  - 3. Where headroom or space conditions appear inadequate, obtain instructions from Project Architect/Engineer before proceeding with installation.
- C. Make reasonable modifications, without extra charge to Owner, in layout as needed to prevent conflict with work of other trades or for proper execution of work.
- D. Engineering drawings are schematic for special equipment since exact dimensions and roughing-in requirements may vary with different manufacturers.

### 1.6 COOPERATION WITH OTHER TRADES

- A. Schedule work and provide temporary service and connections for other trades.
- B. Schedule work and provide temporary service and connections so existing systems will not be interrupted when they are required for usage of the existing building(s). Obtain written approval from the Owner at least 14 days prior to any interruption or connection.
- C. Perform work at such time and in such manner as to cause minimum inconvenience to the Owner and as approved by the Architect. No allowance will be made for lack of knowledge of existing conditions.
- D. Make all arrangements with the utility company for connecting the new services and providing all temporary services.
- E. Field painting of exposed conduit and hangers is specified in the Section entitled PAINTING. Clean all surfaces and hanger rods free of grease, scale, rust and other foreign matter ready for painting. Touch up all factory finished, marred in construction, with factory touch-up kits.

## HISTORIC PEACOCK LODGE - PHASE 2

- F. Correct, without extra charge, electrical work installed in such a manner to cause interference with work of other trades, or to cause unacceptable clearance problems.

### 1.7 SHOP DRAWINGS AND PRODUCT DATA

- A. Shop drawing requirements are specified in the General Conditions of the Contract for Construction.
  - 1. Do not ship apparatus or equipment from stock or fabricate until shop drawings have been accepted by Project Engineer.
  - 2. Submit shop drawings with pertinent data and with identification mark numbers specified or scheduled.
  - 3. Shop drawings without identifications mark numbers or with incomplete performance information will not be reviewed until submission is complete.
- B. Submit shop drawings, or product data where permitted, for the following:
  - 1. Shop drawings of switchgear, switchboards, panelboards, transformers, lighting fixtures, wiring and cable, raceways and wireways, outlet, pull and junction boxes, wiring devices, disconnect switches, fuses and circuit breakers, lightning protection, generator set, day-tank, automatic transfer switch(s) and fire alarm system.
  - 2. Catalog cuts without shop drawings are not acceptable.
  - 3. Submit 1/2" scale layout drawings for main electrical equipment spaces such as closets, switchgear rooms, major conduit bank runs and vaults. Submit layout drawings for review prior to installation of the work.

### 1.8 RECORD DRAWINGS

- A. Keep accurate notes on record drawings of work as actually installed from work as originally indicated, paying particular attention to dimensioning of outside underground lines, their offsets and box locations.

### 1.9 OPERATING INSTRUCTIONS AND MAINTENANCE MANUALS

- A. Upon completion of work and of tests, provide necessary skilled labor and helpers for operating systems and equipment for a period of 3 days of 8 hours each. Instruct Owner's authorized representative(s) in operation, adjustment and maintenance of systems and equipment. Give Owner at least 48 hours notice of proposed instruction period.
- B. Before date of Acceptance Inspection, prepare in reproducible form, detailed

## HISTORIC PEACOCK LODGE - PHASE 2

operating and maintenance manuals for installed equipment and systems.

1. Operating and maintenance manuals shall be used for training of and use by Owner's operating personnel in operation and maintenance of equipment and Electrical systems.
2. Manuals shall address equipment, operation of systems and equipment and parts replacement.

C. Furnish separate manual or chapter for each class of system:

### 1.10 SUPERVISION

- A. Each subcontract trade shall provide services of an experienced superintendent, who shall be constantly in charge of installation of the work.

### 1.11 INSPECTIONS PRIOR TO OWNER'S ACCEPTANCE INSPECTION

- A. Arrange and schedule as many inspections of work as may be necessary and, when appropriate, notify Project Architect/ Engineer, in writing, that safety-to-life systems are functioning in accordance with specifications.

### 1.12 CERTIFICATES

- A. On completion of work, obtain certificates, if required, of compliance, approval or acceptance from authorities having jurisdiction over work and deliver these certificates to Project Architect.

### 1.13 MANUFACTURER'S NAMEPLATES

- A. Each major component of equipment shall have manufacturer's name, address, model number and rating on a plate securely affixed in a conspicuous place.
- B. Nameplate of a distributing agent will not be acceptable.

### 1.14 ACCEPTANCE

- A. Operation of mechanical and electrical work by Contractor does not constitute acceptance of work. Acceptance will occur after Contractor has adjusted equipment, demonstrated that it fulfills requirements of specifications and drawings, corrected defects, and has furnished all of required certificates, if any.

### 1.15 SPECIAL WARRANTIES

## HISTORIC PEACOCK LODGE - PHASE 2

- A. Manufacturer's Equipment and System Warranties: Provide manufacturer's written warranties which become a part of Contractor's responsibility to Owner in accordance with General Conditions of the Contract for Construction.
- B. Manufacturer's Service: Provide manufacturer's service agreements, where required elsewhere in Sections of these specifications.
- C. Contractor's Corrections of Work:
  - 1. In addition to foregoing special warranties, any warranties made by Subcontractors to the Contractor are a part of the Contractor's responsibility to the Owner in accordance with General Conditions of the Contract.
  - 2. Correction of work shall include shipping, labor, supervision and related work involved in replacing defective parts or materials provide by manufacturer's under their warranties.

### 1.16 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Deliver products to job site in manufacturer's original unopened crates or containers, clearly labeled with manufacturer's name, product number and brand. Repair damage sustained by product(s) in transit and handling. If damage sustained while transporting products to job site is unreparable, replace the product(s) at no cost to Owner.
- B. Store and protect materials and equipment to prevent damage of any kind. Keep products dry at all times. Protect exposed metal surfaces with a light oil or silicone coating to prevent rust while in storage.
- C. Handle products in such a manner to prevent breakage of containers and damage of any kind.
- D. Schedule delivery of materials to job site in accordance with requirements of job progress to avoid delaying work.

## PART 2 PRODUCTS

### 2.1 MATERIALS AND EQUIPMENT

- A. Materials and equivalent required for work shall be new, of good quality, furnished, delivered, erected, connected and finished in every detail, selected and arranged to fit properly into building spaces. Where no specific kind or quality of material is

## HISTORIC PEACOCK LODGE - PHASE 2

given, provide a good quality standard article as accepted by Project Architect/Engineer.

- B. Equipment shall be of type and capacity shown on equipment schedules on drawings and in specifications and shall be as manufactured by one of manufacturers designated or equivalent, accepted in advance by Project Architect/Engineer.
- C. For ease of maintenance and parts replacement, use equipment from a single manufacturer to maximum extent possible.
- D. Equipment, materials and components shall be new, standard current products of manufacturers regularly engaged in production of such equipment and shall be manufacturer's latest design conforming to specifications. Materials shall be accepted by code enforcing authorities. Materials used in fire rated construction and in electrical work shall be UL listed, with UL labels as specified.
- E. Hardware and accessory fitting shall be U.S. Standard sizes designed, intended or appropriate for the use, and complimenting items with which they are used. Furnish with corrosion protection suitable for the atmosphere in which they are installed.
- F. Conform to Requirements of General Conditions of the Contract for Construction for coordinating space requirements, mounting arrangement(s) and service connections when substitute equipment is furnished instead of that used as a basis for design. Ascertain before ordering that equipment will fit assigned space and that it can be moved into position without interference from other construction, i.e., check door clearances, ceiling heights, crane access and the like. Be responsible for expenses generated by substitution of equipment used as a basis for design. Maintain clearances as required by the N.E.C.

### 2.2 IDENTIFICATION OF ELECTRICAL SYSTEM ITEMS

- A. Identify electrical equipment and conductors in accordance with following:
  - 1. Distribution Equipment: Major components of distribution system such as circuit breakers, switches, switchboards, panelboards, switchgear shall have nameplates with equipment identification, voltage and phase ratings and source of feed or circuit utilization. Equipment identification shall correspond to the designation on single line diagram. Panelboards shall have typed directories.
  - 2. Starters, Disconnect Switches and Controls: Provide laminated phenolic nameplates with white letters on a black field secured with flush fastenings identifying equipment served.

**HISTORIC PEACOCK LODGE - PHASE 2**

- 3. Conductors: Color code wire and cable for feeders and branch circuits as follows unless otherwise required by local codes or electric utility company.

<u>PHASE</u>	<u>208Y/120V</u>	<u>480Y/277V</u>
A	Black	Brown
B	Red	Purple
C	Blue	Yellow
Neutral	White	Gray
Ground	Green	Green

- 4. Ground Fault Protected Devices:
  - a. Identify devices protected by ground fault interrupters.
  - b. Receptacles, not otherwise identified by manufacturer, shall have cover plates with words "Protected by GFI" and "Test Before Using" engraved thereon.

**2.3 UNDERWRITERS' LABORATORIES LISTING AND LABELS**

- A. Where materials and equipment are available under continuing inspection and labeling of UL, provide such material and equipment.
- B. Listing by Underwriters' Laboratories shall be evidenced by label or:
  - UL - Electrical Construction Materials List (Green Book).
  - UL - Electrical Appliance and Utilization Equipment List.
  - UL - Building Materials List.

**PART 3 EXECUTION**

**3.1 INSPECTION**

- A. Verify/examine that the surfaces, substrates, and conditions are satisfactory to receive electrical general provisions, and are free from deviations/defects affecting quality of the work.
- B. Notify Contractor in writing of conditions detrimental to proper/timely completion of the work.
- C. Do not proceed with work until unsatisfactory conditions have been corrected in a

## HISTORIC PEACOCK LODGE - PHASE 2

manner acceptable to installer.

- D. Beginning of installation will be construed as acceptance of existing substrates, surfaces, and conditions.

### 3.2 EQUIPMENT INSTALLATION

- A. Obtain services of manufacturer's representatives of major electrical equipment at job site during erection or construction of their equipment to insure proper installation. Failure to have such checks made by manufacturers shall place full responsibility for proper installation on Contractor who shall make any corrections or remedy defects at no additional cost to Owner.
- B. Where necessary to meet space conditions bring equipment to its ultimate location in pieces or otherwise disassembled, then assemble it in place. Provide flanges, studs and the like for matching, alignment and field assembly.
- C. Conduct field tests of equipment after assembly and during under direct supervision of manufacturer's representative. Upon satisfactory conclusion of field tests, manufacturer shall furnish, for each such apparatus or equipment, a written statement certifying that there has been no invalidation of any warranties or guaranties, nor impairment of capacity or functioning of apparatus or equipment. Field tests shall be in addition to all factory tests, shop tests and final tests and adjustments.
- D. Avoid field assembly wherever possible by suitable scheduling of the general construction work.
  - 1. Extra compensation will not be allowed for those cases where it is necessary to field assemble equipment or apparatus.

### 3.3 FABRICATION AND INSTALLATION

- A. Workers: Use thoroughly trained and experienced workers, completely familiar with items to be installed and manufacturer's current recommended methods of installations.
- B. Set equipment level, properly aligned and bolted together where in sections. Secure equipment and materials firmly in place. Screws, bolts, nuts, clamps, fittings or other fastening devices shall be made up tight.
- C. Repair to a new condition, or replace materials damaged during delivery, storage or

## HISTORIC PEACOCK LODGE - PHASE 2

installation. Touch-up scratched or marred finishes on equipment to match original finish or completely refinish.

- D. Factory paint or finish enclosures, panels, cabinets, relays, safety switches, fixtures and other exposed equipment or accessories except as indicated otherwise. Group mounted items shall be similar in finish and color.
- E. Make connections for air conditioning and ventilating equipment and controls. Follow manufacturers recommendations and system requirements when no other information available.
- F. Support electrical raceways, conduits and light fixtures from overhead structure, not from ducts, pipes, conduits or the like. Support piping and HVAC ducts from overhead structure, not from ducts, pipes, conduits or equipment.
- G. In order to use same means of support for electrical and mechanical items, design combined support system and coordinate to safely support suspended items.

### 3.4 HOUSEKEEPING

- A. Clean exposed surfaces raceways and equipment which have become covered with dirt, plaster or other material during handling and construction before such surfaces are prepared for painting or enclosed within building structure,
- B. Keep raceway openings closed by means of plugs or caps to prevent entrance of foreign matter.
  - 1. Cover fixtures, equipment and apparatus to protect them against dirt, water, chemical or mechanical damage both before and after installation.
  - 2. Damaged fixtures, equipment or apparatus shall be restored to its original condition or replaced at no cost to Owner.

### 3.5 EXCAVATION AND BACKFILLING

- A. Excavation, backfilling and compaction of trenches required for the installation of electrical services and to points of connection with exterior underground utilities outside of the building shall be performed as specified in Trenching, Backfilling and Compaction for Utilities - Refer to Division 2 sections.

### 3.6 SLEEVES BLOCKOUTS, CUTTING AND PATCHING, CORING AND DRILLING

- A. Sleeves:
  - 1. All conduits passing through concrete slabs shall be provided with sleeves.

## HISTORIC PEACOCK LODGE - PHASE 2

2. All conduits passing through interior concrete or masonry walls and partitions shall be provided with sleeves.
  3. Where pipe motion due to expansion and contraction will occur, sleeves shall be of sufficient diameter to permit free movement of pipe.
- B. Cutting and Patching:
1. Cut and patch as needed for installation of electrical equipment. Perform finish patching according to specifications for each finish, by mechanics skilled in each type finish.
  2. Install work so that no undue cutting and patching will be required in building construction. Do no cutting that may impair strength of building construction. Install work in various portions of building as construction progresses. Do not delay construction of building.
  3. Cut and patch as needed for conduits where sleeves and inserts were not installed, or where incorrectly located.
  4. Provide for cutting out holes in structural steel webs (number, size and location) by means of shop drawing submittal and review only as approved by Project Architect/Engineer. Reinforce holes as directed by Project Architect/Engineer.
- C. Coring and Drilling:
1. If a sleeve is omitted, core drill to permit insertion of a pipe sleeve with sufficient clearance to permit grouting in place with specified backer rod and sealant space between the line and sleeve.
  2. When core drilling or cutting duct holes in foundations, walls, beams, columns or structural slabs, determine the location of reinforcement and tendons before coring.
  3. Holes, except for small screws, may not be drilled in beams or other structural members, without obtaining prior acceptance of Project Architect/Engineer.

### 3.7 WATERPROOFING AND ROOFING

- A. Where electrical work penetrates building envelope, or any waterproofed construction, method of installation shall be performed in a manner to prevent transmission of water, heat, cold and drafts.
- B. Follow details, including architectural, which establish types of waterproofing construction for each penetration condition.
- C. Where a detail suitable to encountered condition is lacking, request instructions from Project Architect/Engineer.

## HISTORIC PEACOCK LODGE - PHASE 2

- D. Provide necessary sleeves, sealing and flashing required to make opening watertight

### 3.8 FINAL TESTING, ADJUSTMENTS AND ACCEPTANCE OF ELECTRICAL EQUIPMENT AND SYSTEMS

- A. Schedule testing and cleared through Project Architect/Engineer.
  - 1. No testing of any kind shall be done or scheduled without clearance by Project Architect/Engineer.
  - 2. Furnish Project Architect/Engineer with name of person who will be in charge of testing, energizing and start-up.
  - 3. Confer with Project Architect/Engineer on procedures to be followed in obtaining clearances for electrical equipment.
  - 4. Procedures as finally agreed upon shall be adhered to.
- B. Complete test and inspection records shall be made and incorporated into a report for each piece of equipment tested. Record readings taken. Submit four copies to Project Architect for review.
- C. Notify Project Architect in writing at least one week prior to test, establishing time that test is to be performed.
  - 1. Perform tests in presence of Project Architect/Engineer.
- D. Furnish necessary meters, instruments, temporary wiring and labor to perform required tests and adjustments of equipment and wiring including electrical equipment furnished by others, to determine proper polarity, phasing, freedom from grounds and shorts and operation of equipment. Measuring instruments shall be properly calibrated.
- E. Demonstrate materials and manner of installation to be in accordance with the requirements of state and local public authorities, the utility company and NFPA.
- F. Energize equipment following established procedures after certification by the Contractor that the installation is satisfactory.
- G. Wiring:
  - 1. Check system and equipment grounds for resistance using the Megger ground tester in accordance with manufacturer's instructions. Investigate circuits showing insulation resistance less than minimum values given in N.E.C. Correct weak points.
  - 2. Overall resistance of the ground system shall be no greater than 25 ohms.

## HISTORIC PEACOCK LODGE - PHASE 2

- Inspect grounding system to insure that above-ground cables and connections are suitably protected. Provide additional ground rod, if needed, to obtain the specified resistance.
3. Make ground resistance tests at test points designated by the Project Architect/Engineer. Make ground resistance tests in accordance with James G. Biddle Company Bulletins 25T2 and 25-J.
  4. Correct or replace nominal current-carrying circuits which are defective or grounded. Correct other troubles encountered in these tests.
- H. Breakers: Set breakers so equipment will be in proper operating condition before being placed in service. Perform final operational tests to determine that wiring connections are correct.
- I. Lighting:
1. Check lighting fixtures and receptacles for proper operation. At completion of work, clean fixtures and lenses and replace missing and burned out lamps.
  2. In residential projects, provide keyless lamp holders and bulbs to all lighting outlets for future tenant luminaires, in order to comply with inspecting authority requirements.
- J. Motors:
1. Make these tests on motors before start-up: Check motor nameplates for HP, speed, phase and voltage. Check bearings to see if they are filled with oil or grease. Lubricate. Check coupling alignment and shaft end-play.
  2. Make these tests on motors during start-up:
    - a. Check shaft rotation before final connections are made. Check for bearing temperature and smooth operation.
    - b. Take a current reading at full load using a clamp-on ammeter. If ammeter is over the rated full load current, determine reason for the discrepancy and take corrective action.
  3. After all connections are made, test motors and equipment for proper operation. Investigate cause of any motor operating above full load rating and remove cause, or report to Project Architect/Engineer instead of increasing overload heater rating. Check rotation of motors.
  4. Check overload elements in motor starters for suitability to the motor characteristics. Replace any overload element that does not conform to starter manufacturer's recommendations based on actual nameplate current rating of the motor. Investigate the cause of any motor operating above full load rating and correct. Under no circumstances shall oversize overload relay trip rating be substituted.

## HISTORIC PEACOCK LODGE - PHASE 2

- K. Transformers: Megger winding insulation resistance, primary and secondary-to-ground and primary-to-secondary. Windings shall exhibit resistance in megohms equal to eight times the voltage rating of the winding in kV.
- L. Control and Alarms: Check control and alarm circuits for proper operation. Test switchgear, switchboards, fire alarm system, as specified in each Section.
- M. Service Voltage: Check service voltage at no-load and at full load on the distribution system. The objective shall be to maintain the equipment terminal voltage at less than 10% above nameplate rating at full system load. Then set transformer no-load taps so that at normal loading the average operating voltages at the terminals of all utilization equipment matches the nameplate voltage of that equipment as closely as possible.
- N. Test all circuits, which under any circumstances can be paralleled, for proper phasing using hot phasing.
- O. Acceptance: Observation of the operation of the electrical installation and equipment by the Project Architect/Engineer does not constitute acceptance of the Work. Acceptance will be made after the Contractor has adjusted his equipment, demonstrated that it meets the requirements of the Contract Document, and has furnished all the required certificates.

### 3.10 TOOLS AND SPARE PARTS

- A. Use only tools designed for each operation. Keep tools in good condition. Do not use worn or broken tools. Wrench and vise teeth shall be sharp and clean to prevent damage to the materials. Screw drivers and wrenches shall be of the proper size to prevent damage to head or nuts.
- B. Deliver special tools and spare parts provided with equipment to an authorized representative of the Owner. Obtain signed and dated receipts.

### 3.11 DEMONSTRATION

- A. Demonstrate the essential features of the following mechanical and electrical systems upon completion of satisfactory testing:
  - 1. Power System.
  - 2. Lighting System.
  - 3. Fire Alarm System.

## HISTORIC PEACOCK LODGE - PHASE 2

- B. Hold the demonstrations in the presence of the Owner or his designated representatives and the Project Architect/Engineer to show functions, locations and relationships to the Drawings. Demonstrate how to "start-stop", reset, replace, and emergency procedures. Demonstrate one system at a time.

### 3.12 EXISTING CONDITIONS

- A. All work herein described and shown on drawings and required to make project complete in every respect, plus any and all patching necessary shall be done to the complete satisfaction of the Project Architect/Engineer and shall be accomplished in strict accordance with the drawings and technical specifications. All materials shall match existing where applicable and all construction and alteration left in new condition.
- B. All items to be removed shall be removed with utmost care and without damage, and those items not designated to be reused shall be delivered to the Owner or disposed of as per his written instructions.
- C. All alterations, demolition, and removal, cutting and patching and other work necessary for construction of this contract shall be performed without additional cost to the Owner. This shall include removal, rerouting, etc., of all electrical items required to complete installation intended.
- D. Patch or replace all damaged floor, wall, ceiling, etc. surfaces altered to accommodate the new construction. Patched surfaces shall match existing adjacent surfaces.
- E. All cutting, patching, demolition, repairing, replacing etc., necessary under this Contract shall be coordinated by the General Contractor. Where applicable, coordinate work with utility companies, local and state authorities having jurisdiction, Owner's representative and all applicable codes.
- F. Where alterations take place in occupied areas, Contractor shall clean up daily, and noise shall be kept to a minimum.
- G. None of the services to existing buildings shall be disrupted in any way except with the express permission of the Owner.
- H. All equipment presently "hot" and required to be maintained shall be returned to this condition after performing the changes to existing building. Reroute conduits and extend or replace circuits as required. Perform work at convenience of the Owner.

## HISTORIC PEACOCK LODGE - PHASE 2

- I. Execute all work in such a manner and to avoid interference with the use of passage to and from adjoining buildings or areas.
- J. The Contractor shall be fully responsible for any damage to existing building and to contents thereof including machinery, furniture, equipment, etc., and damage to buildings or contents thereof due to Contractor operations, shall be repaired or replaced at direction of Project Architect/Engineer, by the Contractor, at no extra cost to the Owner.
- K. Connection to existing structures shall be made in such a manner that as little time as absolutely possible will be taken, and Contractor will be required to coordinate fully with Owner in connection with convenience and safety of all persons involved, including employees.
- L. Prior to commencement of work, verify measurements of building site. Submit discrepancies and differences to Architect/Engineer for consideration and decision before proceeding.
- M. Obtain full information regarding peculiarities and limitations of space available for installation of all materials under contract. No extras will be allowed for any rework due to failure to bring this to the engineer's attention prior to rough-in.

END OF SECTION