



CITY OF LAKE WORTH
1900 2nd Ave N · Lake Worth, Florida 33461 · Phone: 561-586-1687

Agenda
Regular Meeting
City of Lake Worth
Historic Resources Preservation Board
City Hall Commission Room
7 North Dixie Hwy; Lake Worth, FL

WEDNESDAY, JULY 13, 2016 6:00 PM

1. Roll Call and Recording of Absences
- 2. Pledge of Allegiance**
3. Additions/Deletions/Reordering and Approval of the Agenda
4. Approval of Minutes
 - A. June 8, 2016 RM Minutes
5. Cases
 - A. Swearing in of Staff and Applicants
 - B. Proof of Publication
 - C. Withdrawals/Postponements
 - D. Consent
 - E. Public Hearings
 1. Board Disclosure
 2. HRPB Projects 16-01400016, 16-00500016, and 16-00100165: Consideration of a Minor Site Plan, Conditional Use Permit, and Certificate of Appropriateness for New Construction to allow for a +/- 352 square foot multi-use open-air metal and masonry structure, and a private outdoor recreational event space, on a +/- 10,125 square foot parcel located at 11 South L Street; PCN# 38-43-44-21-15-021-0220. The subject property is located in the Old Town Historic District and the Mixed Use East (MU-E) zoning district.

3. HRPB Project Number 15-00100022: Consideration of a Certificate of Appropriateness (COA) for new construction of an addition to the existing structure at 812 South Lakeside Drive; PCN# 38-43-44-27-01-024-0050. The subject property was constructed in 1942 and is a contributing resource within the South Palm Park Local Historic District. Staff is requesting a continuance for this case.

F. Unfinished Business

G. New Business

1. HRPB Project Number 16-00100145: Consideration of a Certificate of Appropriateness (COA) for installation of a double driveway in the front yard, for the property located at 529 South L Street; PCN# 38-43-44-21-15-169-0310. The subject property was constructed c.1940 and is a contributing resource within the Southeast Lucerne Local Historic District.
2. HRPB Project Number 16-00100157: Consideration of a Certificate of Appropriateness (COA) for window replacement for the single-family structure located at 231 N O St; PCN# 38-43-44-21-15-042-0092. The subject property was constructed c.1928 and is a contributing resource within the Old Lucerne Local Historic District.

6. Planning Issues

7. Public Comments (3 minute limit)

8. Departmental Reports

9. Board Member Comments

10. Adjournment

11. If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

NOTE: ALL CITY BOARDS ARE AUTHORIZED TO CONVERT ANY PUBLICLY NOTICED MEETING INTO A WORKSHOP SESSION WHEN A QUORUM IS NOT REACHED. THE DECISION TO CONVERT THE MEETING INTO A WORKSHOP SESSION SHALL BE DETERMINED BY THE CHAIR OR THE CHAIR'S DESIGNEE, WHO IS PRESENT AT THE MEETING. NO OFFICIAL ACTION SHALL BE TAKEN AT THE WORKSHOP SESSION, AND THE MEMBERS PRESENT SHOULD LIMIT THEIR DISCUSSION TO THE ITEMS ON THE AGENDA FOR THE PUBLICLY NOTICED MEETING. (Sec. 2-12 Lake Worth Code of Ordinances)

Note: One or more members of any Board, Authority or Commission may attend and speak at any meeting of another City Board, Authority or Commission.

July 13, 2016 Regular Meeting

All project-related back-up materials, including full plan sets, are available for review by the public in the Planning, Zoning and Historic Preservation Division located at 1900 2nd Avenue North.



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Agenda
Regular Meeting
City of Lake Worth
Historic Resources Preservation Board
City Hall Commission Room
7 North Dixie Hwy; Lake Worth, FL

WEDNESDAY, JUNE 08, 2016 6:00 PM

1. Roll Call and Recording of Absences
Present were: Herman Robinson, Judith Just, Madeleine Burnside, Tom Norris, Darrin Engel, Erin Fitzhugh Sita
Absent: Jimmy Zoellner
Also present were: Aimee Sunny, Senior Preservation Coordinator; Katie Jacob, Assistant Preservation Planner; Maxime Ducoste, Assistant Director for Planning & Preservation; Brian Shutt, Board Attorney; Sherie Coale, Board Secretary.
2. **Pledge of Allegiance**
3. Additions/Deletions/Reordering and Approval of the Agenda
Motion: to approve agenda, including the 2 consent agenda items. Madeleine Burnside.
Board Attorney: advises to allow public comment, at this time, on the 2 consent items only.
Public Comment: None.
Vote: Ayes all, unanimous.
4. Approval of Minutes
 - A. HRPB May 11, 2016 RM Minutes
Motion: M. Burnside 2nd J. Just; as amended by D. Engel to:
Include the separations of motions by case numbers for COA 226 South L St. and Conceptual review case—amend minutes that the city can only prove that it is a one-family structure.
E. Fitzhugh Sita motions as amended. 2nd D. Engel.
Vote: Ayes all, unanimous.
 - B. HRPB May 18, 2016 Workshop Minutes
Motion: D. Engel would like to amend minutes to quote “different districts have different types of homes “and character””; E. Fitzhugh Sita requests “mini-statement”, incomplete sentence be completed; E. Fitzhugh Sita motions to accept as amended 2nd M. Burnside. All amendments subject to staff verification through audio.
Vote: Ayes all, unanimous.
Chairman Robinson thanks Secretary for conciseness of minutes in light of wordy comments and long meetings.

5. Cases

A. Swearing in of Staff and Applicants
Sworn by Board Secretary

B. Proof of Publication
Provided in meeting packet

C. Withdrawals/Postponements
None

D. Consent

1. HRPB Project Number 16-00100102: Consideration of a Certificate of Appropriateness (COA) for an addition and in-ground pool installation for the single-family structure located at 212 Vanderbilt Drive; PCN# 38-43-44-15-07-000-6850. The subject property was constructed in 1953 and is a non-contributing resource within the College Park Local Historic District.
2. HRPB Project Number 16-00100100: Consideration of a Certificate of Appropriateness (COA) for a rear screen porch addition to the single family residence located at 404 South L Street; PCN# 38-43-44-21-15-157-0150. The subject property was constructed c.1935 and is a contributing resource within the Southeast Lucerne Local Historic District.

Public Comment: None

E. Public Hearings

1. Board Disclosure:
 - T. Norris has spoken about Agenda items E. 2, 3, and 4 .
 - H. Robinson- likewise.
 - D. Engel is employed by firm representing two (2) cases.
2. HRPB Project Number 15-00100134: Consideration of a Revision to a Certificate of Appropriateness (COA) for construction of a new single-family residence at the subject property located at 313 North Palmway; PCN# 38-43-44-21-15-098-0130. The subject property is located within the Old Lucerne Local Historic District.

Staff: A. Sunny presents the staff case.

Applicant: Owner states when originally submitted they did not know what type of door to utilize. They wanted decorative with some privacy but not too ornate or ostentatious.

Board: E. Fitzhugh Sita asks if the door was permitted?

Staff Response: The original COA and building permit requested a single-light French door, and did not specify a design in the glass.

Staff now has included diagrams requesting applicant to specify the style of door selected, as the NOA is very generic. Information provided differed from what was ordered. Clear glass was approved, leaded glass was installed. The project is coming to the Board again due to a change in the approval, as the COA and building permit were approved with clear glass.

Contractor: Michael Sabatello-architects typically do not specify a door other than a clear glass door because the plans are drawn so far in advance. Does not recall any notation on the plans that it had to be clear glass.

Public Comment: None

Motion: D. Engel motions for approval of HRPB 15-00100134 2nd J. Just, as door is currently installed. Amended to read leaded glass single light as currently installed or clear single light glass as previously approved.

Vote: Ayes all, unanimous

3. HRPB Project Number 14-00100132 and 14-01400006: Consideration of a Revision to an approved Certificate of Appropriateness (COA) and Minor Site Plan Amendment for construction of a new enclosed covered sports pavilion at the subject property located at 402-410 North M Street; PCN# 38-43-44-21-15-108-0010. The subject property is located within the Northeast Lucerne Local Historic District.

D. Engel recused himself at 6:22 pm.

Staff presents case with brief review of previously approved project, currently under construction. Would like a closed pavilion as opposed to the previously approved open-air pavilion. The style remains the same.

Public comment: None

Applicant: Manuel Ayala is in agreement with staff conditions.

T. Norris – Questions whether simple and geometric possibilities would be allowed as opposed to a scene or mural. A. Sunny has left that option open to the applicant, it would need to come back before the Board.

Motion: E. Fitzhugh Sita motions for approval of HRPB 14-00100132 with staff conditions 2nd M. Burnside.

Vote: Ayes all unanimous

Motion: E. Fitzhugh Sita motions for approval of HRPB 1401400006 with staff conditions, 2nd T. Norris.

Vote: Ayes all, unanimous.

D. Engel returns to the dais at 6:30 pm..

4. HRPB Project Number 15-00100022: Consideration of a Certificate of Appropriateness (COA) for new construction of an addition to the existing structure at 812 South Lakeside Drive; PCN# 38-43-44-27-01-024-0050. The subject property was constructed in 1942 and is a contributing resource within the South Palm Park Local Historic District. Staff is requesting a continuance for this case.

Motion: E. Fitzhugh Sita moves to continues to a date certain of July 13, 2016 2nd T. Norris.

Vote: Ayes all, unanimous.

F. Unfinished Business

G. New Business

1. HRPB Project Number 16-00100098: Consideration of a Certificate of Appropriateness (COA) for window replacement for the subject property located at 720 North Federal Highway; PCN# 38-43-44-21-15-224-0050. The subject building was constructed in 1948 and the property is a contributing resource within the Northeast Lucerne Local Historic District.

Staff: Presents the case. Requests that all previous cases and documents be entered into the

record.

Board: E. Fitzhugh Sita asks if the applicant was given guidance by staff regarding the opportunity of an appeal to City Commission. Staff states yes applicant is aware, they have been before the Board twice. H. Robinson points out applicant has not yet availed themselves of that opportunity.

D. Engel clarifies for other people, the reason for the denial in addition to being vinyl is that the windows are tinted. J. Just inquires about the historic nature of the building. The entire structure is contributing despite additions to the structure as they were designed and built by a protégé of original architect.

Applicant: Elias Contreras, agent for the church, believes the windows in the 1973 addition can be different from the original. The original building will remain. The windows have no energy savings. The new ones can provide safety for hurricanes and energy savings.

Board: E. Fitzhugh Sita mentions the application addresses the old building.

Staff: A. Sunny provides the application does not include the 10 church windows, the application is the same as was submitted for the previous two (2) hearings. The request for the remaining windows is the same. Applicant states it is not tinted glass and church wants lifetime warranty with vinyl which is not available with aluminum. Applicant is stating that he is proposing single hung, 2 over 2 windows, without tinting.

Board: E. Fitzhugh Sita motions to continue item to date certain of July 13, 2016 believes the applicant and staff are not on the same "page".

Staff: A. Sunny - original silver can be repaired which is the criteria. If it could not be repaired then replacement should be a similar/ like / same material.

Board: H. Robinson wants to wait until what is coming in the future. D. Engel wants to follow code.

Applicant: Carlos Quintana, pastor, has been waiting for 3 years. Does not want to go against the code.

Board: D. Engel asks if vinyl windows were allowed, is what the applicant is submitting something that would be allowed? Staff states no, the question is whether replacement is necessary, it has been determined they are repairable and there are other methods that can be used for impact protection, lastly the criteria is the same for design, color, texture, and materials.

Applicant displayed a sample for staff and board and states it is not tinted.

Board: D. Engel does not like the profiles of the sample shown, nor the bulkiness of the vinyl. Knows of narrower profiles that are impact resistant. T. Norris asks if windows that are ordered, (as shown in the photos), are the ones to be installed. Staff responds in the positive, applicant is requesting to install already ordered windows. A review of photos provided indicate they appear tinted but applicant states they are not tinted.

Applicant again reiterates the window is not tinted.

Board: H. Robinson indicates the vinyl is the issue not the tint. J. Just: inquires whether windows on church are silver or white.

Public comment: Chip Guthrie - 823 South Palmway - is bothered by staff suggesting that windows can be repaired. When applicant is proposing to improve and provide safety and impact. We are looking to provide energy conservation, safety and upgrade. Would like more empathy for what the applicant is trying to do.

Board: E. Fitzhugh Sita withdraws previous motion to continue and;

Motion: E. Fitzhugh Sita to approve as staff proposed with Conditions 1-7. D. Engel 2nd.

- 1) The windows on the 1947 church building shall be either 1/1 aluminum single-hung windows or 8-light aluminum casement windows per the original architect's drawings.
- 2) The windows on the 1973 church building shall be aluminum single-hung windows, with a 2/2 divided light configuration to reflect the current window configuration.

- 3) All windows shall have a clear anodized finish and shall not have reflective or tinted glass. All muntins shall be created using exterior raised applied muntins. No flat or internal muntins shall be permitted.
- 4) The Applicant shall utilize light gray screens rather than dark vinyl screens in order to minimize the impact of the panes of glass sitting in different visual planes.
- 5) All windows shall be installed to the same recessed depth in the jam as the existing windows.
- 6) All work shall be subject to staff review during permitting and inspection during construction.
- 7) Only the windows on the 1947 and 1973 church buildings shall be replaced.

Vote: Ayes all, unanimous.

2. HRPB Project Number 16-00100108: Consideration of a Certificate of Appropriateness (COA) for window replacement for the single-family structure located at 213 Fordham Drive; PCN# 38-43-44-15-06-008-3290. The subject property was constructed in 1953 and is a non-contributing resource within the College Park Local Historic District.

Staff: A. Sunny presents case, Board should discuss what appropriate replacement/ alternate material should it be found repair is not feasible. Applicant requesting white aluminum single-hung windows.

Board: J. Just agrees with the idea there is a burden of repairing rather than replacement.

Staff: Assistant Director, M. Ducoste indicates it is a difficult position, however we have to follow criteria. The questions should be do we need to repair or replace? If not reparable, is there a compatible material for replacement? Until new guidelines are established, we must follow what we have at the current time, we under an obligation to review it with current standards and code.

Applicant: TJ Davis, contractor for Mr. DeLuca, states the homeowner is in agreement with staff recommendations, anodized is ok. Would have liked white for the color, safety and 90% do not open. Asks about whether this is new criteria as years ago it was never like this.

Board: T. Norris- beautiful home with design elegance.

Public Comment: None

Motion: D. Engel motions to approve with staff conditions. E. Fitzhugh Sita 2nd.

Vote: Ayes all, unanimous.

3. HRPB Project Number 16-00100132: Consideration of a Certificate of Appropriateness (COA) for window replacement for the single-family structure located at 822 South Palmway; PCN# 38-43-44-27-01-023-0030. The subject property was constructed in 1953 and is a non-contributing resource within the South Palm Park Local Historic District.

Staff: A. Sunny presents staff findings, and recommends denial.

Board: E. Fitzhugh Sita inquires about horizontal roller window for the large front window, or fixed central with 2 casements. A. Sunny explains the rationale for the location of casement windows vs single hung.

Applicant: William Robeson- appreciates the lack of uniformity of style of the neighborhood. Metal roof was denied, has also made a garage door concession of metal with applique that was more expensive and less attractive. Feels pushed around since the structure is non-contributing. Applicant states he moved out of the home during roof replacement and feels its inferior and not what he wants. Now the windows are problematic. Is being told no to improvements at every turn. Primary concern with awning windows is that they are not safe. Law enforcement will support that, can be jimmying with a screwdriver. Wants energy efficient and safe window. Questions whether

board and staff are dealing with "visual" character? Or what does "historical character of a non-contributing house" mean?

Board: Front window under alternatives, could be a roller window. Staff states that Living room does not have the same egress requirements as a bedroom. Applicant continues that he is trying to improve ventilation.

Public Comment: Chip Guthrie, 823 South Palmway- what Mr. Robeson is experiencing is surprising since some neighborhood homes have metal and hip roof. Less energy efficient roof now in place. Driven past many in College Park homes with newer white paned (vinyl) windows also on non-contributing properties. If available at the time the structure was built, it would have been chosen over anodized. White anodized would be nice.

Applicant: wants to address inconsistency. It's too much of a challenge, may not have purchased the home.

Board: E. Fitzhugh Sita wants Board to be consistent.

M. Burnside states it is a non-contributing structure.

J. Just points out the previous owner was willing to go with anodized (despite only a few windows being replaced.)

H. Robinson wants to be consistent in moving toward changes if we are going in that direction.

M. Burnside states it is a non-contributing structure, dislikes putting an excessive burden on someone.

Motion: M. Burnside motions to approve, with staff recommended conditions and amendment to condition #5 for white to be allowed, and amendment to condition for window #A to be a horizontal roller or casement fixed pane with 2 operable casements on either side. 2nd J. Just.

1) Replacement windows shall be aluminum single-hung or casement windows, match the original window opening sizes, and have a divided light pattern that replicates the original aluminum awning windows. Where 3-light awning windows exist, they shall be replaced with 2/2 (4 light) windows.

2) The divided light pattern shall be created by using exterior raised applied triangular muntins to replicate the pane configuration of the awning windows. No flat or internal muntins shall be allowed. The proper divided light pattern shall be reviewed by Staff at permitting.

3) All windows shall be installed to the same recessed depth in the jam as the existing windows.

4) The aluminum window replacements and sliding glass door replacement shall have a white, clear anodized, or silver mill finish.

5) The Applicant shall utilize light gray screens rather than dark vinyl screens in order to minimize the impact of the panes of glass sitting in different visual planes.

6) No reflective or mirrored glass shall be used.

7) All work shall be subject to staff review during permitting and inspection during construction.

Vote: Ayes all, unanimous.

4. HRPB Project Number 16-00100101: Consideration of a Certificate of Appropriateness (COA) for exterior stucco alterations for the single-family structure located at 1516 South Palmway; PCN#38-43-44-27-01-086-0041. The subject property was constructed in 1948 and is a contributing resource within the South Palm Park Local Historic District.

Staff presents the case of stucco texture, stucco should be scored to match coins and not have any relief. Acrylic spray texture was applied at a later date and was not original.

Applicant: Henry Krusinski contractor- believes this recommendation is a misunderstanding. Staff specified not to be the heavy Mexican texture and contractor said that was understood. Applicant has agreed to keep old windows and keeping shutters. Owners deserve the consideration of the

Board. Would be expensive to remove already applied texture. E. Fitzhugh Sita asks if there is anything that could be done to finish without the removal, a skin could be applied but it does not resolve the issue of the coins and further exacerbates the look. Misinterpretation of meaning of "smooth texture". J. Just says it has been vacant and is now being improved.

Applicant: Donna and Thomas Cassano cannot put up hurricane shutters since stucco application it is not complete. Completely smooth vs smooth texture wording is a problem.

Public Comment: Chip Guthrie - finds the finish not garish and smoother than the spray texture.

Motion: E. Fitzhugh Sita motions to approve the request for the alternate finish as proposed by applicant, 2nd J. Just.

Vote: Ayes 4, 2 dissenting D. Engel and T. Norris reasoning it is a contributing structure and changes the depth of the coins.

5. Review of Garage Door Styles and Types

Motion: Board would like all garage doors, regardless of fronting on the alley or street front to have consistency E. Fitzhugh Sita, 2nd T. Norris.

Vote: Ayes all, unanimous.

J. Just asks about a flyer being included with a utility bill. Staff mentioned this occurred in May. Assistant Director, M. Ducoste agrees that future inserts could be more detailed.

Marketing to the new window / door company, located at old Chucks appliance 8:49 pm

6. Planning Issues:

E. Fitzhugh Sita-believes in a natural progression of a neighborhood, how does that relate to the survey. A. Sunny states that the survey monies come from a State Grant, therefore the guidelines are non-negotiable. H. Robinson inquires about boundary changes, A. Sunny states that would probably be done at City Commission level. June 20 is the first neighborhood workshop, June 27 the second.

7. Public Comments: (3 minute limit)

Board Secretary read the letter from Mr. Pierre Jolicoeur into the record.

8. Departmental Reports:

None

9. Board Member Comments:

H. Robinson in reference to new roofing materials asks about solar energy. These are federally regulated and staff states they work with staff. Solar roof tile are flush at 702 S Lakeside Drive.

A. Sunny- material all vinyl is not equal.

T. Norris – Re: 315 North L expansion joint.

E. Fitzhugh Sita stresses the importance of each Board member stating how they arrive at their decision.

10. Adjournment: 9:16 pm

Attest:

Herman Robinson, Chairman

Submitted By:

Sherie Coale, Board Secretary

Minutes Approved:

Date

Legal Notice No. 30434

PLEASE TAKE NOTICE that the City of Lake Worth, Florida, Historic Resources Preservation Board, will hold a public hearing in the City Hall Commission Room, 7 N Dixie Hwy, in said City at or after 6:00 PM on Wednesday, July 13, 2016, to consider a request by the Cultural Council of Palm Beach County, Applicant, for the following:

HRPB Projects 16-01400016, 16-00500016, and 16-00100165: Requests for consideration of a Minor Site Plan, Conditional Use Permit, and Certificate of Appropriateness for New Construction to allow for a +/- 352 square foot multi-use open-air metal and masonry structure, and a private outdoor recreational event space, on a +/- 10,125 square foot parcel in the Old Town Historic District, Mixed Use East (MU-E) zoning district, pursuant to Sections 23.2-29, 23.2-30, 23.2-31, 23.2-32, 23.3-13, and 23.2-7 of the LDRs.

The address for the subject property is: 11 South L Street, PCN# 38-43- 44-21-15-021-0220.

The Public Hearing will be conducted at the above stated time or as soon thereafter as possible.

Written responses can be sent to the Lake Worth Historic Preservation Board at 1900 2 nd Avenue N, Lake Worth, FL 33461, and must arrive before the hearing date to be included in the formal record. You also have the opportunity to attend the meeting to provide oral testimony.

For additional information on the above issues, please visit the City of Lake Worth Division of Planning, Zoning and Historic Preservation located at 1900 2nd Avenue N, Lake Worth, FL 33461, or contact City Staff at 561-586-1687. If an affected party decides to appeal any decision made by the Board, Agency or Commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (FS 286.0105). In accordance with the provisions of the American with Disabilities Act (ADA) this document may be requested in an alternative format. Persons in need of special accommodation to participate in this proceeding are entitled to the provision of certain assistance. Please call 561-586-1687 no later than five (5) days before the hearing if this assistance is required.

Publish: The Lake Worth Herald
June 30, 2016



MEMORANDUM DATE: June 29, 2016
AGENDA DATE: July 13, 2016
TO: Chair and Members of the Historic Resources Preservation Board
RE: **11 South L Street**
FROM: Aimee N. Sunny, Senior Preservation Coordinator
Department for Community Sustainability

TITLE: HRPB #16-01400016, 16-00500016, and 16-00100165: A request for a Minor Site Plan, Conditional Use Permit, and Certificate of Appropriateness for New Construction at **11 South L Street**, PCN#38-43-44-21-15-021-0110, to allow for a +/- 352 square foot multi-use open-air metal and masonry structure, and a private outdoor recreational event space, on a +/- 10,125 square foot parcel in the Old Town Historic District, Mixed Use East (MU-E) zoning district.

OWNER: Cultural Council of Palm Beach County
601 Lake Avenue
Lake Worth, FL 33461

APPLICANT: REG Architects, Inc.
300 Clematis Street
3rd Floor
West Palm Beach, FL 33401

BACKGROUND:

The subject property under consideration is a non-contributing empty lot owned by the Cultural Council of Palm Beach and sits directly behind their location at 601 Lake Avenue.

The lot became vacant in 2004, when the last of the four buildings residing on the lot was demolished. The Cultural Council of Palm Beach purchased the lot in 2015, which is located directly behind their headquarters at 601 Lake Ave.

The subject project has an area of 10,125 square feet and is bordered on the north and west by public alleyways, on the east by South L Street, and on the south by two one-story single-family homes. The Cultural Council is proposing to use this vacant lot as an outdoor event space with an open-air pavilion stage.

REQUEST:

The Applicant is requesting to install a 352 square foot performance stage, 6' high fence and gates, lighting, paved walkways, and landscaped area to be used as an open-air, private space for the Cultural Council of Palm Beach County to hold outdoor special events such as sculpture and art exhibitions, workshops for kids, music, and educational events. Based on LDR Section 23.3-6 "Use Tables" the proposed use can be classified as "Recreation Public (Outdoor) w/o Team Sports Facilities" which requires a Conditional Use Permit and a Minor Site Plan.

COMPREHENSIVE PLAN CONSISTENCY:

The project, as proposed, is consistent with the following Comprehensive Plan goals and objectives concerning future land use and housing:

Goal 1.3 To preserve and enhance the City’s community character as a quality residential and business center within the Palm Beach County urban area. (Objective 1.3.4)

Goal 1.4 Encourage preservation and rehabilitation of historic and natural resources and where appropriate restrict development that would damage or destroy these resources. (Objective 1.4.2)

ANALYSIS:

Zoning

The proposed alterations are not in conflict with the development requirements in the City’s Zoning Code. Based on the Mixed Use East (MU-E) zoning Code:

Applicant	Cultural Council of Palm Beach County		
General Location	11 S L St		
Zoning	Mixed Use East (MU-E)		
Existing Land Use	Vacant		
Future Land Use Designation	Downtown Mixed Use (DMU)		
Applicable Municipal Code Sections	23.2-29, 23.2-30, 23.2-31, 23.2-32, 23.5-4		
	Required	Proposed/Existing	
Lot Area	6,500 square feet	10,125 square feet	
Lot Width	50 feet in general	75 feet	
Building Height	Comprehensive Plan: Maximum 30’ (not to exceed two stories) plus 5 feet (max 3 stories) with Sustainable Bonus Incentive Program	Zoning Code: Maximum 30’ (not to exceed two stories) plus 5 feet (max 3 stories) with Sustainable Bonus Incentive Program	14’-2”
Setbacks	Required	Provided	
Front (South L Street)	10’ minimum, 22’ maximum	10’ to fence	
Side (Interior On Street)	0’	2’ to fence	
Side (Interior along south property line)	0’	2.5’	
Rear (alleyway)	15’ or 10% of Lot Depth	10% = 13’-5” feet	

Bonus Height and Stories	Not Applicable	Not Applicable
Living Area	Not Applicable	Not Applicable
Accessory Structure Limitations	Not Applicable	Not Applicable
Impermeable Surface Total	65% maximum	21.5% (+/-2,193 sq. ft.)
Maximum Building Coverage	55%	3.5% (+/-352 sq. ft.)
Floor Area Ratio	Not applicable	Not Applicable
Parking	Not Applicable	Not Applicable
Board Required Action	Approve, Approve With Conditions, Deny the Request, Continue the request for additional information;	
Staff Recommendation	Staff recommends approval of the request for a Minor Site Plan, Conditional Use Permit, and Certificate of Appropriateness for New Construction at 11 South L Street , PCN#38-43-44-21-15-021-0110, to allow for a +/- 352 square foot multi-use open-air metal and masonry structure, and a private outdoor recreational event space, on a +/- 10,125 square foot parcel in the Old Town Historic District, Mixed Use East (MU-E) zoning district.	
	Name and Title	Initials
Project Planner	Aimee Sunny, Senior Preservation Planner	AS
Approved by	Maxime Ducoste, Assistant Director for Planning and Preservation	MD

Section 23.2-29(d): General findings relating to harmony with LDRs and protection of public interest

The project is in compliance with the general findings relating to harmony with the LDRs and protection of public interest, as follows:

1. The conditional use exactly as proposed at the location where proposed will be in harmony with the uses which, under these LDRs and the future land use element, are most likely to occur in the immediate area where located.

Staff Response: The proposed use will be in harmony with the intent of the Mixed-Use East Zoning District, and the proximity to the existing Cultural Council structure and the Downtown.

2. The conditional use exactly as proposed at the location where proposed will be in harmony with existing uses in the immediate area where located.

Staff Response: The existing uses in the surrounding area are as follows:

Direction	Future Land Use	Zoning District	Current Use/ Name of Development
North	Downtown Mixed Use (DMU)	Downtown (DT)	Cultural Council of Palm Beach County
South	Downtown Mixed Use (DMU)	Mixed-Use East (MUE)	Multi-family Residential
East	Downtown Mixed Use (DMU)	Mixed-Use East (MUE)	Public Parking Lot
West	Downtown Mixed Use (DMU)	Mixed-Use East (MUE)	Public Parking Lot

The majority of existing uses are commercial and public in nature. Therefore, the proposed use shall be in harmony with the existing mix of commercial uses in the immediate area.

3. The conditional use exactly as proposed will not result in substantially less public benefit or greater harm than would result from use of the Property for some use permitted by right or some other conditional use permitted on the Property.

Staff Response: The proposed use will be compatible with the Cultural Council immediately adjacent, and will be an asset to the organization. The minimal development on the site also allows for potential redevelopment as a mixed-use structure in the future. The proposed use will not result in substantially less public benefit or greater harm than would result from a use permitted by right

4. The conditional use exactly as proposed will not result in more intensive development in advance of when such development is approved by the future land use element of the comprehensive plan.

Staff Response: The proposed commercial/retail use will not result in a more intensive development than that approved by the Future Land Use Element of the Comprehensive Plan. Rather, the outdoor open-air recreational event space is less intensive than most development permitted by right.

Section 23.2-29(e): Specific standards for all conditional uses

1. The proposed conditional use will not generate traffic volumes or movements which will result in a significant adverse impact or reduce the level of service provided on any street to a level lower than would result from a development permitted by right.

Staff Response: The proposed "open-air" pavilion use will not generate traffic volumes or movements, which will reduce the level of service provided on any street to a lower level than would result from a development permitted by right. The proposed structure and event space are significantly smaller in footprint and function than a mixed-use building which could be permitted by right on this site. The space will be used for outdoor events, and the Cultural Council will be responsible for obtaining all permits as may be required by the Code.

2. The proposed conditional use will not result in a significantly greater amount of through traffic on local streets than would result from a development permitted by right and is appropriately located with respect to collector and arterial streets.

Staff Response: The proposed conditional use will not result in a significantly greater amount of through traffic on local streets.

3. The proposed conditional use will not produce significant air pollution emissions.

Staff Response: The proposed "open-air" pavilion use does not include any operational features that would produce significant air pollution emissions.

4. The proposed conditional use will be so located in relation to the thoroughfare system that neither extension nor enlargement nor any other alteration of that system in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.

Staff Response: The proposed use will not require extension, enlargement, or any other alteration of the thoroughfare system in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.

5. The proposed conditional use will be so located in relation to water lines, sanitary sewers, storm sewers, surface drainage systems and other utility systems that neither extension nor enlargement nor any other alteration of such systems in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.

Staff Response: The proposed conditional use will be served by existing utilities such that neither extension nor enlargement is necessary as a result of the project.

6. The proposed conditional use will not place a demand on municipal police or fire protection service beyond the capacity of those services.

Staff Response: The proposed conditional use is not anticipated to place a demand on municipal police or fire protection services which does not exceed that likely to result from a development permitted by right.

7. The proposed conditional use will not generate significant noise, or will appropriately mitigate anticipated noise to a level compatible with that which would result from a development permitted by right. Any proposed use must meet all the requirements and stipulations set forth in section 15.24, Noise control.

Staff Response: The proposed open-air pavilion and event space might generate noise, depending on the type of event. This property is generally located in the Downtown area, and noise generated is not anticipated to exceed that which is expected in a Downtown location. The property shall operate in accordance with LDR Section 15.24 Noise Control, and the Cultural Council will be responsible for obtaining all permits as may be required by the Code.

8. The proposed conditional use will not generate light or glare which encroaches onto any adjacent property in excess of that allowed in Section 23.4-3, Exterior lighting.

Staff Response: The proposed lighting plan for the project is anticipated to be in compliance with Section 23.4-3, which requires that lighting not impact residential properties by more than one (1) foot-candle. The applicant will submit a photometric plan when applying for a building permit. Also, staff has made this standard a condition of approval.

Section 23.2-31: Site Design Qualitative Standards

1. Harmonious and efficient organization.

Staff Response: All elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of plot, the character of adjoining property and the type and size of buildings. The site shall be developed so as to not impede the normal and orderly development or improvement of surrounding property for uses permitted in these LDRs. The criterion has been met.

2. Preservation of natural conditions.

Staff Response: The natural landscape shall be preserved in its natural state to the greatest degree possible, insofar as practical, by minimizing tree and soil removal and by such other site planning approaches as are appropriate. Terrain and vegetation shall not be disturbed in a manner likely to significantly increase either wind or water erosion within or adjacent to this development site. This criterion has been met.

3. Screening and buffering.

Staff Response: The applicant is proposing landscaping and buffering which will meet the requirements of the LDRs. The landscape plan is attached for the Board's review. Final review and approval will occur at permitting.

4. Enhancement of residential privacy.

Staff Response: This project does not involve residential privacy.

5. Emergency access.

Staff Response: Adequate emergency access to the project site is assured due to the fact that a Palm Beach County Fire Station is located in close proximity to the project site at 1020 Lucerne Avenue. Emergency vehicles would be able to arrive at the project site quickly if an emergency were to happen. The site has adequate access for all emergency and maintenance vehicles. There are sufficient public rights of way in proximity to all sides of the building. Palm Beach County Fire and the Palm Beach Sherriff's Office have reviewed the proposal and have not generated any comments. The criterion has been met.

6. Access to public ways.

Staff Response: Access to public rights-of-way to the project is being provided via South L Street to the East, a North exit to the Public Alley, and South exit to the Public alley. The criterion has been met.

7. Pedestrian circulation.

Staff Response: Existing sidewalks encompass the subject site, however Public Services has indicated that they will require a new 5' wide thickened edge sidewalk, which will provide pedestrian circulation adequate for ADA

compliance as well as the safe and orderly pedestrian movement from parked vehicles and pedestrian access from the public right of way. This criterion has been met.

8. Design of ingress and egress drives.

Staff Response: This site currently has two ingress and egress access points. One (egress and ingress) is located on South L Street and the other (ingress and egress) is located on the North Public Alleyway. This criterion has been met.

9. Coordination of on-site circulation with off-site circulation.

Staff Response: The site is accessed by walking to and from the “open-air” pavilion from public parking in the downtown area.

10. Design of on-site public right-of-way.

Staff Response: There are no on-site public streets or rights-of-ways associated with the project site. Criterion has been met.

11. Off-street parking, loading and vehicular circulation areas.

Staff Response: The site design does not include off-street parking or other circulation.

12. Refuse and service areas.

Staff Response: The site design does not include refuse and service areas.

13. Protection of property values.

Staff Response: This development will not have a negative impact on the surrounding properties' value. The development is proposed to be architecturally pleasing and has met all design criteria to increase visual appearance. The redeveloped site should have a positive effect on property values in the immediate area. The criterion has been met.

14. Transitional development.

Staff Response: The subject site is located in the Mixed-Use East zoning district, directly adjacent to the Downtown zoning district. The recreational event space is in harmony with both zoning districts.

15. Consideration of future development.

Staff Response: It is staff's professional opinion that the proposed use will be compatible with future development in the surrounding area. The type of urban event space development proposed by the applicant is consistent with the Future Land Use Element of the Comprehensive Plan. The criterion has been met.

Historic Preservation - COA

New construction within a local historic district is also subject to specific criteria for visual compatibility as set forth in Section 23.5-4(k)3 of the City's historic preservation regulations. These criteria are provided in Attachment 1 and include Staff's response to each criterion. The criteria deal with massing, scale, materials, and design compatibility with the surrounding historic district.

It is the analysis of Staff that the revised project as proposed is fundamentally compatible with the regulations set forth in the historic preservation ordinance.

Public Comment

At the time of publication of this report, Staff has not received any public comment regarding this project.

CONSEQUENT ACTION:

Approve the application; approve the application with conditions; continue the hearing to a date certain to request additional information; or deny the application.

RECOMMENDATION:

Staff recommends approval of the request for a Certificate of Appropriateness for New Construction as submitted.

Staff recommends approval of the request for a Minor Site Plan and Conditional Use Permit with the Conditions included as Attachment 1.

POTENTIAL MOTION:

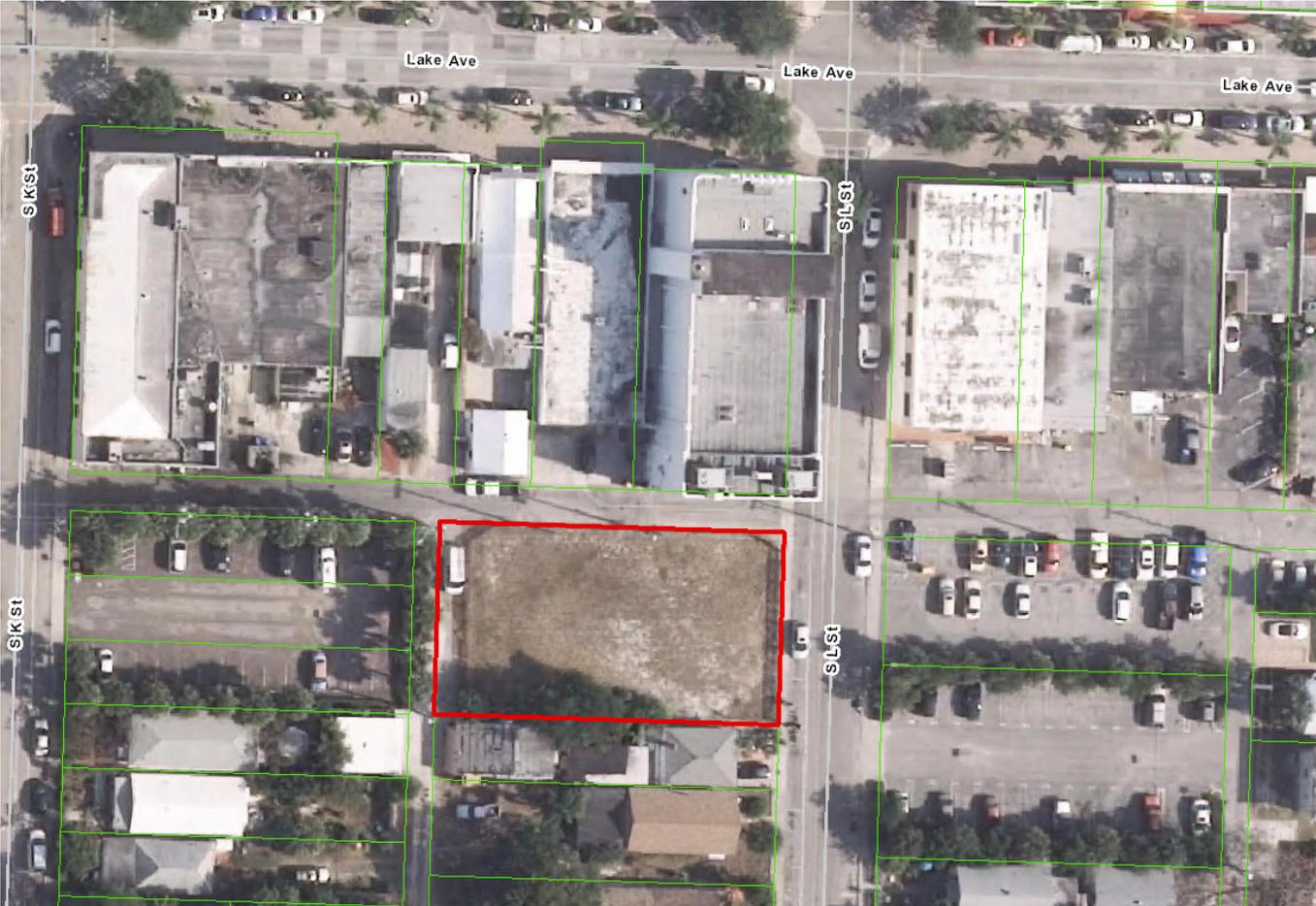
I MOVE TO **APPROVE** HRPB #16-01400016, 16-00500016, and 16-00100165: A request for a Minor Site Plan, Conditional Use Permit, and Certificate of Appropriateness for New Construction at **11 South L Street** based upon the preponderance of competent substantial evidence and subject to the Conditions of Approval, as recommended by Staff.

I MOVE TO **DENY** HRPB #16-01400016, 16-00500016, and 16-00100165: A request for a Minor Site Plan, Conditional Use Permit, and Certificate of Appropriateness for New Construction at **11 South L Street** because the Applicant has not established by a preponderance of the evidence that the application is in compliance with the City of Lake Worth Land Development Regulations, the Secretary of the interiors Standards for the Rehabilitation of Historic Properties, and the City's Comprehensive Plan.

ATTACHMENTS:

1. Conditions of Approval
2. Decision Criteria
3. Justification Statement
4. Architectural Drawings

LOCATION MAP





Community Sustainability
Planning Zoning Historic Preservation
1900 2nd Avenue North
Lake Worth, FL 33461
561.586.1687

**DEPARTMENT FOR COMMUNITY SUSTAINABILITY
PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION
CONDITIONS OF APPROVAL AND DEVELOPMENT INFORMATION FOR
HRPB CASE No. 16-01400016 & 16-00500016**

Date of Preparation: June 29, 2016
P&ZB Meeting Date: July 13, 2016
Applicant: Cultural Council of Palm Beach County
Location: 11 South L Street

**CONDITIONS OF APPROVAL – MINOR SITE PLAN and CONDITIONAL USE PERMIT
HRPB CASE No. 16-01400016 and 16-00500016**

Standard Conditions of Approval:

1. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable Codes including but not limited to the Florida Building Code.
2. Unless construction has commenced pursuant to a building permit, or a time extension is granted in accordance with Code, this application shall expire one (1) year from Historic Resources Preservation Board Approval.
3. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied.
4. This approval is for a Minor Site Plan and Conditional Use Permit approval to allow for a +/- 352 square foot multi-use open-air metal and masonry structure, and a private outdoor recreational event space, on a +/- 10,125 square foot parcel in the Old Town Historic District, Mixed Use East (MU-E) zoning district, pursuant to Sections 23.2-29, 23.2-30, 23.2-31, 23.2-32 of the Land Development Regulations (LDRs). This use must operate in compliance with all state and local laws that govern this use.
5. In the event of a legal challenge to this approval, the applicant shall be responsible for all costs to defend the action of the city in approving any and all permits related to this application. Should the applicant fail to enter into an agreement fund the costs of litigation, the city, at its discretion, may rescind this approval and revoke all permits issued.



**ADDITIONAL CONDITIONS OF APPROVAL – MINOR SITE PLAN
HRPB CASE No. 16-01400016**

Planning and Zoning:

1. The Applicant shall obtain all necessary building permits as required for the construction and installation of a special event tent, and shall obtain all necessary special event permits, as required by City regulations.
2. No outdoor storage shall be permitted on the property without the request and approval of a separate conditional use permit application.
3. All signage shall comply with the requirements of Section 23.5-1 Signs; and all new signage shall comply with the standard of the code at time of building permit application before installation.
4. All activities shall occur within the site's property lines, unless a Special Event permit has been obtained to operate beyond the property lines.
5. All above ground mechanical equipment such as exterior utility boxes, meters and transformers, shall be visually screened, and shall comply with all applicable setbacks and noise requirements.
6. Upon application for a building permit, the applicant shall submit a photometric/illumination plan according to the LDRs.

Public Services:

7. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable standards including but not limited to the Florida Department of Transportation (FDOT), Manual on Uniform Traffic Control Devices (MUTCD), and City of Lake Worth Public Services Construction Standards and Policy and Procedure Manual.
8. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied under jurisdiction of the Department of Public Services.
9. Prior to issuance of a certificate of occupancy, the applicant shall remove and replace the sidewalk along South L Street from the north property line to the south property line install a new 5-foot wide thickened edge sidewalk in compliance with the Public Services Department's specifications and Policy and Procedure Manual. The driveway curb cut shall not be replaced on South L Street.
10. Prior to the issuance of a certificate of occupancy, the Applicant shall ensure the entire surrounding off-site infrastructure inclusive of the roadway, sidewalk, curbing, stormwater system piping and structures, valve boxes, manholes, landscaping, striping, signage, and other improvements are in the same condition as prior to construction.



11. Prior to the issuance of a Certificate of Occupancy, the applicant shall broom sweep all areas of the affected right of way and remove of all silt and debris collected as a result of construction activity.
12. Prior to performing work in the right of way, the applicant shall apply for and receive issuance of a "Right of Way/Utility Permit" application.

Landscaping:

13. Prior to the issuance of any building permit an amended landscape plan must be submitted which complies with section 23.6-1 a&b (perimeter requirements) and 23.6-1 d 5 (Palms).

Utilities Water and Sewer:

Prior to building permit application, the Preliminary Engineering Plans shall be amended as follows:

14. Confirm condition of existing water service and new meter for irrigation is satisfactory to be used with City of Lake Worth Water Distribution Department via Customer Service 561-533-7300
15. Any storm water permits from SFWMD.
16. Signed and sealed Drainage Calculations including statement regarding floodplain management provisions for water quality and quantity shall be provided to the City.
17. Provide geotechnical information for the determination of the hydraulic conductivity of the soil, and groundwater elevation for any exfiltration trenches.
18. An Erosion Control plan and with the BMPs and NPDES compliance practices shall be provided for the project site.
19. Engineering plans shall include cross-sections along each property line and with grading showing the design storm (3 yr, 1 hour (2.6")) runoff being maintained on site.
20. Provide existing and proposed site grades.
21. Indicate vertical datum on all plan drawings with grades.
22. All applicable City of Lake Worth details.
23. Prior to building permit issuance, tapping fees for irrigation must be paid in full in accordance with the current City Ordinance.



Palm Beach County Fire:

24. A third gate shall be required.
25. Gates shall be locked in the open position when the site is occupied (A sign shall be posted on each gate).

Building Division:

26. The proposal shall be subject to Building Division review and approval at permitting.
27. Electrical load calculations shall be required, and the service may need to be upgraded.
28. Bathroom facilities shall be located within 500 feet of the project site, and shall be accessible during events.

**ADDITIONAL CONDITIONS OF APPROVAL – CONDITIONAL USE PERMIT
HRPB 16-00500016**

General Conditions:

1. The subject site shall remain clear and clean of any trash or debris when the site is not in use as an event space.
2. Any activities associated with the regular operation of the event space shall not emit “unreasonable noise” as defined in Municipal Code Section 15-24. All event activities shall operate in accordance with Municipal Code Chapter 15 and Section 15-24, Noise Control, and may require a Special Event permit.
3. The Applicant shall obtain a “special event” permit as required for any meeting, activity, gathering, or group of persons, animals, or vehicles, or a combination thereof, having a common purpose, design or goal upon any City Right of Way, street, sidewalk, alley, park or other place or building where the special event substantially inhibits the usual flow of pedestrian or vehicular traffic or which occupies any public area or building and preempts use by the general public, per Municipal Code Section 21-18.

MEMORANDUM

DATE: July 7, 2016

TO: Chair and Members of the Historic Resources Preservation Board

FROM: Aimee N. Sunny, Preservation Planner
Department of Community Sustainability

SUBJECT: **HRPB #16-01400016, 16-00500016, and 16-00100165:** A request for a Minor Site Plan, Conditional Use Permit, and Certificate of Appropriateness for New Construction at **11 South L Street**, PCN#38-43-44-21-15-021-0110, to allow for a +/- 352 square foot multi-use open-air metal and masonry structure, and a private outdoor recreational event space, on a +/- 10,125 square foot parcel in the Old Town Historic District, Mixed Use East (MU-E) zoning district.

HRPB Meeting Date: July 13, 2016

Section 23.5-4k(3) Additional guidelines for new construction; visual compatibility

All improvements to buildings, structures and appurtenances within a designated historic district shall be visually compatible. New buildings should take their design cues from the surrounding existing structures, using traditional or contemporary design standards and elements that relate to existing structures that surround them and within the historic district as a whole. Building design styles, whether contemporary or traditional, should be visually compatible with the existing structures in the district.

A. In approving or denying applications for certificates of appropriateness for new construction, the City shall also, at a minimum, consider the following additional guidelines which help to define visual compatibility:

- (1) The height of proposed buildings shall be visually compatible and in harmony with the height of existing buildings located within the historic district.
Response: The proposed open-air stage is 14'-2". Given the stage's use and function, and its compliance with the zoning code height restrictions, this structure meets this criterion.
- (2) The relationship of the width of the building to the height of the front elevation shall be visually compatible and in harmony with the width and height of the front elevation of existing buildings located within the district.
Response: The open-air stage is a total 352 square feet and meets the Code requirements for setbacks, use, and function.
- (3) The openings of any building within a historic district should be visually compatible and in harmony with the openings in buildings of a similar architectural style located within the historic district. The relationship of the width of the windows and doors to the height

of the windows and doors in a building shall be visually compatible with buildings within the district.

Response: Not applicable to the open-air event space.

- (4) The relationship of solids to voids in the front facade of a building or structure shall be visually compatible and in harmony with the front facades of historic buildings or structures located within the historic district. A long, unbroken facade in a setting of existing narrow structures can be divided into smaller bays which will complement the visual setting and the streetscape.

Response: Not applicable to the open-air event space.

- (5) The relationship of a building to open space between it and adjoining buildings shall be visually compatible and in harmony with the relationship between buildings elsewhere within the district.

Response: The proposed open-air pavilion and stage respects the front, side, and rear setbacks within the current zoning code.

- (6) The relationship of entrance and porch projections to sidewalks of a building shall be visually compatible and in harmony with the prevalent architectural styles of entrances and porch projections on buildings and structures within the district.

Response: Not applicable to the open-air event space.

- (7) The relationship of the materials, texture and color of the facade of a building shall be visually compatible and in harmony with the predominant materials used in the buildings and structures of a similar style located within the historic district.

Response: The open-air metal and masonry structure is compatible with the materials found within the historic district.

- (8) The roof shape of a building or structure shall be visually compatible and in harmony with the roof shape of buildings or structures of a similar architectural style located within the historic district.

Response: The roof shape of the open-air stage is visually compatible with the neighboring properties, as well as the district.

- (9) Appurtenances of a building, such as walls, wrought iron, fences, evergreen, landscape masses and building facades, shall, if necessary, form cohesive walls of enclosures along a street to insure visual compatibility of the building to the buildings and places to which it is visually related.

Response: It is the opinion of Staff that the plans provided are consistent with this requirement.

- (10) The size and mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible and in harmony with the buildings and places to which it is visually related.

Response: Not applicable to the open-air event space.

(11) A building shall be visually compatible and in harmony with the buildings and places to which it is visually related in its directional character: vertical, horizontal or non-directional.

Response: The proposed open-air stage and event space is visually compatible and in harmony with the historic district.

(12) The architectural style of a building shall be visually compatible with other buildings to which it is related in the historic district, but does not necessarily have to be in the same style of buildings in the district. New construction or additions to a building are encouraged to be appropriate to the style of the period in which it is created and not attempt to create a false sense of history.

Response: Not applicable to the open-air event space.

(13) Landscaping shall be compatible with the architectural character and appearance of the structure and of other buildings located within the historic district.

Response: The landscape plan will be reviewed when the building permit is submitted.

(14) In considering applications for certificates of appropriateness to install mechanical systems which affect the exterior of a building or structure visible from a public right-of-way, the following criteria shall be considered:

(a) Retain and repair, where possible, historic mechanical systems in their original location, where possible.

Response: Not applicable to this project.

(b) New mechanical systems shall be placed on secondary facades only and shall not be placed on, nor be visible from, primary facades.

Response: Not applicable to this project.

(c) New mechanical systems shall not damage, destroy or compromise the physical integrity of the structure and shall be installed so as to cause the least damage, invasion or visual obstruction to the structure's building materials, or to its significant historic, cultural or architectural features.

Response: Not applicable to this project.

(15) The site should take into account the compatibility of landscaping, parking facilities, utility and service areas, walkways and appurtenances. These should be designated with the overall environment in mind and should be in keeping visually with related buildings and structures.

Response: It is the opinion of Staff that the plans provided are consistent with this requirement.

B. In considering certificates of appropriateness for new buildings or structures which will have more than one primary facade, such as those on corner lots facing more than one street, the HRPB shall apply the visual compatibility standards to each primary facade.

Response: Not applicable to the open-air stage and event space.

REG ARCHITECTS, INC.

ARCHITECTURE * INTERIOR DESIGN * PLANNING

June 7, 2016.

Planning & Preservation Division
Department for Community Sustainability
City of Lake Worth
1900 2nd Avenue North, Lake Worth, FL 33461

**RE: Justification Statement for Certificate of Appropriateness
Cultural Council of Palm Beach County – State Facility Grant, Project Space
REG Project # 08002.2**

To Whom It May Concern:

The proposed project is located right behind the existing historic building of the Cultural Council of Palm Beach County, at 11 South L Street, Lake Worth, FL. The subject project has an area of 10,125 SF and is bordered on the north and west by a 10' and 15' public alley, on the east by L Street, and on the south by two one-story single family homes.

The proposed primary structure will be located south of the property and will occupy an area of 352 sf. The free-standing structure will be an open metal structure that will house a small stage for music performance, speeches, or workshops and it is separated from the residential neighbors behind by a 7'-8" high masonry wall. Although a setback is not required at the interior side of the property, a 30" setback has been provided to work as a landscape buffer as a gesture of good neighbors practice.

In general the space will be used for the same occupants currently using the existing building of the Cultural Council. These type of events that are usually held within the existing building, could take place at the new Project Space if the weather allows it.

Since the project is located within the historic district, and right behind the contributing Art-Deco structure occupied by the Cultural Council, the architectural style of the new structure, size and high were carefully considered so that it will be harmonious with the surrounding buildings and will not compete with the Historic adjacent structure.

We appreciate your review and approval of this proposed project.

Sincerely,
REG Architects, Inc.

Martha Buritica, LEED AP
Project Manager

300 Clematis Street, 3rd Floor, West Palm Beach, FL 33401

Phone: (561) 659-2383 • Fax: (561) 659-5546

www.regarchitects.com

AA 0002447



EST. 1988

Justification Statement Certificate of Appropriateness
Sacred Heart School
REG Project # 08003
Page 2

300 Clematis Street, 3rd Floor, West Palm Beach, FL 33401

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EST. 1988

SYMBOLS AND ABBREVIATIONS

NOTE: NOT ALL ABBREVIATIONS ARE USED IN THIS SET.

ABV	ABOVE	M.O.	MASONRY OPENING
AC	AIR CONDITIONER	MTL	METAL
AFF	ABOVE FINISHED FLOOR	N.I.C.	NOT IN CONTRACT
AHU	AIR HANDLER UNIT	NO.	NUMBER
BLK	BLOCK	O.H.	OVERHANG
BD	BOARD	O/C	ON CENTER
B.O.	BOTTOM OF	O.D.	OUTSIDE DIAMETER
CL	CENTRE LINE	P.H.	PAPER HOLDER
CLG.	CEILING	PL	PROPERTY LINE
CMU	CONCRETE MASONRY UNIT	PLF	FOUNDS PER LINEAR FOOT
COL.	COLUMN	P.T.	PRESSURE TREATED
CONC.	CONCRETE	P.T.D.	PAINTED
CONT.	CONTINUOUS	PLYD.	PLYWOOD
DBL.	DOUBLE	R.D.	ROOF DRAIN
D.F.	DRINKING FOUNTAIN	SCP	SCUPPER
DIA.	DIAMETER	S.C.	SOLID CORE
DN.	DOWN	SF	SQUARE FOOT
DWG.	DRAWING	SH	SINGLE HUNG
D9	DOWNSPOUT	SHT	SHEET
ELEC.	ELECTRICAL	SH.	SIMILAR
E.J.	EXPANSION JOINT	S.S.	STAINLESS STEEL
EXT.	EXTERIOR	STL.	STEEL
EXIST.	EXISTING	SW	SWITCH
F.C.L.	FINISHED CEILING LEVEL	SB	SPLASH BLOCK
F.F.E.	FINISHED FLOOR ELEVATION	SD	STORM DRAIN
FD	FLOOR DRAIN	T.O.	TOP OF
FB	FIBERGLASS	TYP.	TYPICAL
GA.	GAUGE	UNO.	UNLESS NOTED OTHERWISE
GALV.	GALVANIZED	UL	UNDERWRITERS LABORATORIES
GB	GLASS BLOCK	V.I.F.	VERIFY IN FIELD
GYP.	GYPNUM	W.A.	WEDGE ANCHORS
HC	HOLLOW CORE	W/	WITH
INS.	INSULATION	WC	WATER CLOSET
INT.	INTERIOR	WD.	WOOD
MAX.	MAXIMUM	WH.	WATER HEATER
MFR.	MANUFACTURER		
MIN.	MINIMUM		

ELEVATIONS / SECTIONS / SYMBOLS

	DETAIL NUMBER	- BUILDING / WALL SECTION TAG
	SHEET NUMBER	(OMIT IF DETAIL IS ON SAME SHEET)
	DETAIL NUMBER	- WALL OR DETAIL SECTION TAG
	SHEET NUMBER	
PLANS		
	ROOM NAME AND NUMBER	
	WALL TYPE TAG	(REFER TO WALL TYPE SCHEDULE)
	WINDOW NUMBER	- WINDOW TAG (REFER TO WINDOW SCHEDULE)
	DOOR NUMBER	- DOOR TAG (REFER TO DOOR SCHEDULE)
	DOOR NUMBER	- DOOR TAG / BY OTHERS (REFER TO DOOR SCHEDULE)
ELEVATION NUMBER:		
	DETAIL NUMBER	- INTERIOR ELEVATIONS TAG
	SHEET NUMBER	(OMIT IF DETAIL IS ON SAME SHEET)
	WALL FINISH	
	WALL BASE FINISH	- FINISH FLOOR SCHEDULE (REFER TO FINISH PLAN)
	FLOOR FINISH	
	GROSS SF	- LIFE SAFETY - ROOM OCCUPANCY LOAD TAG
	NET SF	
	MAX. ROOM LOAD	SF PER PERSON
	REFERENCE	- LIFE SAFETY
	MAX. DOOR EGRESS LOAD	
GENERAL		
	REFERENCE	- REVISION TAG AND CLOUD REVISIONS ARE DONE SHEET BY SHEET.
	EXTENT OF CHANGES	SHOWN INSIDE CLOUD
	DETAIL NUMBER	- ENLARGED PLAN OR DETAIL
	SHEET NUMBER	
	FINISH TAG	
	TOP OF WALL OR FFE	- VERTICAL ELEVATION TAG
	EL. + 10'-0"	

CULTURAL COUNCIL OF PALM BEACH COUNTY STATE FACILITY GRANT IMPROVEMENTS PROJECT SPACE

11 SOUTH L STREET, LAKE WORTH, FLORIDA 33460

REG PROJECT No. 08020.2

PLANNING & ZONING - HISTORIC PRESERVATION JULY 13th, 2016



Prepared for:
CULTURAL COUNCIL OF PALM BEACH COUNTY
 601 LAKE AVENUE, LAKE WORTH, FL 33460
 561-471-2901

DRAWINGS INDEX

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L-200	PLANTING DETAILS
L-300	PLANTING SPECIFICATIONS
L-400	IRRIGATION PLAN
ARCHITECTURAL	ARCHITECTURAL SITE PLAN AND GENERAL NOTES
A-100	FLOOR PLAN KEY NOTES AND ZONING CALCULATIONS
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REVISIONS

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E00	PHOTOMETRICS
E01	ELECTRICAL NOTES, LEGEND, AND SPECS
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PLUMBING	
PL1	PLUMBING PLAN

REVISIONS

PROJECT TEAM

OWNER'S NAME
 CULTURAL COUNCIL OF PALM BEACH COUNTY
 601 LAKE AVENUE, FL 33460
 LAKE WORTH, FL 33460

OWNER'S REPRESENTATIVE
 RENA BLADES, PRESIDENT/CEO
 KATHLEEN ALEX, CHIEF FINANCIAL OFFICER
 601 LAKE AVENUE, FL 33460 LAKE WORTH, FL 33460
 Phone: 561-471-2901 / Fax: 561-681-9484

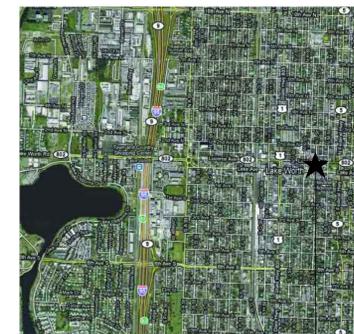
ARCHITECT
 REG ARCHITECTS - INTERIORS - PLANNERS, INC.
 RICK GONZALEZ, AIA, PRESIDENT
 MARTHA BURITICA, PROJECT MANAGER
 300 CLEMATIS STREET, SUITE 301, WEST PALM BEACH, FL 33401
 Phone: 561-659-2303 / Fax: 561-659-5546

LANDSCAPE ARCHITECT
 WAYNE VILLAVASO LANDSCAPE ARCHITECTURE
 268 FLAMINGO DRIVE, WEST PALM BEACH, FL 33401
 PHONE (561) 832-1566, FAX (561) 833-6101

STRUCTURAL
 ONM4J STRUCTURAL ENGINEERS, INC.
 DWAYNE JACKSON, PE, PRINCIPAL
 321 15th STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401
 PHONE (561) 835-9994 / FAX (561) 835-8255

MECHANICAL, ELECTRICAL, PLUMBING
 FAE CONSULTING ENGINEERS, INC.
 URSULA IAFRATE, PE, PRINCIPAL
 AMIE NELSON, PROJECT MANAGER
 100 W. HILLSBORO BLVD., BLDG 31, STE 204, DEERFIELD BEACH, FL 33441
 PHONE (561) 391-9292 / FAX (561) 391-9898

LOCATION MAP



PROJECT CITY: LAKE WORTH



PROJECT SITE: 11 SOUTH L STREET LAKE WORTH, FL

REG
 ARCHITECTS
 INTERIORS
 PLANNERS
 INCORPORATED



EST. 1988
 RICK GONZALEZ, A.I.A.
 PRESIDENT AR-0014172

300 CLEMATIS STREET - 3RD FLR
 WEST PALM BEACH
 FLORIDA 33401
 PH: (561) 659-2383
 FAX: (561) 659-5546

www.regarchitects.com

CORPORATION NUMBER
 AA-000247

CULTURAL COUNCIL OF PALM BEACH COUNTY
 PROJECT SPACE
 11 SOUTH L STREET, LAKE WORTH, FL 33460



REVISIONS	NO.
05-06-2016	
BIDDING - ADD. #1	1
	2
	3
	4

DATE MAY 11th, 2016

SCALE N/A

DRAWN MB

CHECKED REG

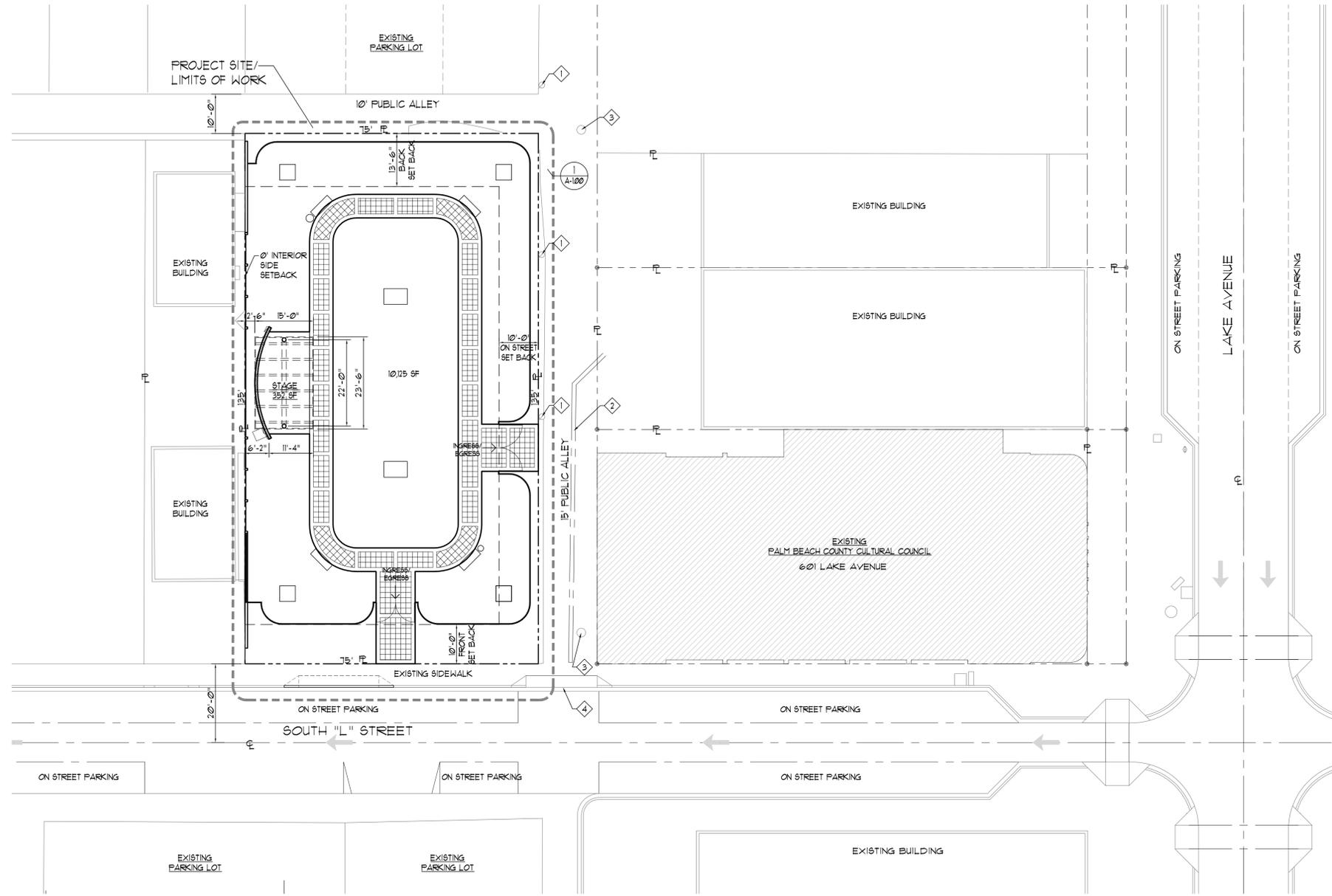
REG No. 08020.2

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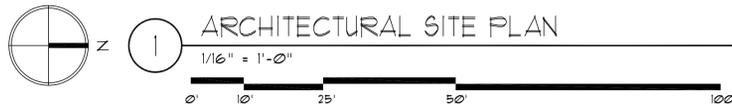
PHASE II
 COVER SHEET,
 SYMBOLS & ABBREV.
 & DRAWING INDEX

COVER
 PLANNING & ZONING



GENERAL KEY NOTES

- 1 EXISTING POWER POLE TO REMAIN
- 2 EXISTING CONCRETE SWALE TO REMAIN
- 3 EXISTING SANITARY MANHOLE TO REMAIN
- 4 EXISTING CURB CUT TO REMAIN



- GENERAL NOTES**
1. THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS ARE THE LEGAL PROPERTY OF THE ARCHITECT AND ARE INSTRUMENT OF SERVICE NOT TO BE REPRODUCED IN WHOLE OR IN PARTS WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SAME.
 2. IT IS THE INTENT OF THE ARCHITECT THAT THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION & OCCUPANCY.
 3. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS TO COMPLETE ALL BUILDING SYSTEMS AND PROVIDE ALL NECESSARY APPURTENANCES FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER AND IN ACCORDANCE W/ ALL APPLICABLE CODES, RULES, AND REGULATIONS.
 4. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN. DETAILED AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.
 5. ALL DIMENSIONS SHOWN ARE NOMINAL UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
 6. SITE TO BE FILLED TO COUNTY FLOOD CRITERIA ELEVATION NGVD, OR AN ELEVATION NO LESS THAN HIGHEST APPROVED CROWN ELEVATION OF THE ROAD ADJUTING THE PROPERTY.
 7. ALL DESIGN LOADS ARE TO BE AT MINIMUM PER F.B.C. 2014 AND AS OTHERWISE INDICATED IN THE CONTRACT.
 8. ALL EXTERIOR WINDOWS AND DOORS THAT ARE NOT IMPACT RESISTANT SHALL REQUIRE HURRICANE SHUTTERS.
 9. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED, ALL HEADERS ARE DOUBLE MEMBERS UNLESS OTHERWISE NOTED.
 10. ALL PENETRATIONS THRU ANY RATED ASSEMBLY SHALL BE PROVIDED WITH UL APPROVED PENETRATION RATED MATERIAL.
 11. HARDWARE BATHROOM AND LIGHTING FIXTURES AND OTHER MISCELLANEOUS ITEMS NOT SPECIFICALLY CALLED OUT ON DRAWINGS SHALL BE SELECTED BY OWNER.
 12. ALL MECHANICAL, PLUMBING AND ELECTRICAL SHALL COMPLY WITH THE F.B.C. 2014 (MECH/ ELECT), (PLUMB).
 13. ALL WORK TO BE TRUE TO LINE, PLUM AND SQUARE AND ADEQUATELY SUPPORTED. FILL ALL VOIDS BETWEEN COMPONENTS. ALL ITEMS THAT DO NOT MEET THE ARCHITECT'S SATISFACTION AS TO GOOD TRADE PRACTICES AND QUALITY WORKMANSHIP WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 14. WHEN CONFLICTING INFORMATION ARE FOUND IN THE DRAWINGS AND/OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CLARIFICATION PRIOR TO CONSTRUCTION.
 15. THE CONTRACTOR IS TO ACQUIRE ALL REQUIRED PERMITS FOR DEMOLITION (IF APPLICABLE), CONSTRUCTION AND OCCUPANCY OF THE PROJECT.
 16. THE CONTRACTOR SHALL SUBMIT A SCHEDULE FOR DEMOLITION AND CONSTRUCTION PROCEDURES AND OPERATIONAL SEQUENCE FOR REVIEW AND ACCEPTANCE BY THE ARCHITECT/ ENGINEER.
 17. CONTRACTOR IS TO COORDINATE AND SCHEDULE THE WORK OF ALL TRADES TO INSURE THE WORK IS COMPLETED IN A TIMELY MANNER, COMPLYING WITH OWNER/CONTRACTOR AGREEMENT.
 18. CONTRACTOR SHALL SUBMIT PRODUCT APPROVAL DATA FOR ALL PRODUCTS AND MATERIALS THAT FALL UNDER THE JURISDICTION OF THE FLORIDA ADMINISTRATIVE CODE RULE 9A-3 AND/OR ADDITIONAL LOCAL PRODUCT APPROVALS AS REQUIRED BY THE SPECIFIC MUNICIPALITY THE PROJECT IS LOCATED IN.
 19. CONTRACTOR SHALL SUBMIT, WITHIN 5 DAYS FROM OWNER/ CONTRACTOR CONTRACT, A SHOP DRAWING AND SUBMITTAL SCHEDULE FOR ARCHITECT'S APPROVAL.
 20. CONTRACTOR SUBMITTALS MUST CONTAIN (3) THREE SETS FOR ARCHITECT/ENGINEER/ OWNER RECORDS, PLUS ANY ADDITIONAL SETS REQUIRED FOR PERMITTING AND CONTRACTORS USE. ALL SUBMITTALS MUST BE COMPLETE (NO PARTIAL SUBMITTALS WILL BE RECEIVED). ALL SHOP DRAWINGS MUST BE REVIEWED AND APPROVED BY THE CONTRACTOR BEFORE SUBMITTING TO THE ARCHITECT/ENGINEER.
 21. CONTRACTOR SHALL SUBMIT TO ARCHITECT SIGN & SEAL TRUSS SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
 22. CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED-LINED AS-BUILT DRAWINGS FOR ANY & ALL FIELD CHANGES AND/OR ADDITIONS TO THE WORK INCLUDED IN THE DRAWINGS.
 23. ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE IN A NEAT AND WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES, APPLICABLE CODES, RULES AND REGULATIONS HAVING JURISDICTION.
 24. CONTRACTOR SHOULD MAINTAIN THE SITE SAFE & CLEAR OF DEBRIS. ALL CONSTRUCTION DEBRIS IS TO BE REMOVED FROM THE WORK AREAS DAILY & FROM THE SITE AT PROPER INTERVALS.
 25. THE CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION APPROVED BY THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW & UNSIGHTLY CONDITIONS.
 26. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF HIS WORK, INCLUDING BUT NOT LIMITED TO VANDALISM, THEFT, ETC.
 27. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR PROTECTION AND SAFEKEEPING OF GOODS BEING INSTALLED UNDER THIS CONTRACT, AS WELL AS FOR COMPLIANCE WITH ALL APPLICABLE OSHA REGULATIONS.
 28. THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES, PROCEDURES OR FOR PRECAUTIONS & PROGRAMS RELATED TO THE PROJECT'S CONSTRUCTION.
 29. THE CONTRACTOR IS TO VISIT THE SITE AND VERIFY ALL EXISTING BUILDING AND SITE CONDITIONS AND DIMENSIONS. SHOULD ANY DISCREPANCIES BE ENCOUNTERED BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS, THE ARCHITECT/ENGINEER SHOULD BE NOTIFIED IN WRITING 7 DAYS PRIOR TO SUBMITTING HIS BID. ANY DISCREPANCIES SHALL BE RESOLVED BY THE ARCHITECT/ ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
 30. CONTRACTOR IS TO PROVIDE ALL THE SUPPLEMENTARY MATERIALS REQUIRED TO PROPERLY INSTALL, SUPPORT, BRACE & SHORE ALL BUILDING COMPONENTS WITHIN THE SCOPE OF THE PROJECT.
 31. CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS, AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
 32. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH SPECIFIC STANDARDS AND REQUIREMENTS BY CORRESPONDING TESTING AGENCIES ON ASSEMBLIES CALLED OUT IN DRAWINGS AND SPECIFICATIONS.
 33. CONTRACTOR SHALL EMPLOY AND PAY FOR SERVICES OF AN INDEPENDENT, QUALIFIED TESTING LABORATORY TO PERFORM SOIL COMPACTION TEST AS WELL AS COMPRESSIVE STRENGTH TEST IN CONCRETE SAMPLINGS, AS PER ASTM STANDARDS.
 34. CONTRACTOR SHALL PROVIDE MOCKUP FOR COLOR SELECTIONS OF PAINT FOR ARCHITECT & OWNER'S APPROVAL.
 35. TO OBTAIN ARCHITECT'S APPROVAL ON APPLICATION FOR PAYMENT, CONTRACTOR SHALL SUBMIT DETAILED SCHEDULE OF VALUES PER TRADE, BROKEN DOWN TO SUFFICIENT LINE ITEMS TO GRANT PAYMENT ON COMPLETED PORTIONS ONLY. NO PAYMENT WILL BE APPROVED ON PARTIALLY COMPLETED LINE ITEMS.

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INCORPORATED



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CORPORATION NUMBER
AA-0002447

CULTURAL COUNCIL
OF PALM BEACH COUNTY
PROJECT SPACE
11 SOUTH L STREET,
LAKE WORTH, FL. 33460



REVISIONS	NO.
	▲
	▲
	▲
	▲

DATE MAY 11th, 2016

SCALE 1/16" = 1'-0"

DRAWN MB

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PHASE II
ARCHITECTURAL SITE PLAN AND GNRL. NOTES

A-0.00
PLANNING & ZONING



VIEW FROM NORTH-EAST CORNER



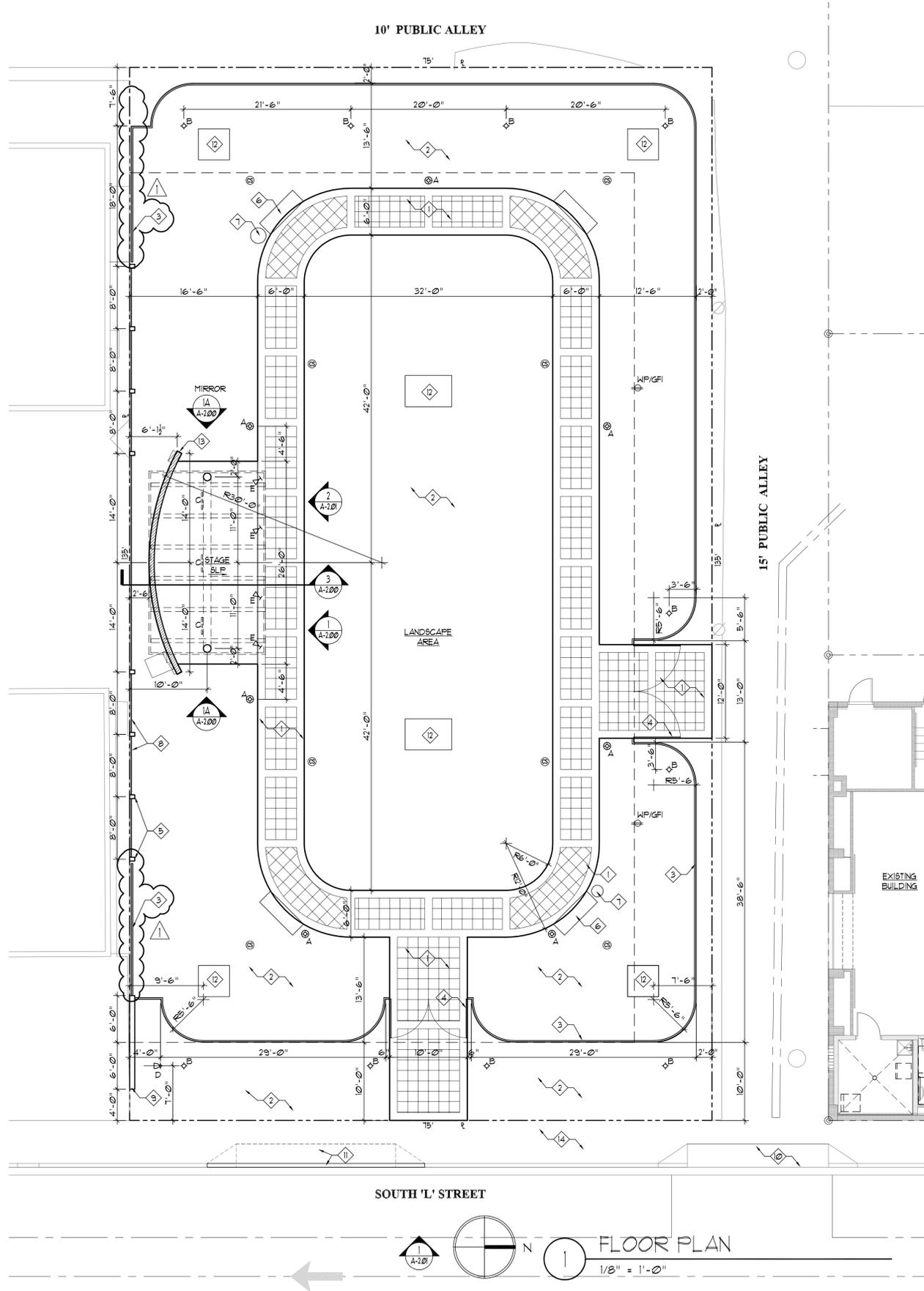
VIEW FROM EAST SIDE



VIEW FROM WEST SIDE



VIEW FROM PROPERTY TO WEST SIDE



DEMOLITION NOTES	
CONTRACTOR TO REMOVE ALL ITEMS INCLUSIVE BUT NOT LIMITED TO FENCE, CONCRETE PADS, PAVERS, BOLLARDS, ETC. AND PREPARE TO RECEIVE NEW STRUCTURE, LANDSCAPE, AND HARDSCAPE.	
CONTRACTOR SHALL VERIFY WITH THE CITY OF LAKE WORTH THE REQUIREMENTS FOR DEBRIS DUMPSTER LOCATION AND COLLECTION SCHEDULE PRIOR TO COMMENCEMENT.	
CONTRACTOR TO COORDINATE WITH OWNER'S REP BEFORE COMMENCEMENT OF ANY WORK OR REMOVAL FOR ITEMS TO BE SALVAGED. MATERIALS, EQUIPMENT AND RUBBISH, EXCEPT FOR ITEMS TO BE REUSED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE CODES.	
LIGHTING LEGEND	
⊙ A	LED PEDESTRIAN LIGHT POLE
◇ B	LED LIGHT BOLLARD
⇒⇒ C	WALL WASH (AT STAGE)
D/D	LANDSCAPE UP-LIGHT FIXTURE (FOR WALL SIGN)
▷ E	LED ADJUSTABLE LIGHTS
⊙	CONTRACTOR TO PROVIDE AN ALLOWANCE FOR LOW VOLTAGE, LANDSCAPE/ OUTDOOR SPEAKERS, BASIS OF DESIGN: BOSE FREE SPACE IN-GROUND SPEAKERS (GREEN)
NOTE: PROVIDE CONCRETE BASE FOR LIGHT BOLLARDS AND PEDESTRIAN POLES AS PER MANUFACTURER'S CUT SHEETS RECOMMENDATIONS. EXACT LOCATION OF LIGHT FIXTURES SHOULD AS PER ARCHITECTURAL DWGS.	
KEY NOTES	
1	STONE PAVERS ON SAND BED, AGGREGATE BASE OVER COMPACTED SOIL. BASIS OF DESIGN: 12x12 ARTISTIC PAVER SHELLOCK ATLANTIC SERIES, IVORY COLOR WITH 2x12 SOLDIER COURSE FROM ARTISTIC PAVER MANUFACTURING. PROVIDE PVC EDGE RESTRAIN ALONG PERIMETER, BOTH SIDES.
2	LANDSCAPED AREA. REFER TO LANDSCAPE DRAWINGS. EXISTING IRRIGATION SYSTEM TO BE MODIFIED. PROVIDE COMPLETE COVERAGE OF ALL PROPOSED PLANT MATERIAL.
3	6' HIGH ALUMINUM FENCE PAINTED BLACK. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.
4	6' HIGH DOUBLE ALUMINUM GATES PAINTED BLACK. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.
5	6"x8"x6" HIGH WHITE ALUMINUM POSTS.
6	BENCH. REFER TO LANDSCAPE DRAWINGS. PROVIDE TWO (2) 6" CONC. PAD FOR EACH BENCH. COORDINATE LENGTH WITH BENCH DIMENSIONS.
7	TRASH RECEPTACLE. REFER TO LANDSCAPE DRAWINGS. PROVIDE 24" DIAM. CONC. PAD AT EACH LOCATION.
8	6' HIGH x 7'-6" WIDE GREENSCREEN CONSISTING OF ALUMINUM FRAME PANELS WITH 1/2" ALUMINUM GRID (12"x 12") TO BE ATTACHED TO ALUMINUM POSTS.
9	4' HIGH 8" MASONRY WALL.
10	CONTRACTOR TO PROVIDE SEPARATE BUDGET LINE (COST/\$F) FOR PAVEMENT REPAIR ALONG ALLEY FROM SOUTH L STREET TO WHERE IT INTERSECTS ALLEY BY THE WEST SIDE. STANDARD DETAILS FROM CITY OF LAKE WORTH TO BE FOLLOWED.
11	REMOVE CONCRETE CURB CUT AND REPLACE WITH THICKENED EDGE CONCRETE SIDEWALK. STANDARD DETAILS FROM CITY OF LAKE WORTH TO BE FOLLOWED.
12	REMOVABLE 8" TALL PRESSURE TREATED WOOD BASES FOR SCULPTURES EXHIBITION. (COORDINATE SIZE AND LOCATION WITH OWNER'S REP)
13	1'-8" HIGH CMU WALL. REFER TO STRUCTURAL.
14	DEPOLISH AND REMOVE EXISTING SIDEWALK AND PROVIDE NEW CONCRETE SIDEWALK WITH THICKENED EDGE ALONG SOUTH L STREET FROM NORTH TO SOUTH PROPERTY LINE. NEW SIDEWALK TO BE IN ACCORDANCE WITH PUBLIC SERVICES DEPARTMENT'S SPECIFICATIONS AND POLICE AND PROCEDURE MANUAL.
PROJECT SCOPE:	
THE PROJECT CONSISTS OF AN OPEN AND PRIVATE SPACE TO BE USED BY THE CULTURAL COUNCIL OF PALM BEACH COUNTY FOR OUTDOOR SPECIAL EVENTS SUCH AS SCULPTURE EXHIBITION, WORKSHOP FOR KIDS, MUSIC AND EDUCATIONAL EVENTS, ETC.	
THE SCOPE OF WORK INCLUDES A PERFORMANCE STAGE PLATFORM, 6' HIGH FENCE AND GATES, LIGHTING, PAVED WALKWAYS AND LANDSCAPED AREA.	
THE SPACE WILL BE USED BY THE SAME OCCUPANTS CURRENTLY USING THE CULTURAL COUNCIL BUILDING, RIGHT AT THE NORTH SIDE OF THE ALLEY.	
AUTHORITY HAVING JURISDICTION	
CITY OF LAKE WORTH PLANNING & ZONING AND HISTORICAL PRESERVATION DIVISION. DEPARTMENT FOR COMMUNITY SUSTAINABILITY. PH: (561)-586-1681	
CODE ANALYSIS	
PROJECT: CULTURAL COUNCIL OF PALM BEACH COUNTY - PROJECT SPACE	
LOCATION: 11 SOUTH L STREET, LAKE WORTH, FL 33460	
CURRENT ZONING:	MU-E MIXED USE EAST
PROPOSED ZONING:	MU-E MIXED USE EAST
EXISTING LAND USE DESIGNATION:	DMU
PROPOSED LAND USE DESIGNATION:	DMU
ZONING CALCULATIONS	
ZONING REQUIREMENTS	PROPOSED
LOT AREA: 6,500 MIN SF	10,125 SF
SET BACKS:	
FRONT: 10' MIN. NOT TO EXCEED 22'	10' MIN.
REAR: 15' OR 10% OF LOT DEPTH	10% = 13.5'
SIDE: 10' ON STREET AND 0' ON INTERIOR.	10' ON ALLEY 25' ON INTERIOR.
IMPERMEABLE SURFACE	
LARGE LOT - 65%	215% = 2,193 SF PAVED AREA
LOT COVERAGE	
LOTS OVER 1500 SF - 55%	35% = 352 SF OPEN COVERED STRUCTURE
BUILDING HEIGHT:	
30' NOT TO EXCEED TWO STORIES.	14'-2" HEIGHT, ONE STORY.
SIGNAGE CALCULATION: PER CHAPTER 235.12(2)	
- LOT FRONTAGE 50 TO 100' = 100 SF MAX. ALLOWED	LOT FRONTAGE AT SOUTH L STREET: 15' COMBINED LOT FRONTAGE (SOUTH L STREET AND ALLEY): 15' + 15' = 285' 86 SF PROVIDED
- LOT FRONTAGE MORE THAN 100' = 150 SF MAX. ALLOWED	

REG

ARCHITECTS
INTERIORS
PLANNERS
INCORPORATED

EST. 1988

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CORPORATION NUMBER
AA-0002447

CULTURAL COUNCIL
OF PALM BEACH COUNTY

PROJECT SPACE

11 SOUTH L STREET,
LAKE WORTH, FL. 33460

REVISIONS	NO.
01-06-16 - CITY & PUBLIC SERVICES COMMENTS	1
	2
	3
	4

DATE: MAY 11th, 2016

SCALE: 1/8" = 1'-0"

DRAWN: MB

CHECKED: REG

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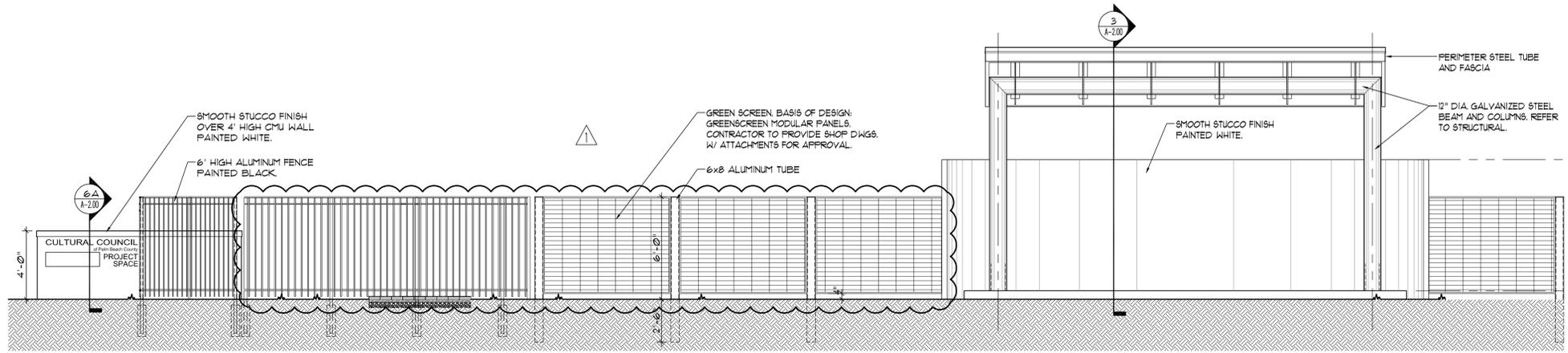
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PHASE II

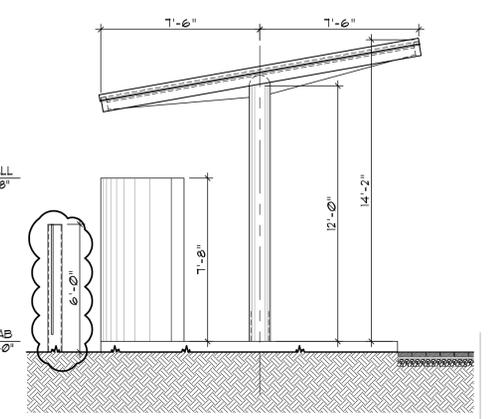
FLOOR PLAN

A-1.00

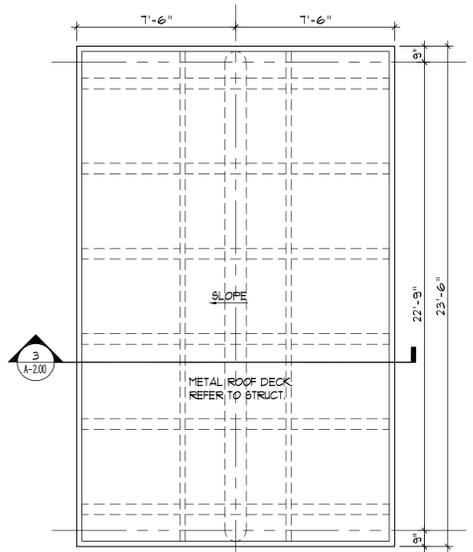
PLANNING & ZONING



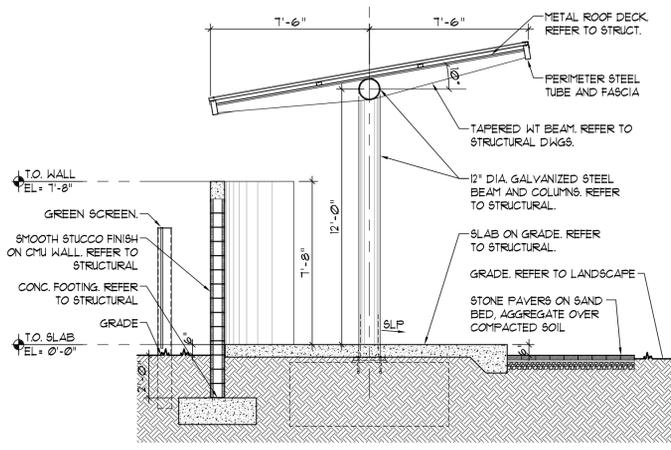
1 NORTH ELEVATION/ SECTION
1/4" = 1'-0"



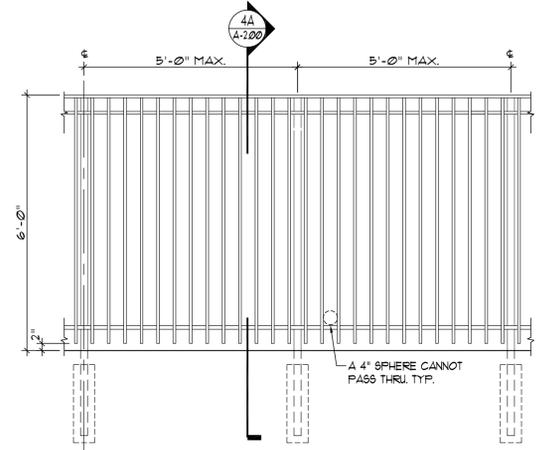
1A EAST/ WEST ELEVATION
1/4" = 1'-0"



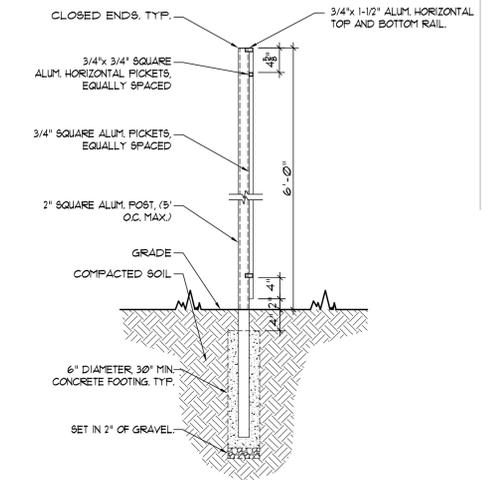
2 ROOF PLAN
1/4" = 1'-0"



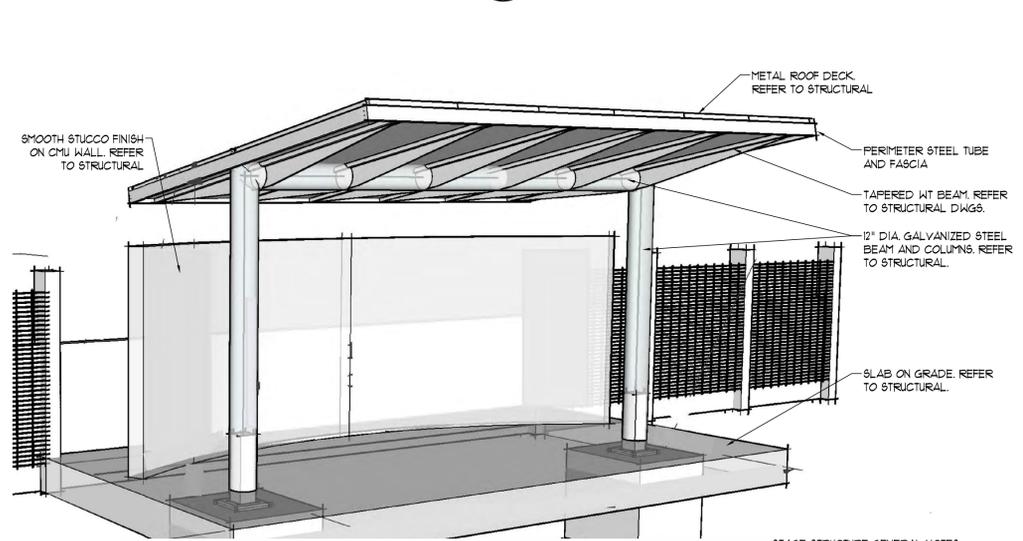
3 STAGE CROSS SECTION
1/4" = 1'-0"



4 FENCE DETAIL
1/2" = 1'-0"

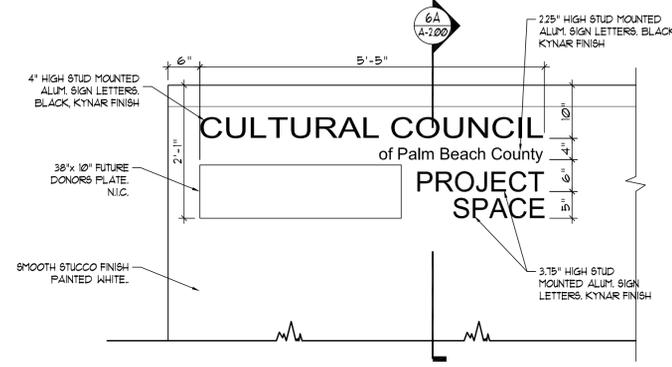


4A FENCE DETAIL
3/4" = 1'-0"

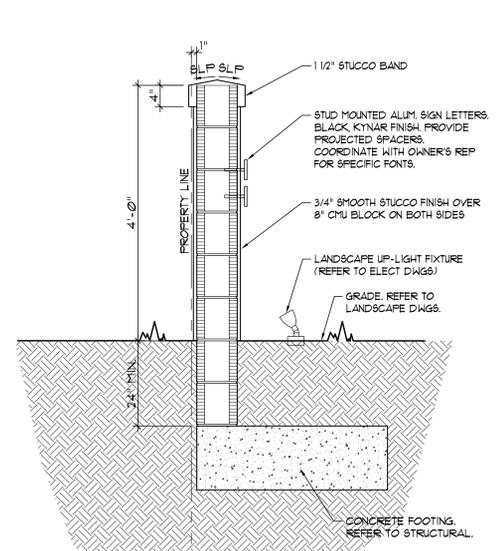


5 STAGE RENDER
3/4" = 1'-0"

STAGE STRUCTURE GENERAL NOTES:
ALL STEEL TO BE HOT DIP GALVANIZED.
CONTRACTOR TO SUBMIT SHOP DRAWINGS
PRIOR TO ORDER AND FABRICATION FOR
ARCHITECT AND ENGINEER'S APPROVAL.



6 WALL SECTION
3/4" = 1'-0"



6A WALL SECTION
3/4" = 1'-0"

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REVISIONS	NO.
07-06-2016	▲
CITY COMMENTS	▲
	▲
	▲

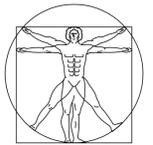
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PHASE II

GENERAL DETAILS

A-2.00
PLANNING & ZONING



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REVISIONS	NO.
07-06-2016	1
CITY COMMENTS	1
	1
	1

DATE MAY 11th, 2016

SCALE AS NOTED

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REG No. 08020.2

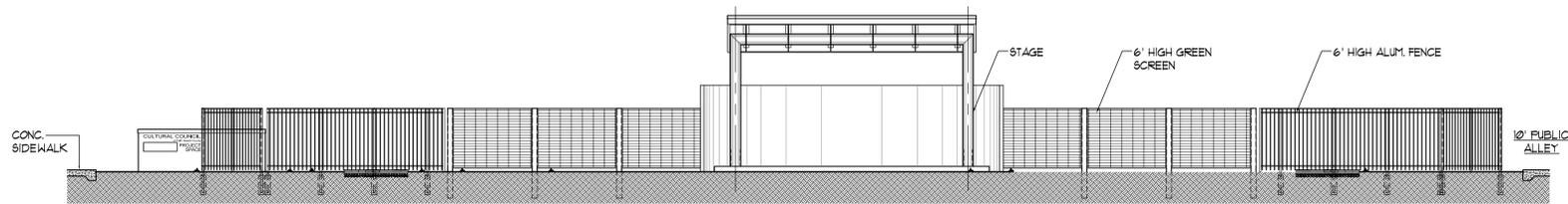
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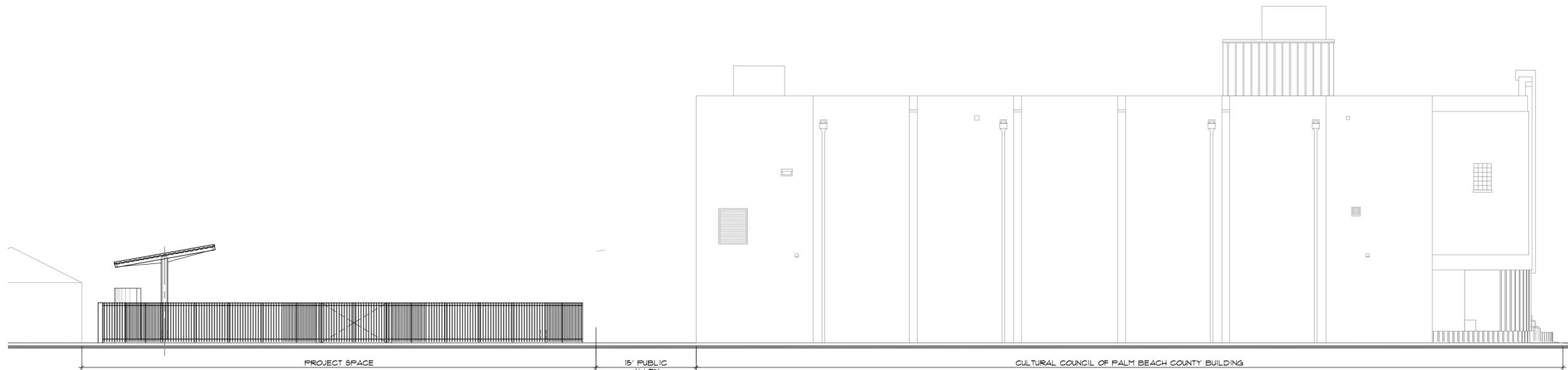
PHASE II

SITE ELEVATIONS

A-2.01
 PLANNING & ZONING



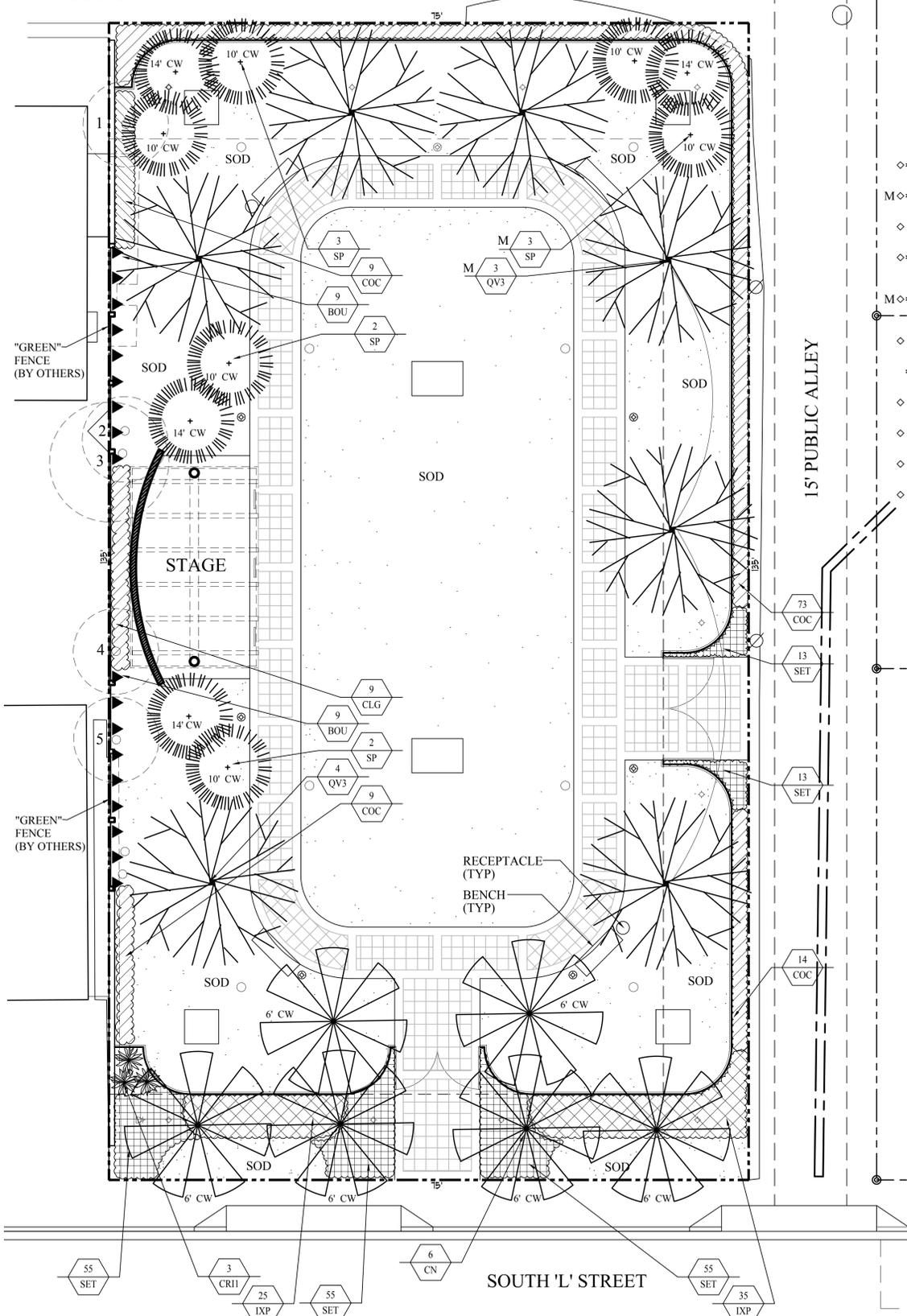
1 NORTH ELEVATION/ SECTION
 1/8" = 1'-0"



2 EAST ELEVATION - SOUTH L STREET
 1/8" = 1'-0"

These plans are based on information/drawings by REG received via e-mail on 4/29/16.

10' PUBLIC ALLEY



Lighting Legend

- ⊙ LED PEDESTRIAN LIGHT POLE
 - ◇ LED LIGHT BOLLARD
 - WALL WASH (AT STAGE)
 - ⤴ LANDSCAPE UP-LIGHT FIXTURE (FOR WALL SIGN)
- CONTRACTOR TO PROVIDE AN ALLOWANCE FOR LOW VOLTAGE: LANDSCAPE/ OUTDOOR SPEAKERS. BASIS OF DESIGN: BOSE FREE SPACE IN-GROUND SPEAKERS (GREEN)

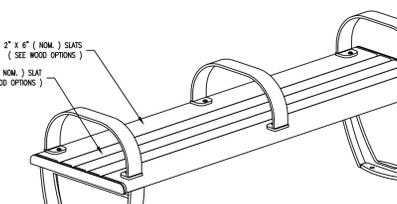
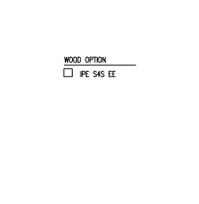
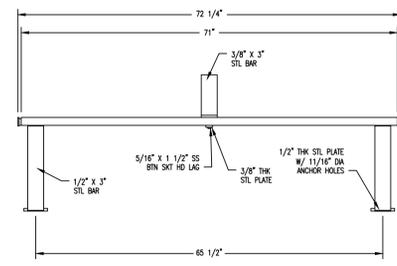
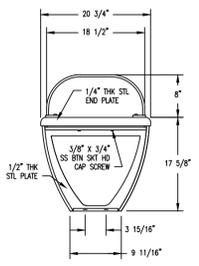
Plant and Materials List

SYM	ITEM	SPECIFICATION	QTY
QV3	QUERCUS VIRGINIANA LIVE OAK	18' HT. X 8-9" SPR., 4" CAL., 7" C.T., MATCHED	4
M QV3	QUERCUS VIRGINIANA LIVE OAK	18' HT. X 8-9" SPR., 4" CAL., 7" C.T., MATCHED	3
CN1	COCOS NUCIFERA 'GREEN MAYPAN' GREEN MAYPAN COCONUT PALM	6' C.W., HEAVY STRAIGHT TRUNK, FLA. FANCY, MATCHED	6
SP	SABAL PALMETTO CABBAGE PALM	7-9 FRONDS MIN., 14" CAL., C.W. PER PLANS 3" DIA. ROOT BALL	5
M SP	SABAL PALMETTO CABBAGE PALM	7-9 FRONDS MIN., 14" CAL., C.W. PEWR PLANS 3" DIA. ROOT BALL	3
BOU*	BOUGAINVILLEA 'BARBARA KARST' BARBARA KARST BOUGAINVILLEA	15 GAL., 6' HT., TRELIS, 3' O.C. 10 RUNNERS MIN. ATTACH TO FENCE	14
COC	CHRYSOBALANUS ICAGO 'RED TIP' RED TIP COCOPLUM	3 GAL., 24" HT. X 24" SPR., FULL TO BASE, 24" O.C.	105
CLG	CLUSIA GUTTIFERA SMALL LEAF CLUSIA	5-6' HT., FULL PLANTS 30" O.C.	9
CR11	CRINUM ASIATICUM CRINUM LILY	10 GAL., 36" HT. X 36" SPR., WELL ROOTED, FULL PLANTS	3
IXP	IXORA 'PETITE RED' PETITE RED IXORA	3 GAL., 15" HT. X 15" SPR., FULL TO BASE, 24" O.C.	60
SET	SETOREASEA PALLIDA PURPLE QUEEN	1 GAL., 8" HT. X 8" SPR., 15" O.C., FULL	191
SOD	STENOTAPHRUM SEC. 'FLORATAM' ST. AUGUSTINE FLORATAM SOD	FRESH SOLID SOD REPLACE AS NECESSARY	TBD
FERT	FERTILIZER TAB & GRANULAR	PER PLANTING SPECIFICATIONS	TBD
SOIL	PLANTING SOIL	PER PLANTING SPECIFICATIONS	TBD
MUL3	MULCH	SHREDDED EUCALYPTUS 3" DEEP	TBD

- * FLORIDA NATIVE SPECIES
- ◇ MODERATELY DROUGHT TOLERANT SPECIES
- M MITIGATED TREES AT 4" D.B.H.

*Alternate for BOU

TRA2	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE	7 GAL., 5-6' HT., ON TRELIS, 3' O.C. 10 RUNNERS MIN. ATTACH TO FENCE	14
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- NOTES
- 1) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
 - 2) 1/2" X 3/4" EXPANSION ANCHOR BOLTS PROVIDED.



Bench Detail

NTS

DuMor, inc.
473-60-1AR/S-2
ALTERNATE: 271-60

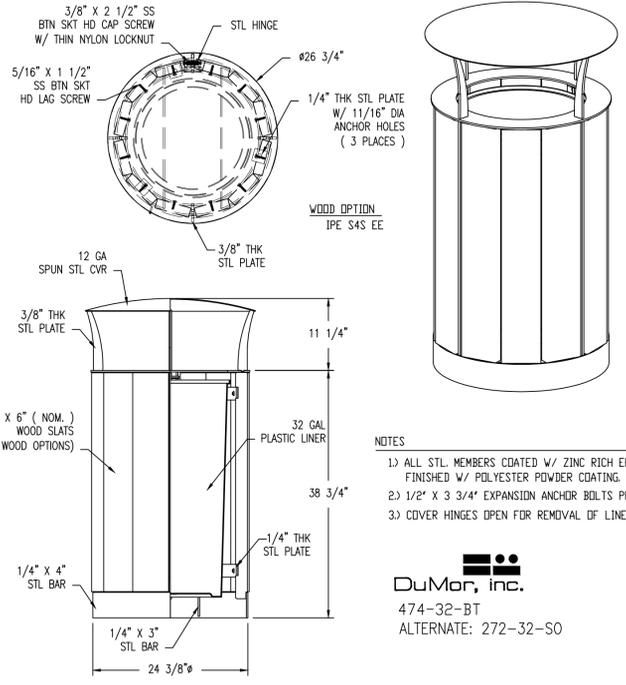
Existing Vegetation Inventory

NO.	BOTANICAL NAME	COMMON NAME	SIZE	ACTION
1	SABAL PALMETTO	CABBAGE PALM	8' BOOTED TRUNK	TO BE REMOVED
2	SABAL PALMETTO	CABBAGE PALM	3' BOOTED TRUNK	TO BE REMOVED
3	QUERCUS VIRGINIANA	LIVE OAK	10" CAL	TO BE REMOVED
4	BRASSIA ACTINOPHYLLA	SCHEFFLERA TREE	15' HT.	TO BE REMOVED
5	SABAL PALMETTO	CABBAGE PALM	7' BOOTED TRUNK	TO BE REMOVED

Tree Symbol Legend

- ⊙ EXISTING TREES/PALMS TO BE REMOVED

- NOTES:
1. FLORIDA FRIENDLY LANDSCAPING PRINCIPLES SHALL BE UTILIZED IN LANDSCAPE & IRRIGATION DESIGN, INSTALLATION, AND MAINTENANCE.
 2. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM, AUTOMATICALLY OPERATED, AND EQUIPPED WITH A RAIN SWITCH, TO PROVIDE COMPLETE COVERAGE OF ALL PLANT MATERIALS TO BE MAINTAINED.

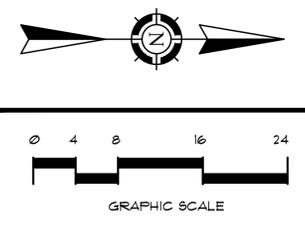


Trash Receptacle Detail

NTS

- NOTES
- 1) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
 - 2) 1/2" X 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
 - 3) COVER HINGES OPEN FOR REMOVAL OF LINER.

DuMor, inc.
474-32-BT
ALTERNATE: 272-32-SO

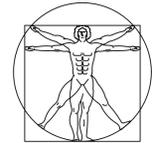


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CORPORATION NUMBER
AA-0002447

CULTURAL COUNCIL
OF PALM BEACH COUNTY
PROJECT SPACE
11 SOUTH L STREET,
LAKE WORTH, FL. 33460



REVISIONS	NO.
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DATE MAY 11th, 2016

SCALE 1/8" = 1'-0"

DRAWN WEV

CHECKED WEV

REG No. 08020.2

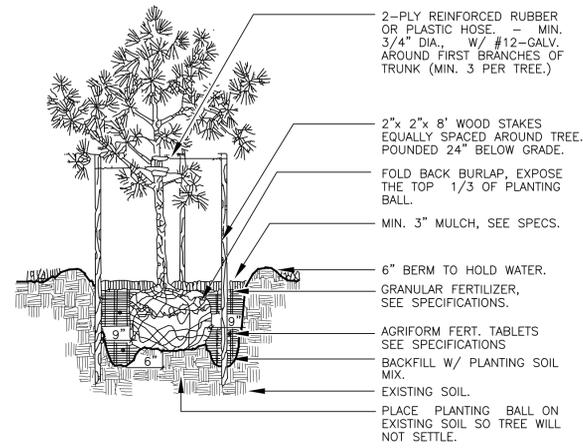
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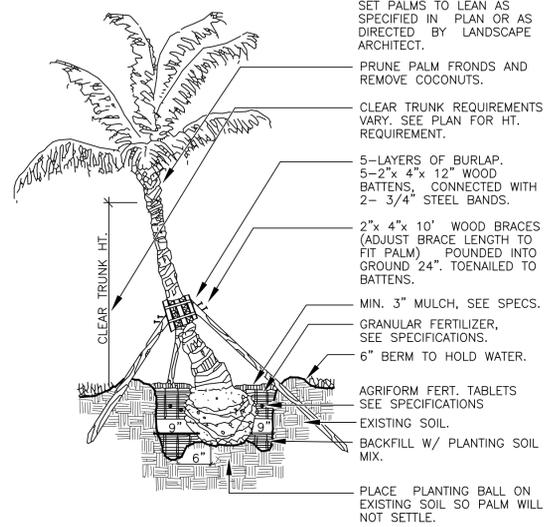
PHASE II

LANDSCAPE PLAN
AND
FURNITURE DETAILS

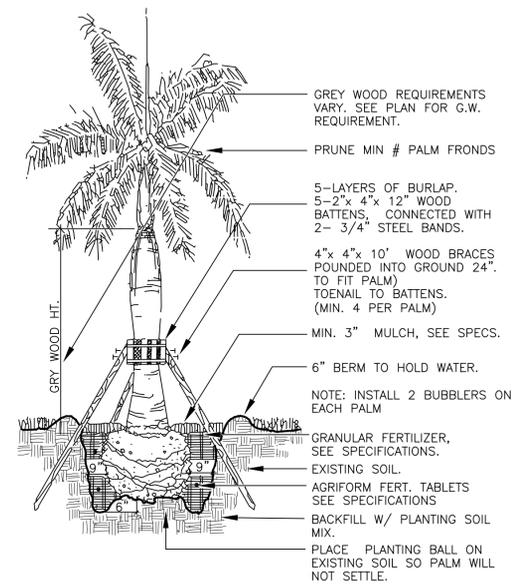
100% CONSTRUCT. DOCUMENTS
L-1.00
FOR CONSTRUCTION



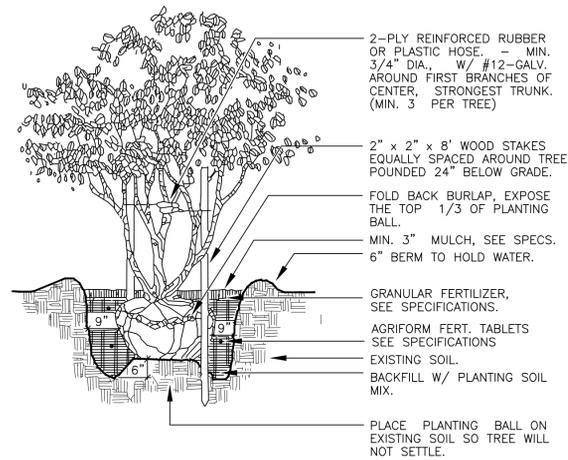
PINE TREE PLANTING DETAIL TYPICAL
NOT TO SCALE



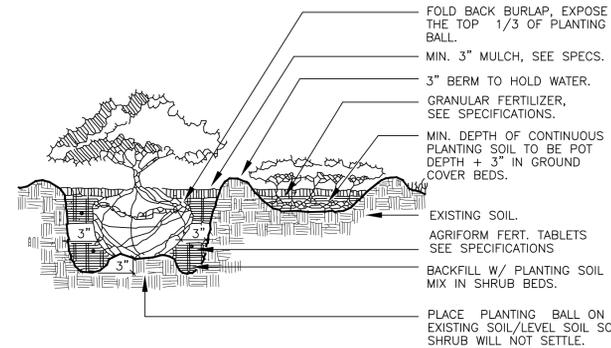
COCONUT PALM PLANTING DETAIL TYPICAL
NOT TO SCALE



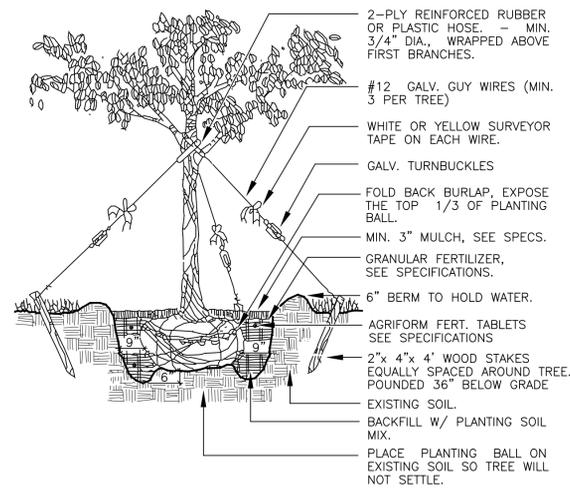
ROYAL PALM PLANTING DETAIL TYPICAL
NOT TO SCALE



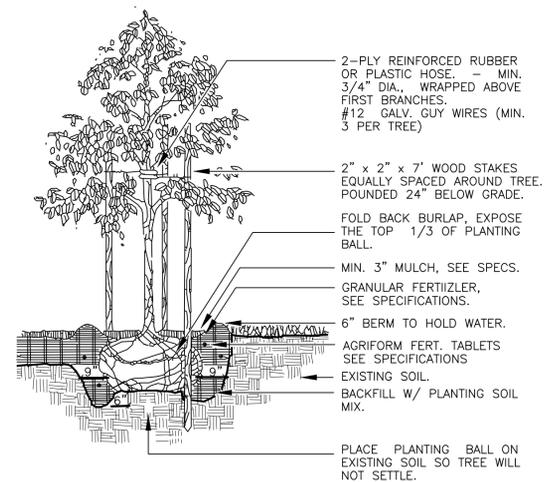
MULTI-TRUNK TREE PLANTING DETAIL TYPICAL
NOT TO SCALE



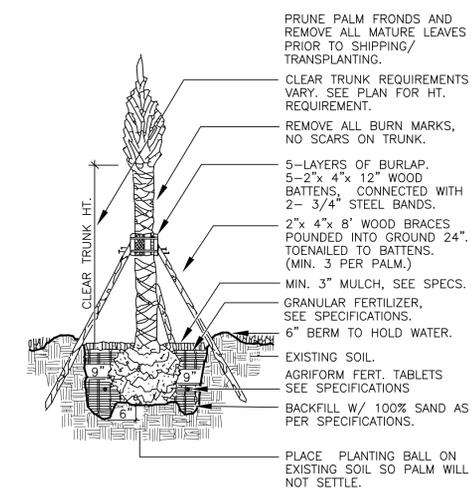
SHRUB & GROUNDCOVER PLANTING DETAIL TYPICAL
NOT TO SCALE



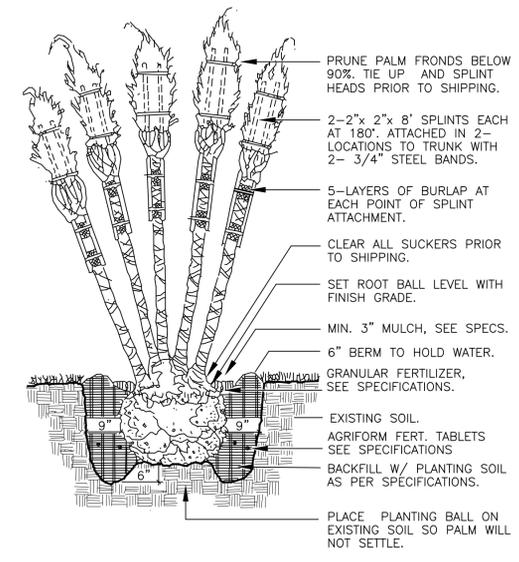
LARGE TREE PLANTING DETAIL TYPICAL
2.5\"/>



SMALL TREE PLANTING DETAIL TYPICAL
UP TO 2.5\"/>



SABAL PALM PLANTING DETAIL TYPICAL
NOT TO SCALE



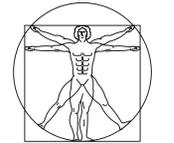
MULTI-TRUNK PALM PLANTING DETAIL TYPICAL
NOT TO SCALE

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REVISIONS	NO.
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DATE MAY 6th, 2016

SCALE 1/8" = 1'-0"

DRAWN WEV

CHECKED WEV

REG No. 08020.2

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PHASE II

PLANTING
DETAILS

100% CONSTRUCT. DOCUMENTS

L-2.00

FOR CONSTRUCTION

SECTION 02490

LANDSCAPE AND SOIL

PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

A. The work includes furnishing all plants, materials, equipment, and labor necessary for the procurement and installation of plant and materials indicated on the drawing(s); and / or in the specifications.

1.2 RELATED SECTIONS

A. Section 02110 - Site Clearing

B. Section 02200 - Earthwork

C. Section 02810 - Exterior Irrigation Work

1.4 QUALITY ASSURANCE

A. The landscape contractor is to be regularly engaged in the installation of living plant material. Labor crews shall be controlled and directed by a landscape foreman well versed in landscape installation, plant materials, reading blueprints and coordination between the job and nursery. The landscape contractor shall carry any necessary insurance and protect the Owner against all liabilities claims or demands for injuries or damage to any person or property growing out of the performance of the work under this contract and all of his workers shall be covered by Workmen's Compensation Insurance.

B. The landscape contractor and irrigation contractor must coordinate scheduling and layout prior to commencement of material installation. If necessary, the landscape contractor and irrigation contractor may agree to minor adjustments in sprinkler layout, head type or quantity, in response to specific plant needs. The landscape architect must be notified 48 hours prior to commencing field changes in order to review and approve of any such changes.

PART 2 - PRODUCTS

2.1 PLANT MATERIAL

A. All plant materials shall be nursery grown unless otherwise noted. Abbreviations on plant list:

C W = clear wood G = gallon G W = grey wood
SPR = spread C T = clear trunk O A = overall height
O C = on center HT = height D = diameter

B. Quality and Size: Plants shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting. Requirements for measurements, branching, grading, quality, balling and burlapping of plants in the plant list generally follow the code of standards currently recommended by the American Association of Nursery Stock. In all cases, plant materials shall be Florida Grade No. 1 or better (as defined by the February, 1998 edition of Grades and Standards). Plants that meet the requirements specified, but do not have normal balance of heights and spread typical for the respective plant, shall not be accepted. All plants shall be free of weeds or any other objectionable vegetation. All trees to have a single main leader, unless specified otherwise.

C. Quantities: All quantities indicated on the plant list are intended as a guide for the bidders and does not relieve the bidder of his responsibility to do a comprehensive plant take off. If a discrepancy occurs between the bidder's take off and the plant list quantity, the Landscape Architect is to be notified for clarification prior to the submittal of bid.

D. Substitution: Plant substitution requests by the Contractor will be considered by the Landscape Architect only upon submittal of conclusive proof that any plant is not obtainable in the type and size specified. The Landscape Architect shall determine the nearest equivalent replacement in an obtainable size and variety. The unit price of the substitute item shall not exceed the bid item replaced, without approval of the Owner.

E. Sabal Palms:

1. Hurricane cut: All Sabal Palms, if designated on plant list to be hurricane cut, shall be dug and have all fronds removed as standard to good horticultural practices, within 24 hours or transporting to site of transplanting on site.

2. Sabal Palms with fronds: All Sabal Palms, if designated on plant list to be installed with fronds, shall have the palm head trimmed up and have a minimum of seven (7) fronds per head. See specification 3.2.E.

2.2 COMMERCIAL FERTILIZER

A. Commercial granular fertilizer shall be from LESCO ph(561) 848-7122 as follows: 12-2-14 for ornamental trees, palms, shrubs and groundcover. Fertilizer will contain nitrogen, phosphoric acid and potash available plant food by weight. At least 70% percent of the nitrogen in the fertilizer shall be slow-release. Fertilizer shall be delivered to the site unopened in original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or that is not acceptable. Fertilizer shall be applied at the rate of 3 1/2 to 7 pounds per 1,000 sq. ft. to planting beds. Use a rotary spreader, chest spreader, or hand application method to apply the fertilizer. For new plantings, the fertilizer should be applied to the top of the soil around the plants after planting and before mulch is added. For trees and larger shrubs, apply one pound of fertilizer per inch of trunk diameter. Spread evenly on the ground around the plant from the outer edge of the leaves inward to the trunk, or 1 to 1 1/2 pounds of fertilizer per 100 sq. ft. of ornamental bed area. Apply the fertilizer to dry foliage and water in soon after application. Wash or brush off walks and painted surfaces following application to avoid discoloration.

B. Planting tablets shall be lightly compressed, long lasting, slow release Agriform fertilizer tablets weighing 21 grams, with a potential acidity of not more than 5% by weight and having an analysis of 20-10-5, respectively.

2.3 PEAT

A. Peat shall be horticultural peat composed of not less than 60% decomposed organic matter by weights, on any oven-dried basis. Peat shall be delivered to the site in a workable condition free from lumps.

2.4 PLANTING SOIL

A. Planting soil shall be 1/3 clean sand, 1/3 peat, 1/3 topsoil (by volume). Planting soil shall be free of clay, stones, plants, roots, and other foreign materials which might be a hindrance to planting operations or be detrimental to good plant growth. Soil shall be delivered in a loose friable condition and applied in accordance with the Planting Specifications.

2.5 MULCH

A. Fibrous Mulch: All mulch material shall be a fibrous, non-floating, shredded Grade 'A' Eucalyptus mulch or as per plant and materials list on plans if listed differently, installed 3" deep (prior to compacting), and moistened at installation to prevent wind dispersment.

B. Mulches shall not contain sticks larger than 1/2 inch in diameter or 3" long, stones, or other foreign material that will prevent the eventual decay of the mulch necessary for its complete effectiveness.

2.6 WATER

A. Water for planting will be available at the site and will be provided by the Owner. Landscape Contractor shall not assume that the irrigation system will be operational at the time of planting. It is the responsibility of the Landscape Contractor to provide all the required water necessary to maintain the plant material in a healthy growing condition. The watering includes deep watering of trees, palms, shrubs, ground covers and sod. Any plant material that die or that are not in a healthy growing condition due to lack of water shall be replaced at no addition cost to the Owner.

B. If water is not available on site, the Landscape Contractor will coordinate with the owner to determine who will provide the water. The Landscape Contractor will apply the water to all planting areas using a water truck. The Landscape Contractor shall comply with all State, County & Municipal codes for traffic safety, etc.) It is the responsibility of the Landscape Contractor to apply all the required water necessary to maintain the plant material in a healthy growing condition. The watering includes deep watering of trees, palms, shrubs, ground covers and sod. Any plant material that die or that are not in a healthy growing condition due to lack of water shall be replaced at no additional cost to Owner. Minimum watering schedule for the first year by watering truck is: three(3) times per week for months 1 & 2, two(2) times per week for month 3 through month 12. NOTE: Contractor is to observe all code restrictions, if applicable, pertaining to watering of new plantings and advise the Owner/Landscape Architect of any concerns for the plant material in advance.

PART 3 - EXECUTION

3.1 PROTECTION OF PLANTS:

A. Root Protection:

1. Balled and Burlapped Plants: Plants designated "B & B" (balled and burlap) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass to fibrous and feeding root system, necessary for full recovery of plant. Balls shall be firmly wrapped with natural burlap or similar materials and bound with twine, cord, or wire mesh. All collected plants shall be balled and burlap.

2. Container Grown Plants: Plants grown in containers will be accepted as "B & B", providing that all other specified requirements are met. Container grown plants shall meet plant sizes as specified on the plant list and on the Drawings, and shall not be governed by container sizes. Minimum root balls of container grown material shall be no more than 25% less proportionately in size than that stated in "Grades & Standards" for nursery plants. These plants shall have been grown in the container for a maximum of two years prior to installation and shall exhibit a fully developed root system when removed from the container.

B. Protection During Transporting: All plant material shall be protected from possible bark injury on breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying, or damage to plants.

C. Protection After Delivery: Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch, or other protection from drying by wind and/or sun exposure. All plants shall be watered as necessary until planted. Plant storage period shall not exceed forty-eight (48) hours.

D. Protection of Palms (If Applicable): Only a minimum of fronds shall be removed from the crown of the palm trees to facilitate moving and handling, except for "Hurricane Cut" Sabal Palms, if specified.

E. Clear trunk shall be as specified after the minimum of fronds have been removed. Clear trunk shall be measured from the top of root ball to where the mature trunk joins the immature or green portions of the trunk. All palms shall have a sufficient ball size for rapid growth and acclimation. All palm trunks shall straight and true unless otherwise specified, and be free of damage and scars. Sabal Palms shall have no burn marks on trunks. Sabal Palm designated to have fronds at installation shall be tied with a biodegradable twine to be left in place until the tree is well established at which time the Contractor is to remove the twine if necessary.

F. Protection During Planting: Trees and palms moved by chain, strap, winch, or crane shall be thoroughly protected from chain marks, girding or bark slippage by means of burlap, wood battens or other approved methods. Trees and palms with damaged or girdled trunks will be rejected and will be replaced as per specified prior to final acceptance by the Owner/Landscape Architect.

3.2 PLANTING OPERATIONS

A. Layout: Location for plants and outline of areas to be planted are indicated on the Drawings. All plant locations shall be staked in the field by the Contractor, to the satisfaction of the Landscape Architect. Where construction or utilities below ground or overhead are encountered, or where changes have been made in the construction, necessary adjustments will be approved by the Landscape Architect.

B. Soil Preparation: Apply two (2) applications of an approved pre-planting environmentally safe systemic herbicide. Soil used shall be as herein before specified under "Planting Soil", thoroughly mixed with peat to produce 33 % peat by volume. The soil should be in a relatively dry state and mixed thoroughly by hand or rotary mixer. All planting areas shall be treated with an approved pre-emptive environmentally safe herbicide, according to the manufacturer's specifications. All chemicals used are subject to safe environmental applications based on industry standards by licensed professionals using all safety precautions recommended.

C. Excavation for Planting: Excavation of plant pits shall be circular in outline and shall extend to the required subgrade specified hereunder. The minimum depth of plant pits specified below shall be measured from the finish grade. Mass planting beds shall be stripped of all vegetation prior to planting. Use acceptable excess excavated topsoil to form 6" height 3' diameter watering berms around plants; use 25% of the excavated material on the site. The Contractor shall be responsible for the disposal of the excess material. If the material is to be placed in a dump area that has not been designated by the Owner, remove excess material off-site. Excavated material in excess of the 6" temporary water berm above is not to mounded around the base of each plant. The 6" water berm material is to be removed from site and the resulting area is to be mulched/sodded as required after the transient acclimation period is complete to form a 3' diameter circular mulch ring centered around the base of the plant.

D. Balled and Burlapped Plants: After final pit preparation, loosen burlap wrapping and fold burlap down exposing the top 1/3 of the root ball, leaving the ball unbroken. Remove excessive amount of burlap to eliminate voids which may be caused upon decomposition. Remove all twine, rope, wire, etc., at the base of trunk upon installation to prevent the choking or girdling of the root system as the plant matures.

E. Container Grown Plants: Container grown plants, when delivered, have sufficient growth to hold earth intact when removed from container and shall not be root bound. Plant pits for container materials shall be formed flat on the bottom and compacted to avoid air pockets of the bottom of root balls and container shall be removed carefully to prevent damage to plant or root system. Plants with circular root systems will not be accepted and will be replaced by Contractor prior to final acceptance.

F. Testing for Drainage: Test fill all tree pits with water before planting to assure proper drainage percolation is available. Pits which are found not to be adequately draining shall be excavated to depth sufficient for drainage and backfilled with gravel or crushed rock. No allowances will be made for lost plants due to improper drainage.

G. Pit Sizes: Minimum diameter (width) and depth of planting pits for balled and burlapped, and container grown plants, shall be as follows:

- 1. Diameter - Trees & Palms: 18"-24" greater than diameter of ball or spread of roots.
2. Diameter - Shrubs: 8"-12" greater than diameter of ball or spread of roots.

3. Depth - Trees and Palms: The center of each pit shall be dug to the depth of the root ball. The root ball shall sit on existing tilled subgrade soil* to such depths that the finished grade level of the plant shall be the same as that on which the plant was grown. They shall be planted upright and faced to give the best appearance or relationship to adjacent structures. No burlap shall be pulled out from under the balls and the burlap shall be folded down to expose the top 1/3 of ball. Platforms, wire, and surplus binding from top and sides of the balls, shall be removed. All broken or frayed roots shall be cut off cleanly. Planting Soil mix (1/3 clean sand, 1/3 peat, 1/3 topsoil) shall be placed and compacted thoroughly, avoiding injury and shall be settled by watering. No filling around trunks will be permitted. After the ground settles, additional soil shall be filled in the level of the finished grade allowing for three inches (3") of mulch after the granular fertilizer has been applied. All air pockets will be removed by alternately watering and adding soil as required. Form a shallow saucer around each plant by placing a berm of soil along the edge of the plant pit. This berm shall be six inches (6") high for all trees and three inches (3") high for all shrubs.

* If (if subgrade soils at the bottom of each pit are detrimental to plant growth, each pit is to be dug 6" deeper than root balls and the root ball is to sit on 6" of properly compacted specified planting soil mix to prevent settling.)

4. Depth - Shrubs: The center of each pit shall be dug to the depth of the root ball. The root ball shall sit on tilled existing subgrade.* The perimeter of each pit shall be 4" greater in depth than the root ball to provide 4" of planting soil backfill to enhance downward root growth.* Also see 4.1.

5. Depth - Vine Ground covers: Pits shall conform to accepted nursery practice for the particular species and equal the plant pot depth plus three (3) inches.

H. Backfilling: When the plant pit has been excavated as specified above and the plant has been set, the pit shall be backfilled with planting soil at the following minimum rates:

- One-quarter cubic yard per one (1) tree
One cubic yard per twenty-five (25) - 76 (lerio cans / equal)
One cubic yard per fifty (50) - 36 shrubs
One cubic yard per one hundred (100) - 16 (ground covers, etc.)

I. Setting Trees and Shrubs: Unless otherwise specified, all trees and shrubs shall be planted in pits, centered, and set on existing tilled subgrade soil* to such depths that the finished grade level of the plant shall be the same as that on which the plant was grown. They shall be planted upright and faced to give the best appearance or relationship to adjacent structures. No burlap shall be pulled out from under the balls and the burlap shall be folded down to expose the top 1/3 of ball. Platforms, wire, and surplus binding from top and sides of the balls, shall be removed. All broken or frayed roots shall be cut off cleanly. Planting Soil mix (1/3 clean sand, 1/3 peat, 1/3 topsoil) shall be placed and compacted thoroughly, avoiding injury and shall be settled by watering. No filling around trunks will be permitted. After the ground settles, additional soil shall be filled in the level of the finished grade allowing for three inches (3") of mulch after the granular fertilizer has been applied. All air pockets will be removed by alternately watering and adding soil as required. Form a shallow saucer around each plant by placing a berm of soil along the edge of the plant pit. This berm shall be six inches (6") high for all trees and three inches (3") high for all shrubs.

J. Setting Palms: All palms shall be planted in pits, centered, and set on existing tilled subgrade soil* to such depths that the finished grade level of the palm is the same as it was grown. They shall be planted upright (unless specified to lean), and faced to give the best appearance or relationship to adjacent structures or views. All broken or frayed roots shall be cut off cleanly. Except for Sabal Palms which are to be backfilled with sand, thoroughly washed in during planting operations, all palms shall be backfilled with planting soil mix of 1/3 clean sand, 1/3 peat, 1/3 topsoil, placed and compacted thoroughly, avoiding injury and shall be settled by watering. After setting, additional planting soil shall be used to fill in to finished grade allowing three inches (3") for mulch to be applied after granular fertilizer has been applied. A shallow saucer shall be formed around each plant by placing a berm of soil along the edge of each planting pit. This berm is to be a minimum of six (6") inches high.

K. Fertilizing: When setting trees, palms and shrubs placed in each plant hole with Agriform Planting Tablets, 20-10-5 formula, 21 gram, according to the following:

Tablets application:
1 gallon container plant1 tablet
2 - 3 gallon container plant2 tablets
7 -15 gallon container plant.....4 tablets
B & B Shrubs and Trees.....1 tablet for every 20" around circumference of root ball above middle of ball.

Granular application: Application of granular fertilizer by LESCO will be as per LESCO application rate specifications.

Correct Placement of Tablets: Position the plant in the hole and backfill no higher than halfway up the root ball. Place the recommended number of tablets evenly spaced around the perimeter of, and immediately adjacent to, the root ball at the depth which is between the middle and the bottom of the root ball. Complete backfilling as described above under setting trees, palms and shrubs.

L. Pruning: Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual species with as much height and spread as is practical. Make all pruning cuts with a sharp instrument flush with trunk or adjacent branch, in such a manner as to ensure elimination of stubs. "Head back" cuts, right angle to line of growth, will not be permitted and trees will not be bored or topped. Paint all cuts 1/2" in diameter and larger with approved tarpoff antiseptic tree paint and remove trimmings from site. Trees and palms incorrectly pruned will be rejected.

M. Guying and Staking:

1. Guy all large trees 1" to 4 1/2" in caliper in three (3) directions with double strands of No. 12 galvanized wire attached to approved wood braces equally spaced and driven below grade per details. When securing wires to trees, cover all wires which may come in contact with any part of tree with new 2-ply reinforced rubber or plastic hose of 3/4" in diameter or greater. Place guys not less than 1/3 of the heights of tree above finished grade and above first substantial branches. All hoses shall be interlocked around tree trunk. Place anchors so that guys are equally spaced.

2. Guy all SMALL TREES (less than 2 1/2" in caliper) as indicated above and stake with three (3) - 2" x 2" x 7" wood braces, equally spaced, 18" to 24" from trunk, pounded 24" below grade.

3. Guy all MEDIUM TREES (2 1/2" to 4 1/2" in caliper) as addressed above and stake with 3-2" x 4" x 8" wood braces, equally spaced around tree, pounded 36" below grade. Each guy wire shall angle from tree at a 45° angles to horizontal. Keep guys tight until project completion by the use of a guy, steel turnbuckle placed midway between trunk and ground. Each wire shall have a yellow or white surveyor's tape located just above the turnbuckle. Each wood brace to have a 1/2" notch and the guy wire wrapped around the brace 3 times at the notch to prevent slipping.

N. In staking palms and large broadleaf trees (4 3/4" caliper and up) no nails or other fasteners will directly penetrate the trunks. Wood 2 x 4 battens, 12 inches (12") long, separated by a minimum of five (5) layers of burlap can be attached to the trunks/trees with metal banding. Stakes can with a minimum of five (5) layers of the wooden battens. Stakes are to be sized according to the size, weight, and exposure of the tree/palm with a minimum of 2 x 4's up to 6 x 6's or greater members as required. Stakes are to be removed by the Contractor when appropriate after maintenance period is complete subject species, root formation, and the Contractor's acceptance of the stability of tree/palm. All trees and palms which lean or fall during the guarantee period will be straightened and properly reset at no charge to the Owner.

O. Mulching: All trees and shrub beds shall be mulched immediately after planting, to a three inch (3") depth, with the mulch as specified in the plant and materials list or as per these specifications. Prevent wind displacement of mulch by thoroughly wetting the mulch down.

P. Excess Excavated Soil: Excess excavated soil shall be disposed of off site by the Contractor at no additional expense to the Owner. If the excavated soil is clean and free of debris, it may be used for other on site earthwork if needed, unless specified otherwise. See 2.B.

3.3 SOD AND SEED (When Applicable)

A. Soil: The Contractor shall submit a unit price per cubic yard for the supply and distribution of planting soil as herein before specified, to be applied to a compacted depth of one inch (1") to all areas receiving sod. (The use of this item by the Contractor shall be the responsibility of the Landscape Architect and the Contractor of the existing soil on the site.) Payment for this item will be determined by a square foot in place measurement of the installed sod area after sod installation is complete, multiplied by the specified depth of one inch (1"), to determine cubic yards of soil used.

B. Grades: It shall be the responsibility of the Contractor to finish (fine) grade all landscape areas, eliminating all bumps, depressions, sticks, stumps and other debris to the satisfaction of the Landscape Architect, prior to the application of sod. If supplemental topsoil is to be spread, no sod shall be laid until the depth of this soil has been approved.

C. The sod shall be as called for on the Landscape Drawings. Sod shall be of firm tough texture having a compact growth of grass with good root development, and shall contain only the species of grasses specified, and no weeds or any other objectionable vegetation. The soil embedded in the sod shall be 2" of good earth, free from stones and debris and all sod shall be free from fungus, vermin and other diseases.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven (7) days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. Solid sod shall be laid by the Contractor with closely abutting joints with a tamped or rolled, even surface. It shall be the responsibility of the Contractor to bring the sod edge in a neat, clean manner in straight lines and smooth radii as per plans to the edge of all paving, buildings, trees, palms, shrubs, etc. and bed areas or mulch rings. Sod installation, if subcontracted, is to be supervised by the Contractor to insure proper laying and proper bed lines per plans. Improper sod installations will be removed and re-laid as necessary. Sod is to be "cut-in" to match the elevation of adjacent areas to develop a finished appearance and to avoid unevenness or tripping hazards. If, in the opinion of the Landscape Architect, top-dressing is necessary after rolling, clean sod will be evenly applied over the entire surface and thoroughly washed in at no additional cost to the Owner.

F. Seed (if applicable)

1. Landscape Contractor shall remove all rocks larger than one inch (1") in dia. and all vegetation from the areas to be seeded, scarify the area, then apply 10-10-10 fertilizer at a rate of 500 lbs. per acre.

2. Application: Argentine Bahia grass seed shall be applied at a rate of 80 lbs. per acre, mixed with common Hulled Bermuda Seed - 20 lbs. per acre, and 30 lbs. per acre of suitable cover crop (millet seed or winter rye seed) depending upon the season of installation.

3. Roll immediately after seeding with a minimum 500-pound roller avoiding damage to site utilities and improvements by surveying and marking them as necessary. Then apply straw mulch at a rate of 2.5 tons per acre.

4. Apply approved fertilizer at the rate of 150 pounds per acre, 45 days after seeding.

3.4 CLEAN UP

A. Any soil, peat or similar material which has been brought onto any paved areas shall be removed promptly keeping these areas clean the work progresses. Upon completion of the planting, all excess soil, stumps and debris which has not been previously cleaned up shall be removed from the site.

3.5 MAINTENANCE

A. Maintenance shall begin immediately after each plant is planted and shall continue during installation and until all planting has passed final inspection and acceptance. Maintenance shall include watering, weeding, cultivating, removal of dead materials, resetting plants to proper grades or upright positions and restoration of the planting sources and any other necessary operations. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

B. All trees shall be deep watered for a period of 90 days after planting. Saucer berms shall be removed on all plant material 30 days after acceptance, except for all replacement materials.

C. In the event of the threat of serious damage resulting from insects or disease prior to final acceptance, the plants shall be treated by preventative or remedial measures approved for good horticultural practice at no additional cost to the Owner.

D. The Contractor shall furnish the Owner with a written and detailed description for the care and maintenance of all plant material at the time of final inspection. The Owner agrees to execute the instructions for such care and maintenance.

3.6 INSPECTION AND ACCEPTANCE

A. Inspection: Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the written request of the Contractor.

B. Acceptance: After inspection, the Contractor will be notified by the Owner and/or Landscape Architect of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

3.7 GUARANTEE AND REPLACEMENT

A. Guarantee: The Contractor, as part of this Contract, shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of one (1) year from the time of completion and acceptance. All plant materials shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. Where vandalism is agreed by the Landscape Architect as the cause for replacement, the Contractor shall not be responsible for replacement during the one (1) year guarantee after final acceptance.

B. Sod shall be guaranteed for a two month period dating from final acceptance and any lawn care which becomes necessary during the completion period will be the responsibility of the Owner to ensure a vigorous stand of grass.

3.8 TREE PROTECTION (When Applicable)

A. Protection and care of existing trees, palms, shrubs, and ground cover to remain, to include all aspects of protection, fertilization and watering.

B. Tree, palms, shrubs, and ground cover to remain are designated on the drawings or as directed by the Landscape Architect.

C. Snow fence detail, when included in plans, will be installed prior to beginning construction activity on project site as part of base bid for contract.

3.9 TREE RELOCATION (When Applicable)

A. Prepare and relocate trees and palms designated for relocation to include all aspects of preparation, protection, fertilization and watering.

1. Trees and palms to be relocated on site are designated on the drawings or as directed by the Landscape Architect.

2. Diameter used herein shall mean diameter measured at breast high (DBH) of dicot or a conifer tree as measured four and one half feet (4 1/2) above ground. The diameter of a monocot is measured at one foot (1') above ground.

3. All dicot trees, specifically Quercus Virginiana (Native Florida Live Oaks), shall be root pruned between 90-120 days before being relocated.

4. All monocot trees shall be dug with a vermeer or similar type tree spade equipment and moved to its permanent location in one move. Monocots shall be watered before the move, installed with a complete watering system and maintained under full irrigation for a period adequate to establish the tree.

5. Plans are not complete for full or construction unless accompanied by written letter-plan format C.S.I landscape specifications.

B. Tree Preparation

1. Excavate the total circumference of the root zone with a minimum eighty (80") inch diameter ball, cut to a depth of not less than thirty (30") depth and one foot wide, to get all roots that are necessary to the support of the tree in relocation. The cut trench shall be backfilled with loose friable soil (1/3, 1/3, 1/3 mix) - and Eucalytus mulch (unless otherwise specified in plant and materials list on plans) and shall be placed under constant watering until the time of the move. The tree shall be watered before the move, installed with a complete watering system and maintained under full irrigation for a sufficient period of time adequate to establish the tree.

2. At the time of root pruning, the oak trees shall also have their canopies selectively trimmed out to form a well shaped tree with a broad spread and a high canopy. Thin out all interior branches and cut the perimeter branches back to the (1") one inch diameter limb size. The intent is to reduce the foliar mass but keep plenty of small interior branches so that the new growth will emerge in the spring that the root system can support. Cut no limbs larger than 1" diameter except interior branches to be removed.

3. Six months after the tree is established in its new location, remove stakes, bands, and battens unless they are still needed for bracing tree.

4. Coordinate the orientation of trees before they are set and as they are being set to avoid conflict with branch structure of trees adjacent to either the other trees, the building walls and any other overhead or underground utilities.

5. Excavate holes in scale with root ball of tree as it is dug so tree will be set to grow at the same grade as it was originally growing.

C. Watering

1. This contract includes the responsibility to provide a constant supply of water to the tree to be relocated, from the day they are root pruned, throughout the holding period, to the new locations when they are moved, and for the final locations shown on plans. Coordinate with the irrigation installer and the Contractor to utilize the existing water source(s) and the new irrigation water meter(s), so no period of the time occurs that water is not always available to the trees to avoid stress or loss of trees.

2. While hand watering, keep all upper branches moistened. Continue any selective pruning that may be needed to adjust to the new watering locations.

3. Maintain supplementary hand watering throughout all phases of construction.

4. Form and maintain tree well for water retention in the root zone.

D. Staking

1. Brace with 2 x 4, 4 x 4, or 6 x 6 wooden stakes depending on the tree size or at the landscape contractor's discretion after root pruning in place and after tree relocation. The landscape contractor is fully responsible to reset trees at no additional cost if required. All work, care, and follow up is to be included in base bid.

2. Burlap, battens and bands shall be used to protect bark from damage while rigging to lift trees by crane. No nails in trees.

E. Utilities

1. The installing contractor shall be responsible to coordinate with all construction plans and schedules, and all appropriate utility location service companies in the project area and the local agencies to provide locations for all overhead and underground utilities.

F. Mulching

1. The installing contractor shall be responsible to coordinate with all construction plans and provide mulch to minimum 3" depth and incorporate the tree(s) with the rest of the new plantings.

2. Root hormones, fungicide and similar chemicals may be applied at the contractor's discretion.

G. Soil

1. Backfill the trees with a 1/3, 1/3, 1/3 mix of planting soil. Construct a tree well unless curbing or planter areas provide necessary well requirements.

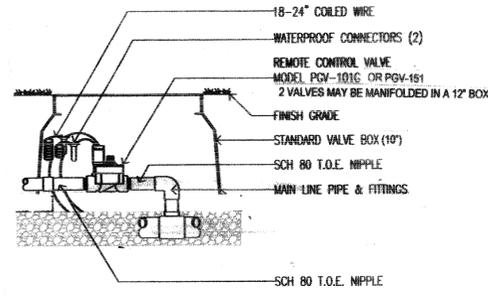
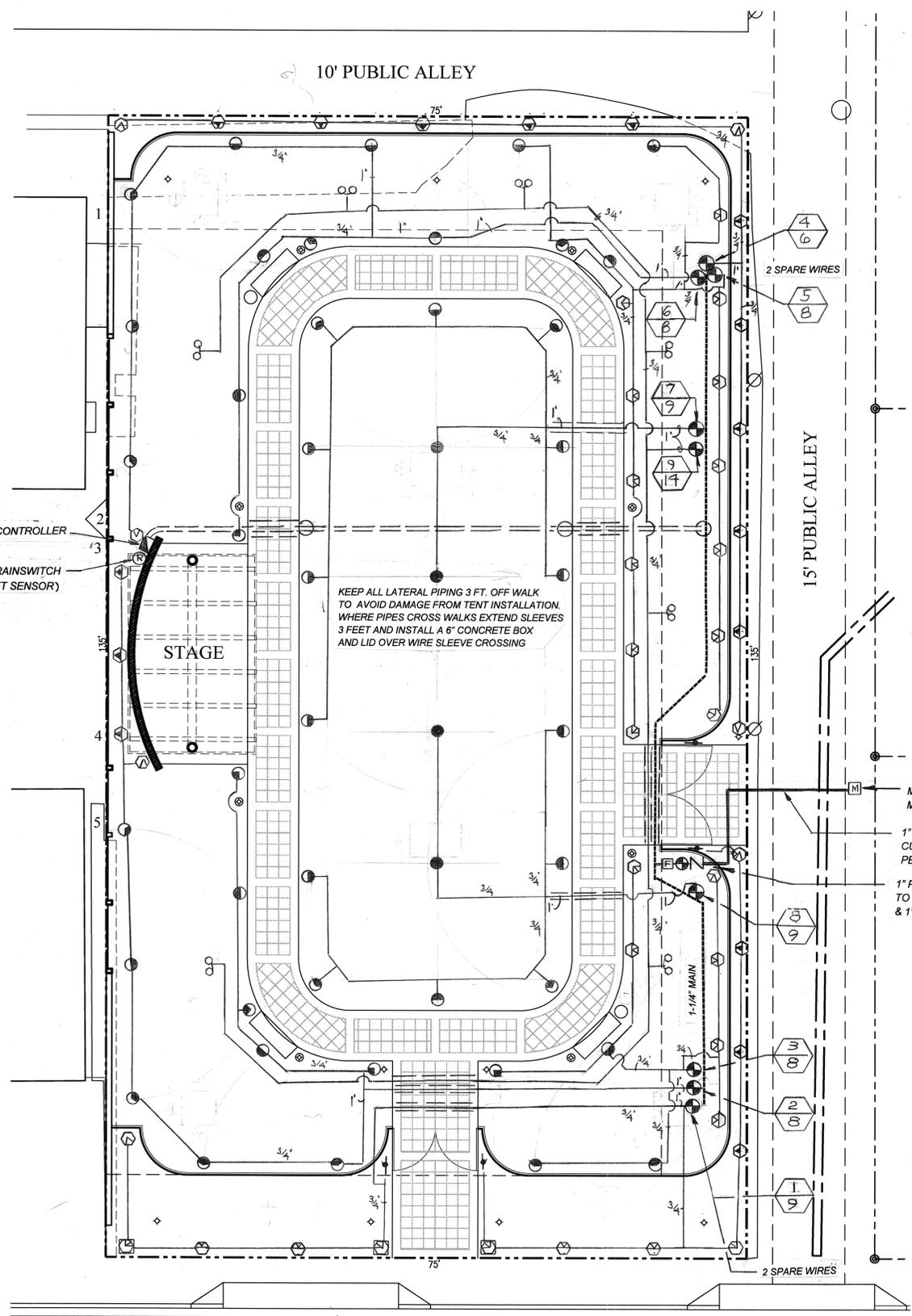
H. Fertilization

1. Fertilize tree with agriform tablets outside the root zone to encourage root growth.

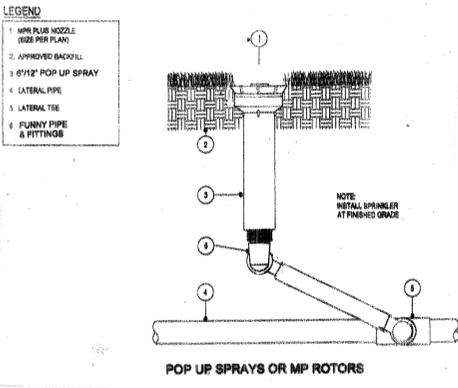
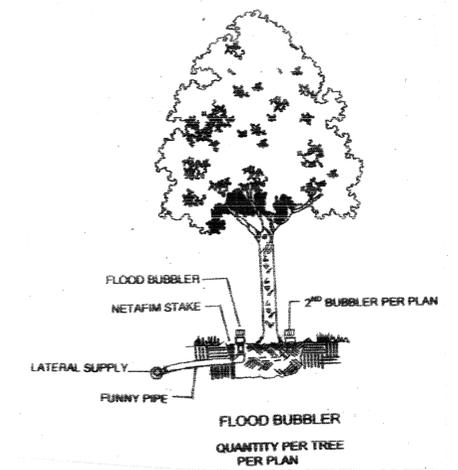
I. Guarantee

1. Equivalent replacement. A tree (or trees) which due to its classification (based on the table of tree evaluation established by the International Society of Arboriculture) in the case of dicot or conifer condition size and location, its determined by the city/county/state Landscape Architect/Urban Forester to be the equivalent to the tree (or trees) which it replaces. In making this determination, the city/county/state Landscape Architect/Urban Forester shall be guided by the standards established by the International Society of Arboriculture.

2. Equivalent value is an amount of money which reflects the cost of replacing a dicot or conifer tree, determined by multiplying the cross sectional diameter of the tree (measured in square inches) by the values (based on the cost of obtaining an equivalent replacement according to the classifications of trees as listed in the table of tree evaluation established by the International Society of Arboriculture).



XX PGM GLOBE VALVE
SCALE: 1.5" = 1'-0" IRRIGATION DETAIL



SPRINKLER HEAD LEGEND

SYM.	TYPE	MODEL	QUAN.
⊗	6" POP UP MP ROTORS	HUNTER #PROS-06-NSI-MP1000-90	24
⊙		-MP2000-90	41
⊙		-MP2000-360	4
⊙		-MP-SS530	16
⊙		-MP-CORNER	7
⊗	12" POP UP MP ROTORS	HUNTER #PROS-12-NSI-MP1000-90	3
⊙	6" POP UP SPRAYS	HUNTER #PROS-06-NSI-S'CTSB	4
⊙	TREE BUBBLERS	HUNTER #AFB	14

NOTE: US PROPER SCREENS IN ALL HEADS.

- SYMBOLS - LEGENDS**
- 1" SERVICE LINE FROM METER: SCH. 40 PVC OR HDPE PER THE CITY OF LAKE WORTH (CUT & PATCH ALLEY AS REQUIRED)
 - 1-1/4" SCH. 40 PVC MAIN W/ LOW VOLTAGE WIRING IN 1" GREY CONDUIT
 - 1-1/4" GREY PVC CONDUIT FROM CONTROLLER TO MAIN.
 - 2" SCH. 40 PVC SLEEVES, EXTEND BEYOND WALKS AS SHOWN.
 - ⊕ POINT OF CONNECTION: 1" PRESSURE BACKFLOW 1" MASTER VALVE/ 1" AMIAD DISC FILTER (150 MESH) MANUAL FLUSH)
 - ⊕ CONTROLLER: HUNTER #PRO-C-10 STATION W/ BUILT IN SOLAR SYNC
 - ⊕ ET - RAIN SENSOR: HUNTER SOLAR-SYNC-SENSOR
 - ⊕ MIN. 6" CONCRETE ROUND BOX W/ LID WHERE SHOWN TO PROTECT WIRE CONDUIT.
 - ⊕ ZONE VALVES: 1" HUNTER #PGV-101G W/ VALVE BOX PER DETAIL
 - ⊕ ZONE #
 - ⊕ G.P.M. OF ZONE

NOTES:

PIPING:
 MAINLINE & SLEEVES: SCH. 40 PVC X 18" DEEP, MIN.
 ZONELINES: SCH. 40 PVC X 12" DEEP, MIN.
 CONDUIT: SCH. 40 GREY PVC
 FITTINGS: SCH. 40 PVC
 FABRICATE WITH SQUARE CUT, DEBURRED AND FULLY ENGAGED JOINTS.
 USE PURPLE CLEANER & GREY MEDIUM BODY CEMENT.
 USE FULL SIZE MOISTURE PROOF CONNECTORS FOR ALL SPLICES.
 SPLICE ONLY IN VALVE OR A PULL BOX. LEAVE 24" OF COILED WIRE AT ALL CONNECTIONS. DO NOT USE MULTI STRAND WIRE.

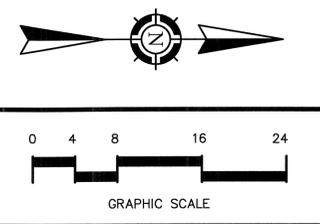
CONTROL WIRING:
 MIN. # 14 AWG TYPE PE IRRIGATION WIRE RUN IN 1-1/4" GREY PVC CONDUIT FROM CONTROLLER TO MAINLINE AND 1" RUN UNDER MAINLINE. RUN 2 SPARES WIRE TO FAR ENDS OF MAIN. USE FULL SIZE MOISTURE PROOF CONNECTORS FOR ALL SPLICES.
 SPICE ONLY IN VALVE OR A PULL BOX. LEAVE 24" OF COILED WIRE AT ALL CONNECTIONS. DO NOT USE MULTI STRAND WIRE.

BACKFILL ALL TRENCHES FREE OF DEBRIS. COMPACT TRENCHES TO ORIGINAL DENSITY. FLUSH ALL LINES. USE PROPER SCREENS IN ALL HEADS. ADJUST ALL HEADS AND SYSTEM FOR COMPLETE COVERAGE AVOIDING WATER ON WALLS, WALKS, ROADWAY, ETC.

PRESSURE TEST MAIN AT FULL CITY PRESSURE FOR 2 HOURS. OBSERVE ANY LEAKAGE AT METER AND REPAIR AS NECESSARY.

CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES AS REQUIRED BY FLORIDA LAW.

INSTALLATION SHALL COMPLY TO THE FLORIDA BUILDING CODE, APPENDIX "F" AND LOCAL CODES AND REGULATIONS.



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 PLANNERS
 INCORPORATED



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 OF PALM BEACH COUNTY
 PROJECT SPACE
 11 SOUTH L STREET,
 LAKE WORTH, FL. 33460



REVISIONS	NO.
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	▲
	▲
	▲

DATE MAY 6th, 2016
 SCALE 1/8" = 1'-0"
 DRAWN WEV
 CHECKED WEV
 REG No. 08020.2
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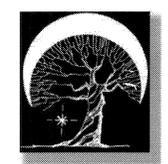
PHASE II
 IRRIGATION PLAN

100% CONSTRUCT. DOCUMENTS

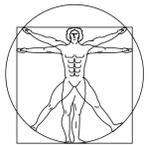
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 Land Planning / Landscape Architecture FL., N.C., N.Y.



These plan(s) were prepared by WVLA on 4/25/16 and are based on information/drawings by REG received via e-mail on 4/21/16.



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PROJECT SPACE
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LAKE WORTH, FL. 33460



REVISIONS	NO.
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DATE JUNE 7th, 2016

SCALE AS NOTED

DRAWN KW

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REG No. 08020.2

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PHASE II

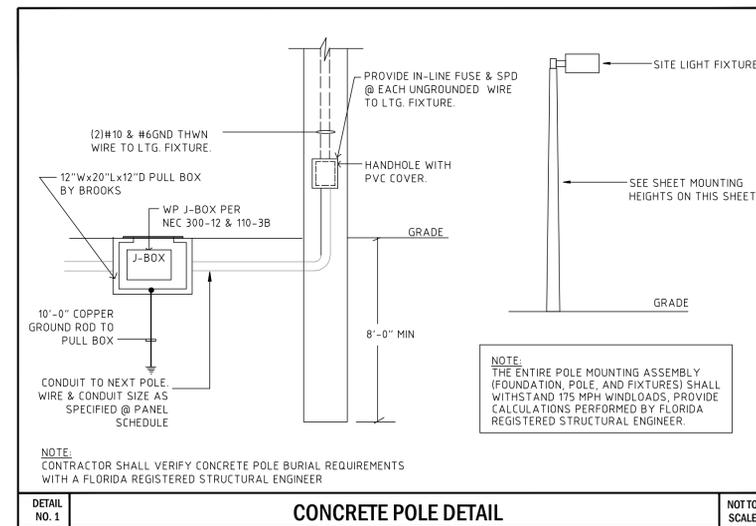
CONSTRUCT. DOCUMENTS

EP1.1

PERMIT SET

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
East Prop Line	+	0.5 fc	0.8 fc	0.3 fc	2.7:1	1.7:1
North Prop Line	+	0.5 fc	1.0 fc	0.2 fc	5.0:1	2.5:1
Park Ground Plane	+	2.3 fc	13.5 fc	0.2 fc	67.5:1	115:1
South Prop Line	+	0.4 fc	0.7 fc	0.1 fc	7.0:1	4.0:1
West Prop Line	+	0.5 fc	0.7 fc	0.3 fc	2.3:1	1.7:1

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□	A1	13	Lumenpulse Inc.	P100-LE4-29L-120-4000K	Série Pure	(1 Cluster of 14 Luxeon "T" LED's) White 29W SSL c/w Mean Well Driver HLG-150H-245 @ 120.00V	1	XP100-0LE4-029L-NW.ies	3160	0.9	27
○	A2	1	Lumenpulse Inc.	P100-LE2-28L-NW	Série Pure	(1 Cluster of 14 LED) White 28W SSL c/w MeanWell Driver HLG-40H-24A @ 120.00V	1	XP100-0LE2-028L-NW.ies	2480.969	0.9	29.88
○	B	10	Lumenpulse Inc.	3203-S-28L	3203 Bollard	(1 Cluster of 12 XPG LED's) White 28W SSL c/w Advance Driver Xitanium 0.2-0.7Amps @ 120.00V	1	X3203-S-28L-NW.ies	779.6797	0.85	29.86
○	E	4	AuroraLight	HRL16-BR-90-LED-12-M-30D	LUMENBEAM	12w CREE X-LAMP XP-L	1		-1	0.9	12



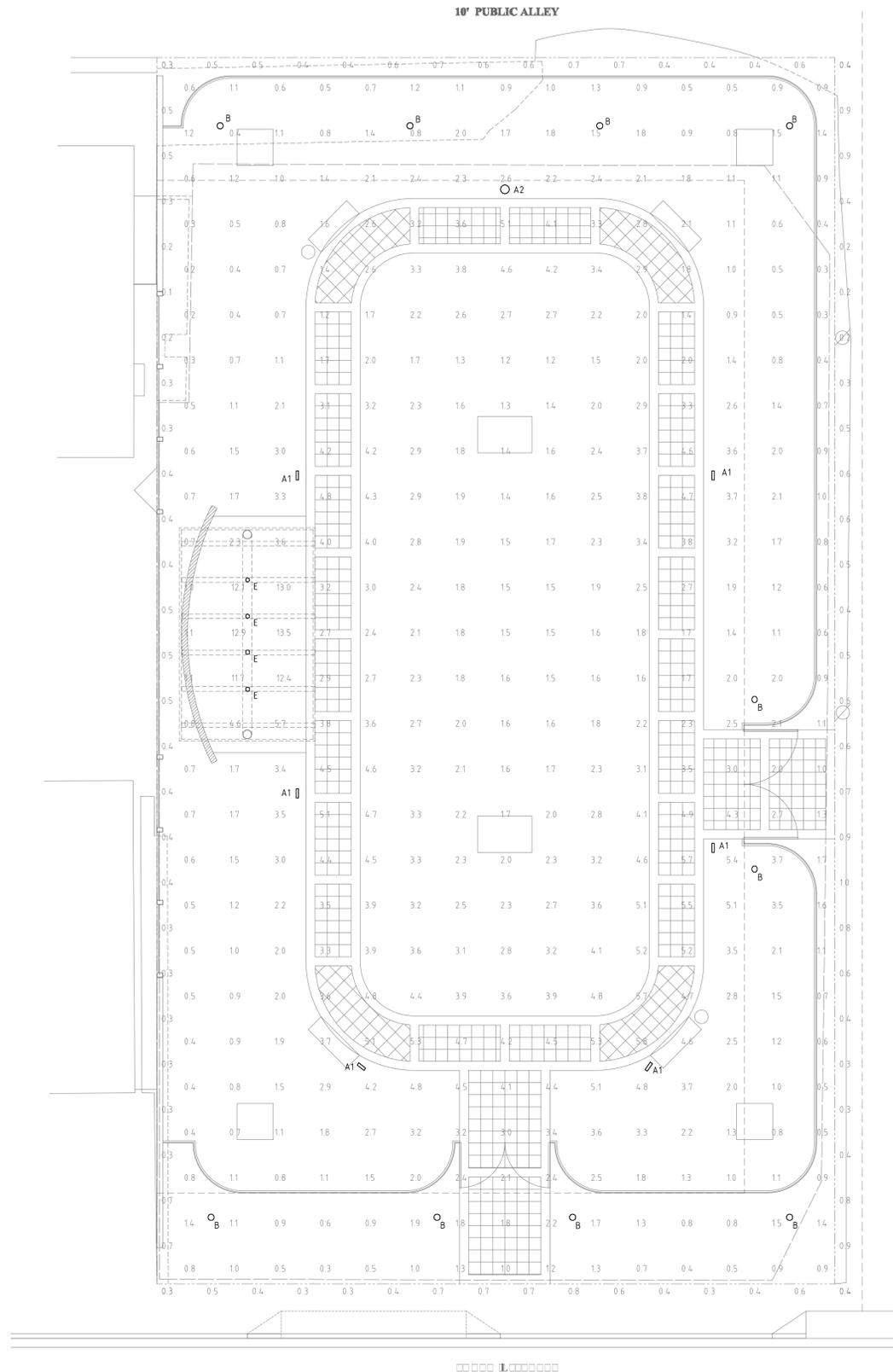
PRIOR TO SUBMITTING THE BID, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE EXISTING CONDITIONS AND SHALL INCLUDE IN THE BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT, ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD. ALL CHANGES SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION. NOT FOR BID UNTIL PERMIT HAS BEEN ISSUED.

PERMIT SET: 06/07/16

FAE CONSULTING

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SITE PHOTOMETRIC PLAN



1 SITE PHOTOMETRIC PLAN
1/8" = 1'-0"

CONTRACTOR GENERAL CONDITIONS NOTES

1. RFI'S- CONTRACTOR SHALL SUBMIT RFI'S WITH HIS PROPOSED SOLUTION IN A TIMELY MANNER. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 5 WORKING DAYS TO RESPOND.
2. SUBMITTALS AND PRODUCT DATA - CONTRACTOR SHALL PREPARE A SUBMITTAL SCHEDULE FOR APPROVAL BY THE A/E. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 10 WORKING DAYS TO REVIEW SUBMISSIONS. ALL SUBMITTALS, PRODUCT DATA, SHALL BE CLEARLY STAMPED AND INDICATED APPROVED BY THE CONTRACTOR PRIOR TO SUBMISSION TO THE CONSULTANT.
3. SHOP DRAWINGS- CONTRACTOR SHALL PREPARE A SHOP DRAWING SCHEDULE FOR APPROVAL BY THE A/E. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 10 WORKING DAYS TO REVIEW SHOP DRAWINGS. ALL SHOP DRAWINGS, SHALL BE CLEARLY STAMPED AND INDICATED APPROVED BY THE CONTRACTOR PRIOR TO SUBMISSION TO THE CONSULTANT.
4. LAYOUT AND COORDINATION DRAWINGS- CONTRACTOR SHALL PREPARE SCALED COMPREHENSIVE COORDINATED LAYOUT DRAWINGS, PROVIDE SECTIONS, GENERAL ARRANGEMENTS, ELEVATIONS INCLUDING ALL DISCIPLINES FOR HIS PROPOSED LAYOUT AND ROUTING PRIOR TO FABRICATION. SUBMIT TO OWNER AND A/E FOR REVIEW AND GENERAL CONFORMANCE. PROVIDE DRAWINGS THAT DEMONSTRATE VIA COORDINATED ELEMENTS AND SYSTEMS WITH STRUCTURE THAT CLEARLY INDICATE PROPOSED SYSTEMS WILL FIT, FUNCTION AS INTENDED, BE FREE OF INTERFERENCES AND CONFORM TO REQUIRED CODE AND MANUFACTURER WORKING AND MAINTENANCE CLEARANCES.
5. DEVIATIONS FROM BASIS FOR DESIGN SYSTEMS SHALL BE CLEARLY IDENTIFIED ON ALL SUBMISSIONS.
6. SUBSTITUTIONS:
 - A. CONTRACTOR SHALL PREPARE REQUESTS WITH COMPLETE COORDINATION INFORMATION, INCLUDE ALL CHANGES REQUIRED IN OTHER ELEMENTS OF THE WORK TO ACCOMMODATE THE SUBSTITUTION INCLUDING WORK PERFORMED BY THE OWNER AND THE SEPARATE CONTRACTORS.
 - B. PROVIDE COMPLETE SUPPORTING DATA QUALIFYING THE SUBSTITUTION COMPARED TO THE BASIS OF DESIGN SYSTEM. PROVIDE A DETAILED LIST OF ANY VARIANCES, LIGHTING POWER DENSITY (LPD) SPACE BY SPACE CALCULATIONS, SPACE OR ROOM PHOTOMETRICS, PHYSICAL OR SPATIAL LAYOUTS, ELEVATIONS, ETC. TO THE BASIS OF DESIGN.
 - C. PROVIDE A STATEMENT INDICATING THE EFFECT THE SUBSTITUTION WILL HAVE ON THE WORK SCHEDULE IN COMPARISON TO THE SCHEDULE WITHOUT APPROVAL OF THE PROPOSED SUBSTITUTION, INCLUDE INFORMATION REGARDING THE EFFECT OF THE PROPOSED SUBSTITUTION ON THE CONTRACT TIME.
 - D. PROVIDE CERTIFICATION BY THE CONTRACTOR TO THE EFFECT THAT, IN THE CONTRACTOR'S OPTION, AFTER THOROUGH EVALUATION, THE PROPOSED SUBSTITUTION WILL RESULT IN WORK THAT IN EVERY SIGNIFICANT RESPECT IS EQUAL TO OR BETTER THAN THE WORK REQUIRED BY THE CONTRACTOR DOCUMENTS AND THAT IT WILL PERFORM ADEQUATELY IN THE APPLICATION INDICATED.
 - E. CONSULTANT'S EXPENSES THAT ARE INCURRED DUE TO REVISIONS OR SUBSTITUTIONS REQUESTED BY THE CONTRACTOR OR APPROVED BY THE OWNER SHALL BE COMPENSATED TO THE CONSULTANT BY THE CONTRACTOR.
7. AS BUILDS- THE CONTRACTOR SHALL MAINTAIN AND PREPARE A COMPLETE AND ACCURATE SET OF AS BUILDS DURING THE PROJECT AND ISSUE TO THE A/E AND OWNER AT PROJECT CLOSEOUT. DURING THE COURSE OF THE PROJECT, THE CONTRACTOR SHALL DOCUMENT, ISSUE SKETCHES OR SCALED DRAWINGS FOR FIELD CHANGES THAT ARE PROPOSED OR MADE WHICH VARY FROM THE BASIS OF DESIGN. CONSULTANT EXPENSES THAT ARE INCURRED DUE TO SERVICES OR REVISIONS REQUIRED BY BUILDING DEPARTMENT, OWNER, CONTRACTOR, MANUFACTURER SHALL BE COMPENSABLE TO THE CONSULTANT BY THE CONTRACTOR.
8. INSTALLATION, TESTING AND BALANCING, START UP, COMMISSIONING AND PERFORMANCE TROUBLESHOOTING OF SYSTEMS- CONTRACTOR RECOGNIZES HE IS SOLELY RESPONSIBLE FOR PERFORMANCE AND COMPLETION OF THESE SERVICES AS PART OF THE PROJECT REQUIREMENTS. DURING THE COURSE OF THE PROJECT, THE CONTRACTOR SHALL DOCUMENT THE SERVICES COMPLETED TO THE OWNER AND A/E. CONSULTANT EXPENSES THAT ARE INCURRED DUE TO SUPPORTING SERVICES OR REVISIONS REQUIRED BY BUILDING DEPARTMENT, OWNER, CONTRACTOR, MANUFACTURER SHALL BE COMPENSABLE TO THE CONSULTANT BY THE CONTRACTOR.

UL LISTING AND NRTL CERTIFICATIONS NOTE

CONTRACTOR/MANUFACTURER SHALL PROVIDE COMPLETE DOCUMENTATION AND CERTIFICATIONS FOR ANY EQUIPMENT THAT HE PROPOSES WITH A NRTL (NATIONALLY RECOGNIZED TESTING LAB) LISTING AND LABELING EQUIVALENT TO THE BASIS OF DESIGN UL LISTING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM ACCEPTABILITY BY THE LOCAL AHJ AND AGENCIES FOR THE NRTL LISTING AND CERTIFICATION FOR THE PRODUCTS HE PROPOSES AND DEMONSTRATE SUCH AS PART OF THE PRODUCT DATA SUBMISSION AND INSTALLATION.

SITE LIGHTING/PHOTOMETRIC NOTES

1. COORDINATE AND VERIFY ALL SITE ELECTRICAL REQUIREMENTS WITH ARCHITECT PRIOR TO ANY CONSTRUCTION/ INSTALLATION.
2. THE COMPLETE STRET LIGHTING POLE MOUNTED ASSEMBLY MUST WITHSTAND A MINIMUM 175 MPH WINDLOADS. CALCULATIONS AND FOUNDATION DESIGN BY CIVIL/STRUCTURAL ENGINEER.
3. PROVIDE IN-LINE FUSES AT EACH POLE, ONE IN EACH HOT LEG.
4. ALL SITE LIGHTING CONDUITS SHALL BE BURIED AT A MINIMUM OF 24" BELOW FINISHED GRADE.
5. ALL SITE LIGHTING SHALL BE PHOTOCELL CONTROLLED UNLESS SPECIFIED OTHERWISE.

SITE POLE NOTE

WIND LOAD CALCULATIONS AND SITE POLE STRUCTURAL DETAILS ARE TO BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION. (BY CONTRACTOR AND HIS DELEGATED FL P.E. STRUCTURAL ENGINEER)

GENERAL ELECTRICAL NOTES

1. DO NOT SCALE THE ELECTRICAL DRAWING. REFER TO THE ARCHITECTURAL PLAN AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT AND CONFIRM WITH OWNERS REPRESENTATIVES. CONTRACTOR SHALL REFER TO THE ENTIRE SET OF CONTRACT DOCUMENTS FOR PROJECT COORDINATION.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE EDITIONS CURRENTLY ADOPTED BY THE LOCAL AUTHORITIES HAVING JURISDICTION OF THE FOLLOWING: THE NATIONAL ELECTRICAL CODE (NFPA 70), NFPA 72, NFPA 75, THE FIRE PREVENTION CODE INCLUDING NFPA 1 & NFPA 101, NFPA 110, AND THE FBC, AND THE FFFC.
3. UNLESS OTHERWISE NOTED, ALL CONDUCTORS SHALL BE COPPER, WITH "THWN" INSULATION FOR SIZE #10 AND SMALLER. CONDUCTORS LARGER THAN #10 SHALL HAVE "THWN" INSULATION. ALL CONDUCTORS IN WET LOCATIONS MUST HAVE "THWN" INSULATION. ALL CONDUCTORS #10 AND SMALLER MAY BE SOLID. ALL CONDUCTORS #8 AND LARGER SHALL BE STRANDED. ALL CONDUCTORS MUST COMPLY WITH ARTICLE 310 OF THE N.E.C.
4. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
5. DISCONNECT SWITCHES SHALL BE H.P. RATED, HEAVY DUTY, QUICK MAKE, QUICK BREAK, WITH ENCLOSURES AS REQUIRED BY EXPOSURE.
6. THESE PLANS DO NOT SHOW EVERY MINOR DETAIL OF CONSTRUCTION, THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND MEET ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
7. THE ELECTRICAL SYSTEM SHALL BE COMPLETELY AND EFFECTIVELY GROUNDED AS REQUIRED IN ARTICLE 250, NATIONAL ELECTRICAL CODE. THE GROUNDING SYSTEM SHALL BE TESTED AND SHALL BE PROVIDED TO MEASURE A MAXIMUM OF 5 OHMS. PROVIDE A COPY OF THE TEST REPORT TO ENGINEER.
8. ALL MATERIALS SHALL BE NEW AND SHALL BEAR U.L. LABELS WHERE APPLICABLE.
9. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANSHIP MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTANCE BY ENGINEER/ARCHITECT MUST BE A CONDITION OF THE SUBCONTRACTOR.
10. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF POWER, LIGHT COMPANY, TELEPHONE COMPANY, AND BROADBAND PROVIDER.
11. CIRCUITS SHOWN ON PLANS ARE TO DETERMINE LOAD DATA AND PANEL SIZE. THE CONTRACTOR SHALL PROVIDE CIRCUITS TO SUIT JOB CONDITIONS, BALANCE LOADS ON EACH PHASE.
12. SEE NOTES ON PLANS FOR OTHER REQUIREMENTS.
13. FURNISH AND INSTALL LIGHTING FIXTURES AND LAMPS AS CALLED FOR ON PLANS, OR AS SELECTED BY OWNER.
14. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROCESS OF CONSTRUCTION.
15. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY PHASE OF THE INSTALLATION WHICH MAY BE DAMAGED.
16. ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY OF PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
17. CHECK ALL EQUIPMENT FOR PROPER VOLTAGE, PHASE, AND CURRENT BEFORE CONNECTION TO CIRCUITS AND START UP.
18. ELECTRICAL CONTRACTOR SHALL CHECK AND VERIFY EQUIPMENT FURNISHED AGAINST THOSE SPECIFIED OR INTENDED AND REVISE BRANCH CIRCUITS AS MAY BE REQUIRED WITH PRIOR APPROVAL OF ENGINEER/ARCHITECT.
19. ALL SYSTEMS AND ROUGH-IN SHALL BE CONCEALED IN FINISHED AREAS. COORDINATE WITH ARCHITECT.
20. THE ELECTRICAL PORTION OF THE CONTRACT DOCUMENTS ARE COORDINATED WITH THE BASIS OF DESIGN EQUIPMENT SPECIFIED BY DIVISION 16 AND OTHER DIVISIONS. WHERE THE CONTRACTOR ELECTS TO SUBSTITUTE A PRODUCT IN LIEU OF PROVIDING THE DESIGN BASIS, AND SAID SUBSTITUTION IS ACCEPTED BY THE A/E AND OWNER, THE CONTRACTOR SHALL MAKE ALL CORRECTIONS TO THE ELECTRICAL SYSTEM NECESSARY IN ORDER TO ENSURE A COMPLETE AND OPERATIONAL INSTALLATION OF THE EQUIPMENT AT NO ADDITIONAL COSTS. WHERE THE CONTRACTOR'S DECISION TO SUBSTITUTE PRODUCTS OR MODIFY DESIGN REQUIRING A/E SERVICES, THE A/E RESERVES THE RIGHT TO REQUEST COMPENSATION FROM THE CONTRACTOR FOR SAID SERVICES.
21. CONTRACTOR SHALL PROVIDE A CONTROLS TRADE SUBCONTRACTOR TO DESIGN AND INSTALL ALL CONTROLS TO MEET THE PROJECT REQUIREMENTS.

AIR CONDITIONING EQUIPMENT AND CONTROLS SPECIFICATION

1. ELECTRICAL CONTRACTOR SHALL INST ALL ALL CONTROL RACEWAY (CONDUIT), WIRE INSTALLATION, CONNECTIONS ETC. IN ACCORDANCE WITH WIRING DIAGRAMS ON AIR EQUIPMENT.
2. A/C / ELECTRICAL PLANS OR DIAGRAMS FURNISHED BY MANUFACTURER OF THE EQUIPMENT.
3. ALL POWER WIRING FOR THE AIR CONDITIONING EQUIPMENT SHALL BE FURNISHED, INSTALLED AND CONNECTED UNDER THIS SECTION OF THE SPECIFICATION.
4. MECHANICAL CONTRACTOR SHALL PROVIDE MOTOR STARTERS FOR ALL AIR CONDITIONING EQUIPMENT. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL CONNECTIONS TO AIR CONDITIONING EQUIPMENT PER MANUFACTURERS SPECIFICATIONS.
5. AIR CONDITIONING EQUIPMENT INCLUDES CONDENSER, COMPRESSOR AND FAN, FAN COIL UNITS, ELECTRICAL STRIP HEATER, THERMOSTAT, ETC.

ELECTRICAL SHEET INDEX

SHEET #	DESCRIPTION
EP0.1	ELECTRICAL LEGEND, NOTES, & SHEET INDEX
EP1.1	SITE PHOTOMETRIC PLAN

FBC NOTE

1. CONTRACTOR SHALL COMPLY WITH FBC (C408.2.5.1). PROVIDE OWNER WITH A RECORD SET DRAWING OF COMPLETE INSTALLATION DRAWINGS.
2. CONTRACTOR SHALL COMPLY WITH FBC (C408.2.5.2). PROVIDE OWNER WITH OPERATIONAL MANUALS AND MAINTENANCE MANUALS.

LIGHTING NOTES

1. ELECTRICAL CONTRACTOR TO VERIFY IF ANY LIGHTING FIXTURES REQUIRE STEP-DOWN TRANSFORMERS. QUANTITY AND LOCATION OF THE TRANSFORMERS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONSULT ARCHITECT FOR LOCATIONS PRIOR TO BIDDING. PROVIDE ALL TRANSFORMERS AND INCLUDE IN BID.
2. ALL LIGHTING FIXTURES AND FANS TO BE SELECTED & LOCATED BY OWNER /ARCHITECT/INTERIOR DESIGNER, UNLESS OTHERWISE NOTED.
3. ARCHITECT TO SET MOUNTING HEIGHTS FOR ALL FIXTURES WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
4. CONTRACTOR TO PROVIDE LUMINAIRES TO CONFORM TO ENERGY CODE, THERMAL ENVELOPE RATINGS.

FLORIDA BUILDING CODE 2014 CONFORMANCE

1. CONTRACTOR TO PROVIDE ALL LABOR AND MATERIAL TO CONFORM TO FBC 2014 ENERGY COMPLIANCE, RELATED SECTIONS, AND STANDARDS.
2. OWNER SHALL PROVIDE SERVICES OF AN INDEPENDENT COMMISSIONING AGENT(CxA) TO PREPARE FUNCTIONAL TEST PROCEDURES (DOCUMENT SYSTEMS PERFORMANCE, WITNESS CONTRACTOR TESTING), AS REQUIRED BY FBC FOR LIGHTING AND HVAC SYSTEMS.
3. CONTRACTOR SHALL PROVIDE SERVICES TO TEST, BALANCE AND COMMISSION THE SYSTEM VIA AN INDEPENDENT AGENT FOR THE MECHANICAL SYSTEMS ENERGY PERFORMANCE.
4. CONTRACTOR TO PROVIDE COMPLETE CERTIFICATIONS AND CHECKLISTS AS REQUIRED BY FBC FOR HIS WORK RESPONSIBILITIES.

VOLTAGE DROP NOTE

THE CONTRACTOR, AS PART OF HIS PRICING AND BIDDING, SHALL INCLUDE ALL LABOR, MATERIAL, EQUIPMENT AND TERMINATIONS, INCLUDING FPL AND UTILITY REQUIREMENTS AND APPROVALS FOR ALL CONDUCTORING AND TERMINATIONS, TO SATISFY THE PROJECT REQUIREMENTS. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND INCLUDE ALL HIS BRANCH CIRCUIT, FEEDER, AND SERVICE CONDUCTOR CONDUITING AND WIRING LENGTHS AND ROUTING BASED ON HIS PROPOSED INSTALLATION MEANS AND METHODS. WIRING LENGTHS, SHOWN AS THE BASIS OF DESIGN LENGTHS, ARE MERELY AN APPROXIMATION BY THE CONSULTANT. THE CONTRACTOR SHALL USE THOSE BASIS OF DESIGN CONDUCTOR LENGTHS AND WIRING SIZES AS THE MINIMUM, NOT LIMITED TO, REQUIREMENTS FOR THE PROJECT BIDDING. THE CONTRACTOR, PRIOR TO BIDDING, SHALL CONFIRM ALL HIS PROPOSED LENGTHS, MAKE ANY AND ALL ADJUSTMENTS AS MAY IMPACT THE ELECTRICAL SYSTEMS AND EQUIPMENT FOR CODE COMPLIANCE AND CONSTRUCTABILITY, AND DOCUMENT ALL PROPOSED CHANGES AND ADJUSTMENTS TO THE ARCHITECT AS PART OF HIS BID RESPONSE. THE CONTRACTOR SHALL SUBMIT COMPLETE SCALED PROPOSED ROUTINGS FOR SERVICES AND FEEDERS, QUANTITIES AND CONDUCTORING, SECTIONS THRU BUILDING FOR RACKING, DUCT/BANK CROSS SECTIONS FOR CLEARANCES AND COORDINATED AS FREE OF ALL INTERFERENCES, ETC. CONTRACTOR SHALL SUBMIT ALL DOCUMENTATION TO THE ARCHITECT FOR REVIEW NO LATER THAN 3 WEEKS AFTER NOTICE TO PROCEED.

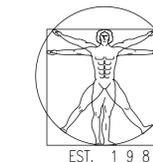
PRIOR TO SUBMITTING THE BID, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE EXISTING CONDITIONS AND SHALL INCLUDE IN THE BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT, ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFYABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD. ALL CHANGES SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION. NOT FOR BID UNTIL PERMIT HAS BEEN ISSUED.

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ELECTRICAL NOTES LEGEND SPECS



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 PROJECT SPACE
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REVISIONS	NO.
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DATE JUNE 7th, 2016
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 REG No. 08020.2
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OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

PHASE II

CONSTRUCT. DOCUMENTS
EPO.1
 PERMIT SET

ELECTRICAL SYMBOL LEGEND			
	110V RECEPTACLE		FUSE DISCONNECT
	QUAD-PLEX RECEPTACLE		ELECTRICAL CIRCUIT BREAKER
	WATER PROOF WITH WP TYPE RECEPTACLE		FACTORY INSTALLED DISCONNECT
	GROUND FAULT CIRCUIT INTERRUPTER		ELECTRICAL PANEL
	RECEPTACLE MOUNTED ABOVE COUNTER VERIFY MOUNTING HEIGHT WITH OWNER/ARCHITECT PRIOR TO ROUGH-IN		ELECTRICAL METER
	SPECIAL PURPOSE OUTLET (VERIFY)		LIGHTING CONTROL TIME CLOCK/PANEL
	FLOOR RECEPTACLE WITH COVER PLATE, FLUSH WITH FLOOR		TELEPHONE BOARD
	CEILING RECEPTACLE		SWITCH
	FLOOR RECEPTACLE/TELE/FAX/DATA WITH COVER PLATE, FLUSH WITH FLOOR		3-WAY SWITCH
	FLOOR TELE/FAX/DATA PORT WITH COVER PLATE, FLUSH WITH FLOOR		4-WAY SWITCH
	TELE/FAX/DATA PORT ***		DIMMER SWITCH
	CEILING TELE/FAX/DATA PORT ***		MANUAL MOTOR STARTER
	TELEVISION JACK ***		PUSH BUTTON
	JUNCTION BOX		SENSOR DOOR OPENER/CARD READER *** BY OTHERS
	POWER POLE		ALARM BY OTHERS ***
	RECESSED JUNCTION BOX FOR SYSTEM FURNITURE POWER		ISOLATED GROUND
	RECESSED JUNCTION BOX FOR SYSTEM FURNITURE TELEPHONE/DATA		ABOVE SHOW WINDOW
	EXHAUST FAN		CEILING MOUNTED
	THERMOSTAT		ABOVE COUNTER
	REMOTE ALARM TEST STATION		UNDER COUNTER
	SMOKE DUCT DETECTOR		ABOVE FINISHED FLOOR
	STEP DOWN TRANSFORMER		VIF VERIFY IN FIELD
	CENTRAL CONTROL PANEL		TELEPHONE GROUND BAR
	LV SPEAKER COORDINATE REQUIREMENTS WITH ARCH/OWNER		EXISTING - COORDINATE REPLACING COVER PLATES W/ OWNER/ARCH
			RELOCATED EXISTING - COORDINATE REPLACING COVER PLATES W/ OWNER/ARCH
			NO SYMBOL NEW
<p>* NOTE: ALL SYMBOLS MAY NOT BE USED FOR THIS PROJECT *** PROVIDE 1" WITH PULL WIRE UNLESS OTHERWISE NOTED. STUB UP 6" ABOVE CEILING.</p>			
<p>NOTES: RECEPTACLES ARE TO BE MOUNTED AT 18" ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED. SWITCHES ARE TO BE MOUNTED AT 48" ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED.</p>			

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 - CONSULTANT'S EXPENSES THAT ARE INCURRED DUE TO REVISIONS OR SUBSTITUTIONS REQUESTED BY THE CONTRACTOR OR APPROVED BY THE OWNER SHALL BE COMPENSATED TO THE CONSULTANT BY THE CONTRACTOR.
- AS-BUILT DRAWINGS: THE CONTRACTOR SHALL MAINTAIN AND PREPARE A COMPLETE AND ACCURATE SET OF AS-BUILTS DURING THE PROJECT AND ISSUE TO THE A/E AND OWNER AT PROJECT CLOSEOUT. DURING THE COURSE OF THE PROJECT, THE CONTRACTOR SHALL ISSUE SKETCHES OR SCALED DRAWINGS FOR FIELD CHANGES THAT ARE PROPOSED OR MADE WHICH VARY FROM THE BASIS OF DESIGN. CONSULTANT EXPENSES THAT ARE INCURRED DUE TO SERVICES OR REVISIONS REQUIRED BY BUILDING DEPARTMENT, OWNER, CONTRACTOR, AND MANUFACTURER SHALL BE COMPENSABLE TO THE CONSULTANT BY THE CONTRACTOR.
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- ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANSHIP MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTANCE BY ENGINEER/ARCHITECT MUST BE A CONDITION OF THE SUBCONTRACTOR.
- THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF POWER, LIGHT COMPANY, TELEPHONE COMPANY, AND BROADBAND PROVIDER.
- CIRCUITS SHOWN ON PLANS ARE TO DETERMINE LOAD DATA AND PANEL SIZE. THE CONTRACTOR SHALL PROVIDE CIRCUITS TO SUIT JOB CONDITIONS, BALANCE LOADS ON EACH PHASE.
- SEE NOTES ON PLANS FOR OTHER REQUIREMENTS.
- FURNISH AND INSTALL LIGHTING FIXTURES AND LAMPS AS CALLED FOR ON PLANS, OR AS SELECTED BY OWNER.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROCESS OF CONSTRUCTION.
- CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY PHASE OF THE INSTALLATION WHICH MAY BE DAMAGED.
- ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY OF PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
- CHECK ALL EQUIPMENT FOR PROPER VOLTAGE, PHASE, AND CURRENT BEFORE CONNECTION TO CIRCUITS AND START UP.
- ELECTRICAL CONTRACTOR SHALL CHECK AND VERIFY EQUIPMENT FURNISHED AGAINST THOSE SPECIFIED OR INTENDED AND REVISE BRANCH CIRCUITS AS MAY BE REQUIRED WITH PRIOR APPROVAL OF ENGINEER/ARCHITECT.
- ALL SYSTEMS AND ROUGH-IN SHALL BE CONCEALED IN FINISHED AREAS. COORDINATE WITH ARCHITECT.
- THE ELECTRICAL PORTION OF THE CONTRACT DOCUMENTS ARE COORDINATED WITH THE BASIS OF DESIGN EQUIPMENT SPECIFIED BY DIVISION 16 AND OTHER DIVISIONS. WHERE THE CONTRACTOR ELECTS TO SUBSTITUTE A PRODUCT IN LIEU OF PROVIDING THE DESIGN BASIS, AND SAID SUBSTITUTION IS ACCEPTED BY THE A/E AND OWNER, THE CONTRACTOR SHALL MAKE ALL CORRECTIONS TO THE ELECTRICAL SYSTEM NECESSARY IN ORDER TO ENSURE A COMPLETE AND OPERATIONAL INSTALLATION OF THE EQUIPMENT AT NO ADDITIONAL COSTS. WHERE THE CONTRACTOR'S DECISION TO SUBSTITUTE PRODUCTS OR MODIFY DESIGN REQUIRING A/E SERVICES, THE A/E RESERVES THE RIGHT TO REQUEST COMPENSATION FROM THE CONTRACTOR FOR SAID SERVICES.
- CONTRACTOR SHALL PROVIDE A CONTROL'S TRADE SUBCONTRACTOR TO DESIGN AND INSTALL ALL CONTROLS TO MEET THE PROJECT REQUIREMENTS.

AIR CONDITIONING EQUIPMENT AND CONTROLS SPECIFICATION

- ELECTRICAL CONTRACTOR SHALL INSTALL ALL CONTROL RACEWAY (CONDUIT), WIRE INSTALLATION, CONNECTIONS ETC. IN ACCORDANCE WITH WIRING DIAGRAMS ON AIR EQUIPMENT.
- A/E / ELECTRICAL PLANS OR DIAGRAMS FURNISHED BY MANUFACTURER OF THE EQUIPMENT.
- ALL POWER WIRING FOR THE AIR CONDITIONING EQUIPMENT SHALL BE FURNISHED, INSTALLED AND CONNECTED UNDER THIS SECTION OF THE SPECIFICATION.
- MECHANICAL CONTRACTOR SHALL PROVIDE MOTOR STARTERS FOR ALL AIR CONDITIONING EQUIPMENT. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL CONNECTIONS TO AIR CONDITIONING EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS.
- AIR CONDITIONING EQUIPMENT INCLUDES CONDENSER, COMPRESSOR AND FAN, FAN COIL UNITS, ELECTRICAL STRIP HEATER, THERMOSTAT, ETC.

SPECIAL PURPOSE OUTLET NOTES

- CONTRACTOR IS CAUTIONED TO OBTAIN COMPLETE EQUIPMENT PRODUCT DATA FROM ARCHITECT, PRIOR TO BIDDING AND ROUGH-IN.
- CONTRACTOR SHALL PROVIDE NEMA OUTLET TO MEET PROJECT AND EQUIPMENT REQUIREMENTS.
- CONTRACTOR TO PROVIDE MATCHING NEMA CAP/CORD AS REQUIRED.

UL LISTING AND NRTL CERTIFICATIONS NOTE

CONTRACTOR/MANUFACTURER SHALL PROVIDE COMPLETE DOCUMENTATION AND CERTIFICATIONS FOR ANY EQUIPMENT THAT HE PROPOSES WITH A NRTL INTERNATIONALLY RECOGNIZED TESTING LAB LISTING AND LABELING EQUIVALENT TO THE BASIS OF DESIGN UL LISTING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM ACCEPTABILITY BY THE LOCAL AHJ AND AGENCIES FOR THE NRTL LISTING AND CERTIFICATION FOR THE PRODUCTS HE PROPOSES AND DEMONSTRATE SUCH AS PART OF THE PRODUCT DATA SUBMISSION AND INSTALLATION.

GENERAL DEMOLITION NOTES

- CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN RELOCATING WIRING DEVICES, EQUIPMENT AND LIGHTING FIXTURES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT OTHER WIRING DEVICES, EQUIPMENT, AND LIGHTING FIXTURES THAT MAY BE CONNECTED ON THE SAME CIRCUIT REMAIN OPERATIONAL AND ACTIVE.
- INFORMATION SHOWN ON THESE DOCUMENTS ARE DIAGRAMMATIC IN NATURE. CONTRACTOR TO FIELD VERIFY ELECTRICAL CIRCUIT HOME RUNS TO ALL ELECTRICAL ITEMS SCHEDULED FOR DEMOLITION AND PERFORM THE WORK AS INTENDED AND DEPICTED ON THE DRAWINGS.
- UPDATE ALL ELECTRICAL PANEL BOARD DIRECTORIES THAT ARE AFFECTED BY THE DEMOLITION AND/OR RENOVATIONS. DIRECTORIES SHALL BE TYPED.
- STORE ITEMS INDICATED TO BE RETURNED TO THE OWNER IN A DRY, CLEAN, AND PROTECTED AREA. NOTIFY OWNER WHEN ITEMS ARE READY TO BE REMOVED.
- COORDINATE ANY ALTERATION AND CHANGES TO THE ELECTRICAL SERVICE WITH THE LOCAL UTILITY COMPANY.
- PRE SCHEDULE ALL POWER INTERRUPTIONS WITH OWNER. GIVE OWNER 48 HOURS NOTICE PRIOR TO DISCONNECTING POWER TO ANY PORTION OF THE BUILDING AND MAKE ARRANGEMENTS TO MAINTAIN POWER TO ALL CRITICAL EQUIPMENT AS NEEDED AND REQUESTED BY OWNER.
- CONTRACTOR IS RESPONSIBLE OF BECOMING FULLY INFORMED AS TO EXISTING CONDITIONS AT THE SITE. NETHER THE OWNER NOR THE A/E MAKES ANY REPRESENTATION WARRANTY AS TO SITE CONDITIONS.
- CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE NATURE AND EXTENT OF THE WORK TO BE PERFORMED AND LOCAL CONDITIONS THAT MAY AFFECT THE WORK.
- DUE TO REMOVAL OR CORRECTION TO ANY WALLS OR OTHER CONSTRUCTION NECESSITATING CAPPING OF EXISTING ELECTRICAL WIRING DEVICES OR ANY OTHER ELECTRICAL EQUIPMENT INCLUDING RECONNECT OF SUCH EXISTING ITEMS IS CONSIDERED TO BE PART OF THE WORK UNDER THIS CONTRACT. ALL EXISTING OUTLETS SHOWN TO REMAIN WILL REMAIN ACTIVE. THE REWIRING SHALL BE INCLUDED UNDER THIS CONTRACT WITHOUT ADDITIONAL COST TO OWNER.
- ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING CODES: NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE PROTECTION AGENCY (NFPA) FLORIDA BUILDING CODE.
- WHERE CONDUIT IS INACCESSIBLE, REMOVE CONDUCTORS AND CUT BACK CONDUIT FLUSH WITH SLAB OR WALL. PATCH OPENING TO MATCH EXISTING FINISH. WHERE EXISTING WIRING EXTENDS OUTSIDE OF THE AREA BY NATURE OF THE ORIGINAL INSTALLATION, CONTRACTOR SHALL MODIFY EXISTING WIRING AS REQUIRED TO MAINTAIN CONTINUITY OF EXISTING CIRCUITRY SUCH THAT NO EQUIPMENT TO REMAIN IS LEFT WITHOUT SERVICE.
- THE CONTRACTOR IS TO GIVE THE OWNER AN OPPORTUNITY TO ACCEPT ANY ELECTRICAL ITEMS THAT WERE REMOVED FOR THEIR USE. SALVAGED MATERIALS, AND EQUIPMENT THE OWNER DOES NOT WISH TO KEEP SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND SHALL BE DISPOSED OF BY THE CONTRACTOR, WITHOUT ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PROVIDE TEMPORARY POWER AND LIGHTING WHERE REQUIRED DURING DEMOLITION AND CONSTRUCTION SCOPE OF WORK.
- THE EXISTING CONDITIONS SHOWN ON THESE DRAWINGS ARE TAKEN FROM ORIGINAL DRAWINGS PROVIDED BY THE OWNER AND FIELD INVESTIGATION. THE ACTUAL CONDITIONS MAY VARY, ALL EXISTING CONDITIONS MUST BE VERIFIED PRIOR TO BID. THE CONDITIONS SHOWN ARE INTENDED TO SHOW THE LOCATIONS OF THE EXISTING EQUIPMENT, AND IN NO WAY RELIEVES THE CONTRACTOR FROM PROVIDING ANY AND ALL COORDINATION REQUIRED TO COMPLETE THE NEW WORK. FIELD CONDITIONS SHALL GOVERN.
- THE DEMOLITION PLAN IS NOT INCLUSIVE OF ALL ELECTRICAL DEVICES WITHIN THE PROJECT AREA. IT IS INTENDED TO PROVIDE THE CONTRACTOR WITH A GENERAL KNOWLEDGE OF THE EXISTING CONDITIONS WITHIN THE PROJECT AREA. ANY DISCREPANCIES OR CONDITIONS NOT SHOWN ON THIS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED DEMOLITION WHETHER SHOWN ON THE PLANS OR NOT.
- ALL CONDUITS SERVING OTHER SPACES OR FLOORS, THAT RUN THROUGH THE PROJECT AREA SHALL REMAIN ACTIVE DURING CONSTRUCTION, SO AS NOT TO CAUSE ANY DISRUPTION TO THESE OTHER SPACES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL CONDUITS, NEW OR EXISTING WITHIN THE PROJECT AREA ARE PROPERLY SUPPORTED AND PROVIDED WITH BONDING BUSHINGS IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
- THE CONTRACTOR SHALL PHASE DEMOLITION WORK AS REQUIRED OR DIRECTED BY THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR PATCHING ANY DAMAGE WHICH MAY OCCUR DURING DEMOLITION ACTIVITIES. REPAIRS TO BE DONE TO LOGICAL EDGES OF SURFACES AFFECTED, AND SHALL MATCH IMMEDIATE ADJACENT AREAS IN CONSTRUCTION, MATERIAL, FIRE RATING, FINISH AND COLOR.
- ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR AND SHALL BE COORDINATED WITH OTHER TRADES.

VOLTAGE DROP NOTE

THE CONTRACTOR, AS PART OF HIS PRICING AND BIDDING, SHALL INCLUDE ALL LABOR, MATERIAL, EQUIPMENT AND TERMINATIONS, INCLUDING PPL AND UTILITY REQUIREMENTS AND APPROVALS FOR ALL CONDUCTING AND TERMINATIONS, TO SATISFY THE PROJECT REQUIREMENTS. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND INCLUDE ALL HIS BRANCH CIRCUIT, FEEDER, AND SERVICE CONDUCTOR CONDUITING AND WIRING LENGTHS AND ROUTING BASED ON HIS PROPOSED INSTALLATION MEANS AND METHODS. WIRING LENGTHS, SHOWN AS THE BASIS OF DESIGN LENGTHS, ARE MERELY AN APPROXIMATION BY THE CONSULTANT. THE CONTRACTOR SHALL USE THOSE BASIS OF DESIGN CONDUCTOR LENGTHS AND WIRING SIZES AS THE MINIMUM, NOT LIMITED TO, REQUIREMENTS FOR THE PROJECT BIDDING. THE CONTRACTOR, PRIOR TO BIDDING, SHALL CONFIRM ALL HIS PROPOSED LENGTHS, MAKE ANY AND ALL ADJUSTMENTS AS MAY IMPACT THE ELECTRICAL SYSTEMS AND EQUIPMENT FOR CODE COMPLIANCE AND CONSTRUCTABILITY, AND DOCUMENT ALL PROPOSED CHANGES AND ADJUSTMENTS TO THE ARCHITECT AS PART OF HIS BID RESPONSE. THE CONTRACTOR SHALL SUBMIT COMPLETE SCALED PROPOSED ROUTINGS FOR SERVICES AND FEEDERS, QUANTITIES AND CONDUCTING, SECTIONS THRU BUILDING FOR RACKING, DUCT/BANK CROSS SECTIONS FOR CLEARANCES AND COORDINATED AS FREE OF ALL INTERFERENCES, ETC. CONTRACTOR SHALL SUBMIT ALL DOCUMENTATION TO THE ARCHITECT FOR REVIEW NO LATER THAN 3 WEEKS AFTER NOTICE TO PROCEED.

PRIOR TO SUBMITTING THE BID, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE EXISTING CONDITIONS AND SHALL INCLUDE IN THE BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT, ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFYABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD. ALL CHANGES SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION. NOT FOR BID UNTIL PERMIT HAS BEEN ISSUED.

ELECTRICAL SHEET INDEX	
SHEET #	DESCRIPTION
E0.1	ELECTRICAL LEGEND, NOTES, & SHEET INDEX
E1.1	ELECTRICAL POWER PLAN
E3.1	ELECTRICAL RISER, PANEL SCHEDULE, & DETAILS

FBC NOTE

- CONTRACTOR SHALL COMPLY WITH FBC (C408.2.5.1). PROVIDE OWNER WITH A RECORD SET DRAWING OF COMPLETE INSTALLATION DRAWINGS.
- CONTRACTOR SHALL COMPLY WITH FBC (C408.2.5.2). PROVIDE OWNER WITH OPERATIONAL MANUALS AND MAINTENANCE MANUALS.

LOW VOLTAGE NOTES

PROVIDE A STRUCTURED CABLING SYSTEM (SCS) FOR THE TV/CABLE/TELEPHONE DROPS, COORDINATE DESIGN, TYPE OF CABLE, AND FINAL LOCATIONS WITH OWNER/ARCHITECT PRIOR TO CONSTRUCTION. CONTRACTOR TO DESIGN/BUILD AND COMPLY WITH NEC AND EIA/TIA STANDARDS.

COORDINATION NOTES

CONTRACTOR TO COORDINATE ALL FINAL LOCATIONS, ANY TYPES OF ALL DEVICES, AND EQUIPMENT WITH ARCHITECT PRIOR TO BID AND ROUGH-IN.

CONTRACTOR TO COORDINATE VARIOUS TRADES TO AVOID ABOVE CEILING CONFLICTS.

LIGHTING NOTES

- ELECTRICAL CONTRACTOR TO VERIFY IF ANY LIGHTING FIXTURES REQUIRE STEP-DOWN TRANSFORMERS. QUANTITY AND LOCATION OF THE TRANSFORMERS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONSULT ARCHITECT FOR LOCATIONS PRIOR TO BIDDING. PROVIDE ALL TRANSFORMERS AND INCLUDE IN BID.
- ALL LIGHTING FIXTURES AND FANS TO BE SELECTED & LOCATED BY OWNER /ARCHITECT/INTERIOR DESIGNER, UNLESS OTHERWISE NOTED.
- ARCHITECT TO SET MOUNTING HEIGHTS FOR ALL FIXTURES WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
- CONTRACTOR TO PROVIDE LUMINAIRES TO CONFORM TO ENERGY CODE, THERMAL ENVELOPE RATINGS.

SCOPE OF WORK

THE PROJECT CONSISTS OF A NEW ELECTRICAL SERVICE TO AN OUTDOOR SPACE - POWER, LIGHTING.

FLORIDA BUILDING CODE 2014 CONFORMANCE

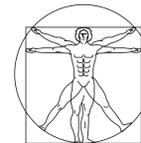
- CONTRACTOR TO PROVIDE ALL LABOR AND MATERIAL TO CONFORM TO FBC 2014 ENERGY COMPLIANCE, RELATED SECTIONS, AND STANDARDS.
- OWNER SHALL PROVIDE SERVICES OF AN INDEPENDENT COMMISSIONING AGENT(CxI) TO PREPARE FUNCTIONAL TEST PROCEDURES (DOCUMENT SYSTEMS PERFORMANCE, WITNESS CONTRACTOR TESTING), AS REQUIRED BY FBC FOR LIGHTING AND HVAC SYSTEMS.
- CONTRACTOR SHALL PROVIDE SERVICES TO TEST, BALANCE AND COMMISSION THE SYSTEM VIA AN INDEPENDENT AGENT FOR THE MECHANICAL SYSTEMS ENERGY PERFORMANCE.
- CONTRACTOR TO PROVIDE COMPLETE CERTIFICATIONS AND CHECKLISTS AS REQUIRED BY FBC FOR HIS WORK RESPONSIBILITIES.

PERMIT SET: 06/02/16

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COUNTY

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LAKE WORTH, FL. 33460



REVISIONS NO.

DATE MAY 2nd, 2016

SCALE AS NOTED

DRAWN KW/AS

CHECKED UI/DA/JB/SR

REG No. 08020.2

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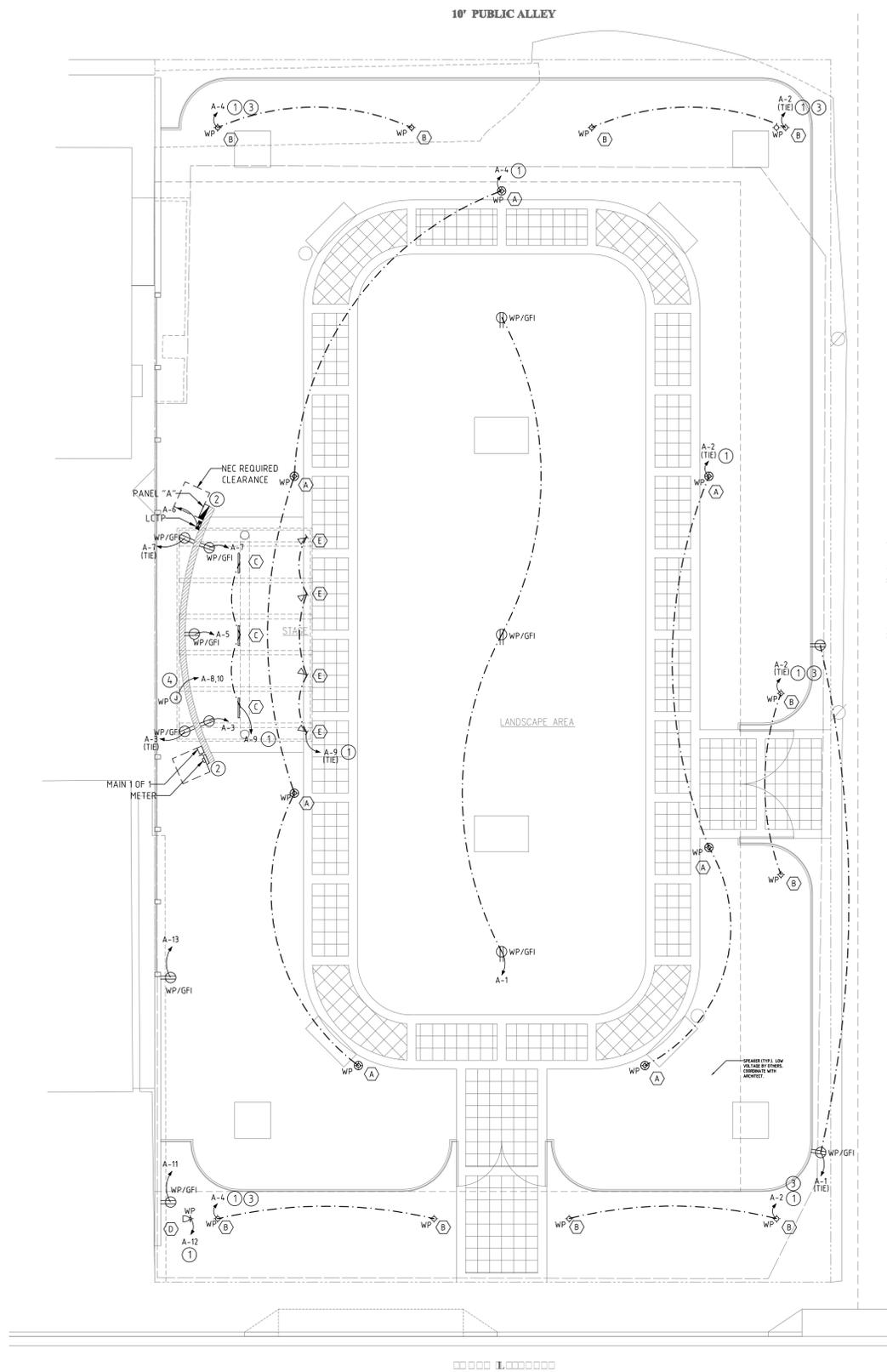
PHASE II

CONSTRUCT. DOCUMENTS

E0.1

PERMIT SET

ELECTRICAL LEGEND NOTES SHEET INDEX



15' PUBLIC ALLEY

CULTURAL COUNCIL OF PALM BEACH COUNTY LIGHTING FIXTURE SCHEDULE

5/24/2016

INTERIOR									
Type	Manufacturer	Model#	Lamp	Voltage	Accessories	Notes	Comments		
A1	20-IN DIA OUTDOOR LED AREA FIXTURE	LUMENPULSE	P100-LE4-29L-(VOLTAGE)-**WW	INTEGRAL 29W LED	SELECT	PU1-S1E-*** BRACKET	*** = SELECT COLOR		
	10'-0" / 4-IN DIAMETER ROUND ALUMINUM POLE	HAPCO	RSA10B4-4-**	N/A	N/A	PU1-S1E-*** BRACKET	** = SELECT COLOR		
A2	20-IN DIA OUTDOOR LED AREA FIXTURE	LUMENPULSE	P100-LE2-29L-(VOLTAGE)-**WW	INTEGRAL 29W LED	SELECT		*** = SELECT COLOR		
	10'-0" / 4-IN DIAMETER ROUND ALUMINUM POLE	HAPCO	RSA10B4-4-**	N/A	N/A		** = SELECT COLOR		
B	47-1/2" LED BOLLARD	LUMENPULSE	3203-S-24L-(VOLTAGE)-**WW-TP-DM	INTEGRAL 24W LED	SELECT		*** = SELECT COLOR		
C	LINEAR ADJUSTABLE LED	ECOSENSE	L50-E-12-12-30-80-MULT-40x60	INTEGRAL 12W LED	120/277				
D	LINEAR ADJUSTABLE LED	ECOSENSE	L50-E-48-08-30-80-MULT-40x60	INTEGRAL 6W LED	120/277	LS4-STK-06 6" LANDSCAPE STAKE (PAIR)			
E	ADJUSTABLE OUTDOOR LED SPOT	AURORA LIGHT	HRL16-BR-90-LED-12-M-30D-UB-NI	INTEGRAL 12W LED	12vAC	12vAC REMOTE TRANSFORMER			

NOTES:
 1) integral low-voltage transformer / ballast / power supply - contractor to verify compatibility with dimming system
 2) owner / architect to verify trim finish
 3) include remote power supply - contractor to verify compatibility with dimming system
 4) include all electrical and mounting accessories, connectors, etc.
 5) length in inches per plan
 6) dimensions are nominal; contractor to verify exact size prior to fabrication
 7) COORDINATE ALL LIGHTING WITH POWER & LIGHTING SYSTEMS, INC.
 8) PROVIDE ALL LIGHTING FIXTURES AS SPECIFIED. SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR APPROVAL FROM THE OWNER AND ARCHITECT.

Power & Lighting Systems, Inc.
 Manufacturer's Representative
 Innovative Specification Systems
 382 SW 12 Avenue
 Deerfield Beach, FL 33442
 phone: (954) 360-7636
 fax: (954) 360-7633
 website: http://p-ls.com

SEE ELECTRICAL NOTES & LEGEND ON SHEET E0.1

- ELECTRICAL PLAN KEY NOTES**
- ① CIRCUIT CONTROLLED THROUGH AN ASTRONOMICAL TIME CLOCK, AND PHOTOCELL.
 - ② ELECTRICAL EQUIPMENT MOUNTED TO STAGE WALL. COORDINATE WITH ARCHITECT. MAINTAIN NEC REQUIRED CLEARANCES.
 - ③ BOLLARDS TO DIMMED AT NIGHT. COORDINATE DIMMING CONTROL SYSTEM WITH ARCHITECT/LIGHTING DESIGNER TO MEET THE REQUIREMENTS OF THE OWNER AND AHJ.
 - ④ J-BOX FOR IRRIGATION. COORDINATE LOCATION AND REQUIREMENTS WITH ARCHITECT.

1
ELECTRICAL PLAN
 1/8" = 1'-0"

PRIOR TO SUBMITTING THE BID, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE EXISTING CONDITIONS AND SHALL INCLUDE IN THE BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT, ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFYABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD. ALL CHANGES SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION. NOT FOR BID UNTIL PERMIT HAS BEEN ISSUED.

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REVISIONS	NO.
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DATE MAY 2nd, 2016
 SCALE AS NOTED
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PHASE II

CONSTRUCT. DOCUMENTS

E1.1

PERMIT SET

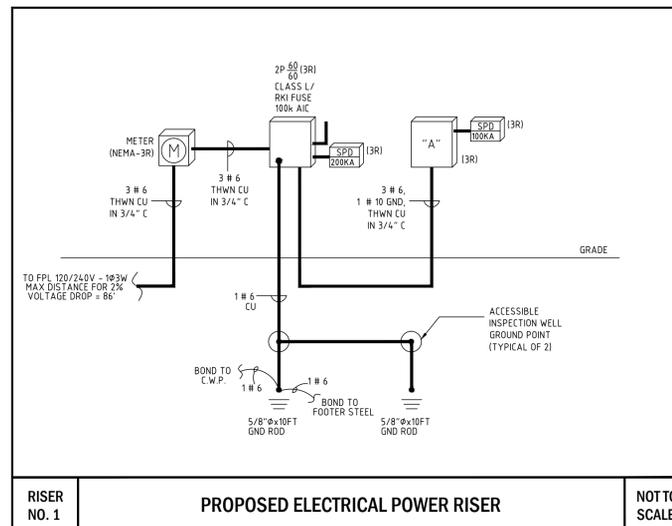
ELECTRICAL POWER PLAN

MFG	SQUARE 'D' OR EQUAL	TYPE	QO (LOAD CENTER)	KEY NOTES: 1, 2	PANEL RATING	60 AMPS											
VOLTS	120/240V 1Ø3W	PANEL	"A"														
BUS A (KVA)	BUS B (KVA)	LOAD	KEY NOTES	COND	WIRE SIZE	GND	AMPS	CKT	CKT	AMPS	GND	WIRE SIZE	COND	KEY NOTES	LOAD	BUS B (KVA)	BUS B (KVA)
1.2	1.2	REC - LANDSCAPE		3/4"	10	10	20	1	2	20	10	10	3/4"	3	LTG - EAST	0.3	
1.2	1.2	REC - STAGE		1/2"	12	12	20	3	4	20	10	10	3/4"	3	LTG - WEST	0.4	0.3
0.5	1.2	REC - STAGE		1/2"	12	12	20	5	6	20	12	12	1/2"	2	TIME CLOCK		
0.5	1.2	REC - STAGE	3	1/2"	12	12	20	7	8	20	12	12	1/2"	2	IRRIGATION	1.0	1.0
1.0	0.2	REC - SERVICE		1/2"	12	12	20	11	12	20	12	12	1/2"	3	LTS - LANDSCAPE		1.0
-	-	REC - PROJECTOR		1/2"	12	12	20	13	14	-	-	-	-	4	SPACE		
-	-	SPACE		-	-	-	-	15	16	-	-	-	-	4	SPD		
-	-	SPACE		-	-	-	-	17	18	-	-	-	-	4	SPD		
-	-	SPACE		-	-	-	-	19	20	-	-	-	-	4	SPD		
TOTALS																	
KVA DB	KVA DB																
5.6	4.9																
LOAD CALCULATIONS PER NEC 220																	
1ST 10KVA OF RECEPTS	6.0	AT 100%	6.0														
REMAINDER OF RECEPTS	0.0	AT 50%	0.0														
LIGHTING	2.1	AT 125%	2.6														
LARGEST MOTOR	0.0	AT 125%	0.0														
WATER HEATER	0.0	AT 125%	0.0														
KITCHEN EQUIPMENT	0.0	AT 65%	0.0														
REMAINDER OF LOADS		AT 100%	2.4														
		TOTAL KVA	11.0														
		TOTAL AMPS	45.9														

REMARKS & KEY NOTES

1. MAIN LUGS ONLY. NEMA-3R. ELECTRICAL CONTRACTOR SHALL PROVIDE AN ACCURATE PER FIELD CONDITIONS, TYPED UP PANEL SCHEDULE UPON COMPLETION OF THE PROJECT.
2. VERIFY ELECTRICAL REQUIREMENTS OF ALL EQUIPMENT PRIOR TO CONSTRUCTION; ALL KITCHEN EQUIPMENT'S ELECTRICAL REQUIREMENTS SHALL BE CONFIRMED WITH MFG SPECS. VERIFY VOLTAGE, AMPERAGE, AND BREAKER SIZES.
3. CONTROLLED VIA ASTRONOMICAL TIME CLOCK.
4. INSTALL PER MANUFACTURER'S RECOMMENDATION.

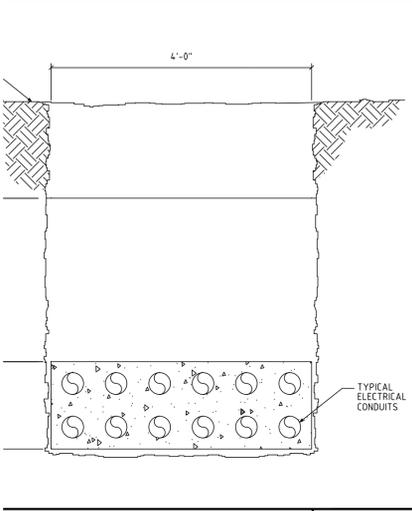
MOUNT UNISTRUT MIN.A.I.C. 10,000 AMPS



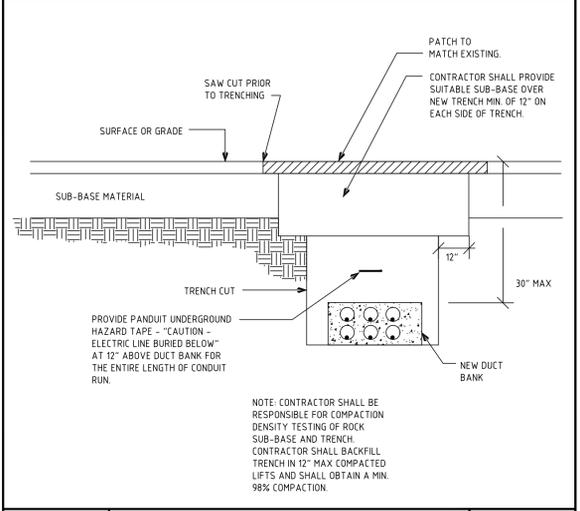
RISER NO. 1 **PROPOSED ELECTRICAL POWER RISER** **NOT TO SCALE**

ELECTRICAL SERVICE & PANEL NOTES

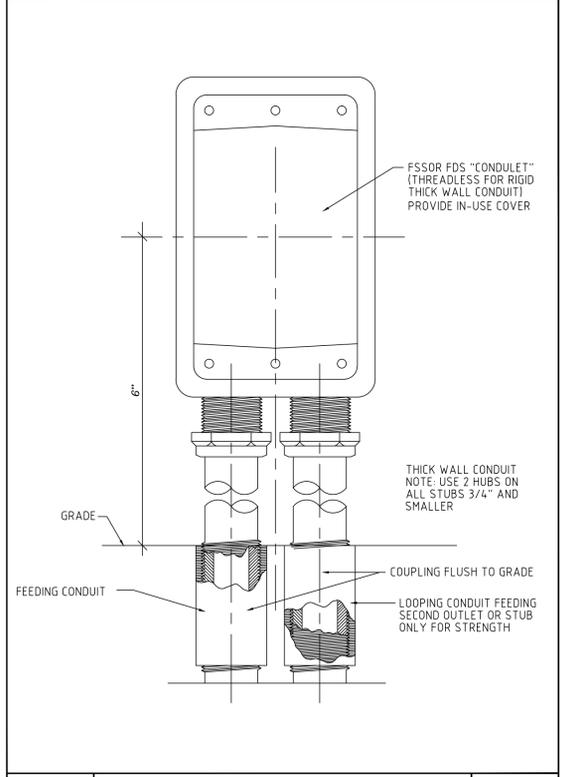
1. ALL ELECTRICAL SERVICE EQUIPMENT SHALL HAVE MIN A.I.C. RATING OF 65,000 AMPS. ALL EQUIPMENT LOCATED ON EXTERIOR OF BUILDING SHALL BE NEMA-3R RATED.
2. ALL ELECTRICAL EQUIPMENT AND WIRE SHALL BE RATED @ 75°C CONTINUOUS DUTY.
3. PRIOR TO CONSTRUCTION, THE ELECTRICAL CONTRACTOR SHALL:
 - a) VERIFY ALL EXISTING CONDITIONS IN FIELD
 - b) COORDINATE THE ELECTRICAL SERVICE WITH FPL representative
 - c) NOTIFY THE ENGINEER OF ANY CHANGES REQUIRED TO COMPLETE NEW CONSTRUCTION
4. ALL ELECTRICAL EQUIPMENT SHALL BE FIELD MARKED TO WARN OF POTENTIAL ELECTRICAL ARC FLASH HAZARDS. THE MARKING SHALL BE LOCATED SO AS TO BE CLEARLY VISIBLE BEFORE ANY EXAMINATION, ADJUSTMENT, SERVICING, OR MAINTENANCE OF THE EQUIPMENT.
5. EACH DISCONNECT SHALL BE LEGIBLY MARKED TO INDICATE THE UNIT IT IS FEEDING. THE MARKING SHALL BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED.



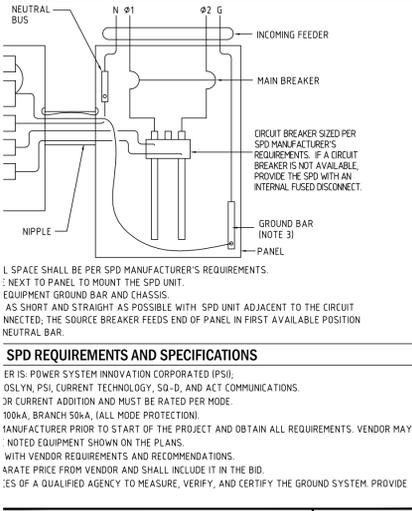
UTILITY DUCT INSTALLATION (CAL) - COORDINATE WITH UTILITY REP. **NOT TO SCALE**



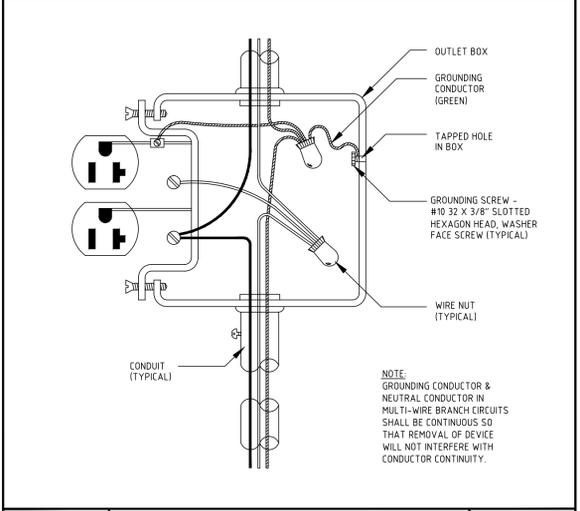
DETAIL NO. 2 PREMISES DUCT BANK BURIAL **NOT TO SCALE**



DETAIL NO. 5 EXTERIOR RECEPTACLE STUB-UP DETAIL **NOT TO SCALE**



SPD CONNECTION 1-PH DETAIL **NOT TO SCALE**



DETAIL NO. 4 OUTLET GROUNDING (TYPICAL) **NOT TO SCALE**

PRIOR TO SUBMITTING THE BID, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE EXISTING CONDITIONS AND SHALL INCLUDE IN THE BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT, ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFYABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD. ALL CHANGES SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION. NOT FOR BID UNTIL PERMIT HAS BEEN ISSUED.

PERMIT SET: 06/02/16

FAE CONSULTING

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 DEERFIELD BEACH, FLORIDA 33441
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 DESIGNED BY: KW/AS PM: AN P/N 16030



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 FAX: (561) - 659 - 5546
 www.regarchitects.com
 CORPORATION NUMBER
 AA-0002447

CULTURAL COUNCIL OF PALM BEACH COUNTY
 PROJECT SPACE
 11 SOUTH L. STREET
 LAKE WORTH, FL. 33460

REVISIONS	NO.
	▲
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DATE	MAY 2nd, 2016
SCALE	AS NOTED
DRAWN	KW/AS
CHECKED	UI/DA/JB/SR
REG No.	08020.2
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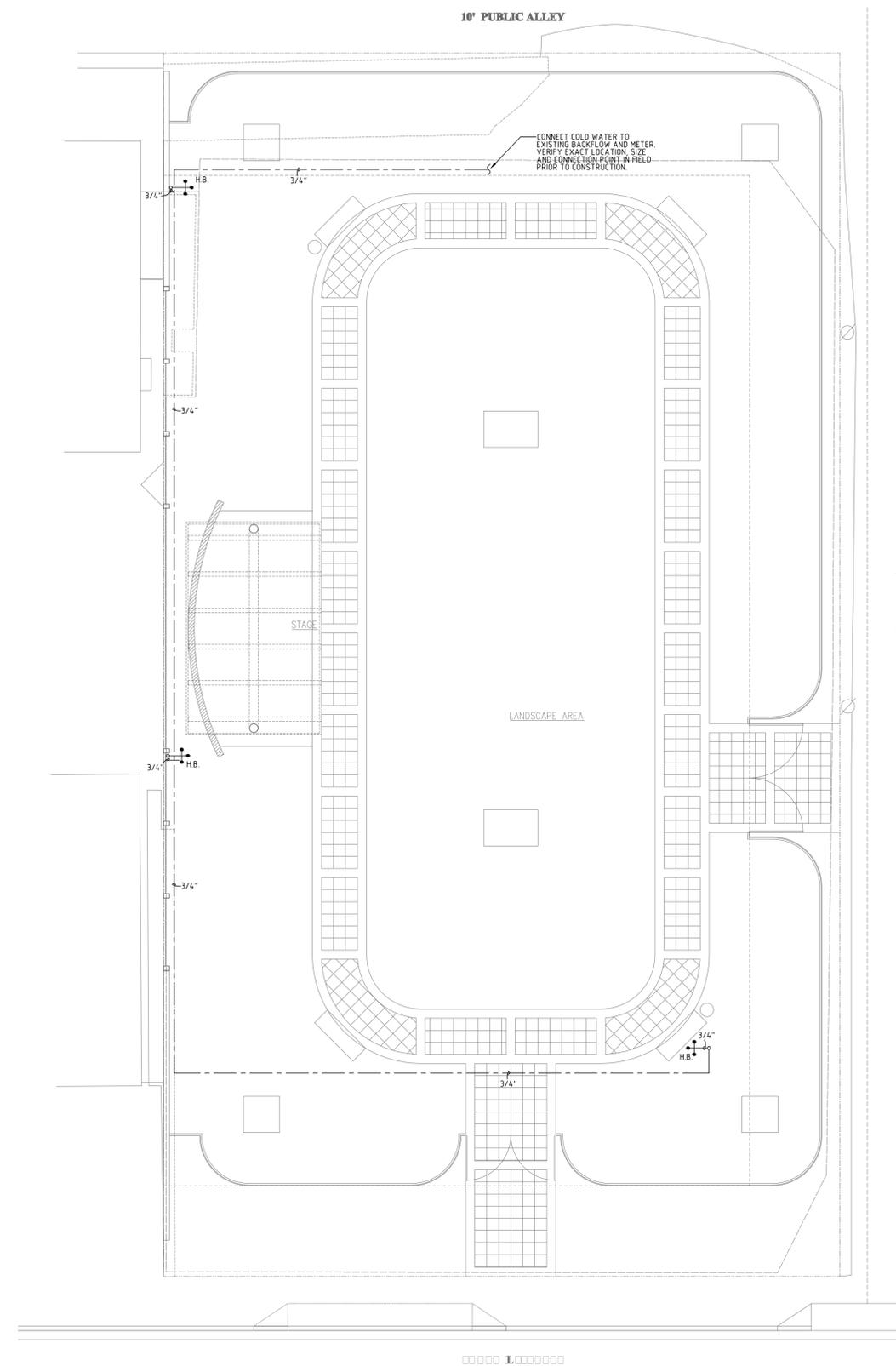
PHASE II

CONSTRUCT. DOCUMENTS

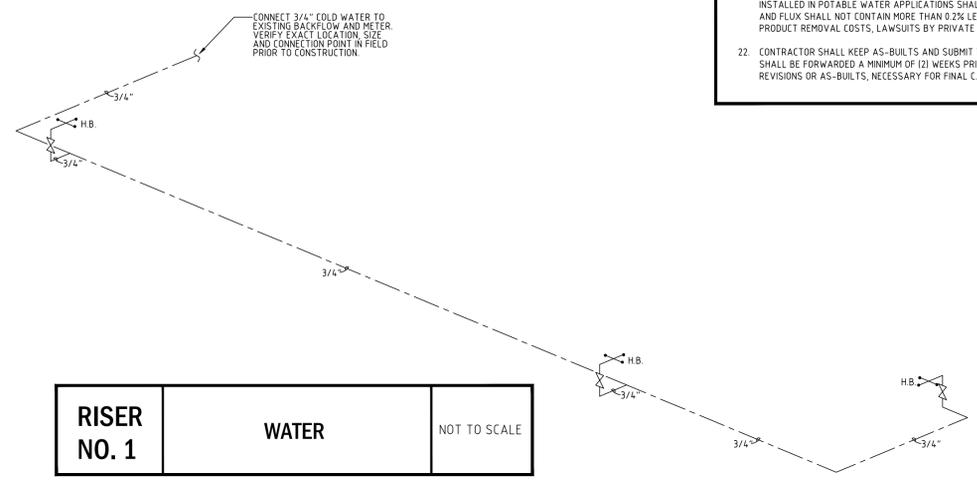
E3.1

PERMIT SET

ELECTRICAL RISER/PANEL SCHEDULE □ DETAILS



15' PUBLIC ALLEY



RISER NO. 1	WATER	NOT TO SCALE
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PLUMBING SPECIFICATIONS

- ALL WORK TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2014, FIFTH EDITION OF THE PLUMBING SECTION AND TO COMPLY WITH ALL LOCAL RULES AND ORDINANCES.
- ALL WORKMANSHIP & MATERIALS TO BE IN STRICT ACCORDANCE WITH APPLICABLE NATIONAL, STATE, LOCAL CODES, RULES & ORDINANCES.
- CONTRACTOR SHALL VISIT THE JOB SITE & THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
- ALL MATERIALS TO BE NEW.
- ALL WORK SHALL BE PERFORMED BY A LICENSED AND BONDED PLUMBING CONTRACTOR IN A FIRST-CLASS WORKMAN LIKE MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE.
- ALL EXCAVATION & BACK FILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT.
- REQUIRED INSURANCE SHALL BE PROVIDED BY THIS CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY & PROPERTY DAMAGE FOR THE DURATION OF WORK.
- CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS & TEST. SUBSTITUTIONS BY THE CONTRACTOR SHALL HAVE PRIOR APPROVAL. ANY CHANGES MADE WITHOUT APPROVAL WILL BE PAID BY THE CONTRACTOR TO RETURN TO THE ORIGINAL DESIGN.
- EXISTING PIPE SIZES TO BE VERIFIED BY THE PLUMBER AND UPGRADED IF NOT LARGE ENOUGH TO ACCOMMODATE LOAD.
- ALL WORK TO BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROCESS OF CONSTRUCTION.
- THE CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR REVIEW OF THE GENERAL NOTES, SPECIFICATIONS, AND ALL OTHER DRAWINGS FOR ADDITIONAL REQUIREMENTS WHICH MAY NOT BE SPECIFICALLY CALLED OUT IN THIS PORTION OF THE CONSTRUCTION DOCUMENTS.
- DRAWINGS FOR PLUMBING WORK ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, LAYOUT, AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENT. FIELD VERIFY FINAL LOCATIONS FOR EQUIPMENT. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DIMENSIONS AND EXACT LOCATION OF PLUMBING FIXTURES. REFER TO MANUFACTURER'S STANDARD INSTALLATION DRAWINGS FOR EQUIPMENT CONNECTIONS AND INSTALLATION REQUIREMENTS.
- DRAWINGS AND SPECIFICATIONS GOVERN WHERE THEY EXCEED CODE REQUIREMENTS.
- VERIFY LOCATION AND SIZE OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ADVISE ENGINEER OF ANY DISCREPANCIES. ANY COST RESULTING FROM DISCREPANCIES NOT REPORTED AT THIS TIME SHALL BE PAID BY THE CONTRACTOR.
- PROVIDE SHUT-OFF VALVES IN THE SUPPLY PIPING TO EVERY FIXTURE.
- ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS.
- CAP ALL PIPING OPENINGS DURING CONSTRUCTION UNTIL FINAL CONNECTIONS TO EQUIPMENT AND ACCESSORIES ARE MADE.
- WATER PIPING TO BE TYPE "L" COPPER ABOVE AND TYPE "K" COPPER BELOW GRADE.
- FLUSH OUT EXISTING WATER PIPING, STERILIZE THE NEW WATER PIPING LINES BY INTRODUCING INTO THEM A SOLUTION OF CALCIUM HYPOCHLORITE OR CHLORINE OF LIME. OPEN AND CLOSE ALL NEW VALVES WHILE SYSTEM IS BEING CHLORINATED. AFTER THE STERILIZING AGENT HAS BEEN APPLIED FOR 24 HOURS, TEST FOR RESIDUAL CHLORINE AT THE ENDS OF LINES. IF LESS THAN 10 PARTS PER MILLION IS INDICATED, REPEAT THE PROCESS. WHEN TESTS SHOW AT LEAST 10 PARTS PER MILLION OF RESIDUAL CHLORINE, FLUSH OUT THE SYSTEM UNTIL ALL TRACES OF THE CHEMICAL USED ARE REMOVED. MAKE NECESSARY CONNECTIONS TO STERILIZE PIPING.
- AFTER STERILIZATION HAS BEEN ACCOMPLISHED INITIATE A BACTERIOLOGICAL TEST PERFORMED BY AN APPROVED TESTING LABORATORY. WATER SHALL BE DRAWN FROM THE SYSTEM AT A POINT FURTHEST FROM THE WATER ENTRANCE TO THE BUILDING. A CERTIFIED TEST REPORT OF THESE TESTS RESULTS INDICATING SATISFACTORY COLIFORM COUNT, COLOR AND CHLORINE RESIDUAL SHALL BE PRESENTED TO THE ARCHITECT AND OWNER WHEN THE WATER SUPPLY PIPING SYSTEM IS SUBSTANTIALLY COMPLETED DURING CONSTRUCTION. ANOTHER SIMILAR TEST SHALL BE PERFORMED AT THE TIME OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY WITH ANOTHER CERTIFIED TEST REPORT PRESENTED TO THE ARCHITECT AND OWNER AT THAT TIME.
- FEDERAL LAW MANDATES AS OF JANUARY 4, 2014 THE WETTED SURFACE OF EVERY PIPE, FIXTURE AND FITTING INSTALLED IN POTABLE WATER APPLICATIONS SHALL NOT CONTAIN MORE THAN 0.25% LEAD BY WEIGHT. SOLDER AND FLUX SHALL NOT CONTAIN MORE THAN 0.2% LEAD. NON-COMPLIANCE MAY RESULT IN FINES, INSTALLED PRODUCT REMOVAL COSTS, LAWSUITS BY PRIVATE PARTIES OR GOVERNMENT AGENCY.
- CONTRACTOR SHALL KEEP AS-BUILTS AND SUBMIT TO THE ENGINEER OF RECORD FOR REVIEW. ALL CHANGES SHALL BE FORWARDED A MINIMUM OF 12 WEEKS PRIOR TO FINAL INSPECTION. ANY EXPENSES, SUCH AS REVISIONS OR AS-BUILTS, NECESSARY FOR FINAL C.O. SHALL BE AT THE EXPENSE OF THE OWNER.



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REVISIONS	NO.
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PHASE II
 CONSTRUCT. DOCUMENTS
P1.1
 PERMIT SET

PERMIT SET: 06/02/16

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1 PLUMBING PLAN, RISER AND SPECIFICATIONS
 1/8" = 1'-0"

BOUNDARY SURVEY FOR: CULTURAL COUNCIL OF PALM BEACH COUNTY, INC.

This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property.
Cultural Council of Palm Beach County, Inc.
Old Republic National Title Insurance Company
Premier Title Company, Ltd.

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:
 11 South L Street
 Lake Worth, FL 33463

LEGAL DESCRIPTION:
 Lots 22, 23 and 24, Block 21, of TOWNSITE OF LUCERNE NOW KNOWN AS LAKE WORTH, according to the Plat thereof, as recorded in Plat Book 2, at Page 29, of the Public Records of Palm Beach County, Florida.

FLOOD ZONE:
 This property is located in Flood Zone C, according to F.I.R.M. (Flood Insurance Rate Map) No. 120213 0002 C, dated 09/30/1982.

NOTES:

1. No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.
2. Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NGVD-29. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
3. Description furnished by client or client's agent.
4. Unless it bears the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
5. This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
6. Except as shown, underground and overhead improvements are not located. Underground foundations not located.
7. The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
8. No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
9. Revisions shown hereon do not represent a "survey update" unless otherwise noted.
10. All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
11. In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
12. It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
13. The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
14. The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 7/9/2015



 Craig L. Wallace
 Professional Surveyor and Mapper
 Florida Certificate No. 3357
 Sheet 1 of 2



LEGEND

A = ARC LENGTH A/C = AIR CONDITIONING A.E. = ACCESS EASEMENT A.K.A. = ALSO KNOWN AS B.F.P. = BACKFLOW PREVENTER BLDG. = BUILDING B.M. = BENCHMARK B.O.C. = BACK OF CURB B.O.W. = BACK OF WALK (C) = CALCULATED CATV = CABLE ANTENNA TELEVISION C.B. = CHORD BEARING C.B.S. = CONCRETE BLOCK STRUCTURE C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE CH = CHORD C.L.F. = CHAIN LINK FENCE CLR. = CLEAR C.M.P. = CORRUGATED METAL PIPE CONC. = CONCRETE (D) = DESCRIPTION DATUM D.B. = DEED BOOK D.E. = DRAINAGE EASEMENT D.H. = DRILL HOLE D/W = DRIVEWAY EL. = ELEVATION ENC. = ENCROACHMENT E.O.P. = EDGE OF PAVEMENT E.O.W. = EDGE OF WATER ESM/T = EASEMENT F.F. = FINISH FLOOR FND. = FOUND	F.O.C. = FACE OF CURB I.D. = INSIDE DIAMETER INV. = INVERT I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT L.A.E. = LIMITED ACCESS EASEMENT L.B. = LICENSE BOARD L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT (M) = FIELD MEASUREMENT M.H. = MANHOLE M.H.W.L. = MEAN HIGH WATER LINE MIN. = MINIMUM M.L.W.L. = MEAN LOW WATER LINE N.V.G.D. = NATIONAL GEODETIC VERTICAL DATUM N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT N.T.S. = NOT TO SCALE O.A. = OVERALL O.D. = OUTSIDE DIAMETER O/H = OVERHEAD UTILITY LINE O.R.B. = OFFICIAL RECORD BOOK O/S = OFFSET (P) = PLAT DATUM P.B. = PLAT BOOK P.B.C. = PALM BEACH COUNTY P.C. = POINT OF CURVATURE P.C.C. = POINT OF COMPOUND CURVATURE P.C.P. = PERMANENT CONTROL POINT PG. = PAGE P.I. = POINT OF INTERSECTION P/O = PART OF P.O.B. = POINT OF BEGINNING	P.O.C. = POINT OF COMMENCEMENT P.R.C. = POINT OF REVERSE CURVATURE P.R.M. = PERMANENT REFERENCE MONUMENT PROP. = PROPOSED P.T. = POINT OF TANGENCY PVM/T = PAVEMENT (R) = RADIAL R = RADIUS RGE. = RANGE R.P.B. = ROAD PLAT BOOK R/W = RIGHT OF WAY (S) = SURVEY DATUM S.B. = SETBACK SEC. = SECTION S/D = SUBDIVISION S.F. = SQUARE FEET S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT S.R. = STATE ROAD STA. = STATION STY. = STORY S/W = SIDEWALK T.O.B. = TOP OF BANK T.O.C. = TOP OF CURB TWP. = TOWNSHIP TYP. = TYPICAL U/C = UNDER CONSTRUCTION U.E. = UTILITY EASEMENT U.R. = UNRECORDED W.C. = WITNESS CORNER W.M.E. = WATER MANAGEMENT EASEMENT W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT W.M.T. = WATER MANAGEMENT TRACT ——— = BASELINE ——— = CENTERLINE Δ = CENTRAL ANGLE/DELTA ■ = CONCRETE MONUMENT FOUND (AS NOTED) □ = CONCRETE MONUMENT SET (LB #4569) ● = ROD & CAP FOUND (AS NOTED) ○ = 5/8" ROD & CAP SET (LB #4569) ⊙ = IRON PIPE FOUND (AS NOTED) ⊙ = IRON ROD FOUND (AS NOTED) ▲ = NAIL FOUND (AS NOTED) ⊙ = NAIL & DISK FOUND (AS NOTED) ⊙ = MAG NAIL & DISK SET (LB #4569) R ——— = PROPERTY LINE ⊗ = UTILITY POLE ⊕ = FIRE HYDRANT ⊕ = WATER METER ⊕ = WATER VALVE ⊕ = LIGHT POLE
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WALLACE SURVEYING
 CORP. LICENSED BUSINESS # 4569
 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551



MEMORANDUM DATE: June 29, 2016

AGENDA DATE: July 13, 2016

TO: Chair and Members of the Historic Resources Preservation Board

RE: **529 South L Street**

FROM: Aimee N. Sunny, Senior Preservation Coordinator
Department for Community Sustainability

TITLE: **HRPB Project Number 16-00100145:** Consideration of a Certificate of Appropriateness (COA) for installation of a double driveway in the front yard, for the property located at **529 South L Street**; PCN# 384344-21151690310. The subject property was constructed c.1940 and is a contributing resource within the Southeast Lucerne Local Historic District.

OWNER/APPLICANT: Michael and Erica Francis
529 S L Street
Lake Worth, FL 33460

BACKGROUND:

The single-family structure at 529 South L Street was constructed c. 1940 in a Frame Vernacular style. The property has public frontage on South L Street to the east and 6th Avenue South to the south. The building still retains most of its character defining features including wood double-hung windows, wood front door, wood siding, and asphalt shingle roof. The building has undergone few changes over time including an addition to the west of the main building, awning installation, and roof replacement in kind. Although the original architectural plans for the building are not available in the City's property files, the file does have information from early property survey cards and permit records. Overall, the building retains a high degree of historic integrity of location, setting, materials, and design.

REQUEST:

The Applicant is requesting to install a 20' wide x21' deep double driveway of pavers-set-in-sand in the front yard, directly between the street and the front door.

COMPREHENSIVE PLAN CONSISTENCY:

It is the analysis of Staff that the project, as proposed, is not consistent with the Comprehensive Plan goals and objectives concerning historic preservation and housing due to the fact that the Applicant is proposing a change that will have an adverse effect on the historic integrity of the property. Specifically, the request is in conflict with these objectives:

Goal 1.4 Encourage preservation and rehabilitation of historic and natural resources and where appropriate restrict development that would damage or destroy these resources. (Objective 1.4.2)

Objective 3.2.5: To encourage the identification of historically significant housing, and to promote its preservation and rehabilitation as referenced by the Surveys of Historic Properties conducted for the City of Lake Worth.

Policy 3.2.5.1: Properties of special value for historic, architectural, cultural or aesthetic reasons will be restored and preserved through the enforcement of the City’s Historic Preservation Ordinance to the extent feasible.

ANALYSIS:

Zoning

The proposed alterations are not in conflict with the development requirements in the City’s Zoning Code. Based on the Single-Family Residential (SFR) zoning Code:

<u>Dimension</u>	<u>Required by Code</u>	<u>Existing or Proposed</u>
Lot size	7,500 sq. feet	6,750 sq. feet (legal non-conforming)
Lot width	75'-0"	50'-0"
Front (South) setback	20'0"	34'0" existing to structure
Side setback	10% of lot width = 5'-0" to the structure	North = 2.2' existing, 2.2' proposed; South = 12.9' existing, 27' proposed
Total Impermeable Surface	55% max.	35% existing, 38% proposed
Front Yard Impermeable surface	Lesser of 900sf or 75% of front yard shall remain Pervious (Front yard = 20' setback x 50' lot width = 1000 sf total)	94% (940 sf) Permeable Existing, 79% (790 sf) Permeable Proposed (with pavers set in sand, which receive a 50% credit)

Historic Preservation

Staff has reviewed the documentation and materials provided in this application and outlined the applicable guidelines and standards found in the City’s Historic Preservation Ordinance, detailed in Attachment 1 – Decision Criteria.

The National Park Service and Secretary of the Interior’s Standards have very specific criteria regarding the rehabilitation of historic structures. Although the Standards do not specifically address driveway design, the Standards do address the overall setting, environment, and historic integrity of a property. Specifically, Standards 2 and 9 apply in this situation:

Standard 2 - The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Standard 9 - New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new construction 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.

It is the analysis of Staff that the project as proposed is not compatible with the review criteria set forth in the City's Land Development Regulations, Historic Preservation Ordinance, Section 23.5-4.

The Standards require that alterations to the overall setting and environment surrounding a historic structure also be compatible with the architectural style and design of the structure. The proposed double driveway is not compatible within the context of the 1940's frame vernacular style structure. Most parking spaces for single family structures were located in the rear of the property off the alleyway, and did not lead directly to the front door. A double driveway in the front of the house is not historically appropriate for a single-family structure within the Southeast Lucerne Local Historic District, and disrupts the linear spatial relationship of the street, front walkway, and front door. Most houses in this area have parking off to the side of the front entrance or parking in the rear of the main structure. The lot has other parking areas in the rear and a garage off the alleyway. A single driveway to the side of the front entrance would be historically appropriate for the district.

Public Comment

At the time of publication of this report, Staff has not received any public comment regarding this project.

CONSEQUENT ACTION:

Approve the application; approve the application with conditions; continue the hearing to a date certain to request additional information; or deny the application.

RECOMMENDATION:

Staff recommends that the Board deny the application as submitted, given that the double driveway application does not meet the Secretary of the Interior's Standards for Rehabilitation, does not meet the criteria set forth in the City of Lake Worth Land Development Regulations §23.5-4(k), and will have an adverse effect on the integrity, setting, environment, and character of the property.

Based on the issues outlined in the Applicant's Justification Statement, Staff is in support of the Applicant installing a single driveway on the north or south side in front the property, or a new curb cut and driveway to the existing garage and parking area in the rear that is in compliance with the Land Development Regulations and the Secretary of the Interior's Standards.

POTENTIAL MOTION:

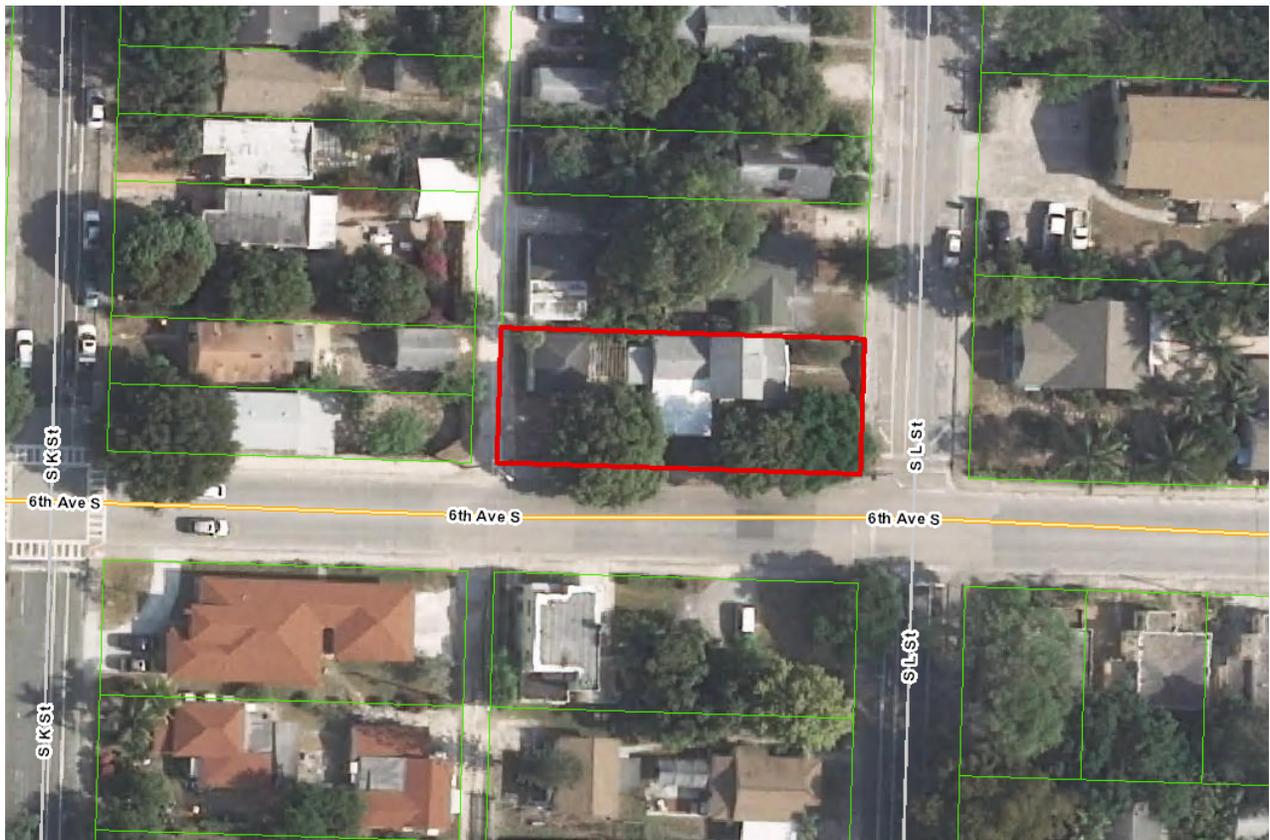
I MOVE TO **APPROVE** HRPB 16-00100145: Consideration of a Certificate of Appropriateness (COA) for a double driveway of pavers-set-in-sand in the front yard, for the subject property located at **529 South L Street**, based upon the preponderance of competent substantial evidence.

I MOVE TO **DENY** HRPB 16-00100145: Consideration of a Certificate of Appropriateness (COA) for a double driveway of pavers-set-in-sand in the front yard, for the subject property located at **529 South L Street**, because the Applicant has not established by a preponderance of the evidence that the application is in compliance with the City of Lake Worth Land Development Regulations Section 23.5-4 and 23.4-4, the Secretary of the interiors Standards for the Rehabilitation of Historic Properties, and the City's Comprehensive Plan.

ATTACHMENTS:

1. Decision Criteria
2. Application Photographs
 - a. Proposed Driveways for Structure
 - b. Photographs of Neighborhood Driveways
3. Justification Statement
4. Survey
 - a. Current
 - b. Historic

LOCATION MAP



MEMORANDUM

DATE: June 29, 2016

TO: Chair and Members of the Historic Resources Preservation Board

FROM: Aimee N. Sunny, Senior Preservation Coordinator
Department of Community Sustainability

SUBJECT: **HRPB Project Number 16-00100145**: Consideration of a Certificate of Appropriateness (COA) for installation of a double driveway in the front yard, for the property located at **529 South L Street**; PCN# 38-43-44-21-15-169-0310. The subject property was constructed c.1940 and is a contributing resource within the Southeast Lucerne Local Historic District.

HRPB Meeting Date: July 13, 2016

Per Section 23.5-4k(1) of the historic preservation ordinance, the Board shall use the following criteria in making a determination:

A. What is the effect of the proposed work on the landmark or the property upon which such work is to be done?

Response: It is the analysis of Staff that the proposed double driveway installation would have an adverse effect on the historic appearance of the building and site, and is not compatible with the design or style of a single-family frame vernacular residence within the Southeast Lucerne Local Historic District.

B. What is the relationship between such work and other structures on the landmark site or other property in the historic district?

Response: The proposed work will have no direct physical effect on any surrounding properties within the surrounding Southeast Lucerne Local Historic District, however it will have an indirect visual effect on the district.

C. To what extent will the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property be affected?

Response: The Applicant is proposing work that is not compatible with the architectural design and setting of the structure and site by proposing a double driveway that is not compatible with or authentic to the setting and place of the Southeast Lucerne Local Historic District. The double driveway installation will negatively affect the historic integrity of the site and setting of the historic structure.

D. Would denial of a certificate of appropriateness deprive the property owner of reasonable beneficial use of his property?

Response: No, the denial of this COA as submitted does not prevent the Applicant from potentially proposing other alterations to the structure, nor would it make the building uninhabitable.

E. Are the applicant's plans technically feasible and capable of being carried out within a reasonable time?

Response: Yes.

F. Do the plans satisfy the applicable portions of the general criteria contained in the United States Secretary of the Interior's Standards for Rehabilitation then in effect or as they may be revised from time to time? The current version of the Secretary's Guidelines provides as follows:

(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.

Response: No change to the use of the property is proposed.

(2) This historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Response: No historic materials are requested to be removed.

(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.

Response: Not applicable to this project.

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Response: Not applicable to this project.

(5) Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Response: No historic materials are requested to be removed.

(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities.

Response: No historic materials are requested to be removed.

Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or because the different architectural elements from other buildings or structures happen to be available for relocation.

Response: Not applicable to this project.

(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.

Response: Not applicable to this project.

(8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Response: Not applicable to this project.

(9) New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new construction 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.

Response: The proposed driveway location and design would alter the integrity of the setting and site design that characterize the property.

(10) New additions and adjacent or related new construction shall be undertaken in such manner that, if removed in the future, the essential form and integrity of the historic building and its environment would be unimpaired.

Response: Not applicable to this project.

G. What are the effects of the requested change on those elements or features of the structure which served as the basis for its designation and will the requested changes cause the least possible adverse effect on those elements or features?

Response: It is the analysis of Staff that the historic character of the property would be adversely affected by the proposed project as submitted by the Applicant, as outlined above. The requested double driveway installation does not represent the least possible adverse effect on the property. A single driveway to the side of the front entrance, or parking in the rear of the structure, could be installed that would complement the single-family frame vernacular house and Southeast Lucerne Local Historic District.

Section 23.5-4k(2). Additional guidelines for alterations.

In approving or denying applications for certificates of appropriateness for alterations, the HRPB shall also consider the following additional guidelines:

A. Is every reasonable effort being made to provide a compatible use for a property that requires minimal alteration of the building, structure or site and its environment, or to use the property for its originally intended purpose?

Response: No change to the use of the property is proposed.

B. Are the distinguishing original qualities or character of a building, structure or site and its environment being destroyed? The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible.

Response: Not applicable to this project.

C. When a certificate of appropriateness is requested to replace windows or doors, the HRPB shall permit the property owner's original design when the HRPB's alternative design would result in an increase in cost of thirty (30) percent above the owner's original cost. The owner shall be required to demonstrate to the HRPB that:

(1) The work to be performed will conform to the original window openings of the structure; and

Response: Not applicable to this project.

(2) That the replacement windows or doors with less expensive materials will achieve a savings in excess of thirty (30) percent over historically compatible materials otherwise required by this code.

Response: Not applicable to this project.











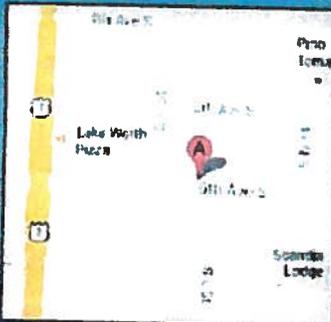
ORDERED BY:



**SECURE LAND TITLE
& ESCROW SERVICES, INC.**

712 U.S. Highway One, Suite 230 • North Palm Beach, FL 33408-4521

Office: 561-624-3289 • Fax: 561-624-3350



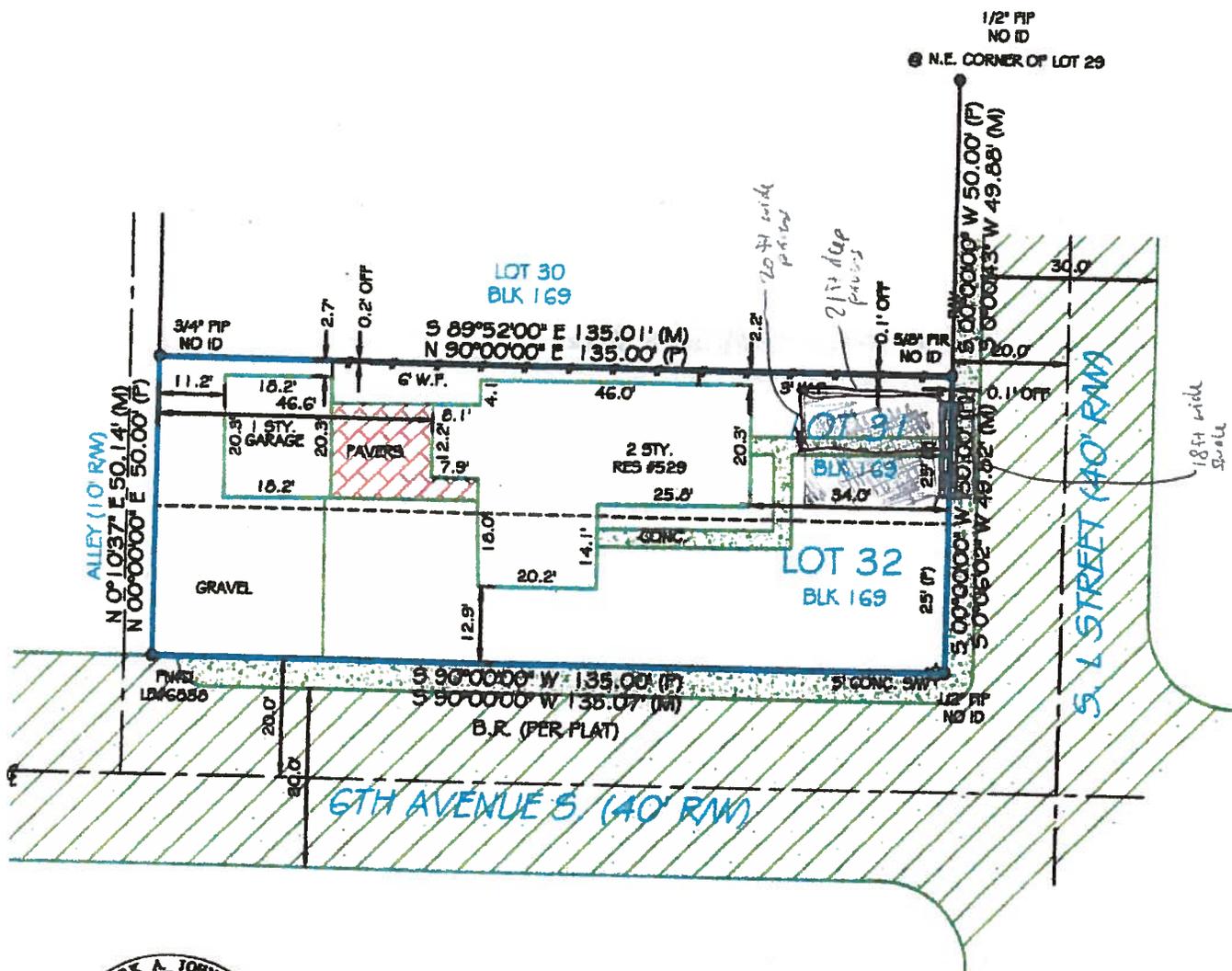
PROPERTY ADDRESS: 529 SOUTH L STREET LAKE WORTH, FLORIDA 33460

SURVEY NUMBER: FL1312.1076

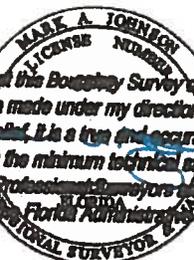
FIELD WORK DATE: 12/11/2013

REVISION DATE(S): (REV.0 12/20/2013)

**FL1312.1076
BOUNDARY SURVEY
PALM BEACH COUNTY**



I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the minimum technical standards set forth by the Florida Board of Professional Surveyors and Mappers as described in Chapter 5J-17 of the Florida Administrative Code.



Mark A. Johnson
State of Florida Professional Surveyor and Mapper
License No. 6672

NOTES:
LOT APPEARS TO BE SERVICED BY CITY WATER AND SEWER
FENCE OWNERSHIP NOT DETERMINED



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.



LEGAL DESCRIPTION:

LOTS 31 AND 32, BLOCK 169, THE PALM BEACH FARMS COMPANY PLAT NO. 2, TOWNSITE OF LUCERNE, ACCORDING TO THE PLAT THEREOF. AS RECORDED IN PLAT BOOK 2, PAGE 29-40, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST IS BASED ON THE RIGHT-OF-WAY LINE OF 6TH AVENUE, LOCATED WITHIN THE PALM BEACH FARMS COMPANY PLAT NO. 2, TOWNSITE OF LUCERNE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 29-40, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

- 1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Exakta by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All corners marked as set are at a minimum a 1/2" diameter, 18" iron rebar with a cap stamped LB#7337.
10. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J-17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
11. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
12. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
13. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exakta Surveyors. Additional logo or references to third party firms are for informational purposes only.
16. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
17. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

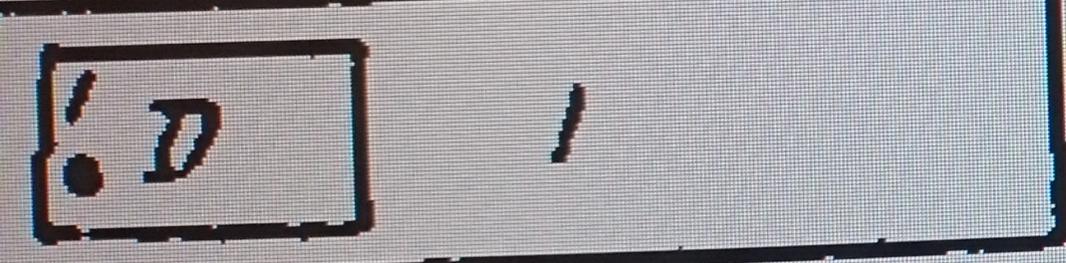
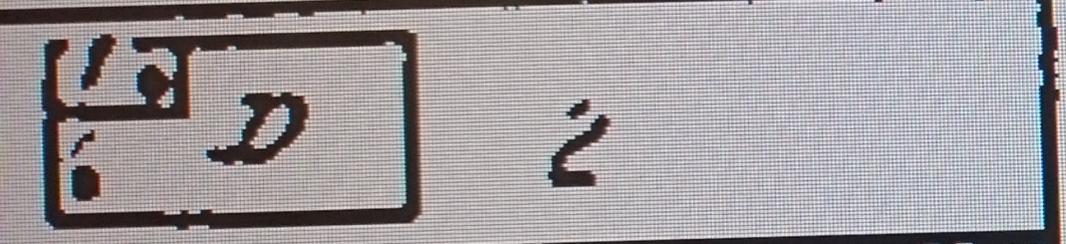
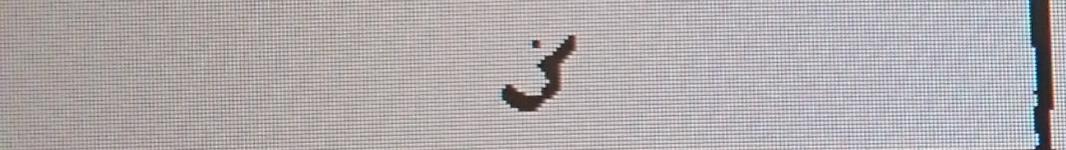
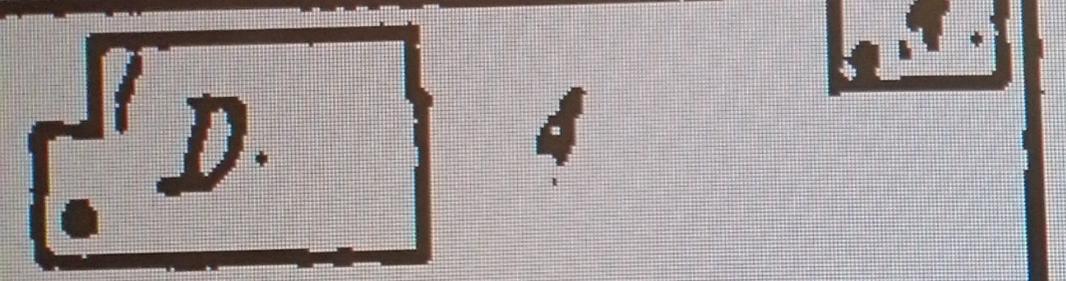
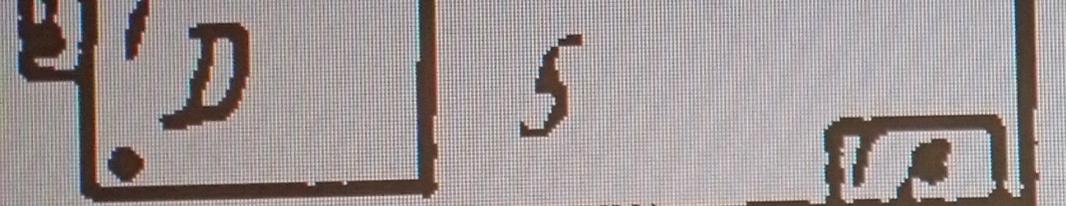
SURVEYOR'S LEGEND

Table with columns for Line Types, Surface Types, Symbols, and various abbreviations (AC, B.C., B.F.P., etc.) corresponding to survey features like Boundary Line, Structure, Air Conditioning, Block Corner, Backflow Preventer, etc.

ELECTRONIC SIGNATURE:
In complete accordance with Florida Statute 472.025 and Pursuant to the Electronic Signature Act of 1996 or Florida Statute TITLE XXXIX,

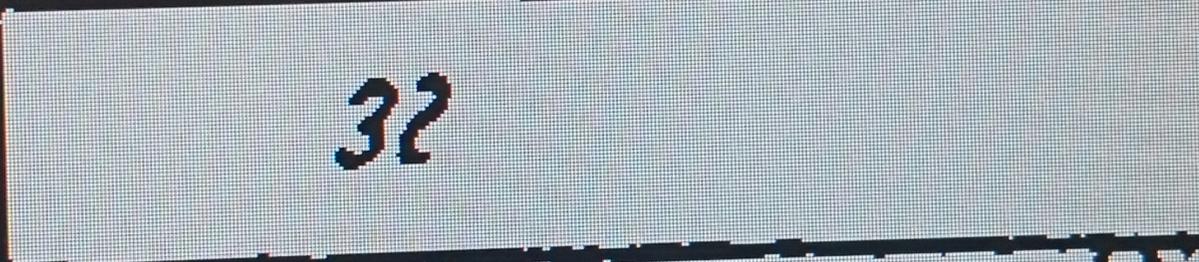
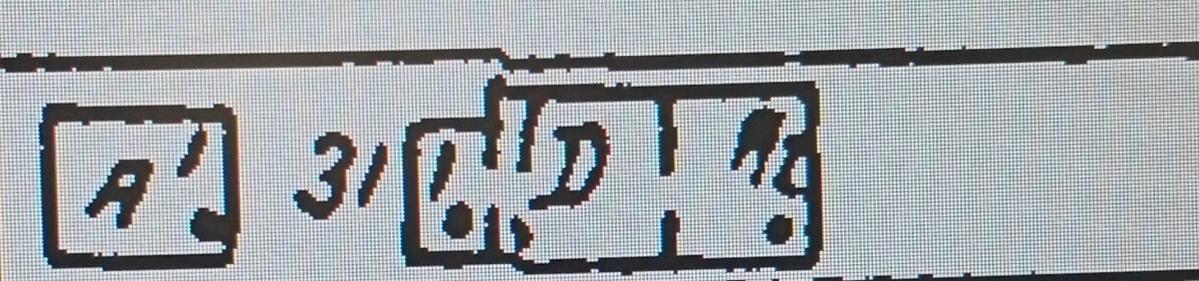
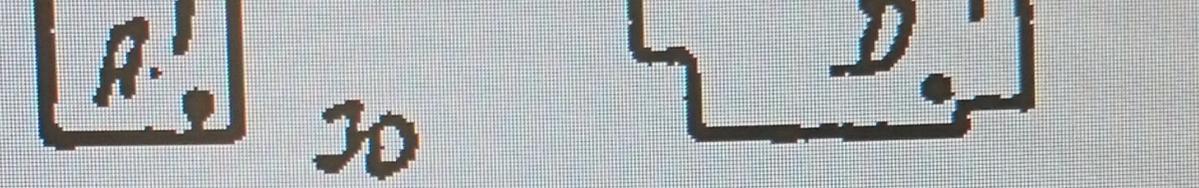
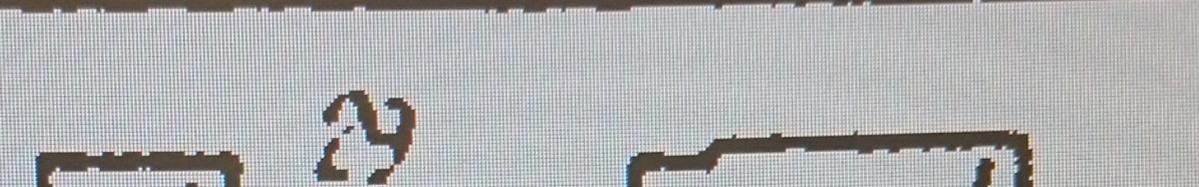
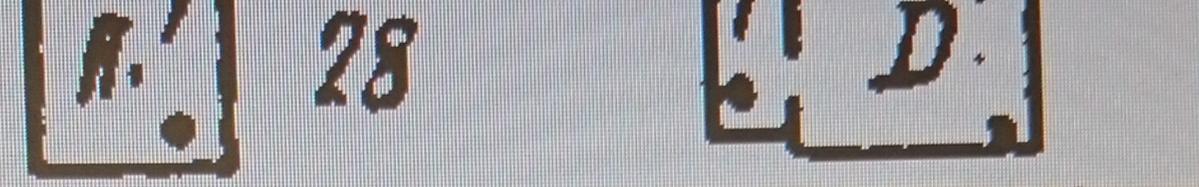
PRINTING INSTRUCTIONS:
1. While viewing the survey in Adobe Reader, select the

OFFER VALID ONLY FOR:
MICHAEL S. & ERICA FRANCIS



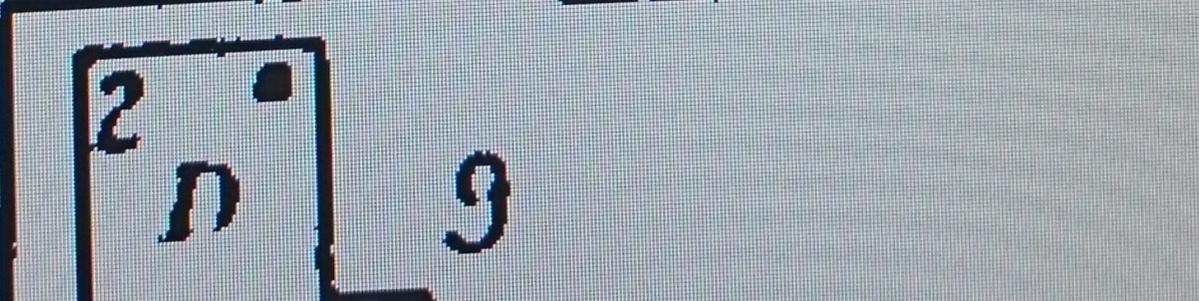
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Sec. 23.5-4. - Historic preservation.

k) *Criteria for granting certificates of appropriateness.*

1. *In general.* In approving or denying applications for certificates of appropriateness, the city shall, at a minimum, consider the following general guidelines:

B. What is the relationship between such work and other structures on the landmark site or other property in the historic district? **Majority of surrounding structures have driveways in the front. Many contributing structures have a double width driveway – majority of driveways with a single width driveway have space for three or more vehicles (see example images).**

C. To what extent will the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property be affected? **More of the historical house features will be visible with no fence in the front where the driveway entrance will be located (see example images).**

D. Would denial of a certificate of appropriateness deprive the property owner of reasonable beneficial use of his property? **Yes. Majority of surrounding structures are zoned multi-family (5 of the 6 closest lots including 530 S L, 524 S L, 518 S L, 521 S L, and 527 S L) and even with appropriate capacity there is not enough existing parking – overflow parking goes to the street resulting in no on-street parking by owners the majority of the time. Concerning “beneficial use of his property”, this includes not enough parking for our household (in addition to regular parking for family, guests, workers, etc.).**

In addition, this structure is located further back on the property compared to most properties. This structure has a 34-foot setback compared with a traditional 20-foot setback (or less). This results in a much smaller back yard than the majority of properties. It is not reasonable to have a 6,500 square foot property with no livable outdoor space in the back yard for a single family residence. There is also less parking available now with the improvements to 6th Ave S while no parking is allowed street side on S L approaching the intersection of S L and 6th Ave.

Furthermore, double driveways have been approved to other neighborhood contributing structures including: 321 S L St, 114 S J St, and 414 S K St (see examples images).

E. Are the applicant's plans technically feasible and capable of being carried out within a reasonable time? **Yes. Plans will be carried out exponentially faster than just the permit process has taken.**

F. Do the plans satisfy the applicable portions of the general criteria contained in the United States Secretary of the Interior's Standards for Rehabilitation then in effect or as they may be revised from time to time? The current version of the Secretary's Guidelines provides as follows:

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. **Whether single or double width, most surrounding properties have multi-car driveways.**

(5) Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. **No changes to any existing historical feature.**

G. What are the effects of the requested change on those elements or features of the structure which served as the basis for its designation and will the requested changes cause the least possible adverse effect on those elements or features? **No adverse effect. A contributing structure only because of the age. The original structure was a cottage which, over time, many significant changes took place to where the original structure is no longer recognizable. Changes include: 1) front porch enclosed and turned into a front entrance; 2) original living room now a hallway leading to the front room; 3) attic raised, expanded, and turned into a second floor with multiple bedrooms including the addition of a stair case instead of an attic entrance; 4) 20x20 living room added to South side lot connected to the dining room; and 5) back deck enclosed and turned into a mudroom. Again, the original structure (cottage) is no longer recognizable.**

2. *Additional guidelines for alterations.* In approving or denying applications for certificates of appropriateness for alterations, the city shall also consider the following additional guidelines:

B. Are the distinguishing original qualities or character of a building, structure or site and its environment being destroyed? The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible. **No changes to any existing historical feature.**

r) *Incentives for improvements to designated and contributing properties.*

2. *Waiver or modification of certain land development regulations.* In addition, the HRPB may waive or modify certain land development regulation requirements. Waiver or modification may occur concurrently with issuance of a certificate of appropriateness or upon initial designation of a landmark or of a historic district. Waivers may include setbacks, lot width, area requirements, height limitations, open space requirements, vehicular parking and circulation requirements, design compatibility requirements and similar development regulations. No waiver shall be permitted for permitted land uses, density or environmental and health standards. Before granting a waiver or modification, the HRPB must find that:

(A) The waiver or modification is in harmony with the general appearance and character of the neighborhood or district. **Most structures in neighborhood have a driveway that accommodates two or more vehicles; many of these in width; many are also contributing structures. Most structures are build closer to the front of the property resulting in a larger and private rear yard which is a common element for Florida residential houses (<https://www.lakeworth.org/files/files/business%20tab/historic/Model%20Guidelines.pdf>)**

(B) The project is designed and arranged in a manner that minimizes aural and visual impact on adjacent properties while affording the owner reasonable use of the land. **No visual or aural impact on adjacent properties.**

(D) The waiver or modification is the minimum necessary to allow reasonable use of the property while preserving its historical attributes. **Many nearby properties have an "all surface" front yard – we are only asking for the minimum designated parking required for a single family residence. One that is commensurate to the size of the land and structure, takes in consideration of the inability to place a long single width driveway due to the placement of large trees, and is less driveway than the majority of residences in our historical district.**

106 S J



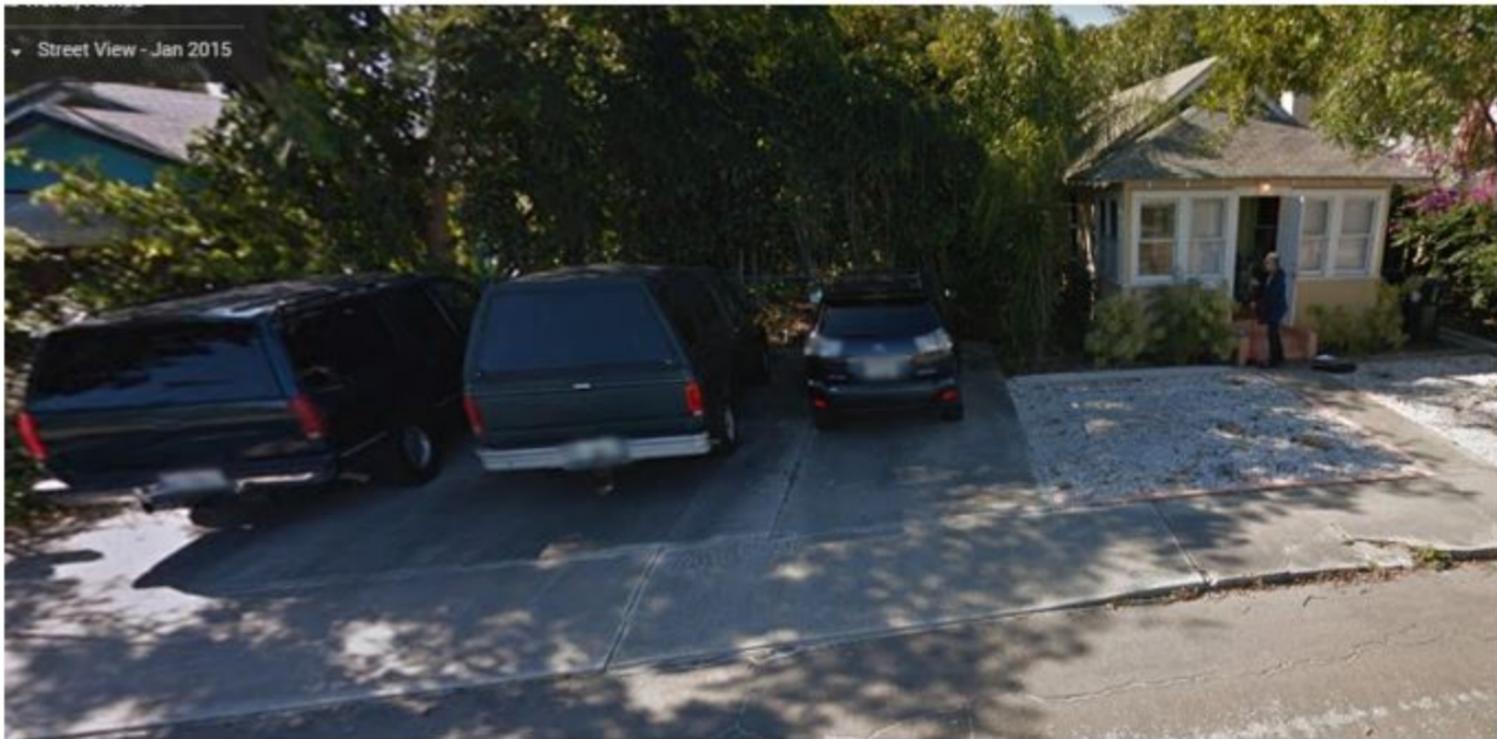
114 S J



129 S L



211 S J



223 S J



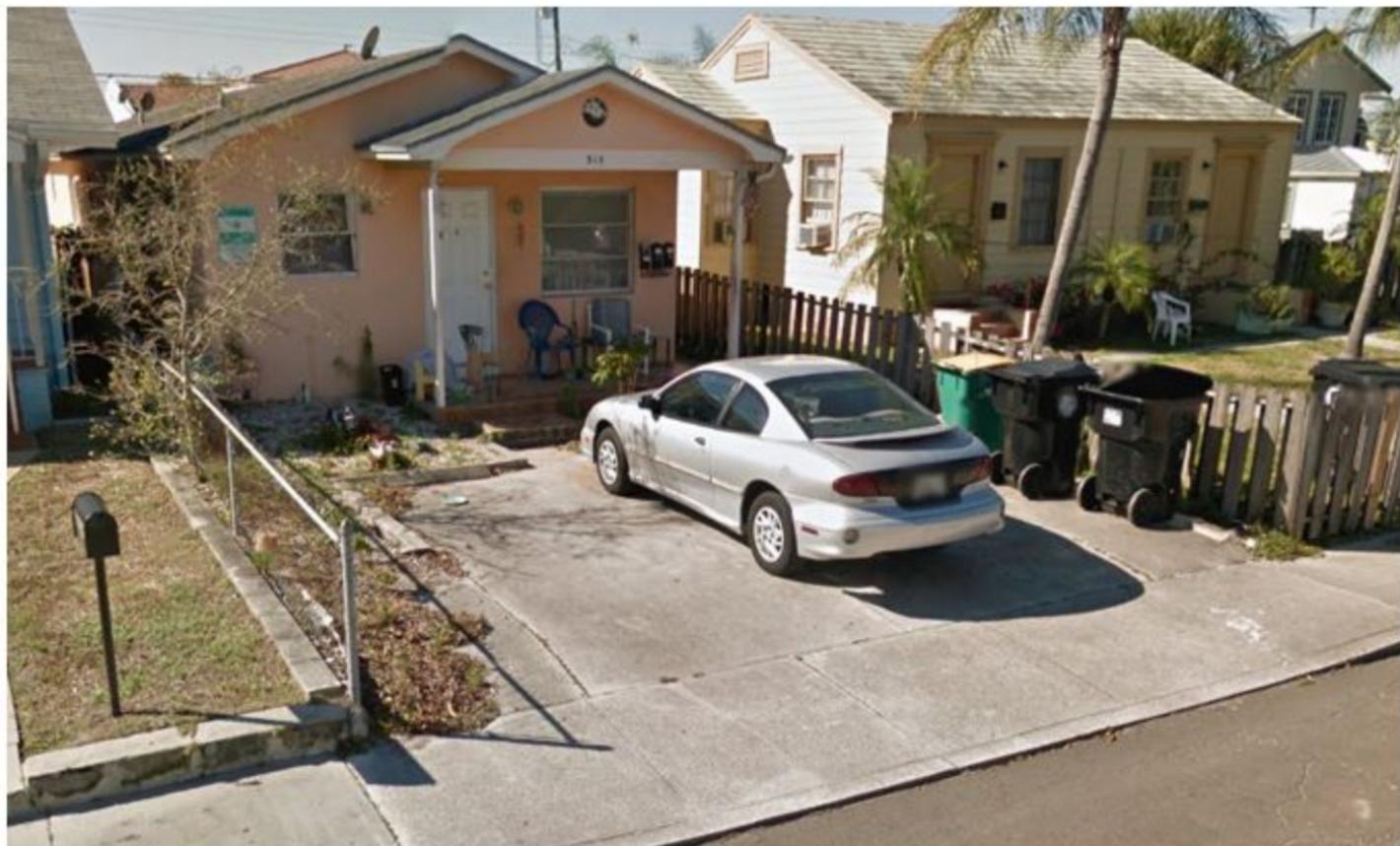
310 S L



314 S M

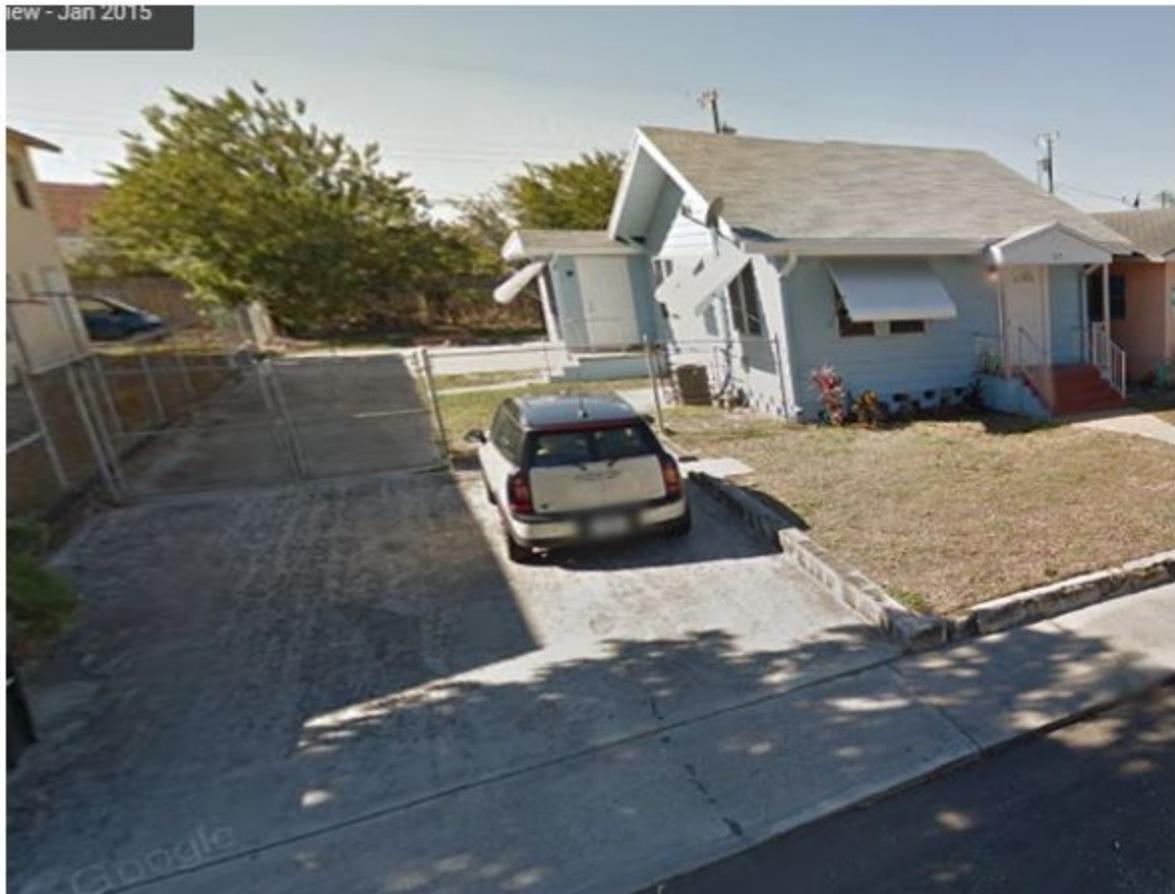


315 S J



317 S J

new - Jan 2015



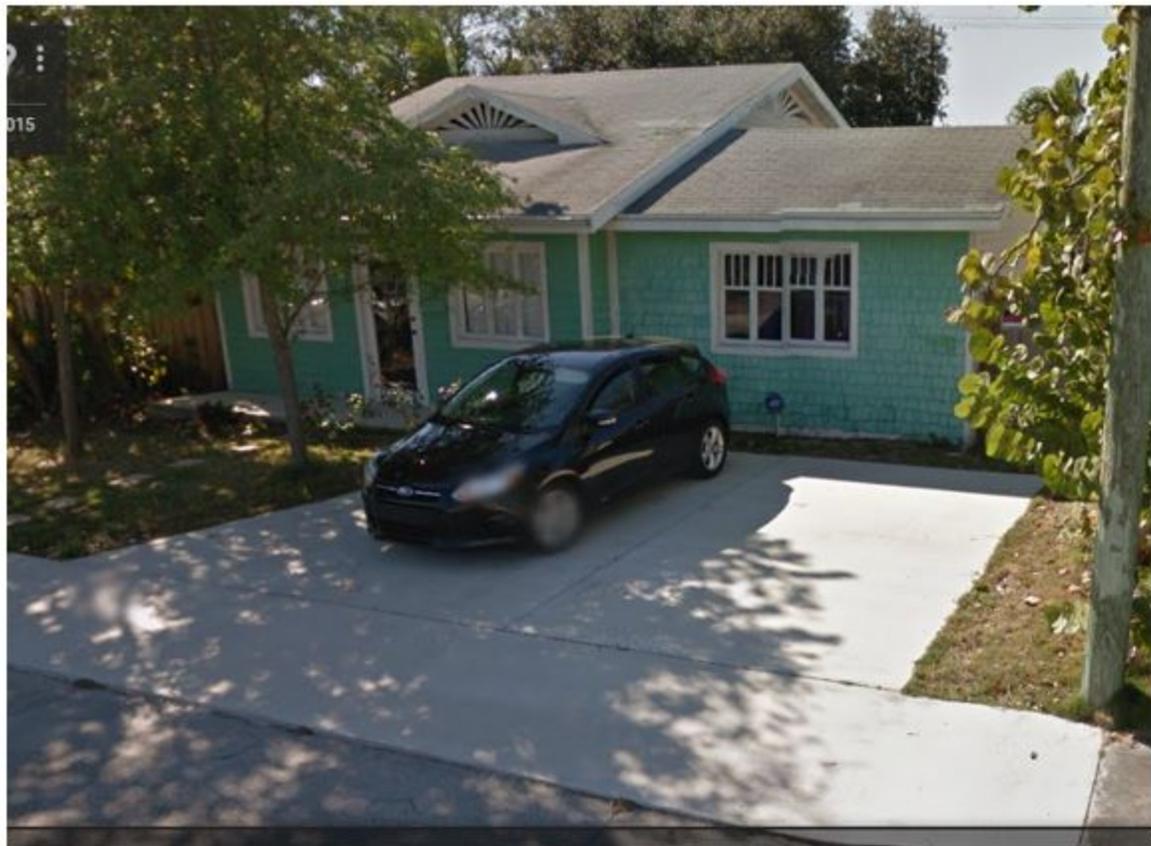
318 S K



320 S K



321 S L



324 S K



328 S L



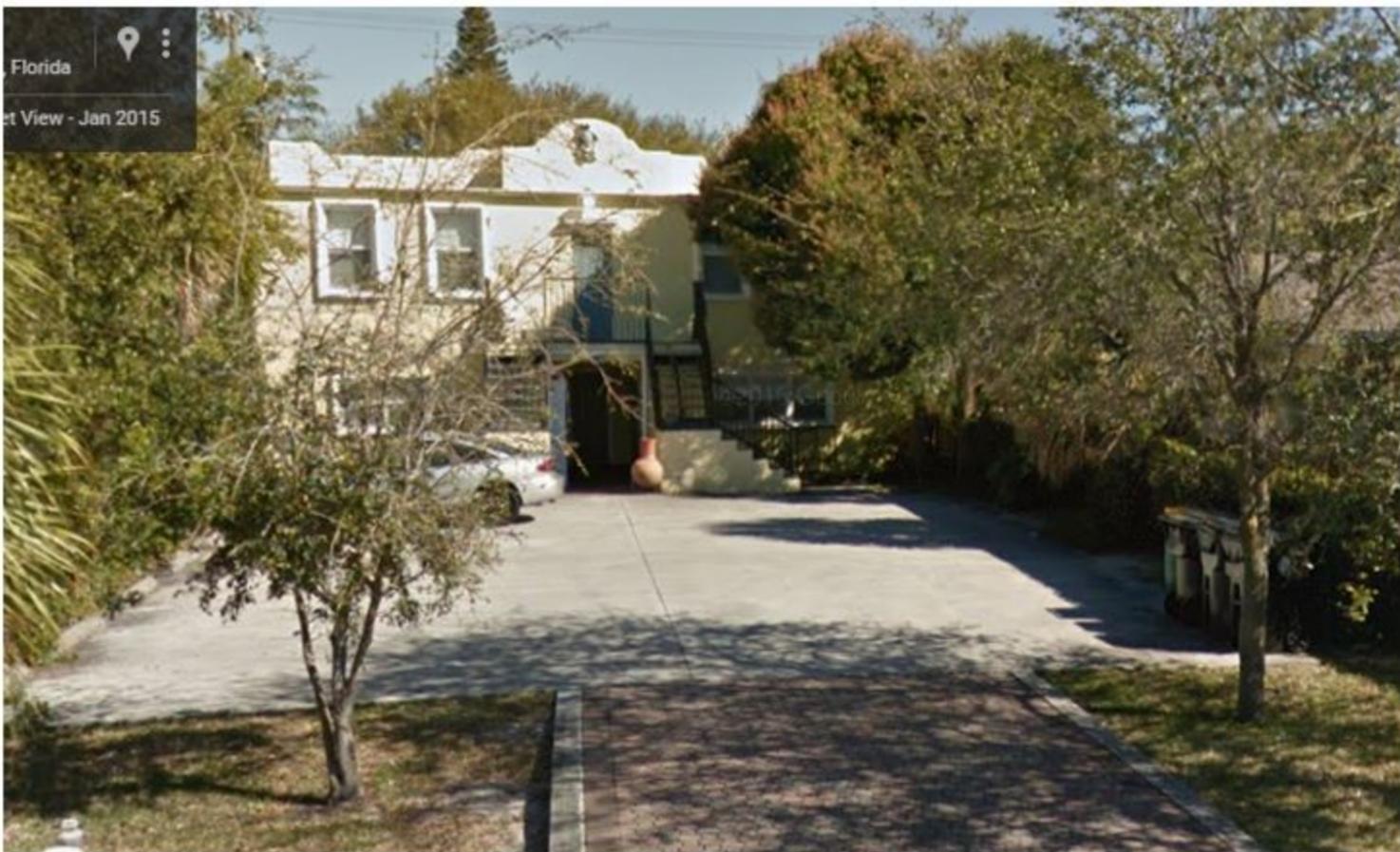
330 S K



407 S L



414 S K



414 S L



425 S K



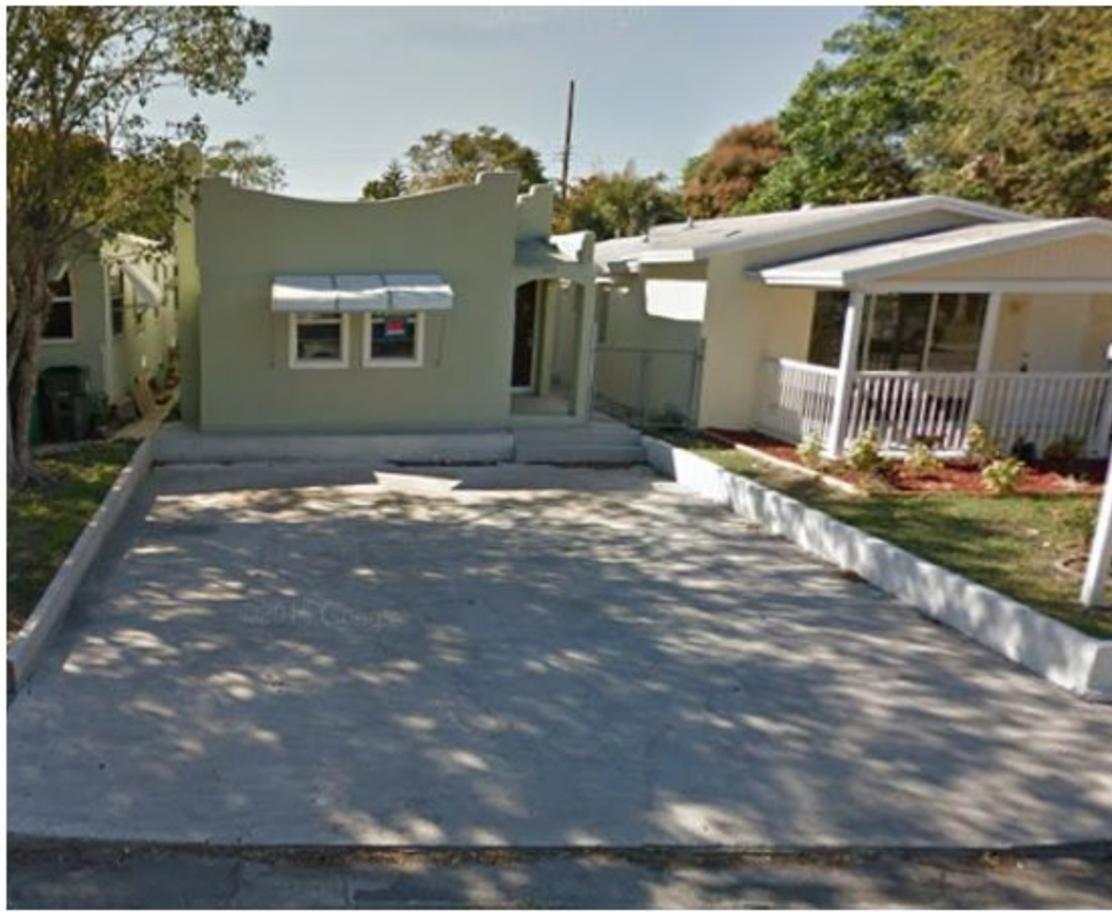
431 S J



431 S L

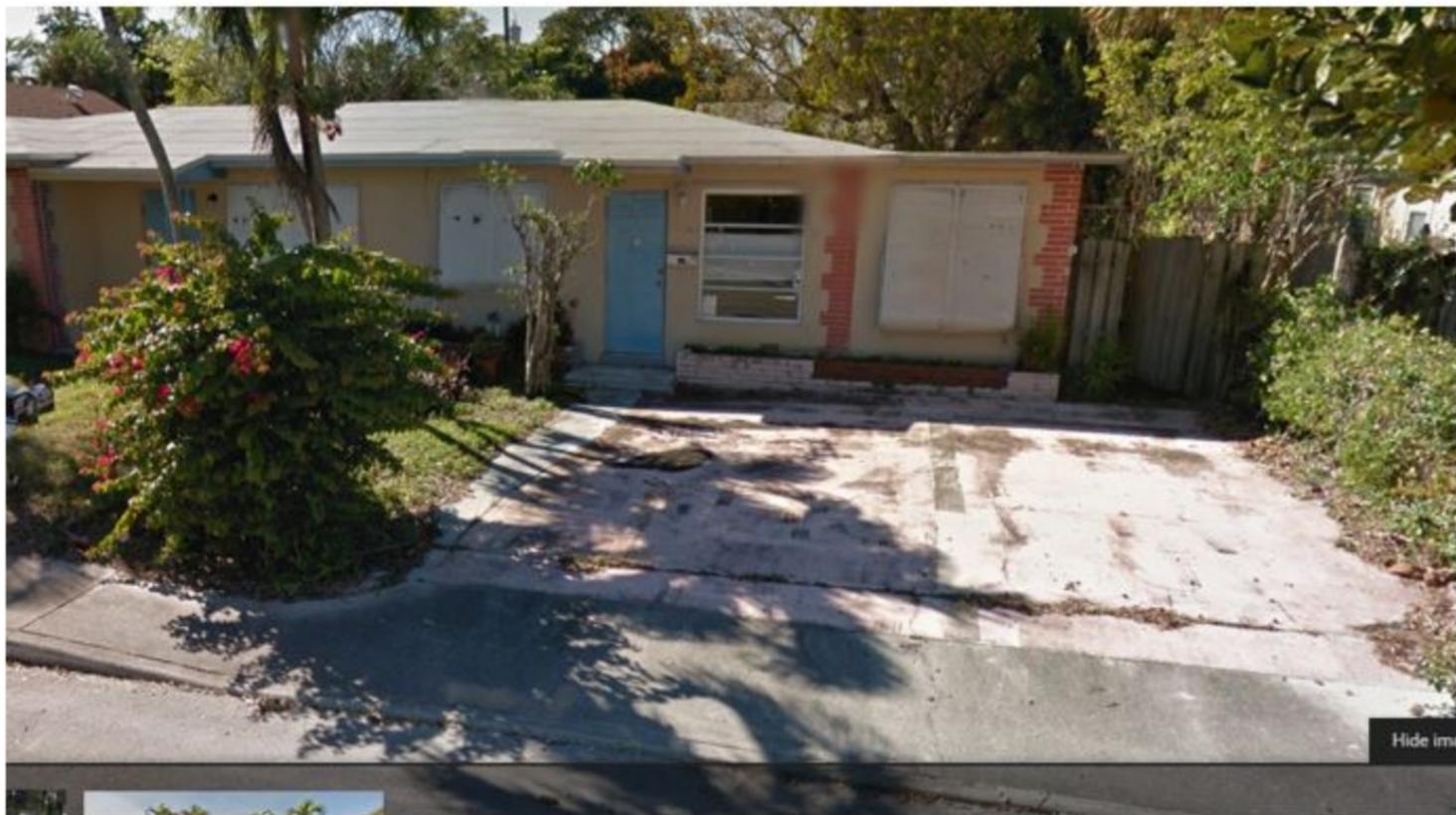


503 S K





507 S L



512 S L



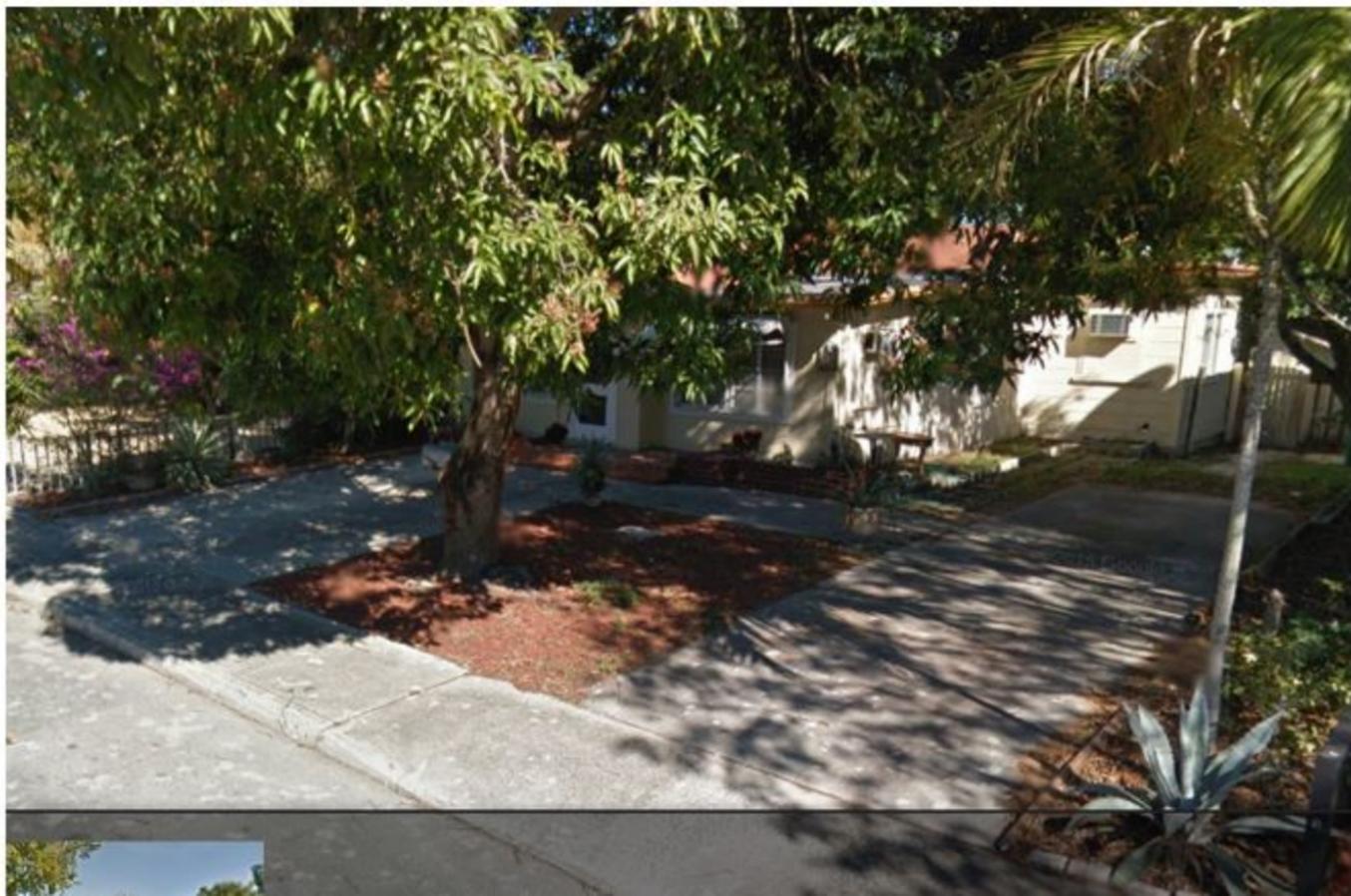
513 S J



514 S J



514 S L



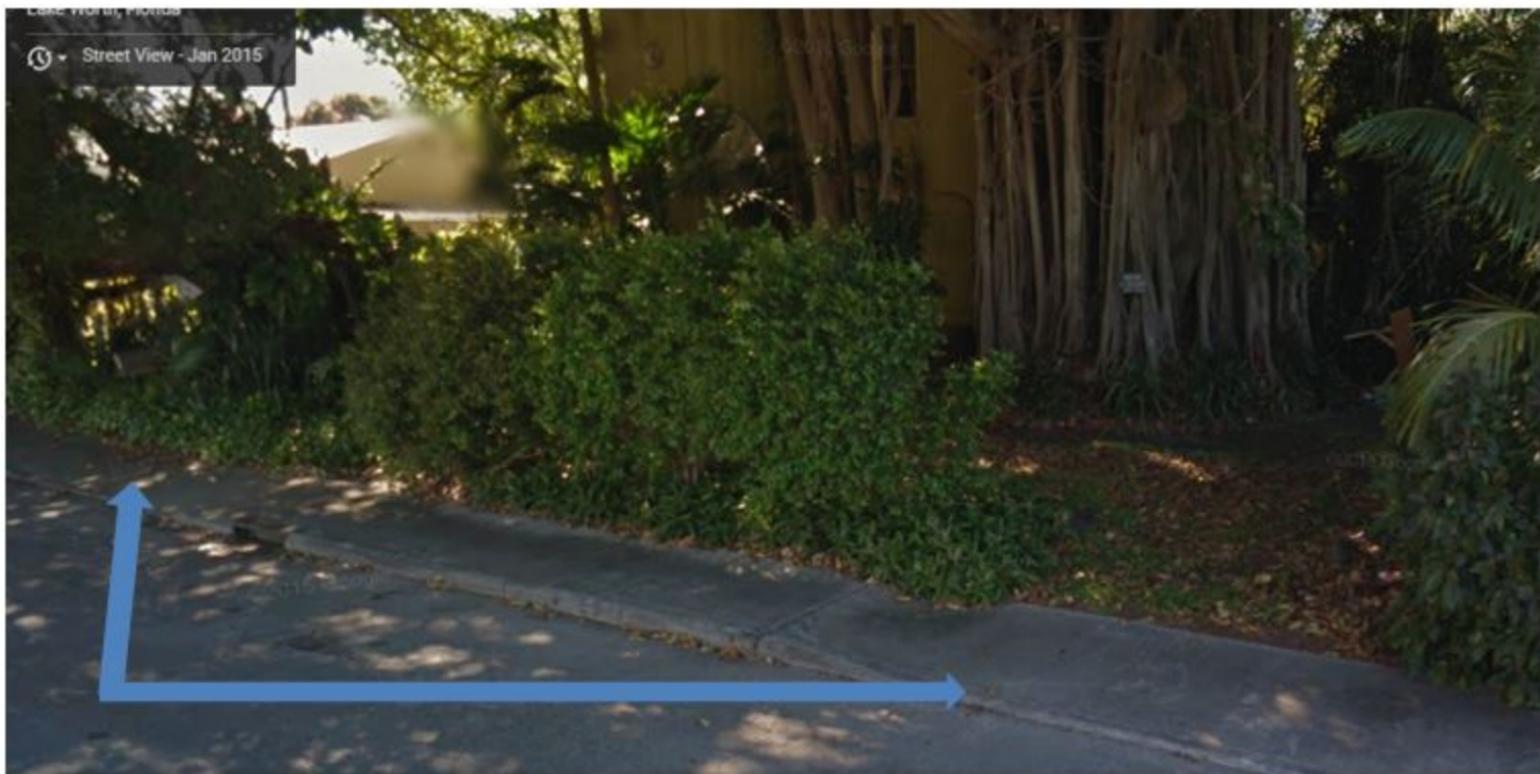
518 S L



521 S L



523 S M



526 S J



605 4th Ave



707 2nd Ave S



318 S L



414 S L



529 S L



603 2nd Ave S



106 S J



114 S J



Status Detail

Parcel ID:	38-43-44-21-15-049-0100	Address:	114 S J ST
Application Date:	07/27/09	Owner:	KORPI, LOREN DAVID
Application #:	09 - 1577	Application Type:	RESIDENTIAL DRIVEWAY
Valuation:	\$1,000	Square Footage:	000000323
Tenant Name:		Application Status:	CLOSED
Tenant Unit Number:		General Contractor:	MICHAEL J RICHARDS INC
Zoning Description:	MULTI FAMILY 30 UNITS		

[Structure Detail](#)

114 S J



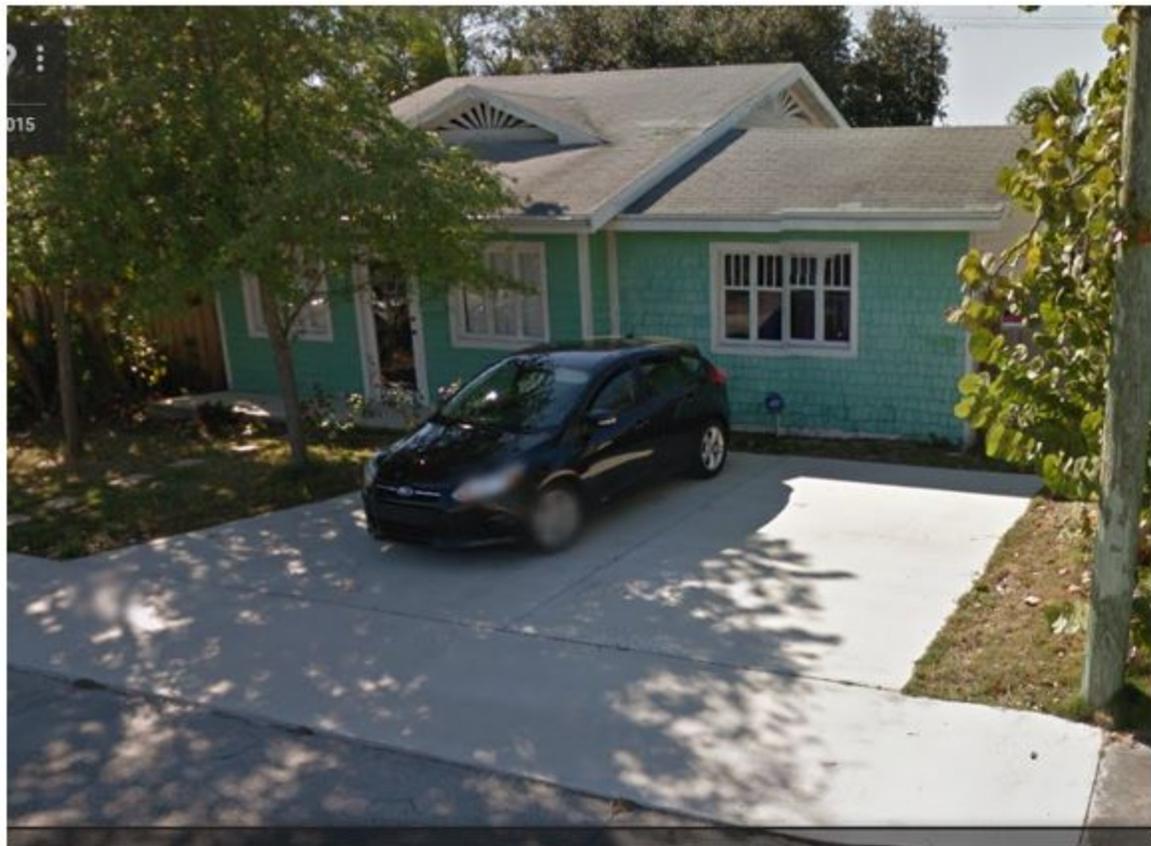
321 S L

Status Detail

Parcel ID:	38-43-44-21-15-113-0260	Address:	321 S L ST
Application Date:	06/20/13	Owner:	GONTAREK BROOKE
Application #:	13 - 1896	Application Type:	RESIDENTIAL DRIVEWAY
Valuation:	\$2,400	Square Footage:	000000350
Tenant Name:		Application Status:	CLOSED
Tenant Unit Number:		General Contractor:	HENDRY'S CONCRETE
Zoning Description:	SINGLE FAMILY RESIDENTIAL		

[Structure Detail](#)

321 S L

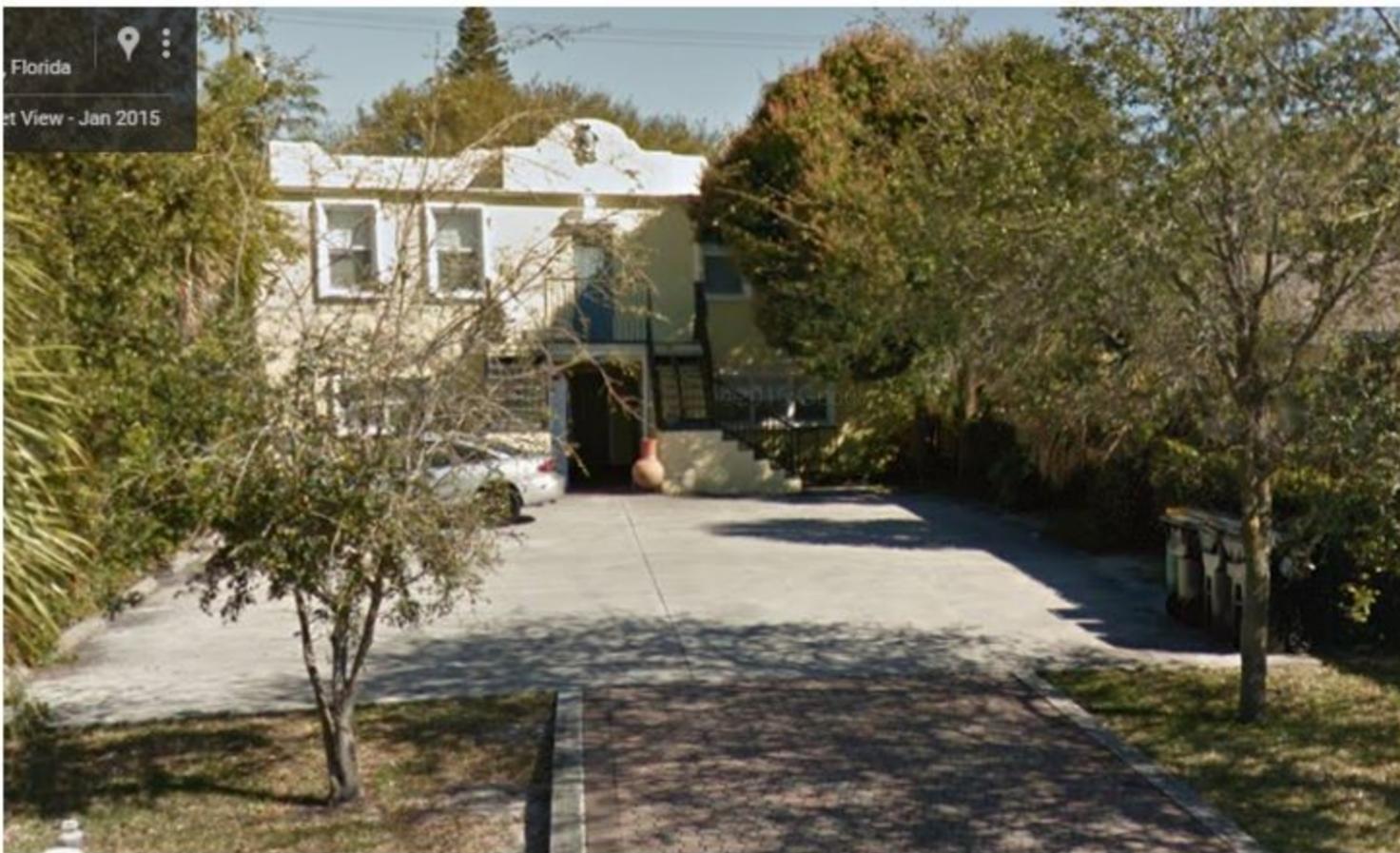


414 S K

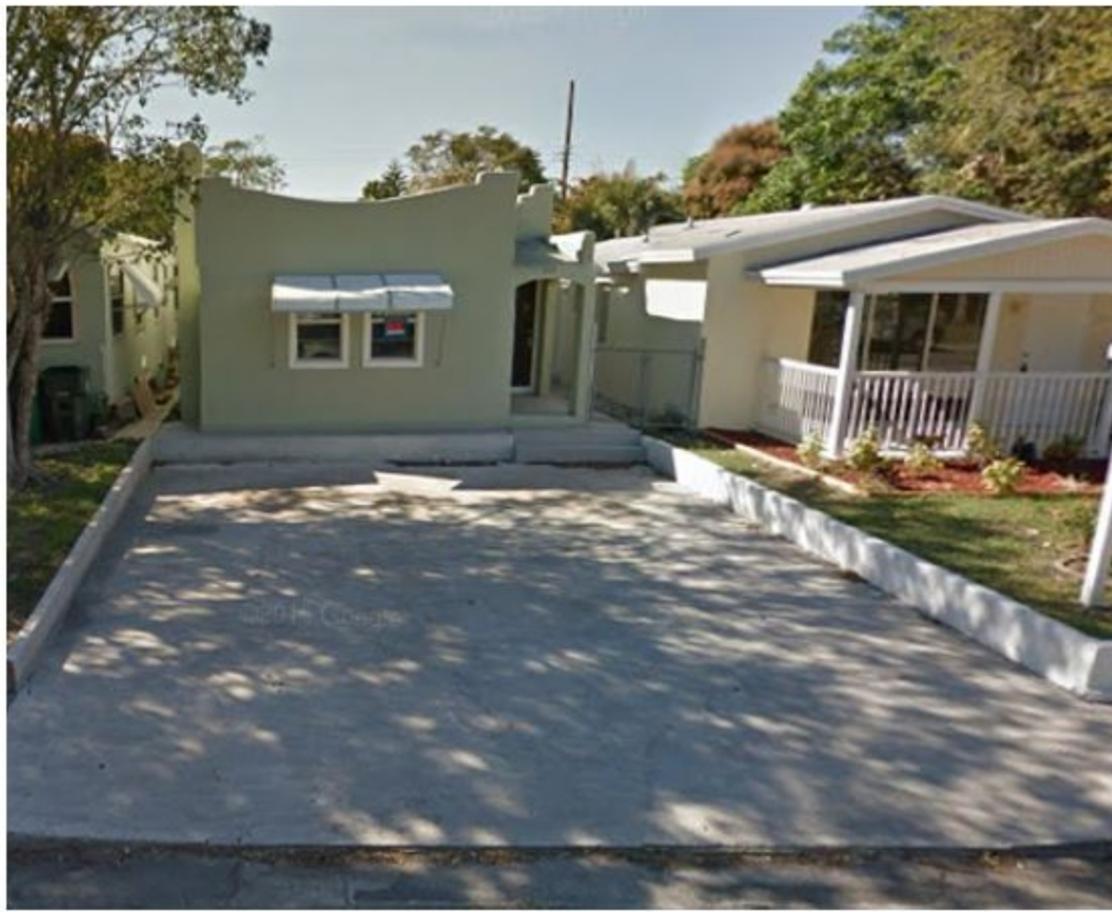
Status Detail

Parcel ID:	38-43-44-21-15-155-0090	Address:	414 S K ST B
Application Date:	06/07/04	Owner:	414 SOUTH K ST LLC
Application #:	04 - 60086	Application Type:	RESIDENTIAL DRIVEWAY
Valuation:	\$8,500	Square Footage:	000000000
Tenant Name:		Application Status:	CLOSED
Tenant Unit Number:		General Contractor:	SUNSHINE SERVICES
Zoning Description:			

414 S K



503 S K



512 S L





MEMORANDUM DATE: June 29, 2016

AGENDA DATE: July 13, 2016

TO: Chair and Members of the Historic Resources Preservation Board

RE: **231 North O Street**

FROM: Aimee N. Sunny, Senior Preservation Coordinator
Department for Community Sustainability

TITLE: HRPB Project Number 16-00100157: Consideration of a Certificate of Appropriateness (COA) for window replacement for the single-family structure located at **231 N O St**; PCN# 38-43-44-21-15-042-0092. The subject property was constructed c.1928 and is a contributing resource within the Old Lucerne Local Historic District.

OWNER/APPLICANT: John Miller
231 North O Street
Lake Worth, FL 33460

BACKGROUND:

The single-family structure at 231 North O Street was constructed c.1928 in a Mission architectural style. The property has public frontage on two streets; North O Street to the east and 3rd Avenue North to the north. Character defining features of the building include the one-story construction, decorative parapet and medallions, stucco chimney with decorative chimney pot, original wood casement and wood double-hung windows, decorative trim, brackets, and awnings over the windows and doors, and frame construction with a textured stucco finish. The property had an original garage built c.1928, however, due to hurricane damage the original garage was torn down and the current garage structure was built in 1949.

The original architectural plans for the building are not available in the City's property files, however early property appraiser cards and permits records are available. Based on the information in the property file, few exterior alterations have occurred over time. A rear garage was constructed in 1949 by Edgar S. Wortman and some rear windows were replaced with awning type windows in the 1960's. Overall, the building retains a high degree of historic integrity of location, setting, materials, craftsmanship, and design.

REQUEST:

The Applicant has submitted plans to replace all windows on the structure, including (3) original wood casement windows, (9) original wood double-hung windows, and (7) non-original awning windows with PGT impact white aluminum horizontal roller windows and white aluminum single-hung windows. The windows are proposed to be replaced in the existing openings, however the divided light configuration and appearance of the windows is proposed to change.

COMPREHENSIVE PLAN CONSISTENCY:

It is the analysis of Staff that the project, as proposed, is not consistent with the Comprehensive Plan goals and objectives concerning historic preservation and housing due to the fact that the Applicant is proposing a change that will have an adverse effect on the historic integrity of the property. Specifically, the request is in conflict with these objectives:

Goal 1.4 Encourage preservation and rehabilitation of historic and natural resources and where appropriate restrict development that would damage or destroy these resources. (Objective 1.4.2)

Objective 3.2.5: To encourage the identification of historically significant housing, and to promote its preservation and rehabilitation as referenced by the Surveys of Historic Properties conducted for the City of Lake Worth.

Policy 3.2.5.1: Properties of special value for historic, architectural, cultural or aesthetic reasons will be restored and preserved through the enforcement of the City's Historic Preservation Ordinance to the extent feasible.

ANALYSIS:

Zoning

The proposed alterations are not in conflict with the development requirements in the City's Zoning Code.

Historic Preservation

Staff has reviewed the documentation and materials provided in this application and outlined the applicable guidelines and standards found in the City's Historic Preservation Ordinance, detailed in Attachment 1 – Decision Criteria.

The National Park Service and Secretary of the Interior's Standards have very specific criteria regarding replacement of historic materials. Specifically Standards 2, 5, and 6 apply in this situation:

Standard 2 - The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Standard 5 - Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Standard 6 - Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

It is the analysis of Staff that the project as proposed is not compatible with the review criteria set forth in the City's Land Development Regulations, Historic Preservation Ordinance, Section 23.5-4.

The existing wood casement and double-hung windows are a distinctive, character-defining feature of the Mission style of architecture, and the original design of this structure. According to the Standards in the City's Historic Preservation Ordinance, this distinctive feature should be retained, repaired, and preserved. If the windows are

too deteriorated and cannot be repaired, the replacement windows should match the old in design, color, texture, and materials.

Staff has included the National Park Service's Preservation Brief #9: The Repair of Historic Wood Windows as Attachment #5. According to this Brief, "Windows should be considered significant to a building if they: 1) are original, 2) reflect the original design intent for the building, 3) reflect period or regional styles or building practices, 4) reflect changes to the building resulting from major periods or events, or 5) are examples of exceptional craftsmanship or design." The existing wood windows meet criteria 1, 2, 3, and 5.

With regards to window repair analysis, the Brief states, "In any evaluation, one should note at a minimum, 1) window location, 2) condition of the paint, 3) condition of the frame and sill, 4) condition of the sash (rails, stiles and muntins), 5) glazing problems, 6) hardware, and 7) the overall condition." In analyzing these factors, some windows do require repair for the frames, sills, glazing, and hardware. In some locations, the glazing putty has deteriorated and would need to be removed and replaced with fresh putty. Weatherstripping should be added to properly seal the windows from air and insect infiltration, and increase efficiency. Caulk should be added around the window trim and sills. Several windows have deteriorating paint and could be sanded and re-painted. With regards to paint, the Brief states, "Since excessive moisture is detrimental to the paint bond, areas of paint blistering, cracking, flaking, and peeling usually identify points of water penetration, moisture saturation, and potential deterioration. Failure of the paint should not, however, be mistakenly interpreted as a sign that the wood is in poor condition and hence, irreparable. Wood is frequently in sound physical condition beneath unsightly paint." As outlined in the Preservation Brief, Staff would classify the repairs needed as Class I and Class II repairs, depending on the opening. The condition of the double-hung windows is not the worst that has been reviewed by Staff, and the windows would be capable of being repaired. The casement windows have a higher level of deterioration and could require more extensive restoration.

The Applicant has requested white aluminum horizontal roller windows in the smaller openings to replace (4) of the non-original awning type windows and (15) single-hung windows to replace the original casement and double-hung wood windows. The type, finish, and configuration of the proposed windows is not consistent with the original windows for this structure. The single-hung windows to replace the front wood casement windows is an inappropriate replacement as it changes the design and configuration of the window. The strong horizontal sash in the middle of the single-hung windows changes the depth, design, and configuration of the original wood casement windows. The proposal to replace the existing wood double-hung windows with aluminum single-hung windows is minimally compatible. It should be noted that the larger frames of impact windows will substantially reduce the amount of glazing area in each window as compared to the historic wood windows.

According to the Standards and the Code, the windows should be repaired if at all possible, and if repair is not possible, replacement windows should match the design, color, texture, and materials of the existing windows. Staff has recommended wood or wood-clad casement and double-hung windows with exterior raised applied triangular muntins to replicate the appearance of the original windows.

Public Comment

At the time of publication of this report, Staff has not received any public comment regarding this project.

CONSEQUENT ACTION:

Approve the application; approve the application with conditions; continue the hearing to a date certain to request additional information; or deny the application.

RECOMMENDATION:

Staff recommends that the Board deny the application as submitted, given that the replacement windows as proposed by the Applicant do not meet the Secretary of the Interior's Standards for Rehabilitation, do not meet the criteria set forth in the City of Lake Worth Land Development Regulations §23.5-4(k), and will have an adverse effect on the integrity and character of the property.

If the Board chooses to approve new replacement windows for the building, Staff recommends the following conditions:

- 1) Replacement windows in openings 2, 3, and 4 shall be wood or wood-clad 8-light casement windows, match the original window opening sizes and configurations, and have a divided light pattern that replicates the original wood windows, subject to Staff review at permitting.
- 2) Replacement windows in openings 6, 7, 8, 10, 11, 16, 17, 18, and 19 shall be wood or wood-clad double-hung windows, match the original window opening sizes and configurations, and have a 6/1 divided light pattern that replicates the original wood windows, subject to Staff review at permitting.
- 3) Replacement windows in openings 1 and 5 shall be wood or wood-clad double-hung windows, with an 8/1 pattern if installed in the existing opening, or the opening may be altered to 28"x53" and a 6/1 pattern installed to match the other original windows and window trim, subject to Staff review at permitting.
- 4) The replacement window in opening 9 shall be a 6-light wood or wood-clad awning, hopper, or casement window and match the original window opening size, subject to Staff review at permitting.
- 5) Replacement windows in openings 12, 13, 14, and 15 shall be either 8-light wood or wood-clad awning, hopper, or casement windows, or horizontal roller windows with 4 lights in each panel, match the original window opening size, subject to Staff review at permitting.
- 6) The divided light pattern shall be created by using exterior raised applied triangular muntins to replicate the pane configuration as noted. No flat or internal muntins shall be allowed. The proper divided light pattern shall be reviewed by Staff at permitting.
- 7) All windows shall be installed to the same recessed depth in the jam as the existing windows.
- 8) All existing wood trim, brackets, and wood awnings shall remain in place. If any wood trim, brackets, or awnings need to be replaced, the replacement shall replicate the existing in size, shape, profile, design, configuration, and location. Prior to removal of brackets or wood awnings, the Applicant shall contact Staff and additional construction drawings shall be required prior to commencing work.
- 9) The Applicant shall utilize light gray screens rather than dark vinyl screens in order to minimize the impact of the panes of glass sitting in different visual planes.
- 10) No reflective or mirrored glass shall be used.
- 11) The contractor shall verify all window dimensions and ensure that replacement windows fit in the existing original window openings. The openings may not be built in or altered in dimension, unless otherwise noted in these Conditions.
- 12) All work shall be subject to staff review during permitting and inspection during construction.

POTENTIAL MOTIONS:

I MOVE TO **DENY** HRPB 16-00100157: Consideration of a Certificate of Appropriateness (COA) for window replacement for the subject building located at **231 North O Street** because the Applicant has not established by a preponderance of the competent substantial evidence that the application is in compliance with the City of Lake Worth Land Development Regulations Section 23.5-4, the Secretary of the interiors Standards for the Rehabilitation of Historic Properties, and the City's Comprehensive Plan.

I MOVE TO **APPROVE** HRPB 16-00100157: Consideration of a Certificate of Appropriateness (COA) for window replacement for the subject building located at **231 North O Street**, with the conditions as recommended by Staff, based upon the preponderance of competent substantial evidence, and pursuant to the City of Lake Worth Land Development Regulations Section 23.5-4.

ATTACHMENTS:

1. Decision Criteria
2. Photographs
3. Proposed Window Information
4. Preservation Brief #9

LOCATION MAP



MEMORANDUM

DATE: June 29, 2016

TO: Chair and Members of the Historic Resources Preservation Board

FROM: Aimee N. Sunny, Senior Preservation Coordinator
Department of Community Sustainability

SUBJECT: **HRPB Project Number 16-00100157:** Consideration of a Certificate of Appropriateness (COA) for window replacement for the single-family structure located at **231 N O St**; PCN# 38-43-44-21-15-042-0092. The subject property was constructed c.1928 and is a contributing resource within the Old Lucerne Local Historic District.

HRPB Meeting Date: July 13, 2016

Per Section 23.5-4k(1) of the historic preservation ordinance, the Board shall use the following criteria in making a determination:

A. What is the effect of the proposed work on the landmark or the property upon which such work is to be done?

Response: It is the analysis of Staff that the work proposed would have an adverse effect on the historic appearance of the building, and is not compatible with the design or style.

B. What is the relationship between such work and other structures on the landmark site or other property in the historic district?

Response: The proposed work will have no direct physical effect on any surrounding properties within the surrounding Old Lucerne Local Historic District, however it will have an indirect visual effect on the district.

C. To what extent will the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property be affected?

Response: The Applicant is proposing work that is not compatible with the architectural design and detailing of the building by removing the historic wood double-hung and casement windows and replacing them with aluminum single-hung and horizontal roller windows.

D. Would denial of a certificate of appropriateness deprive the property owner of reasonable beneficial use of his property?

Response: No, the denial of this COA as submitted does not prevent the Applicant from potentially proposing other alterations to the structure, nor would it make the building uninhabitable.

E. Are the applicant's plans technically feasible and capable of being carried out within a reasonable time?

Response: Yes.

F. Do the plans satisfy the applicable portions of the general criteria contained in the United States Secretary of the Interior's Standards for Rehabilitation then in effect or as they may be revised from time to time? The current version of the Secretary's Guidelines provides as follows:

(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.

Response: No change to the use of the property is proposed.

(2) This historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Response: The Applicant is proposing to remove (12) original windows and (7) non-original windows; The (12) original windows are character defining features of this property.

(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.

Response: Not applicable to this project.

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Response: Not applicable to this project.

(5) Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Response: The original windows are an example of craftsmanship that characterizes not only this structure, but also the time period and architectural style in general.

(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities.

Response: The proposed window replacement does not match the existing windows in style, composition, or design. Specifically replacing the three front casement windows with single-hung windows is altering the visual appearance of the triplet windows and decorative wood trim.

Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or because the different architectural elements from other buildings or structures happen to be available for relocation.

Response: Not applicable to this project.

(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.

Response: Not applicable to this request. If the Applicant chooses to repair rather than replace the windows, Staff would recommend the gentlest means possible to remove the deteriorating paint.

(8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Response: Not applicable to this project.

(9) New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new construction 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.

Response: The proposed alterations remove historic windows that characterize the property.

(10) New additions and adjacent or related new construction shall be undertaken in such manner that, if removed in the future, the essential form and integrity of the historic building and its environment would be unimpaired.

Response: Not applicable to this project.

G. What are the effects of the requested change on those elements or features of the structure which served as the basis for its designation and will the requested changes cause the least possible adverse effect on those elements or features?

Response: It is the analysis of Staff that the historic character of the property would be adversely affected by the proposed project as submitted by the Applicant, as outlined above. The requested exterior alterations do not represent the least possible adverse effect on the property. There are alternate options, including repair of the existing windows, or replacement with impact double-hung and casement wood or wood-clad windows, installed to replicate the existing size, location, and configuration of the existing wood windows.

Section 23.5-4k(2). Additional guidelines for alterations.

In approving or denying applications for certificates of appropriateness for alterations, the HRPB shall also consider the following additional guidelines:

A. Is every reasonable effort being made to provide a compatible use for a property that requires minimal alteration of the building, structure or site and its environment, or to use the property for its originally intended purpose?

Response: No change to the use of the property is proposed.

B. Are the distinguishing original qualities or character of a building, structure or site and its environment being destroyed? The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible.

Response: The windows can be considered a distinctive architectural feature and should not be removed unless the level of deterioration is such that the windows cannot be repaired. In that case, the replacement windows should replicate the original windows as closely as possible.

C. When a certificate of appropriateness is requested to replace windows or doors, the HRPB shall permit the property owner's original design when the HRPB's alternative design would result in an increase in cost of thirty (30) percent above the owner's original cost. The owner shall be required to demonstrate to the HRPB that:

(1) The work to be performed will conform to the original window openings of the structure; and

Response: The applicant meets this criterion regarding the general location of the windows, however the change in configuration from the triplet casement windows to triplet single-hung windows will alter the appearance of the opening.

(2) That the replacement windows or doors with less expensive materials will achieve a savings in excess of thirty (30) percent over historically compatible materials otherwise required by this code.

Response: Staff must defer to the applicant.



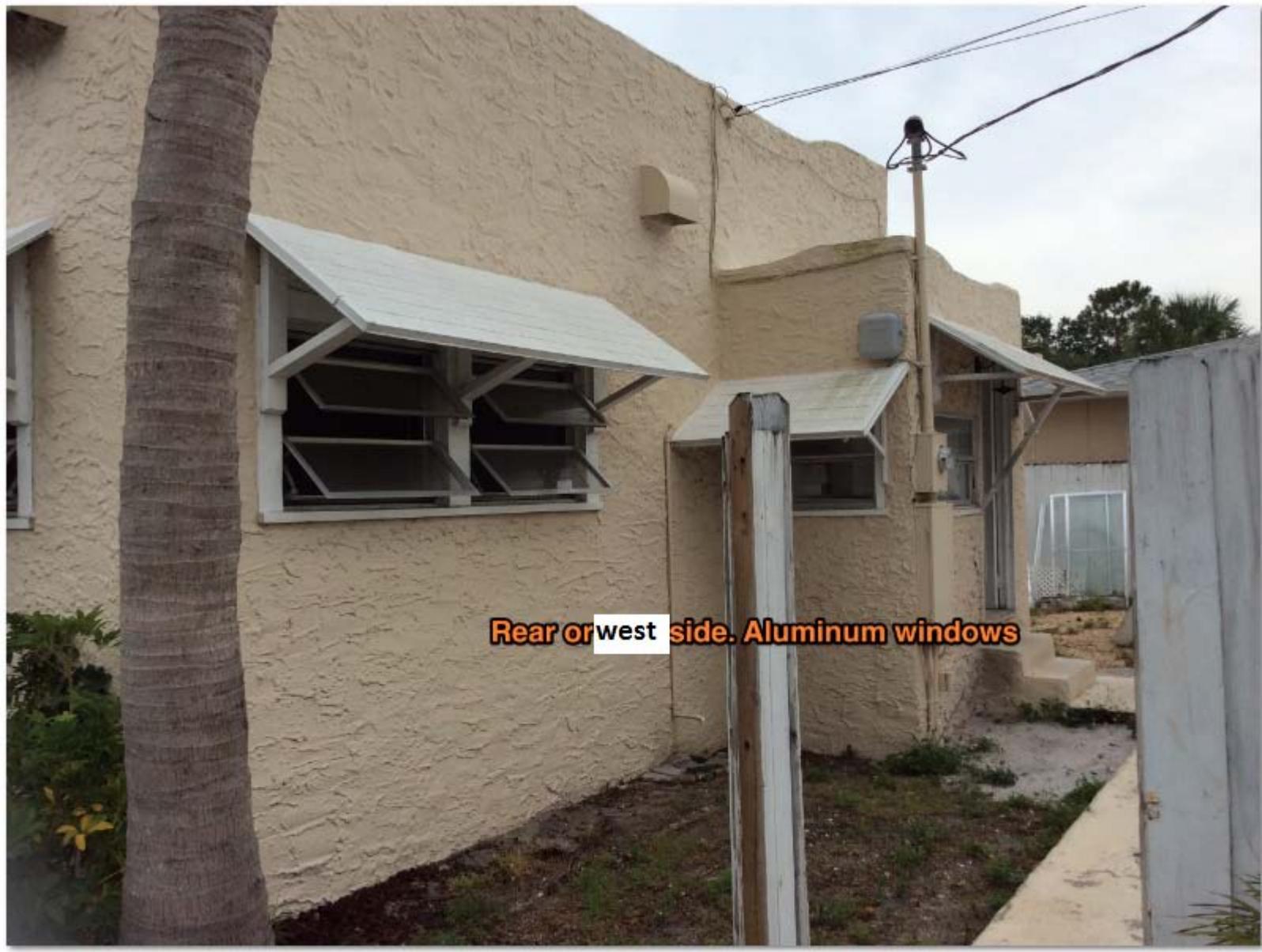
Front of house. Windows are original wood





Aluminum

South side of house. All original wood except for one



Rear or west side. Aluminum windows



1



2

3

4





5





6



8

7



11

10

9



13

12

15

14





17

16

19

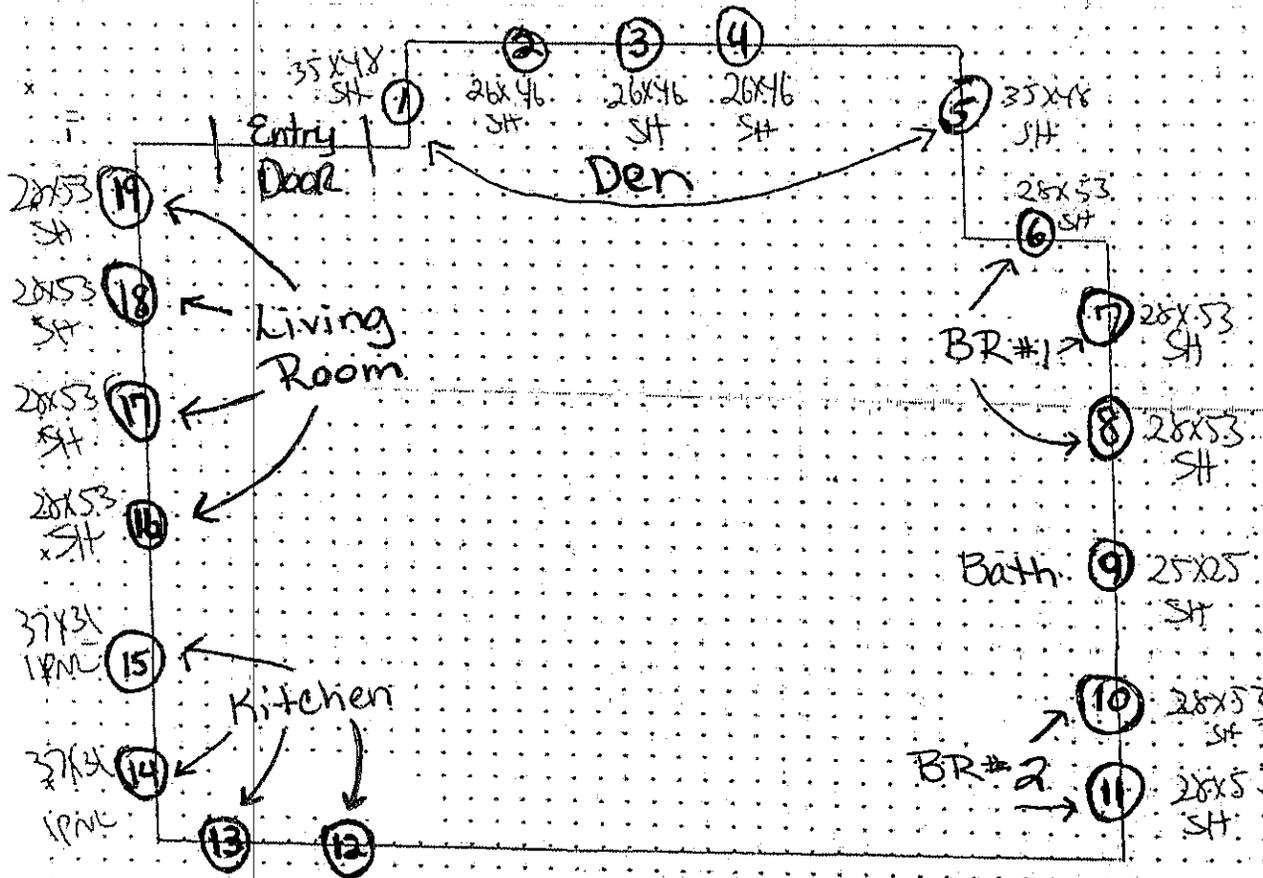
18



MILLER

9150230

FRONT



Item #1 Single Hung
NOA# 15-0519.08 +/- 80.0
1 @ 35" x 48" +41.6 -45.1

Item #2 Single Hung
NOA# 15-0519.08 +/- 80.0
1 @ 24" x 46" +42.0 -45.5

Item #3 Single Hung
NOA# 15-0519.08 +/- 80.0
1 @ 24" x 46" +42.0 -45.5

Item #4 Single Hung
NOA# 15-0519.08 +/- 80.0
1 @ 24" x 46" +42.0 -45.5

Item #5 Single Hung
NOA# 15-0519.08 +/- 80.0
1 @ 35" x 48" +41.6 -45.1

Item #6 Single Hung
NOA# 15-0519.08 +/- 80.0
1 @ 28" x 53" +41.9 -45.4

Item #7 Single Hung
NOA# 15-0519.08 +/- 80.0
1 @ 28" x 53" +41.9 -55.8

Item #8 Single Hung
NOA# 15-0519.08 +/- 80.0
1 @ 28" x 53" +41.9 -55.8

Item #9 Single Hung
NOA# 15-0519.08 +/- 80.0
1 @ 25" x 25" +42.0 -45.5

Item #10 Single Hung
NOA# 15-0519.08 +/- 80.0
1 @ 28" x 53" +41.9 -45.4

Item #11 Single Hung
NOA# 15-0519.08 +/- 80.0
1 @ 28" x 53" +41.9 -55.8

Item #12 PGT Horizontal Slider
NOA# 15-0519.09 +/- 75.0
1 @ 37" x 31" +42.0 -45.5

Item #13 PGT Horizontal Slider
NOA# 15-0519.09 +/- 75.0
1 @ 37" x 31" +42.0 -56.0

Item #14 PGT Horizontal Slider
NOA# 15-0519.09 +/- 75.0
1 @ 37" x 31" +42.0 -56.0

Item #15 PGT Horizontal Slider
NOA# 15-0519.09 +/- 75.0
1 @ 37" x 31" +42.0 -45.5

Item #16 Single Hung
NOA# 15-0519.08 +/- 80.0
1 @ 28" x 53" +41.9 -45.4

Item #17 Single Hung
NOA# 15-0519.08 +/- 80.0
1 @ 28" x 53" +41.9 -45.4

Item #18 Single Hung
NOA# 15-0519.08 +/- 80.0
1 @ 28" x 53" +41.9 -45.4

Item #19 Single Hung
NOA# 15-0519.08 +/- 80.0
1 @ 28" x 53" +41.9 -55.8

Roof Slope: Flat
Mean Roof Hgt: 13'
Bldg Width: 24'
Bldg Length: 36'



DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION

MIAMI-DADE COUNTY
PRODUCT CONTROL SECTION

11805 SW 26 Street, Room 208
T (786) 315-2590 F (786) 315-2599

www.miamidade.gov/economy

NOTICE OF ACCEPTANCE (NOA)

PGT Industries
1070 Technology Drive
North Venice, FL 34275

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER - Product Control Section to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (in Miami-Dade County) and/or the AHJ (in areas other than Miami-Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein, and has been designed to comply with the Florida Building Code, including the High Velocity Hurricane Zone.-

DESCRIPTION: Series "HR-710" Aluminum Horizontal Rolling Window - L.M.I.

APPROVAL DOCUMENT: Drawing No. 4127-10, titled "Alum. Horizontal Roller Window, Impact", sheets 1 through 11 of 11, dated 02/28/06, with revision F dated 05/14/15, prepared by manufacturer, signed and sealed by Anthony Lynn Miller, P.E., bearing the Miami-Dade County Product Control Revision stamp with the Notice of Acceptance number and expiration date by the Miami-Dade County Product Control Section.

MISSILE IMPACT RATING: Large and Small Missile Impact Resistant.

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state, model/series, and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA revises and renews NOA# 11-1114.04 and consists of this page 1 and evidence pages E-1 and E-2, as well as approval document mentioned above.

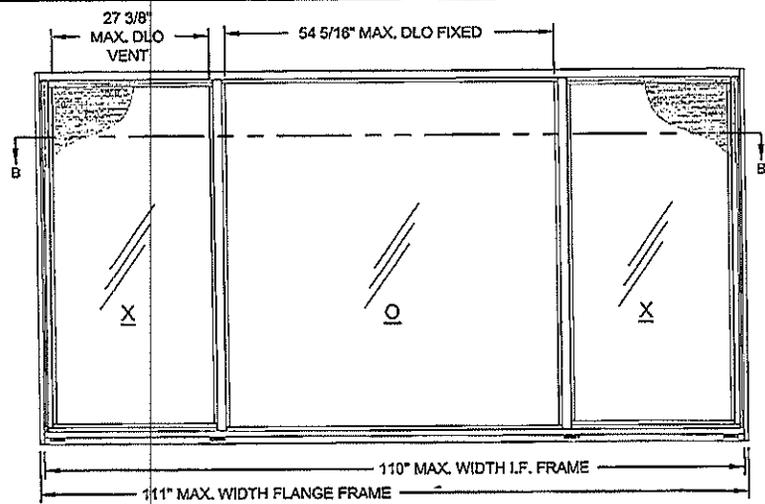
The submitted documentation was reviewed by Manuel Perez, P.E.



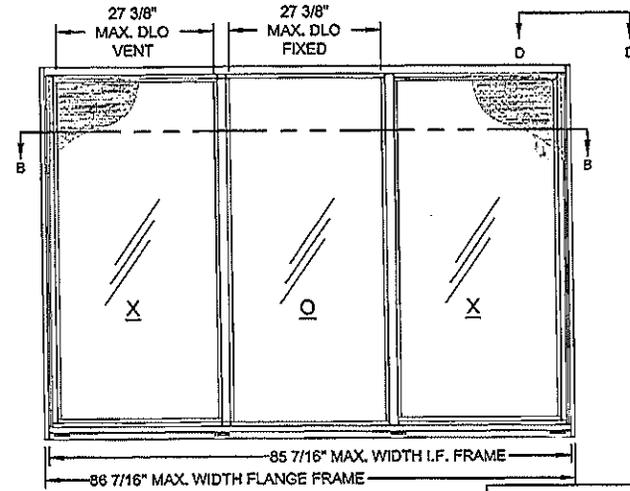
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7/2/15

NOA No. 15-0519.09
Expiration Date: December 21, 2021
Approval Date: July 09 2015
Page 1

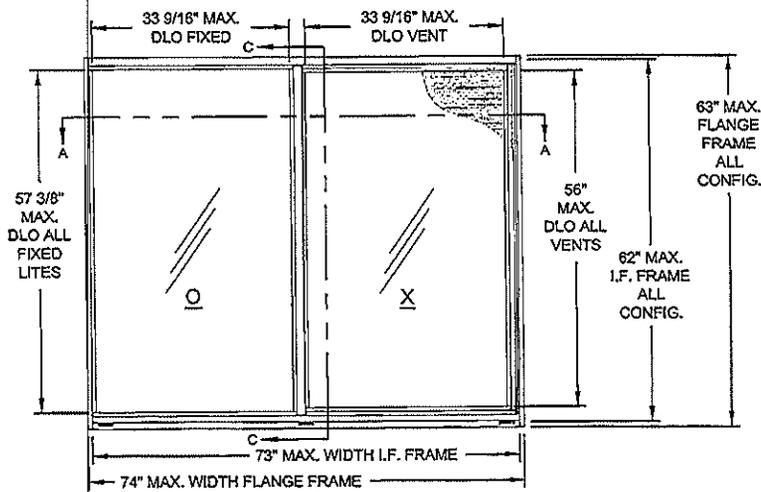




DETAIL B - XOX (1/4-1/2-1/4)

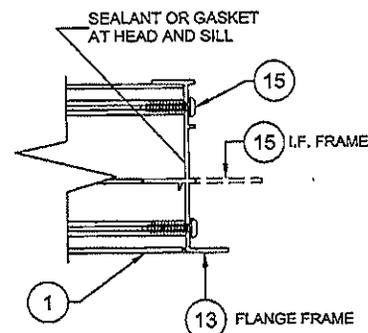


DETAIL C - XOX (1/3-1/3-1/3)



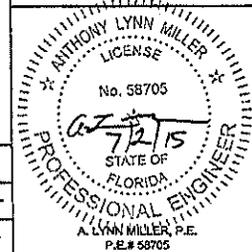
DETAIL A - OX OR XO

NOTE:
1. SEE SHEET 5 FOR VERTICAL AND HORIZONTAL SECTION DETAILS.



VIEW D-D
(FRAME CORNER CONSTRUCTION)

PRODUCT REVISED
as complying with the Florida
Building Code
Acceptance No. 15-0519.09
Expiration Date Dec 31 - 2021
By Manuel Jara
Miami Dade Product Control



Revised By: L.M.	Date: 5/14/16	Revised For: F	NO CHANGE THIS SHEET
Revised By: J.J.	Date: 10/17/11	Revised For: E	NO CHANGE THIS SHEET
Revised By: J.R.	Date: 6/20/11	Revised For: D	NO CHANGE THIS SHEET
Drawn By: F.K.	Date: 2/23/08	Checked By: J.J.	Date: 3/23/05

1070 TECHNOLOGY DRIVE
N. VENICE, FL 34275
P.O. BOX 1628
NOKOMIS, FL 34274



Description: ELEVATIONS				
Title: ALUM. HORIZONTAL ROLLER WINDOW, IMPACT				
Part/Section: HR710	Scale: NTS	Sheet: 4 of 11	Drawing No.: 4127-10	Rev: F



DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
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SCOPE:

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This product is approved as described herein, and has been designed to comply with the Florida Building Code, including the High Velocity Hurricane Zone.-

DESCRIPTION: Series "SH-700" Aluminum Single Hung Window - L.M.I.

APPROVAL DOCUMENT: Drawing No. 4040-20, titled "Alum. Single Hung Window, Impact", sheets 1 through 11 of 11, dated 09/01/05, with revision E dated 05/12/15, prepared by manufacturer, signed and sealed by Anthony Lynn Miller, P.E., bearing the Miami-Dade County Product Control Revision stamp with the Notice of Acceptance number and expiration date by the Miami-Dade County Product Control Section.

MISSILE IMPACT RATING: Large and Small Missile Impact Resistant.

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state, model/series, and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA revises and renews NOA# 11-1013.14 and consists of this page 1 and evidence pages E-1, E-2 and E-3, as well as approval document mentioned above.

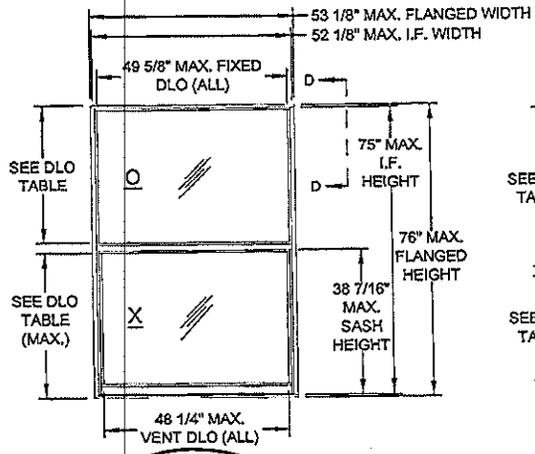
The submitted documentation was reviewed by Manuel Perez, P.E.



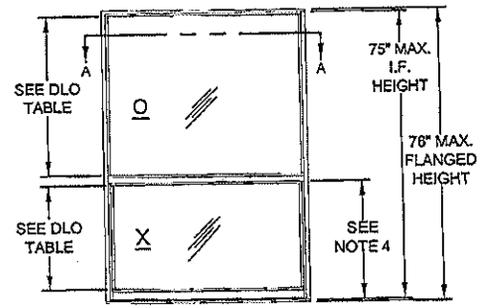
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NOA No. 15-0519.08
Expiration Date: March 26, 2021
Approval Date: July 09 2015
Page 1

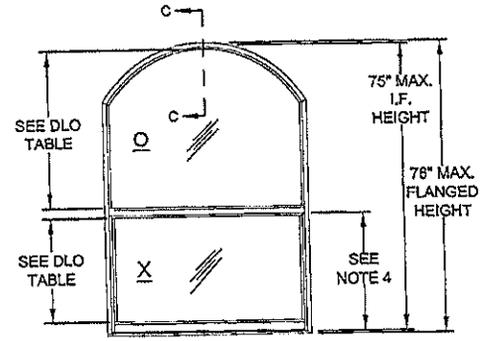




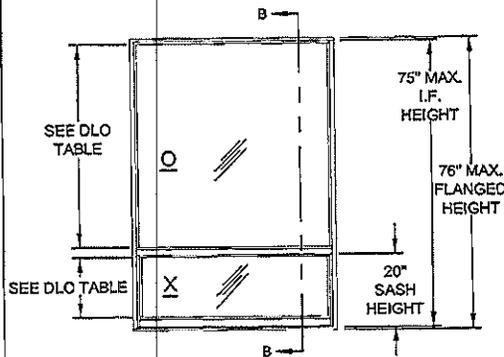
DETAIL A
1/1



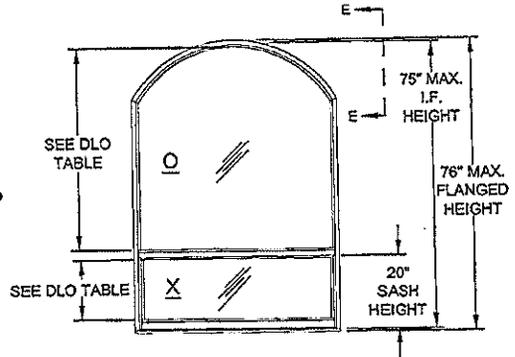
DETAIL B
VIEW (STANDARD SASH)



DETAIL C
RADIUS TOP (STANDARD SASH)



DETAIL D
VIEW (CUSTOM SASH)



DETAIL E
RADIUS TOP (CUSTOM SASH)

VERTICAL DAYLIGHT OPENING		
FIXED LITE		
DETAIL	LOW SILL	HIGH SILL
A	34 1/2"	34 3/16"
B	41 5/8"	41 1/4"
C	41 1/4"	40 7/8"
D	52 5/8"	52 11/16"
E	52 1/4"	52 5/16"
SASH		
DETAIL	LOW SILL	HIGH SILL
A	34 1/2"	34 3/16"
B	27 7/16"	27 1/8"
C	27 7/16"	27 1/8"
D	16 3/8"	15 3/4"
E	16 3/8"	15 3/4"

TABLE S.

PRODUCT REVISED as complying with the Florida Building Code Acceptance No 15-0519-08 Expiration Date March 16, 2021
By Michael J. Miller
Miami Dade Product Control

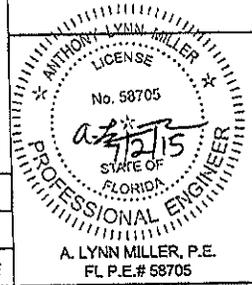
- NOTES:**
- SEE SHEET 5 FOR VERTICAL AND HORIZONTAL SECTION DETAILS.
 - SEE SHEET 7 FOR CORNER DETAIL VIEWS.
 - SEE SHEETS 8 THROUGH 11 FOR ANCHORAGE INFORMATION.
 - SASH HEIGHTS FOR STANDARD SASH WINDOWS (DETAILS B & C) ARE BASED ON A THREE OVER TWO FORMAT.

Revised By: L.M.	Date: 5/12/15	Revision: E	NO CHANGES THIS SHEET
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Revised By: J.F.R.	Date: 04/01/11	Revision: C	NO CHANGES THIS SHEET
Drawn By: F.K.	Date: 9/1/05	Checked By: J.J.	Date: 2/23/07

1070 TECHNOLOGY DRIVE
N. VENICE, FL 34275
P.O. BOX 1529
NOKOMIS, FL 34274



Description: ELEVATIONS			
Title: ALUM. SINGLE HUNG WINDOW, IMPACT			
Division: SH700	Scale: NTS	Sheet: 4 of 11	Drawing No.: 4040-20
			Rev: E



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Preservation Briefs: 9

The Repair of Historic Wooden Windows

John H. Myers

The windows on many historic buildings are an important aspect of the architectural character of those buildings. Their design, craftsmanship, or other qualities may make them worthy of preservation. This is self-evident for ornamental windows, but it can be equally true for warehouses or factories where the windows may be the most dominant visual element of an otherwise plain building (see figure 1). Evaluating the significance of these windows and planning for their repair or replacement can be a complex process involving both objective and subjective considerations. The *Secretary of the Interior's Standards for Rehabilitation*, and the accompanying guidelines, call for respecting the significance of original materials and features, repairing and retaining them wherever possible, and when necessary, replacing them in kind. This Brief is based on the issues of significance and repair which are implicit in the standards, but the primary emphasis is on the technical issues of planning for the repair of windows including evaluation of their physical condition, techniques of repair, and design considerations when replacement is necessary.

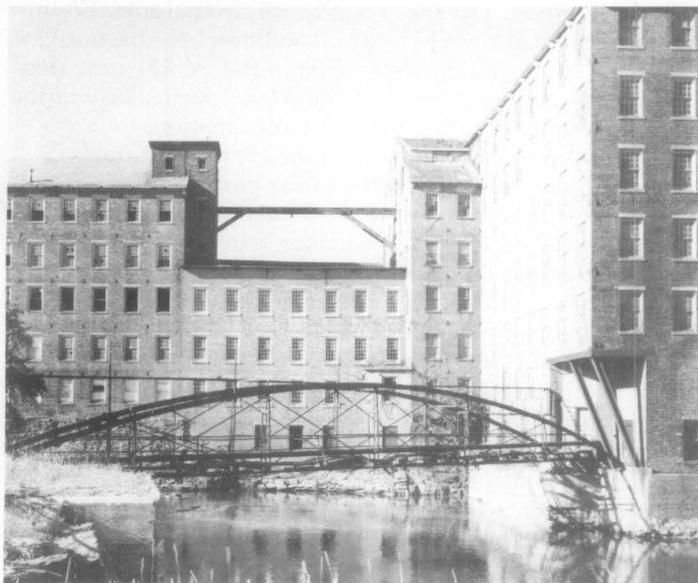


Figure 1. Windows are frequently important visual focal points, especially on simple facades such as this mill building. Replacement of the multi-pane windows here with larger panes could dramatically change the appearance of the building. The areas of missing windows convey the impression of such a change. Photo: John T. Lowe

Much of the technical section presents repair techniques as an instructional guide for the do-it-yourselfer. The information will be useful, however, for the architect, contractor, or developer on large-scale projects. It presents a methodology for approaching the evaluation and repair of existing windows, and considerations for replacement, from which the professional can develop alternatives and specify appropriate materials and procedures.

Architectural or Historical Significance

Evaluating the architectural or historical significance of windows is the first step in planning for window treatments, and a general understanding of the function and history of windows is vital to making a proper evaluation. As a part of this evaluation, one must consider four basic window functions: admitting light to the interior spaces, providing fresh air and ventilation to the interior, providing a visual link to the outside world, and enhancing the appearance of a building. No single factor can be disregarded when planning window treatments; for example, attempting to conserve energy by closing up or reducing the size of window openings may result in the use of *more* energy by increasing electric lighting loads and decreasing passive solar heat gains.

Historically, the first windows in early American houses were casement windows; that is, they were hinged at the side and opened outward. In the beginning of the eighteenth century single- and double-hung windows were introduced. Subsequently many styles of these vertical sliding sash windows have come to be associated with specific building periods or architectural styles, and this is an important consideration in determining the significance of windows, especially on a local or regional basis. Site-specific, regionally oriented architectural comparisons should be made to determine the significance of windows in question. Although such comparisons may focus on specific window types and their details, the ultimate determination of significance should be made within the context of the whole building, wherein the windows are one architectural element (see figure 2).

After all of the factors have been evaluated, *windows should be considered significant to a building if they:* 1) are original, 2) reflect the original design intent for the building, 3) reflect period or regional styles or building practices, 4) reflect changes to the building resulting from major periods or events, or 5) are examples of exceptional craftsmanship or design. Once this evaluation of significance has been completed, it is possible to pro-

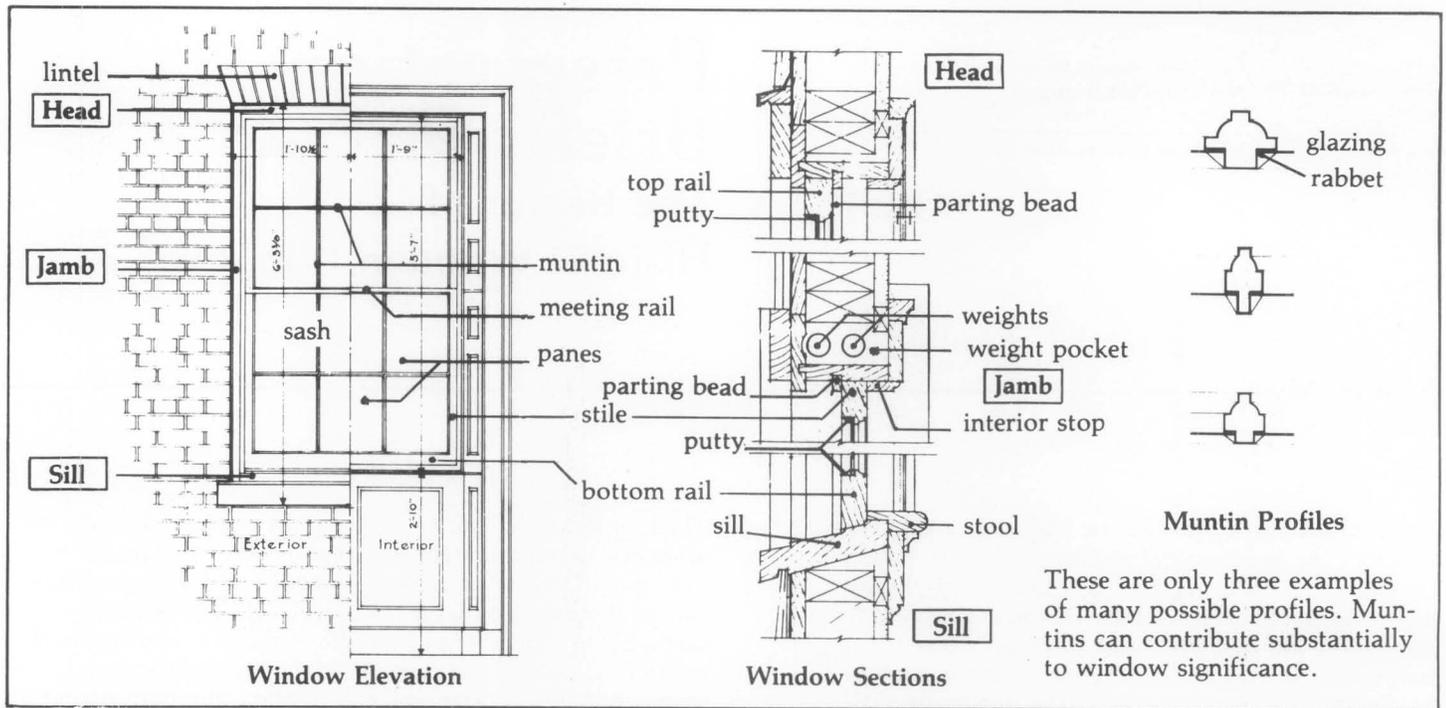


Figure 2. These drawings of window details identify major components, terminology, and installation details for a wooden double-hung window.

ceed with planning appropriate treatments, beginning with an investigation of the physical condition of the windows.

Physical Evaluation

The key to successful planning for window treatments is a careful evaluation of existing physical conditions on a unit-by-unit basis. A graphic or photographic system may be devised to record existing conditions and illustrate the scope of any necessary repairs. Another effective tool is a window schedule which lists all of the parts of each window unit. Spaces by each part allow notes on existing conditions and repair instructions. When such a schedule is completed, it indicates the precise tasks to be performed in the repair of each unit and becomes a part of the specifications. In any evaluation, one should note at a minimum, 1) window location, 2) condition of the paint, 3) condition of the frame and sill, 4) condition of the sash (rails, stiles and muntins), 5) glazing problems, 6) hardware, and 7) the overall condition of the window (excellent, fair, poor, and so forth).

Many factors such as poor design, moisture, vandalism, insect attack, and lack of maintenance can contribute to window deterioration, but moisture is the primary contributing factor in wooden window decay. All window units should be inspected to see if water is entering around the edges of the frame and, if so, the joints or seams should be caulked to eliminate this danger. The glazing putty should be checked for cracked, loose, or missing sections which allow water to saturate the wood, especially at the joints. The back putty on the interior side of the pane should also be inspected, because it creates a seal which prevents condensation from running down into the joinery. The sill should be examined to insure that it slopes downward away from the building and allows water to drain off. In addition, it may be advisable to cut a dripline along the underside of the sill. This almost invisible treatment will insure proper water run-off, particu-

larly if the bottom of the sill is flat. Any conditions, including poor original design, which permit water to come in contact with the wood or to puddle on the sill must be corrected as they contribute to deterioration of the window.

One clue to the location of areas of excessive moisture is the condition of the paint; therefore, each window should be examined for areas of paint failure. Since excessive moisture is detrimental to the paint bond, areas of paint blistering, cracking, flaking, and peeling usually identify points of water penetration, moisture saturation, and potential deterioration. Failure of the paint should not, however, be mistakenly interpreted as a sign that the wood is in poor condition and hence, irreparable. Wood is frequently in sound physical condition beneath unsightly paint. After noting areas of paint failure, the next step is to inspect the condition of the wood, particularly at the points identified during the paint examination.

Each window should be examined for operational soundness beginning with the lower portions of the frame and sash. Exterior rainwater and interior condensation can flow downward along the window, entering and collecting at points where the flow is blocked. The sill, joints between the sill and jamb, corners of the bottom rails and muntin joints are typical points where water collects and deterioration begins (see figure 3). The operation of the window (continuous opening and closing over the years and seasonal temperature changes) weakens the joints, causing movement and slight separation. This process makes the joints more vulnerable to water which is readily absorbed into the end-grain of the wood. If severe deterioration exists in these areas, it will usually be apparent on visual inspection, but other less severely deteriorated areas of the wood may be tested by two traditional methods using a small ice pick.

An ice pick or an awl may be used to test wood for soundness. The technique is simply to jab the pick into a wetted wood surface at an angle and pry up a small sec-

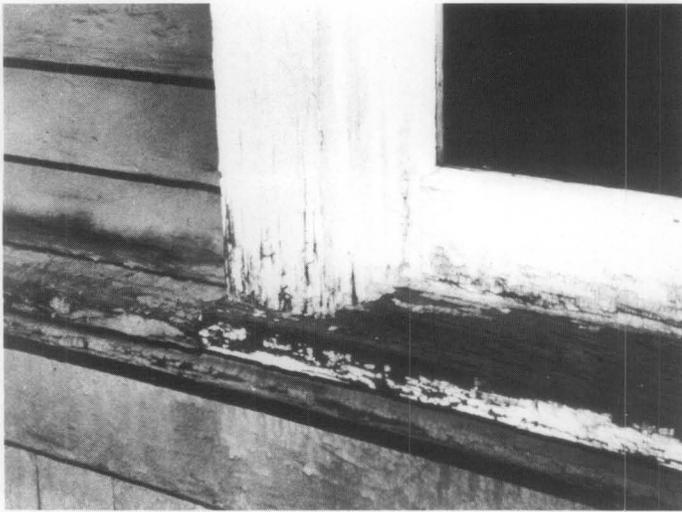


Figure 3. Deterioration of poorly maintained windows usually begins on horizontal surfaces and at joints where water can collect and saturate the wood. The problem areas are clearly indicated by paint failure due to moisture. Photo: Baird M. Smith, AIA

tion of the wood. Sound wood will separate in long fibrous splinters, but decayed wood will lift up in short irregular pieces due to the breakdown of fiber strength.

Another method of testing for soundness consists of pushing a sharp object into the wood, perpendicular to the surface. If deterioration has begun from the hidden side of a member and the core is badly decayed, the visible surface may appear to be sound wood. Pressure on the probe can force it through an apparently sound skin to penetrate deeply into decayed wood. This technique is especially useful for checking sills where visual access to the underside is restricted.

Following the inspection and analysis of the results, the scope of the necessary repairs will be evident and a plan for the rehabilitation can be formulated. Generally the actions necessary to return a window to "like new" condition will fall into three broad categories: 1) routine maintenance procedures, 2) structural stabilization, and 3) parts replacement. These categories will be discussed in the following sections and will be referred to respectively as Repair Class I, Repair Class II, and Repair Class III. Each successive repair class represents an increasing level of difficulty, expense, and work time. Note that most of the points mentioned in Repair Class I are routine maintenance items and should be provided in a regular maintenance program for any building. The neglect of these routine items can contribute to many common window problems.

Before undertaking any of the repairs mentioned in the following sections all sources of moisture penetration should be identified and eliminated, and all existing decay fungi destroyed in order to arrest the deterioration process. Many commercially available fungicides and wood preservatives are toxic, so it is extremely important to follow the manufacturer's recommendations for application, and store all chemical materials away from children and animals. After fungicidal and preservative treatment the windows may be stabilized, retained, and restored with every expectation for a long service life.

Repair Class I: Routine Maintenance

Repairs to wooden windows are usually labor intensive and relatively uncomplicated. On small scale projects this

allows the do-it-yourselfer to save money by repairing all or part of the windows. On larger projects it presents the opportunity for time and money which might otherwise be spent on the removal and replacement of existing windows, to be spent on repairs, subsequently saving all or part of the material cost of new window units. Regardless of the actual costs, or who performs the work, the evaluation process described earlier will provide the knowledge from which to specify an appropriate work program, establish the work element priorities, and identify the level of skill needed by the labor force.

The routine maintenance required to upgrade a window to "like new" condition normally includes the following steps: 1) some degree of interior and exterior paint removal, 2) removal and repair of sash (including reglazing where necessary), 3) repairs to the frame, 4) weatherstripping and reinstallation of the sash, and 5) repainting. These operations are illustrated for a typical double-hung wooden window (see figures 4a-f), but they may be adapted to other window types and styles as applicable.

Historic windows have usually acquired many layers of paint over time. Removal of excess layers or peeling and flaking paint will facilitate operation of the window and restore the clarity of the original detailing. Some degree of paint removal is also necessary as a first step in the proper surface preparation for subsequent refinishing (if paint color analysis is desired, it should be conducted prior to the onset of the paint removal). There are several safe and effective techniques for removing paint from wood, depending on the amount of paint to be removed. Several techniques such as scraping, chemical stripping, and the use of a hot air gun are discussed in "Preservation Briefs: 10 Paint Removal from Historic Woodwork" (see Additional Reading section at end).

Paint removal should begin on the interior frames, being careful to remove the paint from the interior stop and the parting bead, particularly along the seam where these stops meet the jamb. This can be accomplished by running a utility knife along the length of the seam, breaking the paint bond. It will then be much easier to remove the stop, the parting bead and the sash. The interior stop may be initially loosened from the sash side to avoid visible scarring of the wood and then gradually pried loose using a pair of putty knives, working up and down the stop in small increments (see figure 4b). With the stop removed, the lower or interior sash may be withdrawn. The sash cords should be detached from the sides of the sash and their ends may be pinned with a nail or tied in a knot to prevent them from falling into the weight pocket.

Removal of the upper sash on double-hung units is similar but the parting bead which holds it in place is set into a groove in the center of the stile and is thinner and more delicate than the interior stop. After removing any paint along the seam, the parting bead should be carefully pried out and worked free in the same manner as the interior stop. The upper sash can be removed in the same manner as the lower one and both sash taken to a convenient work area (in order to remove the sash the interior stop and parting bead need only be removed from one side of the window). Window openings can be covered with polyethylene sheets or plywood sheathing while the sash are out for repair.

The sash can be stripped of paint using appropriate techniques, but if any heat treatment is used (see figure 4c), the glass should be removed or protected from the sudden temperature change which can cause breakage. An



Figure 4a. The following series of photographs of the repair of a historic double-hung window use a unit which is structurally sound but has many layers of paint, some cracked and missing putty, slight separation at the joints, broken sash cords, and one cracked pane. Photo: John H. Myers



Figure 4b. After removing paint from the seam between the interior stop and the jamb, the stop can be pried out and gradually worked loose using a pair of putty knives as shown. To avoid visible scarring of the wood, the sash can be raised and the stop pried loose initially from the outer side. Photo: John H. Myers



Figure 4c. Sash can be removed and repaired in a convenient work area. Paint is being removed from this sash with a hot air gun while an asbestos sheet protects the glass from sudden temperature change. Photo: John H. Myers

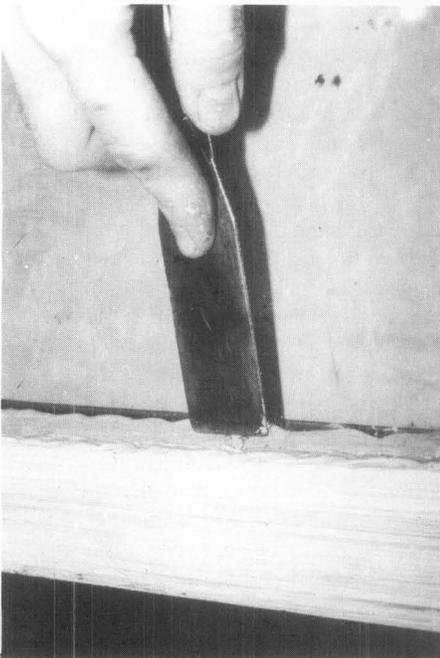


Figure 4d. Reglazing or replacement of the putty requires that the existing putty be removed manually, the glazing points be extracted, the glass removed, and the back putty scraped out. To reglaze, a bed of putty is laid around the perimeter of the rabbet, the pane is pressed into place, glazing points are inserted to hold the pane (shown), and a final seal of putty is beveled around the edge of the glass. Photo: John H. Myers



Figure 4e. A common repair is the replacement of broken sash cords with new cords (shown) or with chains. The weight pocket is often accessible through a removable plate in the jamb, or by removing the interior trim. Photo: John H. Myers



Figure 4f. Following the relatively simple repairs, the window is weathertight, like new in appearance, and serviceable for many years to come. Both the historic material and the detailing and craftsmanship of this original window have been preserved. Photo: John H. Myers

overlay of aluminum foil on gypsum board or asbestos can protect the glass from such rapid temperature change. It is important to protect the glass because it may be historic and often adds character to the window. Deteriorated putty should be removed manually, taking care not to damage the wood along the rabbet. If the glass is to be removed, the glazing points which hold the glass in place can be extracted and the panes numbered and removed for cleaning and reuse in the same openings. With the glass panes out, the remaining putty can be removed and the sash can be sanded, patched, and primed with a preservative primer. Hardened putty in the rabbets may be softened by heating with a soldering iron at the point of removal. Putty remaining on the glass may be softened by soaking the panes in linseed oil, and then removed with less risk of breaking the glass. Before reinstalling the glass, a bead of glazing compound or linseed oil putty should be laid around the rabbet to cushion and seal the glass. Glazing compound should only be used on wood which has been brushed with linseed oil and primed with an oil based primer or paint. The pane is then pressed into place and the glazing points are pushed into the wood around the perimeter of the pane (see figure 4d). The final glazing compound or putty is applied and beveled to complete the seal. The sash can be refinished as desired on the inside and painted on the outside as soon as a "skin" has formed on the putty, usually in 2 or 3 days. Exterior paint should cover the beveled glazing compound or putty and lap over onto the glass slightly to complete a weathertight seal. After the proper curing times have elapsed for paint and putty, the sash will be ready for reinstallation.

While the sash are out of the frame, the condition of the wood in the jamb and sill can be evaluated. Repair and refinishing of the frame may proceed concurrently with repairs to the sash, taking advantage of the curing times for the paints and putty used on the sash. One of the most common work items is the replacement of the sash cords with new rope cords or with chains (see figure 4e). The weight pocket is frequently accessible through a door on the face of the frame near the sill, but if no door exists, the trim on the interior face may be removed for access. Sash weights may be increased for easier window operation by elderly or handicapped persons. Additional repairs to the frame and sash may include consolidation or replacement of deteriorated wood. Techniques for these repairs are discussed in the following sections.

The operations just discussed summarize the efforts necessary to restore a window with minor deterioration to "like new" condition (see figure 4f). The techniques can be applied by an unskilled person with minimal training and experience. To demonstrate the practicality of this approach, and photograph it, a Technical Preservation Services staff member repaired a wooden double-hung, two over two window which had been in service over ninety years. The wood was structurally sound but the window had one broken pane, many layers of paint, broken sash cords and inadequate, worn-out weatherstripping. The staff member found that the frame could be stripped of paint and the sash removed quite easily. Paint, putty and glass removal required about one hour for each sash, and the reglazing of both sash was accomplished in about one hour. Weatherstripping of the sash and frame, replacement of the sash cords and reinstallation of the sash, parting bead, and stop required an hour and a half. These times refer only to individual operations; the entire proc-

ess took several days due to the drying and curing times for putty, primer, and paint, however, work on other window units could have been in progress during these lag times.

Repair Class II: Stabilization

The preceding description of a window repair job focused on a unit which was operationally sound. Many windows will show some additional degree of physical deterioration, especially in the vulnerable areas mentioned earlier, but even badly damaged windows can be repaired using simple processes. Partially decayed wood can be water-proofed, patched, built-up, or consolidated and then painted to achieve a sound condition, good appearance, and greatly extended life. Three techniques for repairing partially decayed or weathered wood are discussed in this section, and all three can be accomplished using products available at most hardware stores.

One established technique for repairing wood which is split, checked or shows signs of rot, is to: 1) dry the wood, 2) treat decayed areas with a fungicide, 3) water-proof with two or three applications of boiled linseed oil (applications every 24 hours), 4) fill cracks and holes with putty, and 5) after a "skin" forms on the putty, paint the surface. Care should be taken with the use of fungicide which is toxic. Follow the manufacturers' directions and use only on areas which will be painted. When using any technique of building up or patching a flat surface, the finished surface should be sloped slightly to carry water away from the window and not allow it to puddle. Caulking of the joints between the sill and the jamb will help reduce further water penetration.

When sills or other members exhibit surface weathering they may also be built-up using wood putties or home-made mixtures such as sawdust and resorcinol glue, or whitening and varnish. These mixtures can be built up in successive layers, then sanded, primed, and painted. The same caution about proper slope for flat surfaces applies to this technique.

Wood may also be strengthened and stabilized by consolidation, using semi-rigid epoxies which saturate the porous decayed wood and then harden. The surface of the consolidated wood can then be filled with a semi-rigid epoxy patching compound, sanded and painted (see figure 5). Epoxy patching compounds can be used to build up



Figure 5. This illustrates a two-part epoxy patching compound used to fill the surface of a weathered sill and rebuild the missing edge. When the epoxy cures, it can be sanded smooth and painted to achieve a durable and waterproof repair. Photo: John H. Myers

missing sections or decayed ends of members. Profiles can be duplicated using hand molds, which are created by pressing a ball of patching compound over a sound section of the profile which has been rubbed with butcher's wax. This can be a very efficient technique where there are many typical repairs to be done. Technical Preservation Services has published *Epoxy for Wood Repairs in Historic Buildings* (see Additional Reading section at end), which discusses the theory and techniques of epoxy repairs. The process has been widely used and proven in marine applications; and proprietary products are available at hardware and marine supply stores. Although epoxy materials may be comparatively expensive, they hold the promise of being among the most durable and long lasting materials available for wood repair.

Any of the three techniques discussed can stabilize and restore the appearance of the window unit. There are times, however, when the degree of deterioration is so advanced that stabilization is impractical, and the only way to retain some of the original fabric is to replace damaged parts.

Repair Class III: Splices and Parts Replacement

When parts of the frame or sash are so badly deteriorated that they cannot be stabilized there are methods which permit the retention of some of the existing or original fabric. These methods involve replacing the deteriorated parts with new matching pieces, or splicing new wood into existing members. The techniques require more skill and are more expensive than any of the previously discussed alternatives. It is necessary to remove the sash and/or the affected parts of the frame and have a carpenter or woodworking mill reproduce the damaged or missing parts. Most millwork firms can duplicate parts, such as muntins, bottom rails, or sills, which can then be incorporated into the existing window, but it may be necessary to shop around because there are several factors controlling the practicality of this approach. Some woodworking mills do not like to repair old sash because nails or other foreign objects in the sash can damage expensive knives (which cost far more than their profits on small repair jobs); others do not have cutting knives to duplicate muntin profiles. Some firms prefer to concentrate on larger jobs with more profit potential, and some may not have a craftsman who can duplicate the parts. A little searching should locate a firm which will do the job, and at a reasonable price. If such a firm does not exist locally, there are firms which undertake this kind of repair and ship nationwide. It is possible, however, for the advanced do-it-yourselfer or craftsman with a table saw to duplicate moulding profiles using techniques discussed by Gordie Whittington in "Simplified Methods for Reproducing Wood Mouldings," *Bulletin of the Association for Preservation Technology*, Vol. III, No. 4, 1971, or illustrated more recently in *The Old House*, Time-Life Books, Alexandria, Virginia, 1979.

The repairs discussed in this section involve window frames which may be in very deteriorated condition, possibly requiring removal; therefore, caution is in order. The actual construction of wooden window frames and sash is not complicated. Pegged mortise and tenon units can be disassembled easily, if the units are out of the building. The installation or connection of some frames to the surrounding structure, especially masonry walls, can complicate the work immeasurably, and may even require

dismantling of the wall. It may be useful, therefore, to take the following approach to frame repair: 1) conduct regular maintenance of sound frames to achieve the longest life possible, 2) make necessary repairs in place wherever possible, using stabilization and splicing techniques, and 3) if removal is necessary, thoroughly investigate the structural detailing and seek appropriate professional consultation.

Another alternative may be considered if parts replacement is required, and that is sash replacement. If extensive replacement of parts is necessary and the job becomes prohibitively expensive it may be more practical to purchase new sash which can be installed into the existing frames. Such sash are available as exact custom reproductions, reasonable facsimiles (custom windows with similar profiles), and contemporary wooden sash which are similar in appearance. There are companies which still manufacture high quality wooden sash which would duplicate most historic sash. A few calls to local building suppliers may provide a source of appropriate replacement sash, but if not, check with local historical associations, the state historic preservation office, or preservation related magazines and supply catalogs for information.

If a rehabilitation project has a large number of windows such as a commercial building or an industrial complex, there may be less of a problem arriving at a solution. Once the evaluation of the windows is completed and the scope of the work is known, there may be a potential economy of scale. Woodworking mills may be interested in the work from a large project; new sash in volume may be considerably less expensive per unit; crews can be assembled and trained on site to perform all of the window repairs; and a few extensive repairs can be absorbed (without undue burden) into the total budget for a large number of sound windows. While it may be expensive for the average historic home owner to pay seventy dollars or more for a mill to grind a custom knife to duplicate four or five bad muntins, that cost becomes negligible on large commercial projects which may have several hundred windows.

Most windows should not require the extensive repairs discussed in this section. The ones which do are usually in buildings which have been abandoned for long periods or have totally lacked maintenance for years. It is necessary to thoroughly investigate the alternatives for windows which do require extensive repairs to arrive at a solution which retains historic significance and is also economically feasible. Even for projects requiring repairs identified in this section, if the percentage of parts replacement per window is low, or the number of windows requiring repair is small, repair can still be a cost effective solution.

Weatherization

A window which is repaired should be made as energy efficient as possible by the use of appropriate weatherstripping to reduce air infiltration. A wide variety of products are available to assist in this task. Felt may be fastened to the top, bottom, and meeting rails, but may have the disadvantage of absorbing and holding moisture, particularly at the bottom rail. Rolled vinyl strips may also be tacked into place in appropriate locations to reduce infiltration. Metal strips or new plastic spring strips may be used on the rails and, if space permits, in

the channels between the sash and jamb. Weatherstripping is a historic treatment, but old weatherstripping (felt) is not likely to perform very satisfactorily. Appropriate contemporary weatherstripping should be considered an integral part of the repair process for windows. The use of sash locks installed on the meeting rail will insure that the sash are kept tightly closed so that the weatherstripping will function more effectively to reduce infiltration. Although such locks will not always be historically accurate, they will usually be viewed as an acceptable contemporary modification in the interest of improved thermal performance.

Many styles of storm windows are available to improve the thermal performance of existing windows. The use of exterior storm windows should be investigated whenever feasible because they are thermally efficient, cost-effective, reversible, and allow the retention of original windows (see "Preservation Briefs: 3"). Storm window frames may be made of wood, aluminum, vinyl, or plastic; however, the use of unfinished aluminum storms should be avoided. The visual impact of storms may be minimized by selecting colors which match existing trim color. Arched top storms are available for windows with special shapes. Although interior storm windows appear to offer an attractive option for achieving double glazing with minimal visual impact, the potential for damaging condensation problems must be addressed. Moisture which becomes trapped between the layers of glazing can condense on the colder, outer prime window, potentially leading to deterioration. The correct approach to using interior storms is to create a seal on the interior storm while allowing some ventilation around the prime window. In actual practice, the creation of such a durable, airtight seal is difficult.

Window Replacement

Although the retention of original or existing windows is always desirable and this **Brief** is intended to encourage that goal, there is a point when the condition of a window may clearly indicate replacement. The decision process for selecting replacement windows should *not* begin with a survey of contemporary window products which are available as replacements, but should begin with a look at the windows which are being replaced. Attempt to understand the contribution of the window(s) to the appearance of the facade including: 1) the pattern of the openings and their size; 2) proportions of the frame and sash; 3) configuration of window panes; 4) muntin profiles; 5) type of wood; 6) paint color; 7) characteristics of the glass; and 8) associated details such as arched tops, hoods, or other decorative elements. Develop an understanding of how the window reflects the period, style, or regional characteristics of the building, or represents technological development.

Armed with an awareness of the significance of the existing window, begin to search for a replacement which retains as much of the character of the historic window as possible. There are many sources of suitable new windows. Continue looking until an acceptable replacement can be found. Check building supply firms, local woodworking mills, carpenters, preservation oriented magazines, or catalogs or suppliers of old building materials, for product information. Local historical associations and state historic preservation offices may be good sources of

information on products which have been used successfully in preservation projects.

Consider energy efficiency as one of the factors for replacements, but do not let it dominate the issue. Energy conservation is no excuse for the wholesale destruction of historic windows which can be made thermally efficient by historically and aesthetically acceptable means. In fact, a historic wooden window with a high quality storm window added should thermally outperform a new double-glazed metal window which does not have thermal breaks (insulation between the inner and outer frames intended to break the path of heat flow). This occurs because the wood has far better insulating value than the metal, and in addition many historic windows have high ratios of wood to glass, thus reducing the area of highest heat transfer. One measure of heat transfer is the U-value, the number of Btu's per hour transferred through a square foot of material. When comparing thermal performance, the lower the U-value the better the performance. According to *ASHRAE 1977 Fundamentals*, the U-values for single glazed wooden windows range from 0.88 to 0.99. The addition of a storm window should reduce these figures to a range of 0.44 to 0.49. A non-thermal break, double-glazed metal window has a U-value of about 0.6.

Conclusion

Technical Preservation Services recommends the retention and repair of original windows whenever possible. We believe that the repair and weatherization of existing wooden windows is more practical than most people realize, and that many windows are unfortunately replaced because of a lack of awareness of techniques for evaluation, repair, and weatherization. Wooden windows which are repaired and properly maintained will have greatly extended service lives while contributing to the historic character of the building. Thus, an important element of a building's significance will have been preserved for the future.

Additional Reading

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