

# HISTORIC HACIENDA HOTEL

## PHASE 3 - RESTORATION OF EXTERIOR WALL

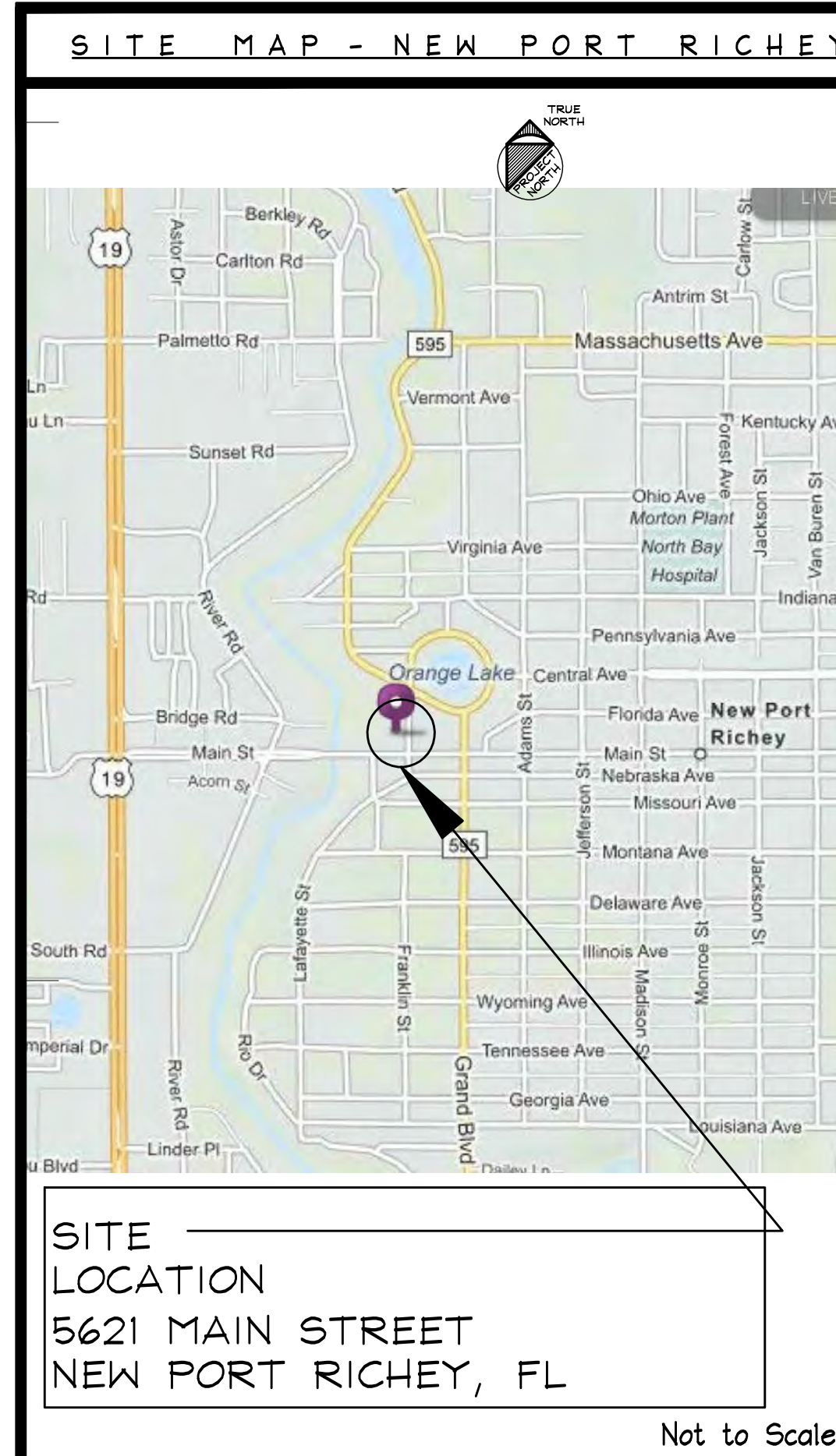
### 5621 MAIN STREET

### NEW PORT RICHEY, FLORIDA, 34652

## PERMIT DRAWINGS

REVISIONS:

HISTORIC HACIENDA HOTEL  
RESTORATION OF EXTERIOR WALL  
5621 MAIN STREET  
NEW PORT RICHEY FLORIDA, 34652



**PROJECT DIRECTORY**

PROJECT: 5621 MAIN STREET  
ARCHITECT'S PROJECT No.: 1501

OWNER: CITY OF NEW PORT RICHEY  
MARIO IEZZONI  
Address: 5919 MAIN STREET  
NEW PORT RICHEY, FL 34652  
Tel: 727-853-1019  
Representative: MARIO IEZZONI

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

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

**GENERAL NOTES**

- All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of New Port Richey, applicable Codes forming the basis of this design and compliance requirements for the Contractor include:  
 FLORIDA BUILDING CODE - Building 5th Edition - 2014  
 FLORIDA BUILDING CODE - Existing 5th Edition - 2014  
 FLORIDA BUILDING CODE - Residential 5th Edition - 2014  
 FLORIDA BUILDING CODE - Plumbing 5th Edition - 2014  
 FLORIDA BUILDING CODE - Fuel Gas 5th Edition - 2014  
 FLORIDA BUILDING CODE - Mechanical 5th Edition - 2014  
 NATIONAL ELECTRICAL CODE 2008 EDITION  
 NFPA 101 LIFE SAFETY CODE w/ Florida Modifications  
 2006 EDITION FLORIDA FIRE PREVENTION CODE 2007 EDITION  
 NFPA 1 2006 EDITION  
 This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads of 150 mph (gusts).
- Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.
- Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.
- Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.
- Dimensions shall take precedence over scale.
- All new utilities shall be underground.
- Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.
- After completion of construction remove all debris and construction equipment. Restore site to original condition.
- Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.
- Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris.
- Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.  
 61G1-16.003 Use of Seal: The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the specification index sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter 61G1-23, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof. Specific Authority 481.2055, 481.221 FS. Law Implemented 481.221, 481.225(1)(e), (g), (j), 481.225(1)(g), (h), (i) FS. History-New 12-23-79, Formerly 21B-16.03, Amended 7-27-89, Formerly 21B-16.003, Amended 11-21-94, 4-18-00.

**SHEET INDEX**

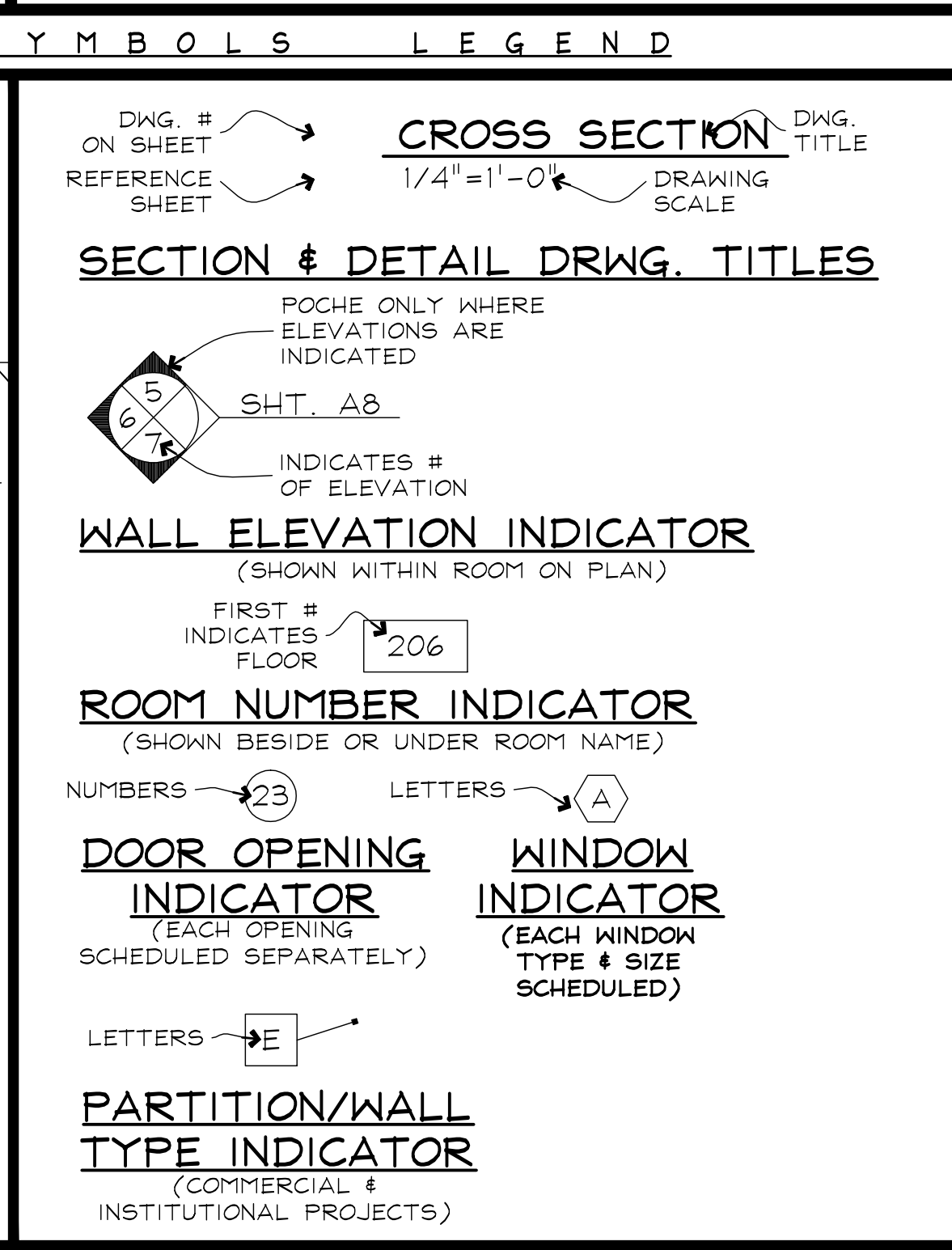
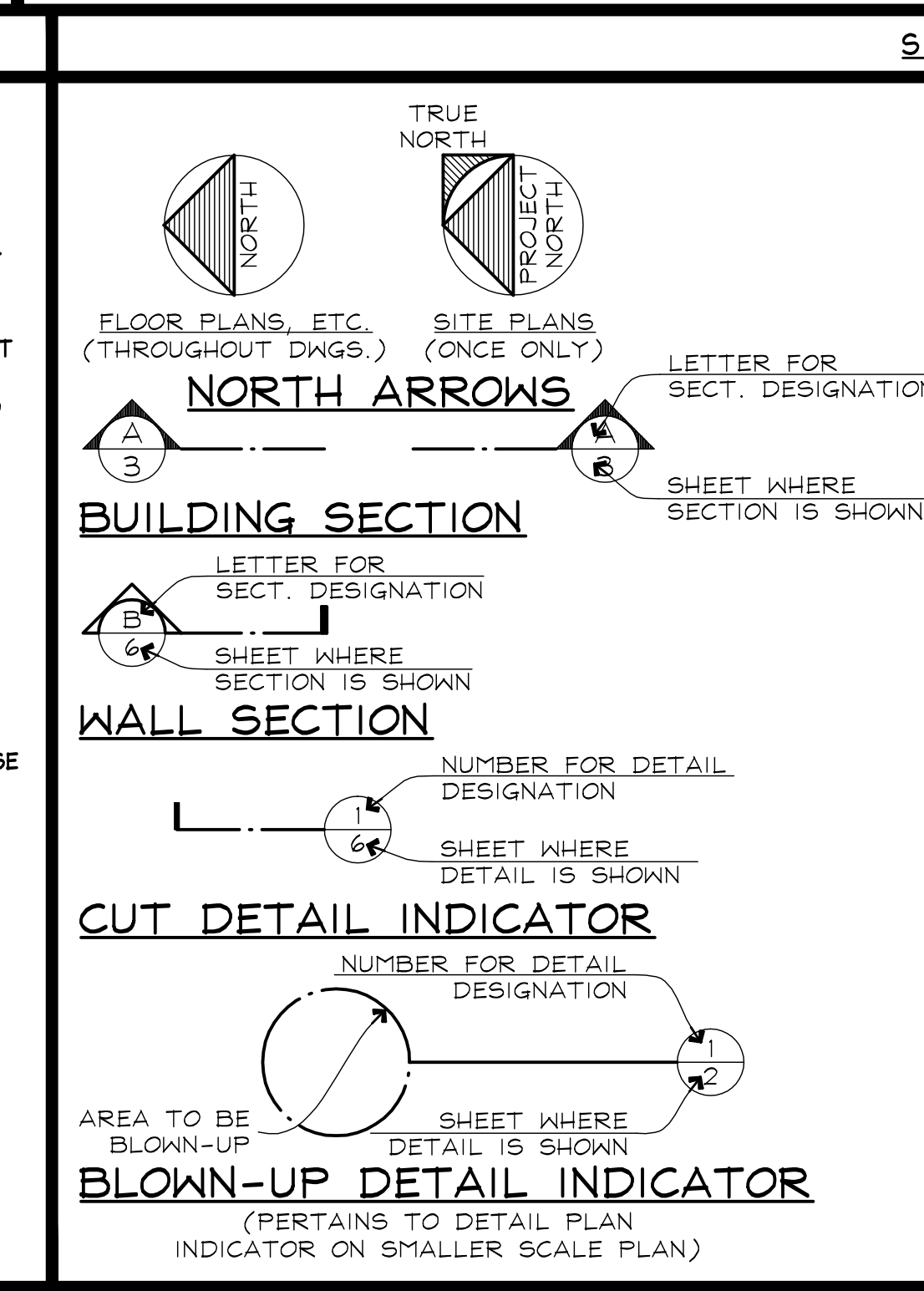
**COVER SHEETS:**  
A0.0 SITE LOCATION MAP, SHEET INDEX, GENERAL NOTES, FLORIDA ADMINISTRATIVE CODE, SYMBOLS LEGEND  
A0.1 SURVEY

**PROPOSED DRAWINGS:**  
A1.0 PROPOSED SITE PLAN, NOTES  
D1.1 DEMOLITION PLAN  
A1.1 PROPOSED 1ST FLOOR PLAN  
A2.1 PROPOSED EXTERIOR ELEVATIONS  
A3.0 HISTORIC PHOTOS FOR REFERENCE  
A3.1 DETAILS

**NOTE:**  
THE PROJECT SPECIFICATIONS FROM PHASE ONE OF THIS WORK ARE A PART OF THESE CONTRACT DOCUMENTS. SEE SPECIFICATIONS.

**ABBREVIATIONS**

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

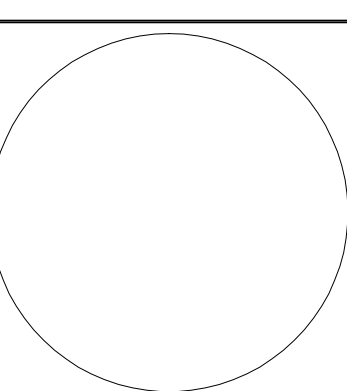


**MATERIAL DESIGNATIONS**

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

**PARTITIONS & WALLS**

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



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Bender & Associates  
ARCHITECTS  
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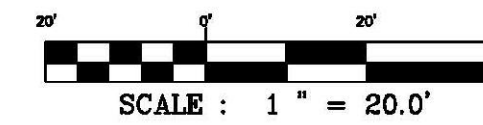
Project No.: 1501c  
SITE MAP  
PROJECT DIRECTORY  
GENERAL NOTES  
ABBREVIATIONS  
SHEET INDEX  
SYMBOL LEGEND  
Date: 5/15/17

**A0**  
1 OF 8

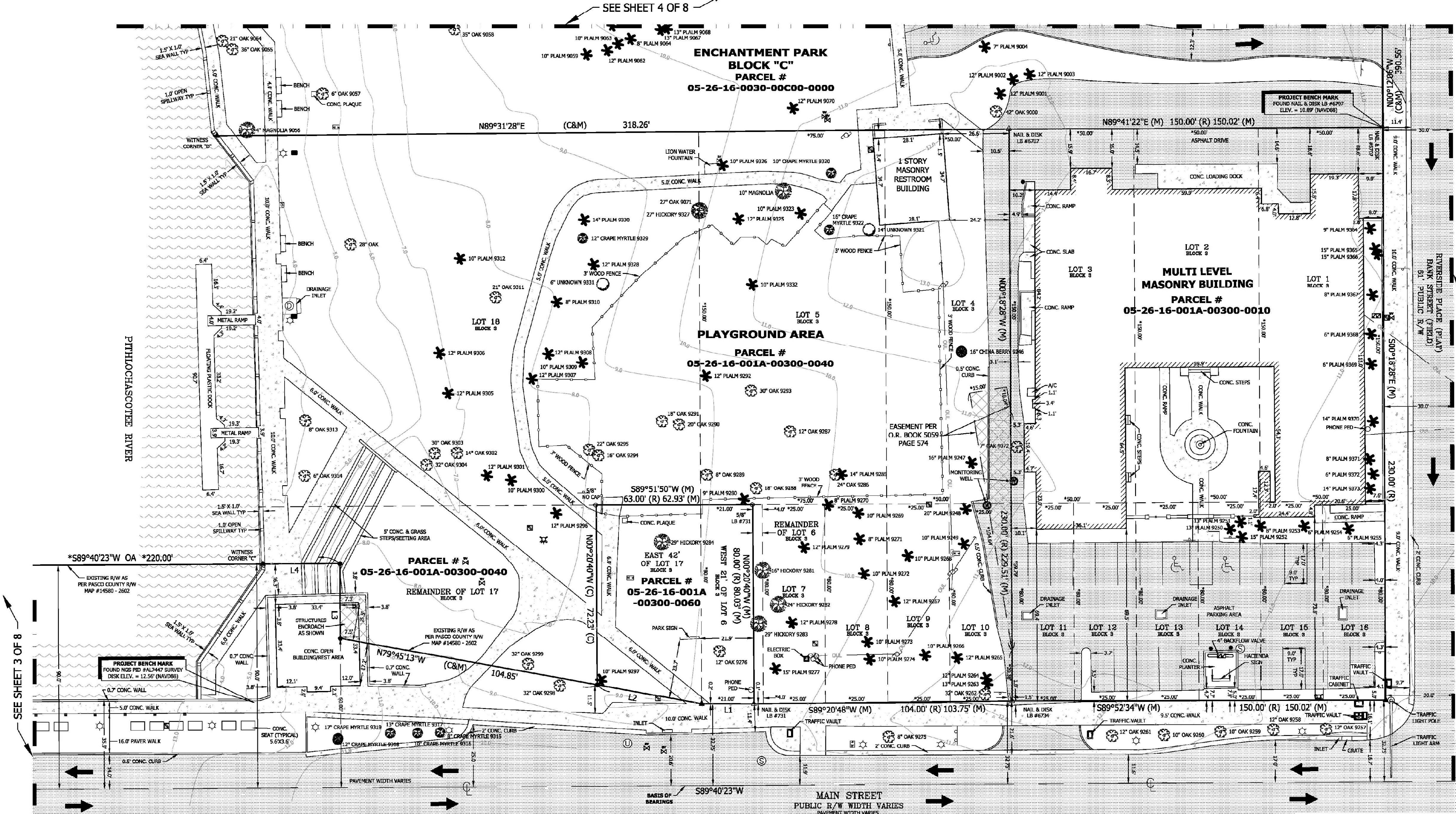
DESCRIPTION OF WORK:  
REBUILD HISTORIC EXTERIOR WALL ALONG BANK STREET

**BOUNDARY, TOPOGRAPHIC AND TREE SURVEY**  
SECTION 5 TOWNSHIP 26 SOUTH RANGE 16 EAST

BEARING BASIS ESTABLISHED FROM: THE CENTER LINE OF MAIN STREET  
AS PER PASCO COUNTY RIGHT-OF-WAY MAP #14580-2602 (S89°49'35"W)

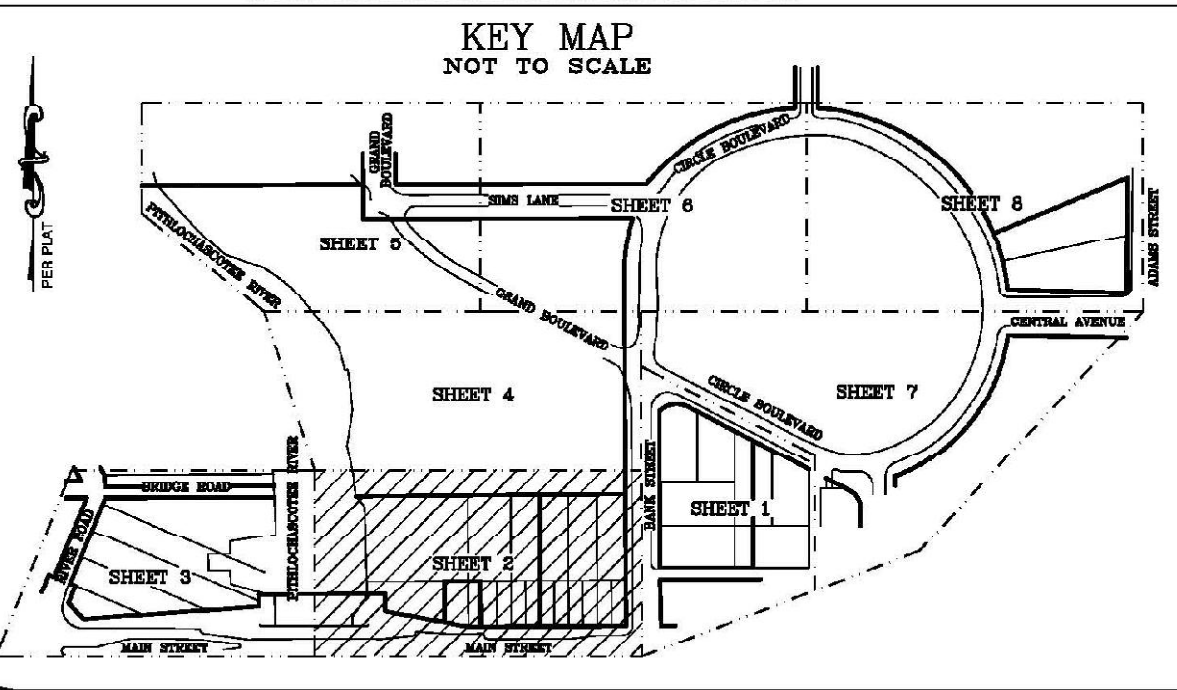


SHEET 2 OF 8  
NOT FULL AND  
COMPLETE WITHOUT  
SHEETS 1 & 3 THRU 8



- LEGEND**
- SET CONCRETE MONUMENT
  - FOUND CONCRETE MONUMENT
  - SET 1/2" IRON ROD LB. # 7814
  - FOUND IRON ROD
  - SET NAIL & DISK # 7814
  - FOUND NAIL
  - WATER METER
  - BACK FLOW PREVENTION VALVE
  - WATER VALVE
  - FIRE HYDRANT
  - RECLAIMED WATER VALVE
  - RECLAIMED WATER VAULT
  - SANITARY MAN HOLE
  - SANITARY VALVE
  - STORM MAN HOLE
  - UNKNOWN MAN HOLE
  - STREET SIGN
  - UTILITY POLE
  - GLY WIRE
  - LIGHT POLE
  - HANDICAP PARKING SPOT
  - GAS WELL
  - WELL
  - GARBAGE CAN
  - ELECTRIC VALVE
  - BOLLARD

- SURVEY ABBREVIATIONS**
- AC. = ACRES
  - C. = CALCULATED
  - CL = CENTERLINE
  - CONC. = CONCRETE
  - C/S = CONC. SLAB
  - CSW = CONC. SIDE WALK
  - E = EAST
  - ELEV. = ELEVATION
  - E.L.Y. = EASTERLY
  - EOP = EDGE OF PAVEMENT
  - M. = MEASURED
  - N = NORTH
  - NR = NOT RADIAL
  - OA = OVER ALL
  - O.R.B. = OFFICIAL RECORD BOOK
  - OUL = OVERHEAD UTILITY LINE
  - PB = PLAT BOOK
  - PEL = PEDESTAL
  - PRM = PERMANENT REFERENCE MONUMENT
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - R. = RECORD
  - RAD. = RADIAL
  - RCP = REINFORCED CONC. PIPE
  - RNG. = RANGE
  - R/W. = RIGHT-OF-WAY
  - S. = SOUTH
  - SEC. = SECTION
  - SLY. = SOUTHERLY
  - TWP. = TOWNSHIP
  - TYP. = TYPICAL
  - W. = WEST
  - ± = MORE OR LESS (or plus or minus)
  - ' = DEGREES
  - " = MINUTES WHEN USED IN BEARINGS
  - " = SECONDS WHEN USED IN BEARINGS
  - ' = FEET WHEN USED IN DISTANCES
  - " = INCHES WHEN USED IN DISTANCES
  - 1/2" = NOT TO SCALE



LINE	LENGTH	BEARING
L1	21.00' (C&M)	N89°49'35"W (C&M)
L2	42.66' (C&M)	N79°45'13"W (C&M)
L3	30.00' (C&M)	N00°19'37"W (C&M)
L4	31.00' (C&M)	N89°40'23"E (C&M)

LINE	LENGTH	BEARING
WITNESS CORNER "B" TO WITNESS CORNER "C"	173.15'	N89°40'23"E
WITNESS CORNER "C" TO WITNESS CORNER "D"	172.91'	N06°06'54"W
WITNESS CORNER "D" TO WITNESS CORNER "E"	634.21'	N31°22'04"W

**C&C Surveying, Inc.**  
CERTIFICATE OF AUTHORIZATION LB. # 7814  
6442 OELSNER ST.  
NEW PORT RICHEY, FL 34652  
PHONE (352) 596-6682

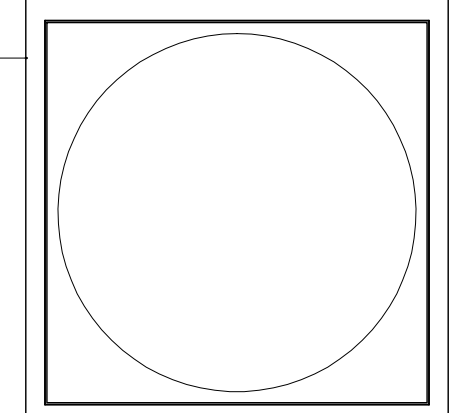
REVISIONS:

DRAWN BY: S. LUIKART  
DATE OF DRAWING: 9/02/13  
DATE OF FIELD WORK: 8/30/13  
CREW CHIEF: S. LUIKART  
WORK ORDER NO.: 13-86

CERTIFIED TO:  
CITY OF NEW PORT RICHEY

REVISIONS:

**HISTORIC HACIENDA HOTEL**  
RESTORATION OF EXTERIOR WALL  
5621 MAIN STREET  
NEW PORT RICHEY FLORIDA, 34652



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

Project No.: 1501c  
SURVEY  
Date: 5/15/17

**A0.1**  
2 OF 8



P R E S E R V A T I O N   N O T E S

PRESERVATION NOTES:

1. MATCH ORIGINAL HISTORIC MATERIAL, TEXTURES AND FINISHES. THE ARCHITECT WILL BE THE SOLE JUDGE AS TO WHAT CONSTITUTES AN APPROPRIATE MATCH.
2. REMOVE ALL AREAS IDENTIFIED BY THE ARCHITECT AS INAPPROPRIATE OR NOT MATCHING THE ADJACENT HISTORIC FABRIC.
3. TAKE ALL APPROPRIATE MEASURES NECESSARY TO CORRECT INTERIOR WORK AS IDENTIFIED BY THE ARCHITECT. PROTECT HISTORIC FABRIC DURING ALL OPERATIONS. NO HISTORIC MATERIALS SHALL BE REMOVED FROM THE SITE WITHOUT PRIOR APPROVAL OF ARCHITECT. THE ARCHITECT RESERVES THE RIGHT TO HAVE INDIVIDUAL WORKMEN REMOVED FROM INDIVIDUAL ACTIVITIES OR THE PROJECT ENTIRELY, IF IN THE ARCHITECT'S JUDGEMENT, THE QUALITY OF WORK BEING PERFORMED IS INAPPROPRIATE, INFERIOR, OR DETRIMENTAL TO HISTORIC MATERIALS.
5. REFER TO PHOTOGRAPHIC DETAILS IN THE SPECIFICATIONS FOR ADDITIONAL HISTORIC PRESERVATION INFORMATION AND PROJECT REQUIREMENTS.
6. ALL WORK MUST COMPLY WITH THE SECRETARY OF THE INTERIORS STANDARDS FOR REHABILITATION, AS ADMINISTERED BY THE FLORIDA DEPARTMENT OF STATE, DIVISION OF HISTORIC RESOURCES.
7. RESOURCES. DUE TO THE SENSITIVE HISTORIC NATURE OF THIS PROJECT, GENERAL CONTRACTORS AND CERTAIN TRADES MUST MEET PREQUALIFICATION REQUIREMENTS. REFER TO SUPPLEMENTARY GENERAL CONDITIONS, SECTION 02200.
8. HISTORIC FINISHES AND FURRING MAY BE INTACT UNDER CONTEMPORARY FINISHES. CONSULT ARCHITECT BEFORE REMOVAL OF QUESTIONABLE HISTORIC OR NON-HISTORIC MATERIAL. WHERE THE TERM 'RESTORE' IS USED THROUGHOUT THESE DOCUMENTS, THE INTENT IS TO RETURN AN ITEM, FINISH, OR MATERIAL TO ITS HISTORIC CONFIGURATION AND/OR CONDITION. THE LEAST INTRUSIVE METHOD REQUIRED SHOULD BE USED FIRST: CLEAN, PATCH, OR REPLACE USING AN IN-KIND MATERIAL, I.E. BRONZE FOR BRONZE, CONCRETE FOR CONCRETE, CORAL STONE FOR CORAL STONE, ETC. COORDINATE ALL REQUIREMENTS FOR 'RESTORATION' WITH ARCHITECT.

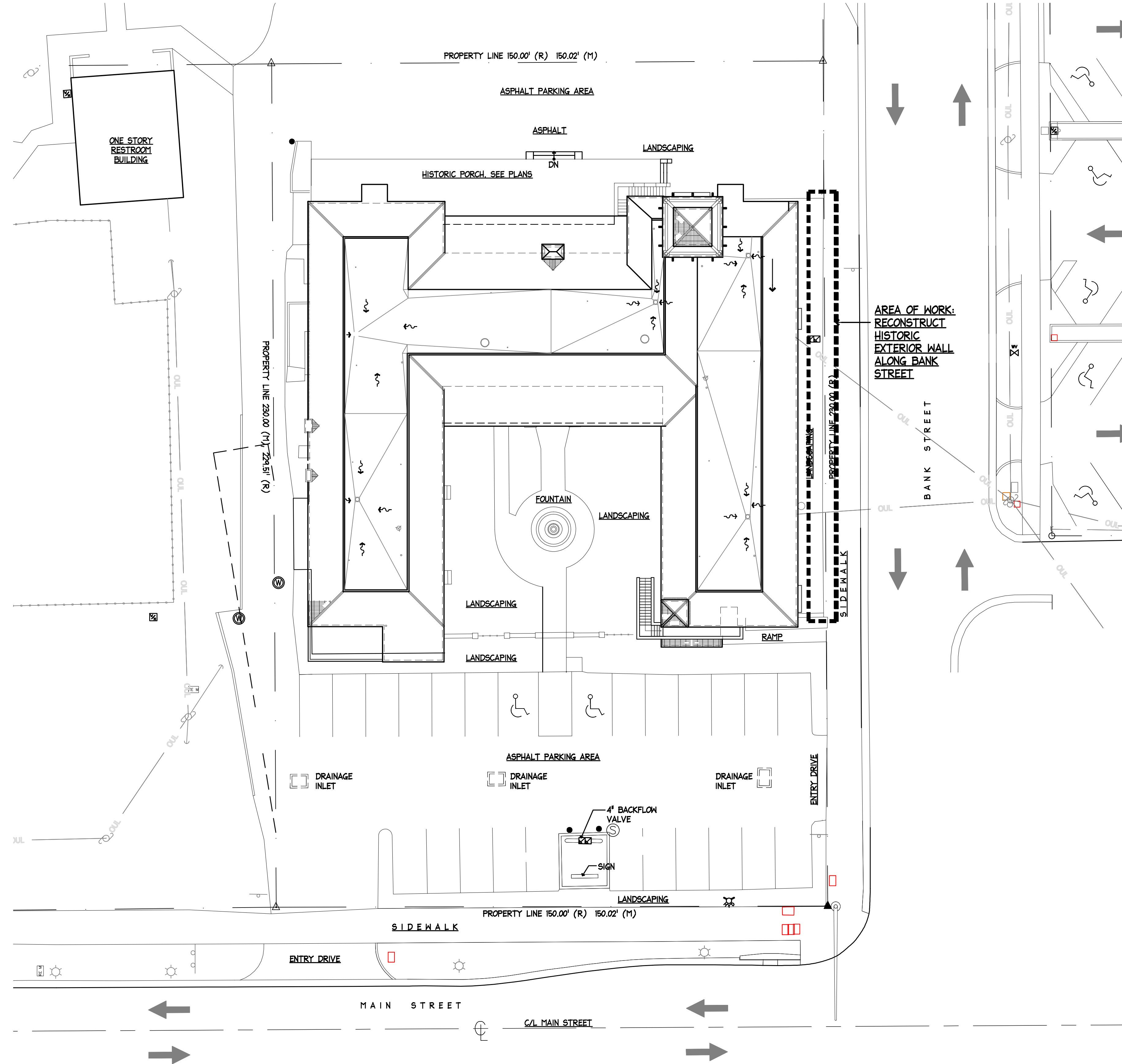
THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION:

(a) The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located.

(b) The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. (The application of these Standards to rehabilitation projects is to be the same as under the previous version so that a project previously acceptable would continue to be acceptable under these Standards.)

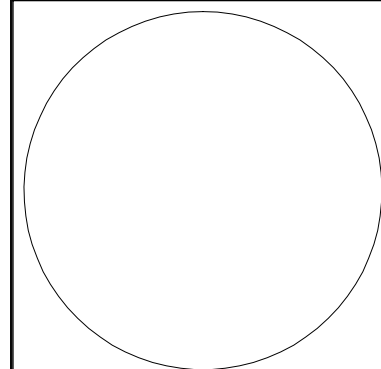
- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or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

(c) The quality of materials and craftsmanship used in a rehabilitation project must be commensurate with the quality of materials and craftsmanship of the historic building in question. Certain treatments, if improperly applied, or certain materials by their physical properties, may cause or accelerate physical deterioration of historic buildings. Inappropriate physical treatments include, but are not limited to: improper repointing techniques; improper exterior masonry cleaning methods; or improper introduction of insulation where damage to historic fabric would result. In almost all situations, use of these materials and treatments will result in denial of certification. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will result in denial of certification. For further information on appropriate and inappropriate rehabilitation treatments, owners are to consult the Guidelines for Rehabilitating Historic Buildings published by the NPS. "Preservation Briefs" and additional technical information to help property owners formulate plans for the rehabilitation, preservation, and continued use of historic properties consistent with the intent of the Secretary's Standards for Rehabilitation are available from the SHPOs and NPS regional offices. Owners are responsible for procuring this material as part of property planning for a certified rehabilitation.



REVISIONS:

**HISTORIC HACIENDA HOTEL**  
**RESTORATION OF EXTERIOR WALL**  
 5621 MAIN STREET  
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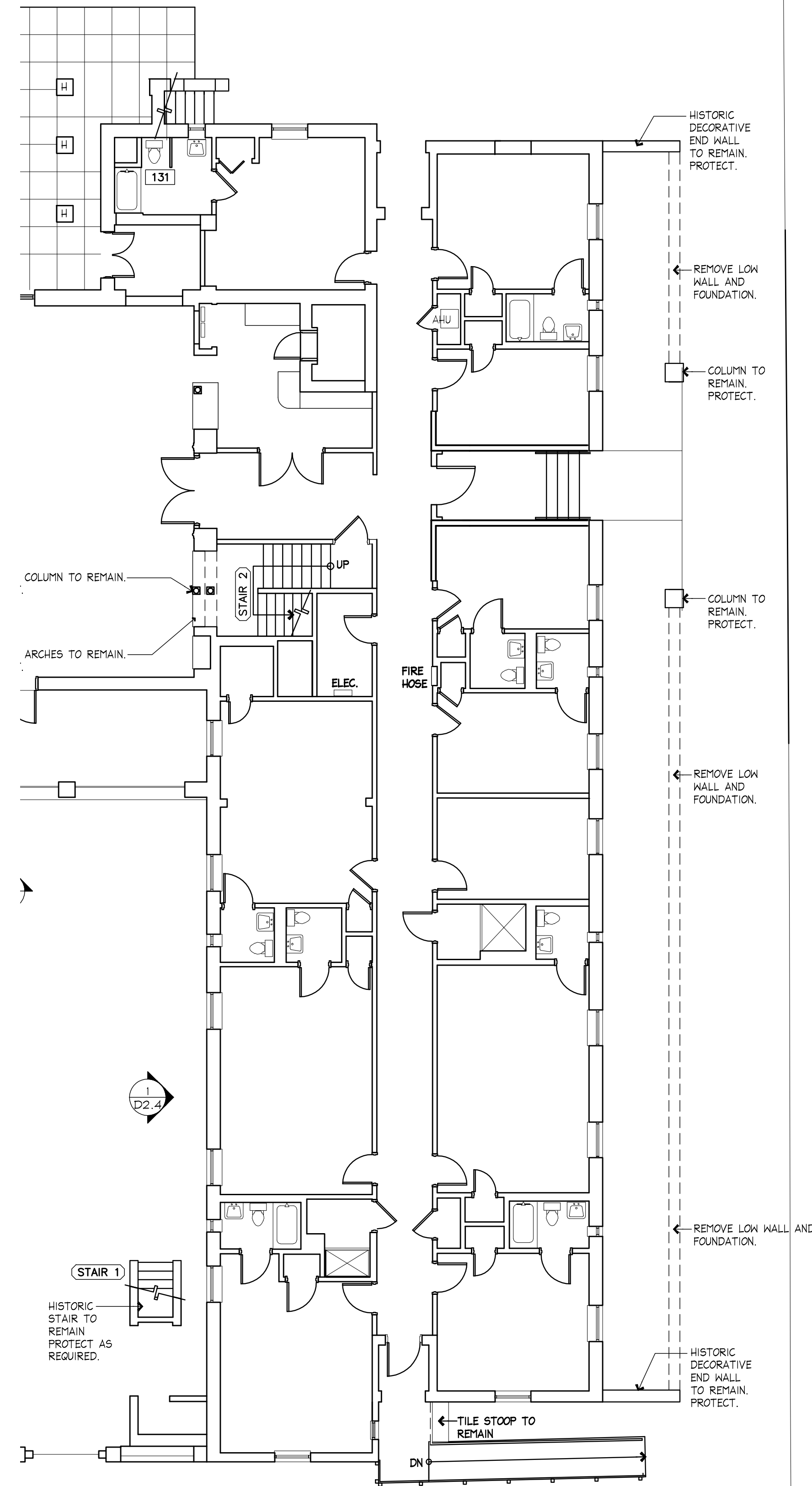
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*Bender & Associates*  
**ARCHITECTS**  
 p.c.

Project No: 1501c  
 PROPOSED SITEPLAN  
 Date: 5/15/17

**A1.0**  
 3 OF 8

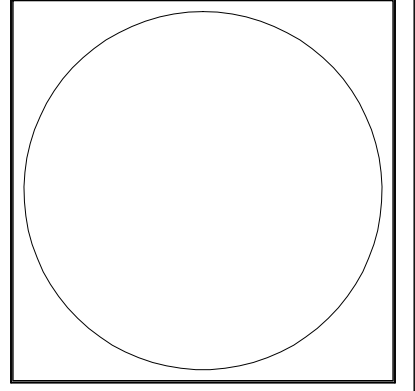




1 LOW WALL DEMOLITION PLAN  
 D1.1 SCALE: 1/8"=1'-0"

REVISIONS:

**HISTORIC HACIENDA HOTEL**  
 RESTORATION OF EXTERIOR WALL  
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*Bender & Associates*  
**ARCHITECTS** p.a.

Project No: 1501c  
 FIRST FLOOR  
 DEMOLITION PLAN  
 Date: 5/15/17

**D1.1**  
 4 OF 8

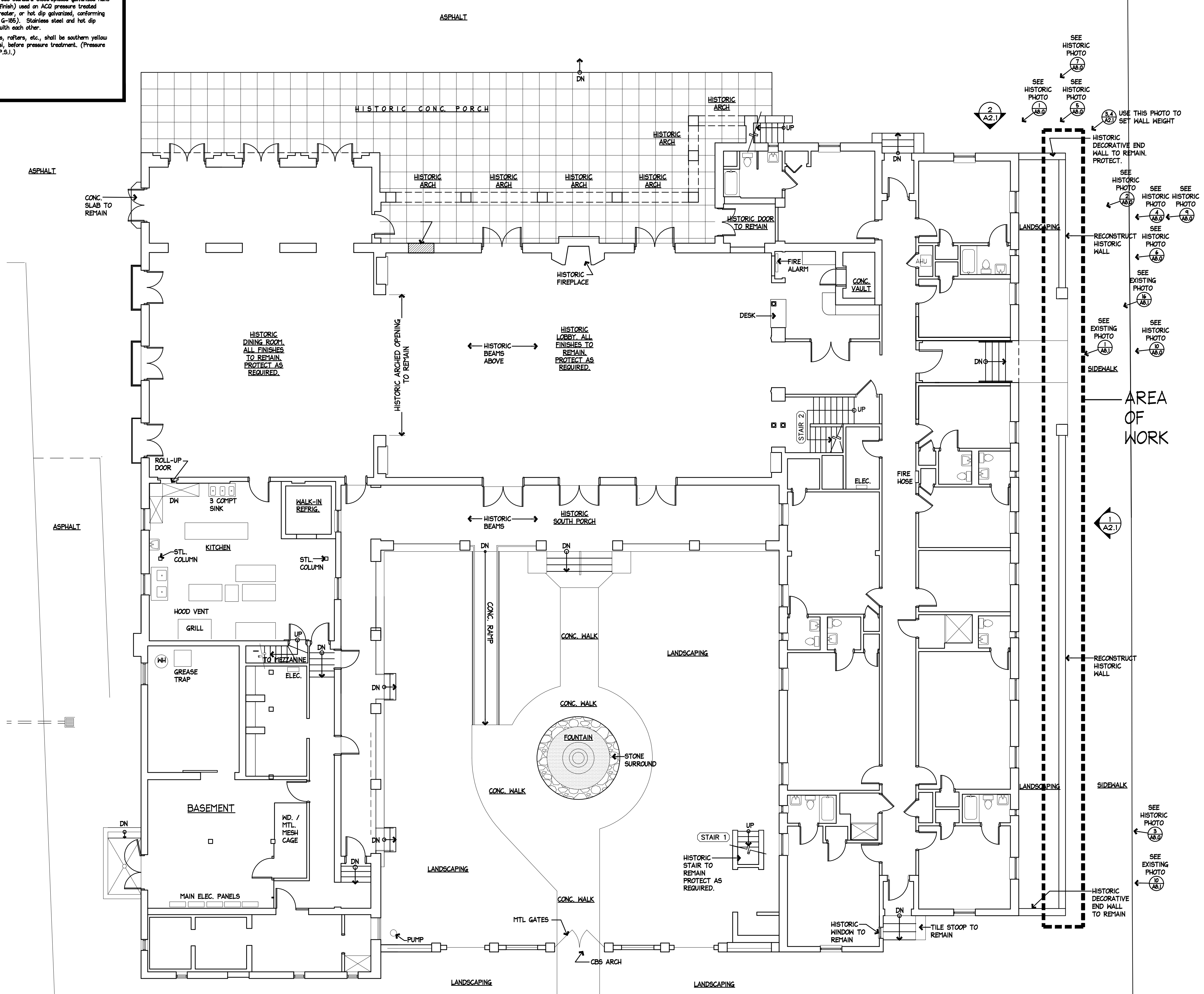


**GENERAL FRAMING NOTES**

1. Comply with "General Structural Notes" included elsewhere in these documents.
2. Where wood joists/beams etc., frame into other members, and ledgers are not provided, install Simpson "LJ" series joist hangers. When installing into ACO pressure treated lumber, Contractor has the option of providing EITHER stainless steel joist hangers and stainless steel fasteners, OR Simpson ZMAX (G15) galvanized joist hangers with hot-dip galvanized fasteners. Contractor shall not mix stainless steel with hot dip galvanized.
3. Provide hot dip (ZMAX) galvanized hurricane clips at all rafters at bearing locations. Provide 2 x 4 minimum collar ties between rafters at ridges in attic spaces, tight to ridge. Nail to each rafter with (3) 16d nails.
4. Provide solid blocking at midspan of all joists and rafters for spans of 8' and over. Use 3 rows of blocking where spans exceed 16 feet.
5. Firestopping shall be provided in all walls and partitions to cut off all concealed draft openings both horizontal and vertical and to form a fire barrier between floors and between the upper floor and the roof space.
6. Firestopping shall be installed in wood frame construction in the following locations:
  - a) In concealed space of stud walls and partitions including furred spaces at ceiling and floor levels.
  - b) At all interconnections between concealed vertical and horizontal spaces such as eave at soffits, drop ceilings, cave ceilings, etc.
  - c) In concealed spaces between stair stringers at the top and bottom of the run.
  - d) In concealed spaces created by an assembly of floor joists. Firestopping shall be provided for the full depth of the joists at the ends and over the supports.
7. Firestopping shall consist of two (2) inch nominal lumber, or two (2) thicknesses of one (1) inch nominal lumber with broken lap joints, or one (1) thickness of three-fourths (3/4) inch plywood, with joints backed by three-fourths (3/4) inch plywood, or other approved materials.
8. Install all plywood wall sheathing to lap joints at floors. Use 3/4" minimum thickness P.T. plywood nailed with 8d galvanized nails, 4" o.c. along plates, 4" o.c. along all beams top and bottom, and 8" o.c. in the field. All shear walls, use 16d nails @ 4" o.c. along panel edges and 8" o.c. at intermediate supports.
9. All framing lumber and plywood shall be pressure treated.
10. All pressure treated wood used on residential projects must be free of arsenic and chromium after June 2003. Use ACO or other EPA approved treated lumber on residential projects. On commercial projects, CCI treated lumber is acceptable in concealed spaces.
11. ACO arsenic free lumber has been found to corrode standard electroplated galvanized nails and screws. Any metal fasteners (framing or finish) used on ACO pressure treated lumber shall be stainless steel, grade 304 or greater, or hot dip galvanized, conforming to ASTM A-183 / ASTM Standard A653 (Class G-185). Stainless steel and hot dip galvanized metals SHALL NOT come in contact with each other.
12. All structural lumber, i.e. joists, girders, beams, rafters, etc., shall be southern yellow pine no. 1 dense, with a minimum Fb of 1300 psi, before pressure treatment. (Pressure treatment reduces fiber stress by 15% to 1100 P.S.I.)

**FOUNDATION & CONCRETE NOTES**

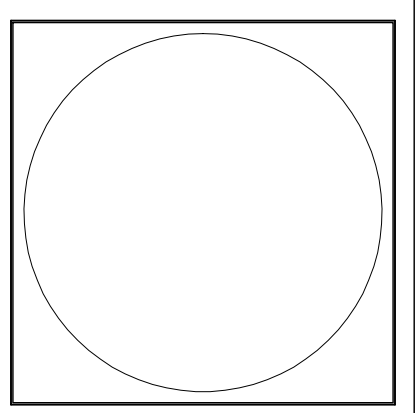
1. The Contractor shall have the option of substituting solid concrete piers and/or foundations for concrete filled masonry piers or foundation walls.
2. Minimum concrete strength shall be 4000 p.s.i., unless otherwise specified in these documents.
3. Comply with "General Structural Notes" included elsewhere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



**1 FIRST FLOOR PLAN (INCLUDES WEST WING BASEMENT LEVEL)**  
 SCALE: 1/8"=1'-0"

REVISIONS:


**HISTORIC HACIENDA HOTEL**  
**RESTORATION OF EXTERIOR WALL**  
 5621 MAIN STREET  
 NEW PORT RICHEY FLORIDA, 34652



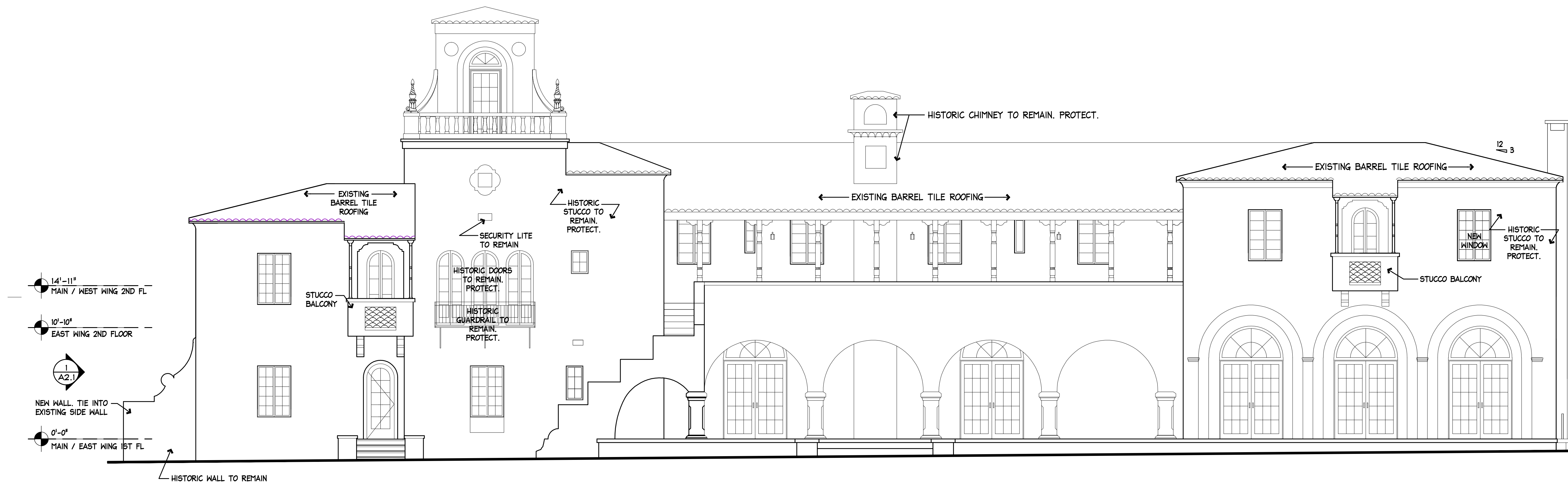
410 Angela Street  
 Key West, Florida 33040  
 Telephone (305) 296-1347  
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 Florida License AAC002022

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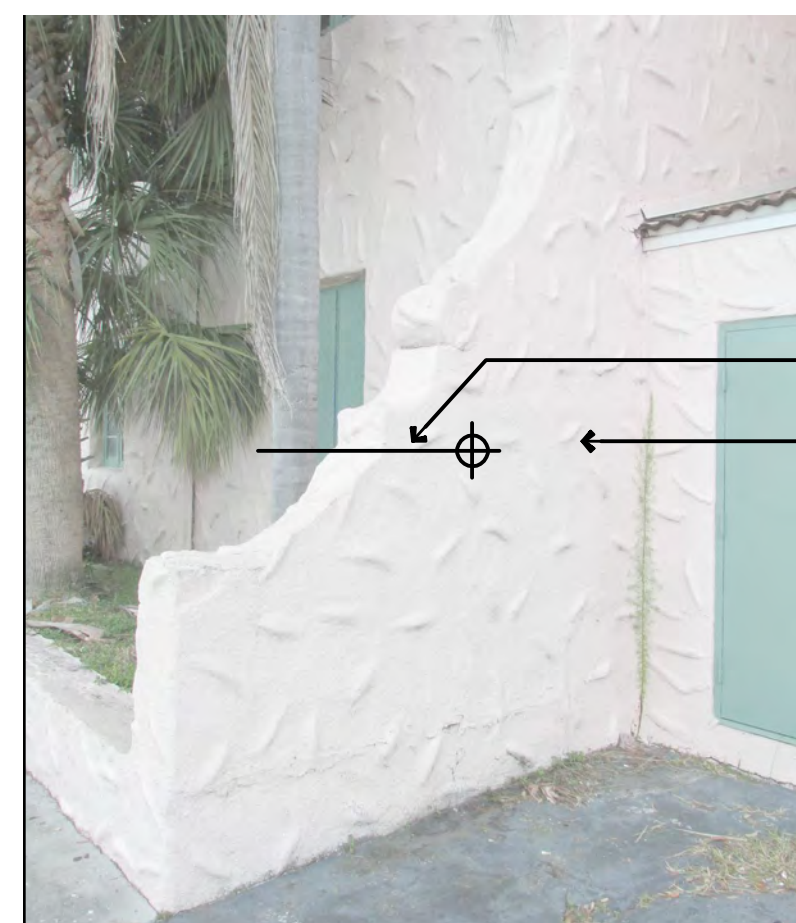
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**PROPOSED FIRST FLOOR PLAN**  
 Date: 5/15/17

**A1.1**  
 5 OF 8

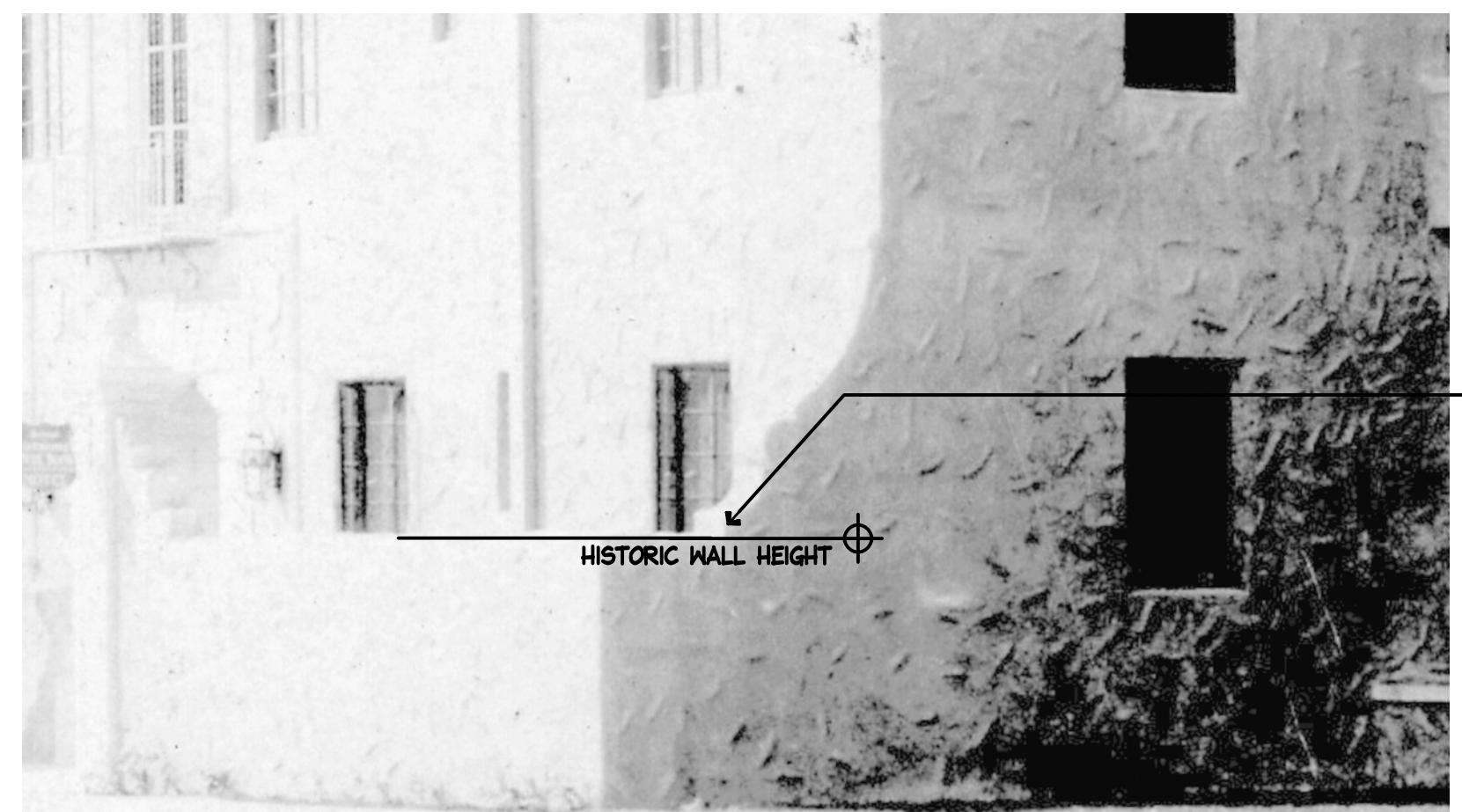




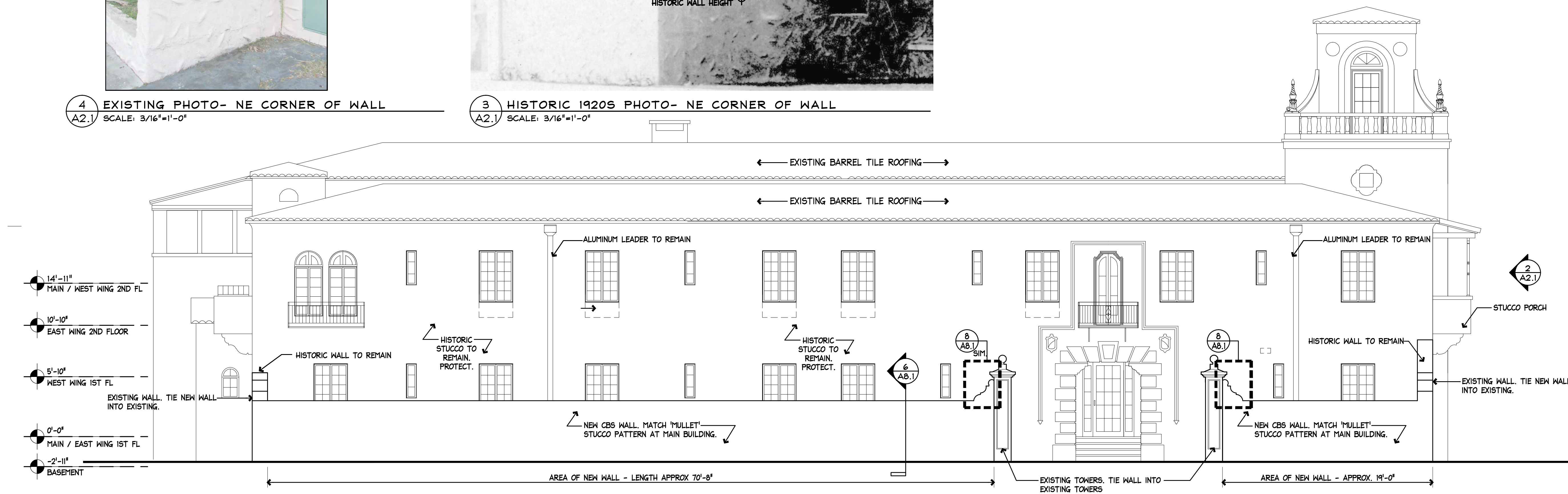
2 NORTH EXTERIOR ELEVATION  
A2.1 SCALE: 3/16"=1'-0"



4 EXISTING PHOTO- NE CORNER OF WALL  
A2.1 SCALE: 3/16"=1'-0"



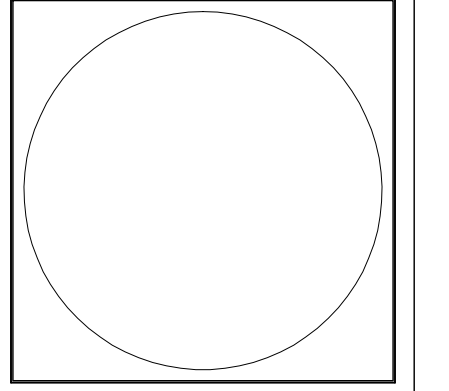
3 HISTORIC 1920S PHOTO- NE CORNER OF WALL  
A2.1 SCALE: 3/16"=1'-0"



1 EAST EXTERIOR ELEVATION  
A2.1 SCALE: 3/16"=1'-0"

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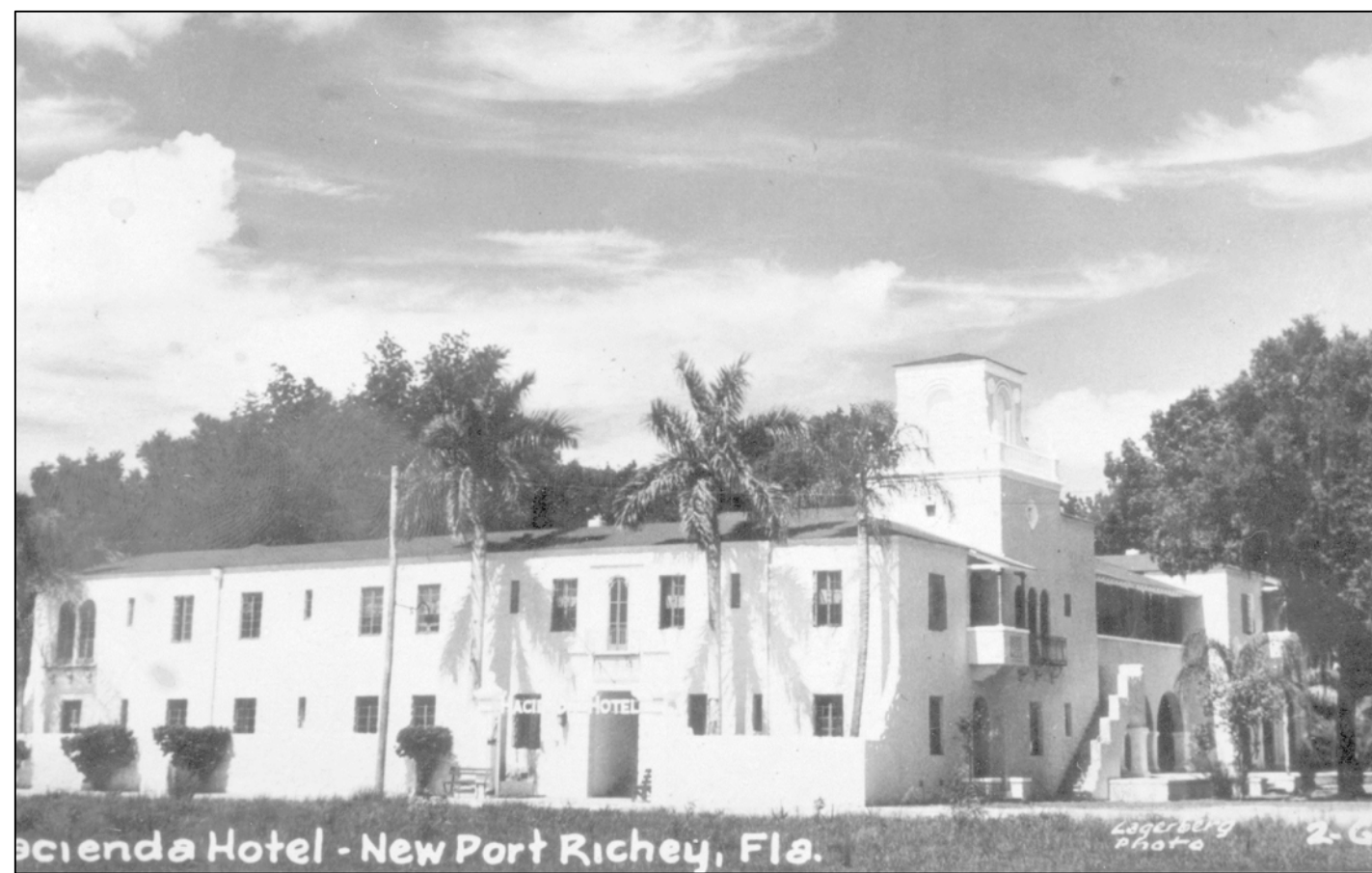
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Project No: 1501c  
PROPOSED EXTERIOR ELEVATIONS  
Date: 5/15/17

A2.1  
6 OF 8



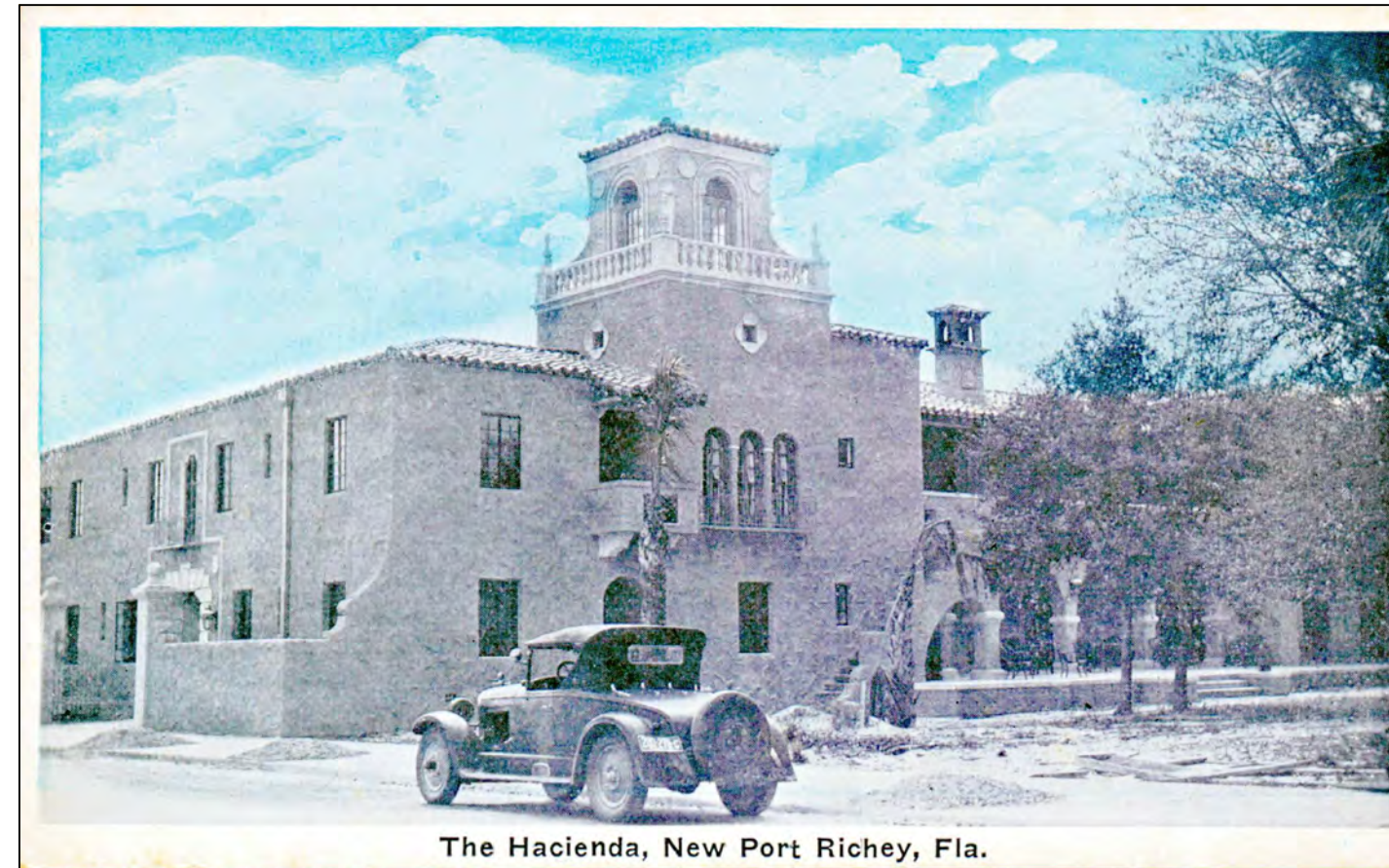
9 CLOSEUP PHOTO OF WALL, 1940'S  
A8.0 SCALE: N.T.S.



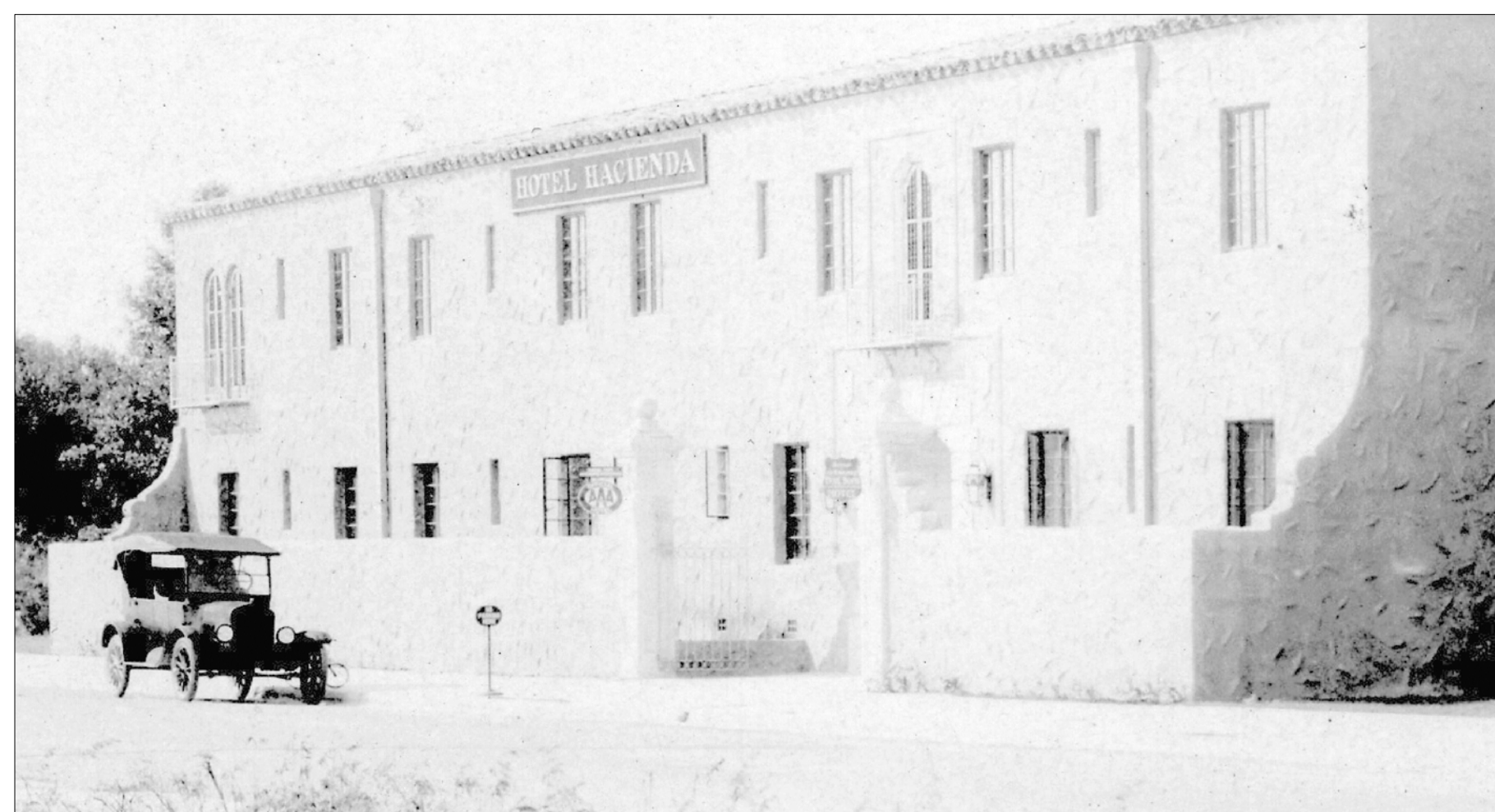
6 EAST FACADE OF BUILDING, 1940'S  
A8.0 SCALE: N.T.S.



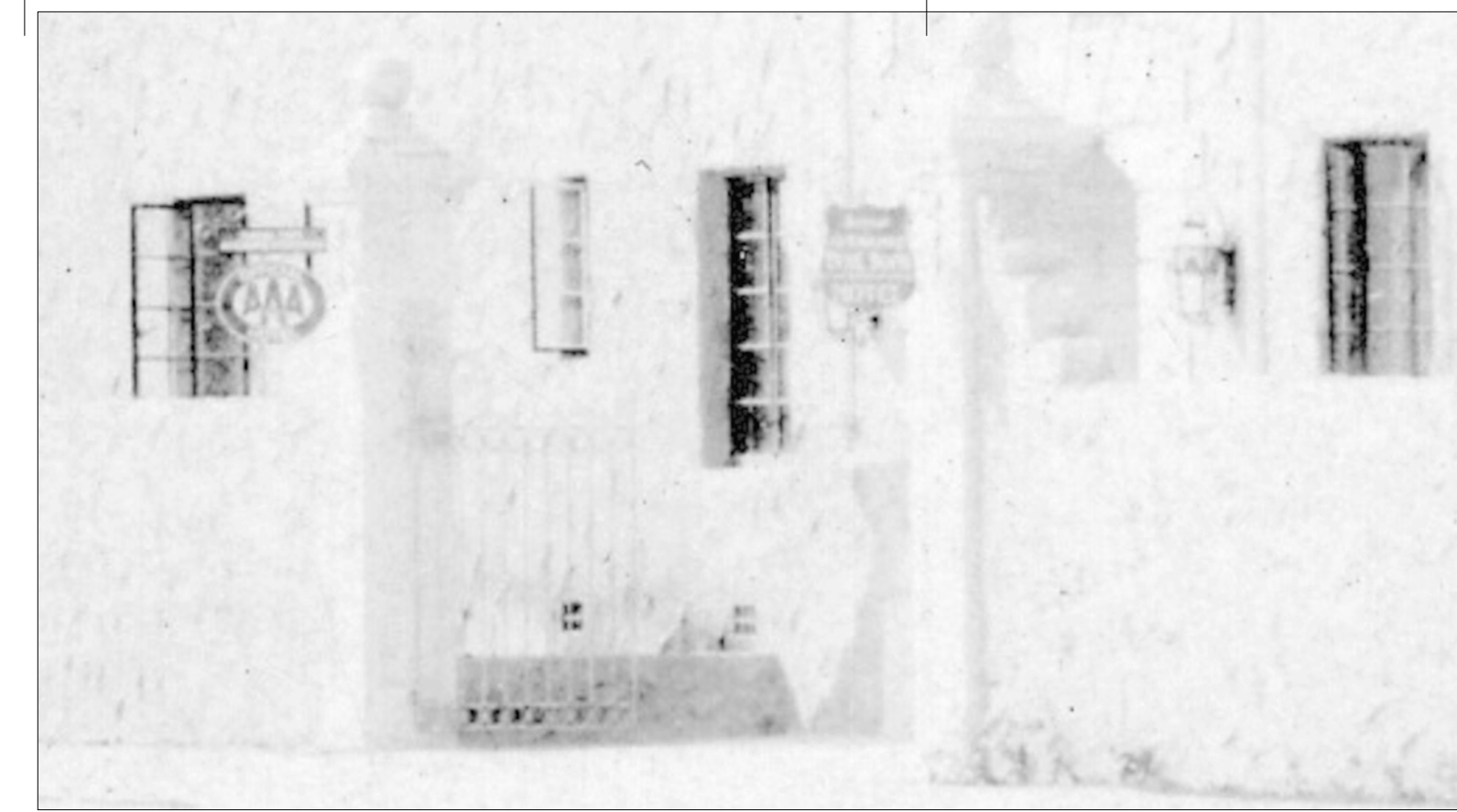
3 EAST FACADE OF BUILDING, 1920'S PHOTO  
A8.0 SCALE: 1/8"=1'-0"



5 NE SIDE OF BUILDING, 1920'S  
A8.0 SCALE: N.T.S.



2 EAST FACADE OF BUILDING, 1927 PHOTO  
A8.0 SCALE: 1/8"=1'-0"



10 CLOSEUP OF 1920'S PHOTO WITH WROUGHT IRON GATE  
A8.0 SCALE: N.T.S.



7 NE CORNER OF BUILDING, 1920'S  
A8.0 SCALE: N.T.S.



4 EAST FACADE OF BUILDING, 1940'S PHOTO  
A8.0 SCALE: N.T.S.

NOTE:

THESE HISTORIC PHOTOS OF THE HACIENDA HOTEL ARE INCLUDED IN THE CONSTRUCTION SET TO GIVE THE CONTRACTOR INFORMATION ON THE HISTORIC DETAILS OF THE BUILDING.

IT IS THE INTENTION OF THE ARCHITECT TO RESTORE THE BUILDING BACK TO THE HISTORIC CONFIGURATION SHOWN IN THESE PHOTOS.

1 SCALE: N.T.S.

REVISIONS:

HISTORIC HACIENDA HOTEL  
RESTORATION OF EXTERIOR WALL  
5621 MAIN STREET  
NEW PORT RICHEY FLORIDA, 34652

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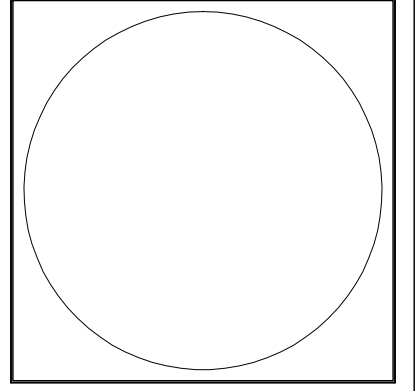
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Project No: 1501c  
HISTORIC PHOTOS  
Date: 5/15/17

A8.0  
7 OF 8

REVISIONS:

**HISTORIC HACIENDA HOTEL**  
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Project No: 1501c  
 DETAILS  
 Date: 5/15/17

**A8.1**  
 8 OF 8



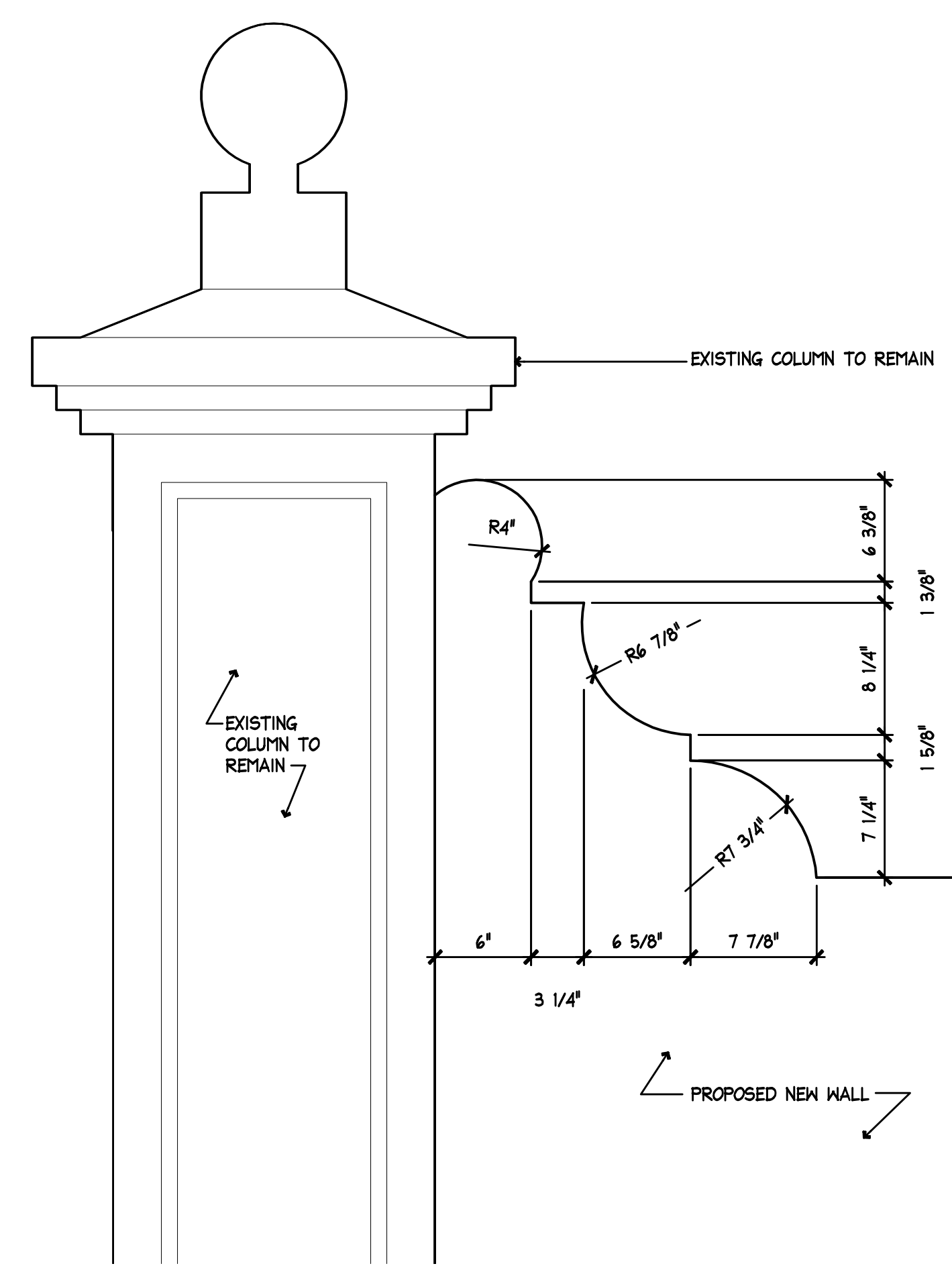
EXISTING COLUMNS TO REMAIN  
 EXISTING SIDEWALK TO REMAIN  
 EXISTING WALL. REMOVE EXISTING FOUNDATION AND LOW WALL AND CONSTRUCT NEW WALL.

16 EXISTING PHOTO - NE CORNER OF BUILDING  
 A8.1 SCALE: NTS

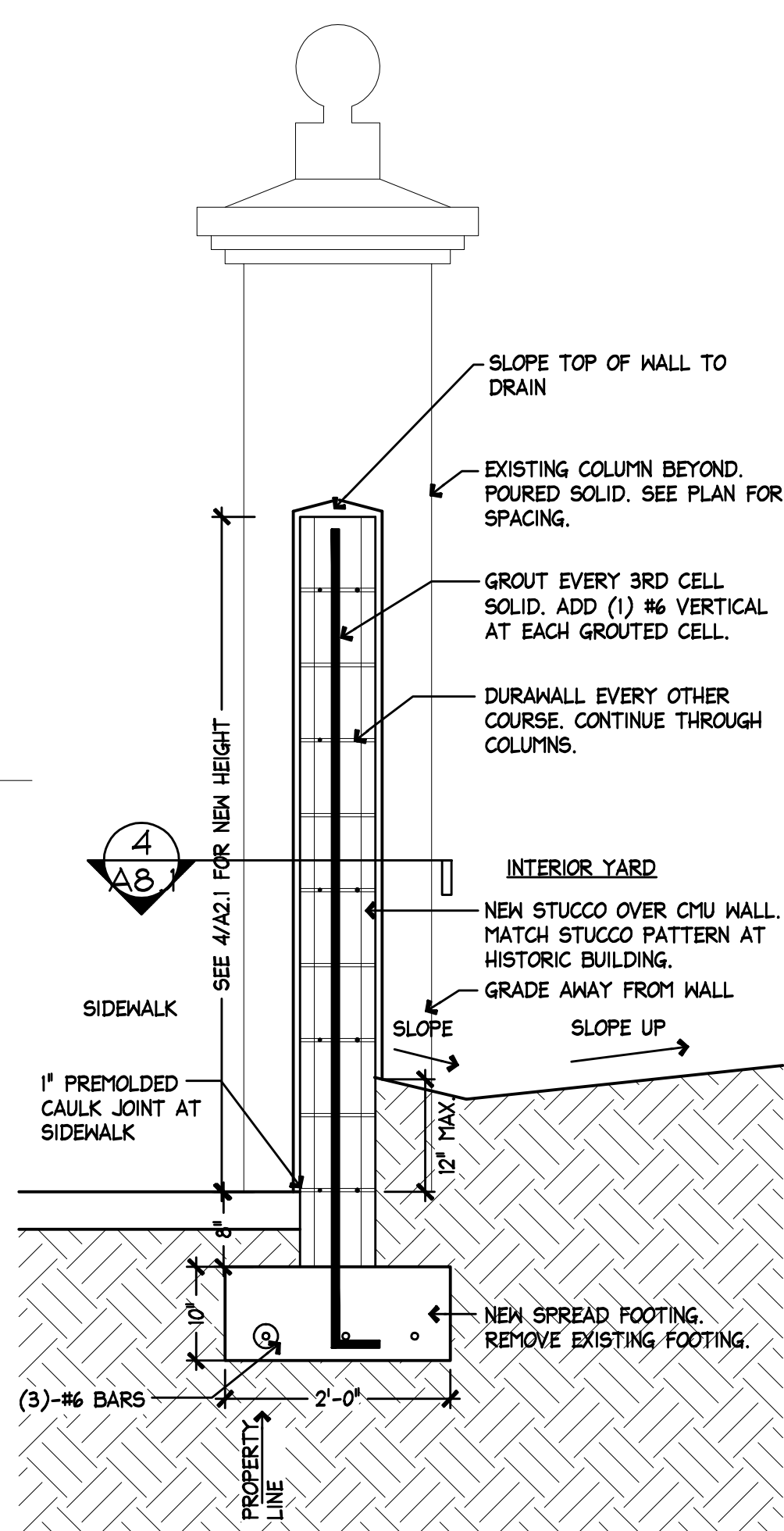


EXISTING SIDEWALK TO REMAIN  
 EXISTING WALL. REMOVE EXISTING FOUNDATION AND LOW WALL AND CONSTRUCT NEW WALL.

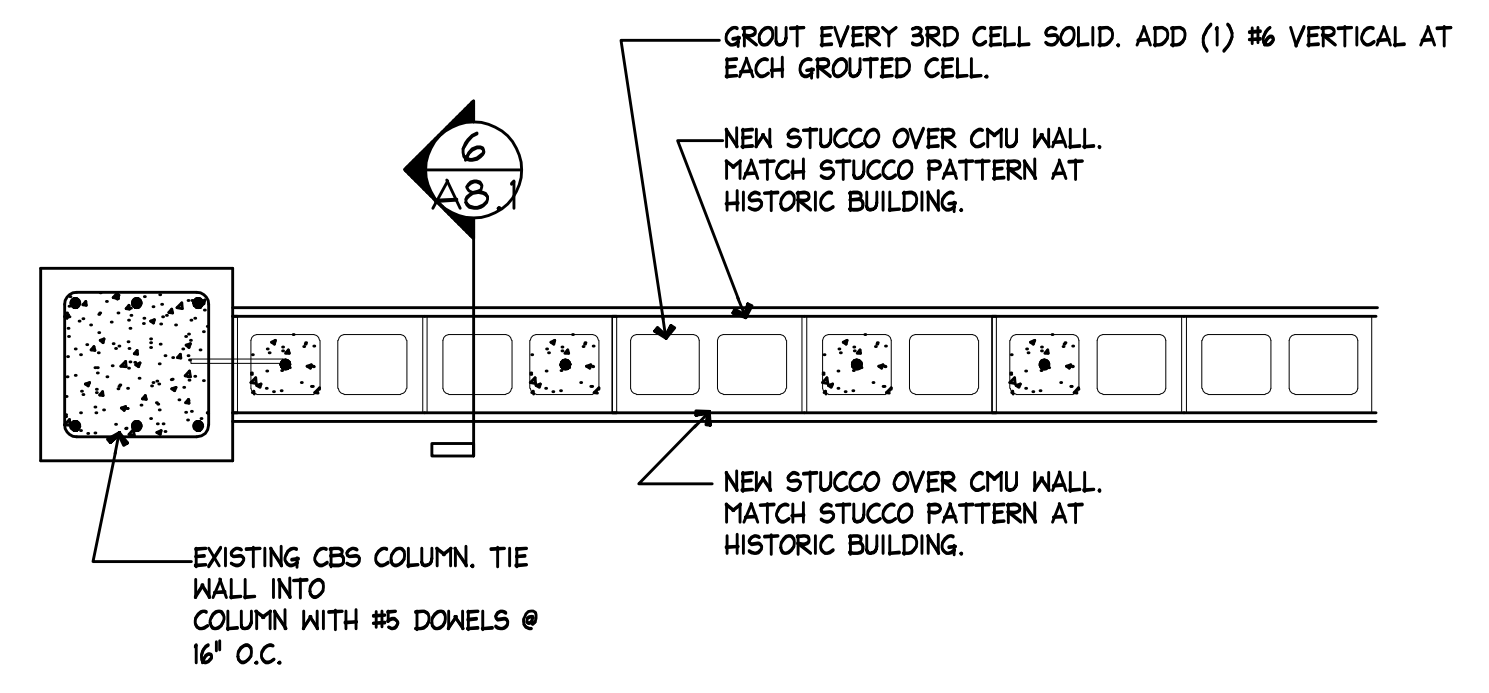
10 EXISTING PHOTO - SE CORNER OF BUILDING  
 A8.1 SCALE: NTS



8 ORNAMENT DETAIL AT COLUMN  
 A8.1 SCALE: 1 1/2"=1'-0"



6 SECTION DETAIL AT WALL  
 A8.1 SCALE: 3/4"=1'-0"



4 PLAN DETAIL THROUGH WALL  
 A8.1 SCALE: 3/4"=1'-0"



EXISTING COLUMN TO REMAIN, TYPICAL. TIE NEW WALL INTO EXISTING COLUMN.

EXISTING WALL. REMOVE EXISTING FOUNDATION AND LOW WALL AND CONSTRUCT NEW WALL.

EXISTING SIDEWALK TO REMAIN

1 EXISTING PHOTO - COLUMNS AT MAIN ENTRY  
 A8.1 SCALE: N.T.S.