

Hardening and Accessibility Improvements



Exhibit E

535 Park Avenue, Lake Park, Florida

Historic Town Hall: Limited Exterior Modifications

*Presentation to the Town Council
October 01, 2025*

Hardening and Accessibility Improvements



GENERAL NOTES:

- IN ADDITION TO THE FOLLOWING REQUIREMENTS, IT SHALL BE THE HIGHEST PRIORITY IN ALL CASES TO FOLLOW THE SEQUENCING OF THE INTERIOR WORK FIRST FOR REMEDIATION OF THE EXISTING STRUCTURES. SHOULD THE CONTRACTOR HAVE QUESTIONS OR CONCERNS, CONSULTATION WITH THE ARCHITECT SHOULD BE SOUGHT BEFORE PROCEEDING WITH A QUESTIONABLE APPROACH.
- THE INTENT OF THESE DRAWINGS IS TO SHOW THE OVERALL DESIGN INTENT AND PROVIDE THE BASIS FROM WHICH THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILED DESIGN AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILED DESIGN AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILED DESIGN AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILED DESIGN AND CONSTRUCTION.
- IT IS THE SOLE RESPONSIBILITY TO INSURE THAT HIS PERSONS AND THOSE OF HIS SUBCONTRACTORS HAVE REVIEWED THE PROJECT SET. THESE DOCUMENTS ARE THE SOLE RESPONSIBILITY OF THE ARCHITECT AND NOT THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILED DESIGN AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILED DESIGN AND CONSTRUCTION.
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- ALL MATERIALS AND METHODS SHALL BE INSTALLED AND USED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. SEE COUNTY CODE, ANNUAL PRECEDENT APPROVALS WITH THE STATE OF FLORIDA.
- DELIVERY AND STORAGE SHALL AT ALL TIMES BE ACCEPTABLE TO THE MANUFACTURER AND PROVIDE COMPLETE PROTECTION.
- ALL MATERIALS AND METHODS SHALL BE GUARANTEED FOR 1 YEAR AFTER SUBMITTAL. COMPLETE PROTECTION IS OBTAINED BY THE ARCHITECT OR OWNER.
- THE GC SHALL MAINTAIN A CURRENT SET OF AS-BUILT ON SITE AT ALL TIMES AND DELIVER A FINAL AS-BUILT DRAWING TO THE OWNER UPON FINAL COMPLETION AND ACCEPTANCE.
- THE GC SHALL SUBMIT ALL NECESSARY SHOP DRAWINGS AND PRODUCT APPROVALS TO THE LOCAL BUILDING DEPARTMENT FOR REVIEW AND TO THE PROFESSIONAL OF RECORD, IF REQUIRED, FOR REVIEW.
- ALL SUBCONTRACTORS SHALL BE CURRENTLY LICENSED IN THE STATE OF FLORIDA AND IN THE LOCAL JURISDICTION.
- SUBMITTALS OF ITEMS BY THE GC OR HIS SUBCONTRACTORS SHALL ONLY BE PROVIDED IF THEY RELY ON AN EQUAL OR HIGHER QUALITY ITEM BEING OFFERED. APPROVAL BY THE OWNER WILL BE REQUIRED FOR ALL SUBMITTALS AND IF FOR INSURANCE APPROVAL, AT THE POINT OF INSTALLATION. IT SHALL ALSO BE APPROVED BY THE LOCAL BUILDING OFFICIAL.
- THE GENERAL CONTRACTOR SHALL MAINTAIN ALL SAFETY MEASURES REQUIRED BY ANY REGULATORY BODY HAVING JURISDICTION TO PROTECT WORKMEN AND THE GENERAL PUBLIC.
- ALL NECESSARY FIRE PROTECTION EQUIPMENT AND DEVICES SHALL BE MAINTAINED IN WORKING AND ACCESSIBLE STATE THROUGHOUT THE DURATION OF THE CONSTRUCTION CONTRACT.
- SHOULD THE ARCHITECT BE REQUIRED TO MAKE A CORRECTION TO THE DRAWINGS, THE OWNER AND THE GC ARE SOLELY RESPONSIBLE FOR COMPLIANCE WITH THE PERMITTED PLANS AND SPECIFICATIONS. THE QUALITY OF WORKMANSHIP AND FINAL MATERIAL SELECTION. ALL MATERIALS, METHODS, AND EQUIPMENT SHALL BE APPROVED BY THE OWNER.
- SPECIFICATIONS ARE PART OF THESE DOCUMENTS. THERE IS A SEPARATE BOOK OR WITHIN THE DRAWING. ALL DRAWINGS, SPECIFICATIONS AND NOTES WITHIN THESE DOCUMENTS ARE COMPLEMENTARY TO EACH OTHER. WHAT IS CALLED FOR HERE IS BIDDING FOR THE WORK.
- OWNER SHALL BE RESPONSIBLE FOR THE DETAILED DESIGN AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILED DESIGN AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILED DESIGN AND CONSTRUCTION.
- THE GC SHALL MAINTAIN ADEQUATE LIABILITY INSURANCE IN THE AMOUNTS AGREED BY THE OWNER THROUGHOUT THE DURATION OF THE CONSTRUCTION CONTRACT.
- UPON FINAL COMPLETION, THE GC SHALL THEREAFTER CLEAN THE PREMISES TO THE SATISFACTION OF THE OWNER.
- ALL FURNISHINGS, FIXTURES AND FINISHES SHALL BE BY OWNER OR AS NOTED OTHERWISE. GC TO COORDINATE INSTALLATION WITH THE OWNER AND PROVIDE ASSISTANCE AS REQUESTED.
- ALL FURNISHINGS, FIXTURES AND FINISHES SHALL BE BY OWNER OR AS NOTED OTHERWISE. GC TO COORDINATE INSTALLATION WITH THE OWNER AND PROVIDE ASSISTANCE AS REQUESTED.
- GC SHALL PROVIDE NECESSARY MATERIALS AND RECOMMENDATIONS FOR MAINTENANCE OF ALL MATERIALS AND EQUIPMENT INSTALLATIONS TO THE OWNER. PROPER MAINTENANCE OF SAID SHALL BE THE RESPONSIBILITY OF THE OWNER AND GC. FAILURE TO PROVIDE PROPER MAINTENANCE MAY BE CAUSED TO BECOME OF WORKMANSHIP AND FINISHES. COORDINATE WITH THE OWNER THE SOLE RESPONSIBILITY OF THE OWNER AND GC.
- A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED IN THE BUILDING DEPT. PRIOR TO REQUESTING FINAL PAYMENT FROM THE OWNER.
- FREE ESTABLISHMENT SHALL BE PROVIDED IN THE PROPER QUANTITY AND TYPES REQUIRED BY ALL APPLICABLE CODES.
- THE GC AND HIS SUBS SHALL REQUEST FROM THE ARCHITECT ANY ADDL INFORMATION AND/OR DETAILS THEY MAY NEED TO FULLY UNDERSTAND THE DESIGN INTENT. LACK OF INFORMATION, DETAILS OR THE REQUEST FOR INFO WILL NOT EXCUSE WORKMANSHIP INSTALLATION AND CORRECTIONS SHALL BE MADE BY THE GC AT NO ADDITIONAL COST TO THE OWNER.
- AN AS-BUILT OF CONSTRUCTION DRAWINGS SHALL BE PROVIDED TO THE OWNER BY THE GC FOR APPROVAL.
- WALL, WALL COVERING SHALL NOT BE INSTALLED ON THE INTERIOR FACE OF AN EXTERIOR WALL AT ANYTIME.
- THESE PLANS HAVE BEEN PREPARED TO COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS. THE SCOPE OF THESE DRAWINGS NOT REVEALED OR APPROVED BY THE ARCHITECT IN WRITING SHALL NOT BE THE ARCHITECT'S RESPONSIBILITY.
- THE GC SHALL COORDINATE THE INSTALLATION OF A SUB WORK TO AVOID CONFLICTS. THE GC SHALL ENSURE THAT ALL PRELIMINARY WORK IS COMPLETED PRIOR TO THE INSTALLATION OF THE MAIN WORK. THE GC SHALL COORDINATE THE INSTALLATION OF A SUB WORK TO AVOID CONFLICTS. THE GC SHALL ENSURE THAT ALL PRELIMINARY WORK IS COMPLETED PRIOR TO THE INSTALLATION OF THE MAIN WORK.
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- ALL NEW CONSTRUCTION MUST MEET ANY APPLICABLE REQUIREMENTS. CONFLICTS OR CONCERN SHOULD BE RESOLVED BY THE ARCHITECT'S INTERPRETATION PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILED DESIGN AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILED DESIGN AND CONSTRUCTION.
- NO EXISTING CONSTRUCTION MATERIALS SHALL BE REUSED OR RECYCLED.
- COPIES OF MATERIALS, SAFETY DATA SHEETS, MSDS, FOR ALL MATERIALS USED FOR OR ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT SHALL BE PROVIDED TO THE ARCHITECT BY THE GC.
- WHENEVER SIMILAR MATERIALS MUST BE IN CONTACT WITH EACH OTHER, THEY ARE SEPARATED BY THE BELOW SCALE BY MEANS OF AN APPROPRIATE MATERIAL. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE DETAILED DESIGN AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILED DESIGN AND CONSTRUCTION.
- ALUMINUM, ZINC, GALVANIZED STEEL, TITANIUM, STAINLESS STEEL, COPPER, MONEL.
- ALL WOOD LOCATED IN CHANGING SPACES SHALL BE FREE OF INSECTS.
- ALL REQUIREMENTS AND EXIT PATHWAYS SHALL REMAIN OPEN AND FREE OF OBSTRUCTION AT ALL TIMES.
- SEE SPECIFICATIONS FOR NON-SMALL REQUIREMENTS.
- ALL CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN A MANNER THAT WILL NOT ADVERSELY IMPACT THE CONDITION OF ADJACENT PROPERTY. UNLESS SUCH ACTIVITY IS NECESSARY TO AFFECT SUCH PROPERTY PURSUANT TO AN INTEREST AGREEMENT BETWEEN THE PROJECT OWNER AND ADJACENT PROPERTY OWNER.
- IF IT IS DETERMINED FOR ANY REASON TO ALLOW CONSTRUCTION RELATED MATERIALS EQUIPMENT AND DEBRIS TO REMAIN ON SITE UNLESS IT IS A NECESSARY PART OF THE PROJECT, IT SHALL BE REMOVED FROM THE SITE BY THE GC. THE GC SHALL BE RESPONSIBLE FOR THE DETAILED DESIGN AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILED DESIGN AND CONSTRUCTION.
- ALL CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN A MANNER THAT WILL NOT ADVERSELY IMPACT THE CONDITION OF ADJACENT PROPERTY. UNLESS SUCH ACTIVITY IS NECESSARY TO AFFECT SUCH PROPERTY PURSUANT TO AN INTEREST AGREEMENT BETWEEN THE PROJECT OWNER AND ADJACENT PROPERTY OWNER.
- ALL CONSTRUCTION, ALTERATION, OR DEMOLITION OPERATIONS SHALL COMPLY WITH NFPA 704.

Exterior Improvements for: Town of Lake Park, Historic Town Hall

535 Park Avenue, Lake Park, Florida

FINAL CONSTRUCTION DOCUMENTS: AUGUST 25, 2025

TFH Architectural Services, LLC

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1 KEY SITE PLAN - TOWN HALL, LAKE PARK, FLORIDA
SCALE: 1/8" = 1'-0"

PROJECT SCOPE:

EXTERIOR RESTORATION AND IMPROVEMENTS TO THE EXISTING TOWN HALL ARE LIMITED TO WINDOW AND DOOR REPAIR, ALTERATION, AND THE CREATION OF AN ACCESSIBLE ROUTE TO THE COMMUNITY CHAMBER AND RELATED SITE WORK. NO NEW CONSTRUCTION MEANS AND METHODS REASONABLY CONNECTED TO THE SCOPE OF WORK SHALL BE INCLUDED.

BUILDING CODE CLASSIFICATION

2021 FLORIDA BUILDING CODE, WITH REVISIONS & SUPPLEMENTS
NFPA 101, LIFE SAFETY CODE, LATEST EDITION
NFPA 241, STANDARD FOR SAFETY-RELATED CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS
NFPA 70, LATEST EDITION, NATIONAL ELECTRIC CODE
NFPA 72, LATEST EDITION
NFPA 101, LATEST EDITION

SUMMARY OF NEW ACCESSIBLE ENTRANCE

1. THE NEW DOOR DOES NOT ALTER THE EXISTING COMBINED EGRESS WIDTH FROM THE COUNCIL CHAMBER.
2. THE POWER ASSISTED OPENING MECHANISM SHALL COMPLY WITH THE ADA, WHILE REMAINING AN EMERGENCY EXIT. IT SHALL BE INTERFERED WITH FIRE ALARM TO INSURE THAT IT DOES NOT LOCK AND REMAIN IN THE OPEN POSITION WHEN THE ALARM IS TRIGGERED.

INTERIOR FINISHES

TABLE 903.1 FOR TYPE 'W' OCCUPANCY, NON-SPRINKLERED, CLASS 'II' IS ALLOWABLE. NFPA 101 SEC. 10.2.1.1 & 9.3.3.2.1 & TABLE A.10.2.2

FIRE SPRINKLERS AND ALARMS

EXCEPT FOR THE ENTRANCE MENTIONED ABOVE, FIRE ALARM SYSTEM ADDITIONS AND/OR MODIFICATIONS ARE NOT REQUIRED OR PROPOSED.

OCCUPANT LOAD CALCULATIONS

THE MODIFICATIONS PROPOSED HEREIN HAVE NO EFFECT ON THE EXISTING OCCUPANCY TYPE, LOAD OR EGRESS CAPACITY OF THE EXISTING FACILITY. THE SIZE AND LOCATION OF ALL INTERIOR WALLS WILL REMAIN THE SAME, AND THE WIDTH AND LOCATION OF ALL EGRESS POINTS WILL REMAIN AS-IS. THEREFORE, THE INGRESS / EGRESS CONFIGURATION REMAINS UNCHANGED.

THIS, NO OCCUPANT CALCULATION HAS BEEN CREATED, NOR SHOULD ONE BE REQUIRED.

INDEX OF DRAWINGS

CVR KEY PLAN, LOCATION MAP AND GENERAL NOTES

ARCHITECTURAL
A-1 SITE PLANS - NEW AND EXISTING
A-2 1ST FLOOR PLANS - NEW AND EXISTING
A-3 EXTERIOR ELEVATIONS AND SECTIONS
A-4 DETAILS AND SPECIFICATIONS

LOCATION MAP:



NO.	DATE	DESCRIPTION	BY	CHKD.	APPD.
1	08/25/25	ISSUED FOR PERMIT	TFH	TFH	TFH
2					
3					
4					
5					
6					
7					
8					
9					
10					

TOWN OF LAKE PARK
Town Hall Accessibility Improvements + Window/Door Replacements
535 Park Avenue, Lake Park, Florida
COVER SHEET

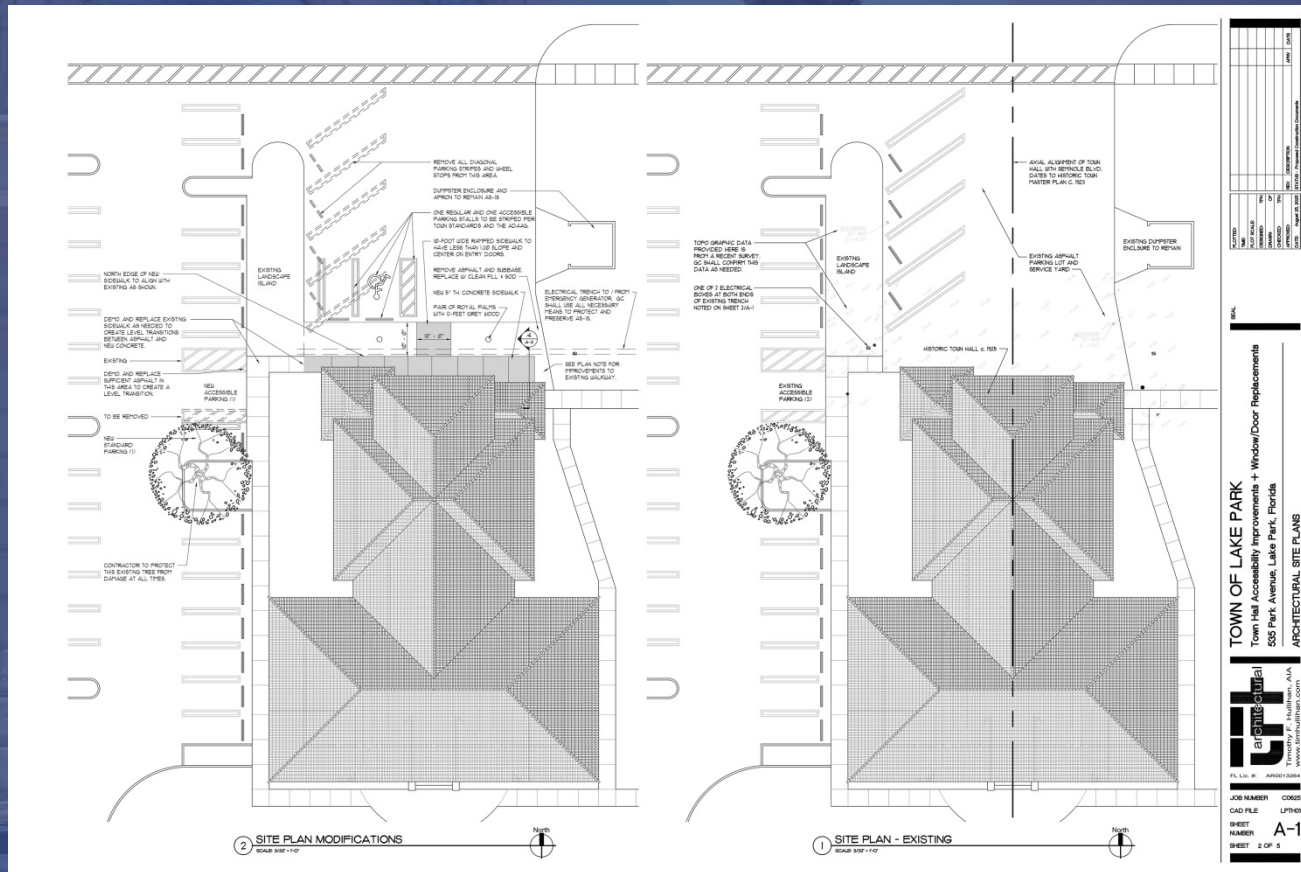
PROJECT NO.	20250004
JOB NUMBER	0008
CAD FILE	LTP181
SHEET NUMBER	CVR
SHEET	1 OF 5



Cover Sheet



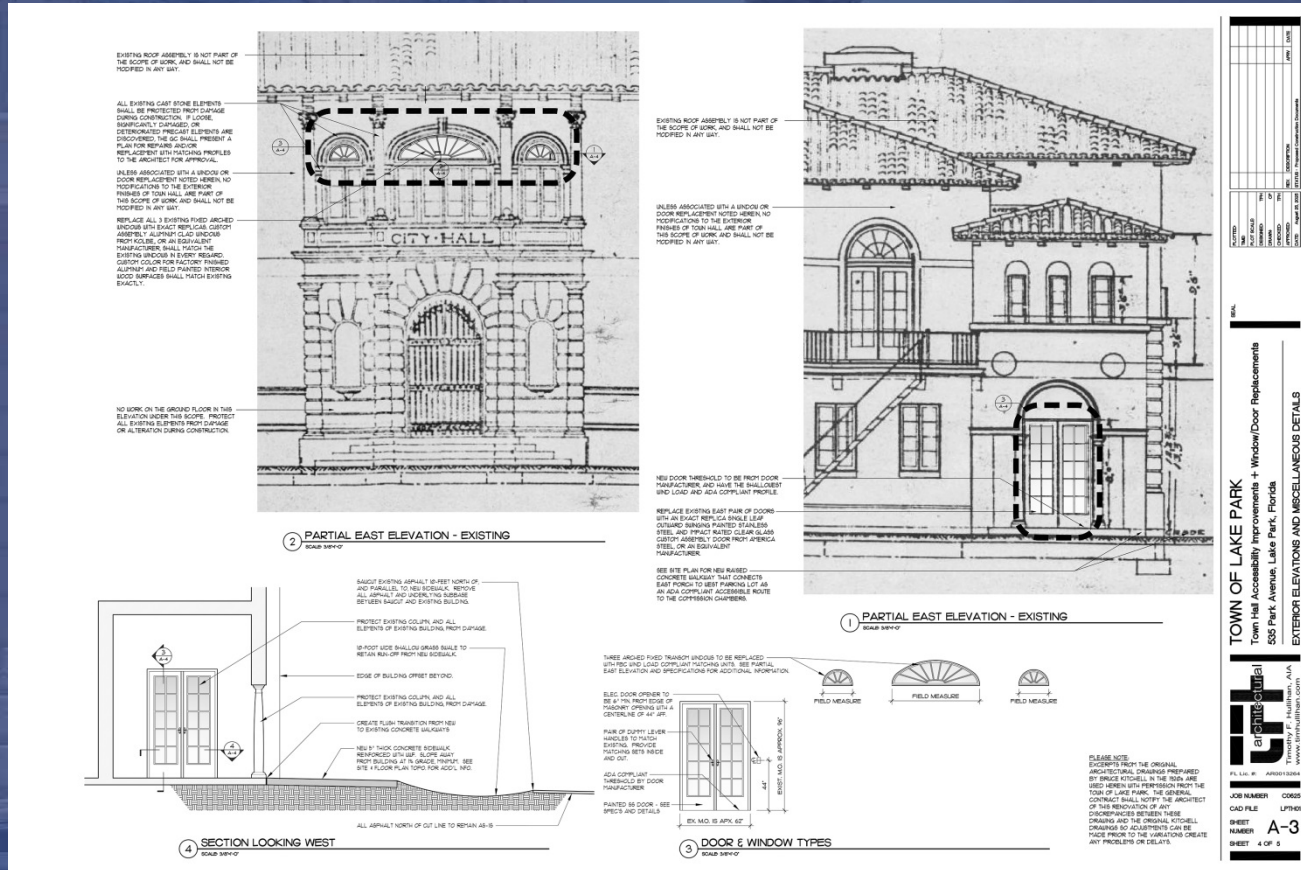
Hardening and Accessibility Improvements






 FLORIDA DEPARTMENT OF STATE
 DIVISION OF
Historical Resources

Hardening and Accessibility Improvements



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