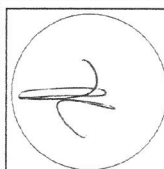


PEARY COURT

KEY WEST, FLORIDA

SITE MAP - KEY WEST	PROJECT DIRECTORY	GENERAL NOTES	SHEET INDEX																																																																							
<p style="text-align: center;">SITE LOCATION PEARY COURT KEY WEST, FL</p> <p style="text-align: right;">Not to Scale</p>	<p>PEARY COURT UNIT #1050A ARCHITECT'S PROJECT No.: 1622C</p> <p>OWNER: THE CORNFELD GROUP Address: 3850 HOLLYWOOD BLVD., SUITE 400, HOLLYWOOD, FL 33021 Tel: (954) 989-2200 Representative: JEFF CORNFELD</p> <p>ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A. Address: 410 Angela Street, Key West, FL 33040 Tel: (305) 296-1347 Fax: (305) 296-2727 E-mail: info@benderarchitects.com Project Architect: Bert L. Bender (Principal-in-Charge)</p>	<p>1. 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 Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include:</p> <p>FLORIDA BUILDING CODE - Building 2004 EDITION FLORIDA BUILDING CODE - Building 2004 EDITION FLORIDA BUILDING CODE - Residential 2004 EDITION FLORIDA BUILDING CODE - Plumbing 2004 FLORIDA BUILDING CODE - Fuel Gas 2004 EDITION FLORIDA BUILDING CODE - Mechanical 2004 EDITION NATIONAL ELECTRICAL CODE 2008 EDITION NFPA 90 LIFE SAFETY CODE w/ Florida Modifications 2006 EDITION FLORIDA FIRE PREVENTION CODE 2007 EDITION NFPA 1 2006 EDITION</p> <p>This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads of 180 mph (gusts).</p> <p>2. 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.</p> <p>3. 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.</p> <p>4. Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.</p> <p>5. Dimensions shall take precedence over scale.</p> <p>6. All new utilities shall be underground.</p> <p>7. Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.</p> <p>8. After completion of construction remove all debris and construction equipment. Restore site to original condition.</p> <p>9. Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.</p> <p>10. 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.</p> <p>11. Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.</p> <p>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.</p> <p>Specific Authority 481.2095, 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.</p>	<p>A.0 SITE LOCATION MAP, SHEET INDEX, GENERAL NOTES, FLORIDA ADMINISTRATIVE CODE, SYMBOLS LEGEND</p> <p>A.0.1 SURVEY 1 A.0.2 SURVEY 2 A.0.3 SURVEY 3 A.0.4 SURVEY 4 A.0.5 SURVEY 5 A.0.6 SURVEY 6</p> <p>ARCHITECTURAL: A1.0 SITE PLAN A1.1 DEMOLITION FIRST AND SECOND FLOOR PLAN A1.2 PROPOSED FIRST AND SECOND FLOOR PLAN A2.0 DEMOLITION AND PROPOSED EXTERIOR ELEVATIONS A4.0 INTERIOR ELEVATIONS AND CABINET DETAILS A5.0 EXISTING AND PROPOSED ROOF PLAN A6.0 PROPOSED CEILING PLAN A7.0 DOOR AND WINDOWS SCHEDULE, ROOM FINISH SCHEDULE A8.0 DETAILS</p> <p>M-1 PROPOSED FIRST AND SECOND FLOOR MECHANICAL PLAN M-2 MECHANICAL NOTES AND DETAILS M2.1 EXISTING AND PROPOSED FIRST AND SECOND FLOOR PLUMBING PLAN E-1 POWER PLAN E1.1 EXISTING AND PROPOSED FIRST AND SECOND FLOOR ELECTRICAL PLAN</p> <p>S1 STRUCTURAL NOTES</p> <p>SPI.0 SPECIFICATIONS SPI.1 SPECIFICATIONS CONTINUED SPI.2 SPECIFICATIONS CONTINUED SPI.3 SPECIFICATIONS CONTINUED SPI.4 SPECIFICATIONS CONTINUED SPI.5 SPECIFICATIONS CONTINUED SPI.6 SPECIFICATIONS CONTINUED</p>																																																																							
<p style="text-align: center;">ABBREVIATIONS</p> <table border="0" style="width:100%;"> <tr><td>AB ANCHOR BOLT</td><td>MIN MINIMUM</td></tr> <tr><td>ABC AGGREGATE BASE COURSE</td><td>NTS NOT TO SCALE</td></tr> <tr><td>A/C AIR CONDITIONING</td><td>OA OVERALL</td></tr> <tr><td>BLKG BLOCKING</td><td>OC ON CENTER</td></tr> <tr><td>BLRG BILTED UP ROOF</td><td>OD OUTSIDE DIAMETER</td></tr> <tr><td>CAB CABINET</td><td>PCF POUNDS PER CUBIC FOOT</td></tr> <tr><td>CER CERAMIC</td><td>PL PROPETYRY LINE</td></tr> <tr><td>CL CENTER LINE</td><td>PLAM PLASTIC LAMINATE</td></tr> <tr><td>CLG CEILING</td><td>PLF POUNDS PER LINEAL FOOT</td></tr> <tr><td>CMU CONCRETE MASONRY UNIT</td><td>PNL PANEL</td></tr> <tr><td>COL COLUMN</td><td>PT CCA PRESSURE TREATED</td></tr> <tr><td>CONC CONCRETE</td><td>PT POINT</td></tr> <tr><td>DBL DOUBLE</td><td>PVC POLYVINYLCHLORIDE</td></tr> <tr><td>DIAG DIAGONAL</td><td>R RADIUS (OR) RISER</td></tr> <tr><td>DS DOWNSPOUT</td><td>R/A RETURN AIR</td></tr> <tr><td>DTL DETAIL</td><td>REBAR STEEL REINF. BAR</td></tr> <tr><td>DWR DRAWER</td><td>REFR. REFRIGERATOR</td></tr> <tr><td>EJ EXPANSION JOINT</td><td>SF SQUARE FOOT (FEET)</td></tr> <tr><td>EL ELEVATION</td><td>SS STAINLESS STEEL</td></tr> <tr><td>ELC ELECTRIC</td><td>SPEC SPECIFICATION</td></tr> <tr><td>EQ EQUAL</td><td>T TREAD(S)</td></tr> <tr><td>EXH EXHAUST</td><td>TYF TYPICAL</td></tr> <tr><td>FV FIELD VERIFY</td><td>UNO UNLESS NOTED OTHERWISE</td></tr> <tr><td>GALV GALVANIZED</td><td>VCT VINYL COMPOSITION TILE</td></tr> <tr><td>GI GALVANIZED IRON</td><td>VERT VERTICAL</td></tr> <tr><td>HORZ HORIZONTAL</td><td>WD WOOD</td></tr> <tr><td>HDW HARDWARE</td><td>WWF WELDED WIRE FABRIC</td></tr> <tr><td>HVAC HEATING VENTILATING & AIR CONDITIONING</td><td>WH WATER HEATER</td></tr> <tr><td></td><td>W/O WITHOUT</td></tr> <tr><td>FOC FACE OF CONCRETE</td><td></td></tr> <tr><td>FIN FINISH</td><td></td></tr> <tr><td>FE FIRE EXTINGUISHER</td><td></td></tr> <tr><td>FND FOUNDATION</td><td></td></tr> <tr><td>FTG FOOTING</td><td></td></tr> <tr><td>ID INSIDE DIAMETER</td><td></td></tr> <tr><td>MAX MAXIMUM</td><td></td></tr> </table>	AB ANCHOR BOLT	MIN MINIMUM	ABC AGGREGATE BASE COURSE	NTS NOT TO SCALE	A/C AIR CONDITIONING	OA OVERALL	BLKG BLOCKING	OC ON CENTER	BLRG BILTED UP ROOF	OD OUTSIDE DIAMETER	CAB CABINET	PCF POUNDS PER CUBIC FOOT	CER CERAMIC	PL PROPETYRY LINE	CL CENTER LINE	PLAM PLASTIC LAMINATE	CLG CEILING	PLF POUNDS PER LINEAL FOOT	CMU CONCRETE MASONRY UNIT	PNL PANEL	COL COLUMN	PT CCA PRESSURE TREATED	CONC CONCRETE	PT POINT	DBL DOUBLE	PVC POLYVINYLCHLORIDE	DIAG DIAGONAL	R RADIUS (OR) RISER	DS DOWNSPOUT	R/A RETURN AIR	DTL DETAIL	REBAR STEEL REINF. BAR	DWR DRAWER	REFR. REFRIGERATOR	EJ EXPANSION JOINT	SF SQUARE FOOT (FEET)	EL ELEVATION	SS STAINLESS STEEL	ELC ELECTRIC	SPEC SPECIFICATION	EQ EQUAL	T TREAD(S)	EXH EXHAUST	TYF TYPICAL	FV FIELD VERIFY	UNO UNLESS NOTED OTHERWISE	GALV GALVANIZED	VCT VINYL COMPOSITION TILE	GI GALVANIZED IRON	VERT VERTICAL	HORZ HORIZONTAL	WD WOOD	HDW HARDWARE	WWF WELDED WIRE FABRIC	HVAC HEATING VENTILATING & AIR CONDITIONING	WH WATER HEATER		W/O WITHOUT	FOC FACE OF CONCRETE		FIN FINISH		FE FIRE EXTINGUISHER		FND FOUNDATION		FTG FOOTING		ID INSIDE DIAMETER		MAX MAXIMUM		<p style="text-align: center;">SYMBOLS LEGEND</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>NORTH ARROWS FLOOR PLANS, ETC. (THROUGHOUT DWGS.) SITE PLANS (ONCE ONLY)</p> </div> <div style="text-align: center;"> <p>SECTION & DETAIL DRWG. TITLES POCHE ONLY WHERE ELEVATIONS ARE INDICATED WALL ELEVATION INDICATOR (SHOWN WITHIN ROOM ON PLAN) ROOM NUMBER INDICATOR (SHOWN BESIDE OR UNDER ROOM NAME) DOOR OPENING INDICATOR (EACH OPENING SCHEDULED SEPARATELY) WINDOW INDICATOR (EACH WINDOW TYPE & SIZE SCHEDULED) PARTITION/WALL TYPE INDICATOR (COMMERCIAL & INSTITUTIONAL PROJECTS)</p> </div> </div>	<p style="text-align: center;">MATERIAL DESIGNATIONS</p> <ul style="list-style-type: none"> CONCRETE MASONRY UNITS IN PLAN CONC., STUCCO, PLASTER IN ELEV.;POURED CONC. IN PLAN METAL IN ELEVATION METAL IN SECTION FINISH WOOD IN ELEV. & IN SECTION DIMENSION LUMBER IN SECTION (CONTINUOUS) WOOD BLOCKING IN SECTION (DISCONTINUOUS) GYPSUM WALL BOARD IN SECTION (LARGE SCALE) EARTH, NATURAL SUBSTRATE GRAVEL, AGGREGATE BASE COURSE, FILL FIBERGLASS BATT INSULATION RIGID INSULATION <p style="text-align: center;">PARTITIONS & WALLS</p> <ul style="list-style-type: none"> CONCRETE MASONRY UNITS POURED CONCRETE WOOD FRAME METAL STUDS EXISTING CONSTRUCTION TO REMAIN EXISTING CONSTRUCTION TO BE DEMOLISHED
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<p>DESCRIPTION OF WORK: THIS PROJECT CONVERTS UNIT 105A FROM A TWO STORY TWO BEDROOM UNIT TO 2 ONE BEDROOM UNITS. ALL NEW UNITS SHALL HAVE INDIVIDUAL METERED ELECTRIC AND WATER.</p> <p>THE CONTRACTOR WILL OBTAIN A CERTIFICATE OF OCCUPANCY AFTER FINAL INSPECTION AND CLOSING OF THE PERMITS FOR THE WORK AREA.</p>			<p style="text-align: center;">A.0</p> <p style="text-align: center;">1 OF 29</p>																																																																							

PEARY COURT
KEY WEST, FLORIDA



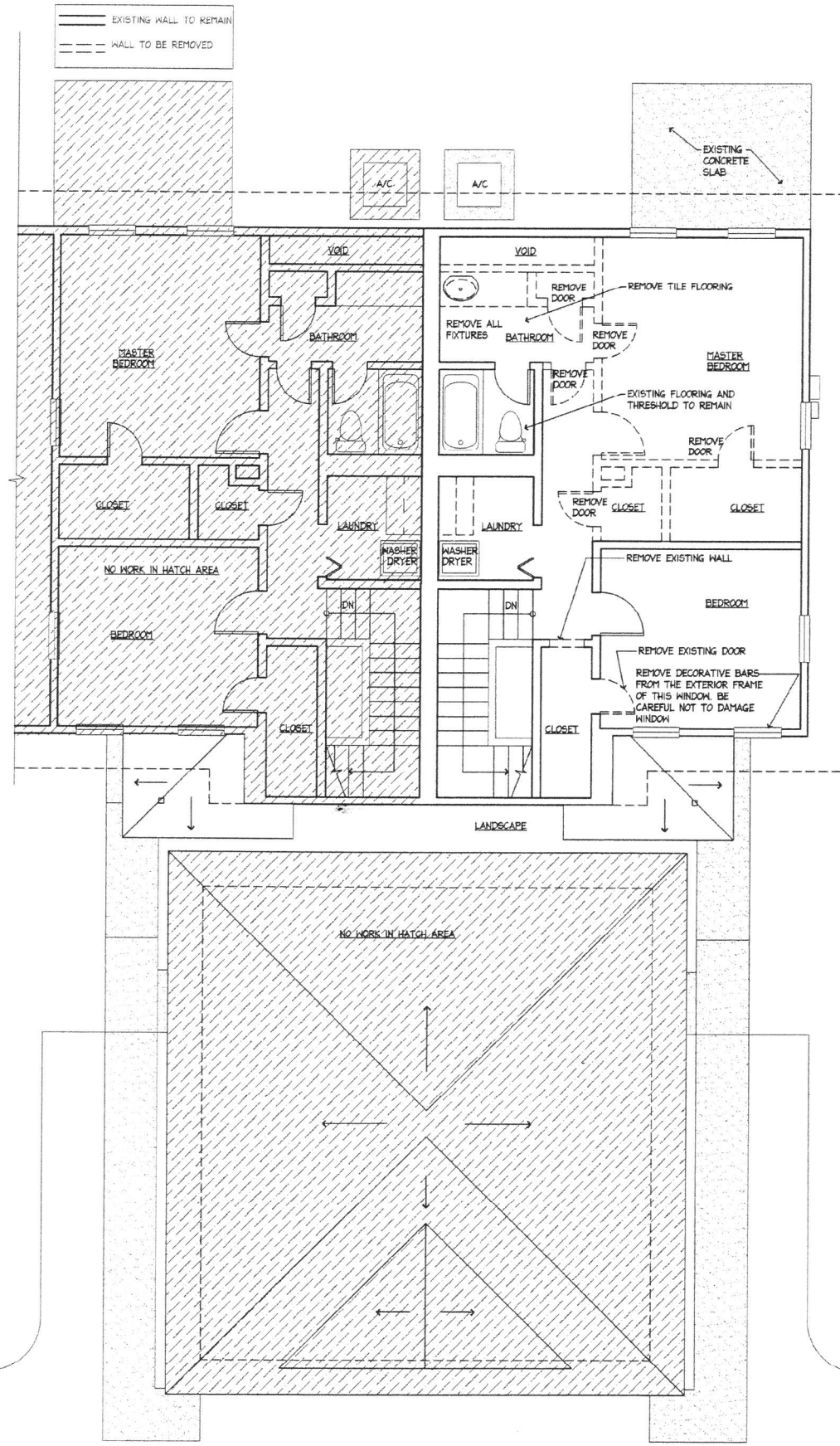
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Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
P.A.

Project No. 1622C
SITE MAP
PROJECT DIRECTORY
GENERAL NOTES
ABBREVIATIONS
SHEET INDEX
SYMBOL LEGEND
Date: 05/17/2017

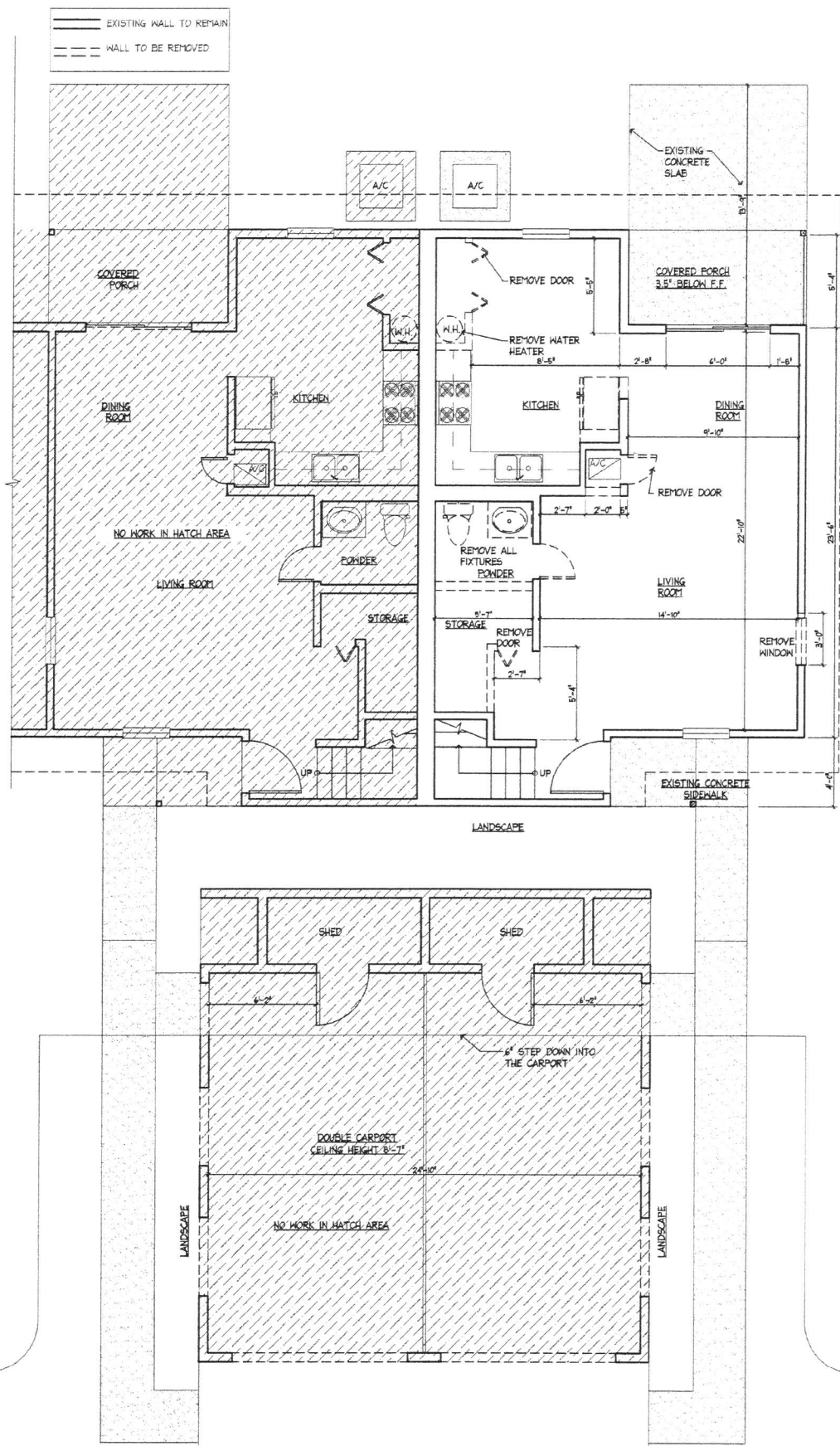
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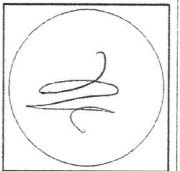


DEMOLITION NOTES

1. PRIOR TO SUBMITTING A BID, VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON THE JOBSITE AND ALSO AFTER AWARD, BUT PRIOR TO THE START OF CONSTRUCTION.
2. ALL DEMOLISHED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR, UNLESS SPECIFICALLY NOTED OTHERWISE AND SHALL BE PROPERLY REMOVED FROM THE SITE. COMPLY WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
3. ALL COSTS OF DEMOLITION INCLUDING PERMIT FEES DISPOSAL FEES, ETC. ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF AND CONFORM WITH ALL APPLICABLE DEMOLITION AND DISPOSAL CODES, SAFETY REQUIREMENTS AND ENVIRONMENTAL PROTECTION REGULATIONS OF ANY ENVIRONMENTAL BODY HAVING JURISDICTION OVER THE WORK.
5. PROVIDE SAFETY BARRICADES AS REQUIRED TO PROTECT THE SAFETY OF THE GENERAL PUBLIC AND WORKERS CONNECTED WITH THE PROJECT.
6. PROVIDE BRACING AND SHORING AS REQUIRED TO PROTECT THE SAFETY OF THE GENERAL PUBLIC AND WORKERS CONNECTED WITH THE PROJECT.
7. DEMOLISHED MATERIAL CLASSIFIED AS CLEAN FILL MAY BE DISTRIBUTED ON SITE WHEN SPECIFICALLY APPROVED BY THE ARCHITECT IN ADVANCE.



PEARY COURT
KEY WEST, FLORIDA



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p.c.

Project No: 1622C
DEMOLITION FIRST AND SECOND FLOOR PLAN
Date: 06/17/2011

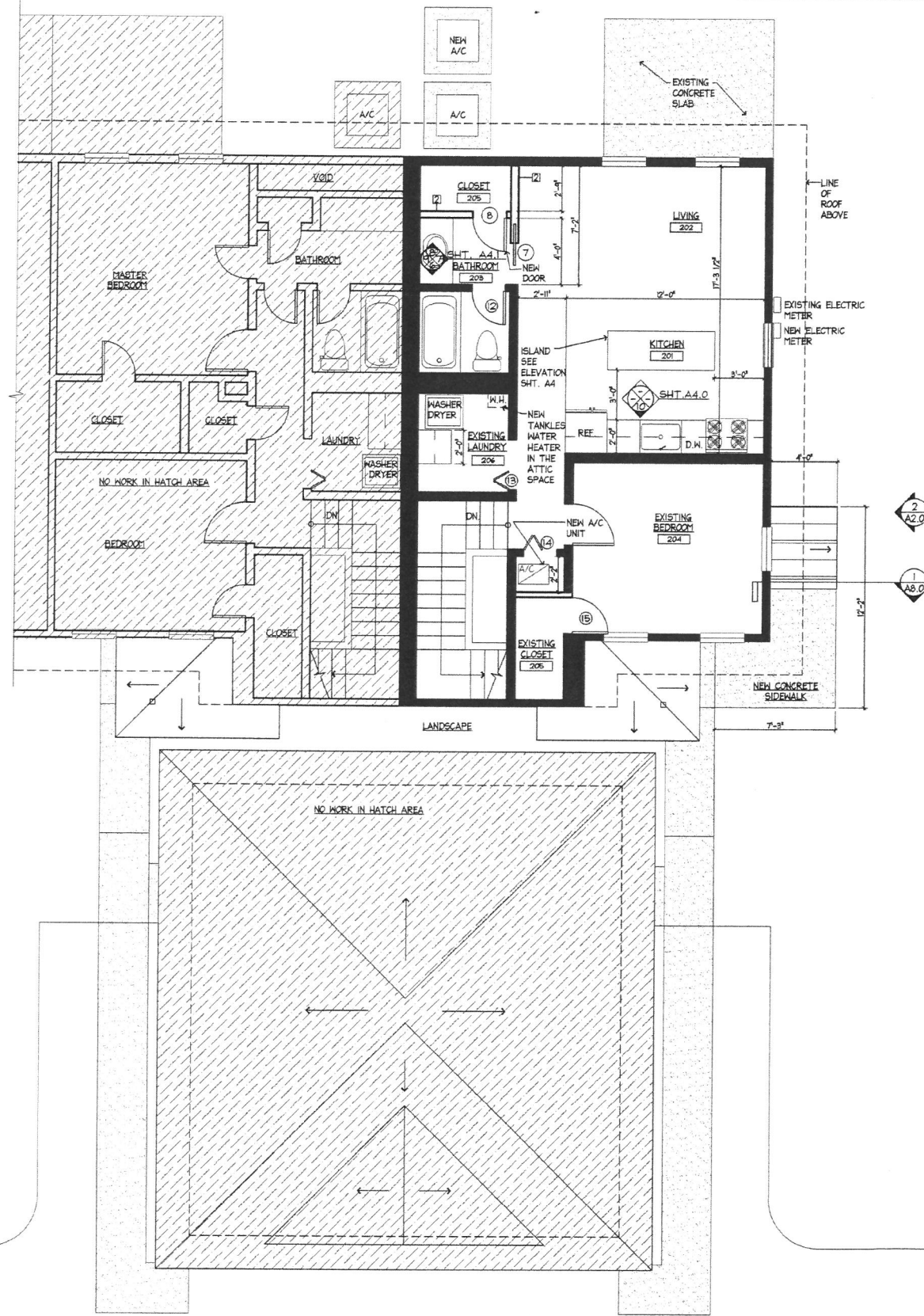
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2 DEMOLITION SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

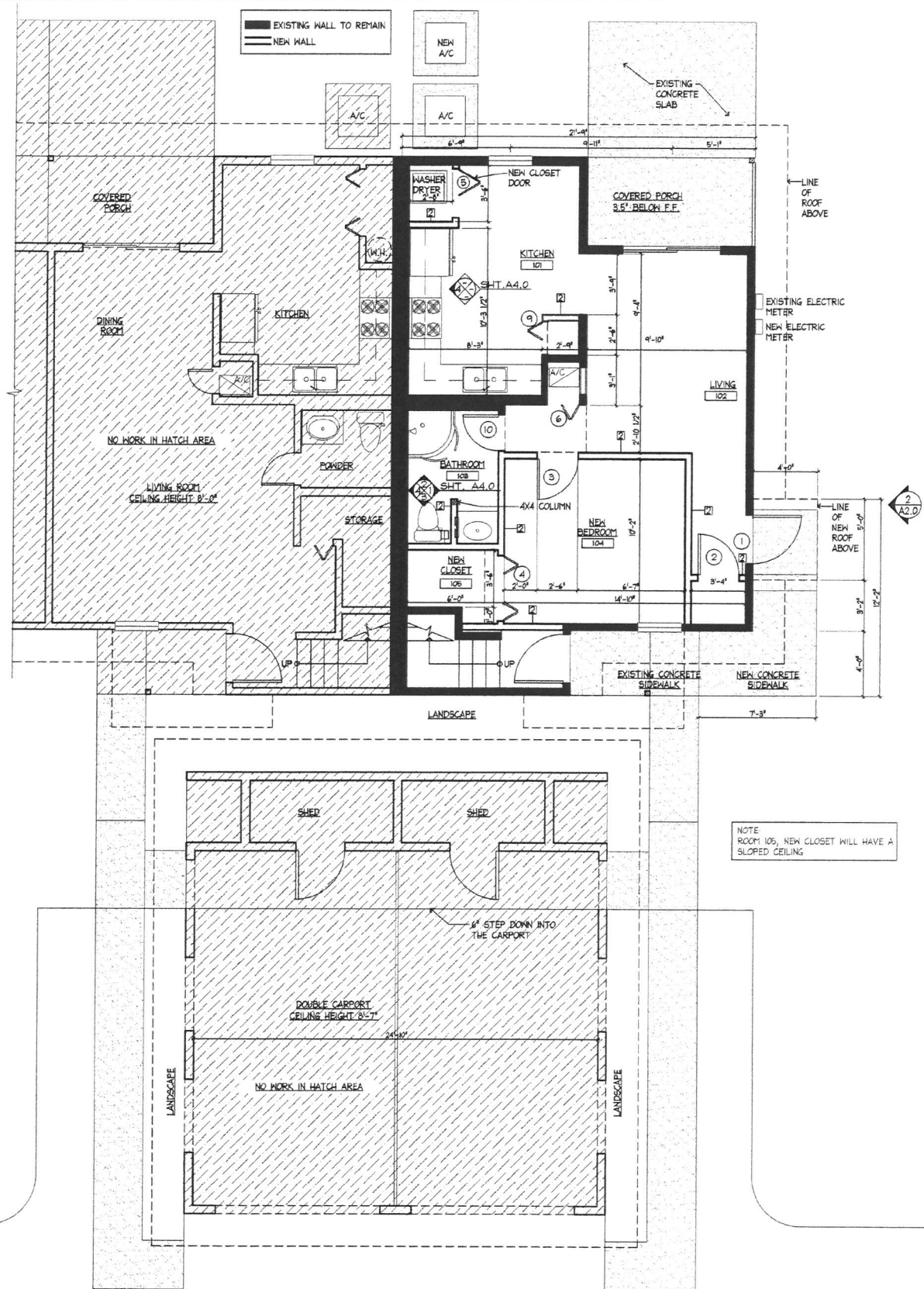
1 DEMOLITION FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

GENERAL FRAMING NOTES

- Comply with "General Structural Notes" included elsewhere in these documents.
- Where wood joists/beams etc. frame into other members, and ledgers are not provided, install Simpson "LUF" series joist hangers. When installing this ACD pressure treated lumber, Contractor has the option of providing EITHER stainless steel joist hangers and stainless steel fasteners, OR Simpson ZMAX (GIB) galvanized joist hangers with hot-dip galvanized fasteners. Contractor shall not mix stainless steel with hot-dip galvanized.
- Provide hot dip (ZMAX) galvanized hurricane clips on 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 (2) 16d nails.
- 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.
- Firesheathing 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.
- Firesheathing shall be installed in wood frame construction in the following locations:
 - In concealed space of stud walls and partitions including furled spaces at ceiling and floor levels.
 - All air interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, and ceilings, etc.
- Firesheathing 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-fourth (3/4) inch plywood, with joints backed by three-fourth (3/4) inch plywood, or other approved materials.
- In concealed spaces between stair stringers at the top and bottom of the run.
- In concealed spaces created by an assembly of floor joists. Firesheathing shall be provided for the full depth of the joists at the ends and over the supports.
- All framing lumber and plywood shall be pressure treated.
- All pressure treated wood used on residential projects must be free of arsenic and chromium after June 2003. Use ACD or other EPA approved treated lumber on residential projects. On commercial projects, C2 treated lumber is acceptable in concealed spaces.
- ACD treated Pine lumber has been found to corrode standard electroplated galvanized nails and screws. Any metal fasteners (framing or finish) used on ACD pressure treated lumber shall be stainless steel, grade 304 or greater, or hot dip galvanized, conforming to ASTM A-653 / ASTM Standard A653 (Class G-90). Stainless steel and hot dip galvanized metals SHALL NOT come in contact with each other.
- All structural lumber, i.e. posts, girders, beams, rafters, etc. shall be southern yellow pine no. 1 dense, with a minimum Fb of 1300 psi, before pressure treatment. (Pressure treatment reduces Fiber stress by 15% to 100 P.S.I.)



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



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

PEARY COURT
KEY WEST, FLORIDA



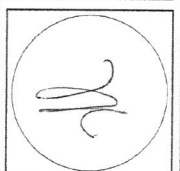
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Telephone (305) 296-1547
Facsimile (305) 296-2767
Florida License A1C002022

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ARCHITECTS p.a.

Project No: 1622C
PROPOSED FIRST AND SECOND FLOOR PLAN
Date: 05/17/2017

A1.2

PEARY COURT
KEY WEST, FLORIDA



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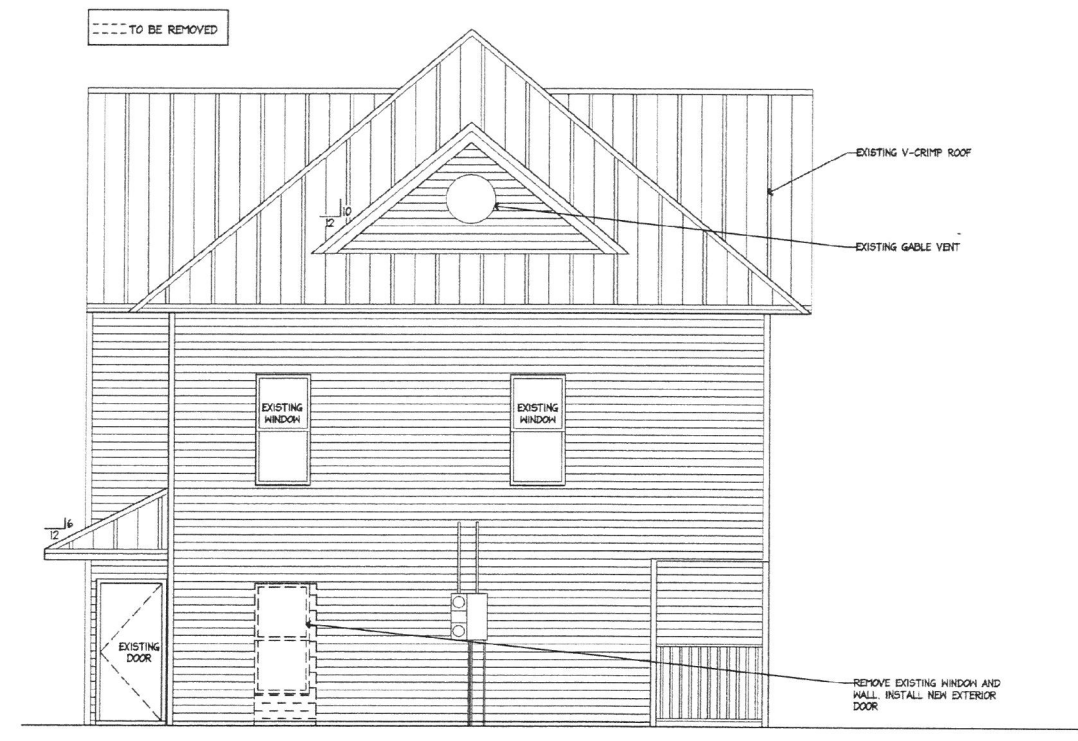
Project No: 1622C
DEMOLITION AND
PROPOSED EXTERIOR
ELEVATIONS
Date: 05/11/2017

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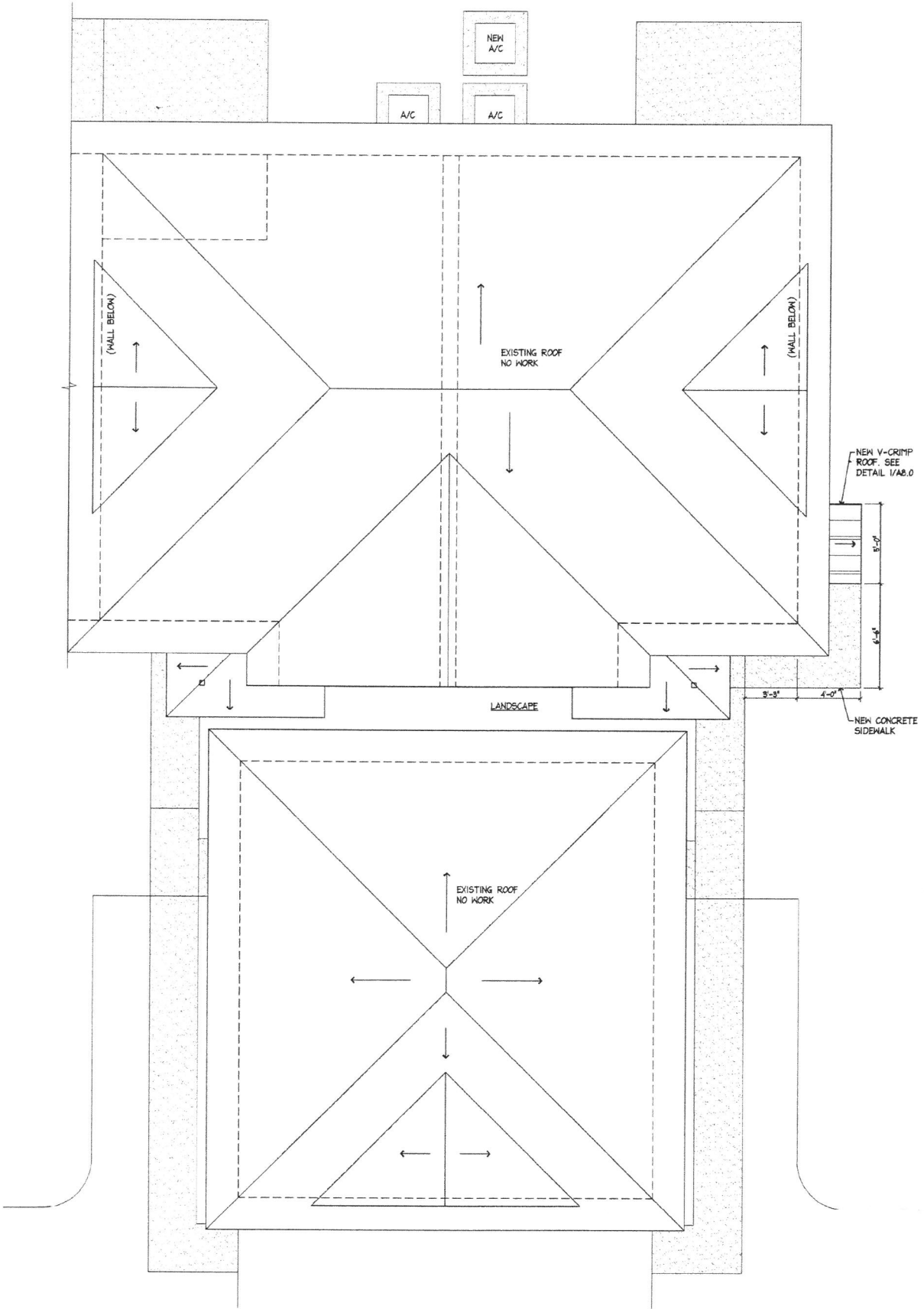
11 OF 24



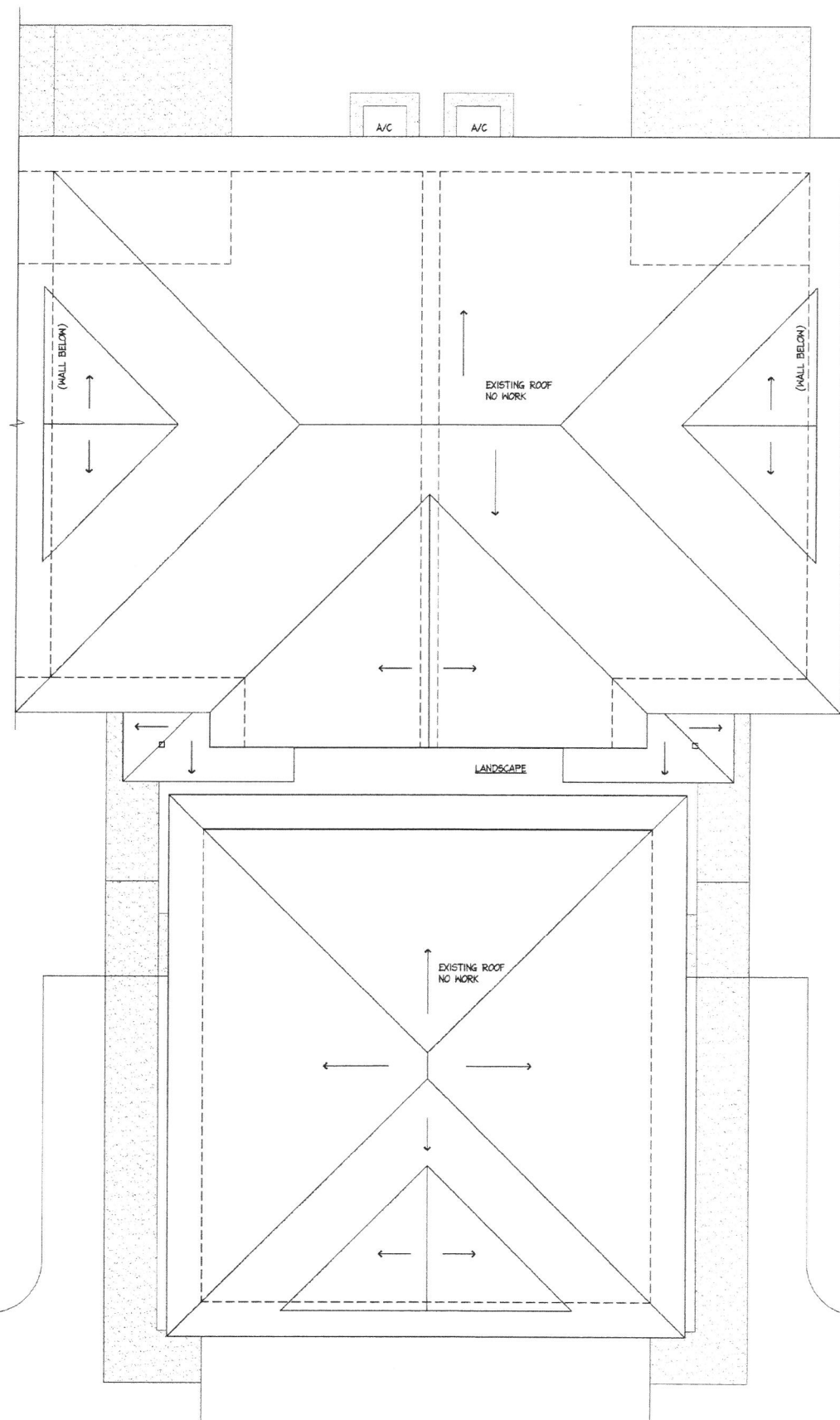
2 PROPOSED EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



1 DEMOLITION EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

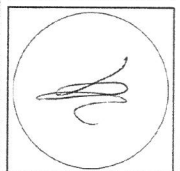


2 PROPOSED ROOF PLAN
 A5.0 SCALE: 1/4"=1'-0"



1 EXISTING ROOF PLAN
 A5.0 SCALE: 1/4"=1'-0"

PEARY COURT
 KEY WEST, FLORIDA



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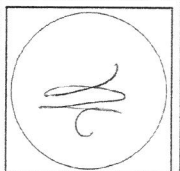
Bender & Associates
 ARCHITECTS
 p.a.

Project No: 1622C
 EXISTING AND PROPOSED ROOF PLAN
 Date: 05/17/2017

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5/4/2017 - SEE INFORMATION BULLETIN 2

PEARY COURT
KEY WEST, FLORIDA



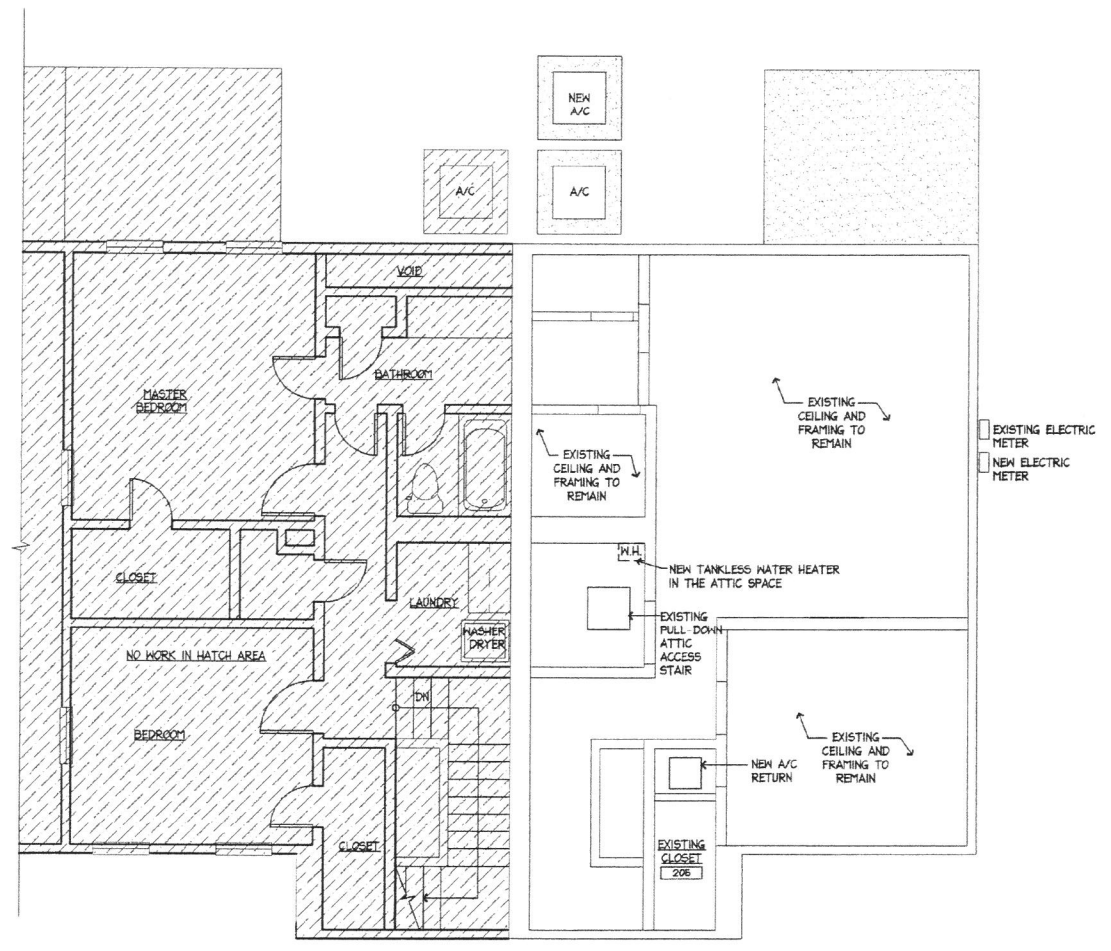
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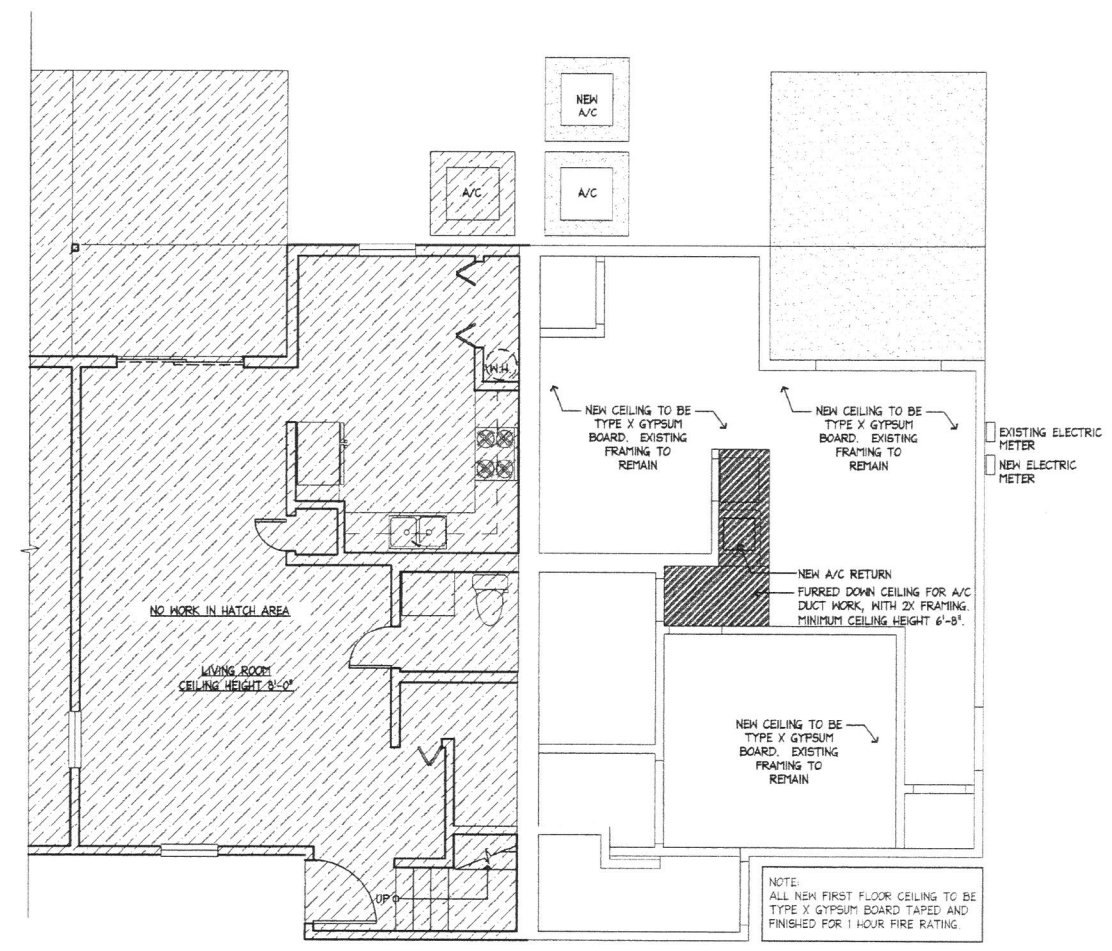
Project No: 1622C
PROPOSED FIRST AND SECOND FLOOR CEILING PLAN
Date: 05/17/2017

A6.0

4 OF 29



2 PROPOSED CEILING PLAN SECOND FLOOR
SCALE: 1/4"=1'-0"



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

