

**SCHEDULE OF DRAWINGS**

**ARCHITECTURAL**

SHEET #	TITLE
A-1	SITE PLAN, INDEX, REVISION LOG, PROJ. INFORMATION
A-2	EXISTING & PROPOSED ELEVATIONS
A-3	EXISTING & PROPOSED ELEVATIONS
A-4	EXISTING & PROPOSED ELEVATIONS
A-5	EXIST. & PROPOSED ELEVATIONS, EXIST. FLOOR PLAN
A-6	PROPOSED FLOOR & ROOF PLAN, & BUILDING SECTION
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**STRUCTURAL**

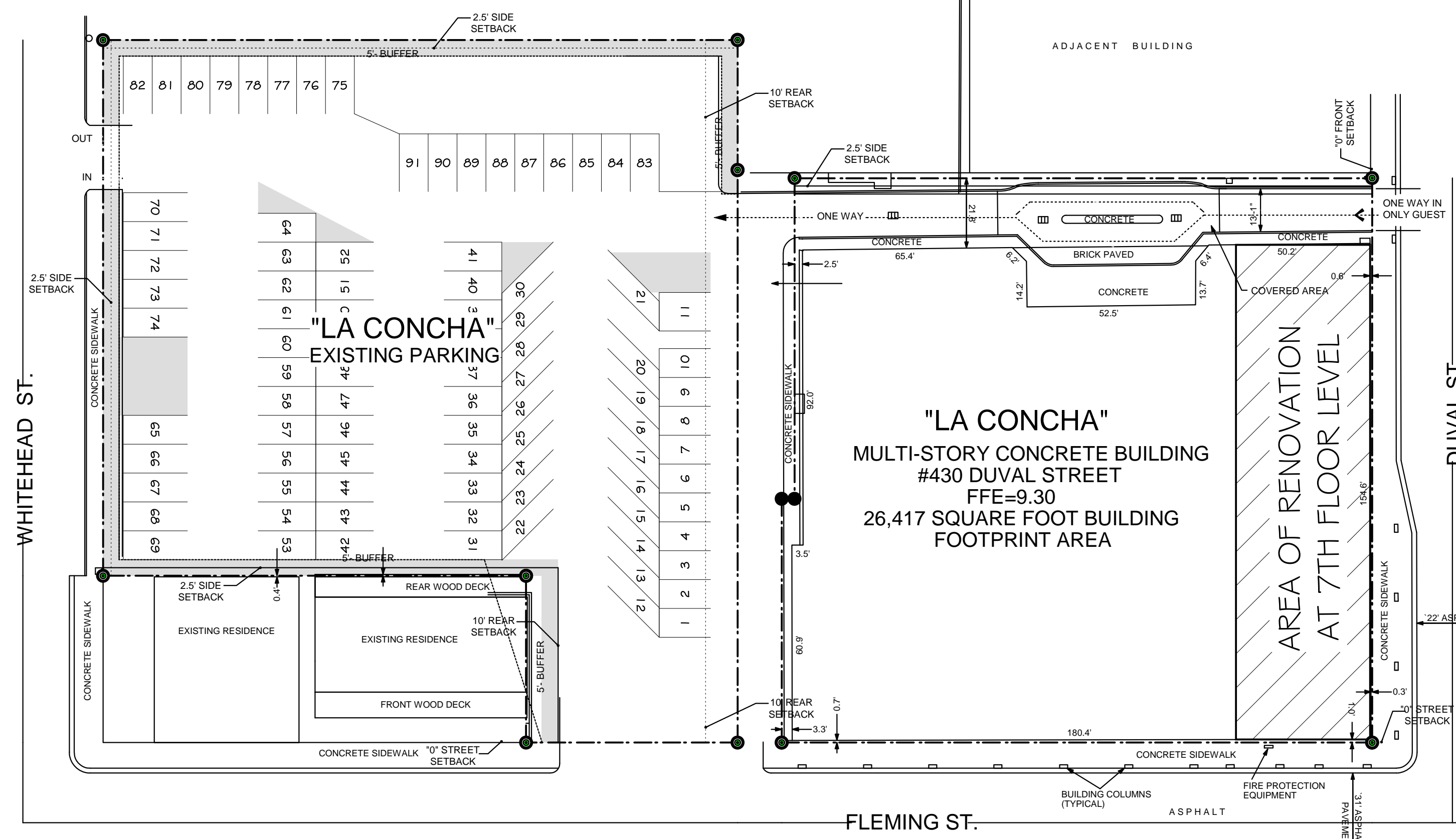
SHEET #	TITLE

**MECHANICAL**

SHEET #	TITLE

**ELECTRICAL**

SHEET #	TITLE



1 SITE PLAN  
A2 Scale: 1" = 30 ft

**PLANNING SET 06-27-13 HARC SUBMITAL SET 06-27-13**  
**ROOF TOP SPA RENOVATIONS**  
**CROWN PLAZA - LA CONCHA**  
 430 DUVAL STREET  
 KEY WEST, FLORIDA

**MAIN BUILDING BUILT UNDER**  
**FLORIDA BUILDING CODE ALLOWABLE HEIGHTS AND BUILDING AREAS TABLE 503**

**OCCUPANCY CLASS GROUP "A-2" ASSEMBLY**  
 TYPE CONSTRUCTION TYPE I - PROTECTED

ITEM	EXISTING	SBC TABLE 500	PROPOSED	REMARK
TYPE CONSTRUCTION	R-1	I PROTECTED,SPRINK.	I PROTECTED,SPRINK.	
MAX. HT IN FEET	UNLIMITED			
OCCUPANCY	RESIDENTIAL R-1			
MAX # STORIES	UNLIMITED			
MAX AREA PER 1000 SQ. FT.	UNLIMITED			

SITE DATA		409 DUVAL STREET		REFERENCE ONLY - MAIN BUILDING	
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK	
DISTRICT (STRUCTURE)	HRCC-1	HRCC-1	HRCC-1	SUBJECT PROPERTY	
DISTRICT (PARKING)	HRO	HRO	HRO	SUBJECT PROPERTY	
SITE AREA (STRUCTURE)	31,984 SQ. FT. (.73 ACRE)	4,000 SQ.FT MIN	31,984 SQ. FT. (.73 ACRE)	SUBJECT PROPERTY	
SITE AREA (PARKING)	36,506 SQ. FT. (.84 ACRE)		36,506 SQ. FT. (.84 ACRE)		
MINIMUM WIDTH	175.9'	40'	EXISTING TO REMAIN		
MINIMUM DEPTH	180.0'	100'	EXISTING TO REMAIN		
IMPERVIOUS RATIO	1.00%	70%	EXISTING TO REMAIN		
BUILDING AREA	26,417 SQ. FT. FOOTPRINT		EXISTING TO REMAIN		
LOT COVERAGE	82.5%	50%	EXISTING TO REMAIN		
SETBACKS					
FRONT	0.3' TO 0.6'	NONE	EXISTING TO REMIAN		
REAR	2.5' TO 3.3'	10.0'	EXISTING TO REMIAN		
SIDE	0	2.5'	EXISTING TO REMIAN		
STREET SIDE	0.7' TO 1.0'	NONE	EXISTING TO REMIAN		
BUILDING HEIGHT	EXISTING 96.6' (MAX.)	35'	82.5'	SUBJECT STRUCTURE	

**NOTES:**  
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**THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER**

**DESIGN NOTES:**

THIS STRUCTURE DESIGNED TO MEET THE FOLLOWING  
 FBC 2007  
 A.S.C.E. 07-10 REGULATIONS  
 LIVE LOAD 40 p.s.f.  
 WIND LOAD 180 M.P.H.

**OWNER REPRESENTATIVE:**

**REMINGTON DEV. CORP**  
 14180 DALLAS PKWY,SUITE 700  
 DALLAS, TX. 75240

**PROJECT APPROVALS:**

ITEM	APPROVAL #	DATE
DEVELOPMENT REVIEW COMMITTEE	MEETING HELD	5-23-13
H.A.R.C.	POSTPONED	05-14-13
PLANING BOARD		07-18-13
CITY COMMISSION	TBA	XXXXXX

**PLANNING SET 07-03-13**

**PROJECT:**

RENOVATIONS  
**CROWN PLAZA - LA CONCHA**  
 430 DUVAL STREET  
 KEY WEST, FLORIDA

**DRAWING TITLE:**

SITE PLAN / PROJECT NOTES  
 PROJECT CALCS.

**PROJECT NUMBER:**  
 DRAWN: KM/AO  
 CHECKED: PMP  
 DATE: 07-03-13

SHEET #  
**A-1**  
 OF

Contractor to verify all information & dimensions in field prior to start of construction and shall notify Peter Pike Architect of any discrepancies. These drawings and specifications are the property and copyright of Peter Pike Architect and shall not be used in whole or in part, nor shall they be assigned to a third party without the express written permission.

REVISIONS: DATE


**75% DD SET**

**PETER PIKE ARCHITECT**

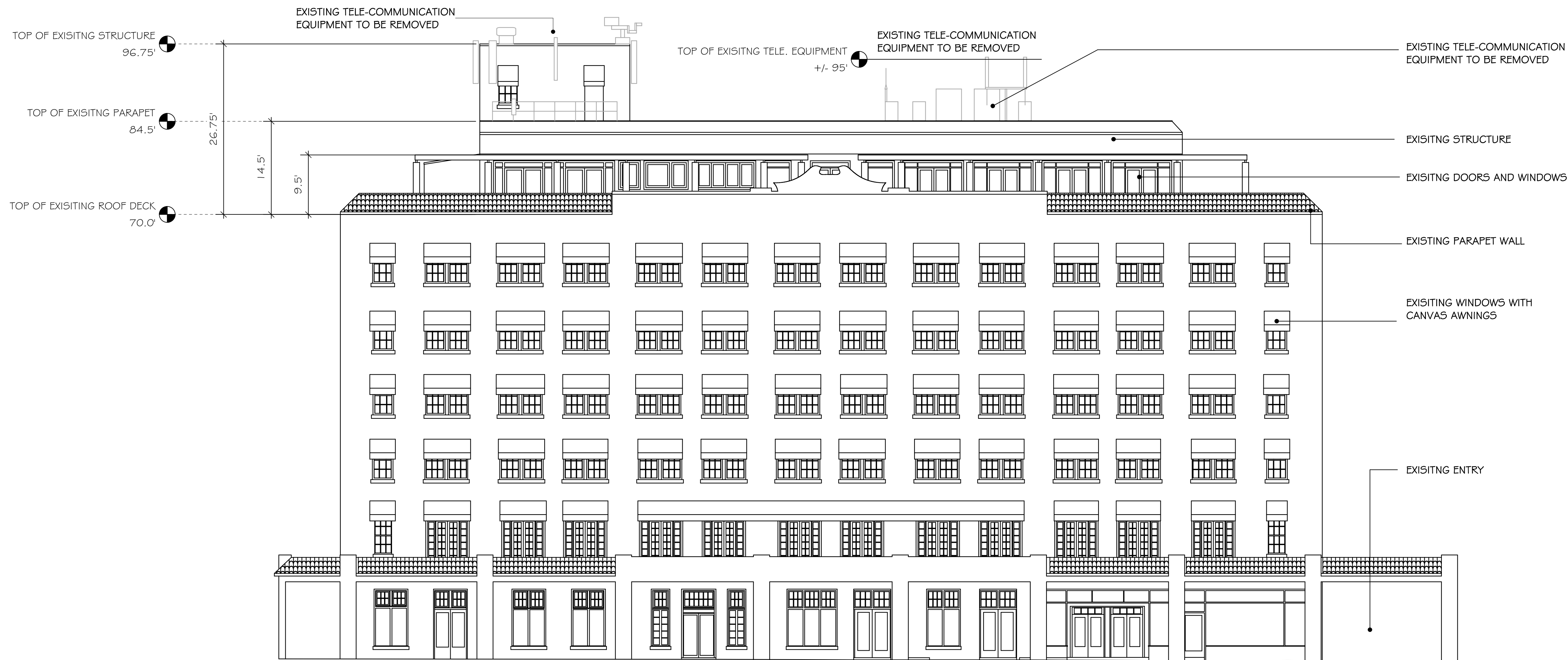
471 US HWYWAY 1  
 KEY WEST, FLA. 33040  
 305-296-1692

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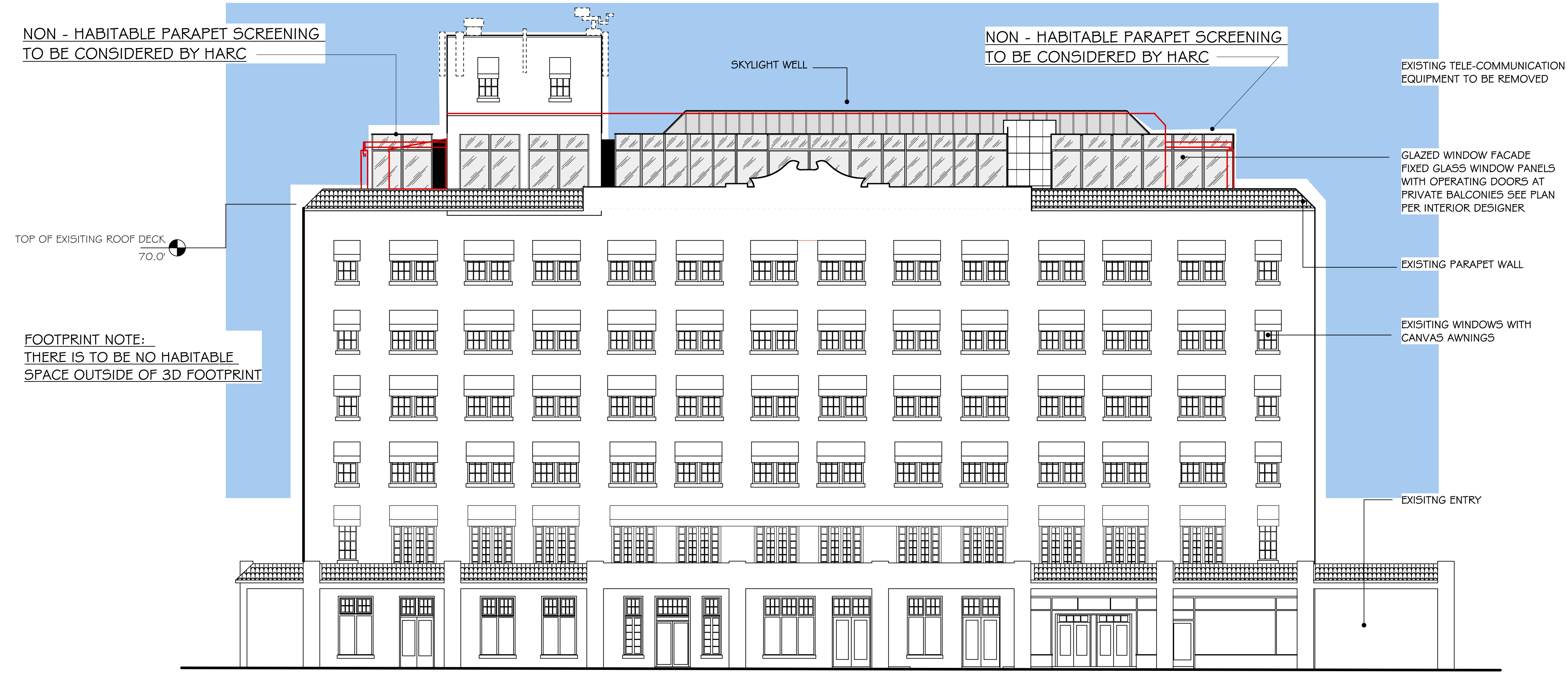
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B

A



2 EXISTING NORTH-EAST ELEVATION  
A-2 Scale: 1" = 10 ft



1 PROPOSED NORTH-EAST ELE.  
A-2 Scale: 1" = 10 ft

PLANNING SET 07-03-13

PROJECT:

RENOVATIONS  
CROWNE PLAZA - LA CONCHA  
430 DUVAL STREET  
KEY WEST, FLORIDA

DRAWING TITLE:

PROPOSED & EXISTING  
ELEVATIONS

PROJECT NUMBER:

DRAWN: KM/AO  
CHECKED: PMP  
DATE: 07-03-13

SHEET #  
A-2  
OF

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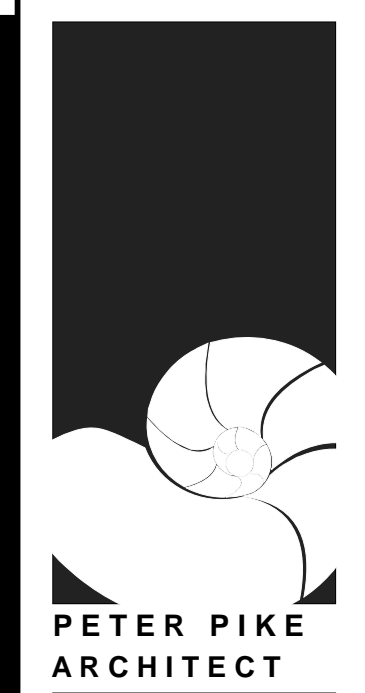
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REVISIONS: DATE

75% DD SET



PETER PIKE ARCHITECT  
471 US HIGHWAY 1  
KEY WEST, FLA. 33040  
305-296-1692

PROJECT:  
RENOVATIONS  
CROWNE PLAZA - LA CONCHA  
430 DUVAL STREET  
KEY WEST, FLORIDA

DRAWING TITLE:  
PROPOSED & EXISTING  
ELEVATIONS

PROJECT NUMBER:  
DRAWN: KM/AO  
CHECKED: PMP  
DATE: 07-03-13

SHEET #  
A-3  
OF

Contractor to verify all information & dimensions in field prior to start of construction and shall notify Peter Pike Architect of any discrepancies.

EXISTING TELE-COMMUNICATION  
EQUIPMENT TO BE REMOVED

EXISTING TELE-COMMUNICATION  
EQUIPMENT TO BE REMOVED

EXISTING STRUCTURE

EXISTING DOORS AND WINDOWS

EXISTING PARAPET WALL

EXISTING WINDOWS WITH  
CANVAS AWNINGS

EXISTING ENTRY

2 EXISTING NORTH-WEST ELEVATION  
A-3 Scale: 1" = 10 ft

NON - HABITABLE PARAPET SCREENING  
TO BE CONSIDERED BY HARC

GLAZED WINDOW FACADE  
FIXED GLASS WINDOW PANELS  
WITH OPERATING DOORS AT  
PRIVATE BALCONIES SEE PLAN  
PER INTERIOR DESIGNER

EXISTING WINDOWS WITH  
CANVAS AWNINGS

NOTE:  
FOR DESCRIPTIONS OF EXPOSED MATERIALS  
SEE PROPOSED BUILDING SECTION, 3 OF SHT. A-G.

1 PROPOSED NORTH-WEST ELEVATION  
A-3 Scale: 1" = 10 ft

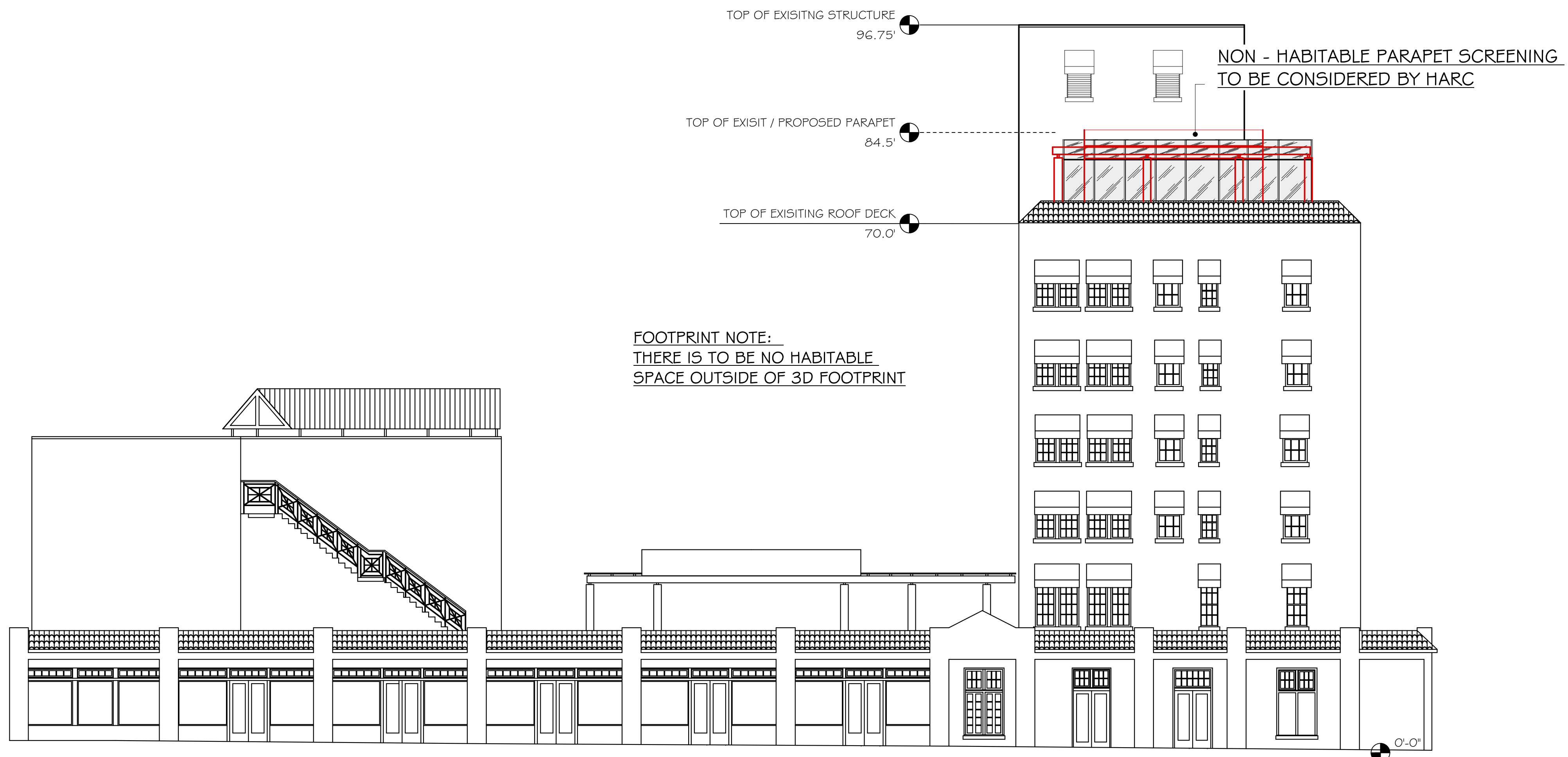
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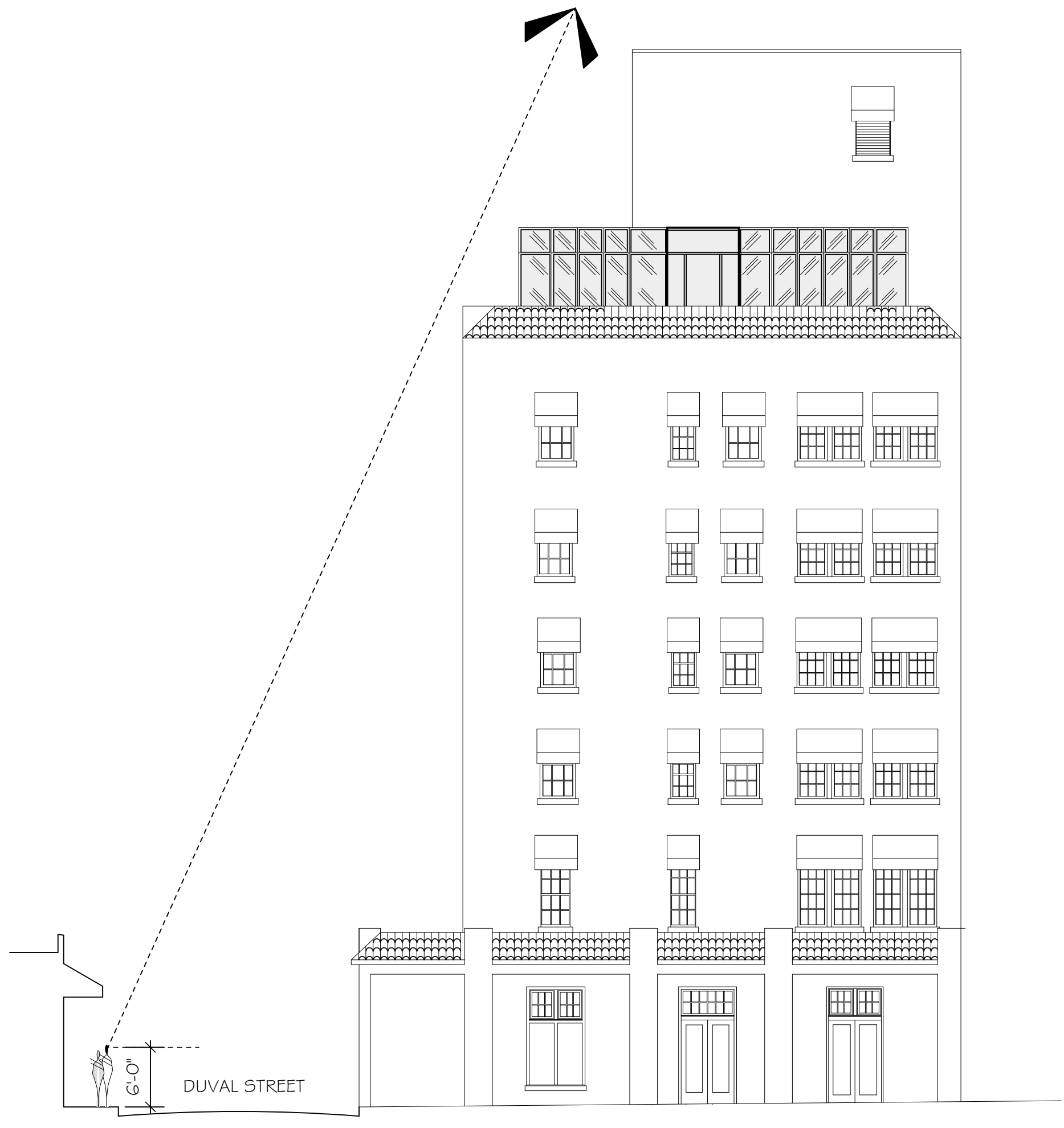


1 PROPOSED SOUTH-EAST ELEVATION  
A-4 Scale: 1" = 10 ft

NOTE:  
FOR DESCRIPTIONS OF EXPOSED MATERIALS  
SEE PROPOSED BUILDING SECTION, 3 OF SMT. A-6.



2 EXISTING SOUTH-EAST ELEVATION  
A-4 Scale: 1" = 10 ft



3 DUVAL SIGHT LINE  
A-4 Scale: 1" = 10 ft

**PROJECT:**  
 RENOVATIONS  
**CROWNE PLAZA - LA CONCHA**  
 430 DUVAL STREET  
 KEY WEST, FLORIDA

**DRAWING TITLE:**  
 PROPOSED & EXISTING  
 ELEVATIONS

**PROJECT NUMBER:**

**DRAWN:** KMAO  
**CHECKED:** PMP  
**DATE:** 07-03-13

**SHEET #**  
**A-4**  
**OF**

Contractor to verify all information & dimensions in field prior to start of construction and shall notify Peter Pike Architect of any discrepancies.

REVISIONS:	DATE
75% DD SET	

**PETER PIKE ARCHITECT**

471 US HIGHWAY 1  
 KEY WEST, FLA. 33040  
 305-296-1692

**PROJECT:**

RENOVATIONS  
**CROWNE PLAZA - LA CONCHA**  
 430 DUVAL STREET  
 KEY WEST, FLORIDA

**DRAWING TITLE:**

PROPOSED & EXISTING  
 ELEVATIONS &  
 EXIST. FLOOR PLAN

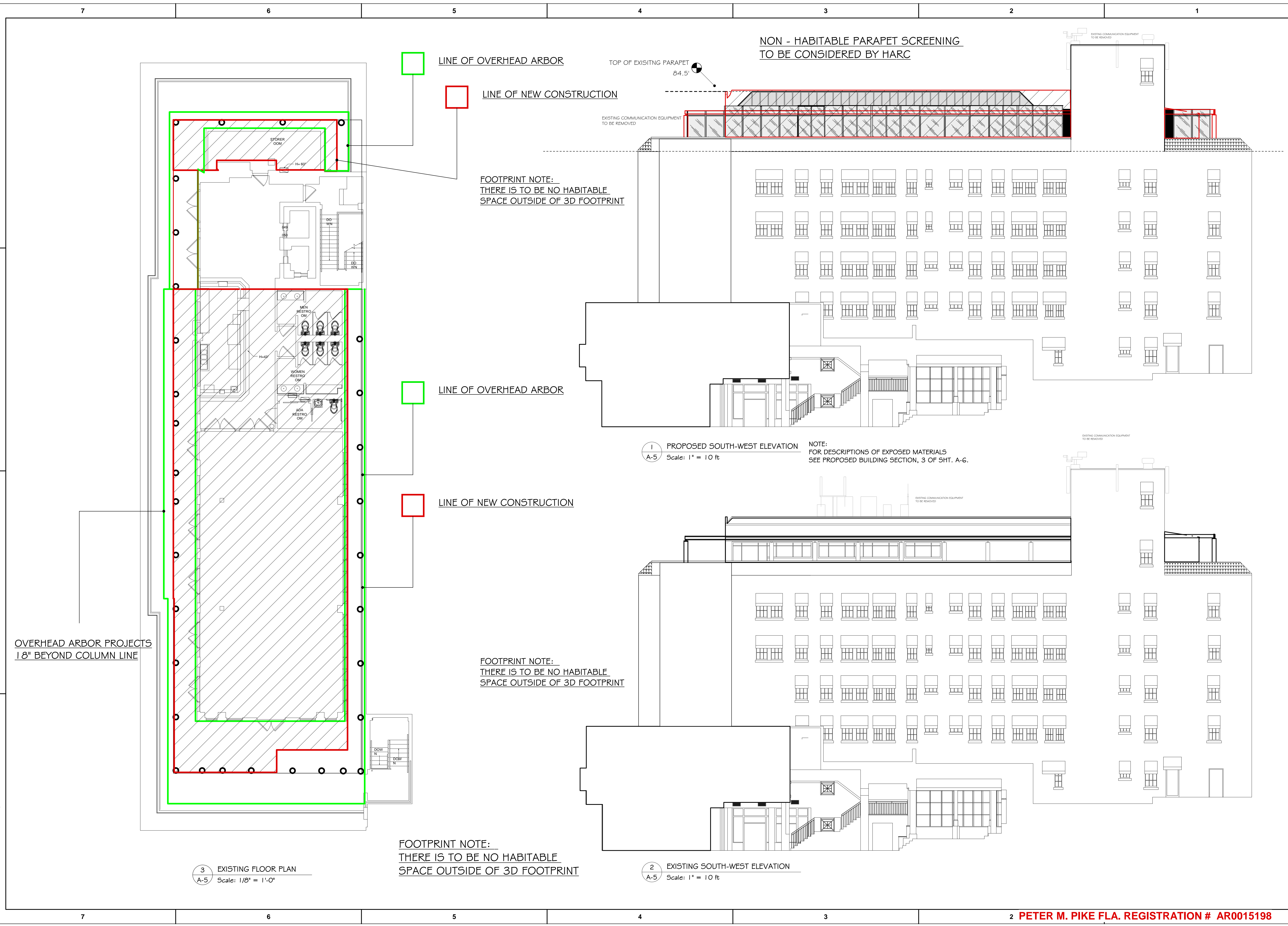
**PROJECT NUMBER:**

DRAWN: KM/AO  
 CHECKED: PMP  
 DATE: 07-03-13

**SHEET #**

**A-5**  
 OF  
 5

Contractor to verify all information & dimensions in field prior to start of construction and shall notify Peter Pike Architect of any discrepancies.



**PLANNING SET 07-03-13**

REVISIONS:	DATE
75% DD SET	

**PETER PIKE ARCHITECT**

471 US HIGHWAY 1  
KEY WEST, FLA. 33040  
305-296-1692

**PROJECT:**

RENOVATIONS  
**CROWNE PLAZA - LA CONCHA**  
430 DUVAL STREET  
KEY WEST, FLORIDA

**DRAWING TITLE:**

PROPOSED FLOOR PLAN,  
ROOF PLAN, & BUILDING  
SECTION

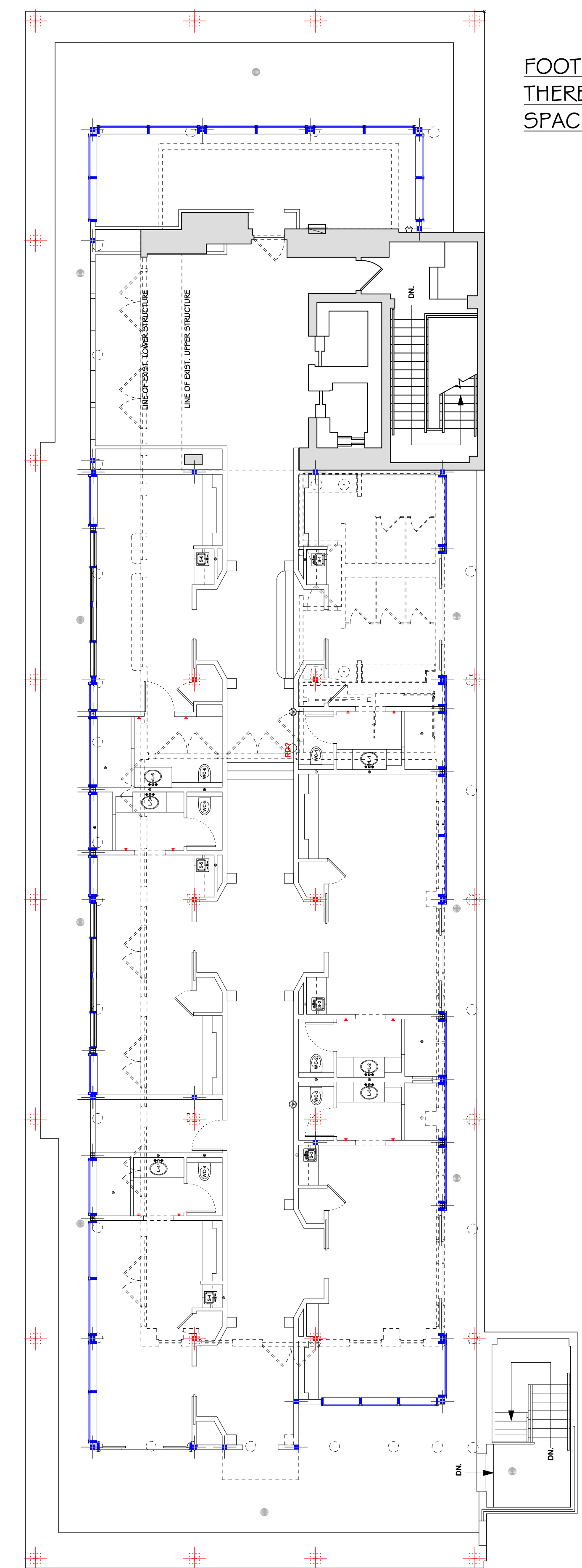
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DATE: 07-03-13

**SHEET #**

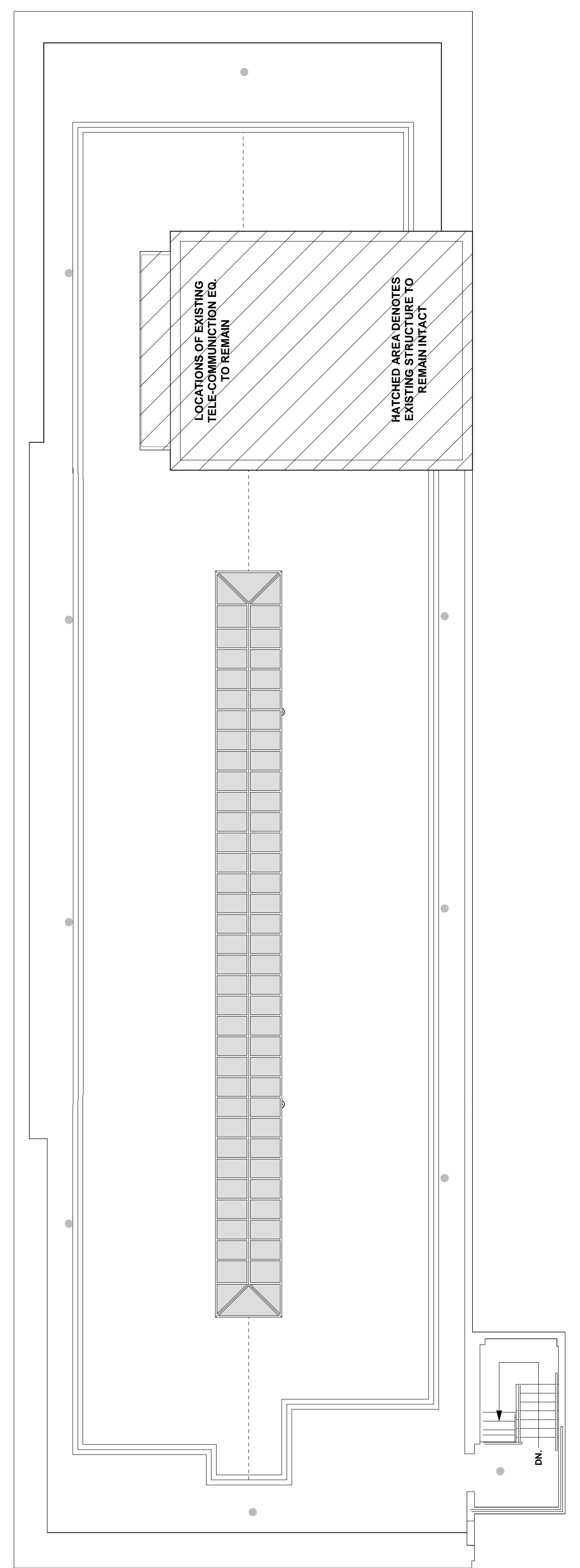
**A-6**  
OF

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**FOOTPRINT NOTE:**  
THERE IS TO BE NO HABITABLE  
SPACE OUTSIDE OF 3D FOOTPRINT

3 PROPOSED W/ EXIST. OVERLAY  
A-C Scale: 1/8" = 1'-0"  
NOTE:  
EXISTING STRUCTURE SHOWN DASHED.

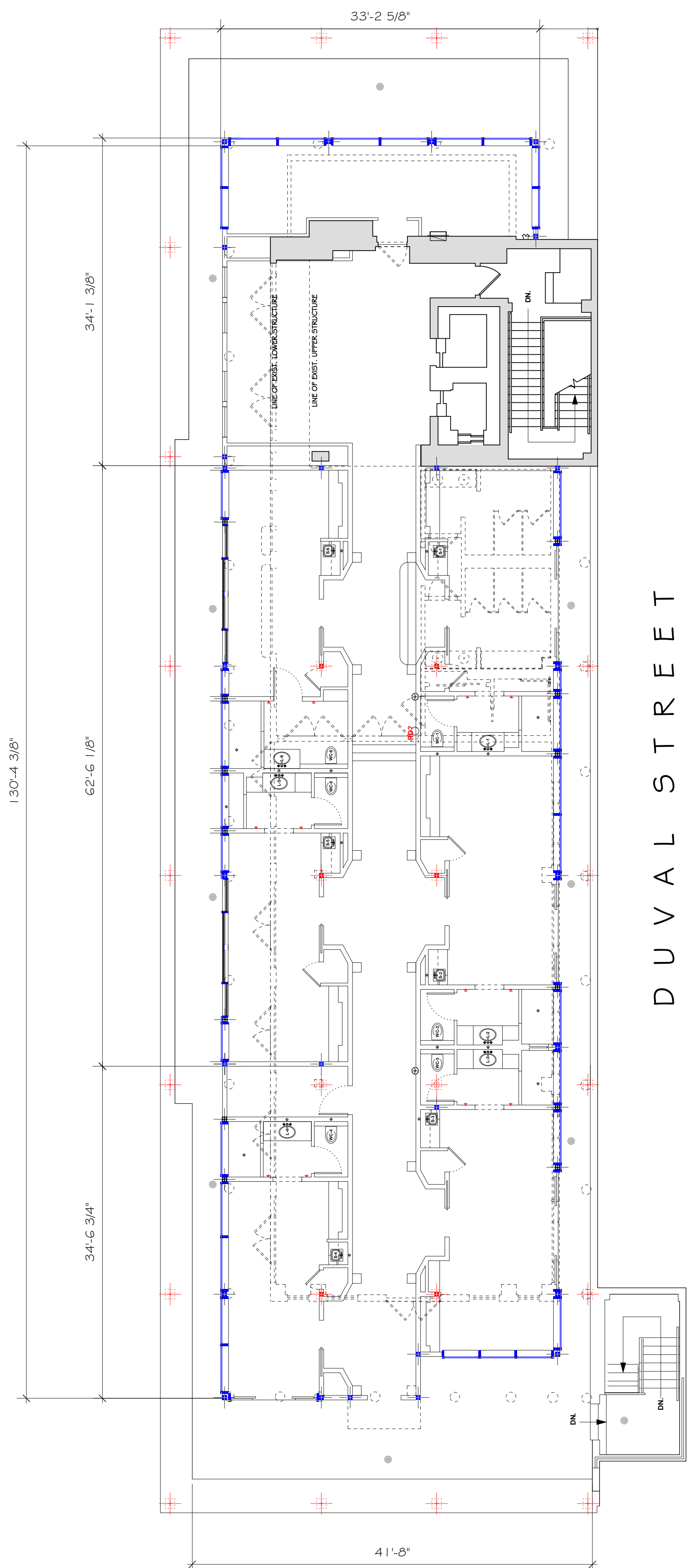


LOCATIONS OF EXISTING  
TELE-COMMUNICATION EG.  
TO REMAIN

HATCHED AREA DENOTES  
EXISTING STRUCTURE TO  
REMAIN INTACT

2 PROPOSED ROOF PLAN  
A-C Scale: 1/8" = 1'-0"

**FOOTPRINT NOTE:**  
THERE IS TO BE NO HABITABLE  
SPACE OUTSIDE OF 3D FOOTPRINT



1 PROPOSED FLOOR PLAN 06-19-13  
A-C Scale: 1/8" = 1'-0"