Community Redevelopment Area
Application for of the Community Redevelopment Trust Fund
Tax Increment Appropriation
For the Bahama Village Subarea
2014 Allocation Year

A. **PROJECT NAME:** Renovation and Addition, 213 Petronia St.

B. **PROJECT LOCATION/ADDRESS:**
213 Petronia St., Key West

C. **APPLICANT** ***(PLEASE EXECUTE ATTACHED AUTHORIZATION FORMS)***

Entity Edwards Family

Authorized Representative Yvonne Edwards, c/o Hugh Morgan

Role or Capacity of Authorized Representative Co-owner

Address 213 Petronia St.

Telephone Number (Morgan): 296-5676

Cellular Number

E-Mail Address (Morgan): HUGH@HJMORGANLAW.COM

D. **PROJECT INFORMATION: Development Benefits and Costs**
The direct and indirect benefits of any proposed community redevelopment project (including rehabilitation, infrastructure, redevelopment, development and programs) should, be determined and quantified based upon advancing the Primary Objectives of the Plan. All projects must be compliant with the Land Development Regulations, Historic Architectural Guidelines and other adopted City Plans.

a. What type of project is proposed: ***Check one:*** X Construction/Restoration ___ Program

b. Provide a description of the project: Demonstrate how the proposed project will alleviate blight in the subarea; Describe how the project has the long term ability to alleviate blight; Demonstrate how the proposed project meets or exceeds specific objectives of the CRA Plan for the subarea.
_X_ Description attached

c. Provide a map of the project and where it falls within the CRA boundary
____ Map attached

d. Provide a description of the population served by the project: How many people are affected by the project improvements? How is that population related to the subarea?
_X_ Description attached

e. Attach proper authorization and verification forms from the property owner(s) for the proposed project facility location.
____ Property location authorization and verification form attached
_X_ Monroe County Property Appraiser data for the site (http://www.mcpafl.org)

f. For **Construction/Restoration Projects**, provide information that fully describes the physical boundaries of the proposed project as follows:
_X_ Map(s) attached
_X_ Deeds(s) attached
____ Sunbiz printout at www.sunbiz.org
____ Boundary survey attached

Please indicate whether the proposed site is considered a contributing building or structure within the Historic district or is individually listed in the National Register of Historic Places (NHRP).

_X_ Locally contributing historic structure
____ Individually listed in the NHRP

E. OWNERSHIP AND LEGAL STRUCTURE

Provide the full name(s) of the person(s) or entity(s) expected to own (or operate if a program) the project and fully describe their legal structure (i.e. principals, ownership interests, relationship to parent organization, subsidiaries, etc.). Include a complete list of officers, directors and board members (as applicable) associated with entity requested the appropriation. Attach additional information if necessary.

See attached deed

Is the facility or program open to the public regardless of the individual's race, color, sex, gender identity or expression, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, or source of income and is there a charge associated with public use or entry to the facility or program? Please describe or explain if facility or programs have limitations to access. Attach additional information if necessary.

This is a private home.

F. PREAPPLICATION MEETING

A pre-application with the Planning Department is required prior to application submittal. Please contact the Planning Department to make appointments. Provide belowprovide dates that the pre-application meetings were held:

_____ City Planner or designated Staff

_____ Historic Preservation Planner

_____ Sustainability Coordinator

G. PROJECT BUDGET: Need for Public Contribution of Tax Increment

The need for a tax increment appropriation must be demonstrated to the satisfaction of advisory committee, staff, and the CRA. Documentation, including development budgets, cash flow projections, market studies and other financial and market information will be carefully analyzed. The City, at its sole discretion, may choose to require a deed restriction in the form or a lien, restrictive covenant and promissory note for any funds awarded.

Applicants are encouraged to consider the total amount available for TIF funding in 2014 relative to their project request. This year the amount of funding that will be available is approximately $ _____.

1. What type of funding is being requested?
   ____ Loan
   _X_ Donation with matching funds
   ____ Donation without matching funds

2. What type of taxing classification entity are the improvements for?
   _X_ Private Property – Residential
   ____ Private Property – Commercial
   ____ Not for profit organization
   ____ Publicly owned land

3. Is funding requested for multiple phases (over more than one funding cycle)?
   ____ yes _X_ no

4. Project Cost for 2014 $170,000+
Total Project Cost same (if multiphase, for all years)

5. Amount of TIF Funding Requested for 2014 $70,000
Total Amount of TIF Funding Requested same
(if multiphase, for all years)

6. Matching Funds: Amount of Tax Increment Contribution versus Private Investment – In order to promote the maximization of the ratio of private investment to public contribution, a redevelopment proposal requesting community redevelopment tax increment funding assistance should, provide a minimum match for the proposed request. In kind services (considered donated/free/ volunteered labor; materials; goods and services) can contribute to the match.

Total Amount of matching funds provided for 2014 $100,000
Total Amount of matching funds provided (if multiphased, for all years) same

Provide documentation describing the source and amount of matching funds and schedule of values for its use
X Matching Funds Description attached

Provide documentation describing how the organization has attempted to raise funds for the project to date and what fund raising events and alternative funding sources are planned
X Description of alternative funding pursuits attached

Total amount of in-kind contributions N/A
Total Amount of in-kind contributions provided (if multi-phased, for all years) _____

Provide documentation describing the source, type and amount of in-kind contributions including schedule of values for unit of in-kind services/goods. The City reserves the right to deny the application of certain types of in-kind services and goods and to renegotiate a schedule of values for permissible items.
____ In-kind contribution description attached

7. Attach a detailed budget for the project describing each key element and estimated costs (if multiphase, for all years)
X Detailed budget attached

8. As a result of the property improvements, how much property tax increase is expected?
Unknown

H. PROJECT SCHEDULE

Please provide a schedule for approvals, construction and implementation of proposal, including multi-year phasing if relevant.

_X_ Schedule attached

I. GREEN FEATURES - Promote Sustainable Community Redevelopment - Chapter 163, part 3, Florida Statutes of the Community Redevelopment Act, recognizes the importance of and encourages sustainable development and "going green" within the context of implementation of community redevelopment. Going green means a conscious attempt to reduce overall negative environmental impacts by individuals, businesses and government.

Pursuant to the City's adopted Climate Action Plan reduce greenhouse gas emissions by 15% and to demonstrate sustainable community leadership, applicants must document 15% water and energy use reductions. As a governmental entity the city is committed to being a responsible spending agent. By investing taxpayers money (TIF expenditures) in sustainable projects the City will ensure greater lifecycle longevity of a development project, healthier conditions for the occupants and the community as a whole, and the overall reduction of utility costs for the property owner. In order to ensure that tax payer funds are being used in a sustainable way attach the following documentation:

1. An energy and water baseline report consisting of 12 months of energy and water use. For commercial buildings (including multifamily), building data must be input into EPA Portfolio Manager (https://www.energystar.gov/istar/pmpam/), and access to building data given to the City of Key West. For residential, either EnergyGuage or RESNET may be used to establish a baseline.
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2. Plans to reduce 15% of both water and energy use on the property.
   _X_ Greenhouse Gas Reduction Plan attached

J. MAINTENANCE

For **Construction/Restoration Project**, please fully describe the plan for maintaining the proposed project, including but not limited to evidence as to how the appropriate repair and maintenance coverage for the improvements funded by the TIF request will be provided; and if the project has multiple construction phases, describe how subsequent phases will be funded.

_X_ Building Maintenance Plan attached

For a **Program** please fully describe the plan for maintaining the proposed project including but not limited to a financial plan describing how the program will sustain itself overtime

___ Program Maintenance Plan attached

K. CERTIFICATION

By making this application, Applicant certifies that he or she has read Chapter 163, Part III Florida Statutes and the City's Community Redevelopment Plan (including any amendment or restatement thereof), and understands that any funding pursuant to application must be consistent with the City's community redevelopment policy objectives and City of Key West guidelines and procedures.

Applicant certifies that the proposed project shall be completed consistent with this application and representation made in order to obtain funding.

The undersigned has read this form, authorized its preparation and, under penalty of perjury, hereby certifies that, to the best of his or her knowledge and belief that the information provided is true, accurate and complete. Applicant understands that any appropriation is subject to available funds and if requested agrees to provide any and all additional information in a timely fashion as requested by the CRA or City.

Chapter 837.06 Florida Statues – False Official Statements – Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in S. 775.082 or S. 775.083.

Applicant: Yvonne Edwards Date: 9-30-2013

Subscribed and sworn to (or affirmed) before me on 9-30-13 (date)

by YVONNE EDWARDS Please Print Name of Affiant

He/She is personally known to me or has presented _____ as identification.

T. Burgess

Notary's Signature and Seal

T. BURGESS
Notary Public - State of Florida
My Comm. Expires Jul 18, 2014
Commission # DD 990780
Bonded through National Notary Assn.

Name of Acknowledger printed or stamped

Title or Rank

Commission Number, if any

K:\Community Redevelopment Area Plans\Application Materials\CRA - TIF Application 2013 - Draft.doc

Project: Renovation and Addition, 213 Petronia St.

Project description: Demolition of non-historic addition to existing residential structure; renovation of existing structure and addition of historically appropriate addition. The project will have an reduce blight by replacing a derelict structure with an attractive home.

Population description: This project affects residents of Bahama Village, specifically including the family members who have lived in this neighborhood for many generations.

Description of physical boundaries: The lot is located at the corner of Chapman Lane and Petronia St. and consists of 5,763 sq.ft. on the property described as KW Lot 19 and part of Lot 26, Square 2, Tract 3.

Matching funds and description of fund raising: Applicant will match up to $100,000 of CRTF funds with Applicant's own funds, currently on deposit in the Trust Account of Hugh J. Morgan. Applicant raised these funds by land sale to energy-efficient the Land Authority.

Project schedule: All approvals required for the project have been secured, including HARC approval (H08.02.28.245) and City of Key West Building permit approval. Construction will proceed within 90 days following issuance of the building permit, conditioned on applicant's obtaining the CRTF funding needed to supplement applicant's available funds, and will be completed during 2014.

Project budget: Construction cost is estimated at $170,000 , exclusive of appliances and landscaping.

Greenhouse gas reduction plan: As depicted on the approved construction plans prepared by Bender & Associates, the project will reduce energy and water consumption by replacing existing doors and windows with new penetrations (incl. weatherstripping), replacing existing noninsulated roof with metal roof insulated between rafters, installing polyisocyanurate rigid insulation between floor joists, installing water-saving bathroom fixtures [see Plumbing Fixture Schedule on sheet A8: Ecoefficient showerheads (20% water reduction)and low-flow aerator lavatories] and energy-efficient appliances [see Appliance Schedule on sheet A3: Energy Star Rated kitchen and laundry fixtures], and reducing reliance on air-conditioning by installing 6 ceiling fans.

Maintenance plan: This will be an owner-occupied structure, maintained by the occupants. This newly-renovated structure will be built in compliance with current Building Code, so only routine maintenance is anticipated.

REECE & WHITE LAND SURVEYING, INC.

P.O. BOX 432123, BIG PINE KEY, FLORIDA 33043
PHONE (305) 872-1348
FACSIMILE (305) 872-5622
EMAIL reecepe@aol.com

DESCRIPTION FOR 213 PETRONIA STREET
NEWLY AUTHORED BY THE UNDERSIGNED ON February 29, 2012:

A PARCEL OF LAND ON THE ISLAND OF KEY WEST AND BEING A PART OF LOT 19 ACCORDING TO T.J. ASHE'S PLAT AS RECORDED IN DEED BOOK "I" AT PAGE 77 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NE'LY RIGHT OF WAY LINE OF EMMA STREET AND THE NW'LY RIGHT OF WAY LINE OF PETRONIA STREET AND RUN THENCE IN A NE'LY DIRECTION ALONG THE SAID NW'LY RIGHT OF WAY OF SAID PETRONIA STREET A DISTANCE OF 89.27 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 1550, PAGE 1463, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A PARCEL LAND DESCRIBED IN OFFICIAL RECORD BOOK 1150, PAGE 1466 BOTH OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA;

THENCE CONTINUE ALONG THE SAID NW'LY RIGHT OF WAY LINE OF SAID PETRONIA STREET A DISTANCE OF 52.48 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER INTENDED TO BE DESCRIBED;

THENCE CONTINUE ALONG THE SAID NW'LY RIGHT OF WAY LINE OF SAID PETRONIA STREET A DISTANCE OF 45.75 FEET TO THE INTERSECTION OF THE SW'LY RIGHT OF WAY LINE OF CHAPMAN LANE AKA ELLEN STREET ACCORDING T.J. ASHE'S PLAT AFORESAID;

THENCE AT RIGHT ANGLES IN A NW'LY DIRECTION AND ALONG THE SAID SW'LY RIGHT OF WAY LINE OF SAID CHAPMAN LANE A DISTANCE OF 54.00 FEET;

THENCE AT RIGHT ANGLES IN A SW'LY DIRECTION A DISTANCE OF 47.36 FEET;

THENCE AT AN ANGLE DEFLECTED 91°42'29" TO THE LEFT AND IN A SE'LY DIRECTION A DISTANCE OF 54.02 FEET BACK TO THE POINT OF BEGINNING.

CONTAINING 2514.1 SQUARE FEET, MORE OR LESS.

Joe Robert White
Professional Surveyor and Mapper No. 6688

Professional Surveyor and Mapper, LB 7846
Robert E. Reece, PSM 5632, State of Florida
Joe Robert White, LS 6688, State of Florida

Prepared by and return to:
JOHN M. SPOTTSWOOD, JR.
Attorney at Law
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: **12-089-EJ**

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 18th day of June, 2012 between **The Housing Authority of the City of Key West, Florida, a public body, corporate and politic created and organized pursuant to and in accordance with the provisions of Housing Authorities Law, codified as Chapter 421, Florida Statutes, as amended** whose post office address is **1400 Kennedy Drive, Key West, FL 33040**, grantor, and **Eugene Edwards and Francina Edwards, husband and wife as to an undivided 50% interest and Yvonne Edwards, a single woman as to an undivided 50% interest, as tenants in common** whose post office address is **213 Petronia Street, Key West, FL 33040**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following situate, lying and being in **Monroe County, Florida** to-wit:

All buildings and improvements as more particularliy described on Exhibit "A"

Subject to restrcitions set forth in the attached Exhibit "B"

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

The Housing Authority of the City of Key West, Florida, a public body, corporate and politic created and organized pursuant to and in accordance with the provisions of Housing Authorities Law, codified as Chapter 421, Florida Statues, as amended

By: _____
J. Manuel Castillo, Sr., Executive Director

Witness Name: CHRISTION A. CATER

Witness Name: FRANCES ARROYO

DoubleTime®

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 18th day of June 2012 by J. Manuel Castillo, Sr., Executive Director of The Housing Authority of the City of Key West, Florida, a public body, corporate and politic created and organized pursuant to and in accordance with the provisions of Housing Authorities Law, codified as Chapter 421, Florida Statues, as amended. They [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

NOTARY PUBLIC-STATE OF FLORIDA
Giselda Liotta-Brogli
Commission #DD918292
Expires: AUG. 19, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

Notary Public

Printed Name: Giselda Liotta-Brogli

My Commission Expires: Aug. 19, 2013

DoubleTimes

Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -
Maps are now launching the new map application version.

Website tested on IE8, IE9, & Firefox. Requires Adobe Flash 10.3 or higher

Alternate Key: 9101071 **Parcel ID:** 00013680-000201

Ownership Details

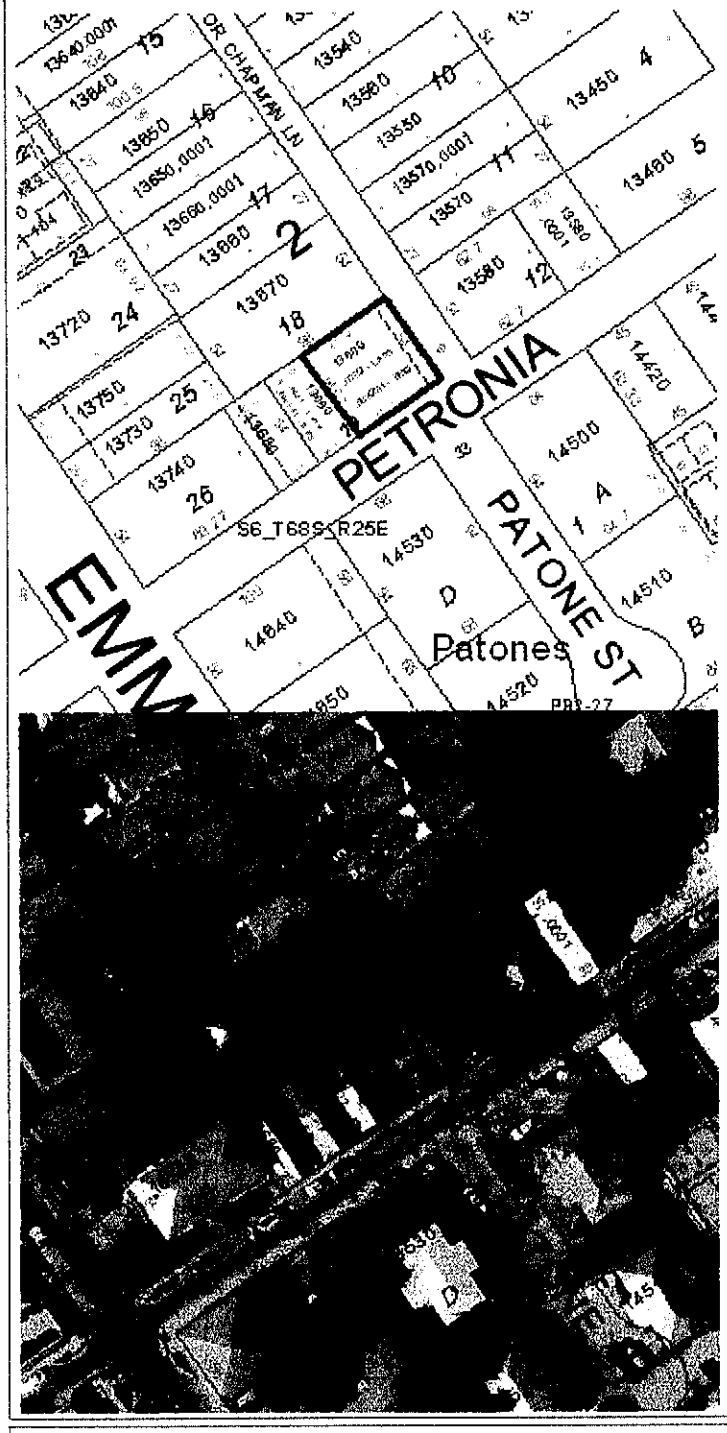
Mailing Address:
EDWARDS EUGENE AND FRANCINA
213 PETRONIA ST
KEY WEST, FL 33040-7325

All Owners:
EDWARDS EUGENE AND FRANCINA, EDWARDS YVONNE T/C

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 11KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 213 PETRONIA ST KEY WEST
Legal Description: BLDG ONLY AT 213 PETRONIA OR2577-2345/77LEASE OR2577-2378/81

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
00AH - AFFORDABLE HOUSING			1.00 LT

Appraiser Notes

PER OR2577-2345 GROUND LEASE BETWEEN THE HOUSING AUTHORITY OF THE CITY OF KEY WEST FLORIA AND EUGENE AND FRANCINA EDWARDS AND YVONNE EDWARDS FOR 213 PETRONIA ST, THIS PARCEL IS FOR BLDG ONLY, LAND BEING ASSESSED UNDER RE00013680-000200; AK9101070

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	0	0	1	1	1	0	1

Parcel Sales History

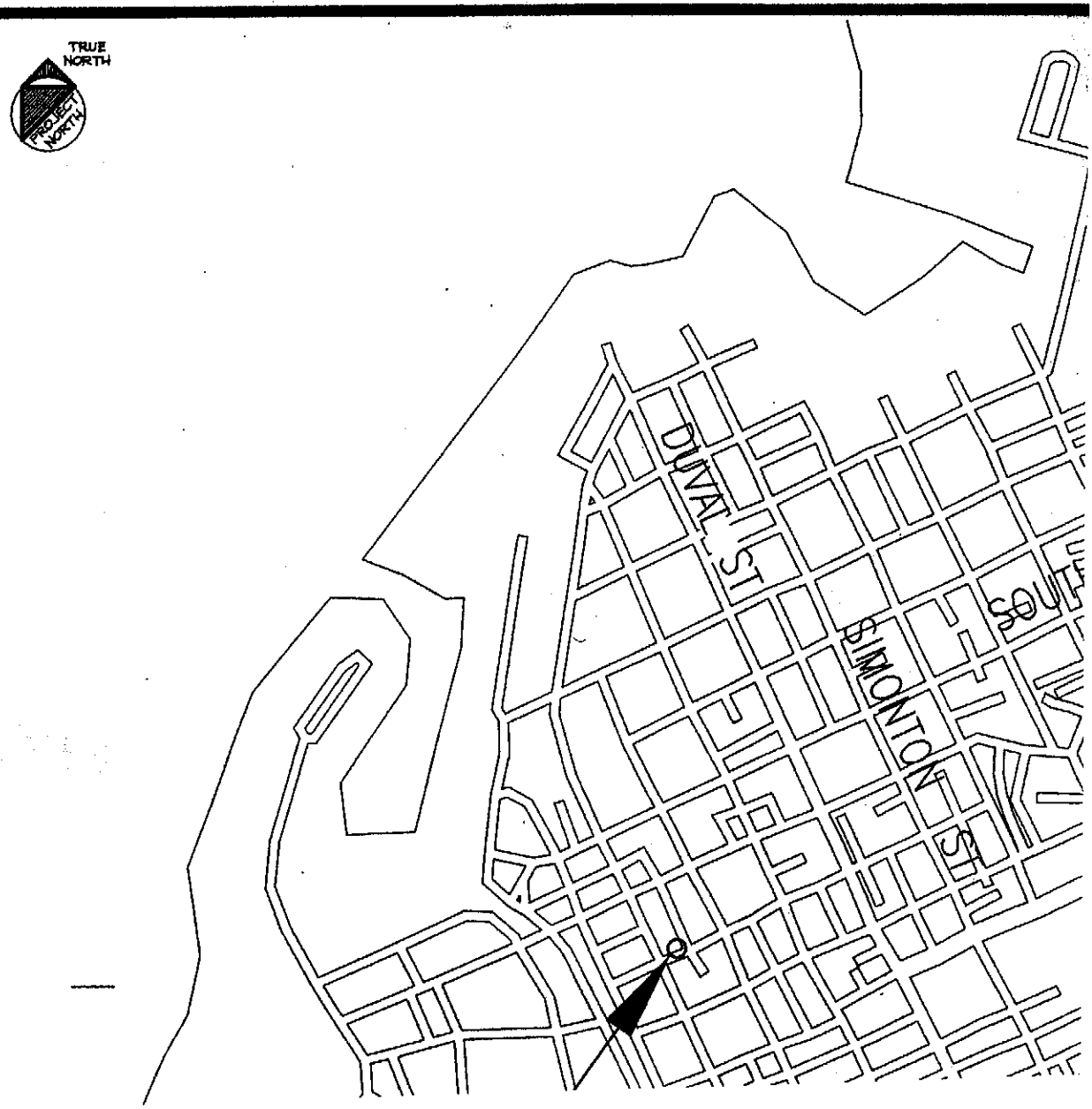
NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
6/18/2012	2577 / 2378	42,800	QC	17

This page has been visited 231,444 times.

Monroe County Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176

SITE MAP - KEY WEST



Castro Construction

of the Florida Keys, Inc.

2301 Seidenberg Avenue
Key West, FL 33040
License #RB-0066842

Cell: 305 522-5581
Email: jcastro3@aol.com

Date: September 1, 2013
Location: 213 Petronia Street

Proposal

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213 Petronia Street renovation and addition:

Description of work to be done by Castro Construction:

- Demo –assist in demo and brace up the front porch.
- Build new foundation piers.
- New floor framing as per plans.
- New porches and railings.
- New windows (screens not included).
- Interior petitions as per plans.
- Drywall throughout house.
- Insulation.
- New interior doors.
- Tile bathroom floors and around shower.
- New roofing, AC, plumbing, and electrical.
- Removal of construction debris (not including demo debris).

(Not included in the proposal is – demolition, propane gas, gutters, lattice skirting, kitchen cabinets, painting, finish flooring.)

total price for labor and materials=.....$168,790.00

Late Application Information
Accepted October 4, 2013

Per City Planner, Don L. Craig

Late Application Information

Accepted as per Don Craig

Submitted November 1, 2013

KEY WEST PLANNING DEPT. OCT 4 2013 MONROE COUNTY

Community Redevelopment Area
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Role or Capacity of Authorized Representative: Co-owner

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Telephone Number: (Morgan): 296-5676

Cellular Number:

E-Mail Address: (Morgan): HUGH@HJMORGANLAW.COM

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X Description attached

c. Provide a map of the project and where it falls within the CRA boundary

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Provide the full name(s) of the person(s) or entity(s) expected to own (or operate if a program) the project and fully describe their legal structure (i.e. principals, ownership interests, relationship to parent organization, subsidiaries, etc.). Include a complete list of officers, directors and board members (as applicable) associated with entity requested the appropriation. Attach additional information if necessary.

Yvonne Edwards, Eugene Edwards and Francina Edwards (owners of the subject structure and 99-year Lessee from The Housing Authority of The City of Key West) own the Project.

Is the facility or program open to the public regardless of the individual's race, color, sex, gender identity or expression, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, or source of income and is there a charge associated with public use or entry to the facility or program? Please describe or explain if facility or programs have limitations to access. Attach additional information if necessary.

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F. **PREAPPLICATION MEETING**

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Nicole Malo _____ City Planner or designated Staff

Enid Torresrosa _____ Historic Preservation Planner

Alison Higgins _____ Sustainability Coordinator

See Original for Signatures

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7. Attach a detailed budget for the project describing each key element and estimated costs (if multiphase, for all years)
X Detailed budget attached

8. As a result of the property improvements, how much property tax increase is expected?
The land on which the house is located is exempt from ad valorem taxation as "municipal land". The Property Appraiser assesses the FMV of the house at $1, based on the Affordable Housing deed restriction. No change is anticipated.

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Please provide a schedule for approvals, construction and implementation of proposal, including multi-year phasing if relevant.

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By making this application, Applicant certifies that he or she has read Chapter 163, Part III Florida Statutes and the City's Community Redevelopment Plan (including any amendment or restatement thereof), and understands that any funding pursuant to application must be consistent with the City's community redevelopment policy objectives and City of Key West guidelines and procedures.

Applicant certifies that the proposed project shall be completed consistent with this application and representation made in order to obtain funding.

The undersigned has read this form, authorized its preparation and, under penalty of perjury, hereby certifies that, to the best of his or her knowledge and belief that the information provided is true, accurate and complete. Applicant understands that any appropriation is subject to available funds and if requested agrees to provide any and all additional information in a timely fashion as requested by the CRA or City.

Chapter 837.06 Florida Statues – False Official Statements – Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in S. 775.082 or S. 775.083.

Applicant: Yvonne Edwards Date: 9-30-2013

Subscribed and sworn to (or affirmed) before me on 9-30-13 (date)

by YVONNE EDWARDS Please Print Name of Affiant

He/She is personally known to me or has presented _____ as identification.

T. Burgess

Notary's Signature and Seal

T. BURGESS
Notary Public - State of Florida
My Comm. Expires Jul 18, 2014
Commission # DD 990780
Bonded through National Notary Assn.

Name of Acknowledger printed or stamped

Title or Rank

Commission Number, if any

K:\Community Redevelopment Area Plans\Application Materials\CRA - TIF Application 2013 - Draft.doc

All Project Information

Late Application Information

Accepted as per Don Craig

Submitted November 1, 2013

Project: Renovation and Addition, 213 Petronia St.

Project description: Demolition of non-historic addition to existing residential structure; renovation of existing structure and addition of historically appropriate addition. The project will reduce blight by refurbishment of a derelict structure into an attractive, energy efficient home.

The subject property is zoned Historic Neighborhood Commercial 3 (HNC3).

Sec. 122-866. Intent, of the Land Development Regulations states:

"Consistent with the Comprehensive Plan, development in the District shall be directed toward maintaining and/or revitalizing existing housing structures, preventing displacement of residents."

Single Family dwellings are permitted by the Code as-of –right.

The application has been deemed in compliance with the Land Development Regulations as evidenced by issuance of a HARC Certificate of Appropriateness and approval of the building permit application that is retained by the City of Key West Building Department, awaiting issuance.

Matching funds and description of fund raising: Applicant will match up to $100,000 of CRTF funds with Applicant's own funds, currently on deposit in the Trust Account of Hugh J. Morgan. Applicant raised these funds by land sale to the Key West Housing Authority.

Project schedule: All approvals required for the project have been secured, including HARC approval (H08.02.28.245) and City of Key West Building permit approval. Construction will proceed within 90 days following issuance of the building permit, conditioned on applicant's obtaining the CRTF funding needed to supplement applicant's available funds, and will be completed during 2014.

Project budget: Construction cost is estimated at $170,000 , exclusive of appliances and landscaping. See detailed project budget as provided by General Contractor John Castro.

Greenhouse gas reduction plan: As depicted on the approved construction plans prepared by Bender & Associates (copy attached), the project will reduce energy and water consumption by replacing existing doors and windows with new penetrations (incl. weatherstripping), replacing existing noninsulated roof with metal roof insulated between rafters, installing polyisocyanurate rigid insulation between floor joists, installing water-saving bathroom fixtures [see Plumbing Fixture Schedule on sheet A8: Ecoefficient showerheads (20% water reduction)and low-flow aerator lavatories] and energy-efficient appliances [see Appliance Schedule on sheet A3: Energy Star Rated kitchen and laundry fixtures], and reducing reliance on air-conditioning by installing 6 ceiling fans.

Maintenance plan: This will be an owner-occupied structure, maintained by the occupants. Maintenance of the premises is governed by Paragraph 7.5 of the Key West Housing Authority Land Lease (excerpt attached), which is recorded in Monroe County Official Records Book 2577, page 2345.

The Community Redevelopment Act was created to assist communities and local governments in eliminating and preventing slum and/or blighted areas that are detrimental to the health, safety and moral welfare of state residents. In 1992, the City of Key West determined that blighted conditions existed in the Bahama Village neighborhood. The City designated Bahama Village as a Community Redevelopment Area and created a Community Redevelopment Agency to oversee the process of redevelopment. In 1998, the City adopted the Bahama Village Redevelopment Plan, subsequently amended and restated in 2009, based on an updated Finding of Necessity Review. The home is depicted in a photograph as "Deteriorated House" in Section A, page A-3 of the Updated Finding of Necessity Review of the Bahama Village Subarea. Blighted area conditions included, but were not limited to, the following findings:

"Deterioration of housing and other structures. A substantial number of functionally and physically deteriorating structures were found to exist, and these structures are dispersed throughout both subareas.

Unsanitary conditions. Unsanitary conditions included accumulations of trash, debris, abandoned white goods, junk cars and trucks found in yards and open lots that pose a public health threat.

Deterioration of site and other improvements. The area includes vacant land which in some cases has been partially redeveloped but construction appears stalled or abandoned.

Faulty lot layout in relation to size, adequacy, accessibility, or usefulness. The subdivision of land based on the historic pattern of development has resulted in multiple small lots with constrained size and accessibility.

Diversity of ownership."

The findings of the updated study were intended to provide a "factual approach to statutorily defined blight. "

In 2008, the now defunct BCCLT made application to the Historic Architectural Review Commission (HARC) and received approval for renovation of the contributing historic structure located at 213 Petronia Street. The structure is owned by members of the Edwards family, multi-generational residents of Bahama Village. The land is owned by The City of Key West Housing Authority, with a 99 year lease agreement in place, expiring in 2111. Renovation plans were stalled for lack of funding. In February of 2013, the HARC application was updated by Bender & Associates Architects, reflecting the change in land ownership from the defunct BCCLT to the City of Key West Housing Authority, and was Staff approved. This home has been vacant since 2007, its family displaced.

SECTION 4.04. of the 11.19.09 draft CRA update describes the Bahama Village redevelopment objectives and strategies for addressing objectives.

The HARC approved application for the proposed renovation of 213 Petronia meets the spirit and intent of the vision for Bahama Village through the refurbishment of a newly sustainable, energy efficient affordable dwelling unit within the envelope of a historically significant structure that begs to welcome its family home.

4.04
(A) Refurbishment of this home recognizes the historical, architectural and cultural character of the community fabric, through renovation, and revitalization of "in limbo" housing stock. A photograph of the blighted home is included in the 2009 updated Finding of Necessity Review.

(3) No large scale development or redevelopment is contemplated.

(B) Pedestrian and Open View Corridors will be enhanced by visual improvements to the structure, in addition to enhanced landscaping.

(2)(C) The project serves to advance housing stocks by reinvestment and refurbishment of existing, currently unusable housing that will be retained by a 99 year lease as affordable or workforce housing, empowering homeownership for a family that has lived Bahama Village for generations.

(1) The proposal does not result in the net reduction of affordable or workforce housing.

(2) Through partnership with the City of Key West Housing Authority and a 99 year lease agreement, the applicant has been able to retain ownership of the existing structure while raising the funds for the proposed structural improvements, eliminating speculative investments.

(3) The application for renovation prepared by Bender & Associates demonstrated compliance with HARC guidelines and was granted a Certificate of Appropriateness in 2008. In February 2013, Staff approved an updated Certificate of Appropriateness that reflects corrected ownership data; the land is now owned by the Key West City Housing Authority with a 99 year lease in place, and the structure remains in the ownership of the Edwards family.

(D) (1) The application has been deemed in compliance with the Land Development Regulations as evidenced by issuance of a HARC Certificate of Appropriateness and approval of the building permit application that is retained by the City of Key West Building Department, awaiting issuance. The historic pattern of development has not been altered by this application and the renovated home will serve to encourage continued support of the residential community fabric.

Authorization Form

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Yvonne Edwards authorize
Please Print Name(s) of Owner(s)

Hugh J. Morgan and Donna Bosold
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City.

Yvonne Edwards _____
Signature of Owner Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on Oct. 3, 2013 (date) by

Yvonne Edwards
Please Print Name of Affiant

He/She is personally known to me or has
presented _____ as identification.

Linda C Adams
Notary's Signature and Seal

Notary Public State of Florida
Linda C Adams
My Commission DD930189
Expires 10/12/2013

_____ Name of Acknowledger printed or stamped

_____ Title or Rank

_____ Commission Number (if any)

Verification Form

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, Yvonne Edwards, being duly sworn, depose and say
Name(s) of Applicant(s)

that: I am (check one) the X Owner _____ Owner's Legal Representative
for the property identified as the subject matter of this application:

213 Petronia St. Key West
Street Address and Commonly Used Name (if any)

All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

Yvonne Edwards _____
Signature of Owner/Legal Representative Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on Oct. 3, 2013 (date) by

YVONNE Edwards (name). He/She is personally known to me or has

presented _____ as identification.

Linda C. Adams
Notary's Signature and Seal

Notary Public State of Florida
Linda C Adams
My Commission DD930188
Expires 10/12/2013

_____ Name of Acknowledger typed, printed or stamped

_____ Title or Rank _____ Commission Number (if any)

Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -
Maps are now launching the new map application version.

Alternate Key: 9101071 Parcel ID: 00013680-000201

Ownership Details

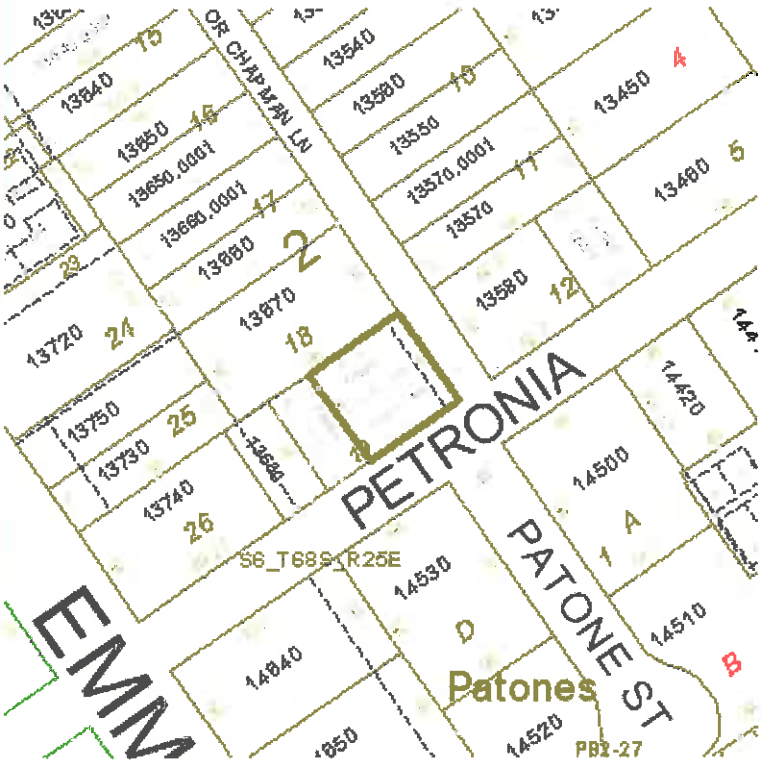
Mailing Address:
EDWARDS EUGENE AND FRANCINA
213 PETRONIA ST
KEY WEST, FL 33040-7325

All Owners:
EDWARDS EUGENE AND FRANCINA, EDWARDS YVONNE T/C

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 11KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 213 PETRONIA ST KEY WEST
Legal Description: BLDG ONLY AT 213 PETRONIA OR2577-2345/77LEASE OR2577-2378/81

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
00AH - AFFORDABLE HOUSING			1.00 LT

Appraiser Notes

PER OR2577-2345 GROUND LEASE BETWEEN THE HOUSING AUTHORITY OF THE CITY OF KEY WEST FLORIA AND EUGENE AND FRANCINA EDWARDS AND YVONNE EDWARDS FOR 213 PETRONIA ST, THIS PARCEL IS FOR BLDG ONLY, LAND BEING ASSESSED UNDER RE00013680-000200; AK9101070

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	0	0	1	1	1	0	1

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
6/18/2012	2577 / 2378	42,800	QC	17

This page has been visited 27,027 times

Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -
Maps are now launching the new map application version.

Alternate Key: 9101070 Parcel ID: 00013680-000200

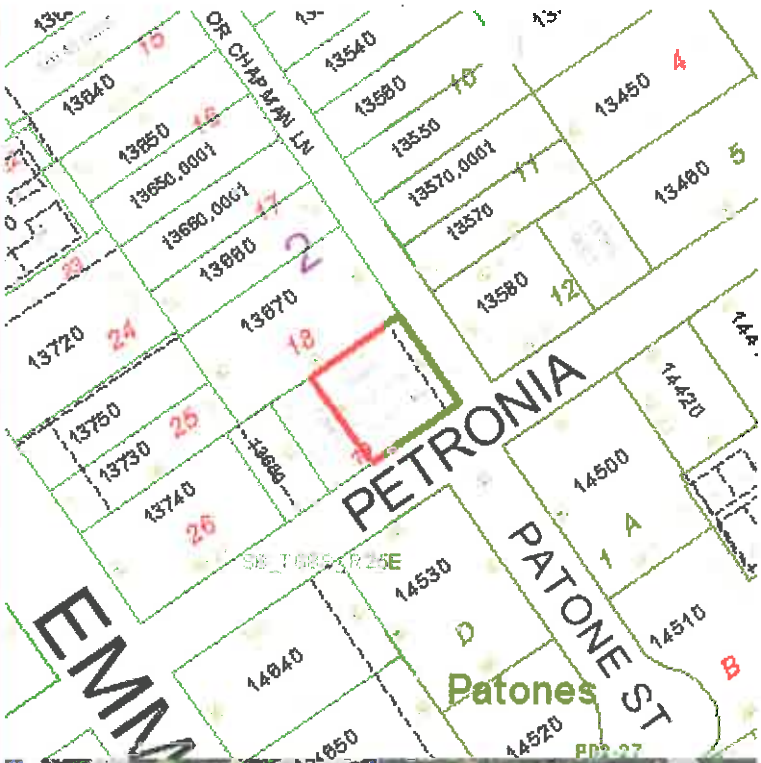
Ownership Details

Mailing Address:
HOUSING AUTHORITY OF THE CITY OF KEY WEST
1400 KENNEDY DR
KEY WEST, FL 33040-4055

Property Details

PC Code:	89 - MUNICIPAL OTHER THAN (PC/LIST)
Millage Group:	11KW
Affordable Housing:	Yes
Section-Township-Range:	06-68-25
Property Location:	213 PETRONIA ST KEY WEST
Legal Description:	KW LT 19 AND PT LT 26 SQR 2 TR 3 G24-247 OR1418-519ORD OR1412-618ORD OR1443-207ORD OR1437-1226PET OR1443-196ORD OR1443-215ORD OR1418-540ORD OR1412-1076ORD OR1412-630ORD OR1412-604ORD OR1409-308/16 OR1413-1397/99 OR1413-1400/02 OR1413-1407/09 OR1535-2388D/C OR1549-1545/49ORD OR1550-1454/62AGR OR1550-1463/65 OR1597-503/07 OR1650-1932/33ORD OR1880-1862/63 OR2049-607/09ORD OR2286-1165/66 OR2286-1167/68 OR2286-1170/73 OR2286-1174/77 OR2559-1047/49 OR2559-1050 OR2577-2345/77LEASE

Click Map Image to open interactive viewer



Exemptions

Exemption	Amount
15 - MUNICIPAL LANDS	110,616.00

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY			2,514.00 SF

Appraiser Notes

PER OR2577-2345 GROUND LEASE (99 YEARS, JUNE 18, 2012 THRU JUNE 17, 2111) BETWEEN THE HOUSING AUTHORITY OF THE CITY OF KEY WEST FLORIA AND EUGENE AND FRANCINA EDWARDS AND YVONNE EDWARDS FOR 213 PETRONIA ST, THIS PARCEL IS FOR LAND ONLY, BLDG BEING ASSESSED UNDER RE00013680-000201 GROUND LEASE FEE INCLUDES A $50 MONTHLY LAND USE CHARGE, SEE SECTION 5 (5.1) OF GROUND LEASE FOR FURTHER DETAIL.

PER OR2577-2378 GROUND LEASE FOR 213 PETRONIA, 2514 SQ FT HAS BEEN TRANSFERRED FROM RE00013680-000000 AK1014061, DONE FOR THE 2013 TAX ROLL. BLDG ONLY BEING ASSESSED UNDER RE00013680-000201.

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	0	0	110,616	110,616	110,616	110,616	0

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

There are no sales to display for this parcel.

This page has been visited 27,032 times.

Monroe County Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176

Prepared by and return to:
JOHN M. SPOTTSWOOD, JR.
Attorney at Law
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 12-089-EJ

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 18th day of June, 2012 between The Housing Authority of the City of Key West, Florida, a public body, corporate and politic created and organized pursuant to and in accordance with the provisions of Housing Authorities Law, codified as Chapter 421, Florida Statutes, as amended whose post office address is 1400 Kennedy Drive, Key West, FL 33040, grantor, and Eugene Edwards and Francina Edwards, husband and wife as to an undivided 50% interest and Yvonne Edwards, a single woman as to an undivided 50% interest, as tenants in common whose post office address is 213 Petronia Street, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following situate, lying and being in Monroe County, Florida to-wit:

All buildings and improvements as more particularliy described on Exhibit "A"

Subject to restrcitions set forth in the attached Exhibit "B"

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

The Housing Authority of the City of Key West, Florida, a public body, corporate and politic created and organized pursuant to and in accordance with the provisions of Housing Authorities Law, codified as Chapter 421, Florida Statues, as amended

By: _____
J. Manuel Castillo, Sr., Executive Director

Witness Name: CHRISTION A. CATER

Witness Name: FRANCES Arroyo

DoubleTime

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 18th day of June 2012 by J. Manuel Castillo, Sr., Executive Director of The Housing Authority of the City of Key West, Florida, a public body, corporate and politic created and organized pursuant to and in accordance with the provisions of Housing Authorities Law, codified as Chapter 421, Florida Statues, as amended. They [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

NOTARY PUBLIC-STATE OF FLORIDA
Giselda Liotta-Brogli
Commission #DD918292
Expires: AUG. 19, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

Notary Public

Printed Name: Giselda Liotta-Brogli

My Commission Expires: Aug. 19, 2013

REECE & WHITE LAND SURVEYING, INC.

P.O. BOX 492123, BIG PINE KEY, FLORIDA 33043
PHONE (305) 872-1348
FACSIMILE (305) 872-5922
EMAIL reecepa@aol.com

DESCRIPTION FOR 213 PETRONIA STREET
NEWLY AUTHORED BY THE UNDERSIGNED ON February 29, 2012:

A PARCEL OF LAND ON THE ISLAND OF KEY WEST AND BEING A PART OF LOT 19 ACCORDING TO T.J. ASHE'S PLAT AS RECORDED IN DEED BOOK "I" AT PAGE 77 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NE'LY RIGHT OF WAY LINE OF EMMA STREET AND THE NW'LY RIGHT OF WAY LINE OF PETRONIA STREET AND RUN THENCE IN A NE'LY DIRECTION ALONG THE SAID NW'LY RIGHT OF WAY OF SAID PETRONIA STREET A DISTANCE OF 89.27 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 1550, PAGE 1463, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A PARCEL LAND DESCRIBED IN OFFICIAL RECORD BOOK 1150, PAGE 1466 BOTH OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA;

THENCE CONTINUE ALONG THE SAID NW'LY RIGHT OF WAY LINE OF SAID PETRONIA STREET A DISTANCE OF 52.48 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER INTENDED TO BE DESCRIBED;

THENCE CONTINUE ALONG THE SAID NW'LY RIGHT OF WAY LINE OF SAID PETRONIA STREET A DISTANCE OF 46.75 FEET TO THE INTERSECTION OF THE SW'LY RIGHT OF WAY LINE OF CHAPMAN LANE AKA ELLEN STREET ACCORDING T.J. ASHE'S PLAT AFORESAID;

THENCE AT RIGHT ANGLES IN A NW'LY DIRECTION AND ALONG THE SAID SW'LY RIGHT OF WAY LINE OF SAID CHAPMAN LANE A DISTANCE OF 54.00 FEET;

THENCE AT RIGHT ANGLES IN A SW'LY DIRECTION A DISTANCE OF 47.36 FEET;

THENCE AT AN ANGLE DEFLECTED 91°12'29" TO THE LEFT AND IN A SE'LY DIRECTION A DISTANCE OF 54.02 FEET BACK TO THE POINT OF BEGINNING.

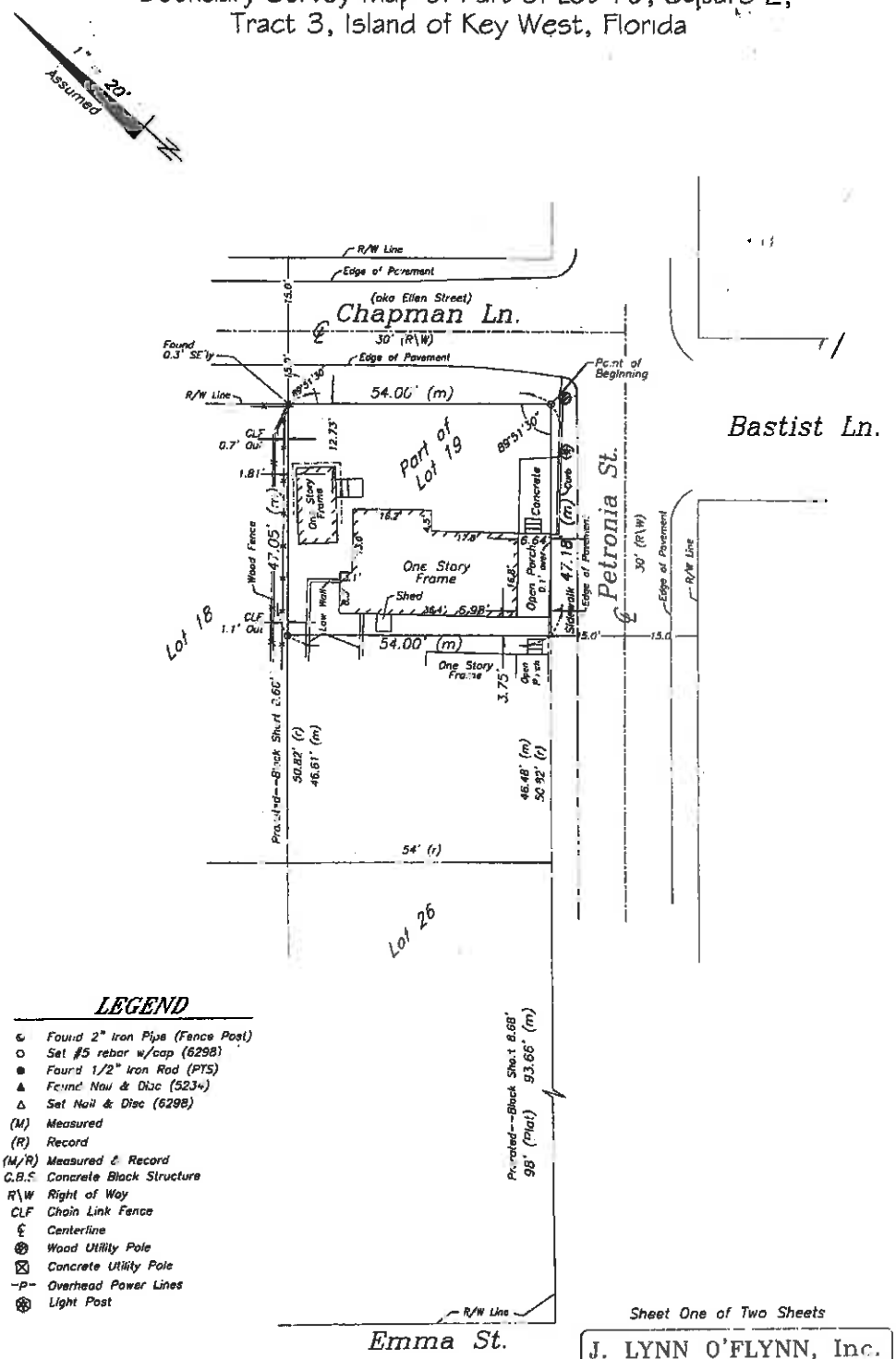
CONTAINING 2514.1 SQUARE FEET, MORE OR LESS.

Joe Robert White
Professional Surveyor and Mapper No. 6688

Professional Surveyor and Mapper, LB 7846
Robert E. Reece, PSM 5632, State of Florida
Joe Robert White, LS 6688, State of Florida

213 Petronia

Boundary Survey Map of Part of Lot 19, Square 2, Tract 3, Island of Key West, Florida



LEGEND

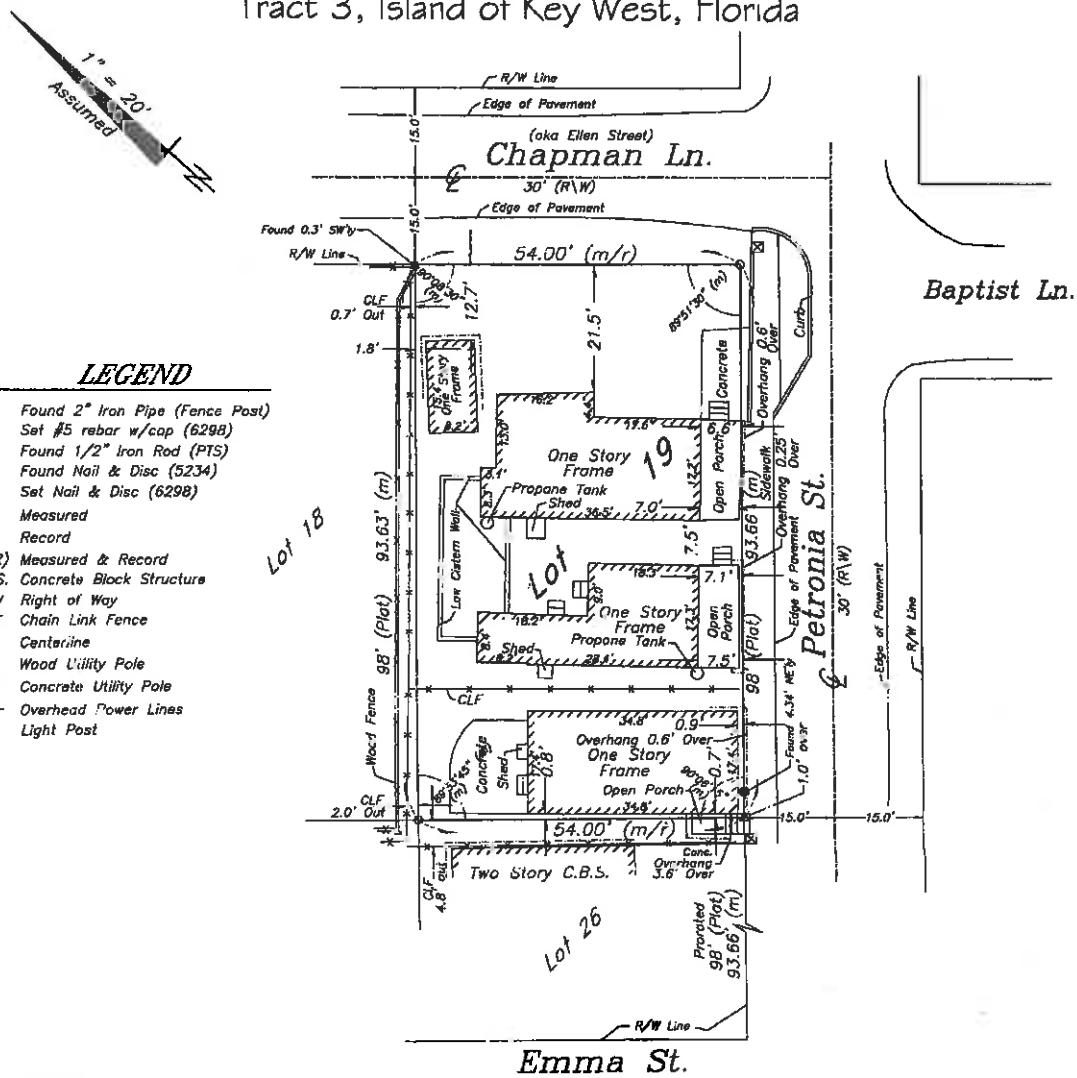
- Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (PTS)
- Found Nail & Disc (5234)
- Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ℄ Centerline
- Wood Utility Pole
- Concrete Utility Pole
- —P— Overhead Power Lines
- Light Post

NOTE:
This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Boundary Survey Map of Lot 19, Square 2, Tract 3, Island of Key West, Florida



LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6298)
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- Found Nail & Disc (5234)
- Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ℄ Centerline
- Wood Utility Pole
- Concrete Utility Pole
- -P- Overhead Power Lines
- Light Post

NOTES:

1. *The legal description shown hereon was furnished by the client or their agent.*
2. *Underground foundations and utilities were not located.*
3. *All angles are 90° (Measured & Record) unless otherwise noted.*
4. *Street address: 209, 211, 213 Petronia Street, Key West, FL.*
5. *This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.*
6. *Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.*
7. *North Arrow is assumed and based on the legal description.*
8. *Date of field work: February 27, 2012.*
9. *Ownership of fences is undeterminable, unless otherwise noted.*

BOUNDARY SURVEY OF: *On the Island of Key West and is Lot Nineteen (19) in Square Two (2) of Tract Three (3) according to T.J. Ashe's Plat, recorded in Monroe County, Florida Public Records.*
BEGINNING at the corner of Petronia Street and Ellen Streets (said Ellen Street being also known as Chapman Lane) and having a frontage on Petronia Street of Ninety-eight (98) feet and a frontage on Ellen or Chapman lane of Fifty-Four (54) feet

BOUNDARY SURVEY FOR: *Housing Authority of the City of Key West;*
Chicago Title Insurance Company;
Spottswood, Spottswood & Spottswood;

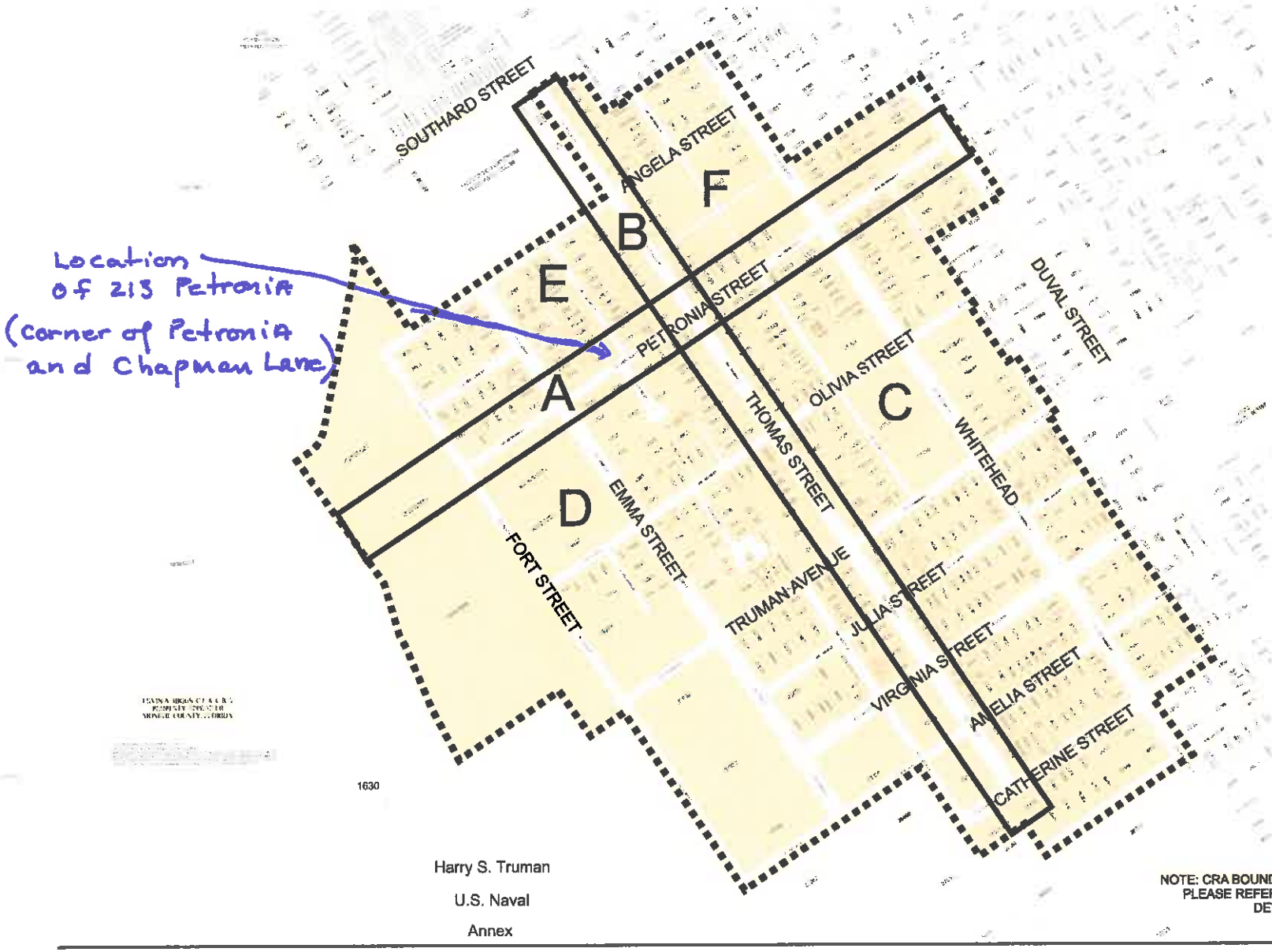
J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

February 27, 2012

THIS SURVEY IS NOT ASSIGNABLE

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244



NOTE: CRA BOUNDARIES ARE A GRAPHIC DEPICTION ONLY; PLEASE REFER TO LEGAL DESCRIPTION FOR AN EXACT DETERMINATION OF BOUNDARY LOCATIONS

LEGEND
▪▪▪▪▪▪ Approximate Boundaries of Subarea

Figure A
Updated Finding of Necessity Review
Sector Map
Bahama Village Sub-Area
City of Key West
Community Redevelopment Area

File Name: CRA BVSA Finding Update

Source: City of Key West, July 200

7.3 ***Construction and Alteration.***

Any construction in connection with an existing or new Improvement is subject to the following conditions: (1) all costs shall be borne and paid for by the Lessee; (2) all construction shall be performed in a workmanlike manner and shall comply with all applicable laws, ordinances and regulations, including, without limitation, the requirements of local and state public health authorities; (3) all construction must be consistent with the permitted uses set forth in Section 4; (4) the exterior dimensions (including height) of such Improvements shall not be increased or expanded and new Improvements shall not be constructed without the prior written consent of Land Owner, whose consent shall not be unreasonably withheld; and (5) Lessee shall furnish to Land Owner a copy of any plans therefore and all building permits for such construction prior to commencing construction.

7.4 Prohibition of Liens.

No lien for services, labor or materials resulting from Lessee's capital improvements shall attach to the Land Owner's title to the Leased Premises or to Land Owner's interest in the Leased Premises or to any other property owned by Land Owner. Lessee shall not suffer or permit any vendor's, mechanic's, laborer's, or materialman's statutory or similar lien to be filed against the Leased Premises, the Improvements, or any interest of Land Owner or Lessee which remains more than sixty (60) days after filing thereof, and Lessee shall cause the same to be discharged of record by payment, deposit, bond, order of a court of competent jurisdiction or as otherwise permitted by law. If Lessee shall fail to cause such lien to be discharged within the period aforesaid, then, in addition to any other right or remedy of Land Owner, Land Owner may, but shall not be obligated to, discharge the same by paying the amount in question. Lessee in good faith and at Lessee's expense may contest the validity of any such asserted lien, provided Lessee has furnished a bond in an amount set by statute or otherwise sufficient to release the Leased Premises from such lien. Any amounts paid by Land Owner hereunder in respect of such liens shall be deemed to be an additional Ground Lease Fee payable by Lessee upon demand.

7.5 Maintenance.

Lessee shall, at Lessee's sole expense, maintain the Leased Premises and all Improvements (which specifically includes maintenance and repair of sewer, water, electrical, telephone, cable, gas, and any other services and utilities, sidewalks, curbs, driveways, landscaping, vegetation, sprinkler systems, and any and all structures and other improvements on, under or above the surface of the Leased Premises) in good, safe, habitable and workable condition and in accordance with all applicable laws, rules, ordinances, orders and regulations of all governmental agencies and entities with jurisdiction and all insurance companies insuring all or any part of the Leased Premises or Improvements. Land Owner shall not be required to furnish any services or facilities, including but not limited to heat, electricity, air conditioning, water, sewer, telephone, cable, gas, or other service or facility, or to make any repairs to the Leased Premises or Improvements, and Lessee hereby assumes the full and sole responsibility for furnishing all services or facilities.

7.6 Triple Net.

Notwithstanding anything to the contrary herein it is intended between the parties that the rent payable to Lessor under this lease shall be triple net to the Lessor.

SECTION 8. Intentionally Deleted

SECTION 9. Liability, Insurance, Damage and Destruction, Eminent Domain.

9.1 Lessee's Liability.

From and after the date hereof, Lessee assumes sole responsibility and liability to any and all persons and authorities related to its possession, occupancy and use of the Leased Premises.

G. Project Budget

Castro Construction

of the Florida Keys, Inc.

2301 Seidenberg Avenue
Key West, FL 33040
License #RB-0066842

Cell: 305 522-5581
Email: jcastro3@aol.com

Date: October 4, 2013
Location: 213 Petronia

Renovate house:

Demo- assist-	2,500.00
Piers-	25,000.00
Floor framing, and deck-	8,500.00
Steps, roof framing, porches, interior and exterior walls...	31,500.00
Windows, doors, trim, and shutters-	28,000.00
Windows-	11,600.00
Roofing-	13,000.00
Drywall-	13,500.00
HVAC-	5000.00
Plumbing-	10,000.00
Electrical-	16,500.00
Miscellaneous –dumpster, permits-	3,400.00

total $168,500.00

I. Green Features

Account : 1050535 12 VACANT 213 PETRONIA ST KEY WEST

Address 1 : 213 PETRONIA ST

Cycle : 1 Ten/Own : T 2 :

Route : 5 City/State : KEY WEST Fl

Walk : 1100 Zip Code : 3304C

ELECTRIC USAGE

Read Date	Days	BillType	Usage	Avg/Day	Amount Billed
11/20/2007	5	Final	14.00	2.800	38.32
07/24/2007	28	Final	794.00	28.357	98.05
06/26/2007	32	Regular	901.00	28.156	111.23
05/25/2007	29	Regular	804.00	27.724	99.28
04/26/2007	30	Regular	634.00	21.133	78.35
03/27/2007	28	Regular	578.00	20.643	71.45
02/27/2007	29	Regular	684.00	23.586	84.5C
01/29/2007	32	Regular	780.00	24.375	96.33
12/28/2006	30	Regular	796.00	26.533	106.9C
11/28/2006	29	Regular	573.00	19.759	78.75
10/30/2006	31	Regular	863.00	27.839	116.78
09/29/2006	29	Regular	896.00	30.897	120.99
08/31/2006	31	Regular	933.00	30.097	125.67
07/31/2006	32	Regular	923.00	28.844	124.39
06/29/2006	29	Regular	788.00	27.172	115.17
05/31/2006	30	Regular	629.00	20.967	93.18
05/01/2006	32	Regular	754.00	23.563	114.84
03/30/2006	30	Regular	588.00	19.600	92.22
02/28/2006	32	Regular	684.00	21.375	98.28
01/27/2006	30	Regular	550.00	18.333	81.68
12/28/2005	30	Regular	697.00	23.233	101.38
11/28/2005	31	Regular	763.00	24.613	104.67
10/28/2005	29	Regular	912.00	31.448	122.5C
09/29/2005	31	Regular	1126.00	36.323	156.92
08/29/2005	32	Regular	1175.00	36.719	141.96
07/28/2005	30	Regular	1145.00	38.167	140.1C
06/28/2005	28	Regular	1026.00	36.643	125.84
05/31/2005	29	Regular	946.00	32.621	115.8C
05/02/2005	32	Regular	989.00	30.906	114.78
03/31/2005	30	Regular	827.00	27.567	90.84
03/01/2005	29	Regular	686.00	23.655	
01/31/2005	33	Regular	891.00	27.000	
12/29/2004	29	Regular	826.00	28.483	

11/30/2004	32	Regular	976.00	30.500
10/29/2004	29	Regular	1026.00	35.379
09/30/2004	30	Regular	1229.00	40.967
08/31/2004	29	Regular	1243.00	42.862
08/02/2004	33	Regular	1481.00	44.879
06/30/2004	29	Regular	1252.00	43.172
06/01/2004	32	Regular	1058.00	33.063
04/30/2004	30	Regular	869.00	28.967
03/31/2004	29	Regular	734.00	25.310
03/02/2004	33	Regular	824.00	24.970
01/29/2004	27	Regular	595.00	22.037
01/02/2004	31	Regular	681.00	21.968
12/02/2003	33	Regular	1032.00	31.273
10/30/2003	30	Regular	1050.00	35.000
09/30/2003	32	Regular	1159.00	36.219
08/29/2003	29	Regular	1049.00	36.172
07/31/2003	31	Regular	1164.00	37.548
06/30/2003	31	Regular	921.00	29.710
05/30/2003	30	Regular	646.00	21.533

04/30/2003	30	Regular	443.00	14.767
03/31/2003	27	Regular	396.00	14.667
03/04/2003	33	Regular	572.00	17.333
01/30/2003	27	Regular	475.00	17.593
01/03/2003	32	Regular	326.00	10.188
12/02/2002	33	Regular	381.00	11.545
10/30/2002	29	Regular	401.00	13.828
10/01/2002	32	Regular	487.00	15.219
08/30/2002	29	Regular	442.00	15.241
08/01/2002	30	Regular	438.00	14.600
07/02/2002	33	Regular	378.00	11.455
05/30/2002	30	Regular	340.00	11.333
04/30/2002	28	Regular	302.00	10.786
04/02/2002	31	Regular	341.00	11.000
03/02/2002	30	Regular	318.00	10.600
01/31/2002	28	Regular	418.00	14.929
01/03/2002	34	Regular	448.00	13.176
11/30/2001	30	Regular	463.00	15.433
10/31/2001	29	Regular	601.00	20.724
10/02/2001	32	Regular	625.00	19.531
08/31/2001	31	Regular	722.00	23.290
07/31/2001	32	Regular	494.00	15.438
06/29/2001	29	Regular	448.00	15.448
05/31/2001	31	Regular	433.00	13.968
04/30/2001	32	Regular	427.00	13.344
03/29/2001	28	Regular	437.00	15.607

03/01/2001	29	Regular	441.00	15.207
01/31/2001	34	Regular	922.00	27.118
12/28/2000	29	Regular	381.00	13.138
11/29/2000	30	Regular	401.00	13.367
10/30/2000	31	Regular	442.00	14.258
09/29/2000	29	Regular	463.00	15.966
08/31/2000	29	Regular	488.00	16.828
08/02/2000	30	Regular	610.00	20.333
07/03/2000	32	Regular	668.00	20.875
06/01/2000	31	Regular	640.00	20.645
05/01/2000	32	Regular	632.00	19.750
03/30/2000	29	Regular	571.00	19.690
03/01/2000	30	Regular	912.00	30.400
01/31/2000	33	Regular	913.00	27.667
12/29/1999	30	Regular	725.00	24.167
11/29/1999	31	Regular	796.00	25.677
10/29/1999	29	Regular	889.00	30.655
09/30/1999	30	Regular	646.00	21.533

Location ID: 005520
Bill to Customer: 500201

MR Date / Bill Date	Equipment ID / Due Date	Reading / Document Number	Type / Statem.Doc.No	Days / Statement	Consumption / Amt.	Outst. Amount	per Day / Billed(S)	$/Day
10/1/2013	06033529	128.00	Actual	28	0.00		0.00	
10/4/2013	10/24/2013	BILL00003945690	3533613		$0.00	$0.00	$13.43	$0.48
10/1/2013	06033529	128.00	Actual	28	0.00		0.00	
10/4/2013	10/24/2013	BILL00003945690	3533613		$0.00	$0.00	$23.23	$0.83
9/3/2013	06033529	128.00	Actual	33	0.00		0.00	
9/6/2013	9/26/2013	BILL00003896412	3485215		$0.00	$0.00	$13.43	$0.41
9/3/2013	06033529	128.00	Actual	33	0.00		0.00	
9/6/2013	9/26/2013	BILL00003896412	3485215		$0.00	$0.00	$23.23	$0.70
8/1/2013	06033529	128.00	Actual	31	0.00		0.00	
8/6/2013	8/26/2013	BILL00003847175	3435405		$0.00	$0.00	$13.43	$0.43
8/1/2013	06033529	128.00	Actual	31	0.00		0.00	
8/6/2013	8/26/2013	BILL00003847175	3435405		$0.00	$0.00	$23.23	$0.75
7/1/2013	06033529	128.00	Actual	28	0.00		0.00	
7/5/2013	7/25/2013	BILL00003794944	3386012		$0.00	$0.00	$13.43	$0.48
7/1/2013	06033529	128.00	Actual	28	0.00		0.00	
7/5/2013	7/25/2013	BILL00003794944	3386012		$0.00	$0.00	$23.23	$0.83
7/1/2013	06033529	128.00	Actual	1	0.00		0.00	
7/5/2013	7/25/2013	BILL00003794944	3386012		$0.00	$0.00	$13.43	$0.46
7/1/2013	06033529	128.00	Actual	1	0.00		0.00	
7/5/2013	7/25/2013	BILL00003794944	3386012		$0.00	$0.00	$23.23	$0.80
6/3/2013	06033529	128.00	Actual	33	0.00		0.00	
6/6/2013	6/26/2013	BILL00003734895	3337402		$0.00	$0.00	$13.43	$0.41
6/3/2013	06033529	128.00	Actual	33	0.00		0.00	
6/6/2013	6/26/2013	BILL00003734895	3337402		$0.00	$0.00	$23.23	$0.70
5/1/2013	06033529	128.00	Actual	29	0.00		0.00	
5/6/2013	5/28/2013	BILL00003687518	3290021		$0.00	$0.00	$13.43	$0.46
5/1/2013	06033529	128.00	Actual	29	0.00		0.00	
5/6/2013	5/28/2013	BILL00003687518	3290021		$0.00	$0.00	$23.23	$0.80
4/2/2013	06033529	128.00	Actual	32	0.00		0.00	
4/5/2013	4/25/2013	BILL00003641005	3242631		$0.00	$0.00	$13.27	$0.41
4/2/2013	06033529	128.00	Actual	32	0.00		0.00	
4/5/2013	4/25/2013	BILL00003641005	3242631		$0.00	$0.00	$23.23	$0.73
3/1/2013	06033529	128.00	Actual	28	0.00		0.00	
3/6/2013	3/26/2013	BILL00003590590	3191436		$0.00	$0.00	$13.27	$0.47
3/1/2013	06033529	128.00	Actual	28	0.00		0.00	
3/6/2013	3/26/2013	BILL00003590590	3191436		$0.00	$0.00	$23.23	$0.83
2/1/2013	06033529	128.00	Actual	30	0.00		0.00	
2/6/2013	2/26/2013	BILL00003542591	3142954		$0.00	$0.00	$13.27	$0.44

2/1/2013	06033529	128.00	Actual		30	0.00		0.00	
2/6/2013	2/26/2013	BILL00003542591		3142954		$0.00	$0.00	$23.23	$0.77
1/2/2013	06033529	128.00	Actual		30	0.00		0.00	
1/8/2013	1/28/2013	BILL00003495435		3095001		$0.00	$0.00	$13.27	$0.44
1/2/2013	06033529	128.00	Actual		30	0.00		0.00	
1/8/2013	1/28/2013	BILL00003495435		3095001		$0.00	$0.00	$23.23	$0.77
12/3/2012	06033529	128.00	Actual		32	0.00		0.00	
12/6/2012	12/26/2012	BILL00003440956		3045399		$0.00	$0.00	$13.27	$0.41
12/3/2012	06033529	128.00	Actual		32	0.00		0.00	
12/6/2012	12/26/2012	BILL00003440956		3045398		$0.00	$0.00	$23.23	$0.73
11/1/2012	06033529	128.00	Actual		29	0.00		0.00	
11/6/2012	11/26/2012	BILL00003391479		2996800		$0.00	$0.00	$13.27	$0.46
11/1/2012	06033529	128.00	Actual		29	0.00		0.00	
11/6/2012	11/26/2012	BILL00003391479		2996800		$0.00	$0.00	$23.23	$0.80
10/3/2012	06033529	128.00	Actual		29	0.00		0.00	
10/9/2012	10/29/2012	BILL00003346527		2953921		$0.00	$0.00	$13.27	$0.46
10/3/2012	06033529	128.00	Actual		29	0.00		0.00	
10/9/2012	10/29/2012	BILL00003346527		2953921		$0.00	$0.00	$23.23	$0.80
9/4/2012	06033529	128.00	Actual		32	0.00		0.00	
9/7/2012	9/27/2012	BILL00003292891		2899804		$0.00	$0.00	$13.27	$0.41
9/4/2012	06033529	128.00	Actual		32	0.00		0.00	
9/7/2012	9/27/2012	BILL00003292891		2899804		$0.00	$0.00	$0.00	$0.00
8/3/2012	06033529	128.00	Actual		31	0.00		0.00	
8/8/2012	8/28/2012	BILL00003248113		2859364		$0.00	$0.00	$13.27	$0.43
8/3/2012	06033529	128.00	Actual		31	0.00		0.00	
8/8/2012	8/28/2012	BILL00003248113		2859364		$0.00	$0.00	$0.00	$0.00
7/3/2012	06033529	128.00	Actual		28	0.00		0.00	
7/6/2012	7/26/2012	BILL00003195109		2805080		$0.00	$0.00	$13.27	$0.47
7/3/2012	06033529	128.00	Actual		28	0.00		0.00	
7/6/2012	7/26/2012	BILL00003195109		2805080		$0.00	$0.00	$0.00	$0.00
6/5/2012	06033529	128.00	Actual		6	0.00		0.00	
6/8/2012	6/28/2012	BILL00003149257		2760236		$0.00	$0.00	$2.65	$0.44
6/5/2012	06033529	128.00	Actual		6	0.00		0.00	
6/8/2012	6/28/2012	BILL00003149257		2760236		$0.00	$0.00	$0.00	$0.00

HARC Application and Approval

PREVIOUS HARC# H08-02-28.245

CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENENSS

H 02-26-2013-100283

APPLICATION #__-_____

OWNER'S NAME:	Eugene Edwards	DATE:	11-5-12
OWNER'S ADDRESS:	1260 B Matthew Perry Rd.	PHONE #:	305-849-0776
APPLICANT'S NAME:	Bert Bender	PHONE #:	305-296-1347
APPLICANT'S ADDRESS:	Bender & Associates Architects		
ADDRESS OF CONSTRUCTION:	213 Petronia St. Key West, FL	# OF UNITS	1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
Renovation of existing one story Conch house.
Original HARC APPLICATION attached

Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083

Same project as approved by Commission in March 11 2008
Feb. 24, 2013-Received consent from Housing authority

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

RECEIVED
NOV 06 2012
CITY OF KEY WEST
PLANNING DEPT.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 11-5-2012

Applicant's Signature: [signature]

Required Submittals

✓	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
☐	TREE REMOVAL PERMIT (if applicable)
✓	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
✓	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
☐	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: February 27, 2013

Staff Approval: [signature]

Fee Due: $_____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE of APPROPRIATENESS

APPLICATION # _____

OWNER NAME: BCCLT

DATE: 02/29/08

OWNERS ADDRESS: 305 JULIA STREET 33040, KEY WEST FL

PHONE #: 293-9672

APPLICANT'S NAME: BENDER & ASSOCIATES ARCHITECTS

PHONE #: 305/296-1347

APPLICANT'S ADDRESS: 410 ANGELA STREET 33040 KEY WEST, FL

ADDRESS OF CONSTRUCTION: 213 PETRONIA STREET 33040, KEY WEST, FL

OF UNITS: ONE

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
RENOVATION OF EXISTING ONE STORY COTTAGE HOUSE
REMOVE NONHISTORIC FLAT ROOF ADDITION
NEW GABLE ADDITION. NEW WOOD PORCH TO
REPLACE CONCRETE PORCH, NEW WOOD WINDOWS
AND SHUTTERS.

Chapter 837.06 F.S. - False Official Statements - Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or s. 775.083.

****

This application for Certificate of Appropriateness must precede applications for building permits, variances and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required submittals will be considered incomplete and will not be reviewed for approval.

REQUIRED SUBMITTALS

✓	TWO SETS OF SCALED DRAWINGS (FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
	TREE REMOVAL PERMIT (if applicable)
✓	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehab, or improvements)
✓	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings or additions)
	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date _____

Staff Approval _____

Fee Due: $_____

Date 02/29/08

Applicant Signature: [signature]

HISTORIC ARCHITECTURAL REVIEW APPLICATION

CL3. H08-02-28-245 **213 Petronia Street, Bender & Associates Architects**
Renovation of existing one story Conch house. Remove non-historic flat roof/addition. New gable addition. New wood porch to replace concrete porch. New wood windows and shutters.

Bert Bender, Bender & Associates, presented the project. This is also a Bahama Land Trust property that will be used for affordable housing.

Mr. Bender said the flat roofed addition would be replaced with a gabled roof addition. The existing concrete porch will be removed and replace with a wood porch. Historically the porch had two bays.

Peter Batty said it is a beautiful job.

Michael Miller said the eaves appear to be a frieze board.

Mr. Bender said it is not a frieze board.

Mr. Miller said the rafters do not come out as the overhang, only the metal roofing. When he did the oldest house A-Plus Roofing banged the metal shingles over to from the edge, in lieu of flashing. He asked how they intend to deal with the ends.

Mr. Bender said in this case they are banged over in places by damage such as from ladders. They have not detailed that yet.

Mr. Miller asked why they are going with 1/1 Marvin Windows? He suggested they consider "Island Windows" as they make very nice putty glazed, wood divided light windows.

Mr. Bender said he can use divided light windows. They will research this further. The windows in the bedrooms are casement to meet egress requirements. They will use board shutters.

Peter Batty motioned to approve. Michael Miller seconded the motion.

APPROVED__X____ DISAPPROVED_____ TABLED_____

CL4. H08-02-28-246 **222 Petronia Street, Bender & Associates Architects**
Restore existing front house. New siding, new wood windows & shutters. Demolish rear flat roofed building & replace with new wood frame gable 2 unit building.

David Salay and Bert Bender, Bender & Associates presented the project. Work began on this house about 5 years ago but was abandoned. They are planning to restore the front house. The rear flat roofed building is non-historic and will be demolished as it is in very

Housing Authority of the City of Key West, Florida

1400 Kennedy Drive, Key West, FL 33040
Phone: (305) 296-5621 Fax: (305) 296-0932
TTY/Florida Relay Service (FRS) 1-800-955-8771

Board of Commissioners
Frank Toppino
Bob Dean
Mary Sanchez
John G. Parks, Jr.
Roosevelt Sands, Jr.

Executive Director
J. Manuel Castillo, Sr.

February 25, 2013

Eugene Edwards, Francine Edwards and Yvonne Edwards
213 Petronia St.
Key West, FL 33040

Re: 213 Petronia Street

Dear Mr. & Mrs. E. Edwards and Ms. Y. Edwards:

Pursuant to Section 7.3 - Construction and Alterations of the Ground Lease on the above referenced property, written consent is hereby granted, subject to conditions identified in said section, for the improvements proposed.

All proposed improvements must be within the Legal Description of the Leased land.

Sincerely,

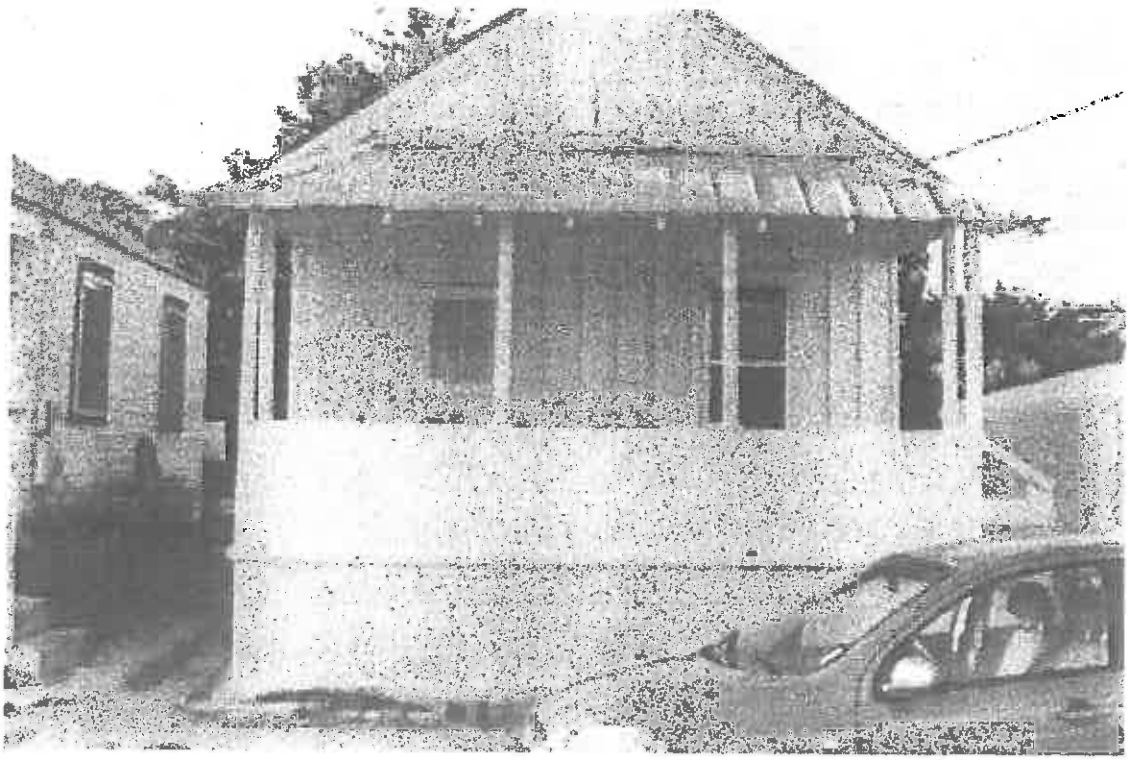
J. Manuel Castillo, Sr.
Executive Director

Cc; File
Enid Torregrosa, Historic Preservation Planner, City of Key West
John Woodson, Chief Building Official, City of Key West

FRONT

SIDE

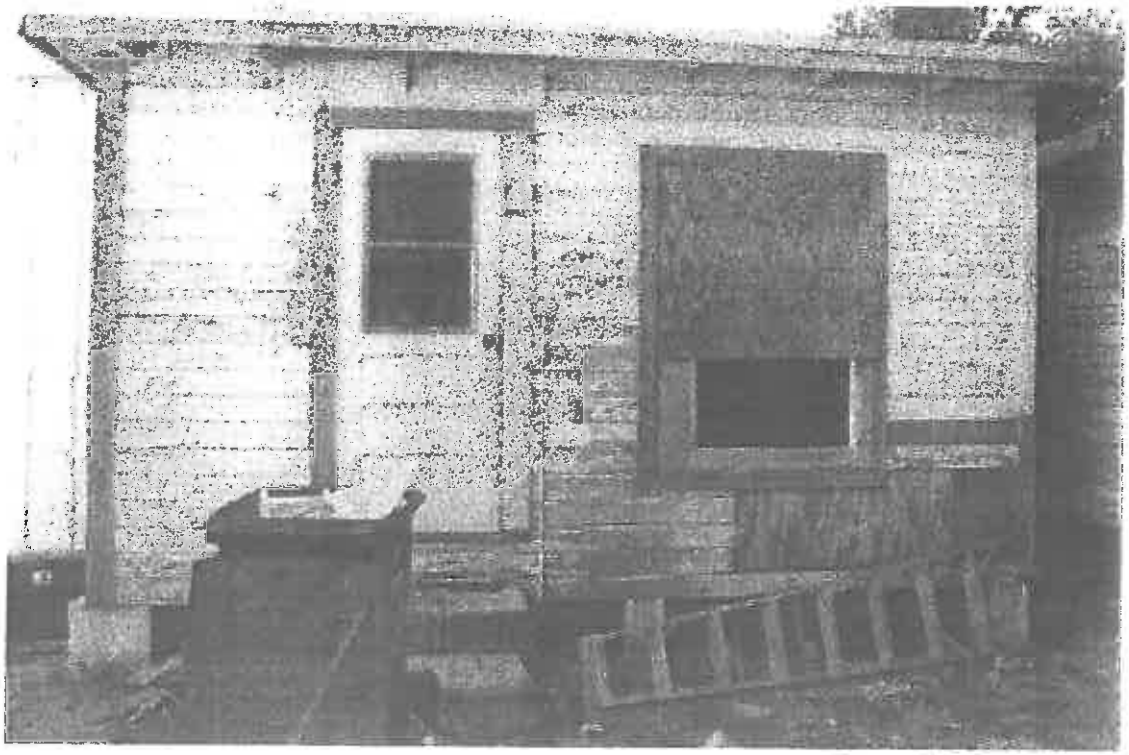
213 PETRONIA ST.



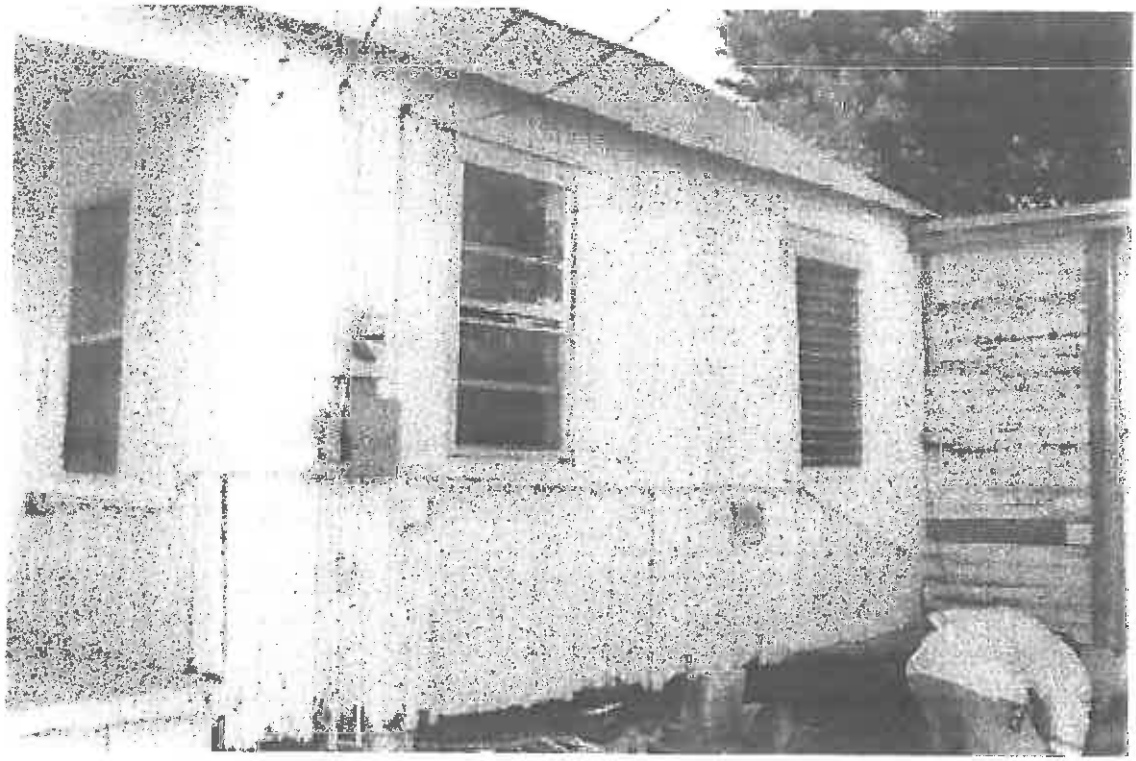
FRONT

FRONT/WEST SIDE

213 PETRONIA ST.



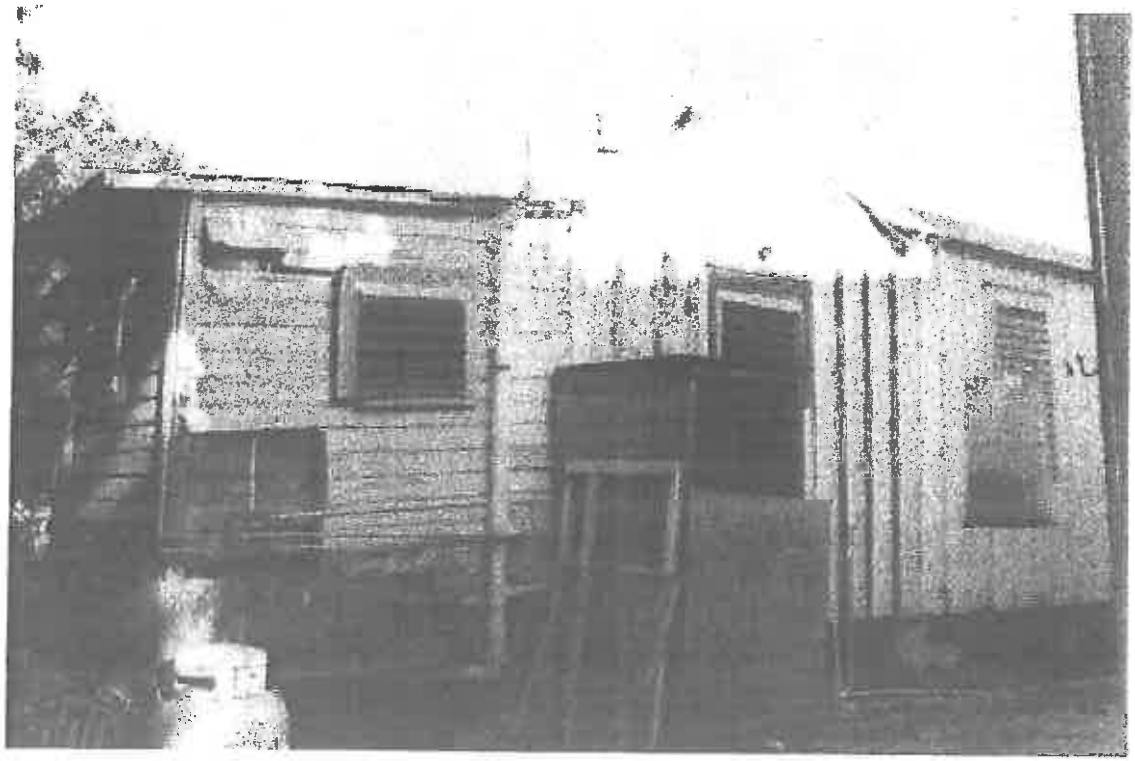
EAST SIDE



FRONT

EAST SIDE

213 PETRONIA



REAR/ EAST SIDE.

213 PETRONIA ST.

LEFT SIDE.

213 PETRONIA · ADJACENT BUILDINGS

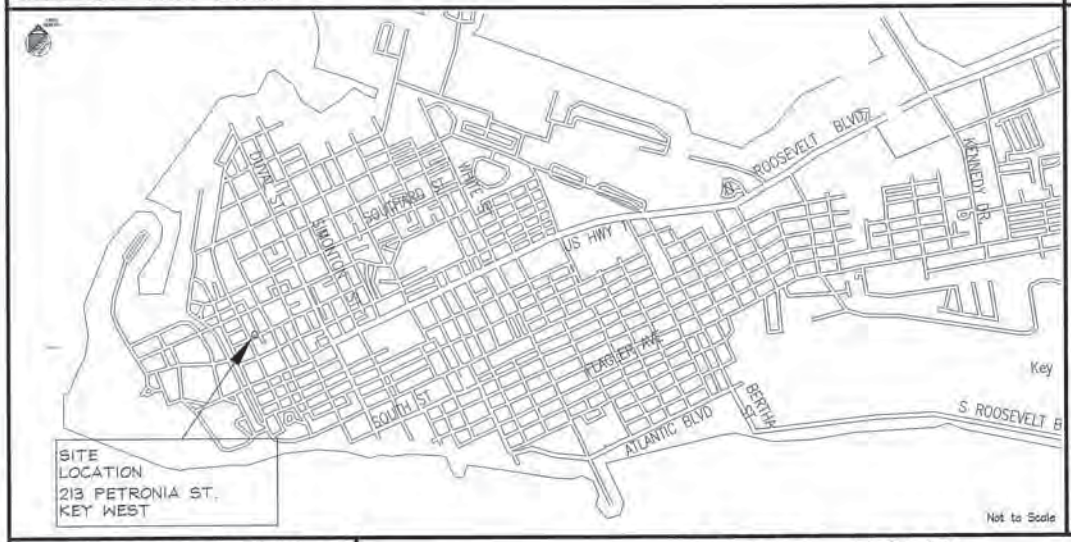
Site Plans

2 1 3 P E T R O N I A S T R E E T

R E N O V A T I O N A N D A D D I T I O N

K E Y W E S T F L O R I D A

S I T E M A P – K E Y W E S T



P R O J E C T D I R E C T O R Y

PROJECT: 213 PETRONIA STREET

ARCHITECT'S PROJECT No.: 0724

OWNER: HOUSING AUTHORITY OF THE CITY OF KEY WEST
Address: ----

Tel: ---
E-mail: ???
Representative: Eugene Eduardo

ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A.
Address: 410 Angela Street, Key West, FL 33040
Tel: (305) 296-1847 Fax: (305) 296-2727
E-mail: bbender@bellsouth.net
Project Manager: Bert L. Bender (Principal-in-Charge)

ORIGINAL HARC # FROM 2008:

H08-02-28-245

G E N E R A L N O T E S

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:
   - FLORIDA BUILDING CODE - Building 2010 EDITION WITH 2009 AMENDMENTS
   - FLORIDA BUILDING CODE - Existing 2010 EDITION WITH 2009 AMENDMENTS
   - FLORIDA BUILDING CODE - Residential 2010 EDITION
   - FLORIDA BUILDING CODE - Plumbing 2010
   - FLORIDA BUILDING CODE - Fuel Gas 2010 EDITION
   - FLORIDA BUILDING CODE - Mechanical 2010 EDITION
   - NATIONAL ELECTRICAL CODE 2006 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. 7-05 to resist wind loads of 150 mph (gusts).
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.
3. Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide graded 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.
4. Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.
5. Dimensions shall take precedence over scale.
6. All new utilities shall be underground.
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.
8. After completion of construction remove all debris and construction equipment. Restore site to original condition.
9. Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.
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.
11. 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 61G1-25, 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 481.209(8), 481.221 FS. Law Implemented 481.203, 481.225(1)(a), (g), (j), 481.226(1)(a), (h), (i) FS. History–New 12-23-74, Formerly 21B-16.02, Amended 7-27-84, Formerly 21B-16.003, Amended 11-21-94, 4-18-00.

A B B R E V I A T I O N S

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	PROPERTY 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	RA	RETURN AIR
DTL	DETAIL	REBAR	STEEL REINF. BAR
DWR	DRAWER	REFR.	REFRIGERATOR
EJ	EXPANSION JOINT	SF	SQUARE FOOT (FEET)
EL	ELEVATION	SS	STAINLESS STEEL
ELEC	ELECTRIC	SPEC	SPECIFICATION
EQ	EQUAL	T	TREAD(S)
EQU	EQUALIST	TYP	TYPICAL
FV	FIELD VERIFY	UNG	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		
FOS	FACE OF STUD		
FIN	FINISH		
FE	FIRE EXTINGUISHER		
FND	FOUNDATION		
FTG	FOOTING		
ID	INSIDE DIAMETER		
MAX	MAXIMUM		

S Y M B O L S L E G E N D

TRUE NORTH
FLOOR PLANS, ETC. (THROUGHOUT DWGS.) — NORTH
SITE PLANS (ONCE ONLY) — PROJECT NORTH

NORTH ARROWS

LETTER FOR SECT. DESIGNATION
SHEET WHERE SECTION IS SHOWN

BUILDING SECTION

LETTER FOR SECT. DESIGNATION
SHEET WHERE SECTION IS SHOWN

WALL SECTION

NUMBER FOR DETAIL DESIGNATION
SHEET WHERE DETAIL IS SHOWN

CUT DETAIL INDICATOR

NUMBER FOR DETAIL DESIGNATION
AREA TO BE BLOWN-UP
SHEET WHERE DETAIL IS SHOWN

BLOWN-UP DETAIL INDICATOR
(PERTAINS TO DETAIL PLAN INDICATOR ON SMALLER SCALE PLAN)

DWG. # ON SHEET
REFERENCE SHEET
CROSS SECTION
1/4"=1'-0"
DRAWING SCALE
DWG. TITLE

SECTION & DETAIL DRWG. TITLES

POCHE ONLY WHERE ELEVATIONS ARE INDICATED
SHT. A6
INDICATES # OF ELEVATION

WALL ELEVATION INDICATOR
(SHOWN WITHIN ROOM ON PLAN)

FIRST # INDICATES FLOOR
206

ROOM NUMBER INDICATOR
(SHOWN BESIDE OR UNDER ROOM NAME)

NUMBERS 23 LETTERS A

DOOR OPENING INDICATOR
(EACH OPENING SCHEDULED SEPARATELY)

WINDOW INDICATOR
(EACH WINDOW TYPE & SIZE SCHEDULED)

LETTERS PE

PARTITION/WALL TYPE INDICATOR
(COMMERCIAL & INSTITUTIONAL PROJECTS)

MATERIAL DESIGNATIONS

- 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

PARTITIONS & WALLS

- CONCRETE MASONRY UNITS
- POURED CONCRETE
- WOOD FRAME
- METAL STUDS
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED

S H E E T I N D E X

T1	SITE LOCATION MAP,PROJECT DIRECTORY, GENERAL NOTES, FLORIDA ADMINISTRATIVE CODE, ABBREVIATIONS,SYMBOLS LEGEND,SHEET INDEX,DESCRIPTION OF WORK
A1	SITE PLAN, SURVEY, PROJECT STATISTICS, STORM WATER CALCULATION,NOTES
A2	DEMOLITION PLAN, FOUNDATION PLAN, DEMOLITION NOTES, FOUNDATION NOTES
A3	FIRST FLOOR PLAN, ROOM SCHEDULE, DOOR AND WINDOW SCHEDULE, DOOR AND WINDOW TYPES, APPLIANCE SCHEDULE
A4	BUILDING SECTIONS AND EXTERIOR ELEVATIONS
A5	ROOF PLAN,ROOF DETAILS, INTERIOR ELEVATIONS
A6	DETAILS
A7	FIRST FLOOR FRAMING PLAN, ROOF FRAMING PLAN, NOTES
A8	MECHANICAL AND PLUMBING PLANS, PLUMBING RISER DIAGRAM,PLUMBING FIXTURE SCHEDULE,MECHANICAL AND PLUMBING NOTES
A9	ELECTRICAL PLAN, REFLECTED CEILING PLAN, ELECTRICAL NOTES, ELECTRICAL SYMBOLS LEGEND,ELECTRICAL RISE, ELECTRICAL SCHEDULE
A10	GREEN COMMUNITY CHECKLIST
A11	GREEN HOME CHECKLIST
A12	SPECIFICATIONS

D E S C R I P T I O N O F W O R K

RENOVATION OF ONE STORY CONCH HOUSE. REPAIR OF EXTERIOR & FOUNDATIONS. NEW FOUR BEDROOM ADDITION. NEW WINDOWS & SHUTTERS. NEW FINISHES. NEW PORCH AND DECK.

ORIGINAL HARC # H08-02-28-245

REVISIONS

213 PETRONIA STREET
KEY WEST FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1847
Facsimile (305) 296-2727
Florida License AA0003872

Bender & Associates ARCHITECTS P.A.

Project #: 0724

SITE MAP
PROJECT DIRECTORY
GENERAL NOTES
ABBREVIATIONS
SHEET INDEX
SYMBOL LEGEND

Date: 10/15/13

T1

PROJECT STATISTICS

LOT DESCRIPTION:
KW LOT 19 & PT LOT 26 SQR 2 TR 3 S024-247 OR486-
FEMA FLOOD ZONE: ZONE V (FEMA MAP 12087 C0346, FEBRUARY 18, 2005)
FINISH FLOOR ELEVATION: TT
ZONING DESIGNATION: HNC-3
LOT AREA: 5087 S.F.
BUILDING ENCLOSED AREA: 209 PETRONIA: 578 S.F.
211 PETRONIA: 678 S.F.
213 PETRONIA: 921 S.F.
TOTAL: 1972 S.F.

LOT SIZE: 54' x 106.73'
LOT AREA: 5763 S.F.

PROPOSED BLDG COVERAGE AREA:
ENCLOSED AREA: 1972 S.F.
ROOFED PORCHES: 268 S.F.
TOTAL: 2240 S.F.

NOTE: CALCULATIONS ARE FOR ALL ADDRESSES ON THIS LOT. DOCUMENTS FOR 213 PETRONIA STREET ARE ON A SEPERATE SET.

	REQUIRED/ALLOWED:	EXISTING:	PROPOSED:
BUILDING HEIGHT:	30' MAXIMUM	17'-0"	17'-0"
FRONT SETBACK:	0' MINIMUM	0'	1'-8"
SIDE SETBACK:	5' MINIMUM	20'-4" AND 4" (NO CHANGE)	7'-6" AND 4"
REAR SETBACK:	15' MINIMUM	11'-6"	11'-6" (NO CHANGE)
IMPERVIOUS SURFACE:	LESS THAN 40% OF 5763 S.F. = 2305 S.F. MAX.	2099 S.F. / 5763 S.F. = 36.4%	2206 S.F. / 5763 = 38.2%
BUILDING COVERAGE:	LESS THAN 40% OF 5763 S.F. = 2305 S.F. MAX.	2099 S.F. / 5763 S.F. = 36.4%	2240 S.F. / 5763 S.F. = 37.4%
F.A.R.:	N/A - RESIDENTIAL	N/A	N/A

STORMWATER RETENTION CALCULATIONS:
LOT AREA: 5763 S.F.
NEW IMPERVIOUS AREA: 142 S.F.
NEW IMPERVIOUS PERCENTAGE: 38.2%
RAINFALL: 1.07"

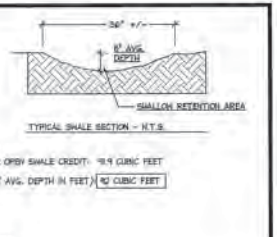
IMPERVIOUS AREA BREAKDOWN (IN SQUARE FEET):

MAIN RESIDENCE, PORCHES, STAIRS	2206 S.F.
EXISTING REAR YARD HARDSCAPE	0 S.F.
EXISTING FRONT AND SIDE YARD HARDSCAPE	0 S.F.
TOTAL IMPERVIOUS AREA IN SQUARE FEET:	2206 S.F.

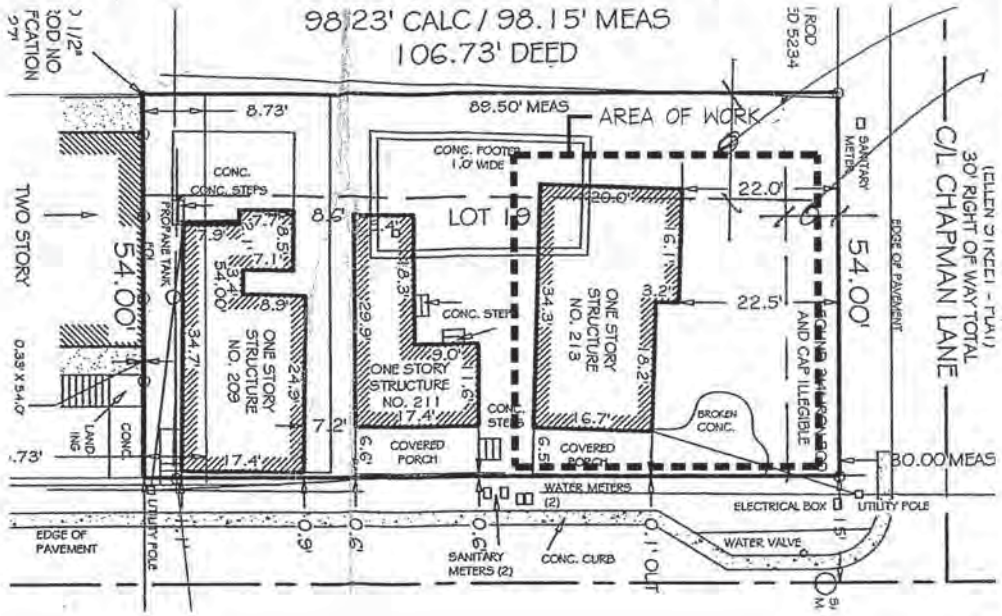
CUBIC FEET REQUIRED: (IMPERVIOUS AREA X RAINFALL / 12) X 50% FOR OPEN SWALE CREDIT: 19.9 CUBIC FEET

CUBIC FEET SUPPLIED: (S.F. RETENTION - LANDSCAPE DISPLACEMENT X AVG. DEPTH IN FEET) 42 CUBIC FEET

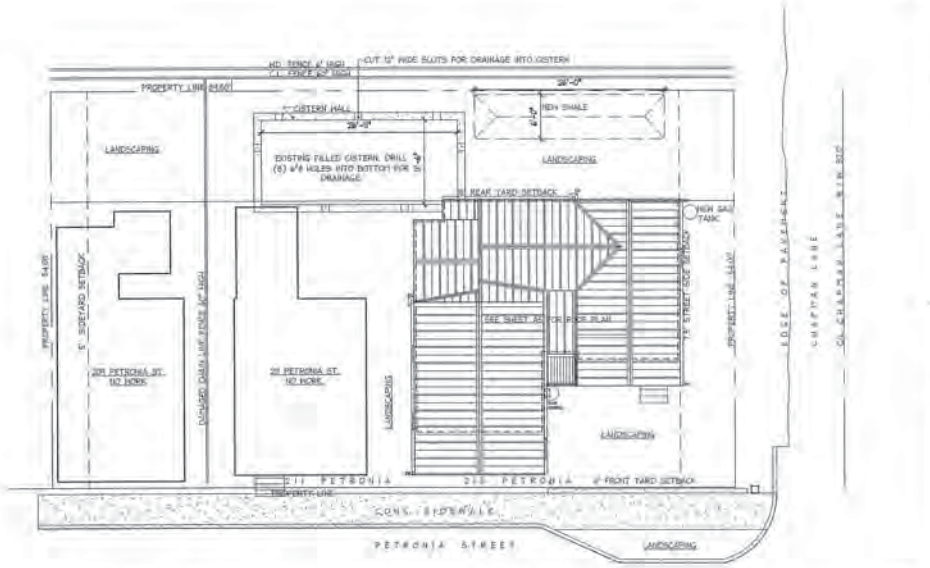
GROSS SQUARE FEET OF RETENTION AREA:	150 S.F.
DISPLACEMENT OF TREE AND PALM TRUNKS:	-6 S.F.
DISPLACEMENT OF SHRUBS AND GROUNDCOVERS	-5 S.F.
NET SQUARE FOOTAGE OF RETENTION AREA:	156 S.F.
AVERAGE DEPTH OF RETENTION AREA:	.66 FEET (8 INCHES)



TYPICAL SWALE SECTION - N.T.S.



2 A1 SURVEY
SCALE: 1/8" = 1'-0"



1 A1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

REVISIONS

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Florida License AA0002022

Bender & Associates ARCHITECTS p.a.

Project #: 0214

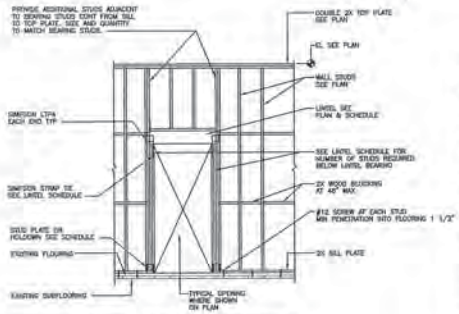
SITE PLAN, SURVEY, PROJECT STATISTICS, STORM WATER CALCULATION, NOTES

Date: 03/03/10

A1

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 to conform with all applicable demolition and disposal codes, safety requirements, and environmental protection regulations of any governmental 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.



TYPICAL STUD WALL ELEVATION

NTS

NOTES:
1. SEE PLAN FOR SHEATHING AND ATTACHMENT REQUIREMENTS. HURRICANE TIES NOT SHOWN - SEE OTHER SECTIONS FOR REQUIREMENTS - TYP.
2. FOR WINDOW OPENINGS PROVIDE DOUBLE 2X AT SILL.

WOOD LINTEL SCHEDULE (2X4 WALL)

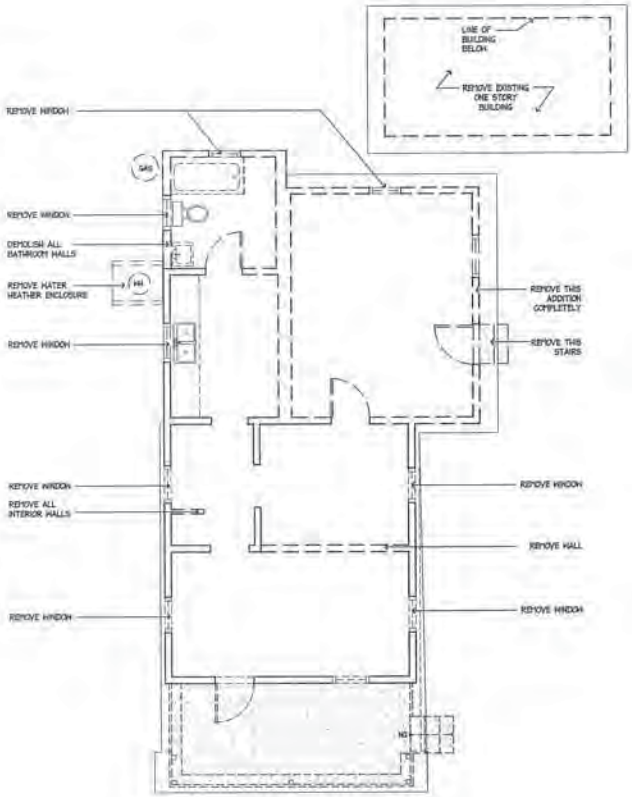
SPAN	LINTEL	BEARING STUDS	FULL HEIGHT STUDS	STUD PLATE
0'-0"<L≤4'-6"	2-2X6	2-2X4	2-2X4	LTP4
4'-6"<L≤5'-0"	2-2X8	2-2X4	2-2X4	LTP4
5'-0"<L≤7'-4"	2-2X10	2-2X4	2-2X4	LTP4
7'-4"<L≤8'-0"	2-2X12	2-2X4	3-2X4	LTP4
8'-0"<L≤10'-0"	2-1-WS11-4 GAL	2-2X4	3-2X4	HUS26

WOOD LINTEL SCHEDULE (2X6 WALL)

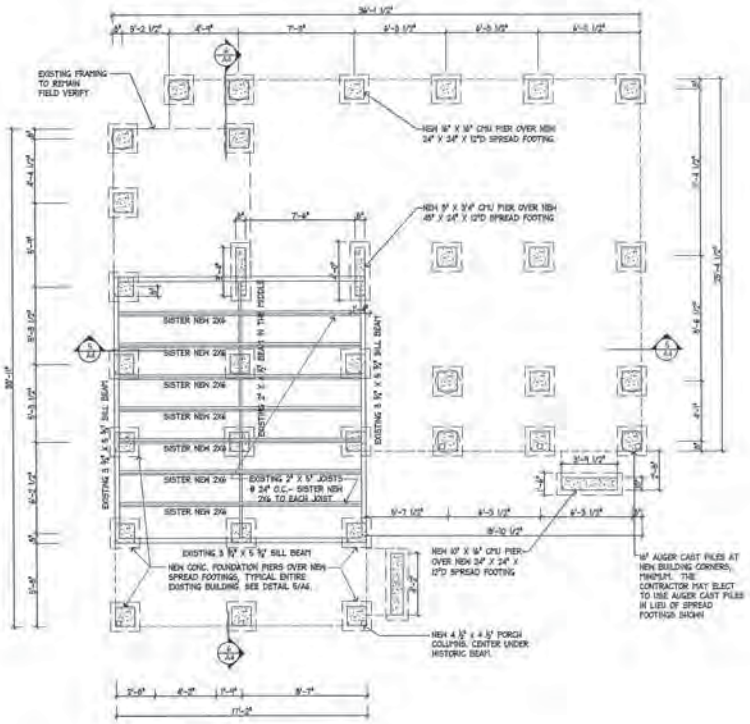
SPAN	LINTEL	BEARING STUDS	FULL HEIGHT STUDS	STUD PLATE
0'-0"<L≤4'-6"	2-2X6	2-2X6	2-2X6	LTP4
4'-6"<L≤5'-0"	2-2X8	2-2X6	2-2X6	LTP4
5'-0"<L≤7'-4"	2-2X10	2-2X6	2-2X6	LTP4
7'-4"<L≤8'-0"	2-2X12	2-2X6	3-2X6	LTP4
8'-0"<L≤10'-0"	2-1-WS11-4	2-2X6	3-2X6	HUS26

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. 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 joist 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.



2 A2 DEMOLITION PLAN
SCALE: 1/4"=1'-0"



1 A2 FOUNDATION PLAN
SCALE: 1/4"=1'-0"

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Bender & Associates ARCHITECTS p.a.

Project #: 1724
DEMOLITION PLAN
FOUNDATION PLAN
DEMOLITION NOTES
FOUNDATION NOTES

Date: 10/01/12

A2

9 OF 14

ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLOOR	BASE	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	CEILING	CLG HT	REMARKS
101	LIVING ROOM	PREFINISHED BAMBOO	PTD.WD.	PTD.S/8" GYP.BD.	PTD.S/8" GYP.BD.	PTD.S/8" GYP.BD.	PTD.S/8" GYP.BD.	PTD.S/8" GYP.BD.	8'-0"	
102	BATHROOM	CER. TILE	PTD.WD.	PR.PTD. S/8" GYP.BD.	PR.PTD. S/8" GYP.BD.	PR.PTD. S/8" GYP.BD.	PR.PTD. S/8" GYP.BD.	PTD.S/8" GYP.BD.	8'-0"	
103	KITCHEN	PREFINISHED BAMBOO	PTD.WD.	PR.PTD. S/8" GYP.BD.	PR.PTD. S/8" GYP.BD.	PR.PTD. S/8" GYP.BD.	PR.PTD. S/8" GYP.BD.	PTD.S/8" GYP.BD.	8'-0"	
104	BEDROOM #1	CARPET	PTD.WD.	PTD.S/8" GYP.BD.	PTD.S/8" GYP.BD.	PTD.S/8" GYP.BD.	PTD.S/8" GYP.BD.	PTD.S/8" GYP.BD.	8'-0"	
105	CLOSET #1	CARPET	PTD.WD.	PTD.S/8" GYP.BD.	PTD.S/8" GYP.BD.	PTD.S/8" GYP.BD.	PTD.S/8" GYP.BD.	PTD.S/8" GYP.BD.	8'-0"	
106	BEDROOM #2	CARPET	PTD.WD.	PTD.S/8" GYP.BD.	PTD.S/8" GYP.BD.	PTD.S/8" GYP.BD.	PTD.S/8" GYP.BD.	PTD.S/8" GYP.BD.	8'-0"	
107	CLOSET #2	CARPET	PTD.WD.	PTD.S/8" GYP.BD.	PTD.S/8" GYP.BD.	PTD.S/8" GYP.BD.	PTD.S/8" GYP.BD.	PTD.S/8" GYP.BD.	8'-0"	
108	BEDROOM #3	CARPET	PTD.WD.	PTD.S/8" GYP.BD.	PTD.S/8" GYP.BD.	PTD.S/8" GYP.BD.	PTD.S/8" GYP.BD.	PTD.S/8" GYP.BD.	8'-0"	
109	CLOSET #3	CARPET	PTD.WD.	PTD.S/8" GYP.BD.	PTD.S/8" GYP.BD.	PTD.S/8" GYP.BD.	PTD.S/8" GYP.BD.	PTD.S/8" GYP.BD.	8'-0"	
110	BEDROOM #4	CARPET	PTD.WD.	PTD.S/8" GYP.BD.	PTD.S/8" GYP.BD.	PTD.S/8" GYP.BD.	PTD.S/8" GYP.BD.	PTD.S/8" GYP.BD.	8'-0"	
111	CLOSET #4	CARPET	PTD.WD.	PTD.S/8" GYP.BD.	PTD.S/8" GYP.BD.	PTD.S/8" GYP.BD.	PTD.S/8" GYP.BD.	PTD.S/8" GYP.BD.	8'-0"	
112	BATHROOM	CER. TILE	PTD.WD.	PR.PTD. S/8" GYP.BD.	PR.PTD. S/8" GYP.BD.	PR.PTD. S/8" GYP.BD.	PR.PTD. S/8" GYP.BD.	PTD.S/8" GYP.BD.	8'-0"	
113	AHU CLOSET	CER. TILE	PTD.WD.	PR.PTD. S/8" GYP.BD.	PR.PTD. S/8" GYP.BD.	PR.PTD. S/8" GYP.BD.	PR.PTD. S/8" GYP.BD.	PTD.S/8" GYP.BD.	8'-0"	
114	H/O CLOSET	CER. TILE	PTD.WD.	PR.PTD. S/8" GYP.BD.	PR.PTD. S/8" GYP.BD.	PR.PTD. S/8" GYP.BD.	PR.PTD. S/8" GYP.BD.	PTD.S/8" GYP.BD.	8'-0"	
115	LINEN CLOSET	CER.TILES	PTD.WD.	PR.PTD. S/8" GYP.BD.	PR.PTD. S/8" GYP.BD.	PR.PTD. S/8" GYP.BD.	PR.PTD. S/8" GYP.BD.	PTD.S/8" GYP.BD.	8'-0"	

DOOR SCHEDULE

NO.	TYPE	SIZE W.	SIZE H.	SIZE T.	MATERIAL	FINISH	GLAZING	FRAMES MATERIAL	FRAMES FINISH	DETAILS	REMARKS	HARDWARE SETS
1	A	2'-6"	6'-8"	1 3/8"	WOOD	PTD.	—	WOOD	PTD.		NEW 4 PANEL WOOD SOLID DOOR.	1
2	B	2'-0"	6'-8"	1 3/8"	WOOD	PTD.	—	WOOD	PTD.		NEW 2 PANEL HD. INTERIOR DOOR.	2
3	C	2'-6"	6'-8"	1 3/8"	WOOD	PTD.	—	WOOD	PTD.		NEW GLASS SHOWER DOOR.	3
4	D	2'-6"	6'-8"	1 3/8"	WOOD	PTD.	—	WOOD	PTD.		NEW 2 PANEL HD. INTERIOR DOOR.	4
5	E	4'-0"	6'-8"	1 3/8"	WOOD	PTD.	—	WOOD	PTD.		NEW 2 PANEL WOOD SLIDING DOOR	5
6	D	2'-6"	6'-8"	1 3/8"	WOOD	PTD.	—	WOOD	PTD.		NEW 2 PANEL HD. INTERIOR DOOR.	4
7	E	4'-0"	6'-8"	1 3/8"	WOOD	PTD.	—	WOOD	PTD.		NEW 2 PANEL WOOD SLIDING DOOR	5
8	E	4'-0"	6'-8"	1 3/8"	WOOD	PTD.	—	WOOD	PTD.		NEW 2 PANEL WOOD SLIDING DOOR	5
9	D	2'-6"	6'-8"	1 3/8"	WOOD	PTD.	—	WOOD	PTD.		NEW 2 PANEL HD. INTERIOR DOOR.	4
10	D	2'-6"	6'-8"	1 3/8"	WOOD	PTD.	—	WOOD	PTD.		NEW 2 PANEL HD. INTERIOR DOOR.	4
11	E	4'-0"	6'-8"	1 3/8"	WOOD	PTD.	—	WOOD	PTD.		NEW 2 PANEL WOOD SLIDING DOOR	5
12	B	2'-0"	6'-8"	1 3/8"	WOOD	PTD.	—	WOOD	PTD.		NEW 2 PANEL HD. INTERIOR DOOR.	2
13	C	2'-6"	6'-8"	1 3/8"	WOOD	PTD.	—	WOOD	PTD.		NEW GLASS SHOWER DOOR.	3
14	F	8'-0"	6'-8"	1 3/8"	WOOD	PTD.	—	WOOD	PTD.		2 NEW 4 PANEL WOOD SOLID DOOR	6
15	G	9'-0"	6'-8"	1 3/8"	WOOD	PTD.	—	WOOD	PTD.		NEW 4 PANEL WOOD SOLID DOOR	7
16	D	2'-6"	6'-8"	1 3/8"	WOOD	PTD.	—	WOOD	PTD.		NEW 2 PANEL HD. INTERIOR DOOR.	4
17	B	2'-0"	6'-8"	1 3/8"	WOOD	PTD.	—	WOOD	PTD.		NEW 2 PANEL HD. INTERIOR DOOR.	4

DOOR TYPES

TYPE A
NEW 2'-6" SOLID CORE PAINTED HD. 4 PANEL EXTERIOR DOOR

TYPE B
NEW 2'-0" SOLID WOOD PAINTED 4 PANEL INTERIOR DOOR

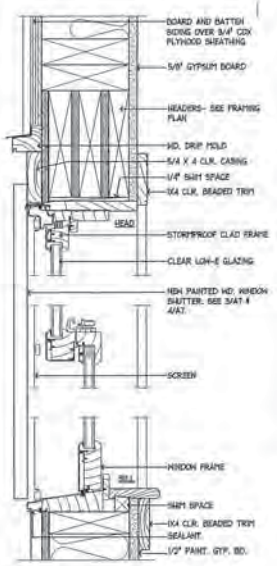
TYPE C
NEW 4'-0" GLASS SLIDING SHOWER DOOR

TYPE D
NEW 2'-6" SOLID WOOD PAINTED 4 PANEL INTERIOR DOOR

TYPE E
NEW 4'-0" SLIDING LOUVERED DOORS IN ALL CLOSETS

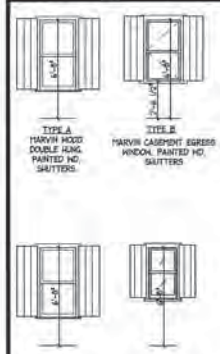
TYPE F
NEW 5'-0"(2 X 2'6") EXTERIOR DOOR FOR WASHER AND DRYER ENCLOSURE

TYPE G
NEW 3'-0" SOLID CORE PAINTED HD. 4 PANEL EXTERIOR DOOR



3 A3 WINDOW DETAIL
SCALE: 3"=1'-0"

WINDOW TYPES



TYPE A
MARVIN WOOD DOUBLE HUNG. PAINTED HD. SHUTTERS.

TYPE B
MARVIN CASEMENT EGRESS WINDOW. PAINTED HD. SHUTTERS

TYPE C
MARVIN WOOD DOUBLE HUNG. PAINTED HD. SHUTTERS

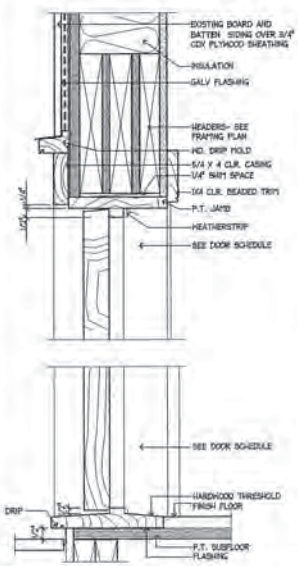
TYPE D
MARVIN WOOD DOUBLE HUNG. PAINTED HD. SHUTTERS

WINDOW SCHEDULE

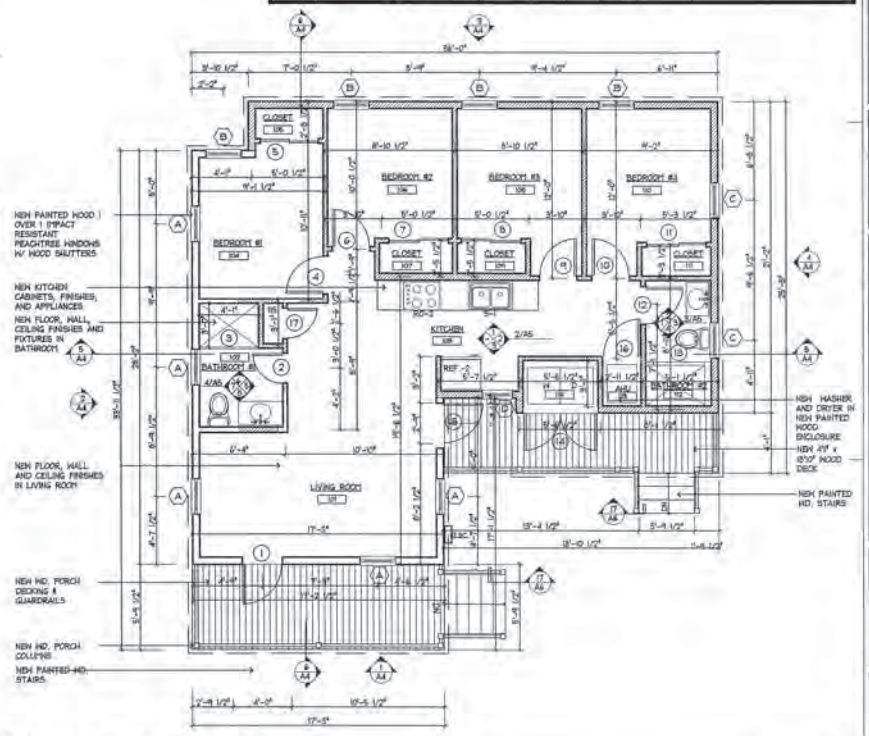
MARK	SIZE WIDTH	SIZE HEIGHT	MANUFACTURER	CATALOG NO.	MATERIAL	FINISH	REMARKS
A	2'-10"	4'-9"	MARVIN	MARVIN WUDH 2404	WOOD	PAINTED	NEW 1/1 PAINTED HD. DOUBLE HUNG WINDOW. INSTALL WITH WOOD SHUTTER. SEE DETAIL 3/A7 & 4/A7 FOR SHUTTER.
B	2'-11"	5'-5"	MARVIN	MARVIN WWCA 2848	WOOD	PAINTED	NEW 1/1 PAINTED HD. CASEMENT WINDOW. INSTALL WITH WOOD SHUTTER. SEE DETAIL 3/A7 & 4/A7 FOR SHUTTER. EGRESS WINDOW.
C	2'-10"	4'-9"	MARVIN	MARVIN WUDH 2424	WOOD	PAINTED	NEW 1/1 PAINTED HD. DOUBLE HUNG WINDOW. INSTALL WITH WOOD SHUTTER. SEE DETAIL 3/A7 & 4/A7 FOR SHUTTER.
D	2'-1"	4'-1"	MARVIN	MARVIN WUDH 2030	WOOD	PAINTED	NEW 1/1 PAINTED HD. DOUBLE HUNG WINDOW. INSTALL WITH WOOD SHUTTER. SEE DETAIL 3/A7 & 4/A7 FOR SHUTTER.

APPLIANCE SCHEDULE

MARK	APPLIANCE	MANUFACTURER	MODEL	DIMENSIONS H	DIMENSIONS W	DIMENSIONS D	COLOR	REMARKS
REF-1	REFRIGERATOR	GE-18.7 CU.FT.FROST-FREE REFRIGERATOR	MODEL : GTH18GBSBWW	67 3/4"	28"	31"	WHITE	ENERGY STAR RATED
REF-2	REFRIGERATOR	GE-21.7 CU.FT. TOP-MOUNT REFRIGERATOR	MODEL : GTS22KGBRWW	66 7/8"	30-7/8"	33-5/8"	WHITE	ENERGY STAR RATED
RO-1	RANGE	FRIGIDAIRE 24" FREESTANDING GAS RANGE-WHITE ON WHITE	MODEL : SGX 240 CF	46"	24"	26"	WHITE	ENERGY STAR RATED
RO-2	RANGE	FRIGIDAIRE 30" FREESTANDING GAS RANGE-WHITE ON WHITE	MODEL : SFK 240 CF	46"	30"	26"	WHITE	ENERGY STAR RATED
W	WASHER	LG-3.6 CU.FT.-CYCLE WASHER-WHITE	MODEL : WF2056HW	38"	27"	30 1/32"	WHITE	ENERGY STAR RATED
D	DRYER	LG-7.0 CU.FT.3-CYCLE GAS DRYER-WHITE	MODEL : DLG2050W	38"	27"	28 2/8"	WHITE	GAS
MW	MICROWAVE	WHIRLPOOL MICROWAVE	MODEL : MT4155SPQ	12 1/2"	21 7/8"	17 1/8"	WHITE	
DW	DISHWASHER	GE-PROFILE 24" TALL TUB BUILT IN DISHWASHER-WHITE	MODEL GLDW690HWW	33 3/4"	23"	24"	WHITE	ENERGY STAR RATED
RH-1	RANGE HOOD	GE PROFILE 30" HIGH PERFORMANCE RANGE HOOD	MODEL JVW9364WW	4 3/4"	29 7/8"	20"	WHITE	
RH-2	RANGE HOOD	BROAN 27" RANGE HOOD BLOWER MODULE	MODEL # PS9490W	7"	22"	11 1/2"	WHITE	



2 A3 DOOR DETAIL
SCALE: 3"=1'-0"



1 A3 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

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Project #: 2124

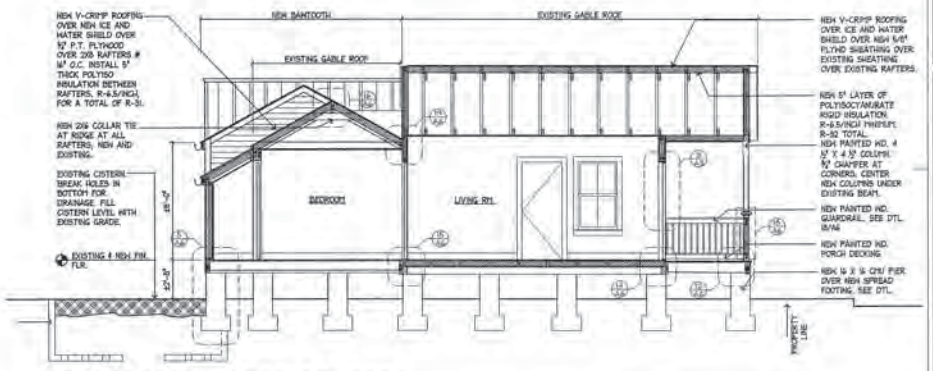
PROPOSED FLOOR PLAN
ROOM FINISH SCHEDULE
WINDOW AND DOOR SCHEDULE
WINDOW AND DOOR TYPES AND DETAILS

Date: 10/29/12

A3

4 OF 11

6 A4 SECTION LOOKING NORTH
SCALE: 1/4" = 1'-0"



5 A4 SECTION LOOKING EAST
SCALE: 1/4" = 1'-0"

4 A4 EAST (SIDE) EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

3 A4 NORTH (REAR) EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

2 A4 WEST (SIDE) EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

1 A4 SOUTH (FRONT) EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

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ARCHITECTS

Project No. 2124

PROPOSED EXTERIOR ELEVATIONS
PROPOSED SECTIONS

Date: 10/8/12

A4

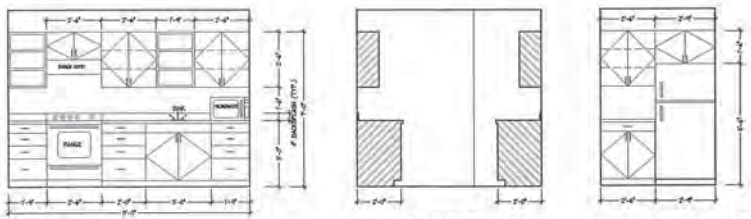
6 OF 14

ELEVATION #5 ELEVATION #6 ELEVATION #7 ELEVATION #8

4 A5 BATHROOM INTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"

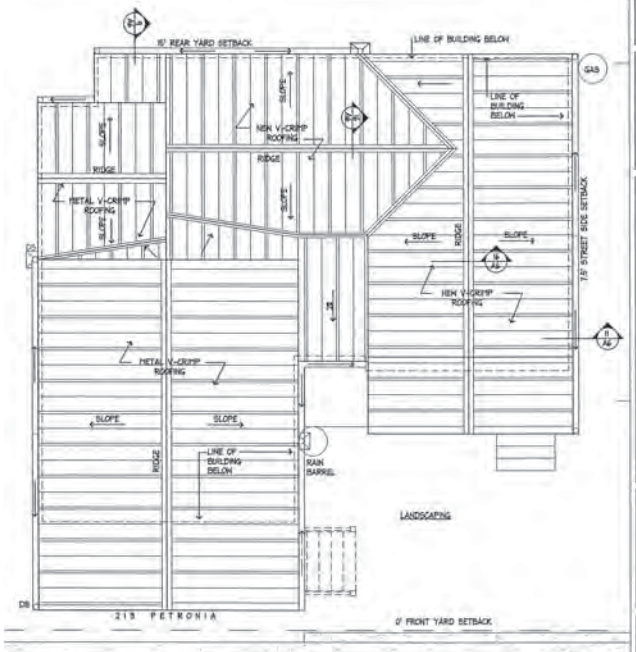
ELEVATION #1 ELEVATION #4 ELEVATION #3 ELEVATION #2

3 A5 BATHROOM INTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"



ELEVATION #1 ELEVATION #2 ELEVATION #3

2 A5 KITCHEN INTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"



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

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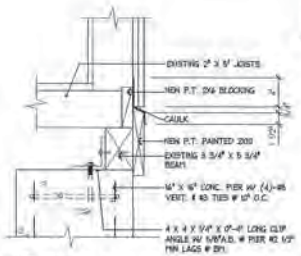
Project N°: 0724

ROOF PLAN
INTERIOR
ELEVATIONS

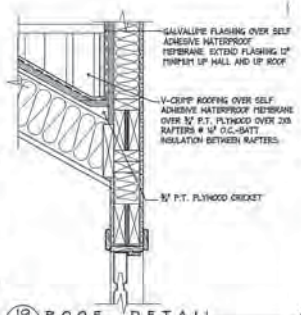
Date: 10/30/12

A5

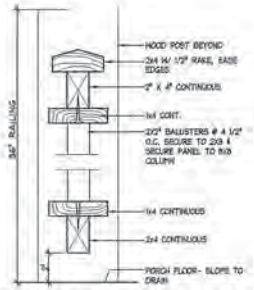
6 OF 14



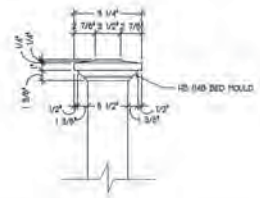
20 A6 BOARD & BATTEN REPAIR
SCALE: 1 1/2"=1'-0"



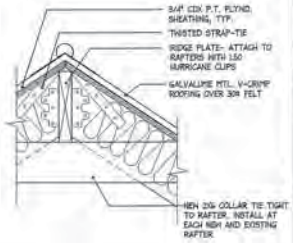
19 A6 ROOF DETAIL
SCALE: 1 1/2"=1'-0"



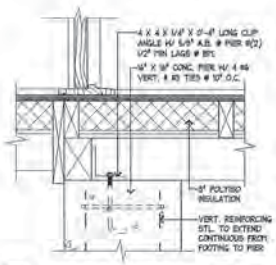
18 A6 GUARDRAIL DETAIL
SCALE: 1 1/2"=1'-0"



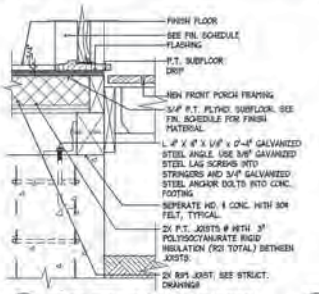
17 A6 GUARDRAIL POST CAP
SCALE: 1 1/2"=1'-0"



16 A6 ROOF RIDGE
SCALE: 1 1/2"=1'-0"



15 A6 FIRST FLR FOUNDATION / FRAMING
SCALE: 1 1/2"=1'-0"

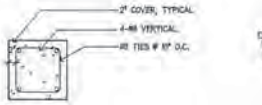


14 A6 FIRST FLR. FRAMING AT PORCH
SCALE: 1 1/2"=1'-0"

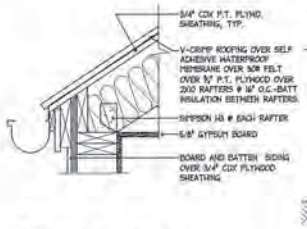
13 A6 NOT USED
SCALE: 1 1/2"=1'-0"

12 A6 NOT USED
SCALE: 1 1/2"=1'-0"

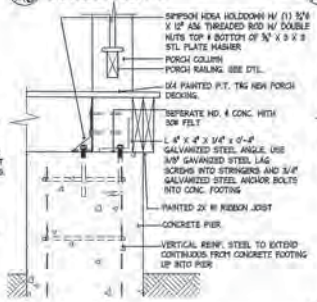
11 A6 ROOF EAVE
SCALE: 1 1/2"=1'-0"



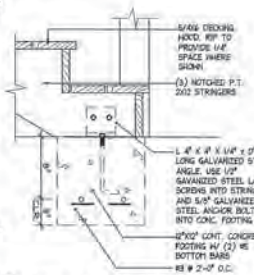
10 A6 PLAN DETAIL AT FOUNDATION PIER
SCALE: 3/4"=1'-0"



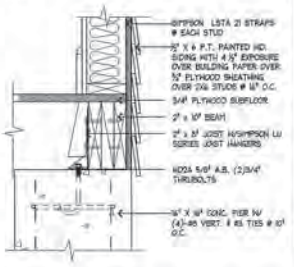
9 A6 ROOF DETAIL
SCALE: 1 1/2" = 1'-0"



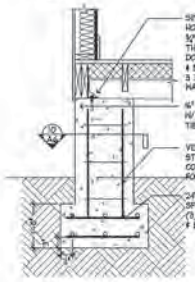
8 A6 PORCH DETAIL
SCALE: 1 1/2" = 1'-0"



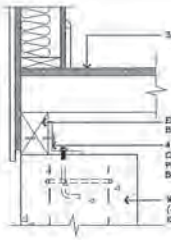
7 A6 STAIR FOUNDATION DETAIL
SCALE: 1 1/2" = 1'-0"



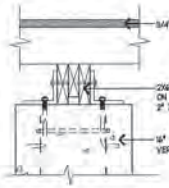
6 A6 FIRST FLOOR FRAMING / FOUNDATION
SCALE: 1 1/2"=1'-0"



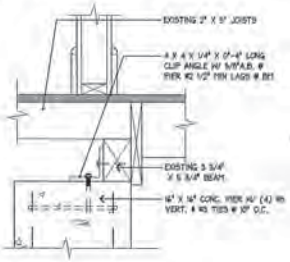
5 A6 FOUNDATION DTL.
SCALE: 3/4"=1'-0"



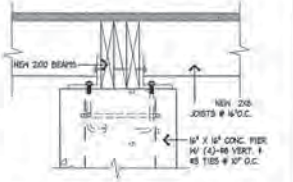
4 A6 FIRST FLOOR FOUNDATION / FRAMING
SCALE: 1 1/2"=1'-0"



3 A6 FIRST FLOOR FOUNDATION / FRAMING
SCALE: 1 1/2" = 1'-0"



2 A6 FIRST FLOOR FOUNDATION / FRAMING
SCALE: 1 1/2"=1'-0"



1 A6 FIRST FLOOR FOUNDATION / FRAMING
SCALE: 1 1/2" = 1'-0"

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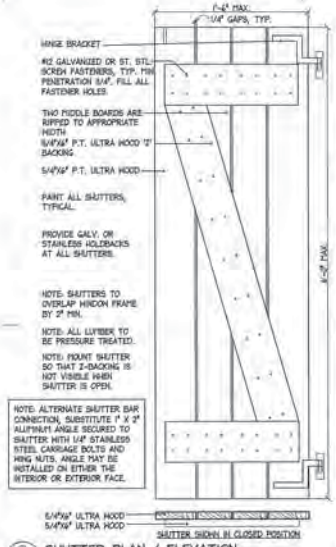
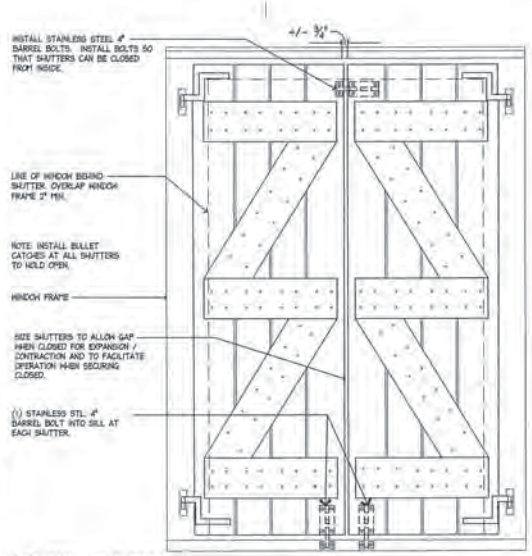
DETAILS
Date: 10/8/12

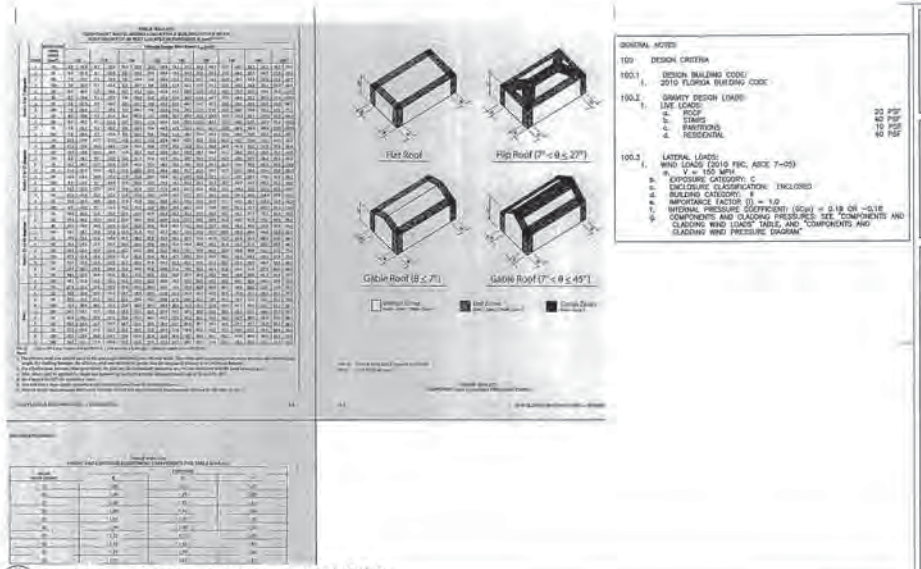
A6



3 A7 SHUTTER PLAN / ELEVATION
SCALE: 1 1/2"=1'-0"



4 A7 SHUTTER ELEVATION
SCALE: 1 1/2"=1'-0"



5 A7 WIND LOAD CALCULATIONS
SCALE: 1/4"=1'-0"

GENERAL NOTES:

100 DESIGN CRITERIA

100.1 DESIGN BUILDING CODE:
1. 2010 FLORIDA BUILDING CODE

100.2 GRAVITY DESIGN LOADS:
1. LIVE LOADS:
a. ROOF 20 PSF
b. STAIRS 40 PSF
c. PARTITIONS 10 PSF
d. RESIDENTIAL 40 PSF

100.3 LATERAL LOADS:
1. WIND LOADS (2010 FBC, ASCE 7-05)
a. V = 150 MPH
b. EXPOSURE CATEGORY: C
c. ENCLOSURE CLASSIFICATION: ENCLOSED
d. BUILDING CATEGORY: II
e. IMPORTANCE FACTOR (I) = 1.0
f. INTERNAL PRESSURE COEFFICIENT: (GCpi) = 0.18 OR -0.18
g. COMPONENTS AND CLADDING PRESSURES: SEE "COMPONENTS AND CLADDING WIND LOADS" TABLE, AND "COMPONENTS AND CLADDING WIND PRESSURE DIAGRAM"

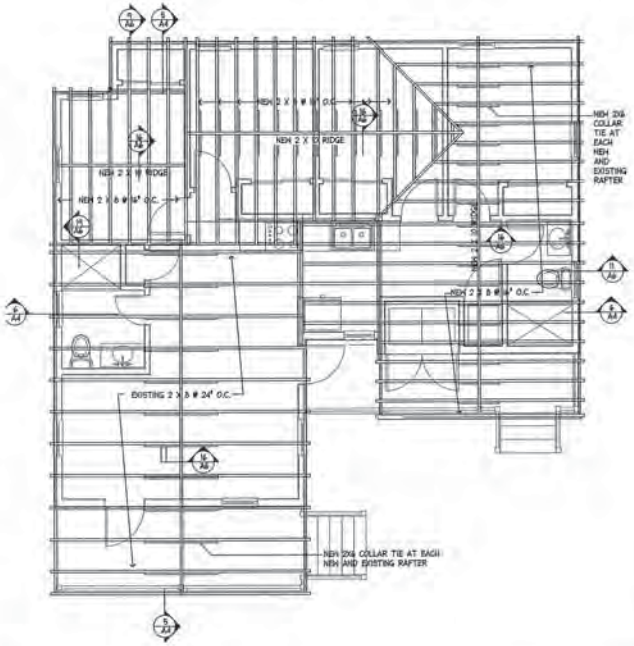
GENERAL FRAMING NOTES

1. Comply with "General Structural Notes" included elsewhere in these documents.
2. Where wood joists/beams etc. frame into other members, and hangers are not provided, install Simpson "LU" series joist hangers.
   When installing kiln ACQ pressure treated lumber, Contractor has the option of providing EITHER stainless steel joist hangers and stainless steel fasteners, OR Simpson ZMAX (G185) 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 w/ (3) 16d nails.
4. Provide solid blocking at midspan of all joists and rafters for spans of 8' and over, and all exterior stud walls.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 occur at soffits, drop ceilings, cove 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 top joists of floors. Use 3/4" minimum thickness P.T. plywood nailed with 8d galvanized nails, 6" o.c. along plates, 4" o.c. along all beams top and bottom, and 12" o.c. in the field. At shear walls, use 10d nails @ 4" o.c. along panel edges and 12" 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 ACQ or other EPA approved treated lumber on residential projects. On commercial projects, CCI treated lumber is acceptable in concerned spaces.
11. ACQ arsenic free lumber has been found to corrode standard electroplated galvanized nails and screws. Any metal fasteners (framing or finish) used on ACQ pressure treated lumber shall be stainless steel, grade 304 or greater, or hot dip galvanized, conforming to ASTM A-153 / 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 shall be as minimum No.2 grade southern pine and shall have at least the following minimum allowable design stresses and modulus of elasticity at a maximum moisture content of 19%:
    a. Fb (Bending) ..... 1,100 PSI
    b. Fv (Shear) ..... 90 PSI
    c. Fc (Compression) ..... 1,500 PSI
    d. Ft (Tension) ..... 675 PSI
    e. E ..... 1,600,000 PSI

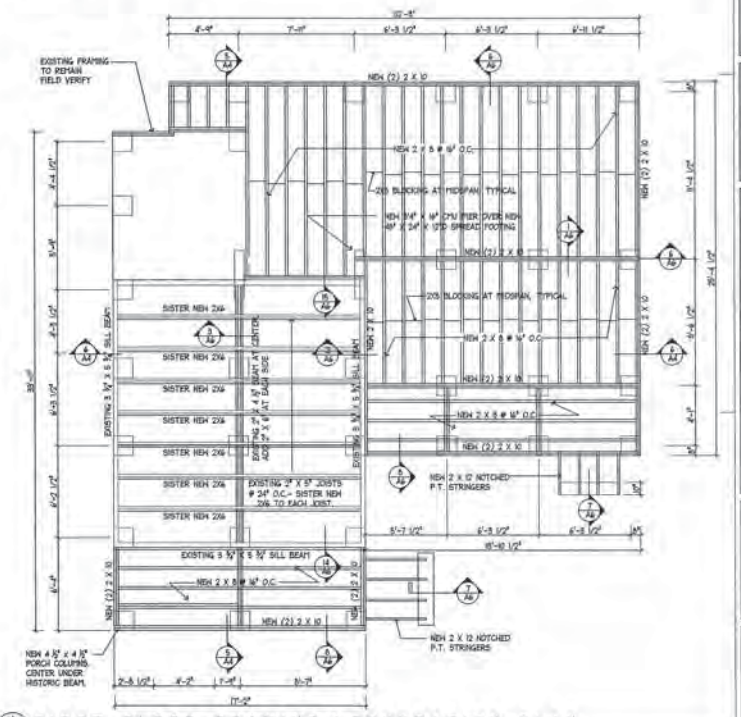
    Note: That in order to meet this minimum requirement, 2x10 and 2x12 members will need to be No.2 dense or No.1 grade southern pine.

    All "micro-lam" lumber designated as "LVL" shall be manufactured by the "trus joist corporation" with at least the following minimum design stresses:
    a. Fb (Bending) ..... 2,600 PSI
    b. Fv (Shear) ..... 285 PSI
    c. E ..... 2,000,000 PSI

    All "parallam PSL" lumber designated as "PSL" shall conform to the most current specification of the american plywood association with at least the following minimum design stresses:
    a. Fb (Bending) ..... 2,900 PSI
    b. Fv (Shear) ..... 290 PSI
    c. E ..... 2,000,000 PSI
    d. Fc (Compression)
       Parallel to grain ..... 2,900 PSI
       Perpendicular to grain ..... 600 PSI
    e. Ft (Tension) ..... 2,400 PSI



2 A7 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"



1 A7 FIRST FLOOR FRAMING / FOUNDATION PLAN
SCALE: 1/4"=1'-0"

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Bender & Associates ARCHITECTS p.a.

Project N° 0724
FIRST FLOOR FRAMING PLAN
Date 03/01/12

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PLUMBING GENERAL NOTES:

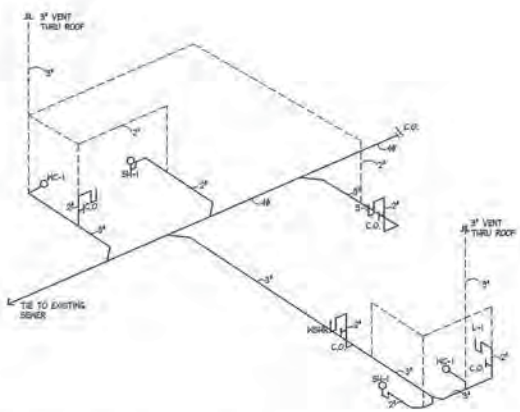
1. UTILITIES AND SERVICES INDICATED ARE TAKEN FROM VARIOUS OLD AND NEW SURVEYS, AS-BUILT RECORDS AND FIELD INVESTIGATIONS. UNFORSEEN CONDITIONS PROBABLY EXIST AND NEW WORK MAY NOT BE FIELD LOCATED EXACTLY AS SHOWN ON DRAWINGS. COOPERATION WITH OTHER TRADES IN ROUTING, AS DETERMINED DURING CONSTRUCTION WILL BE NECESSARY.
2. FIELD VERIFY EXISTING INSTALLATIONS. MODIFY EXISTING PLUMBING SYSTEMS, WHICH ARE TO REMAIN ACTIVE, TO FACILITATE RECONNECTION AND EXTENSION OF THE NEW WORK.
3. NOTIFY OWNER AT LEAST 24 HOURS PRIOR TO INTERRUPTING EXISTING SERVICE. SCHEDULE DISCONNECTION AND TIE-INS TO MINIMIZE DISRUPTION OF SERVICES. SERVICES ARE NOT TO BE LEFT DISRUPTED DURING NON-NORMAL CONTRACTOR WORKING HOURS.
4. PLANS ARE NOT COMPLETELY TO SCALE. PIPE ROUTING SHOWN IS SCHEMATIC AND IS NOT INTENDED TO INDICATE EXACT ROUTING AND ANY ADDITIONAL OFFSETS AND FITTINGS REQUIRED FOR PROPER INSTALLATION AND TO MAINTAIN CLEARANCES. VERIFY STRUCTURAL, MECHANICAL AND ELECTRICAL INSTALLATION AND OTHER POTENTIAL OBSTRUCTIONS AND ROUTE PIPING TO AVOID INTERFERENCES.
5. CONCEAL PIPING ABOVE CEILINGS, WITHIN WALLS OR CHASES EXCEPT AS SPECIFICALLY NOTED.
6. SLEEVE AND FIRE STOP PENETRATIONS OF RATED WALLS, FLOORS, CEILING AND ROOFS.
7. PROVIDE ACCESS PANELS TO ALL VALVES AND WATER HAMMER ARRESTERS THAT CAN BE TURNED BY HAND, LOCATED WITHIN CHASES OR NON-ACCESSIBLE CEILINGS. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING TYPES.
8. ALL WATER PIPING INSIDE BUILDINGS SHALL BE TYPE "L" COPPER PIPE WITH SOLDERED (95/5) JOINTS.
9. SCHEDULE 40 PVC PIPE & FITTINGS- ASTM D2665-88. JOINTS- ASTM D2855-88, SOLVENT WELD.
10. ESCUTCHEONS SHALL BE PROVIDED FOR ALL PIPING THRU WALLS, FLOORS AND CEILINGS WHERE PIPE IS EXPOSED TO VIEW.
11. SEE ARCHITECTURAL DRAWINGS FOR FIXTURE LOCATIONS AND MOUNTING HEIGHTS.
12. PROVIDE AUTOMATIC TRAP PRIMERS FOR FLOOR DRAIN TRAP SEALS.
13. PROVIDE, WHEN REQUIRED BY CODE, AN AIR GAP SERVING INDIVIDUAL FIXTURES, DEVICES, APPLIANCES AND APPARATUS.
14. SIZE AND LOCATION OF ANY REQUIRED CLEANOUTS SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (PLUMBING), CURRENT EDITION, AND ALL JURISDICTIONAL REGULATIONS.
15. ALL WALL MOUNTED LAVATORIES AND HAND WASHING FACILITIES SHALL BE ATTACHED TO A FLOOR MOUNTED CARRIER DESIGNED TO WITHSTAND A VERTICAL LOAD OF 250 POUNDS ON THE FRONT OF THE FIXTURE.
16. PLUMBING CONTRACTOR SHALL PROVIDE SANITARY WASTE, VENT, DOMESTIC WATER, ETC., ROUGH-IN AND MAKE FINAL CONNECTIONS (INCLUDING SUPPLYING AND/OR INSTALLING ALL NECESSARY RELATED STOPS, VALVES, TRAPS, ETC. AND MAKE READY FOR USE) TO ALL EQUIPMENT WHETHER FURNISHED BY THIS CONTRACTOR OR FURNISHED BY OTHERS.
17. INSULATE HOT WATER PIPING WITH FACTORY FORMED, FIBERGLASS PIPE INSULATION FACTORY JACKETED SYSTEM 1" THICK EQUAL TO OWENS-CORNING FIBERGLASS 25ANSI/ASJ.
18. ALL COLD WATER PIPES SHALL BE INSULATED TO PREVENT CONDENSATION

MECHANICAL GENERAL NOTES:

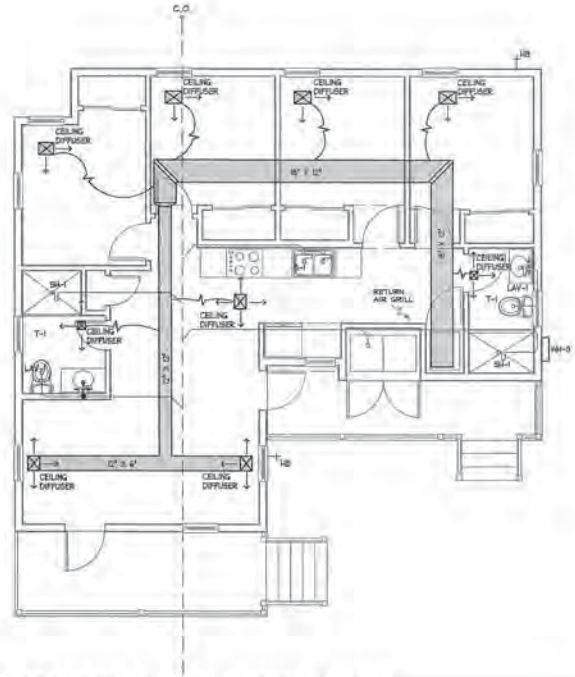
1. All work shall comply with all applicable laws, codes, ordinances of the City, County and State.
2. Registers shall be equal to "Krueger". Color shall be white, unless otherwise noted.
3. The Contractor shall have the option of using sheet metal ductwork or fiberboard ductwork. Provide turning vanes in all 90 degree elbows of all ductwork from main branch to register.
4. The mechanical contractor shall be responsible for verifying the adequacy of mechanical systems, equipment, ductwork and register sizes. Calculations and sizing shall be done in accordance with the latest published literature of: The American Society of Heating, Ventilating and Air Conditioning Engineers (ASHRAE) and The American Society of Mechanical Engineers (ASME).
5. Whenever necessary for the proper functioning of mechanical systems, coordinate undercutting of doors for return of air with the General Contractor.
6. Coordinate installation of equipment with all other trades (i.e. plumbing and electrical) to avoid interference with other equipment and systems.
7. All piping & conduit penetrating slab to be sealed w/ elastomeric or vulcum type sealer once slab is substantially cured.
8. Seal all slab register boxes & other openings directly following mech. rough in. Ducts must remain sealed until HVAC system start-up. If interior finish work (painting ,etc) continues after HVAC start up, duct must be re-sealed until work is complete.
9. Provide timer control for both fan.

PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE	MANUFACTURER / CATALOG NO.	FITTINGS: MANUFACTURER/CATALOG NO.	REMARKS
WC-1	WATER CLOSET	K-3654-0 FERMOADE -COLOR WHITE	MFG. STANDARD FITTINGS.	DUAL FLUSH 0.8/1.6 GAL/FLUSH
SH-1	SHOWER	K-5540-0 TERRACINA,COLOR:WHITE 47 3/4" X 34" (NT SEAT) (K8204-0 LT SEAT/NT,1LV.)	K-8644-CP /K-T8418-4/ K-324-K-CP MASTERSHOWER ECOEFFICIENT W/ TRITON VALVE AND LEVER HANDLE	ECOEFFICIENT SHOWERHEAD -20% WATER REDUCTION
L-1	LAVATORY	K-2938-4-0 FAIRMINTON SELF-RIMMING LAVATORY,COLOR WHITE	K-7437-K-CP/K-1402-4-CP FAUCET W/ LOW FLOW AERATOR POLISHED CHROME FINISH	LOW FLOW AERATOR
L-2	LAVATORY	K-2911-8 'BOLERO' STAINLESS STL. SELF RIMMING LAV. 16 3/4" X 11 3/4"	K-7437-K-CP/K-1402-4-CP FAUCET W/ LOW FLOW AERATOR POLISHED CHROME FINISH	LOW FLOW AERATOR
SK-1	KITCHEN SINK	K-4628-2-0 LANGLADE SMART DIVIDE DOUBLE EQUAL 33" X 22" SELF RIMMING. COLOR: WHITE	K-8172-TL CONSARIS PRODUCT 5054492, POLISHED CHROME FINISH	PROVIDE SPRAY AT RIGHT SIDE
T-1	TUB SHOWER COMBO	STERLING #1040020 ALL PRO, 60" X 30" X 75.5", COLOR: WHITE (1040090 LEFT HAND)	K-T8418-4 LEVER HANDLE TRIM / K3624-K VALVE, K-4895 DIVERTER, K-8644-CP MASTER SHOWERHEAD	ECOEFFICIENT SHOWERHEAD -20% WATER REDUCTION
WH-1	WATER HEATER	RHEEM RTG-65X-LP LIQUID PROPANE OUTDOOR TANKLESS HEATER 6.5 GPM		6.6 GPM @ 35° F RISE OUTDOOR ONLY,1-2 BATHROOMS
WH-2	WATER HEATER	RHEEM RTG-550V-LP LIQUID PROPANE WITH DIRECT VENT TANKLESS HEATER 5.3 GPM		4.6 GPM @ 35° F RISE INDOOR ONLY,1-2 BATHROOMS
WH-3	WATER HEATER	RHEEM RTG-740P RHEEM OUTDOOR TANKLESS HEATER 7.4 GPM MAX		5.3 GPM @ 35° F RISE 3.3 GPM @ 100° F RISE OUTDOOR ONLY,2-3 BATHROOMS
WH-4	WATER HEATER	RHEEM RTG-740VP-1 RHEEM OUTDOOR TANKLESS HEATER 7.4 GPM MAX		5.3 GPM @ 35° F RISE 3.3 GPM @ 100° F RISE INDOOR ONLY,2-3 BATHROOMS



2 A8 PLUMBING RISER DIAGRAM
NOT TO SCALE



1 A8 MECHANICAL / PLUMBING PLAN
SCALE: 1/4"=1'-0"

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Bender & Associates ARCHITECTS p.a.

Project #: 0704
PROPOSED MECHANICAL AND PLUMBING PLANS PLUMBING FIXTURE, PLUMBING AND MECHANICAL NOTES
A REVISED 4/22/08
Date: 03/01/02

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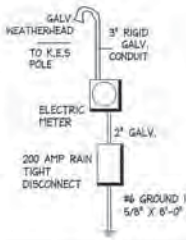
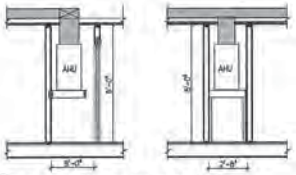
ELECTRICAL NOTES

1. All electrical work shall be performed in accordance with the National Electrical Code, Florida Building Code and/or any local codes and ordinances.
2. The Electrical Contractor shall refer to the Architectural plans for exact location of all equipment. Contractor shall not scale plans.
3. It is not the intent of these plans to show every and all details of construction. The Electrical Contractor shall furnish and install all items as to provide a complete electrical installation with all equipment in proper working order.
4. The Electrical Contractor shall be responsible for the full coordination of his work with that of the General Contractor.
5. It shall be understood that all work performed shall be done so by a licensed Electrical Contractor and in a first class workmanlike manner.
6. All electrical work and material shall be guaranteed for a period of one year if date of issue of Certificate of Occupancy.
7. All power and control wiring shall be done by the Electrical Contractor.
8. All panels shall have typewritten directories indicating all circuits.
9. Lighting fixtures including lamps shall be provided and installed by the Electrical Contractor.
10. All wires and cables shall be copper except as indicated. Wires shall be #12 minimum size (control wiring shall be #14AWG). Wire sizes #10 and smaller shall be TW solid. Wire sized #8 and larger shall be THW stranded.
11. Contractor shall provide temporary power for all trades.
12. Contractor shall install lighting fixtures provided by others.
13. All copper water pipe shall be electrical bonded and grounded.
14. Balance loads in accordance with good construction practices.
15. The Electrical Contractor shall be responsible for verifying adequate circuitry and breaker sizes which are required by this Contract.
16. The Contractor shall furnish and install approved hard-wired smoke detectors in accordance with the requirements of the building department having jurisdiction over this project.

ELECTRICAL RISER DIAGRAM





2/A9 AIR HANDLER UNIT
SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	DUPLEX CONVENIENCE RECEPTACLE OUTLET		CEILING MOUNTED LIGHT FIXTURE
WP	WEATHERPROOF DUPLEX OUTLET		RECESSED LIGHT FIXTURE
GFI	GROUND FAULT INTERRUPTED DUPLEX OUTLET		WALL MOUNTED LIGHT FIXTURE
	QUADRUPLEX RECEPTACLE OUTLET		RECESSED CEILING MOUNTED EXHAUST FAN
	SPECIAL PURPOSE OUTLET- 120V		RECESSED CEILING MOUNTED EXHAUST FAN / LIGHT COMBINATION
	SPECIAL PURPOSE OUTLET- 240V		RECESSED CEILING MOUNTED EXHAUST FAN / LIGHT / HEATER COMBINATION
	SPLIT WIRED DUPLEX RECEPTACLE OUTLET W/ TOP RECEPTACLE SWITCHED		SINGLE HEAD SWIVEL FIXTURE (EXTERIOR) W/ MOTION SENSOR DEVICE
	FLUSH FLOOR DUPLEX OUTLET W/ COVER		TWO HEAD SWIVEL FIXTURE (EXTERIOR)
	SPECIAL PURPOSE HARD WIRED CONNECTION		UNDER CABINET LIGHTS
	240V CONNECTION W/ DISCONNECT		FLUORESCENT CEILING FIXTURE
			WALL MOUNTED INCANDESCENT STRIP FIXTURE
			CEILING FAN
	SINGLE POLE SWITCH		CEILING FAN W/ LIGHT KIT
3	3 WAY SWITCH (SWITCHED IN TWO LOCATIONS)		
4	4 WAY SWITCH (SWITCHED IN THREE LOCATIONS)		MODULAR TELEPHONE JACK
D	DIMMING DEVICE		INTERCOM STATION
D3	3 WAY DIMMING DEVICE	TV	CABLE TELEVISION OUTLET
	3 SPEED FAN SWITCH	T	THERMOSTAT
			LOW VOLTAGE PUSH BUTTON SWITCH (DOORBELL)
		SD	SMOKE DETECTOR

PANEL SCHEDULE

120/240 V. 1Ø3W 150 AMP MAIN

CRC'T	DESCRIPTION	BRK'R	POLE	LOAD WATTS (V/A)	CRC'T	DESCRIPTION	BRK'R	POLE	LOAD WATTS (V/A)
1	EXTERIOR LIGHTS	20	1	8	2	EXTERIOR RECEPTACLES	20	1	8
3	LIVING ROOM LIGHTS & FANS	20	1	8	4	LIVING ROOM RECEPTACLES	20	1	8
5	KITCHEN AND DINING LIGHTS	20	1	8	6	KITCHEN AND DINING GFI RECEPTACLES	20	1	8
7	RANGE / OVEN (GAS)	20	1	1000	8	MICROWAVE	20	1	1200
9	RANGE HOOD	20	1	1000	10	REFRIGERATOR	20	1	1500
11	SMALL APPLIANCE	20		1500	12	SMALL APPLIANCE	20	1	1500
13	BEDROOMS #1 & #2 BATHROOM #1 LIGHTS	20	1	8	14	BEDROOMS #1 & #2 BATHROOM #1 RECEPTACLES	20	1	8
15	BEDROOMS #3 & #4 BATHROOM #2 LIGHTS	20	1	8	16	BEDROOMS #3 & #4 BATHROOM #2 RECEPTACLES	20	1	8
17	GAS WATER HEATER	20	1	180	18	DRYER	20	1	1500
19	WASHER	20	1	1500	20	CONDENSING UNIT WHEN MODEL AVAILABLE	20		195
21	AIR HANDLING UNIT	50		3960	22			2	195
23			2	3960	24				
25					26				
27					28				
29					30				
31					32				
33					34				
35					36				
37					38				
39					40				
TOTAL KVA		SEE LOAD			TOTAL KVA		SEE LOAD		
LINE AMPERS DEMAND		ANALYSIS			LINE AMPERS DEMAND		ANALYSIS		

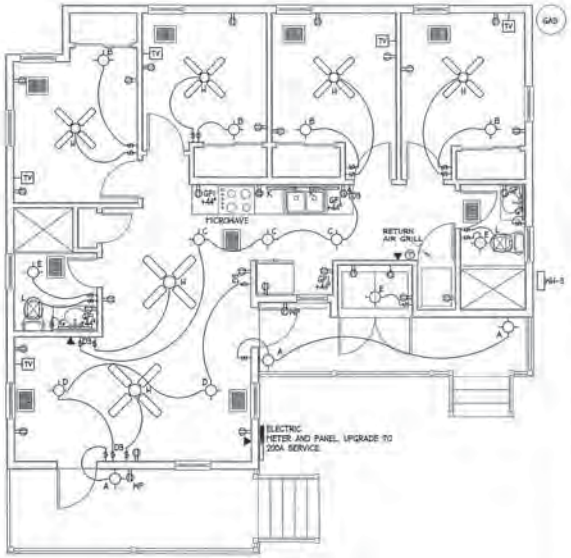
ELECTRICAL FIXTURE SCHEDULE

MARK	MANUFACTURER / CATALOG NO.	DESCRIPTION	MOUNTING	LAMPS	REMARKS
A	PROGRESS LIGHTING P 7537-30ES	OUTDOOR FLUORESCENT HALL SCONCE	WALL MOUNTED	TWO 13W TRIPLE TUBE	OUTDOOR / WET LOCATION
B	PROGRESS LIGHTING P 7539-30ES	OUTDOOR FLUORESCENT HALL SCONCE	WALL MOUNTED	TWO 18W TRIPLE TUBE	OUTDOOR / WET LOCATION
C	PROGRESS LIGHTING P 83-AT W/ P8064-28 TRIM	RECESSED CAN WITH WHITE STEP BAFFLE TRIM	RECESSED	13 W 4-PIN QUAD OR 4-PIN TRIPLE -TUBE (GX)	
D	PROGRESS LIGHTING P 83-AT W/ P8052-28 TRIM	RECESSED CAN WITH WHITE HALL WASHER TRIM	RECESSED	13 W 4-PIN QUAD OR 4-PIN TRIPLE -TUBE (GX)	
E	PROGRESS LIGHTING P 83-AT W/ P8004-30 TRIM	RECESSED CAN DROP OPAL GLASHER	RECESSED	13 W 4-PIN QUAD OR 4-PIN TRIPLE -TUBE (GX)	WET LOCATION
F	PROGRESS LIGHTING P 7139-30ES/TRIM	QUARTESPHERE HALL SCONCE WITH FRITE GLASS	HALL MOUNTED	ONE 13W THIN 2-PIN COMP.FLUORESCENT	
G	PROGRESS LIGHTING P 7160-30ES	FLUORESCENT BATHROOM LIGHT 28-15/16" LONG	WALL MOUNTED	TWO THIN LAMPS TYPE F17T8	
H	PROGRESS LIGHTING P 2501-30W	52" CEILING FAN W/ 6 BLADES AND 3-SPEED REVERSIBLE MOTOR,WHITE FAN AND BLADES	SURFACE MOUNTED		
J	PROGRESS LIGHTING P 7326-30	MODULAR FLUORESCENT LIGHT W/ WHITE ACRYLIC DIFFUSER	SURFACE MOUNTED	TWO 32W LAMPS TYPE F32T8	
K	PROGRESS LIGHTING P 7022-30ES/WB	UNDERCABINET FLUORESCENT LIGHT	SURFACE MOUNTED	TWO F8T5 AND F9T5 (9W AND 13 W)	INTEGRAL SWITCH
L	AIR KING AE200	CEILING EXHAUST FAN	RECESSED		TIMER
M	PROGRESS LIGHTING P 7535-30ES/TRIMB	WHITE ACRYLIC DIFFUSER	SURFACE MOUNTED	TW. THIN 2-PIN COMP.FLUORESCENT	

NOTE: ALL LIGHT FIXTURES ARE ENERGY STAR RATED

LOAD CALCULATIONS

DWELLING AREA (SQ.FT.) 1105.40 S.F.	
LIGHTING 3VA / S.F. X 1105.40 S.F.	3325 VA
APPLIANCE 2 X 1500 VA	3000 VA
LAUNDRY	1500 VA
SUBTOTAL (VA)	7825 VA
RANGE (GAS)	1000 VA
WATER HEATHER (GAS)	180 VA
REFRIGERATOR	1500 VA
DRYER (GAS)	1500 VA
MICROWAVE(GAS)	1200 VA
SUBTOTAL (VA)	5380 VA
TOTAL LOAD (VA)	13 205 VA
DEMAND FACTORS	
10 KW @ 100%	10 000 VA
A/C LOAD	10 290 VA
REMAINDER @ 40% , 3205 X 0.4	1 282 VA
TOTAL SERVICE LOAD	21 572 VA
	90.05 A



1/A9 ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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Bender & Associates ARCHITECTS p.a.

Project #: 0724

ELECTRICAL PLAN,
ELECTRICAL NOTES
LIGHTING FIXTURE SCHEDULE
ELECTRICAL FIXTURE SCHEDULE

Date: 10/5/12

A9

10 OF 14

Green Communities Criteria Checklist

Developer Name:
Project Name:
Address (Street/City/State): Maximum Points

Item	Criteria	Maximum Points
	Integrated Design Process	
1.1	**Green Development Plan** [illegible]	Mandatory
	Location and Neighborhood Fabric	
2.1a	**Smart Site Location: Proximity to Existing Development** [illegible]	Mandatory [illegible]
2.2	**Smart Site Location: Protecting Environmental Resources** [illegible]	Mandatory [illegible]
2.3a	**Smart Site Location: Proximity to Services; New Construction** [illegible]	Mandatory [illegible]
2.4	**Compact Development** [illegible]	Mandatory [illegible]
2.5	**Walkable Neighborhoods: Sidewalks and Pathways** [illegible]	Mandatory
2.6	**Smart Site Location: Make Use of Passive Solar Heating/Cooling** [illegible]	[illegible]
2.7	**Smart Site Location: Grayfield, Brownfield or Adaptive Reuse Site** [illegible]	10
2.8	**Compact Development** [illegible]	[illegible]
2.9	**Walkable Neighborhoods: Connections to Surrounding Neighborhoods** [illegible]	[illegible]
2.10	**Transportation Choices** [illegible]	12
	Site Improvements	
3.1	**Environmental Remediation** [illegible]	Mandatory
3.2	**Erosion and Sedimentation Control** [illegible]	Mandatory
3.3	**Landscaping** [illegible]	Mandatory [illegible]

Item	Criteria	Maximum Points
3.4	**Surface Water Management** Capture the first ½ inch of rainfall that falls in a 24-hour period.	5
3.5	**Storm Drain Labels** Label all storm drains or storm inlets to clearly indicate where the drain or inlet leads.	2
	Water Conservation	
4.1a	**Water Conserving Fixtures: New Construction** Install water-conserving fixtures with the following specifications: toilets - 1.6 gallons per flush; showerheads - 2.0 gallons per minute; kitchen faucets - 2.0 GPM; bathroom faucets - 2.0 GPM.	Mandatory
4.1b	**Water Conserving Fixtures: Moderate Rehab** Install water-conserving fixtures with the following specifications for toilets and shower heads and follow requirements for other fixtures wherever and whenever they are replaced: toilets - 1.6 gallons per flush; showerheads - 2.0 gallons per minute; kitchen faucets - 2.0 GPM; bathroom faucets - 2.0 GPM.	Mandatory
4.2	**Efficient Irrigation** If irrigation is necessary, use recycled gray water, roof water, collected site run-off or an irrigation system that will deliver up to 85 percent of the water supplied.	Mandatory [illegible]
	Energy Efficiency	
5.1a	**Efficient Energy Use: New Construction** Meet Energy Star standards.	Mandatory
5.1b	**Efficient Energy Use: Moderate Rehab** Perform an energy analysis of existing building condition, estimate costs of improvements, make those with a 10 year or shorter payback.	Mandatory
5.2	**Energy Star Appliances** If providing appliances, install Energy Star labeled appliances.	Mandatory (if providing appliances)
5.3a	**Efficient Light: Interior** Install Energy Star-labeled lighting fixtures in all interior units and use Energy Star or high-efficiency commercial grade fixtures in all common areas.	Mandatory
5.3b	**Efficient Light: Exterior** Install daylight sensors or timers on all outdoor lighting.	Mandatory
5.4	**Electricity Meter** Install individual or sub-metered electric meters.	Mandatory [illegible]
5.5a	**Additional Reductions in Energy Use: New Construction** Exceed Energy Star standards.	10
5.5b	**Additional Reductions in Energy Use: Moderate Rehab** Produce the same energy improvement report and recommendations required in Item 5.1 but extend the maximum payback period to 14 years.	10
5.6a	**Photovoltaic (PV) Panels** Install PV panels to provide at least 10 percent of the project's estimated electricity demand.	15
5.6b	**Photovoltaic (PV) Ready** Site, design, engineer and wire the development to accommodate installation of PV in the future.	3
	Materials Beneficial to the Environment	
6.1	**Construction Waste Management** Develop and implement a construction waste management plan to reduce the amount of material sent to the landfill.	5
6.2	**Recycled Content Material** Use materials with recycled content; provide calculation for recycled content percentage based on cost or value of recycled content in relation to total materials for project.	14

Item	Criteria	Maximum Points
6.3	**Certified, Salvaged and Engineered Wood** Use at least 50 percent (by cost or value) wood products and materials that are certified in accordance with the Forest Stewardship Council, salvaged wood, or engineered framing materials.	10
6.4a	**Water-Permeable Walkways** Use water-permeable materials in 50 percent or more of walkways.	6
6.4b	**Water-Permeable Parking Areas** Use water-permeable materials in 50 percent or more of paved parking areas.	10
6.5a	**Reduce Heat-Island Effect: Roofing** Use Energy Star-compliant and high-emissive roofing and/or, install a "green" (vegetated) roof for at least 50 percent of the roof area; or a combination of high-albedo and vegetated roof covering 75 percent of the roof area.	5
6.5b	**Reduce Heat-Island Effect: Paving** Use light-colored/high-albedo materials and/or an open-grid pavement with a minimum Solar Reflective Index of 0.6 over at least 30 percent of the site's hardscaped area.	5
	Healthy Living Environment	
7.1	**Low / No Volatile Organic Compounds (VOC) Paints and Primers** Specify that all interior paints and primers must contain low or no VOC.	Mandatory
7.2	**Low / No VOC Adhesives and Sealants** Specify that all adhesives and sealants must contain low or no VOC.	Mandatory
7.3	**Formaldehyde-free Composite Wood** Do not use any composite wood that has exposed particleboard (which contains added urea-formaldehyde), unless the exposed area has been sealed.	Mandatory
7.4	**Green Label Certified Floor Covering** Do not install carpets in basements, entryways, laundry rooms, bathrooms or kitchens. If using carpet, use the Carpet and Rug Institute's Green Label certified carpet and pad.	Mandatory (if providing floor coverings)
7.5a	**Exhaust Fans – Bathroom: New Construction** Install Energy Star-labeled bathroom fans that exhaust to the outdoors which has a humidistat sensor or timer, or operates continuously.	Mandatory [illegible]
7.5b	**Exhaust Fans – Kitchen: New Construction** Install Energy Star-labeled power vented fans or range hoods that exhaust to the exterior.	Mandatory [illegible]
7.6	**Ventilation: New Construction** Install a ventilation system for the dwelling unit that provides 15 cubic feet per minute of fresh air, per occupant.	Mandatory [illegible]
7.7	**HVAC Sizing** Size heating and cooling equipment in accordance with the Air Conditioning Contractors of America Manual, Parts J and S.	Mandatory
7.8a	**Water Heaters: Mold Prevention** Use tankless hot water heaters or install conventional hot water heaters in rooms with drains or catch pans piped to the exterior of the dwelling and with non-water sensitive floor coverings.	Mandatory
7.8b	**Water Heaters: Minimizing CO** Specify direct vented or combustion sealed water heaters if the heater is located in a conditioned space.	2
7.9	**Cold Water Pipe Insulation** Insulate exposed cold water pipes in climates and building conditions susceptible to moisture condensation.	Mandatory
7.10a	**Ventilation: New Construction** In wet areas, use materials that have smooth, durable, cleanable surfaces. Do not use mold-propagating materials such as vinyl wallpaper and unsealed grout.	Mandatory

Item	Criteria	Maximum Points
7.10b	**Materials in Wet Areas: Tub and Shower Enclosure** Use one-piece fiberglass or similar enclosure or, if using any form of grouted material, use backing materials such as cement board, fiber cement board, fiberglass-reinforced board or cement plaster.	Mandatory
7.11a	**Basements and Concrete Slabs: Vapor Barrier** Provide vapor barrier and 4 four inches of gravel for a capillary break under all slabs.	Mandatory [illegible]
7.11b	**Basements and Concrete Slabs – Radon: New Construction** In EPA Zone 1 areas, install passive radon-resistant features below the slab along with a vertical vent pipe with junction box available, if an active system should prove necessary.	Mandatory
7.12	**Water Drainage** Provide drainage of water to the lowest level of concrete away from windows, walls and foundations. Foundation walls should be carefully waterproofed on the exterior to avoid moisture migration.	Mandatory
7.13	**Garage Isolation** Provide a continuous air barrier between the conditioned (living) space and any unconditioned garage space. In single-family houses with attached garages, install a CO alarm inside the house on the wall that is attached to the garage or is outside the sleeping area.	Mandatory
7.14	**Clothes-Dryer Exhaust** Clothes dryers must be exhausted directly to the outdoors.	Mandatory
7.15	**Integrated Pest Management** Seal all wall, floor and joint penetrations to prevent pest entry. Provide rodent and corrosion proof screens (e.g., copper or stainless steel mesh) for large openings.	Mandatory
7.16	**Lead-Safe Work Practices** For properties built before 1978, use lead-safe work practices during renovation, remodeling, painting and demolition.	Mandatory
7.17a	**Healthy Flooring Materials: Alternative Sources** Use non-vinyl, non-carpet floor coverings in all rooms.	5
7.17b	**Healthy Flooring Materials: Reducing Dust** Install a whole-house vacuum system with high-efficiency particulate air filtration.	2
	Operations and Maintenance	
8.1	**Building Maintenance Manual for Owner** Provide a manual that includes the following: a routine maintenance plan; instructions for all appliances, HVAC operation, water-system turnoffs, lighting equipment and other systems that are part of each occupancy unit; an occupancy turnover plan that describes in detail the process of educating the tenant about proper use and maintenance of all building systems; and information on how to maintain the green features of the site, including paving materials and landscaping.	Mandatory
8.2	**Occupant's Manual** Provide a guide for homeowners and renters that explains the intent, benefits, use and maintenance of green building features, and encourages additional green activities such as recycling, gardening and use of healthy cleaning materials.	Mandatory
8.3	**Homeowner and New Resident Orientation** Provide a walk-through and orientation to the homeowner or new resident that reviews the building's green features, operations and maintenance.	Mandatory

NOTE: THE CHECKLISTS ON THIS SHEET CONSIST OF GUIDELINES FOR IMPROVED ENERGY EFFICIENCY AND ENVIRONMENTAL STANDARDS FOR RESIDENTIAL PROJECTS. THIS WORK IS NOT PART OF THE SCOPE OF WORK, BUT IS HIGHLY RECOMMENDED.

2/A10 GREEN COMMUNITIES CRITERIA CHECKLIST
SCALE: 1/4"=1'-0"

REVISIONS

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Bender & Associates ARCHITECTS p.a.

Project Nº: 0724
GREEN COMMUNITY CHECKLIST

Date: 10/30/12

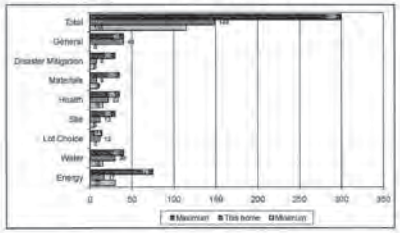
A10

Florida Green Building Coalition, Inc.

"To provide a Florida green building designation rooted in environmental stewardship."

Florida Green Home Standard Checklist
Schedule A, Version 5.01
July, 2007– July, 2008

NEW HOME REQUIREMENTS: Select measures to obtain the minimum number of points listed for each category. The sum of the minimums totals 80 points. Accumulate at least an additional 20 points of your choice to qualify for the program. If any category minimums cannot be achieved, point deficiencies may be made up by adding the deficiency to the total minimum score of 100. (Example: Applicant elects to achieve only 10 points from a category with a minimum of 15. Applicant may still qualify if: total points equal or exceed 100 + [15-10] = 105.) Note that **category maximums cannot be exceeded at any time.** Some items require substitutes that are colored red. Suggested substitutes for other items are colored in black.



Prerequisite 1: Swimming Pool / Spa

Prerequisite 2: Waterfront Considerations

CATEGORY 1 – Energy

HERS Index - Energy Rating

Design, Relative, amenities:

Total points for Category 1 (10 min / 75 max)

Name of HERS Rater:
Certifying Agent Category 1:

CATEGORY 2 – Water

Water factor (WF) of dishes washer

Low-flow shower heads

All showers equipped with only 1 showerhead per shower

No garbage disposal

Dual flush or low flow toilets

Toilet with UNAR Map Rating

Greywater Reuse

System installed

Verify water collection for toilet flushing

Air conditioner condensate re-use

Rainwater Harvesting

System installed with dedicated pipe

System rough in with simple collection

Reclaimed Water Reuse

Water for irrigation

Meter on reclaimed irrigation system

Volume based billing arrangement

For toilet flushing

Installed Landscape

Drought tolerant turf, so turf in densely shaded areas

50%, 80%, 100%, of plants/trees from Waterwise: Florida Landscape or local drought tolerant list

Percentage of drought tolerant plant

All plants/trees selected to be compatible with local environment & microclimate

Turf less than 50% of landscape

Evenly shaped turf areas, no turf on berms

Plants with similar maintenance requirements grouped together

Mulch applied 3 - 4 inches deep around plants

Non-Cypress mulch used

Soil tested and amended where necessary

No permanent installed irrigation system

Innovative irrigation technology

Meet or exceed Water Star standards

Total points for Category 2 (15 min / 40 max)

Certifying Agent Category 2:
FYN or Master Gardener:
Water Star Professional:

CATEGORY 3 – Lot Choice

Total points for Category 3 (5 min / 30 max)

Certifying Agent Category 3:

CATEGORY 4 – Site

Site within 1/2 mile of existing infrastructure

Site within 1/4 mile of mass transit

Site within 1/2 mile of public open/green space

Site within 1/4 mile of basic community resources

Site located in infill or small or/under developed

Brownfield site

24 Total Points

Total points for Category 4 (0 min / 14 max)

Certifying Agent Category 4:

CATEGORY 5 – Materials

Native Trees and Plant Preservation

No invasive exotic species

Maximize tree survivability

Minimize soil compaction

25% of site protected from mechanical soil compaction via barrier

Replant or relocate removed vegetation

Preserve or create wildlife habitat / shelter

% of property that was created or preserved as a wildlife habitat or shelter

On Site Waste Management

Use offsite salvaged / remanufactured material

Recycle cleared materials for mulch / landscape

Mill clear trees

Erosion Control / Topsoil Preservation

Develop an erosion control site plan

Stabilize disturbed soil

Stage disturbance

Control sediment runoff during construction

Save and reuse any removed topsoil

Drainage / Retention

Create designated retention area

Direct filtered rooftop runoff to planted area(s)

Maintain pervious surface area (if not taking points count 1 for Total Lot Area)

Total points for pervious area:

Total points for Category 5 (15 min / 35 max)

Certifying Agent Category 5:

CATEGORY 6 – Health

Healthcare

Detached garage, carport, or no garage

Attached garage with air barrier between garage and living space (including attic)

Attached garage - exhaust fan on motion sensor and timer

Direct vent, sealed combustion fireplace w/ electronic ignition, factory built wood burning fireplace or no fireplace

No smoking indoor or water heating combustion located inside the conditioned area - or electric

Total Points

Total points for Category 6 (0 min / 40 max)

Certifying Agent Category 6:

CATEGORY 7 – Disaster Mitigation

Hurricane (wind, rain, storm surge)

Slab room

Baffled roof vents or unvented attic

Window and skylight protection

Attached garage door protection

Exterior structures properly anchored

Secondary water protection installed on roof

Adhesive applied to roof sheathing

Roof covering above and below flashing

Comply with Baffled for solar living standards

Flood (must temporary all that)

Finished floor level at least 12" above 100 yr flood plain

Sewage flow & driveway sloped to drain link. Garage floor at least 4" higher from living floor

Wildfire (pick minimum of two)

Fire resistant exterior wall cladding

Fire resistant roof covering or sub-roof

Fire resistant soffit and vent material

Termites (pick minimum of two comply with prerequisites and either pick one or two or review points)

Prerequisites

Seal slab penetration

Vegetation > 2 ft. from foundation

Slopes graded away from building

Pick one

Exterior cladding installed to prohibit intrusion

Rain gutters installed on most 2' overhangs

Downspouts discharge a minimum of 3' from home

Condensate trap(s) discharge a minimum of 2' from home and at 9' from dryer vent

Irrigation/sprinkler water does not hit building

Damage replacement warranty issued and available for annual renewal

Pick two

Chemical soil treatment prohibited

Alternative Florida Building Code approved method of foundation protection employed

All wood lumber, sheet products, and exterior finish materials are borate or ACQ treated

Alternatives to wood investigated and used

Total Points

Total points for Category 7 (5 min / 30 max)

Certifying Agent Category 7:

CATEGORY 8 – Health

Small House Credit

Conditional house size (enter **no** if not claiming any points)

square feet of conditional area

Adaptability

Roof trusses designed for addition

Unfinished rooms

Prewired for security and sound

Renewable Power Generation

Reduce peak demand on annual load

% contribution towards other peak demand or annual load

Remodel

Remodeling structure

Toilets 1.6 gpf and showers 2.5 gpm or less

Upgrade existing installed irrigation with rain gauge, timer and rock irrigation heads

Other

Homeowner's manual given to homeowner

Educational material given to homeowner

Training provided to homeowner

Plan for edible landscape/food garden

Guaranteed energy bills

Cycling system uses non-potable

INNOVATIVE CREDITS

Description of innovation

Total Points

Total points for Category 8 (0 min / 80 max)

Certifying Agent Category 8:

TOTAL Best Score

Category	Your Score	Required Min - Max
Category 1: Energy	17	30 - 75
Category 2: Water	20	15 - 40
Category 3: Lot Choice	12	0 - 14
Category 4: Site	12	5 - 30
Category 5: Health	22	15 - 35
Category 6: Materials	9	10 - 35
Category 7: Disaster Mitigation	8	5 - 30
Category 8: General	40	0 - 40
Total	140	
Total Need	110	

SUBMITTING FOR CERTIFICATION

A FGBC Certifying agent must submit your completed checklist with documentation for certification.
Mail the checklist and the corresponding application fee to :
FGBC c/o Florida Solar Energy Center
1679 Clearlake Road
Cocoa , Florida 32922.

fhba
Florida Home Builders Association
This Green Home Certification Standard is endorsed by the Florida Home Builders Association

Indicate a Check payable to the Florida Green Building Coalition (based on the below fee schedule).

Member of FGBC and FHBA $ 50.00
Member of FGBC or FHBA $ 75.00
Non Member $ 100.00

Builder Information

Name:
Company:
Address:
City / Zip:
Phone:
Fax:
E-mail:

Home Information

Name:
Company:
Address:
City / Zip:
Phone:
Fax:
E-mail:

Certifying Agent Information

Name:
Company:
Address:
City / Zip:
Phone:
Fax:
E-mail:

By signing below we acknowledge that each of the measures intended to qualify the home for the Florida Green Home Standard have been incorporated into the home's construction / renovation.

Home Builder:
Or
Home Owner:
Certifying Agent:
Date:

Development of the Florida Green Home Designation Standard supported in part by:

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1 A11 GREEN HOME STANDARD CHECKLIST

REVISIONS

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Bender & Associates ARCHITECTS p.a.

Project N°: 0724
GREEN HOME CHECKLIST

REVISION

Date: 05/01/12

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12 OF 34

DIVISION 1 - GENERAL REQUIREMENTS

1. The general conditions of the Contract for Construction, AIA Document A201, are a part of this project. Contractors who are not familiar with this document may obtain copies from the Architect, or the office of the American Institute of Architects, Miami, Florida.

2. All work shall be in strict conformity with the Florida Building Code, latest edition, and with all applicable laws, codes, and ordinances of the City, County, State, utility companies and any other governing agencies.

3. The Contract work includes all material, equipment, tools, labor and services necessary for the completion of the project. The Owner has the right to, and expects all work to be completed as expeditiously as possible.

4. The Contractor shall procure and pay for all necessary building permits and for inspection services of local authorities where required by law. Meter and impact fees will be paid by the Owner.

5. Notify all utility companies prior to excavation for location of underground utilities, and/or protection or removal of overhead power lines and poles.

6. Provide safety barricades, signals, fences, etc., as required for the safe execution of the work and compliance with local laws.

7. The observation of the Contract work shall be done by the person listed in the Contract agreement as the Architect. In the case that no observation by the Architect is provided in the Contract, the functions of the Architect, wherever called for in the Specifications, shall be exercised by the Owner.

8.Provide temporary services and utilities:
8.1.Water (potable and non-potable).
8.2.Sewer sediment.
8.3.Power.
8.4.Metering.
8.5.Telephone.
8.6.On renovation work where existing electric and water meters will remain without interruption in service,other than short periods of transfer or meters,the owner will continue to pay these utility bills

9. Materials and Labor
9.1 Submit samples to the Architect for approval of color where required.
9.2 All work shall be performed in the best and most professional manner by mechanics skilled in their respective trades.
9.3 Where brand names or manufacturers names appear, they are used to establish a quality of material and/or process. Substitutions will be approved by the Architect if, in his judgment, they constitute an equal material or process.
9.4 All trades shall guarantee all work to be free of defects in materials or workmanship for a period of one (1) year from the date of final acceptance.This is an individual installer warranty and is additional to longer product or manufacturers warranties required elsewhere in these specifications.

9.5 Apply, install, connect, erect, clean, condition, and use all manufactured articles in accordance with the manufacturer's instructions and as shown on the drawings. Provide Owner with all guarantees and maintenance manuals for all appliances and pieces of equipment installed as a part of the work.

10. Performance
10.1 By submitting a bid, the bidder agrees and warrants that he has examined the drawings and specifications and found that they are adequate for the proper completion of the project.
10.2 No claims for any extra charges will be allowed because of alleged impossibilities due to inadequate drawings or specifications.
10.3 The Contractor shall be responsible for verifying field measurements before ordering materials and prefabricated items. Any necessary adjustments between field measurements and drawings shall be made as per the decision of the Architect.

11. Payments
11.1 Immediately after execution of the Contract, the Contractor shall submit for approval a breakdown of the Contract sum.
Use AIA Document G-702/G-703 for payment applications.
11.2 Unless explicitly stipulated differently in the Contract Agreement, the Contractor shall receive payments monthly, based on the work completed and the evaluation in accordance with the approved breakdown.

12. Insurance
12.1 The Contractor shall carry Workmen's Compensation Insurance to the extent required by law and shall maintain such insurance in full force during the entire time of this contract.
12.2 The Contractor shall carry comprehensive General and Automotive Liability insurance of $400,000 to $500,000 (minimum) and Property Damage insurance of $50,000 (minimum).

13. Completion
13.1 All work shall be substantially completed at a time stipulated in the Contract Agreement or in time extended for justifiable delays, if any.
13.2 A building or any other work shall be considered substantially completed when ninety-five percent (95%) of the work is done and the building is ready for occupancy or the premises for use.

DIVISION 2 - SITE WORK
1. Scope: Demolition, excavation, filling and back filling, base course for building slabs and sidewalks, finish grading, and plantings.

2. Related Work Specified Elsewhere: Concrete, masonry, moisture protection.

3. Demolition:
3.1 Demolition will be as indicated on the drawings.
3.2 Removal and replacement of power poles and/or equipment will be by the appropriate utility companies. Notify utility company at the start of construction of need to remove or relocate.

4. Excavation:
4.1 Excavate for footings, slabs, etc. as indicated on the drawings and as required for completion of the project.
4.2 All work shall be done in a safe and cautious manner in order to avoid accidents and property damage. The Contractor shall repair or replace property damaged during this or any other phase of the work.

5. Filling and Backfilling:
5.1 Fill all areas as indicated on the drawings or as necessitated in the normal course of the work.
5.2 Backfill against foundations and slab edges with native soils free of organic material or debris. Care shall be taken not to damage waterproofing membranes, insulation, foundation, etc.
5.3 Utility trenches shall be proper width for laying pipe. Avoid sharp breaks or changes in direction. Unstable soil shall be removed and replaced with approved material.
5.4 Compact all backfill to 95% of existing maximum density in 12" lifts.
5.5 Excavated material not suitable or required for back filling shall be redistributed on site or removed, as directed by the Architect.

6. Backfilling for Slabs and Walks:
6.1 Aggregate base material of 1" or less in size uniformly distributed with coarse and fines. Aggregate base shall conform to the following requirements:

Sieve Size (square openings)	% passing by weight
1 inch	100%
3/4 inch	90-100%
1/4 inch	45-75%
no. 200	0-8%

6.2 All aggregate base courses shall be 4" minimum thickness after compaction unless otherwise specified.

6.3 Provide 4" compacted aggregate base course under all concrete slabs on grade.

7. Finish Grading:
7.1 Slope all grades away from the buildings.
7.2 All graded areas to be graded in uniform slopes, free from ridges and mounds.
8. Asphalt concrete paving.
8.1 Type S-3 asphalt per D.O.T. specifications.
8.2 Provide compacted base as appropriate to site and local conditions: Lime Rock or other D.O.T. acceptable material compacted to 98% of ASTM D-1557.

DIVISION 3 - CONCRETE
1. Scope: Complete installation of plain and reinforced concrete work at the entire project including foundations, walks, slabs on grade, precast floor joists, and other concrete work to complete the project as shown on drawings and called for in these specifications. Furnishing and installing all reinforcing steel, welded wire fabric, dowels, ties, anchors, etc. as indicated on drawings and otherwise required by the work. Installing items built into concrete but furnished by others. Installing items necessary to fasten and hold reinforcement in place.

2. Related Work Specified Elsewhere: Furnishing attachments for other work placed in concrete; waterproofing.

3. Description: Concrete shall consist of Portland cement, fine and coarse aggregate, proportioned and mixed, reinforced, placed and finished as indicated and specified. Concrete strength = 4,000 P.S.I. @ 28 days. Max. slump = 5" footings and 6" for slabs on grade. Maximum slump for structural columns, beams and slabs shall be 4". Transit mixed concrete per ASTM C-94.

4. Materials:
4.1 Portland cement - ASTM C-150
4.2 Reinforcing steel - ASTM A-15
4.3 Welded wire fabric - ASTM A-185
4.4 Coarse aggregate shall be clean crushed stone or natural gravel conforming to ASTM C-33, and not larger than 3/4" for slabs or 1 1/2" for foundations. Maximum size for reinforcing steel or between reinforcing and forms.
4.5 Fine aggregate shall be washed natural sand, without clay content, of strong sharp particles.
4.6 Water shall be potable.
4.7 Accessories shall be hot dipped galvanized bar supports, etc. manufactured for use in concrete.
4.8 Joint filler shall be pre-molded expansion joint filler, 1/2" thick, unless otherwise stated on the drawings; asphalt impregnated fibers conforming to ASTM D-994.

5. General Requirements:
5.1 Material and workmanship shall conform to "Building Code Requirements for Reinforced Concrete" (ACI 318).
5.2 Do not use deteriorated or damaged materials for concrete.
5.3 No admixtures shall be used without prior approval of the Architect.
5.4 Mechanically vibrate all concrete in place with experienced workmen.

5.5 Cure slabs with an approved liquid curing compound and sealing agent, applied in accordance with the manufacturer's recommendations.
5.6 Concrete pours shall be so scheduled and completed so that no unsafe structural conditions or unsightly finish will result. Scheduling and location of pours shall be brought to the attention of the Architect, at least 24 hours prior to placing concrete. Inspection of reinforcing in place, forms, compacted base, etc., will be made by the Architect prior to any concrete pour. No concrete shall be poured without the Architect's inspection and approval.
5.6. Concrete shall be delivered to the place of pouring by trucks or carts and poured through troughs or chutes. Any fall segregating the coarse aggregate from the mix shall be avoided.
5.7. Furnishing and placement of reinforcing steel shall comply with current ACI standards. Reinforcing steel shall be accurately placed in accordance with related drawings and securely tied in its precise position at all points where the bars cross so as to preclude shifting during the placing of concrete. Bars shall be deformed in accordance with ASTM A-305.
5.8 Precast-prestressed concrete floor joists where shown on Drawings ,shall be manufactured in accordance with the requirements on the structural drawings.
5.9. The thickness of concrete floor slabs supported directly on the ground shall not be less than 3 1/2 inches (89mm). A 6-mil (0.006 inch(152 mm)) polyethylene vapor retarder with joints lapped not less than 6 inches (152mm)shall be placed between the base course or subgrade and the concrete floor slab,or other approved equivalent methods or materials shall be used to retard vapor transmission through the floor slab.

6. Concrete Finishes:
6.1 Finished floor slab surfaces shall be plane surfaces as shown on the drawings. Where drains occur slope floor evenly to drains.
6.2 Interior slabs shall be screeded with a straight edge, floated to the required level, and steel troweled to a smooth hard finish. Exterior slabs shall be broom finished.
6.3 Concrete floors shall be checked for trueness with an 8 foot straight edge. Any deviation from the line of the straight edge by more than 1/4" shall be repaired in a manner satisfactory to the Architect.

7. After construction is completed, thoroughly clean all exposed floors with soap and water.

8. Control joints shall be formed as indicated on drawings, or formed with metal keyway to remain in the slab.

9. Precast, prestressed floor joists.

DIVISION 4 - MASONRY
1. Scope: Furnish and install all labor, materials, equipment and service necessary to complete all masonry work as indicated or specified.

2. Related Work Specified Elsewhere: Masonry wall including fill, face caulking of control joints.

3. Materials: Concrete masonry units shall conform to ASTM C-90, Grade U-1, f'm = 1350 P.S.I.
3.1 Masonry units shall be 8" x 8" x 16" hollow unit masonry, 16" x 8" x 16" column block, and as shown on the drawings.
3.2 Trussed or ladder type horizontal joint reinforcement equal to Dur-O-Wall.
3.3 Mortar shall be type S, 1800 P.S.I. minimum compressive strength.

4. Construction and Workmanship:
4.1 The work shall be done by experienced mechanics, skilled in their trade, in a first class manner.
4.2 The Contractor shall be responsible for quality of workmanship and for compliance with the design and specifications. He shall correct all errors and deviations as requested by the Architect.
4.3 Transport and handle all masonry units in such manner as to prevent chipping and breakage. Protect all masonry from inclement weather effects and heavy and unnecessary traffic.
4.4 Do not lay chipped, cracked or otherwise defective units in the wall where exposed to view. Remove and replace defective units, whether defective, chipped, or broken before or after setting.
4.5 All joints shall be as indicated on drawings, straight, true, and uniform in thickness to course vertically to 8".
4.6 All masonry shall be running bond unless indicated otherwise.
4.7 Provide all openings in masonry walls where required or indicated. Build in all items as required for a complete job, including (but not limited to) reinforcing steel, bolts, anchors, conduits and piping.
4.8 Clean all finished masonry walls for a neat, clean and finished appearance, if exposed to view.
4.9 Install horizontal joint reinforcement in wall joints at 16" on center vertically.

DIVISION 5 - STRUCTURAL AND MISCELLANEOUS STEEL
1. Scope: Furnish and install all steel lintels, clip angles, anchor bolts and other steel items as indicated on drawings or otherwise specified.

2. Related Work Specified Elsewhere: Reinforcing Steel

3. General Requirements:
3.1 Structural Steel - ASTM A-36
3.2 Structural Bolt - ASTM A-325
3.3 Anchor Bolts - ASTM A-307
3.4 Any welding shall be performed by certified welders.
3.5 All steel items shall be hot dip galvanized, prior to delivery to the site, or stainless steel.
3.6 All work shall be properly aligned, plumb, level and true, and shall be in the precise location as indicated on the drawings.

DIVISION 6 - CARPENTRY AND MILLWORK
1. Scope: All rough and finish carpentry work and millwork as indicated on drawings and specified. The installation of all rough and finish hardware, shelving and trim, hangers and all material necessary to complete all the framing and finish work as shown. Install all blocking, firestops, backing, bridging, etc. for the proper installation of all specified items.

2. Related Work Specified Elsewhere: Toilet room accessories, specialties, finishes.

3. Materials:
3.0 Protection against decay and termites: All wood in this section shall be a naturally durable species resistant to termites or pressure treated. Even when not specifically indicated on the drawings, all framing lumber, sheathing, fascias, casings, and any other lumber used on the exterior of the building shall be pressure treated or naturally decay resistant. Lumber used for framing, plates, etc. on the interior shall also meet this requirement.
3.1 Air dry all dimension and board lumber to maximum 19% moisture content. All lumber to bear association mark, grade, and mill mark per WCLB rules.
3.2 All joists, sapols and dormer rafters, ledgers and beams to be pressure treated Southern yellow pine #1 or #2 as required to meet specified structural requirements. All repetitive framing members and joists shall be minimum 1200 P.S.I. stress graded lumber, after pressure treating. Main roof rafters and beams where shown shall be microlam as manufactured by Truss-Joist Macmillan. Microlam members to be pressure treated.
3.3 Studs, blocking and plates: Southern yellow pine #2 or better, pressure treated.
3.4 Floor sheathing: 3/4" T&G P.T. plywood, unless otherwise noted.
3.5 Wall sheathing: 5/8" C-DX P.T. (Under standard siding), 3/4" CDX P.T. (Under stucco)
3.6 Roof sheathing: 3/4" C-DX exterior APA P.T. plywood.
3.7 Siding: #2 pine 1/2" x 6", pressure treated and kiln dried.
3.8 Exterior trim: 5/4" P.T. Southern Yellow Pine, unless otherwise noted.
3.9 Interior trim: clear fir or as called for on the drawings.
3.10 Shelving may be 3/4" plywood with a 1/8" x 3/4" hardwood glued and nailed to ends and edges exposed to view with all ends and edges sanded and finished, or solid boards.
3.11 Built-in cabinets shall be plastic laminate and/or wood as shown and detailed on drawings. Plastic laminate shall be Formica, Wilsonart, Pionite, or equal.
3.12 Connectors, supports, joist hangers, etc., shall be Simpson, of types as indicated on drawings, all items galvanized.

4. Construction and Workmanship:
4.1 All work shall be braced, plumbed and leveled. All joints shall be true and tight. A sufficient number of nails, screws, and bolts shall be used to insure the rigidity of the construction.
4.2 All millwork shall be carefully erected with tight fitting joints, carefully cut and secured. Exposed nails shall be set and puttied. All work shall be thoroughly cleaned and sanded to receive finish.
4.3 All carpentry work shall conform to Chapter 17 of the Standard Building Code, latest edition.
4.4 Provide grounds, stripping, furring, etc., to receive finish materials as required.
4.5 Provide x-bracing or solid blocking at center line of all framing members over eight feet in length.
4.6 Install all plywood with edges over framing members. Nail plywood siding at 6" O.C. at edges and 12" O.C. at intermediate framing members. Stagger plywood joints.

DIVISION 7 - MOISTURE PROTECTION
1. Scope: Roofing, sheet metal, caulking, insulation.

2. Related Work Specified Elsewhere: Concrete, masonry, filling and backfilling, doors and windows.

3. Materials:
3.1 The Contractor shall submit samples of materials for approval to the Architect as called for.
3.2 All materials shall be delivered bearing the manufacturer's name and brand.
3.3 All flashing, counter-flashing, reglets, etc., shall be galvalume with factory applied paint, or stainless steel where shown on drawings. All flashing, drips, etc., as detailed.
3.4 Subgrade waterproofing shall be black asphaltic emulsion painted onto walls, two coats minimum, as shown on drawings.
3.5 Caulking or sealant shall be DAP Gold Label Butyl-Flex caulking compound or equal. In no case shall caulking or sealant be less than is required for its intended use. Submit manufacturer's data to the Architect when requested.
Colors to match adjacent construction.
3.6 Batt insulation shall be minimum R-19 (or as called for in the drawings) at ceilings and walls or vertical planes (except as shown on Drawings). Masonry fill insulation, when required, shall be Vermiculite, Perlite, or equal. Min. R-5. All Batt insulations shall have a vapor barrier on one side, applied to the room side of walls or ceilings. Rigid insulation shall be equal to Celotex Brand Polyisocyanurate closed cell foam lined with aluminum foil facing on one side. Thickness as called for on drawing assemble on R-Value of 6.5/inch.
3.7 All "V" crimp metal roofing shall be 26" wide panels for placement 24" O.C., with "galvalume" coating, 26 gauge steel with a 5-V profile. Place roofing over a membrane complying with ASTM D 2626, Type I, 30 lb. Provide all accessories: galvanized clips, anchors and other materials required for a complete and weathertight installation. Where metal roofing is shown on the drawings "to match existing", furnish a sample of the proposed product to the Architect for approval.
3.8 Where metal shingle roofing is called for, provide "Galvalume" shingles, 30 gauge minimum with patterns as selected by the Architect.
3.9 Where modified bituminous or "built-up" roofing is called for or otherwise required, use asphalt 2030 CSH system or approved equal.
4. Roofing:
4.1 The roofing Contractor shall inspect the roof deck for compatibility with specified roofing systems and materials, and for any defects of the deck, and state his findings to the Architect.
4.2 All work shall be done in strict accordance with the manufacturer's recommendations.
4.3 Pipes and ducts extending through the roof shall be flashed with one piece of sheet metal forming a flange which extends at least 6" on all sides.
4.4 Provide a written guarantee stating that any leaks or other defects in the roofing or flashing will be repaired to the Owner's satisfaction for a period of two (2) years.
4.5 All roofing shall be performed in accordance with applicable codes and ordinances, and in accordance with commonly accepted practices for quality roofs in the roofing industry.

5. General Requirements:
5.1 Furnish and install all work for this section as indicated.
5.2 Furnish and install flashing wherever indicated on drawings and wherever required to maintain the integrity of the roof.
5.3 Furnish and install caulking wherever indicated and as required for weather tight seal.
5.4 After completing the roofing installation, the roofing and sheet metal contractor shall remove all excess materials and all trash and debris caused by his work.
5.5 The roofing subcontractor shall inspect all work in place for compatibility with specified roofing systems and materials, and for any defects of the deck, and state his findings to the Architect.
5.6 Roofing systems shall use the products of the same manufacturer unless specifically allowed by the roofing manufacturer in writing.

DIVISION 8 - DOORS, WINDOWS AND GLAZING, HARDWARE
1. Scope: Furnish and install all doors, windows, glass and glazing, hardware, frames and miscellaneous items as required for a complete project, as indicated on drawings, specified or otherwise necessitated by the work.

2. Related Work Specified elsewhere: Caulking

3. Doors and Frames:
3.1 Wood doors shall be hollow core, or solid core, or panel, as indicated on drawings, of sizes and types as indicated.
3.2 Wood frames shall be pine or Douglas Fir, appearance grade, as detailed.
3.3 Hollow metal doors and frames shall be the product of one manufacturer, or gauges sufficient for its intended use with all components hot dip galvanized.
4. Windows:
4.1 All windows in exterior walls to be as shown on the window schedule: wood,aluminum or steel as called for.
4.1.1 Finish: All wood windows to have factory applied primer on exterior and interior. Paint as per Division 9-Finishes.
4.1.2 Provide all windows with factory-installed fiberglass screens in aluminum frame with white finish.
4.1.3 Glazing: All windows, except as shown, shall be furnished with clear single glazing. Windows "F" to be furnished with clear impact resistant glazing are as scheduled.Provide N.O.A. to show Florida Building Code compliance.
4.2 Roof windows, where shown on Drawings, shall be "Velux"
4.2.1 Finish: Finish shall be standard Kynar 500 resin finish.
4.2.2 Glazing: Standard clear, tempered, insulating glass.
4.2.3 Flashing: Provide 22 Gauge Type EDL Combi-Flashing.

5. Glass and Glazing:
5.1 All fixed glass frames shall be as detailed.
5.2 All fixed glass in exterior walls shall be as indicated on drawings, 1/4" min., to withstand impact and wind loads shown on the drawings, but in no case less than required by code.
5.3 Chapter 24 of the Florida Building Code, latest edition, shall be the minimum requirement for glass and glazing. Where discrepancies between drawings, specifications, or the code appear, the Contractor shall adhere to the most stringent requirement.
5.4 Chapter 16 of the Florida Building Code, latest edition, shall be the governing standard for wind and impact loading of glass, glazing and all related components. Where discrepancies between drawings, specifications, or the code appear, the contractor shall adhere to the most stringent requirement.
5.5 Impact resistant glazing may be laminated glass or lexan, unless specifically detailed or otherwise required by other provisions or the documents.
6. Finish Hardware:
6.1 Provide hardware in all cases adequate for the service to which it will be subjected in the course of normal usage. Unless otherwise noted herein, all locks shall be keyed as directed by the Owner.
6.2 Submit samples of hardware finishes to the Architect for selection when requested in the drawings.
6.3 In the absence of a hardware schedule, the Contract shall include a bid allowance for the purchase of hardware items of for all openings.
6.4 Install all hardware and related items required for a complete and functioning system.
6.5 For each of the required items of finish hardware, provide from the specified manufacturer or from one of the indicated acceptable substitutes.

Item	Acceptable Manufacturer	Substitute
Butts	Stanley, Taco, National McKinney or Equal	
Locks	Schlage	None
Closers	Sargent	LCN or Norton
Floor Closers	Rixson	None
Panic Bolts	Sargent	Von Duprin
Thresholds	Pemko	Reese
Miscellaneous	Builders Brass	Trimco, Ives

Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Architect.

7. General Requirements:
7.1 Provide P.T. wood thresholds for exterior doors, as detailed, or premanufactured units when hardware schedules do not specify thresholds.
7.2 Furnish and install weatherstripping at all exterior doors for weathertight seal.
7.3 Leave all labels on glass in place until inspected. After inspection remove all labels and thoroughly clean all glass.
7.4 Protect all aluminum frames and glass from damage. The general Contractor shall be responsible for the removal of protective materials and cleaning with water, or water with soap or household detergent. The general Contractor shall be held responsible for damage resulting from use of other cleaning materials.

8. Finish Hardware Schedule:
A. Furnish the hardware groups in the amounts indicated on the drawings.

DIVISION 9 - FINISHES
1. Scope: Furnish and install all gypsum drywall at partitions and ceilings, painting and ceramic tile as indicated on drawings or specified.

2. Related Work Specified Elsewhere: Carpentry, Plastic Laminate.

3. Materials, Construction and Workmanship:
3.1 Gypsum Board:
3.1.1 Gypsum board shall be 5/8" type "X" taped and finished. Gypsum board shall have finish facing to receive paint.
3.1.2 Use water resistant gypsum board at toilet rooms and as called for on drawings.
3.1.3 Drywall shall be screw fastened to framing. Drywall screws shall be self- tapping flathead, shouldered and designed for use with power driven tools; not less than 1" long.
3.1.4 Furnish and install all gypsum board corner beads, edge guards, trim and metal accessories as required for a complete job, of types as indicated on drawings.
3.1.5 Apply board with edges over framing member.
3.1.6 Soffits and ceilings to be smooth finish or other texture as approved by the Architect. All walls to be light smooth finish or other texture as directed by the Architect.
3.2 Ceramic tile:
3.2.1 Ceramic tile shall be manufacturer's standard glazed tile, unless noted otherwise, with all base, trim, etc., for a complete job. Sizes shall be as called for on the drawings.
3.2.2 Tile shall be as selected by the Architect, and as manufactured by American Olean, Florida Tile, Dallas Ceramic Company, Interpace Corporation or equivalent. Submit samples for approval when requested by the Architect.
3.2.3 Grout shall be white, unless otherwise noted, conforming to the highest quality industry standards.
3.2.4 Ceramic tile shall be thin set, mastic applied or mud set, at the Contractor's option.
3.2.5 Clean tile before final inspection.
3.2.6 All ceramic tile substrate shall be cementitious backer board, wonderboard or equal.
3.3 Painting:
3.3.1Work covered in this section includes:
a. Painting all interior surfaces as called for in the finish schedule.
b. Painting all exterior clapboard, trim and soffits.
c. Painting all doors, windows and trim.
d. Finishing wood flooring with urethane finish.
e. Painting exterior gutters and downspouts and any other exposed metal surfaces.
f. Painting all interior millwork.
g. Painting and finishing any other work requiring finishing, but left unfinished by other people.
3.3.2 Painting materials as manufactured by Benjamin Moore, Sherwin Williams, Dev-Edwards, Duron, or Pittsburgh Paints. Stains as manufactured by Olympic, U.S. Plywood and Woodlife.
3.3.3 Mask as required, lay drop cloths, and generally protect all adjacent surfaces. Properly protect or remove light fixtures, hardware, etc., during painting.
3.3.4 Finish tops, bottoms and edges of doors the same as door faces.
3.3.5 Materials for painting and finishing are based on products of the Benjamin Moore Co., unless noted otherwise.

Exterior wood trim, doors and windows (to be painted):
Primer (1) Coat Fresh Start 100% Acrylic Primer (023) - 49 g/l VOC
Topcoats (2) Coats MoorGlo Acrylic House & Trim (Soft Gloss) (N096) - 114 g/l VOC

Exterior wood siding (to be painted):
Primer (1) Coat Fresh Start 100% Acrylic Primer (023) - 49 g/l VOC
Topcoats (2) Coats MoorGard Low Lustre Acrylic House Paint (N103) - 46 g/l VOC

Exterior wood siding to be stained:
(2) Coats Premium Exterior Stain Acrylic Solid Color (N081) - 78 g/l VOC

Interior Drywall and Wood T&G (to be painted):
Topcoat (2) Coats. Walls - Regal Premium Interior Latex Pearl Finish (N310) - 142 g/l VOC
Ceilings - Regal Matte Finish (N221) - 97 g/l VOC

Interior Wood Trim & Millwork (to be painted):
Primer (1) Coat Fresh Start 100% Acrylic Primer (023) - 49 g/l VOC
Topcoat (2) Coats Regal Latex Semi-Gloss Finish (N333) - 148 g/l VOC

Interior Wood Flooring:
Stain (1-2) Coats SAFECOAT Duroestain - 56 g/l VOC
(3) Coats SAFECOAT Polyureseal BP Satin Finish - 110 g/l VOC

3.3.6 Undercoats and Thinners:
1. Provide undercoat paint produced by the same manufacturer and use only as the finish paint.
2. Use only the thinners recommended by the paint manufacturer and use only to the recommended limits.
3. Insofar as practicable, use undercoat, finish coat and thinner materials as parts of a unified system of paint finish.

3.3.7 Acceptance of bases: The Painting Contractor shall be responsible for the finish of his work and shall not start painting until the surfaces are in proper condition to receive paint. If the Contractor considers any surfaces unsuitable to a degree that they cannot be corrected by scraping or sanding, he shall report this to the Architect or the Owner before applying any materials to same. Starting his own work shall be considered an acceptance of the surfaces.
3.3.8 Preparation of surfaces: Prepare wood surfaces by sealing all knots with OD 30 knot sealer. Putty nailholes, cracks, and blemishes and sand rough areas before applying second coat of paint. Clean oily or greasy surfaces. Remove rust by scraping or sanding.
3.3.9 All surfaces to be painted must be free of dirt and dust before painting.
3.3.10 All workmanship shall be of a professional quality with paint spread evenly without runs. Colors shall be as selected by the Architect or the Owner, and shall conform to the approved sample.
3.3.11 Nailholes and imperfections shall be neatly puttied after the first coat. Putty shall be colored to match the color of the surface to which it is applied.
3.3.12 Enamels, varnishes and exterior oil paints shall be allowed to dry at least 48 hours between coats. Interior paints shall be allowed to dry at least 24 hours between coats.
3.3.13 Paint shall be applied in the number of coats shown in 3.3.6 above.
3.3.14 Urethane shall be applied in the following manner:
Wood Flooring - Stain (color to be approved by Owner)   Sealer and three coats of urethane

3.4 Vinyl Tile: (when called for on the drawings)
3.4.1 Vinyl tile shall be Kentile Architectural Series, 12" x 12" x 1/8", or equal. Color as selected by the Architect. Submit samples for approval. Approved equal manufacturers for vinyl tile are: Azrock Floor Products, Congoleum, Tillimate, GAF or Armstrong.
3.4.2 When called for on the drawings, rubber base shall be 4" high, color as selected by the Architect.
3.4.3 All tile shall be installed in accordance with the manufacturer's recommendations, using an adhesive recommended for the particular floor condition.
3.4.4 After the floor is laid and prior to final acceptance, the floor shall be cleaned, waxed and machine buffed.
3.5 Carpet:
3.5.1 Owners to select the carpet where shown on the Room Finish Schedule.
3.5.2 Include a Unit Price Allowance in the Contract of $__/ square yard.
3.6 Acoustic tile ceilings:
3.6.1 Furnish and install acoustic tile ceiling systems as indicated on the drawings.
3.6.2 Install all systems in strict compliance with the manufacturers printed recommendations.

DIVISION 10 - SPECIALTIES
1. Scope: Furnish and install all toilet room accessories, hardware, etc., as indicated or specified.

2. Related Work Specified Elsewhere: Carpentry, Gypsum Drywall, Tile

3. Materials:
3.1 Toilet room accessories shall be as called for on the drawings. When such items are not shown, they shall be furnished by the Owner and installed by the Contractor.

DIVISION 15 - MECHANICAL AND PLUMBING
1. Scope: Furnish all labor, materials, tools, transportation, services, etc., as required for complete installation of all mechanical and plumbing work as indicated on drawings, specified or otherwise necessitated by the work, for the completion of the project. Refer to mechanical and plumbing drawings for additional notes and specification requirements. Where discrepancies exist,these notes will take precedence.
2. Related Work Specified Elsewhere: Excavation, filling and backfilling, moisture protection.
3. Mechanical - Materials: General Requirements:
3.1 All work shall be done by experienced workmen, in accordance with the highest industry standards.
3.2 Registers: Equal to Krueger.
3.3 All square corner turns in ductwork to have turning vanes.
3.4 Insulate concealed ductwork with 1/2" thick, 3/4 P.C.F. density fiberglass blanket.
3.5 Test all equipment and repair, replace, or adjust as required. Adjust and balance all registers and diffusers to furnish necessary air quantities.
4. Plumbing - Materials and General Requirements:
4.1 All materials furnished under this contract shall be new and free from defects of any character. All materials shall comply with the Underwriters Laboratories Standards for each and shall be so labeled.
4.2 Plumbing fixtures, equipment and materials shall be as indicated on the drawings.
4.3 The work shall conform to current codes, ordinances and requirements of all governing agencies.
4.4 Plumbing work includes, but is not necessarily limited to:
a. Soil, waste and vent piping
b. Storm water conductors to cistern
c. Hot, cold water
d. Roof flashing for vent piping
e. Installation of all plumbing fixtures and accessories
f. Excavation and backfill for plumbing lines
g. Cistern pump, pressure tank, piping & hose bibbs
h. Solar hot water heating system with photovoltaic panel & associated equipment for a complete system as shown on the Drawings. System to be as manufactured by American Energy Technologies or equal.
4.5 Piping shall be: Soil, waste, vent stack and storm conductors - PVC high impact rigid plastic with solvent cemented joints. All pipes shall be inside walls and floors, and otherwise concealed from view.
Hot and cold water - Type L copper tubing with sweat soldered wrought fittings within building. Schedule 40 PVC outside building and below grade.

DIVISION 16 - ELECTRICAL
1. Scope: Furnish, install and connect complete electrical systems as shown on the drawings, specified or otherwise necessitated by the work, including, but not necessarily limited to: electrical service entrance and metering, complete electric distribution system for lighting and power, wiring and related work for: mechanical systems, motors, pumps, telephone, cable t.v. rough in, and equipment.Refer to electrical drawings for additional notes and specification requirements.Where discrepancies exist ,these notes will take precedence.
2.Related Work Specified Elsewhere: Excavation, filling and backfilling, mechanical and plumbing.
3.Construction and Workmanship: All work and materials shall comply with the following as minimum standards:
a. The National Electric Code, latest edition
b. The National Electric Manufacturers Association Standards
c. The National Electrical Safety Code
d. The Insulated Power Cable Engineers Association Standards
e. Underwriters Laboratories Incorporated Standards
4.General Requirements:
4.1 All outlets shall be grounded
4.2 All work shall be concealed
4.3 All grounding shall be in accordance with the National Electric Code.
4.4 Lighting fixtures, equipment, etc., shall be as scheduled or otherwise indicated on the drawings.
4.5 The Contractor shall guarantee the entire installation (except lamps) for a period of one (1) year from the date of final acceptance.
4.6 Materials and equipment shall comply with the applicable current standards of Underwriters Laboratories Inc.
Panels: Square "D" or equal panels with main tight enclosure when used outdoors.
Romex 12-2 with ground and plastic fiberglass boxes are permitted, unless otherwise specified on the drawings.
Feeders to be (2) 1/0 THW w/ (1) THW in 2" conduit.
Conduit to be P.V.C. provide stub only.
Wiring devices shall be Leviton, residential grade white, or approved equal.
4.7 Contractor shall furnish lighting fixtures and fans in Contract, as called for on the fixture schedule shown on the Drawings. In the absence of a fixture schedule, fixtures will be as selected by the Owner and paid by the Owner as a negotiated extra to the Contract. The Owner reserves the right to furnish fixtures shown for installation in lieu of purchasing them through the Contractor.
4.8 Contractor shall furnish and install approved hard-wired smoke detectors in accordance with the requirements of the building department and fire department having jurisdiction over the project.

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Project #: 0706
SPECIFICATIONS
Date: 10/3/12

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