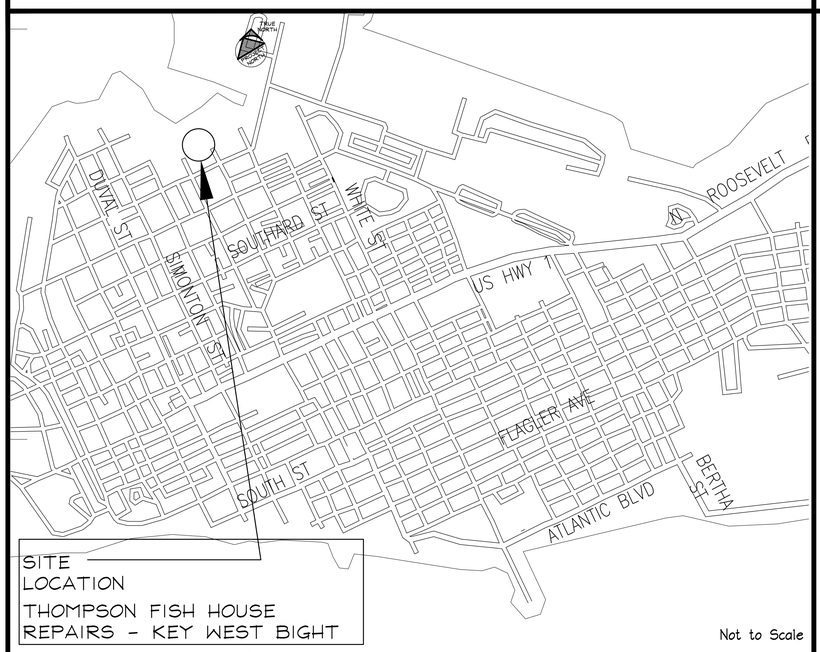
THOMPSON FISH HOUSE REPAIRS

THE KEY WEST BIGHT MARINA

KEY WEST FLORIDA

SITE MAP - KEY WEST



Not to Scale

PROJECT DIRECTORY

THOMPSON FISH HOUSE REPAIRS

ARCHITECT'S PROJECT No.: 1426A

OWNER:	PORT AND MARINE SERVICES
Address:	120 MARGARET STREET KEY WEST, FL 33040
Tel:	305-809-3803
Representative:	KAREN OLSON
ARCHITECT:	BENDER & ASSOCIATES ARCHITECTS, P.A.
Address:	410 Angela Street, Key West, FL 33040
Tel:	(305) 296-1347 Fax: (305) 296-2727
E-mail:	blbender@bellsouth.net
Project Architect:	Bert L. Bender (Principal-in-Charge)

GENERAL NOTES

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 2014 EDITION
   - FLORIDA BUILDING CODE - Existing 2014 EDITION
   - FLORIDA BUILDING CODE - Residential 2014 EDITION
   - FLORIDA BUILDING CODE - Plumbing 2014
   - FLORIDA BUILDING CODE - Fuel Gas 2014 EDITION
   - FLORIDA BUILDING CODE - Mechanical 2014 EDITION
   - NATIONAL ELECTRICAL CODE 2008 EDITION
   - NFPA 101 LIFE SAFETY CODE w/ Florida Modifications 2006 EDITION FLORIDA FIRE PREVENTION CODE 2007 EDITION
   - NFPA 1 2006 EDITION

   This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads of 180 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.
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 ouner of any possible artifacts uncovered throughout the course of construction. 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 61G1-23, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof.

Specific Authority 481.2055, 481.221 FS. Law Implemented 481.221, 481.225(1)(e), (g), (j), 481.2251(1)(g), (h), (i) FS. History-New 12-23-79, Formerly 21B-16.03, Amended 7-27-89, Formerly 21B-16.003, Amended 11-21-94, 4-18-00.

SHEET INDEX

A.0 SITE LOCATION MAP, SHEET INDEX, GENERAL NOTES, FLORIDA ADMINISTRATIVE CODE, SYMBOLS LEGEND
A0.1 SURVEY

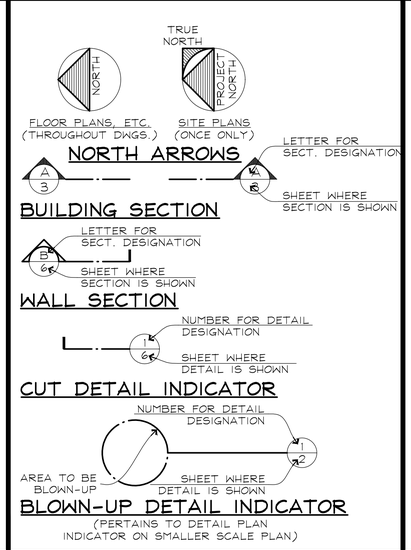
ARCHITECTURAL:
A1.0 EXISTING SITE PLAN
A1.1 DEMO FLOOR PLAN
A2.0 EXISTING EXTERIOR ELEVATIONS
A2.1 DEMO EXTERIOR ELEVATIONS
A4.0 PROPOSED FLOOR PLAN, DOOR AND WINDOW SCHEDULE
A4.1 RESTORED EXTERIOR ELEVATIONS
A8.0 DOOR AND WINDOW DETAILS
A8.1 HISTORIC PHOTO DETAILS
A8.2 EXISTING PHOTO DETAILS

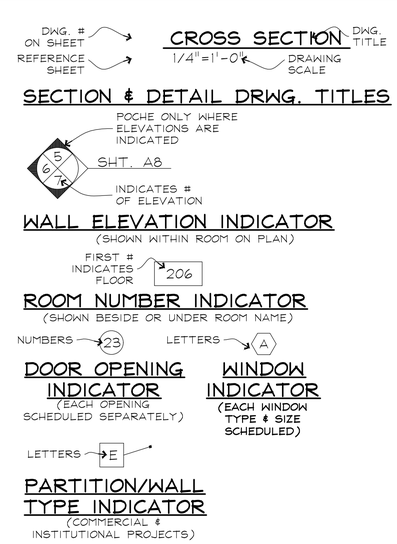
STRUCTURAL:
S0.1 GENERAL NOTES
S1.1 FOUNDATION PLAN
S1.2 EXISTING FIRST FLOOR AND EXISTING SECOND FLOOR/ROOF PLAN
S2.1 SECTION
S2.2 SECTION

ABBREVIATIONS

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

SYMBOLS LEGEND





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

DESCRIPTION OF WORK:

THE WORK OF THIS PROJECT IS A RESTORATION OF THE EXTERIOR CONCRETE AND INCLUDES THE REMOVAL AND REPLACEMENT OF DETERIORATED CONCRETE AND REPLACING IT IN KIND.

FROM THE SECRETARY OF THE INTERIOR'S STANDARDS:

RESTORATION IS DEFINED AS THE ACT OR PROCESS OF ACCURATELY DEPICTING THE FORM, FEATURES, AND CHARACTER OF A PROPERTY AS IT APPEARED AT A PARTICULAR PERIOD OF TIME BY MEANS OF THE REMOVAL OF FEATURES FROM OTHER PERIODS IN ITS HISTORY AND RECONSTRUCTION OF MISSING FEATURES FROM THE RESTORATION PERIOD. THE LIMITED AND SENSITIVE UPGRADING OF MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS AND OTHER CODE-REQUIRED WORK TO MAKE PROPERTIES FUNCTIONAL IS APPROPRIATE WITHIN A RESTORATION PROJECT.

REVISIONS:

THOMPSON FISH HOUSE REPAIRS
AT THE KEY WEST BIGHT MARINA
KEY WEST, FLORIDA, 33040

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

Bender & Associates ARCHITECTS p.a.

Project No: 1426A

SITE MAP
PROJECT DIRECTORY
GENERAL NOTES
ABBREVIATIONS
SHEET INDEX
SYMBOL LEGEND

Date: 04/01/16

A.0

Legal Description: Thomson Fish House and Turtle Cannery
(Prepared by undersigned)
Commence at the intersection of the Northwesterly Right–of–Way Line of Caroline Street and the Southwesterly Right–of–Way Line of Margaret Street, thence N 33°58'50" W along the said Southwesterly Right–of–Way Line of Margaret Street for 353.77 feet to the face of a concrete seawall; thence S 56°17'25" W along the face of the said concrete seawall for a distance of 10.07 feet to the edge of a concrete causeway and the Point of Beginning; thence N.33°56'36"W. along said concrete causeway, a distance of 168.79 feet; thence N.32°21'30"W., a distance of 20.97 feet; thence N 33°59'17" W for a distance of 19.07 feet; thence N 33°19'42" W for a distance of 72.24 feet; thence S 56°40'18" W for a distance of 36.40 feet; thencve S 33°19'43" E for a distance of 26.89 feet; thence S 56°40'18" W for a distance of 1.95 feet; thence S 33°19'42" E for a distance of 3.25 feet; thence N 56°40'18" E for a distance of 1.95 feet; thence S 33°19'42" E for a distance of 61.89 feet; thence S 57°17'34" W for a distance of 2.31 feet; thence S.32°42'26"E., a distance of 12.66 feet; thence S.51°14'30"E., a distance of 58.02 feet; thence 36°40'25" E for a distance of 46.19 feet to the edge of a wood dock and an old Turtle cannery; thence S.54°17'45"W. along said wood dock and a building overhang, a distance of 64.08 feet to the edge of a wood dock and building overhang; thence S 35°42'15" E along an old dock and building overhang a distance of 22.36 feet; thence N 54°17'45' E along an old wood dock and building overhang a distance of 64.46 feet to an ashpalt and concrete causeway; thence S 36°40'25" E along the concrete causeway 52.95 feet; thence N 56°17'25" E along a concrete seawall for 15.59 feet to the Point of Beginning.
Parcel contains 9184 square feet or 0.21 acres, more or less.

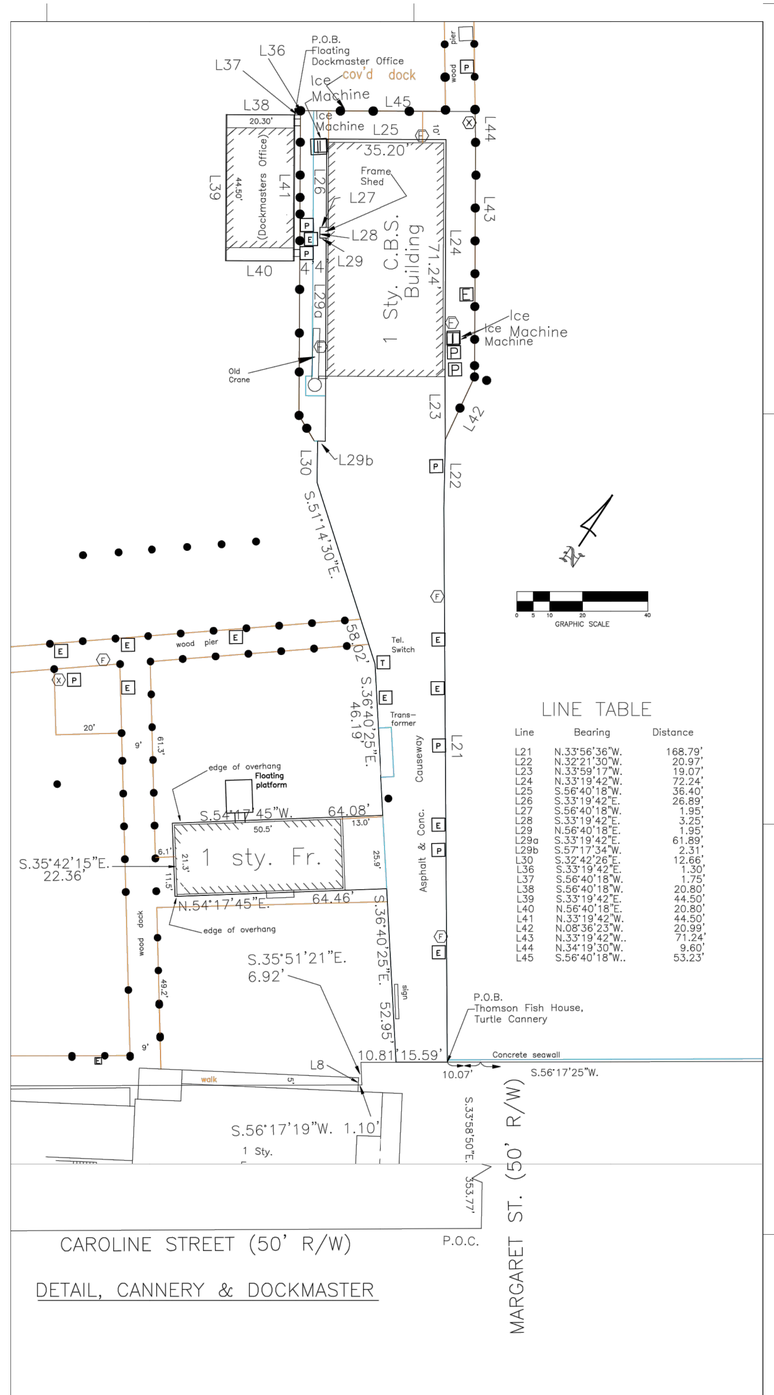
Legal Description: Floating Dockmaster Office
(Prepared by undersigned)
Commence at the intersection of the Northwesterly Right–of–Way Line of Caroline Street and the Southwesterly Right–of–Way Line of Margaret Street, thence N 33°58'50" W along the said Southwesterly Right–of–Way Line of Margaret Street for 353.77 feet; thence S 56°17'25" W for a distance of 10.07 feet to the edge of a concrete causeway; thence N.33°56'36"W. along said concrete causeway, a distance of 168.79 feet; thence N.32°21'30"W., a distance of 20.97 feet to the edge of a wooden dock; thence N.08°36'23"W. along said wooden dock, a distance of 20.99 feet; thence N.33°19'42"W., a distance of 71.24 feet; thence N.34°19'30"W., a distance of 9.60 feet; thence S.56°40'18"W., a distance of 53.23 feet to the edge of a wooden dock; thence S.33°19'42"E. along said wooden dock, a distance of 1.30 feet; thence S.56°40'18"E., a distance of 1.75 feet to the edge of the Dockmaster's Office and the Point of Beginning; thence following the edge of said Dock Master's Office for the following four terms; thence S.56°40'18"W., for a distance of 20.80 feet; thence S.33°19'42"E., for a distance of 44.50 feet; thence N.56°40'18"E., for a distance of 20.80 feet; thence N.33°19'42"W., for a distance of 44.50 feet back to the Point of Beginning.
Parcel contains 925 square feet or 0.02 acres, more or less.

Legal Description: Covered Area 1:
(Prepared by undersigned)
Commence at the intersection of the Northwesterly Right–of–Way Line of Caroline Street and the Southwesterly Right–of–Way Line of William Street, thence N 33°58'50" W along the said Southwesterly Right–of–Way Line of William Street for 348.45 feet to the face of a concrete seawall; thence N 56°10'43" E along the concrete seawall for a distance of 83.56 feet to the Point of Beginning; thence N 33°31'56" W for 3.69 feet; thence N 56°28'04" E for 30.00 feet; thence S 33°31'56" E for 3.54 feet; thence S 56°10'43" W for 30.00 feet to the Point of Beginning.
Parcel contains 108.35 square feet more or less.

Legal Description: Covered Area 2:
(Prepared by undersigned)
Commence at the intersection of the Northwesterly Right–of–Way Line of Caroline Street and the Southwesterly Right–of–Way Line of William Street, thence N 33°58'50" W along the said Southwesterly Right–of–Way Line of William Street for 348.45 feet to the face of a concrete seawall; thence N 56°10'43" E along the concrete seawall for a distance of 145.50 feet to the Point of Beginning; thence N 33°31'56" W for 3.37 feet; thence N 56°28'04" E for 30.00 feet; thence S 33°31'56" E for 3.22 feet; thence S 56°10'43" W for 30.00 feet to the Point of Beginning.
Parcel contains 98.97 square feet more or less.

Parcel 1:
Commence at the intersection of the Northwesterly Right–of–Way Line of Caroline Street and the Southwesterly Right–of–Way Line of Margaret Street, thence N 33°58'50" W along the said Southwesterly Right–of–Way Line of Margaret Street for 353.77 feet; thence N 56°17'25" E for a distance of 80.19 feet to the Point of Beginning; thence continue N 56°17'25" E for a distance of 39.51 feet; thence N 33°42'27" W for a distance of 4.72 feet; thence S 56°17'33" W for a distance of 39.51 feet; thence S 33°42'27" E for a distance of 4.72 feet back to the Point of Beginning.
Parcel contains 185 square feet, more or less.

Parcel 2:
Commence at the intersection of the Northwesterly Right–of–Way Line of Caroline Street and the Southwesterly Right–of–Way Line of Margaret Street, thence N 33°58'50" W along the said Southwesterly Right–of–Way Line of Margaret Street for 353.77 feet; thence S 56°17'25" W for a distance of 36.46 feet; thence S 35°51'21" E for a distance of 6.92 feet; thence S 56°17'19" W for a distance of 1.10 feet to the Point of Beginning; thence continue S 56°17'19" W for a distance of 66.88 feet; thence N 31°02'46" W for a distance of 5.32 feet; thence N 58°57'14" E for a distance of 66.80 feet; thence S 31°13'11" E for a distance of 2.21 feet back to the Point of Beginning.
Parcel contains 251 square feet, more or less.



LINE TABLE

Line	Bearing	Distance
L21	N.33°56'36"W.	168.79'
L22	N.32°21'30"W.	20.97'
L23	N.33°59'17"W.	19.07'
L24	N.33°19'42"W.	72.24'
L25	S.56°40'18"W.	36.40'
L26	S.33°19'42"E.	26.89'
L27	S.56°40'18"W.	1.95'
L28	S.33°19'42"E.	3.25'
L29	N.56°40'18"E.	1.95'
L29a	S.33°19'42"E.	61.89'
L29b	S.57°17'34"W.	2.31'
L30	S.32°42'26"E.	12.66'
L36	S.33°19'42"E.	1.30'
L37	S.56°40'18"W.	1.75'
L38	S.56°40'18"W.	20.80'
L39	S.33°19'42"E.	44.50'
L40	N.56°40'18"E.	20.80'
L41	N.33°19'42"W.	44.50'
L42	N.08°36'23"W.	20.99'
L43	N.33°19'42"W..	71.24'
L44	N.34°19'30"W.	9.60'
L45	S.56°40'18"W..	53.23'

DETAIL, CANNERY & DOCKMASTER

FREDERICK H. HILDEBRANDT
Engineer Planner Surveyor
3152 Northside Drive, Key West, Florida 33040
(305) 293–0466 Fax. (305) 293–0237
fhildeb1@bellsouth.net

Date: 7/13/06
Designed: F.H.H.
Drawn: F.H.H.
Checked: F.H.H.
Job. No. 06–387
Sheet No. 2 of 2

1 / A0.1 SURVEY
N.T.S.

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Bender & Associates ARCHITECTS p.a.

Project No: 1426A
SURVEY
Date: 04/01/16

A0.1

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

PRESERVATION NOTES:

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

THE SECRETERY OF INTERIOR STANDARDS FOR REHABILITATION:

(a) The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located.
(b) The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. (The application of these Standards to rehabilitation projects is to be the same as under the previous version so that a project previously acceptable would continue to be acceptable under these Standards.)

(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

(2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

(3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

(5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

(6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

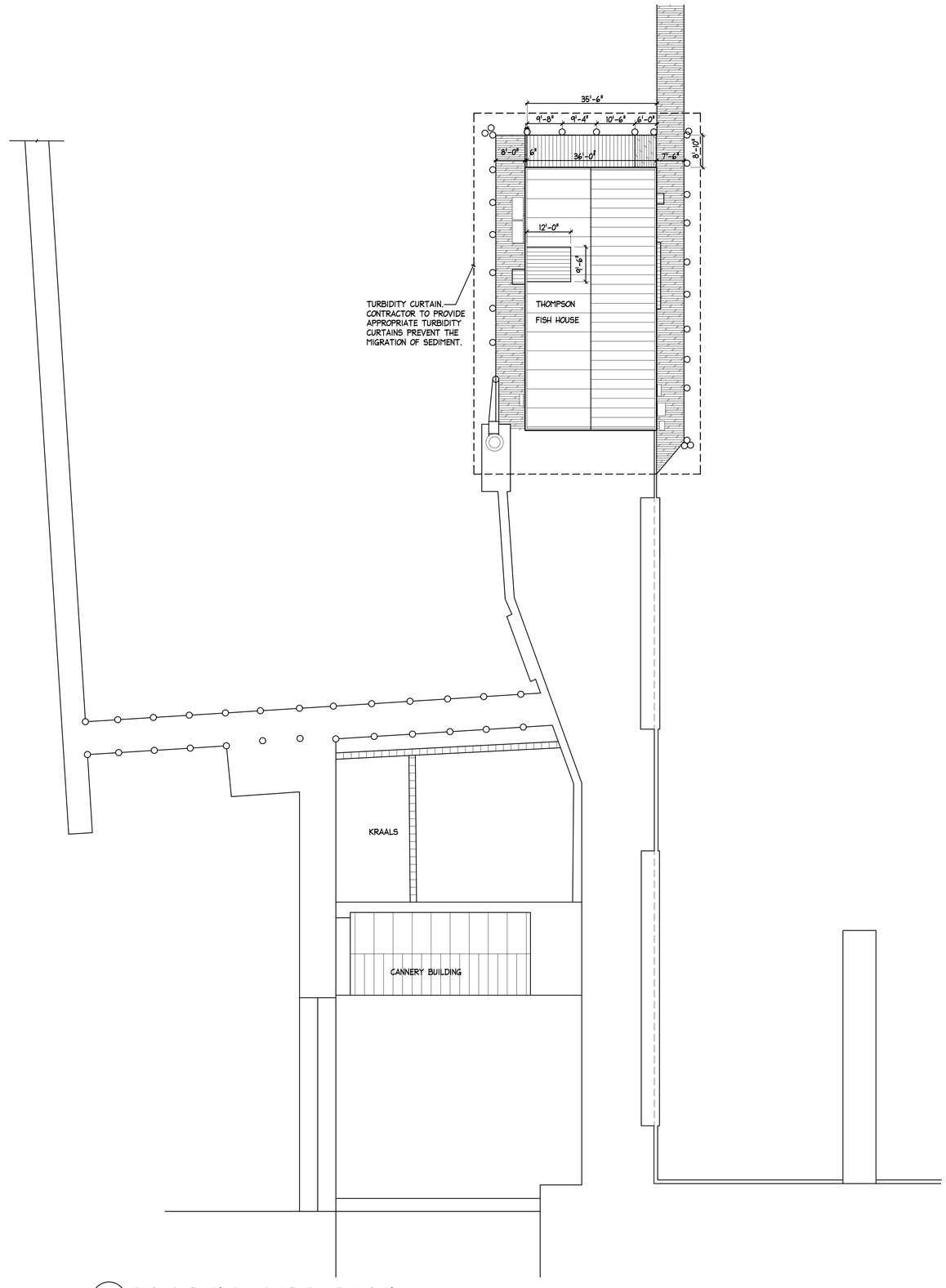
(7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

(8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

(9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

(10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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



1 / A1.0 EXISTING SITE PLAN
SCALE: 1/16"=1'-0"

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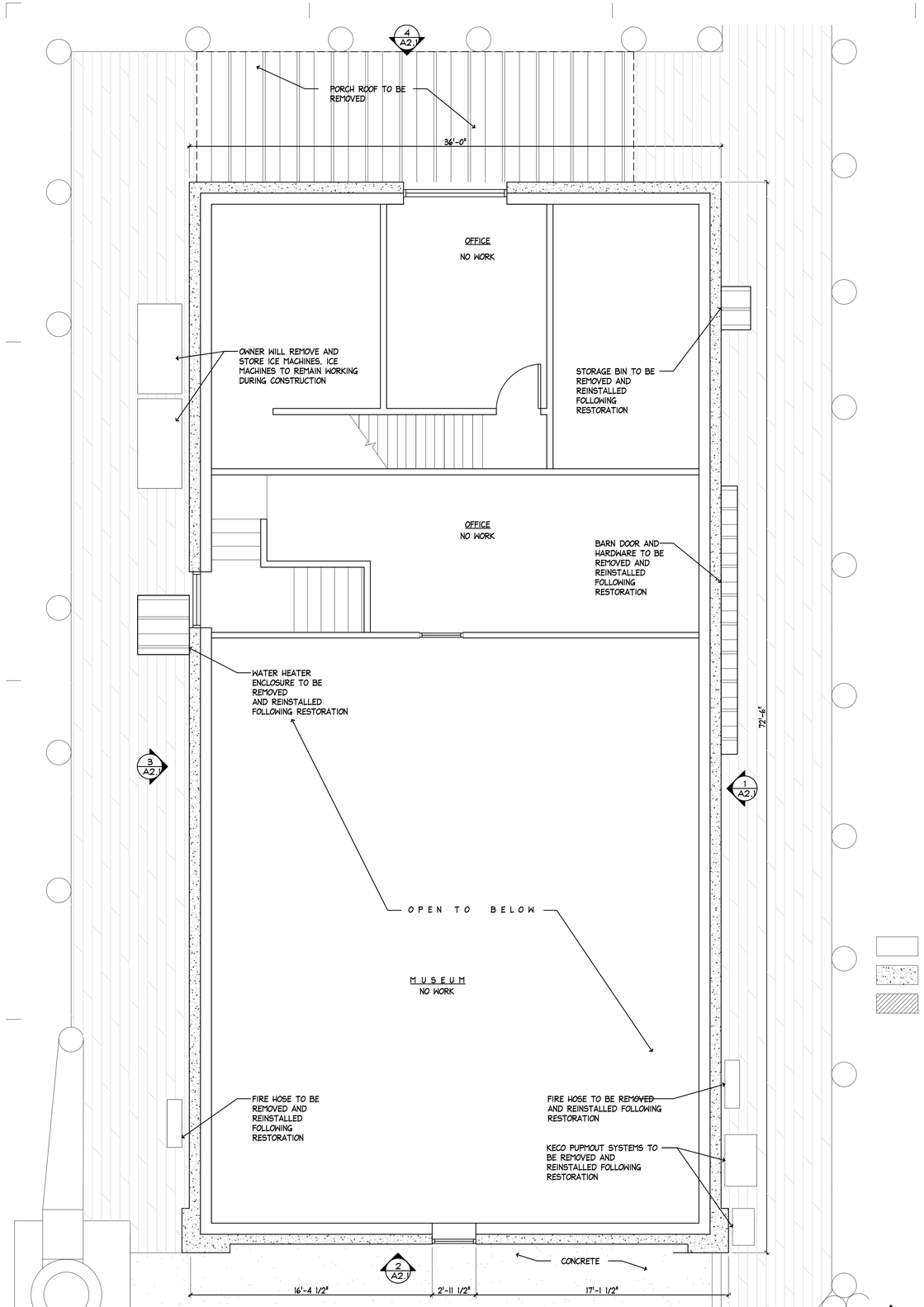
Bender & Associates ARCHITECTS *p.a.*

Project Nº: 1426A

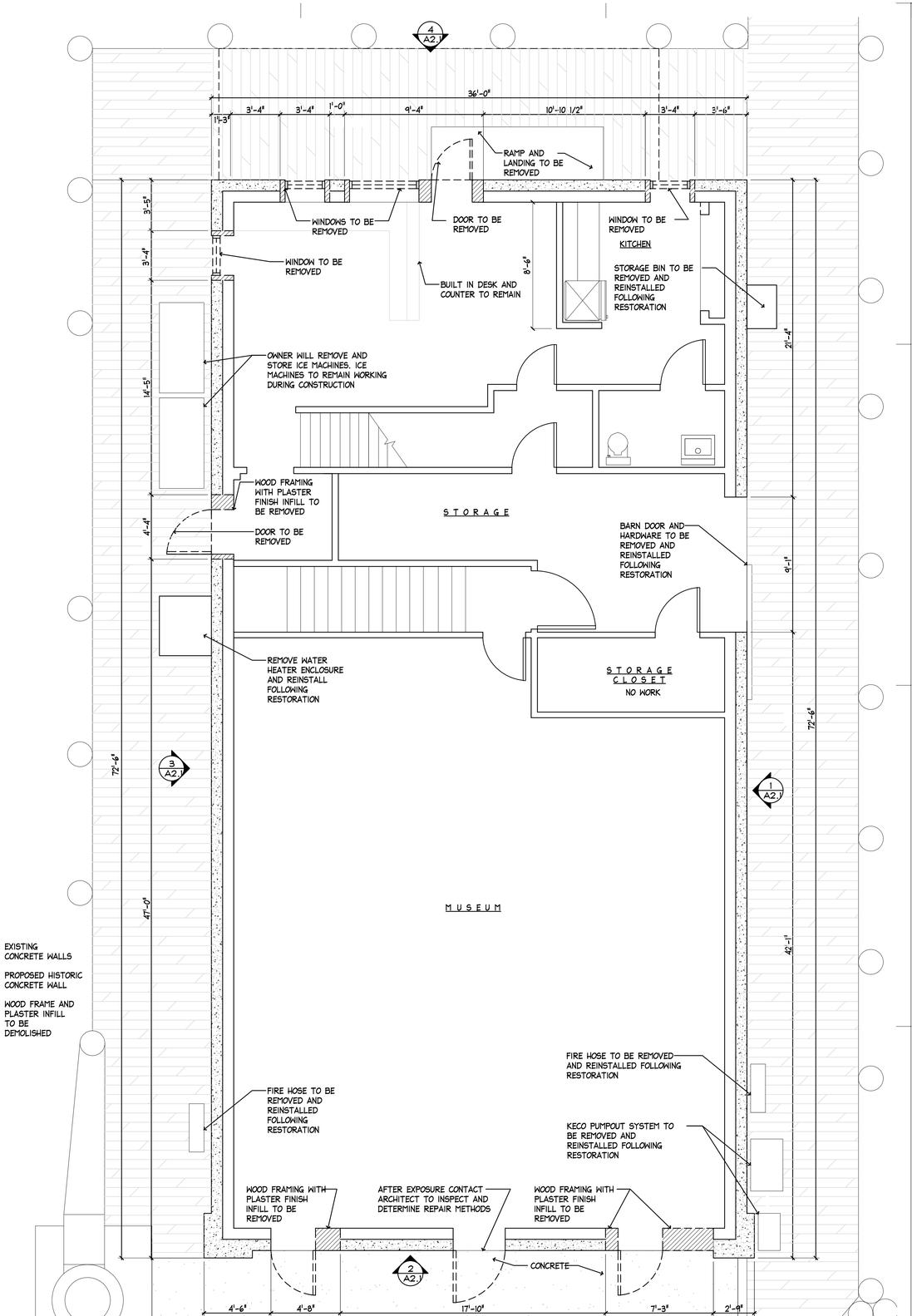
EXISTING SITE PLAN

Date: 04/01/16

A1.0



2 A1.1 DEMO SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



EXISTING CONCRETE WALLS
PROPOSED HISTORIC CONCRETE WALL
WOOD FRAME AND PLASTER INFILL TO BE DEMOLISHED

1 A1.1 DEMO FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

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Project Nº: 1426A

DEMO FIRST FLOOR, DEMO SECOND FLOOR PLAN

Date: 04/01/16

A1.1

RESTORATION NOTES:

1. THE INTENT OF THIS PROJECT IS TO RESTORE THE EXTERIOR CONCRETE TO REPLICATE THE ORIGINAL HISTORIC CONCRETE FINISH TO THE GREATEST EXTENT POSSIBLE.
2. THE WORK OF THIS PROJECT INCLUDES REMOVAL OF PLYWOOD AND OTHER WOOD BRACES AND SHORING, REMOVAL OF DETERIORATED CONCRETE AS SPECIFIED AND DETAILED.
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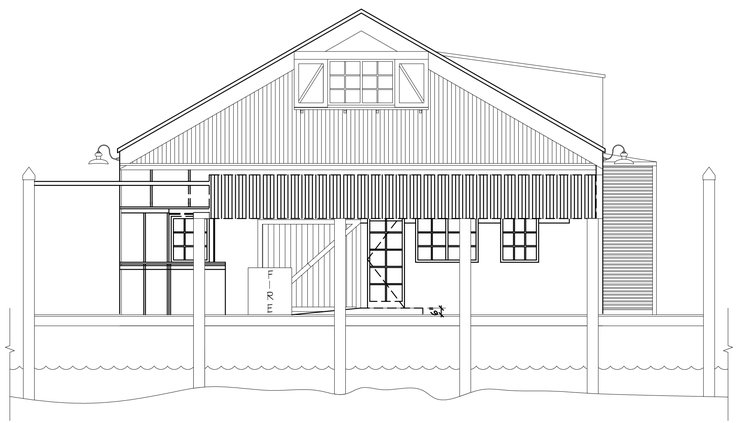
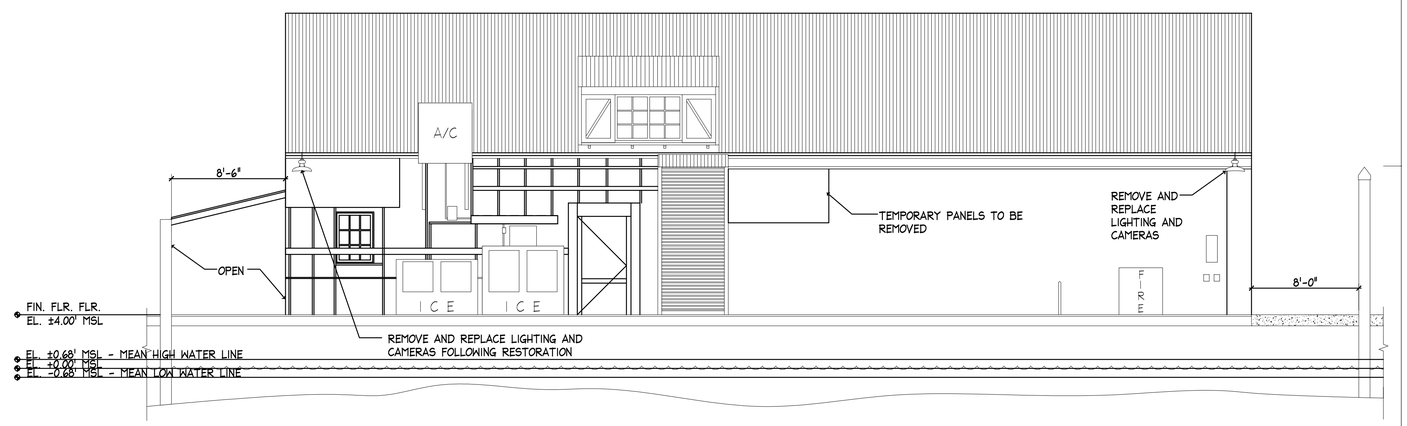
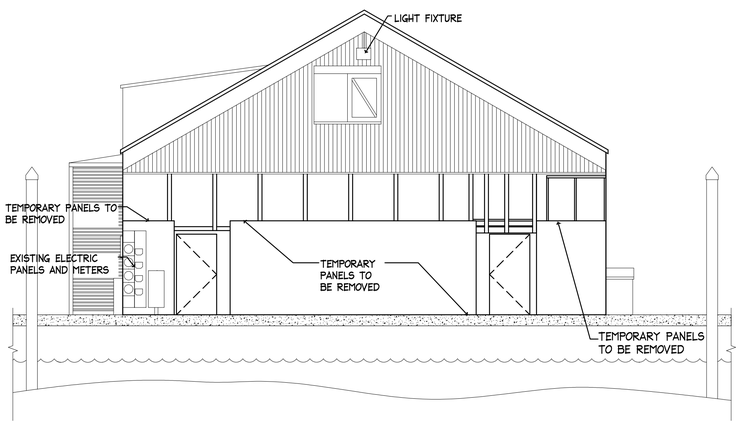
9. CONTRACTOR TO COORDINATE WORK W/EXISTING TENANTS DOCKED ALONG CONSTRUCTION AREA.



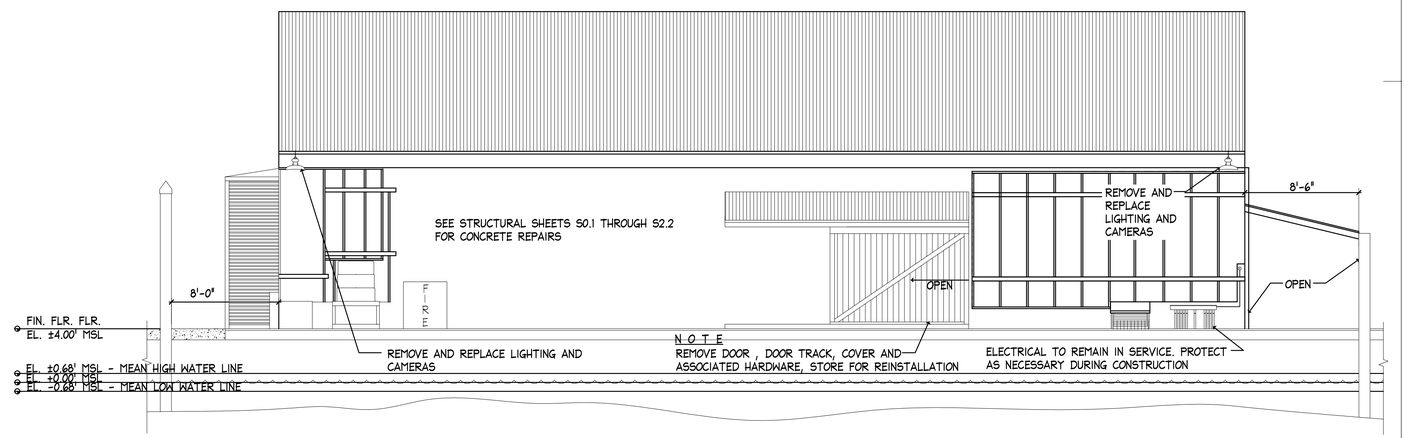
4 A2.0 EXISTING NORTH ELEVATION
SCALE: 3/16"=1'-0"



3 A2.0 EXISTING WEST ELEVATION
SCALE: 3/16"=1'-0"



2 A2.0 EXISTING SOUTH ELEVATION
SCALE: 3/16"=1'-0"



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

THOMPSON FISH HOUSE REPAIRS

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Florida License AAC002022

Bender & Associates ARCHITECTS *p.a.*

Project No: 1426A

EXISTING EXTERIOR ELAVATIONS

Date: 04/01/16

A2.0

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2. COORDINATE TEMPORARY RELOCATION OF ELECTRICAL SERVICES AND OTHER UTILITIES WITH THE APPROPRIATE UTILITY, THE OWNER AND THE ARCHITECT.

3. SEE STRUCTURAL SHEETS FOR CONCRETE DEMOLITION AND RESTORATION INFORMATION.

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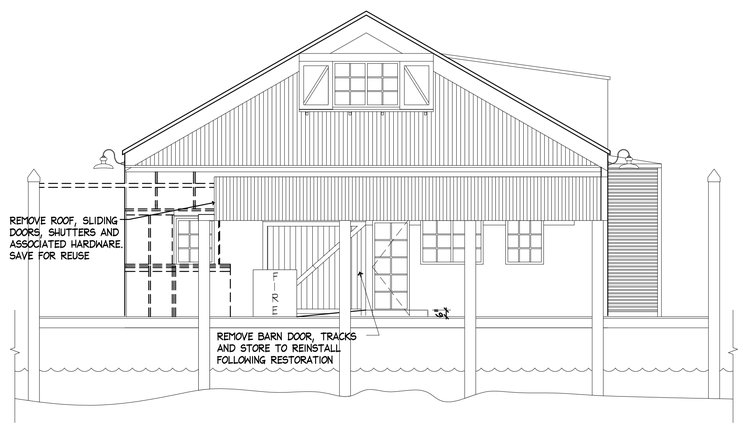
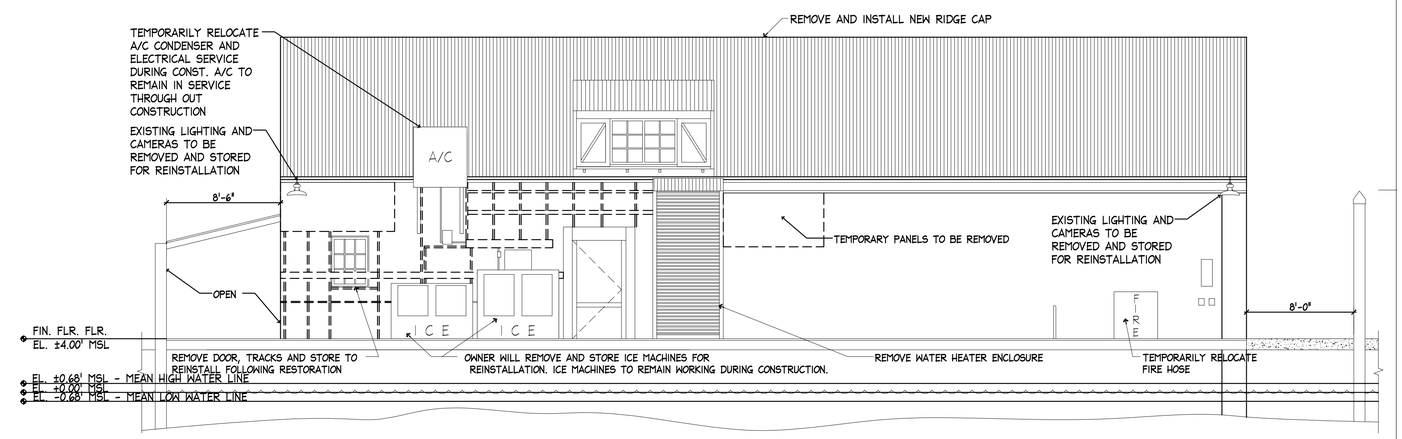
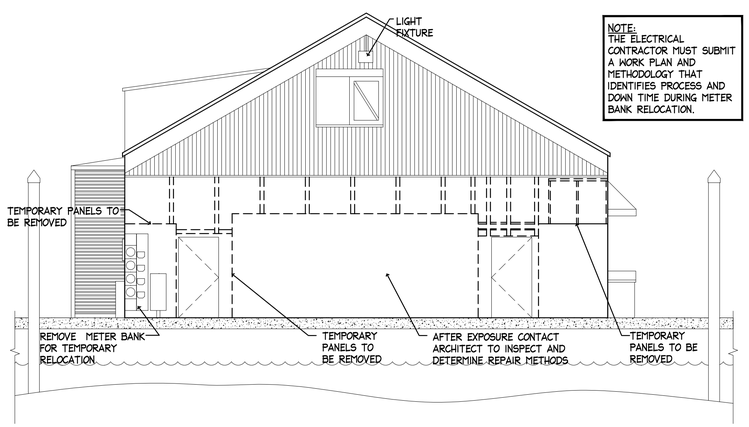


4 A2.1 DEMO NORTH ELEVATION
SCALE: 3/16"=1'-0"

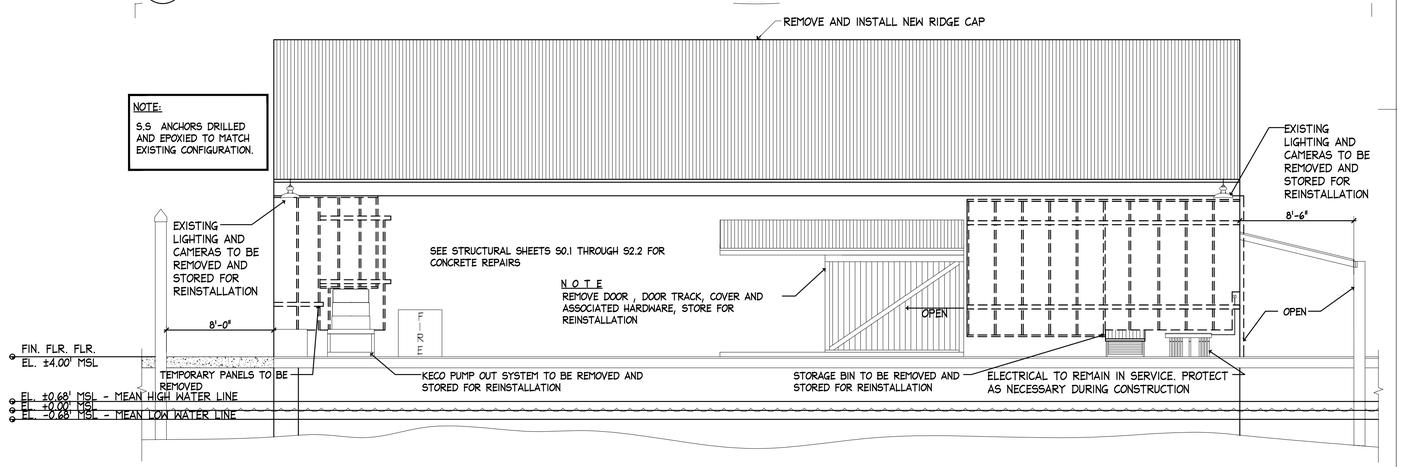


3 A2.1 DEMO WEST ELEVATION
SCALE: 3/16"=1'-0"



NOTE:
THE ELECTRICAL CONTRACTOR MUST SUBMIT A WORK PLAN AND METHODOLOGY THAT IDENTIFIES PROCESS AND DOWN TIME DURING METER BANK RELOCATION.

2 A2.1 DEMO SOUTH ELEVATION
SCALE: 3/16"=1'-0"



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

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Bender & Associates ARCHITECTS *p.a.*

Project No: 1426A

DEMO EXTERIOR ELEVATIONS

Date: 04/01/16

A2.1

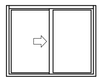
WINDOW SCHEDULE

MARK	SIZE WIDTH	SIZE HEIGHT	MANUFACTURER	DETAILS	MATERIAL	FINISH	REMARKS
A	3'-0"	4'-0"	CGI - 375 SERIES	2/A8.0, 3/A8.0	ALUMINUM	WHITE	NEW IMPACT RESISTANT SLIDING WINDOW. NO MULLIONS.
A	3'-0"	4'-0"	CGI - 375 SERIES	2/A8.0, 3/A8.0	ALUMINUM	WHITE	NEW IMPACT RESISTANT SLIDING WINDOW. NO MULLIONS.
A	3'-0"	4'-0"	CGI - 375 SERIES	2/A8.0, 3/A8.0	ALUMINUM	WHITE	NEW IMPACT RESISTANT SLIDING WINDOW. NO MULLIONS.
B	5'-0"	4'-0"	CGI - 375 SERIES	2/A8.0, 3/A8.0	ALUMINUM	WHITE	NEW IMPACT RESISTANT SLIDING WINDOW. NO MULLIONS.

NOTE : PLEASE SEE STRUCTURAL SHEET S0.1 FOR WIND LOADS REQUIREMENTS

WINDOW TYPES

MARK A
NEW HORIZONTAL SLIDING WINDOW. BOARD SHUTTER. CGI SERIES 375
NOA NO. 12-0406.01



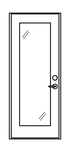
MARK B
NEW HORIZONTAL SLIDING WINDOW. BOARD SHUTTER. CGI SERIES 375
NOA NO. 12-0406.01

DOOR SCHEDULE

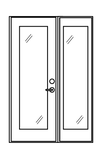
NO.	TYPE	SIZE W.	SIZE H.	SIZE T.	SIZE MATERIAL	SIZE FINISH	GLAZING	FRAMES MATERIAL	FRAMES FINISH	DETAILS	REMARKS	HARDWARE SETS
1	A	38 9/16"	80 3/4"	1 3/4"	ALUMINUM	WHITE	IMPACT	ALUMINUM	WHITE	INSTALL PER MIAMI DADE NOA	NEW GLAZED IMPACT RESISTANT SINGLE FRENCH DOOR	GROUP 1
2	B	34 9/16"	80 3/4"	1 3/4"	ALUMINUM	WHITE	IMPACT	ALUMINUM	WHITE	INSTALL PER MIAMI DADE NOA	NEW GLAZED IMPACT RESISTANT SINGLE FRENCH DOOR WITH SIDELITE	GROUP 1
3	C	PAIR 38 9/16"	80 3/4"	1 3/4"	ALUMINUM	WHITE	IMPACT	ALUMINUM	WHITE	INSTALL PER MIAMI DADE NOA	NEW GLAZED IMPACT RESISTANT DOUBLE FRENCH DOOR	GROUP 2
4	D	52"	86"	1 3/4"	STEEL	STEEL	IMPACT	STEEL	STEEL	INSTALL PER MIAMI DADE NOA	STEEL HOLLOW METAL DOOR	GROUP 3
5	D	42"	86"	1 3/4"	STEEL	STEEL	IMPACT	STEEL	STEEL	INSTALL PER MIAMI DADE NOA	STEEL HOLLOW METAL DOOR	GROUP 3

NOTE : PLEASE SEE STRUCTURAL SHEET S0.1 FOR WIND LOADS REQUIREMENTS

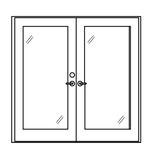
DOOR TYPES



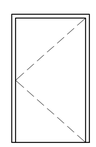
MARK A
CGI 450 SERIES
SINGLE IMPACT FRENCH DOOR
NOA NO. 14-1103.08



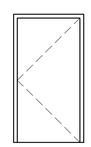
MARK B
CGI 450 SERIES
SINGLE IMPACT FRENCH DOOR WITH SITELITE
NOA NO. 14-1103.08



MARK C
CGI 450 SERIES
DOUBLE IMPACT FRENCH DOORS
NOA NO. 14-1103.08



MARK D
MESKER DOOR INC.
OUTSWING STEEL DOOR
NOA NO. 10-1202.10



MARK E
MESKER DOOR INC.
OUTSWING STEEL DOOR

DOOR HARDWARE

GROUP #1
EXTERIOR GLAZED SINGLE DOOR
(1 1/2) PR. BUTTS
(1) EXTERIOR LOCKSET
(1) DEADBOLT WITH INTERIOR THUMBTURN
WEATHERSTRIPPING & ADA THRESHOLD

GROUP #2
EXTERIOR DOUBLE SWING DOOR
(1 1/2) PR. BUTTS EACH LEAF
(1) EXTERIOR LATCH SET EACH LEAF
(1) EXTERIOR DEADBOLT
(2) DOORSTOPS.
(1) HEAD AND FOOT BOLT FOR INACTIVE LEAF. ADA THRESHOLD

GROUP #3
EXTERIOR STEEL SINGLE DOOR
(1 1/2) PR. BUTTS
(1) EXTERIOR LOCKSET
(1) DEADBOLT WITH INTERIOR THUMBTURN
WEATHERSTRIPPING & ADA THRESHOLD

DOOR HARDWARE NOTE: ALL DOOR HARDWARE SHOULD BE STAINLESS STEEL. OWNER TO SELECT ALL DOOR HARDWARE. CONTRACTOR TO PROVIDE AND INSTALL.

EXISTING CONCRETE WALLS

PROPOSED HISTORIC CONCRETE WALL

NOTE:
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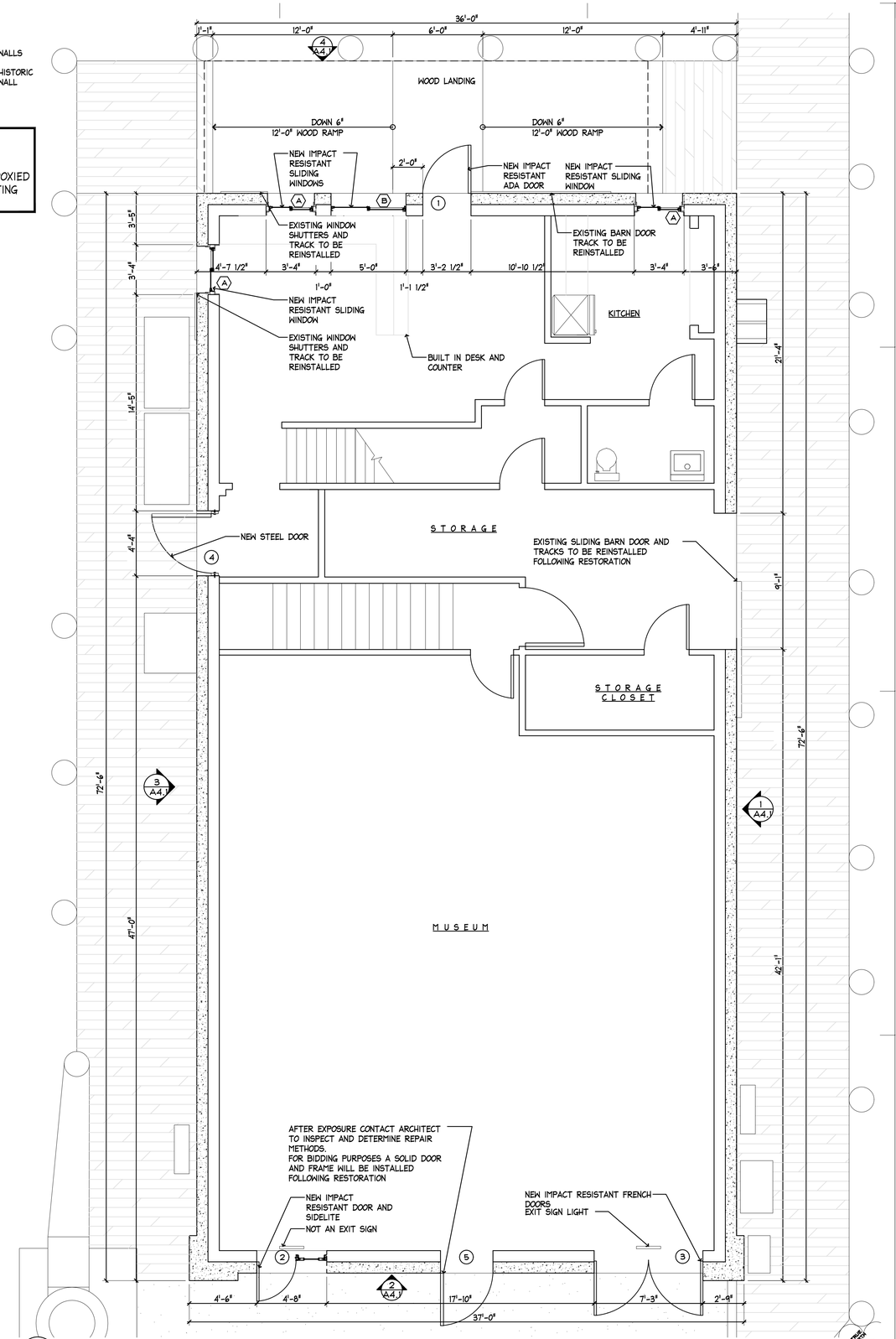

1 A4.0 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

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Project No: 1426A

PROPOSED FLOOR PLAN, DOOR AND WINDOW SCHEDULE

Date: 04/01/16

A4.0

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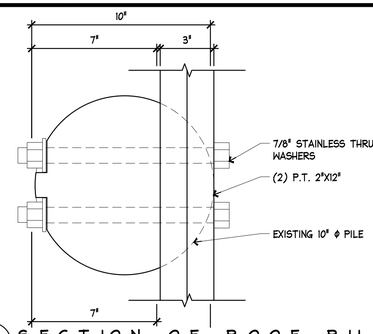
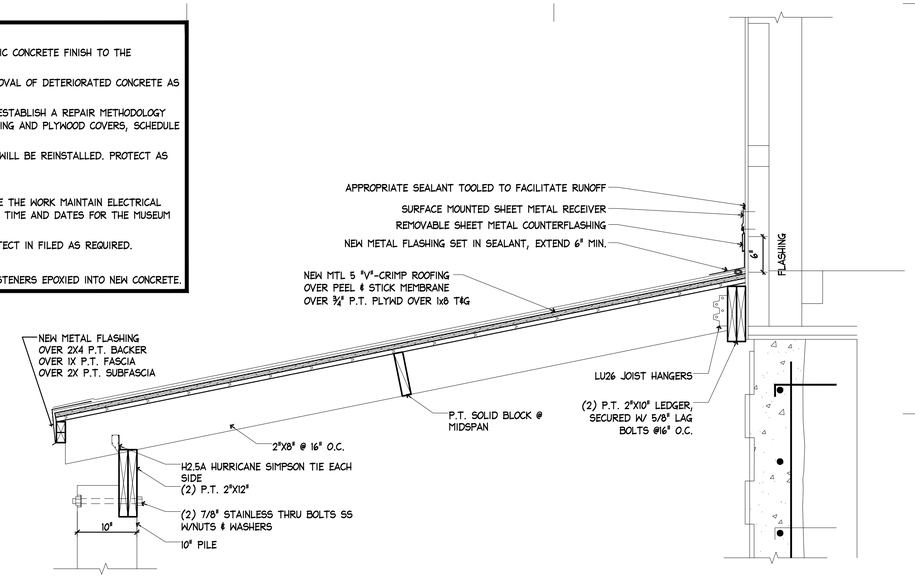
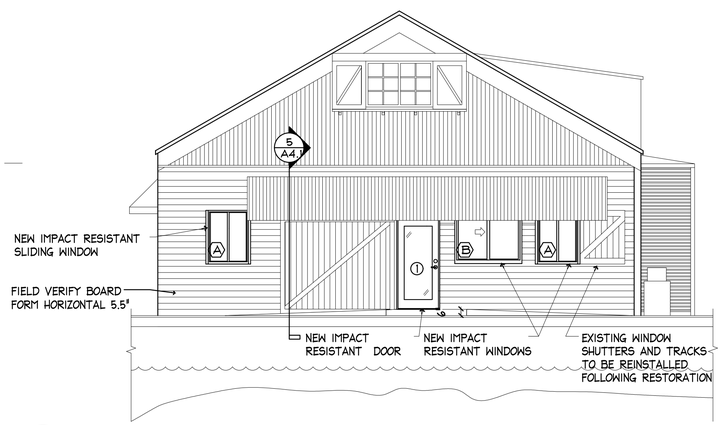


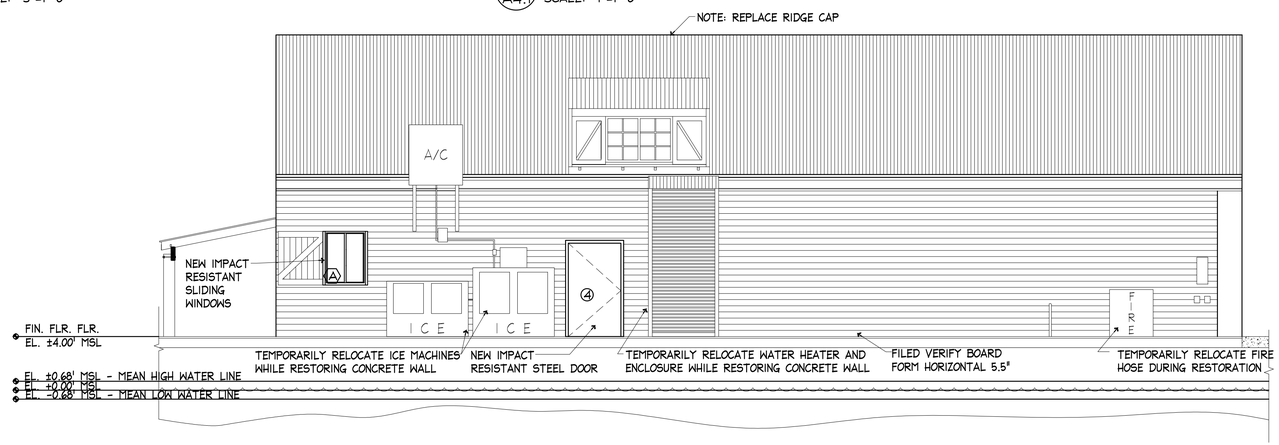
6 A4.1 SECTION OF ROOF PILE
SCALE: 3"=1'-0"



5 A4.1 SECTION OF NEW PORCH ROOF
SCALE: 1"=1'-0"



4 A4.1 RESTORED NORTH ELEVATION
SCALE: 3/16"=1'-0"



3 A4.1 RESTORED WEST ELEVATION
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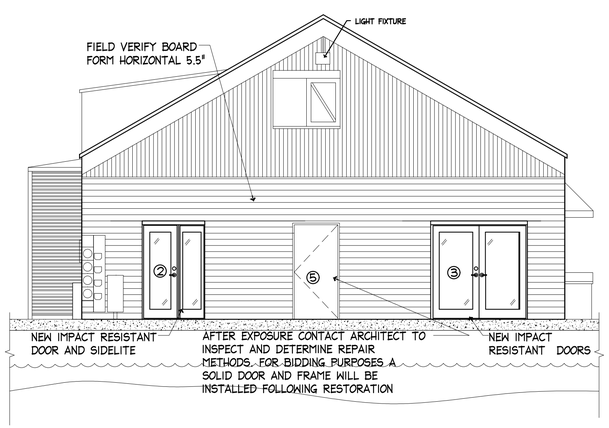

2 A4.1 RESTORED SOUTH ELEVATION
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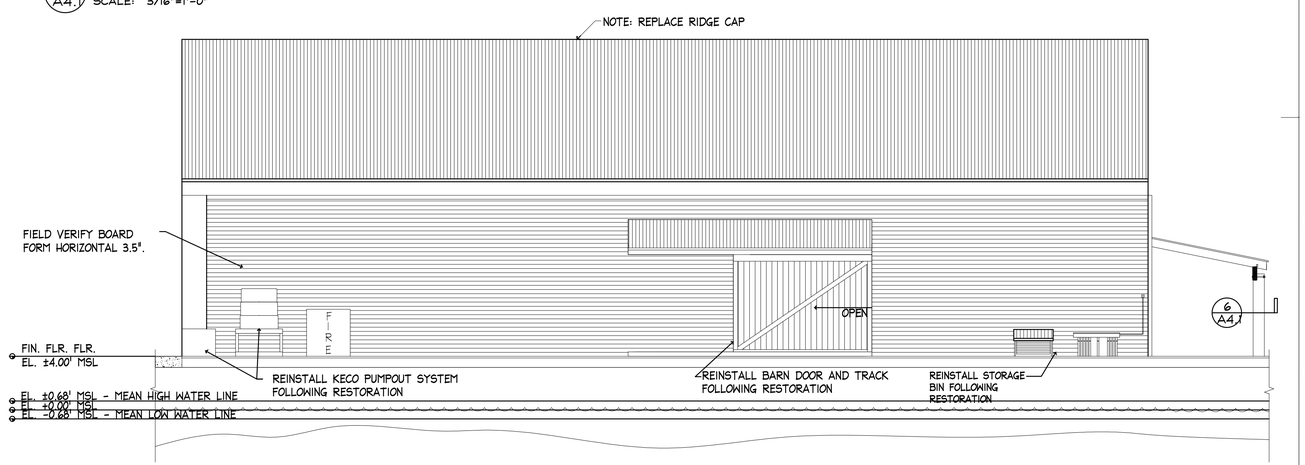

1 A4.1 RESTORED EAST ELEVATION
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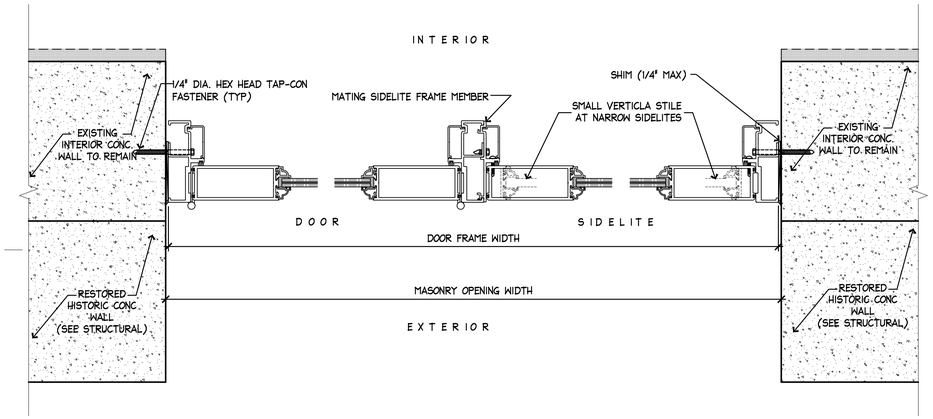
Project Nº: 1426A

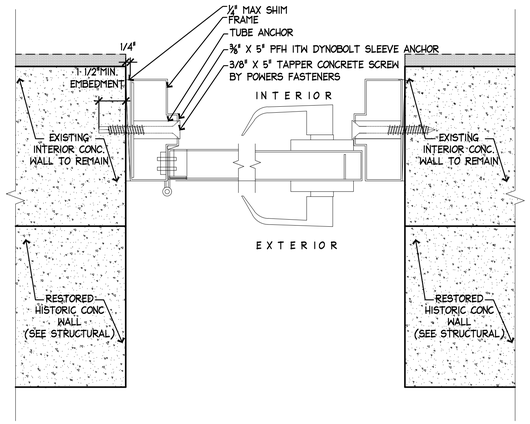
RESTORED EXTERIOR ELEVATIONS

Date: 04/01/16

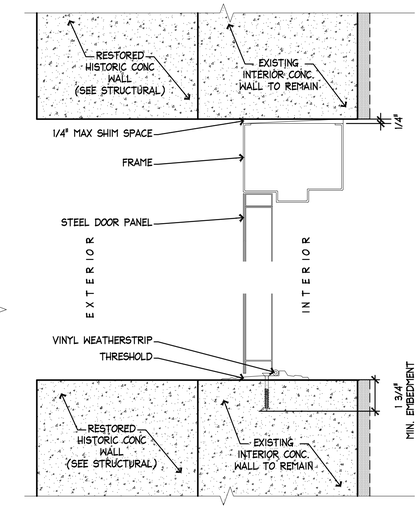
A4.1



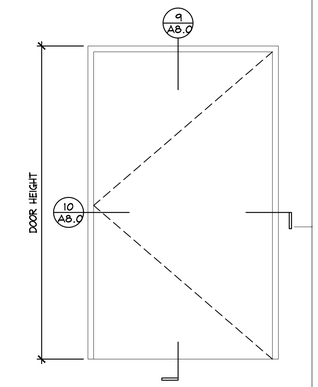
11 A8.0 CGI 450 ESTATE DOOR JAMB
SCALE: 3"=1'-0"



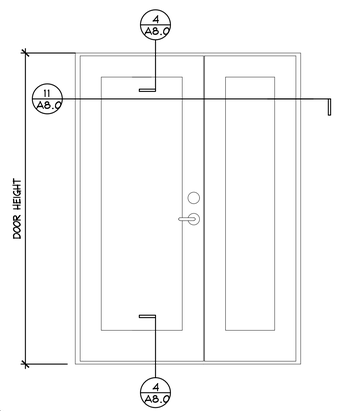
10 A8.0 STEEL DOOR JAMB
SCALE: 3"=1'-0"



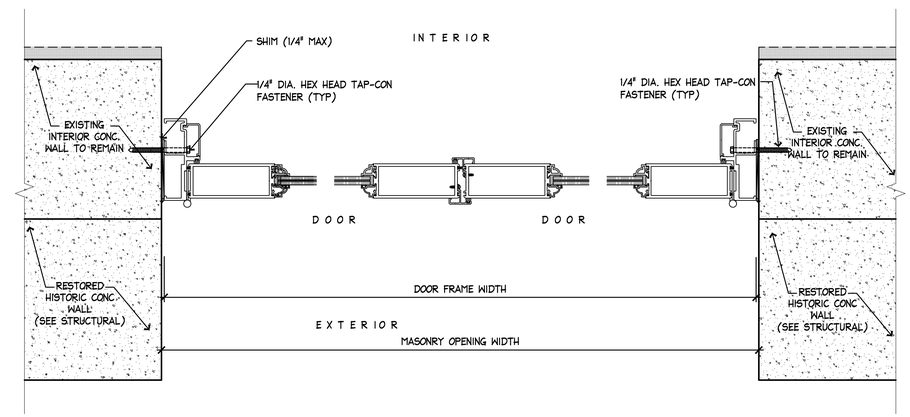
9 A8.0 STEEL DOOR HEADER AND SILL
SCALE: 3"=1'-0"



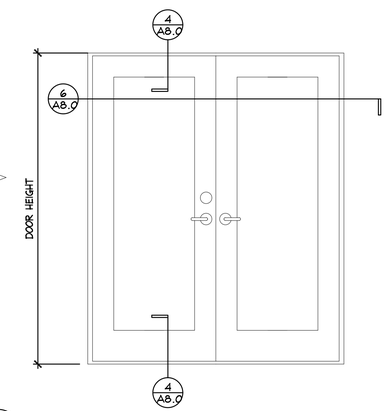
8 A8.0 STEEL DOOR ELEVATION
SCALE: 3"=1'-0"



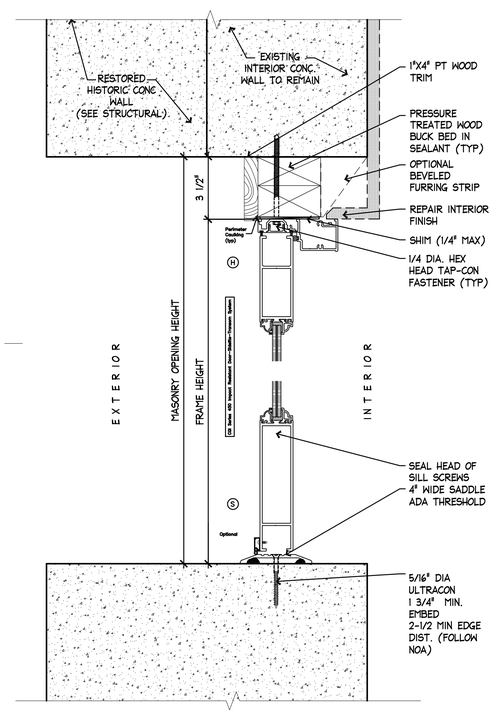
7 A8.0 CGI 450 ESTATE DOOR
SCALE: 3"=1'-0"



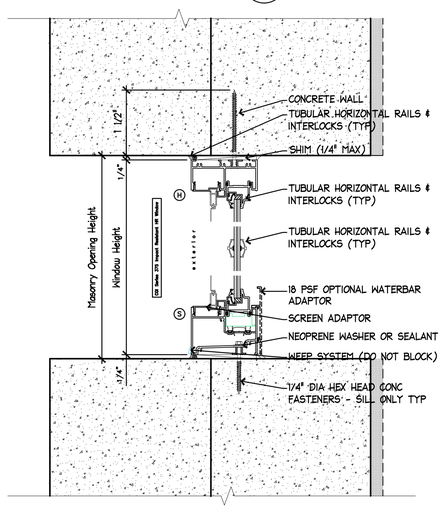
6 A8.0 CGI 450 ESTATE DOORS JAMB
SCALE: 3"=1'-0"



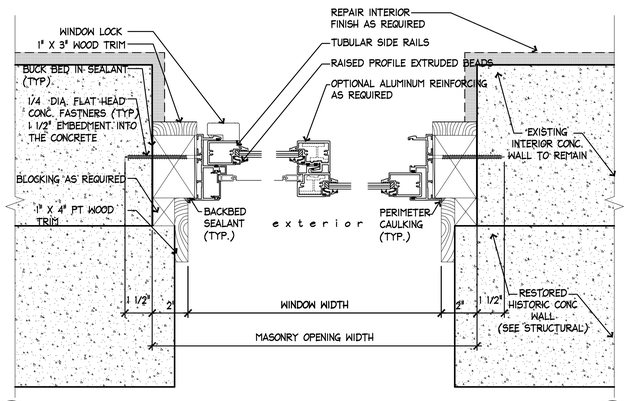
5 A8.0 CGI 450 ESTATE DOORS
SCALE: 3"=1'-0"



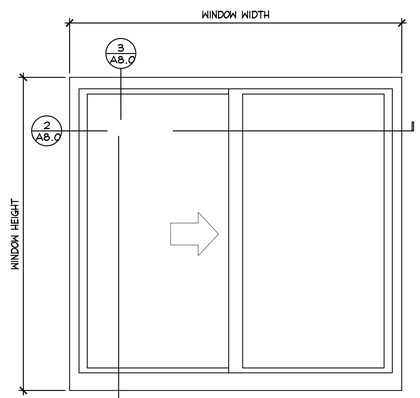
4 A8.0 CGI DOOR HEADER AND SILL
SCALE: 3"=1'-0"



3 A8.0 CGI WINDOW HEADER AND SILL
SCALE: 3"=1'-0"



2 A8.0 CGI WINDOW JAMB DETAIL
SCALE: 3"=1'-0"



1 A8.0 CGI SERIES 375 HORIZONTAL ROLLING WINDOW
SCALE: 3"=1'-0"

THOMPSON FISH HOUSE REPAIRS

AT THE KEY WEST BIGHT MARINA
KEY WEST, FLORIDA, 33040

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimilie (305) 296-2727
Florida License AAC002022

Bender & Associates ARCHITECTS p.a.

Project No: 1426A
WINDOW AND DOOR DETAILS
Date: 04/01/16

A8.0

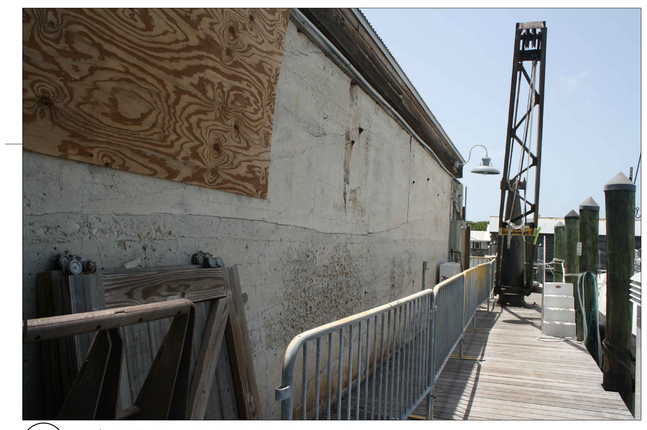
9 A8.2 PHOTO DETAIL -9
SCALE: N.T.S.

REMOVE SHORING AND BRACING.
COORDINATE TEMPORARY RELOCATION OF EQUIPMENT TRASH CONTAINERS, ICE BOXES AND SIMILAR ITEMS WITH THE DOCK MASTER.

8 A8.2 PHOTO DETAIL -8
SCALE: N.T.S.

EXISTING DETERIORATED CONCRETE TO BE REMOVED
DOCUMENT EXISTING FINISHES AND FEATURES PRIOR TO REMOVAL

7 A8.2 PHOTO DETAIL -7
SCALE: N.T.S.



6 A8.2 PHOTO DETAIL -6
SCALE: N.T.S.

5 A8.2 PHOTO DETAIL -5
SCALE: N.T.S.

4 A8.2 PHOTO DETAIL -4
SCALE: N.T.S.

3 A8.2 PHOTO DETAIL -3
SCALE: N.T.S.

REMOVE AND RELOCATE CONDENSING UNITS, WATER HEATERS, ICE BOXES AND SIMILAR ITEMS AS REQUIRED.

2 A8.2 PHOTO DETAIL -2
SCALE: N.T.S.

COORDINATE PROTECTION OF METERS, S.E.S. AND DROP WITH KEYS ENERGY SERVICES AND THE DOCK MASTER.
MAINTAIN FULL ELECTRICAL SERVICE FOR THE DURATION OF THE PROJECT.

1 A8.2 PHOTO DETAIL -1
SCALE: N.T.S.

THOMPSON FISH HOUSE REPAIRS
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PHOTO DETAILS
Date: 04/01/16

A8.2

GENERAL NOTES

100. DESIGN CRITERIA

100.1 DESIGN BUILDING CODE:

A. FLORIDA BUILDING CODE, 2014

100.2 GRAVITY LOADS:

A. FLOOR LIVE LOADS:

1. FIRST FLOOR _____ 100 PSF 2000 LB.
2. OFFICES _____ 50 PSF 2000 LB.

B. ROOF LIVE LOADS:

1. PITCHED ROOF _____ 20 PSF

100.3 LATERAL LOADS:

A. WIND LOADS (IN ACCORDANCE WITH DESIGN BUILDING CODE PER GENERAL NOTE 100.1):

1. ULTIMATE DESIGN WIND SPEED (3 SECOND GUST), Vult = 180 MPH
2. NOMINAL DESIGN WIND SPEED (3 SECOND GUST), Vasd = 140 MPH
3. RISK CATEGORY = II
4. EXPOSURE CATEGORY = D
5. ENCLOSURE CLASSIFICATION = ENCLOSED
6. INTERNAL PRESSURE COEFFICIENT (GCpi) = +/- 0.18
7. COMPONENTS AND CLADDING PRESSURES: SEE "COMPONENTS AND CLADDING WIND LOADS" TABLE; AND "COMPONENTS AND CLADDING WIND PRESSURE DIAGRAM"

110. GENERAL

110.1 THESE DRAWINGS HAVE BEEN PRODUCED ENTIRELY ON ATLANTIC ENGINEERING SERVICES CADD SYSTEM. ANY OTHER LETTERING, LINES OR SYMBOLS, OTHER THAN PROFESSIONAL STAMPS AND SIGNATURES, HAVE BEEN MADE WITHOUT THE AUTHORIZATION OF ATLANTIC ENGINEERING SERVICES AND ARE INVALID.

110.2 THE STRUCTURAL DRAWINGS SHALL GOVERN THE WORK FOR ALL STRUCTURAL FEATURES, UNLESS NOTED OTHERWISE. THE ARCHITECTURAL DRAWINGS SHALL GOVERN THE WORK FOR ALL DIMENSIONS.

110.3 DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS. ONLY DIMENSIONS INDICATED ON DRAWINGS MAY BE USED TO ESTABLISH THE LOCATION AND EXTENT OF STRUCTURAL WORK. IF A REQUIRED DIMENSION IS NOT FURNISHED ON DRAWINGS, THE CONTRACTOR SHALL SUBMIT A REQUEST FOR INFORMATION TO OBTAIN THE DIMENSION.

110.4 UNLESS OTHERWISE INDICATED, PROVIDE EQUAL SPACING OF STRUCTURAL COMPONENTS BETWEEN OVERALL DIMENSIONS INDICATED ON DRAWINGS.

110.5 THE METHOD AND FREQUENCY OF ATTACHING MECHANICAL EQUIPMENT UNITS, ETC., TO THE STRUCTURAL ELEMENTS SHALL BE SUBJECT TO THE ENGINEERS REVIEW AND APPROVAL.

110.6 UNLESS OTHERWISE INDICATED, STRUCTURAL COMPONENTS SUPPORTING MECHANICAL EQUIPMENT HAVE NOT BEEN DESIGNED FOR THE VIBRATIONAL EFFECTS OF THE EQUIPMENT. THE CONTRACTOR SHALL PROVIDE VIBRATION ISOLATORS FOR ANY MECHANICAL EQUIPMENT MOUNTED TO THE STRUCTURE IN ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS.

110.7 THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, ETC., AND SHALL NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES, ADDITIONAL INFORMATION, ETC., BEFORE BEGINNING THE WORK.

110.8 THE CONTRACTOR SHALL USE EXTREME CAUTION IN THE DEMOLITION OF EXISTING STRUCTURES. SUCH DEMOLITION SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO REMAIN. PROVIDE SHORING AS REQUIRED.

110.9 THE CONTRACTOR SHALL PREPARE A WRITTEN DEMOLITION PLAN TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW. THIS PLAN IS TO INDICATE, AS A MINIMUM, SEQUENCE OF DEMOLITION OPERATIONS, LOCATION OF PROPOSED TEMPORARY SHORING, SCAFFOLDING, BRACING, ETC., AND PROPOSED METHOD OF DEMOLITION. WHERE REQUIRED, THE CONTRACTOR SHALL RETAIN THE SERVICES OF A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF FLORIDA FOR THE DESIGN OF TEMPORARY SHORING AND BRACING. THE REVIEW OF THE PROPOSED DEMOLITION PLAN IS FOR CONFORMANCE WITH THE DESIGN CONCEPT AND FOR GENERAL COMPLIANCE WITH THE INFORMATION CONTAINED IN THE CONTRACT DOCUMENTS. COMMENTS REGARDING THESE SUBMITTALS DO NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING HIS WORK IN A SAFE AND SATISFACTORY MANNER.

110.10 ALL STRUCTURAL WORK SHALL BE INSPECTED IN ACCORDANCE WITH THE BUILDING CODE AND ALL LOCAL ORDINANCES. THE OWNER SHALL ENGAGE AN EXPERIENCED, QUALIFIED INSPECTION AGENCY, SUBJECT TO THE REVIEW OF THE ARCHITECT, TO PERFORM ALL INSPECTION WORK, AS REQUIRED. THRESHOLD BUILDINGS SHALL BE INSPECTED BY A LICENCED THRESHOLD INSPECTOR IN ACCORDANCE WITH THE THRESHOLD INSPECTION PLAN.

120. SHOP DRAWINGS

120.1 THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY ATLANTIC ENGINEERING SERVICES AND THE PROJECT ARCHITECT. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL COMPONENTS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

A. REINFORCING STEEL FOR CONCRETE AND MASONRY
B. CONCRETE AND/OR MASONRY POST-INSTALLED ANCHORS
C. CONCRETE FORMWORK FOR STRUCTURAL CONCRETE MEMBERS
D. COLD FORMED METAL FABRICATIONS UTILIZED IN WOOD-TO-WOOD CONNECTIONS.
E. TEMPORARY AND/OR PERMANENT RETAINING STRUCTURES BY SPECIALTY CONTRACTORS.

120.2 SHOP DRAWINGS TO BE SUBMITTED SHALL PROVIDE COMPLETE INFORMATION FOR THE PRODUCTS OR COMPONENTS TO BE SUPPLIED. SUBMITTAL INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: MEMBER SIZES AND DIMENSIONS; GRADES OF MATERIAL FURNISHED; MATERIAL PREPARATION REQUIRED; MATERIAL FINISH AND MATERIAL COATINGS TO BE FURNISHED; INFORMATION REGARDING CUTS, COPES, AND HOLES REQUIRED FOR OTHER TRADES; END CONNECTIONS; CAMBER AND OTHER DEVIATION FROM LINE; SPECIAL ERECTION AND/OR INSTALLATION PROCEDURES, INCLUDING REQUIREMENTS FOR TEMPORARY STABILIZATION.

120.3 ALL SHOP DRAWING RESUBMITTALS AND RECORD COPY SUBMITTALS SHALL HAVE ALL REVISIONS SUBSEQUENT TO THE PREVIOUS SUBMISSION CLOUDED OR OTHERWISE IDENTIFIED ON THE RESUBMITTED SHEETS. RESUBMITTALS AND RECORD COPY SUBMITTALS WITHOUT IDENTIFICATION OF REVISIONS WILL BE REJECTED WITHOUT REVIEW.

120.4 THE CONTRACTOR SHALL NOT DIRECTLY INCORPORATE THE STRUCTURAL DRAWINGS, OR PORTIONS THEREOF, INTO SHOP DRAWINGS OR ERECTION DRAWINGS TO BE SUBMITTED FOR THIS PROJECT WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF ATLANTIC ENGINEERING SERVICES. SUBMITTED SHOP DRAWINGS WHICH CONTAIN COPIES OR REPRODUCTIONS OF ANY PORTION OF THE STRUCTURAL DRAWINGS WITHOUT THE EXPRESS WRITTEN PERMISSION OF ATLANTIC ENGINEERING SERVICES WILL BE RETURNED REJECTED. PERMISSION FOR A SPECIFIC CONTRACTOR OR SUB-CONTRACTOR TO USE PORTIONS OF THE STRUCTURAL DRAWINGS IN THEIR PREPARATION OF SHOP DRAWINGS REQUIRES THAT CONTRACTOR OR SUB-CONTRACTOR TO ENTER INTO A WRITTEN AGREEMENT WITH ATLANTIC ENGINEERING SERVICES AND TO PAY A SERVICE FEE. SUCH AGREEMENT IS NON-TRANSFERRABLE AND IS EXTENDED ONLY TO THAT CONTRACTOR FOR THE DURATION OF THIS PROJECT.

120.5 THE CONTRACTOR SHALL SUBMIT PRINTED COPIES OF SHOP DRAWINGS FOR REVIEW BY ATLANTIC ENGINEERING SERVICES. PRINTED COPIES OF SHOP DRAWINGS SHALL CONSIST OF FOUR (4) REPRODUCIBLE PRINTS. UPON THE COMPLETION OF THE SHOP DRAWING REVIEW, THREE (3) PRINTS SHALL BE RETURNED TO THE PROJECT ARCHITECT. ONE (1) SHALL BE RETAINED BY THE ARCHITECT, ONE (1) SHALL BE DISTRIBUTED TO THE OWNER, AND ONE (1) SHALL BE SENT TO THE CONTRACTOR FOR DISTRIBUTION AS REQUIRED.

120.6 SUBJECT TO THE APPROVAL OF ATLANTIC ENGINEERING SERVICES, THE CONTRACTOR MAY SUBMIT ELECTRONIC COPIES OF SHOP DRAWINGS IN LIEU OF PRINTED COPIES. ELECTRONIC COPIES SHALL BE SUBMITTED TO ATLANTIC ENGINEERING SERVICES IN ADOBE ACROBAT FILE FORMAT, WITH ONE (1) ELECTRONIC FILE PER PACKAGE SUBMISSION. ATLANTIC ENGINEERING SERVICES WILL PRINT, REVIEW, RE-SCAN THE REVIEWED SHOP DRAWINGS WITH ALL COMMENTS/NOTATIONS, AND RETURN ONE (1) ELECTRONIC PACKAGE TO THE ARCHITECT TO PRINT, REVIEW, RE-SCAN, AND DISTRIBUTE TO THE CONTRACTOR.

120.7 THE REVIEW OF SHOP DRAWINGS AND OTHER SUBMITTALS FOR THIS PROJECT IS FOR CONFORMANCE WITH THE DESIGN CONCEPT AND FOR GENERAL COMPLIANCE WITH THE INFORMATION CONTAINED IN THE CONTRACT DOCUMENTS. COMMENTS REGARDING THESE SUBMITTALS DO NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING HIS WORK IN A SAFE AND SATISFACTORY MANNER.

300. REINFORCED CONCRETE

300.1 ALL REINFORCED CONCRETE WORK SHALL BE IN CONFORMANCE WITH THE "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" (ACI 318, LATEST EDITION) AND SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 301, LATEST EDITION) OF THE AMERICAN CONCRETE INSTITUTE.

300.2 MINIMUM DESIGN COMPRESSION STRENGTH (F'c) REQUIRED AT 28 DAYS:

A. TREMIE WALLS _____ 5000 PSI
B. WALLS _____ 5000 PSI

300.3 MAXIMUM WATER TO CEMENTITIOUS MATERIALS RATIO:

A. TREMIE WALLS, WITH 2 1/2 GALLONS OF CORROSION INHIBITOR PER CY _____ 0.45
B. WALLS, WITH 2 1/2 GALLONS OF CORROSION INHIBITOR PER CY _____ 0.45

300.4 ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE (MINIMUM 144 PCF) WITH ALL CEMENT CONFORMING TO ASTM C150, TYPE I, II OR I/II. MAXIMUM AGGREGATE SIZE SHALL BE 3/4" FOR WALLS CONFORMING TO ASTM C33.

300.5 REINFORCEMENT

A. DEFORMED BARS _____ ASTM A615, GRADE 60
B. DEFORMED BARS (WELDABLE) _____ ASTM A706, GRADE 60
C. WELDED WIRE FABRIC _____ ASTM A185
D. HOT-DIP GALVANIZED REINFORCEMENT _____ ASTM A767

300.6 MINIMUM COVER FOR CAST-IN-PLACE CONCRETE REINF., UNLESS OTHERWISE SHOWN ON DRAWINGS, SHALL BE AS FOLLOWS:

A. TREMIE WALLS _____ 3"
B. COLUMNS & PEDESTALS (OVER VERT. REINF.) _____ 2"
C. EXTERIOR WALLS _____ 2"

300.7 SPLICES IN REINFORCEMENT, WHERE PERMITTED, SHALL BE AS FOLLOWS:

A. WELDED WIRE MESH _____ 8"
B. ALL OTHERS _____ CLASS "B" TENSION, CASE "1" MINIMUM, UNLESS OTHERWISE NOTED

300.8 CLASS "B", CASE "1" TENSION SPLICES IN INCHES, SHALL BE AS FOLLOWS:

		5000 PSI	
SIZE		TOP BARS	ALL OTHERS
#3	(#10)	22	17
#4	(#13)	29	22
#5	(#16)	36	28
#6	(#19)	43	33

300.9 SPLICES IN TOP REINFORCEMENT SHALL BE LOCATED AT MIDSPAN AND SPLICES IN BOTTOM REINFORCEMENT SHALL BE LOCATED OVER SUPPORTS, UNLESS NOTED OTHERWISE.

300.10 TOP BARS IN BEAMS SHALL TERMINATE IN A CLASS "B" TENSION SPLICE OR HOOK AT DISCONTINUOUS END.

300.11 ALL REINFORCING SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES DURING PLACEMENT OF CONCRETE. REINFORCING SUPPORTS FOR ALL EXPOSED CONCRETE SHALL BE GALVANIZED WITH PLASTIC COATED FEET. ALL WELDED WIRE MESH SHALL BE CHAIRED IN ACCORDANCE WITH THE DESIGN BUILDING CODE.

300.12 ALL TIES SHALL HAVE 135 DEGREE HOOKS.

300.13 THE CONTRACTOR SHALL SUBMIT A CONCRETE POUR SCHEDULE SHOWING LOCATION OF ALL PROPOSED CONSTRUCTION JOINTS FOR REVIEW BY STRUCTURAL ENGINEER PRIOR TO PLACING CONCRETE.

300.14 PRIOR TO CONCRETE PLACEMENT, THE CONTRACTOR SHALL SUBMIT A CONCRETE MIX DESIGN PREPARED IN ACCORDANCE WITH ACI-318 CHAPTER 5 TO THE STRUCTURAL ENGINEER FOR REVIEW.

350. CONCRETE/MASONRY ANCHORS

350.1 ALL ADHESIVE STUD ANCHORS SHALL BE "HILTI HIT-HY 200 ADHESIVE CONCRETE ANCHORS" AS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR APPROVED EQUIVALENT).

350.2 ALL EXPANSION STUD ANCHORS SHALL BE "HILTI KWIK-BOLT 3 EXPANSION CONCRETE ANCHORS" AS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR APPROVED EQUIVALENT).

350.3 THE "HAS ANCHOR ROD" SHALL CONFORM TO ASTM A36 STEEL, THE "HAS SUPER ANCHOR ROD" SHALL CONFORM TO ASTM A193 STEEL, AND THE NUT SHALL CONFORM TO ASTM A563, GRADE A.

350.4 THE "KWIK-BOLT 3 EXPANSION ANCHORS" STUD SHALL CONFORM TO ASTM A510 OR ASTM A108 STEEL AND THE NUT SHALL CONFORM TO ASTM A563, GRADE A.

350.5 ALL EPOXY ADHESIVE ANCHORS FOR ANCHORING TO HOLLOW MASONRY SHALL BE "HILTI HIT-HY 70 ADHESIVE ANCHORS" AS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR EQUAL).

350.6 THE SPACING, MINIMUM EMBEDMENT, AND INSTALLATION OF THE ANCHORS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED PROCEDURES.

610. STRUCTURAL LUMBER

610.1 ALL STRUCTURAL LUMBER WORK SHALL BE IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (NDS - LATEST EDITION) PUBLISHED BY THE AMERICAN WOOD COUNCIL.

610.2 ALL STRUCTURAL LUMBER SHALL BE AS A MINIMUM NO. 2 GRADE SOUTHERN PINE AND SHALL HAVE AT LEAST THE FOLLOWING MINIMUM ALLOWABLE DESIGN STRESSES (NOT INCORPORATING THE SIZE ADJUSTMENT FACTOR (CF)) AND MODULUS OF ELASTICITY AT A MAXIMUM MOISTURE CONTENT OF 19%:

A. Fb (BENDING) _____ 750 PSI
B. Fv (SHEAR) _____ 175 PSI
C. Fc (COMPRESSION) _____ 1,250 PSI
D. Ft (TENSION) _____ 450 PSI
E. E _____ 1,400,000 PSI

610.3 ALL LUMBER SHALL COMPLY WITH PS 20 "AMERICAN SOFTWOOD LUMBER STANDARD" AND WITH THE APPLICABLE RULE OF INSPECTION AGENCIES CERTIFIED BY AMERICAN LUMBER STANDARD. FACTORY-MARK EACH PIECE OF LUMBER WITH GRADE STAMP OF INSPECTION AGENCY EVIDENCING COMPLIANCE WITH GRADING RULE REQUIREMENTS.

610.4 STRUCTURAL STEEL PLATES, ANGLES, ETC., SHALL BE ASTM A36. CONTRACTOR TO SUBMIT SHOP DRAWINGS ON ALL MISCELLANEOUS METALS FOR REVIEW BY STRUCTURAL ENGINEER.

610.5 ALL BOLTS SHALL BE 5/8" DIAMETER ASTM A307 UNLESS NOTED OTHERWISE WITH 2 WASHERS PER BOLT UNLESS OTHERWISE NOTED.

610.6 PRESSURE TREAT WITH WATER-BORNE PRESERVATIVES ALL LUMBER FOR SILL PLATES AND OTHER WOOD WHICH MAY BE EXPOSED TO WEATHER OR EARTH. PRESSURE TREATMENT SHALL COMPLY WITH REQUIREMENTS OF AWPA STANDARDS C2 AND LP-22.

610.7 PROVIDE NAILING PATTERN IN COMPLIANCE WITH THE DESIGN BUILDING CODE'S RECOMMENDED FASTENING SCHEDULE WHEN JOINING TWO OR MORE FRAMING MEMBERS.

610.8 ALL WOOD JOIST OR HEADERS ENDS WHICH FRAME INTO BEAMS SHALL BE HUNG WITH THE FOLLOWING JOISTS HANGERS, AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC., OR WITH APPROVED SUBSTITUTES WITH THE FOLLOWING WORKING LOAD CAPACITIES.

JOIST SIZE	SIMPSON HANGER	LOAD CAPACITY
2X6	U26	705 LBS.
2X8	U26	705 LBS.
2X10	U210	1,175 LBS.
2X12	U210	1,175 LBS.
2-2X6	HU26-2	990 LBS.
2-2X8	HU28-2	1,303 LBS.
2-2X10	HU210-2	1,666 LBS.
2-2X12	HU212-2	2,016 LBS

610.9 ALTERNATE CONNECTION DETAILS MAY BE USED IF SUCH DETAILS ARE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL. HOWEVER, THE ENGINEER SHALL BE THE SOLE JUDGE OF ACCEPTANCE AND THE CONTRACTOR'S BID SHALL ANTICIPATE THE USE OF THOSE SPECIFIED DETAILS SHOWN ON THE DRAWINGS THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF SUCH ALTERNATE DETAILS WHICH HE PROPOSES.

COMPONENTS AND CLADDING WIND LOADS

ZONE	EFFECTIVE WIND AREA (FT^2)	Pult WIND PRESSURES	
1	10.0	52	-83
1	20.0	48	-80
1	50.0	41	-77
1	100.0	37	-75
2	10.0	52	-143
2	20.0	48	-132
2	50.0	41	-117
2	100.0	37	-105
3	10.0	52	-212
3	20.0	48	-198
3	50.0	41	-180
3	100.0	37	-166
WALL			
4	10.0	90	-98
4	20.0	86	-94
4	50.0	81	-89
4	100.0	76	-84
5	10.0	90	-121
5	20.0	86	-112
5	50.0	81	-102
5	100.0	76	-94

NOTES:
1. TABULATED COMPONENT AND CLADDING PRESSURES (Pult) HAVE BEEN CALCULATED IN ACCORDANCE WITH THE DESIGN BUILDING CODE PER NOTE 100.1 BASED ON ULTIMATE DESIGN WIND SPEED (Vult) PER NOTE 100.3A AND SHOULD BE USED IN CONJUNCTION WITH ASCE 7-10 LOAD COMBINATIONS. TABULATED PRESSURES CAN BE CONVERTED TO NOMINAL VALUES BY MULTIPLYING BY 0.6.

CONCRETE REPAIR GENERAL NOTES

GENERAL:

1. SEE SPECIFICATIONS FOR DIRECTIONS ON SOUNDING, CONCRETE REMOVAL, SURFACE PREPARATION, PLACEMENT OF REPAIR MATERIALS AND ALL OTHER REPAIR REQUIREMENTS.
2. THE LIMITS OF ANTICIPATED DEMOLITION AND THE PROPOSED REPAIR METHODS ARE SHOWN IN DETAILS ON PLANS AND SECTIONS.
3. MEASUREMENT AND PAYMENT FOR CONCRETE DEMOLITION AND SPALL REPAIR WILL BE MADE BASED ON THE ACTUAL SURFACE AREA AND VOLUME OF CONCRETE DEMOLISHED AS OUTLINED IN THE PROJECT SPECIFICATIONS.

DEMOLITION:

1. DEMOLISH THE EXTERIOR CONCRETE WALLS AND TREMIE CONCRETE WALLS TO THE TOP OF THE EXISTING HISTORIC WIDENED TREMIE CONCRETE WALL TO SOUND CONCRETE. FINAL DEMOLISHED AREA SHALL HAVE STRAIGHT SIDES, LEVEL SURFACE AND SQUARE-CUT CORNERS. THIS MAY NECESSITATE REMOVAL OF SOUND CONCRETE IN SOME AREAS TO CONFORM TO THE REQUIREMENTS OF THE "TYPICAL PATCH AREA CONFIGURATION DETAIL ON THIS SHEET. THE SURFACE OF THE SOUND CONCRETE SHALL BE DETERMINED AND APPROVED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS.
2. THE FINAL DEMOLISHED SURFACE AT ANY LOCATION SHALL BE REASONABLY SMOOTH WITH NO SHARP PROJECTIONS.

CONCRETE REPAIR:

1. DEMOLISHED CONCRETE AREA SHALL BE REPAIRED BY FORM AND PUMP METHOD FOR TREMIE CONCRETE WALLS AND FORM AND CAST METHOD FOR CONCRETE WALLS.

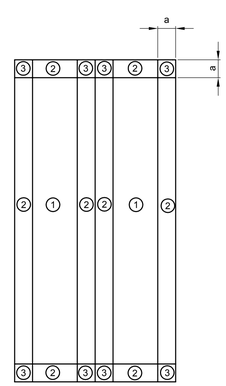
RECOMMENDED REPAIR PROCEDURES

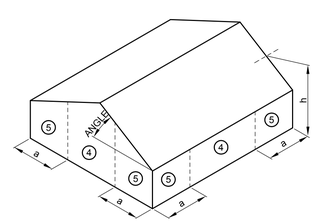
FORM AND CAST METHOD:

1. SAWCUT EDGE AT PATCH PERIMETER PER DEMOLITION NOTES 6" BEYOND EDGE OF UNSOUND CONCRETE.
2. REMOVE ALL UNSOUND AND DETERIORATED CONCRETE. DO NOT DAMAGE SURROUNDING SOUND CONCRETE UNLESS REQUIRED TO BE REMOVED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE DOCUMENTS. ALL EXISTING REINFORCING TO REMAIN.
3. IF EXPOSED EXISTING REINFORCEMENT IS CORRODED, CONTINUE TO REMOVE CONCRETE UNTIL A MINIMUM OF 6" OF UNCORRODED REINFORCEMENT IS EXPOSED, UNLESS OTHERWISE RECOMMENDED BY THE ENGINEER.
4. CONTRACTOR'S OPTION TO CLEAN EXISTING REINFORCING STEEL AND SUPPLEMENT AS REQUIRED OR REPLACE WITH NEW REINFORCING STEEL TO MATCH EXISTING. LAP WITH LAP SPLICES AS RECOMMENDED IN THE FIELD BY THE ENGINEER WHERE FEASIBLE. IF LAP SPLICES ARE NOT FEASIBLE, PROVIDE MECHANICAL SPLICES ACCEPTABLE TO THE ENGINEER.
5. FORMWORK TO BE DESIGNED BY THE CONTRACTOR TO SUPPORT THE DEAD LOAD OF THE POURED REPAIR MATERIAL AND A CONSTRUCTION LIVE LOAD (HORIZONTAL APPLICATIONS ONLY). ALL FORMWORK OR TEMPORARY SHORING SHALL EXTEND TO THE FLOOR DECK BELOW UNLESS OTHERWISE APPROVED TO BE SELF SUPPORTING BY THE ENGINEER.
6. FORMWORK TO REMAIN A MINIMUM OF 7 DAYS AFTER CONCRETE REPAIR MATERIAL HAS BEEN POURED.

FORM AND PUMP METHOD:

1. SAWCUT EDGE AT PATCH PERIMETER PER DEMOLITION NOTES 6" BEYOND EDGE OF UNSOUND CONCRETE.
2. REMOVE ALL UNSOUND AND DETERIORATED CONCRETE. DO NOT DAMAGE SURROUNDING SOUND CONCRETE UNLESS REQUIRED TO BE REMOVED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE DOCUMENTS. ALL EXISTING REINFORCING TO REMAIN.
3. IF EXPOSED EXISTING REINFORCEMENT IS CORRODED, CONTINUE TO REMOVE CONCRETE UNTIL A MINIMUM OF 6" OF UNCORRODED REINFORCEMENT IS EXPOSED, UNLESS OTHERWISE RECOMMENDED BY THE ENGINEER.
4. CONTRACTOR'S OPTION TO CLEAN EXISTING REINFORCING STEEL AND SUPPLEMENT AS REQUIRED OR REPLACE WITH NEW REINFORCING STEEL TO MATCH EXISTING. LAP WITH LAP SPLICES AS RECOMMENDED IN THE FIELD BY THE ENGINEER WHERE FEASIBLE. IF LAP SPLICES ARE NOT FEASIBLE, PROVIDE MECHANICAL SPLICES ACCEPTABLE TO THE ENGINEER.
5. FORMWORK TO BE DESIGNED BY THE CONTRACTOR TO SUPPORT THE DEAD LOAD AND INTERNAL PRESSURE LOAD OF THE PUMPED REPAIR MATERIAL. ALL FORMWORK OR TEMPORARY SHORING SHALL EXTEND TO THE FLOOR DECK BELOW UNLESS OTHERWISE APPROVED TO BE SELF SUPPORTING BY THE ENGINEER.
6. PUMP REPAIR MATERIAL PER MANUFACTURER'S REQUIREMENTS.
7. FORMWORK TO REMAIN A MINIMUM OF 7 DAYS AFTER CONCRETE REPAIR MATERIAL HAS BEEN PUMPED.





COMPONENTS AND CLADDING WIND PRESSURE DIAGRAM

a = 4'-0"

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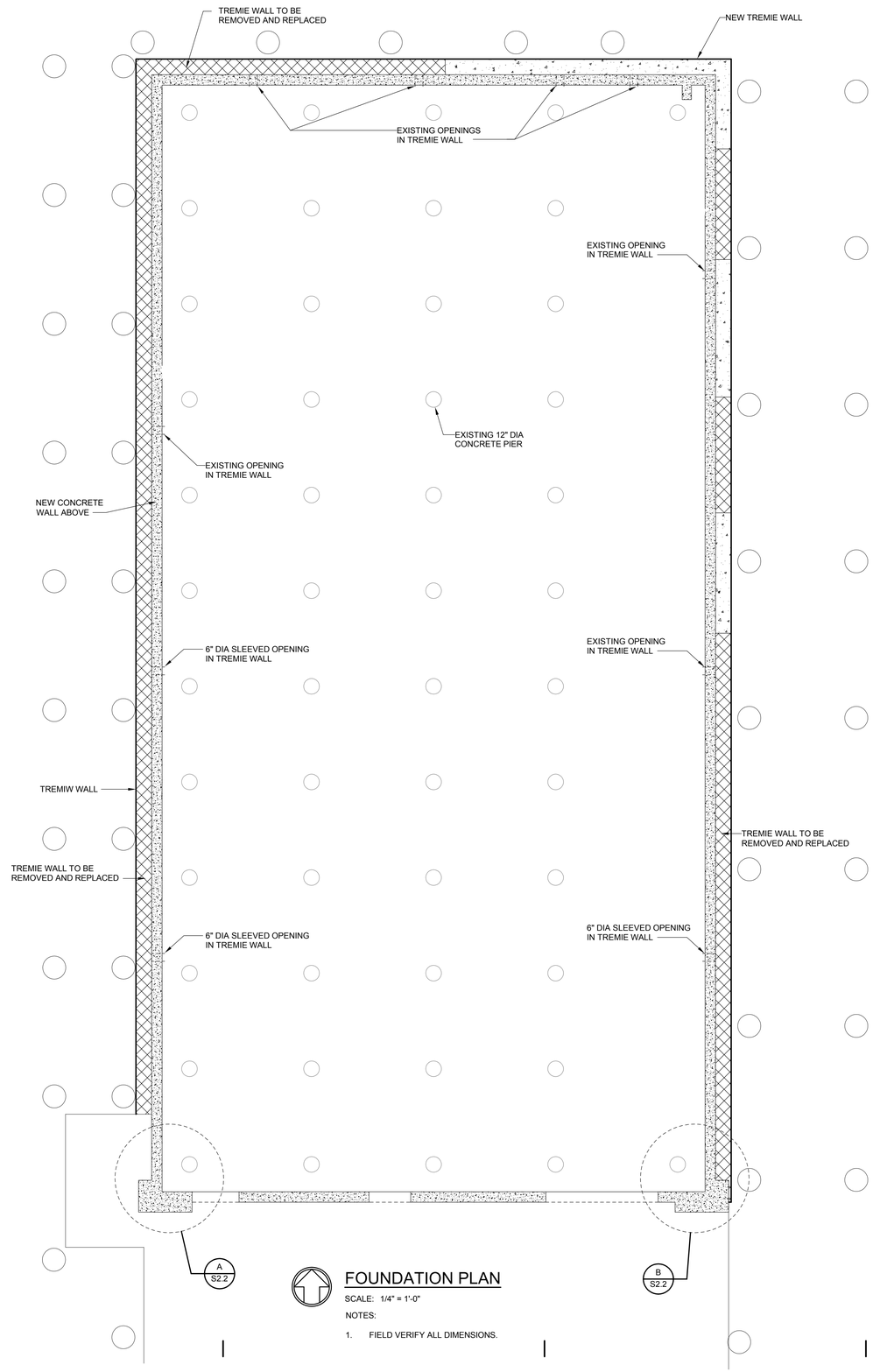
Bender & Associates ARCHITECTS p.a.

Project No: 1426A
GENERAL NOTES
Date: 06/21/16

S0.1



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

NOTES:

1. FIELD VERIFY ALL DIMENSIONS.

LEGEND

- TREMIE WALL TO BE REMOVED AND REPLACED
- NEW TREMIE WALL
- EXISTING CONCRETE WALL
- NEW CONCRETE WALL

0 2' 4' 8'

SCALE: 1/4"=1'-0"

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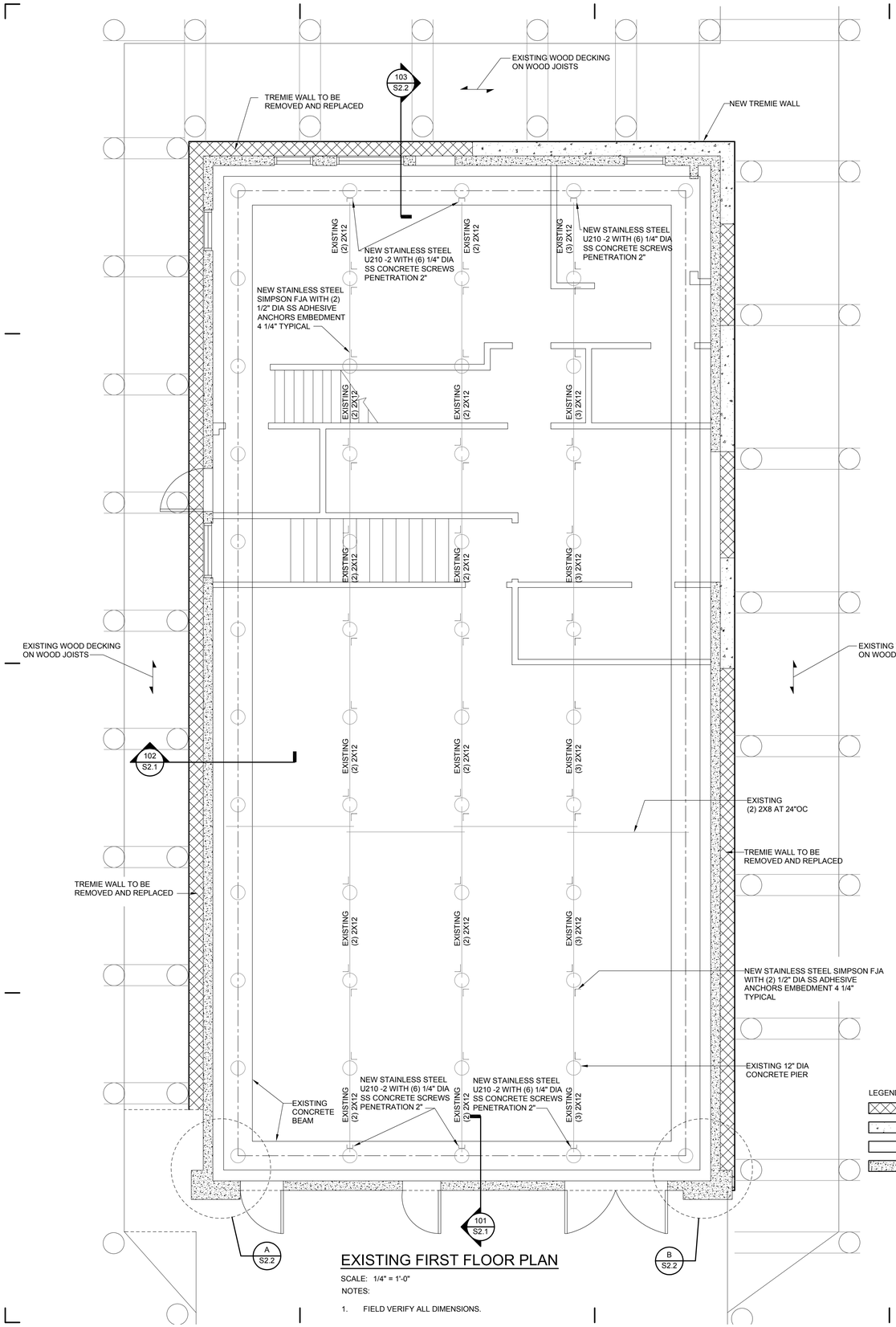
Project No: 1426A

FOUNDATION PLAN

Date: 06/21/16

S1.1



EXISTING FIRST FLOOR PLAN

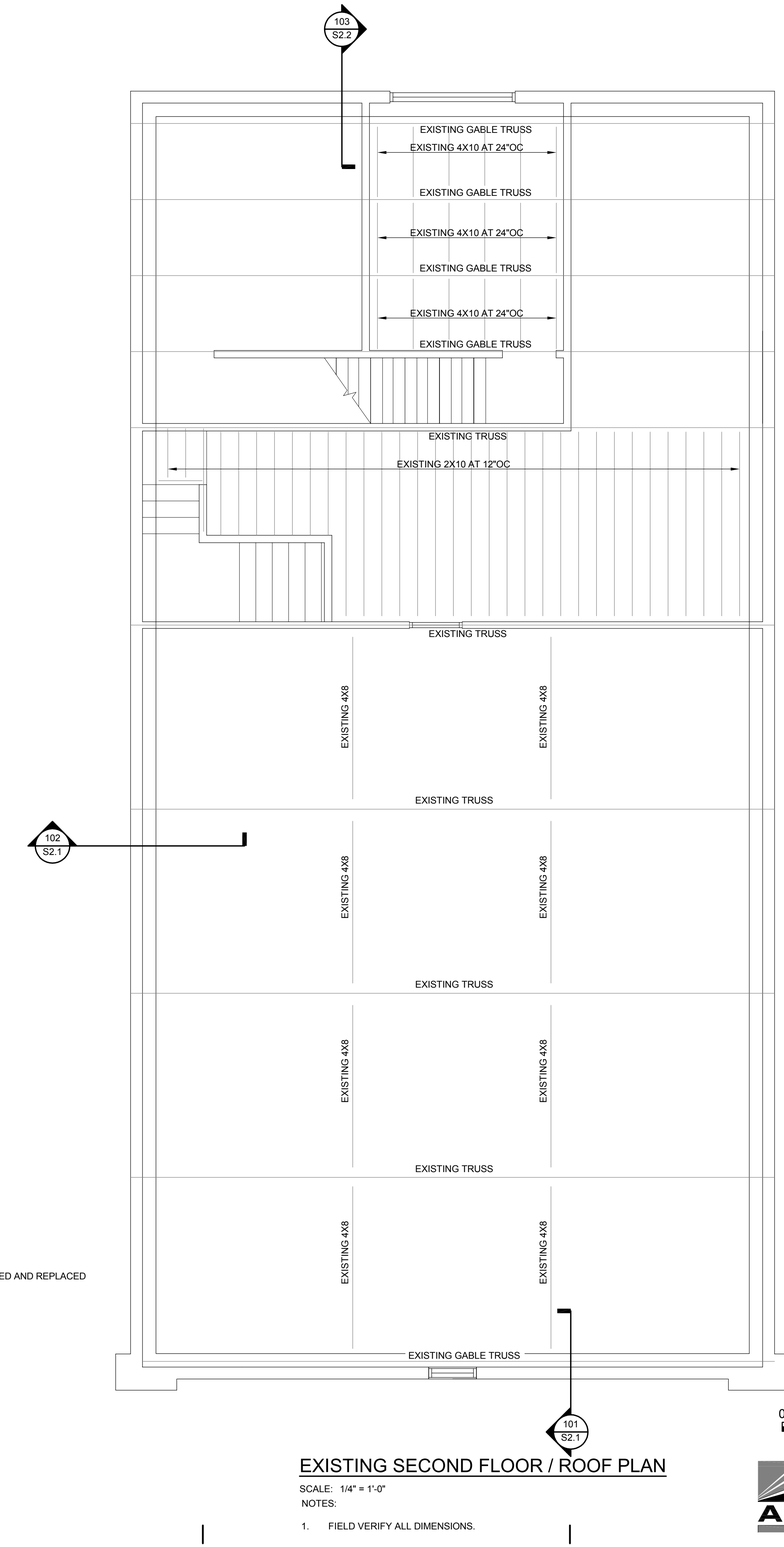
SCALE: 1/4" = 1'-0"

NOTES:

1. FIELD VERIFY ALL DIMENSIONS.

LEGEND

- TREMIE WALL TO BE REMOVED AND REPLACED
- NEW TREMIE WALL
- EXISTING CONCRETE WALL
- NEW CONCRETE WALL



EXISTING SECOND FLOOR / ROOF PLAN

SCALE: 1/4" = 1'-0"

NOTES:

1. FIELD VERIFY ALL DIMENSIONS.

0 2' 4' 8'

SCALE: 1/4"=1'-0"

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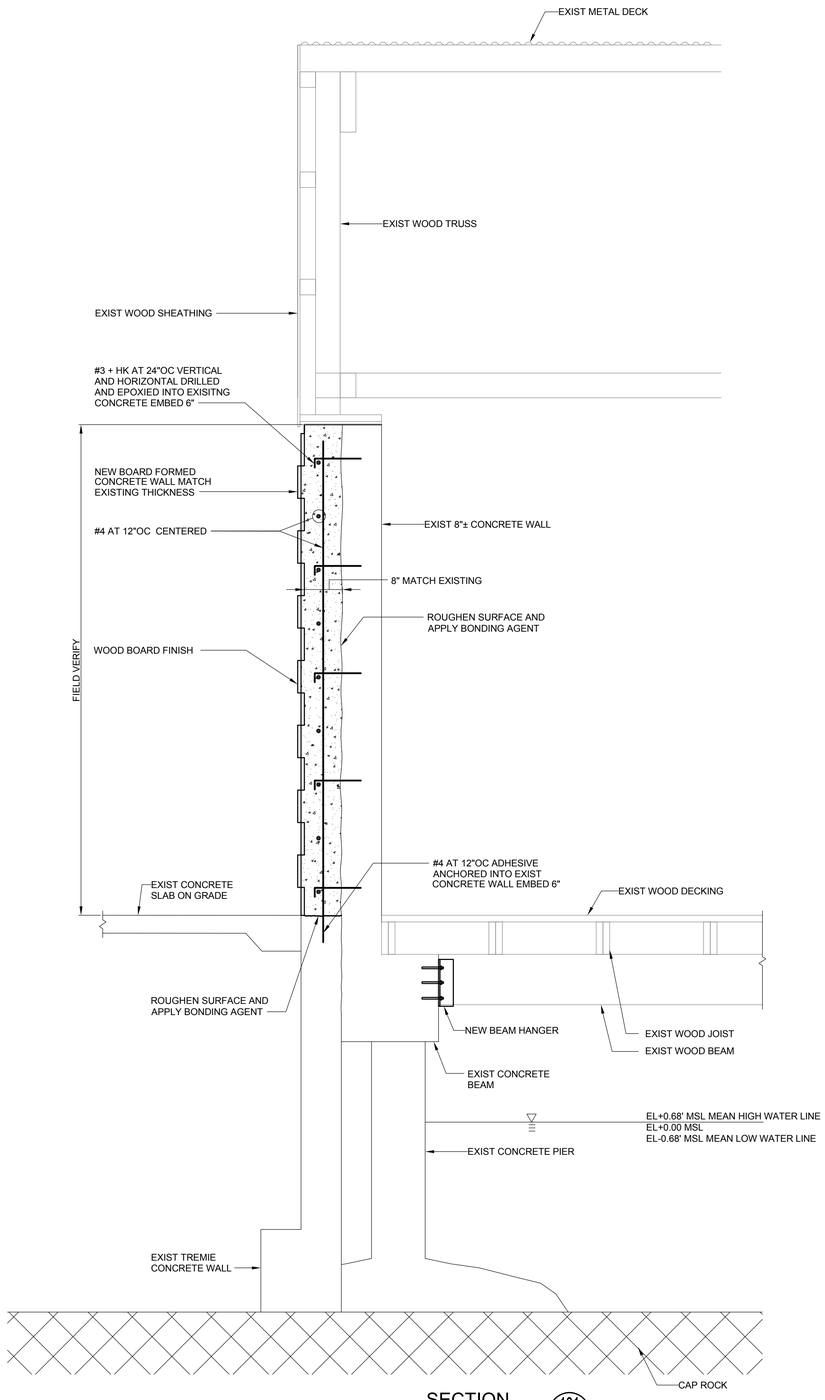
EXISTING FIRST FLOOR AND EXISTING SECOND FLOOR / ROOF PLAN

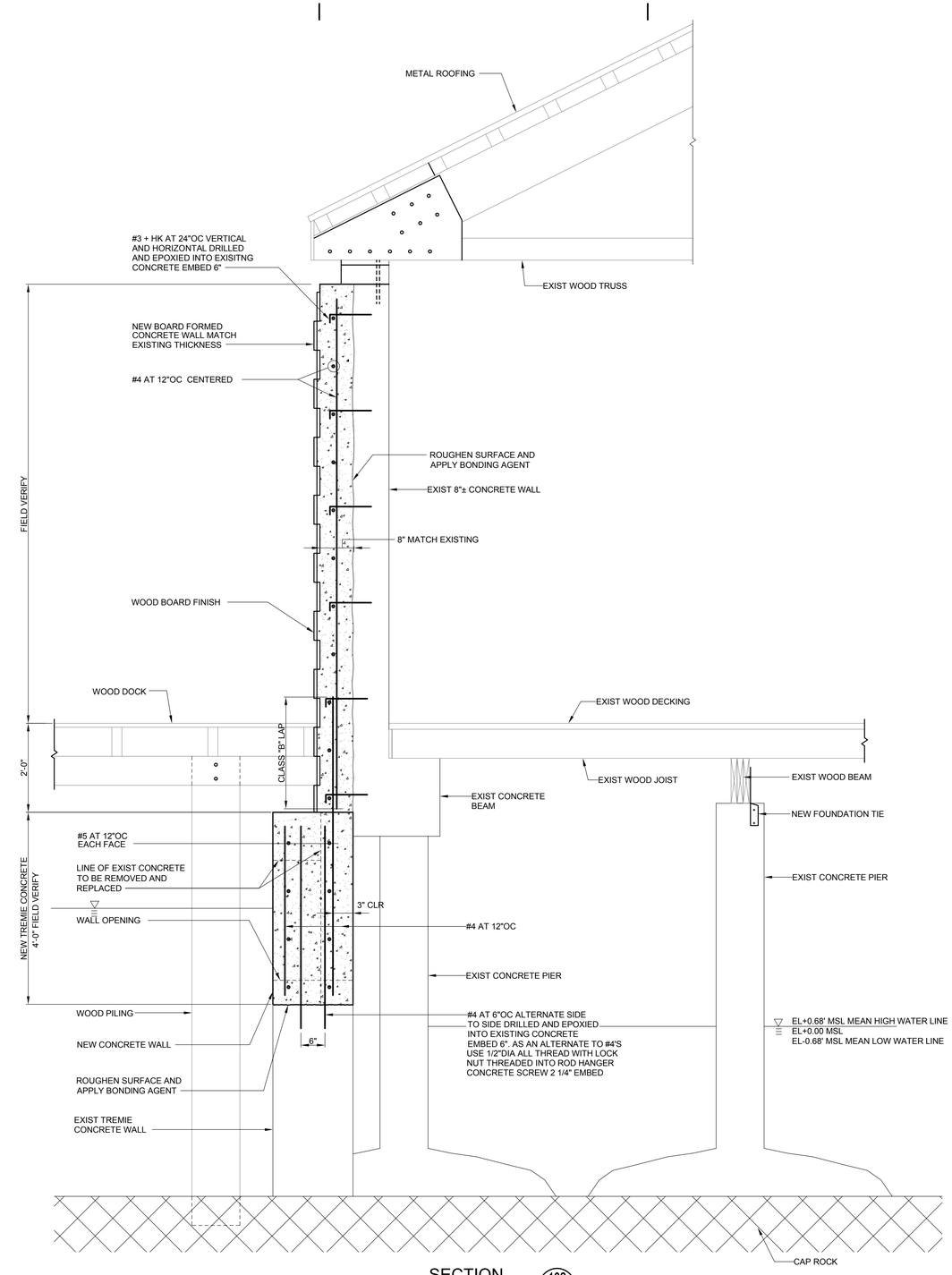
Date: 06/21/16

S1.2



SECTION 101 / S2.1

SCALE: 3/4" = 1'-0"



SECTION 102 / S2.1

SCALE: 3/4" = 1'-0"

NOTES:

1. REMOVE AND REINSTALL DOCK FRAMING AS REQUIRED TO FACILITATE REPAIRS.

0 1' 2'

SCALE: 3/4"=1'-0"

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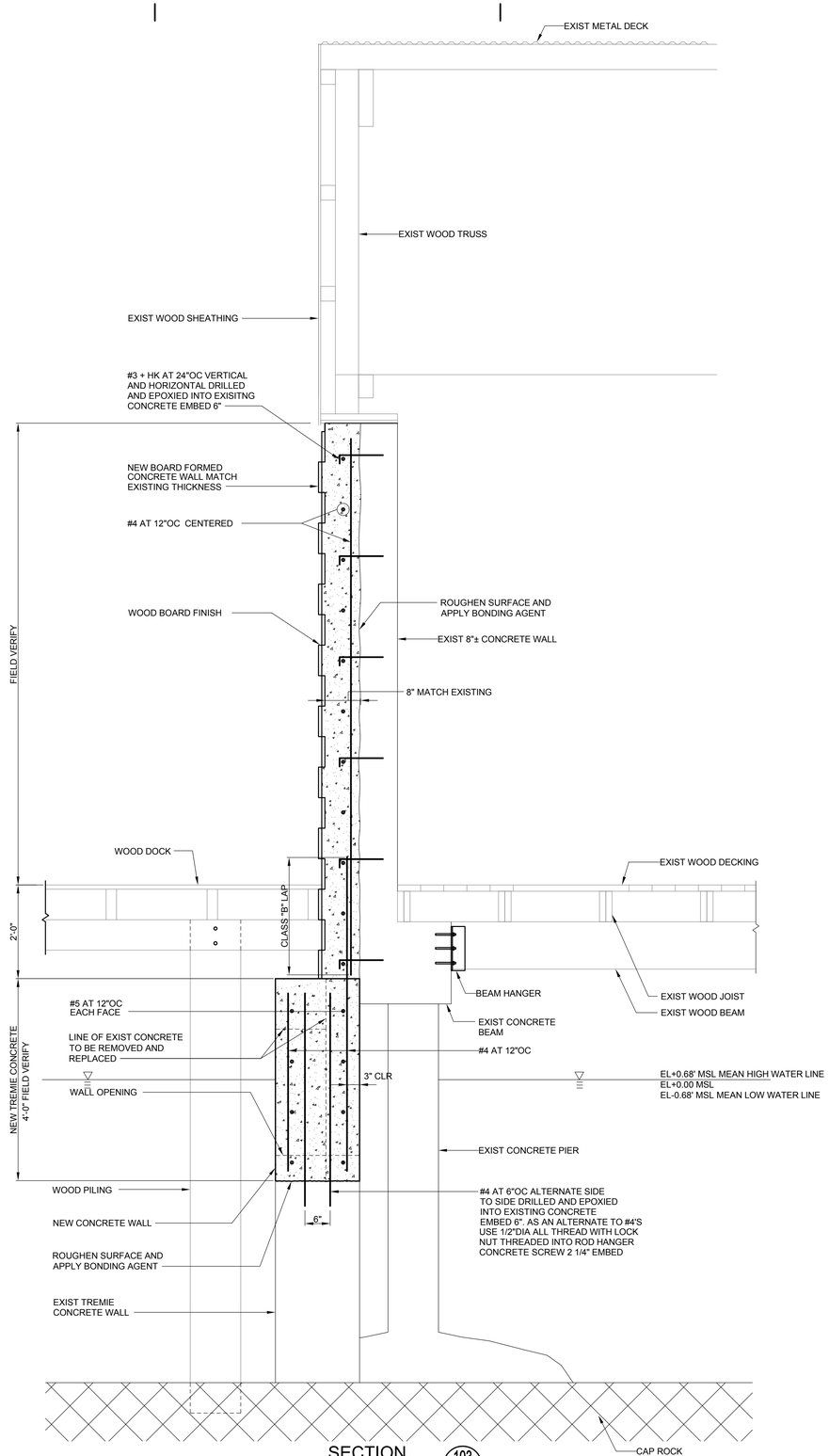
Project No: 1426A

SECTIONS

Date: 06/21/16

S2.1

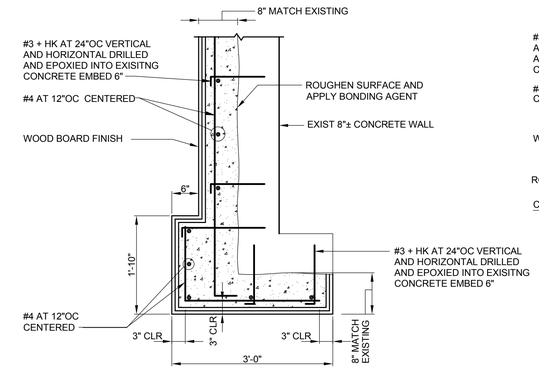


SECTION 103 / S2.2

SCALE: 3/4" = 1'-0"

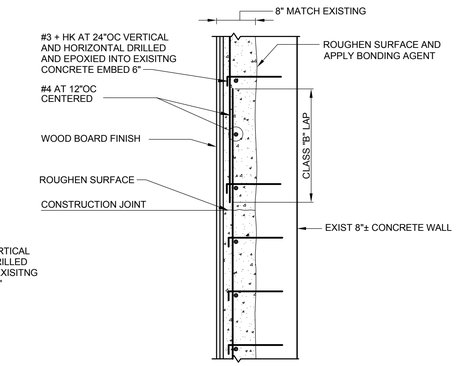
NOTES:

1. REMOVE AND REINSTALL DOCK AS REQUIRED TO FACILITATE REPAIRS.

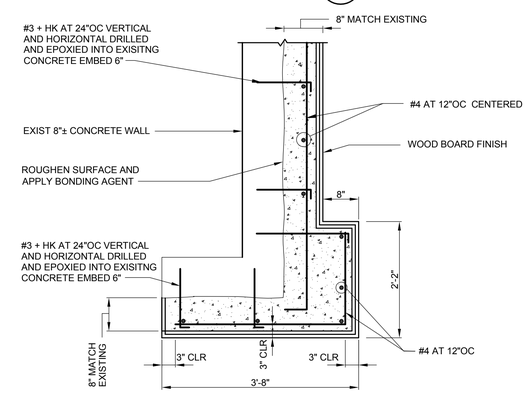


DETAIL A / S2.2

SCALE: 3/4" = 1'-0"

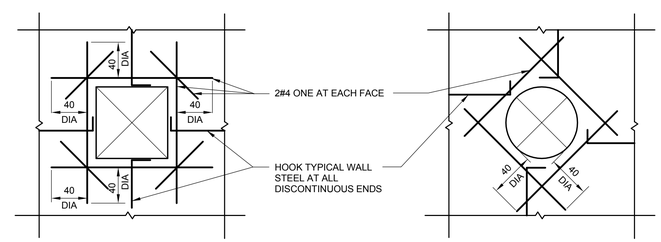


TYPICAL CONCRETE WALL CONSTRUCTION JOINT DETAIL

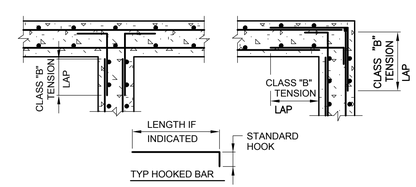


DETAIL B / S2.2

SCALE: 3/4" = 1'-0"



TYPICAL REINFORCEMENT AROUND OPENINGS IN CONCRETE WALLS



TYPICAL WALL INTERSECTION DETAIL

0 1' 2'

SCALE: 3/4"=1'-0"

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Project No: 1426A

SECTIONS

Date: 06/21/16

S2.2

15 OF 15