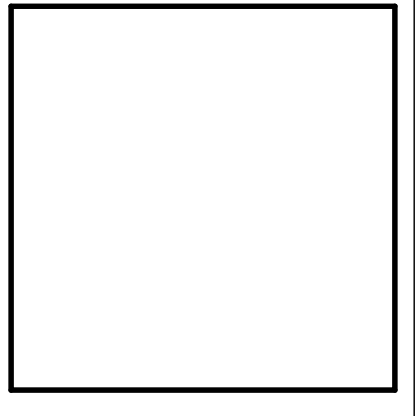
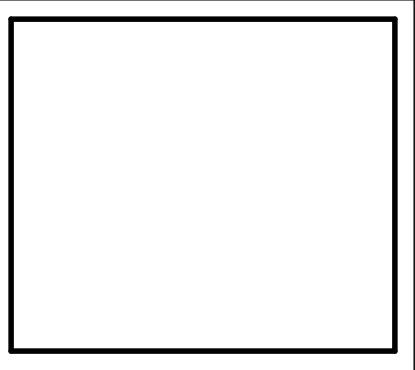


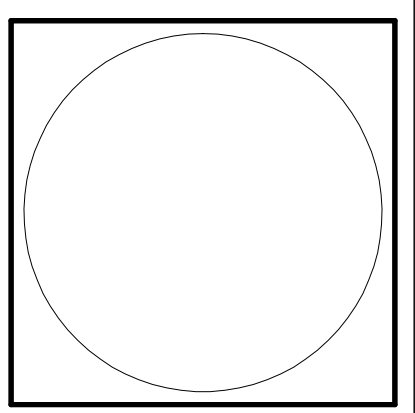
506 SOUTHARD STREET

Key West Florida 33040

BID SET / NOT FOR CONSTRUCTION



506 SOUTHARD STREET
KEY WEST, FLORIDA

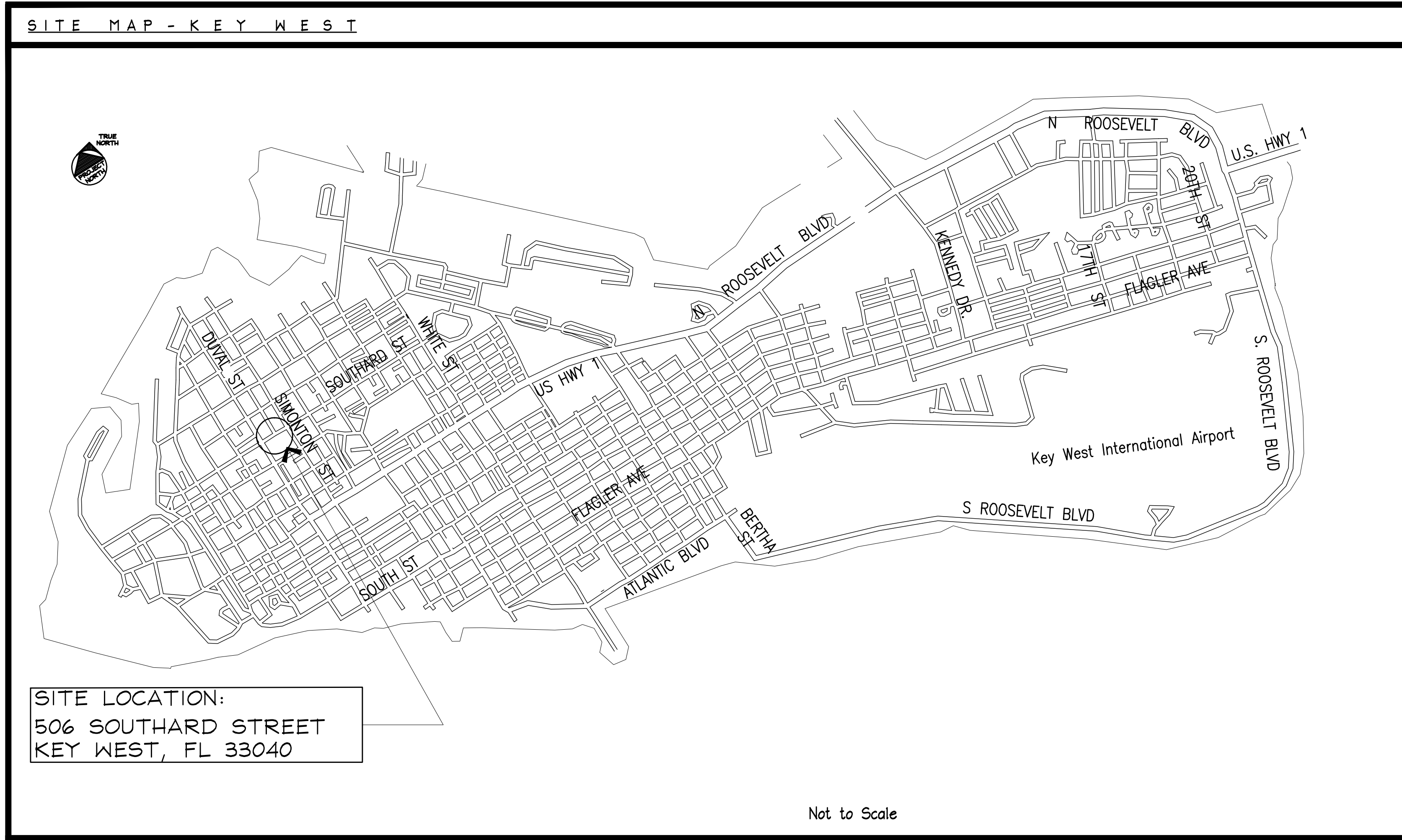


410 Angela Street
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Bender & Associates
ARCHITECTS
p.a.

Project No. 1632
Date: 09/07/16

C



PROJECT DIRECTORY

PROJECT: 506 SOUTHARD STREET
ARCHITECT'S PROJECT No. 1632

CONTACT: KELLIE ALPERT
Address: 506 Southard Street
Key West Florida, 33040
Tel:

ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A.
Address: 410 Angela Street, Key West, FL 33040
Tel: (305) 296-1347 Fax: (305) 296-2727
E-mail: bilbender@bellsouth.net
Princip: Bert L. Bender (Principal-in-Charge)
Architect: Haven Burkee

ENGINEERING CONSULTANT:
STRUCTURAL: H.W. KEISTER ASSOCIATES
Address: 2027 University Boulevard, North, Jacksonville, FL 32211
Tel: (904) 743-4633 Fax: (904) 744-6985
Representative: Mark J. Keister, P.E.,

GENERAL NOTES

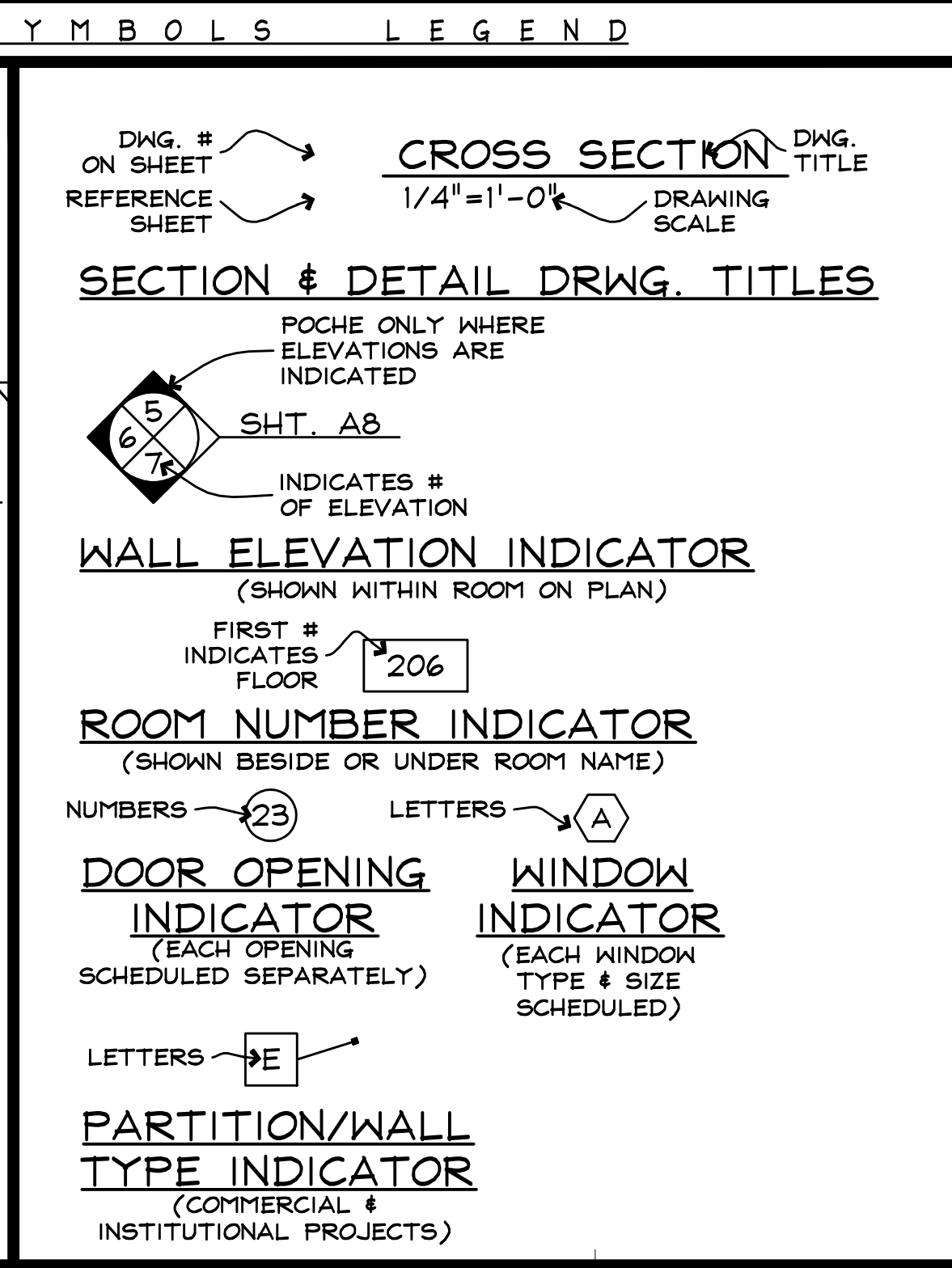
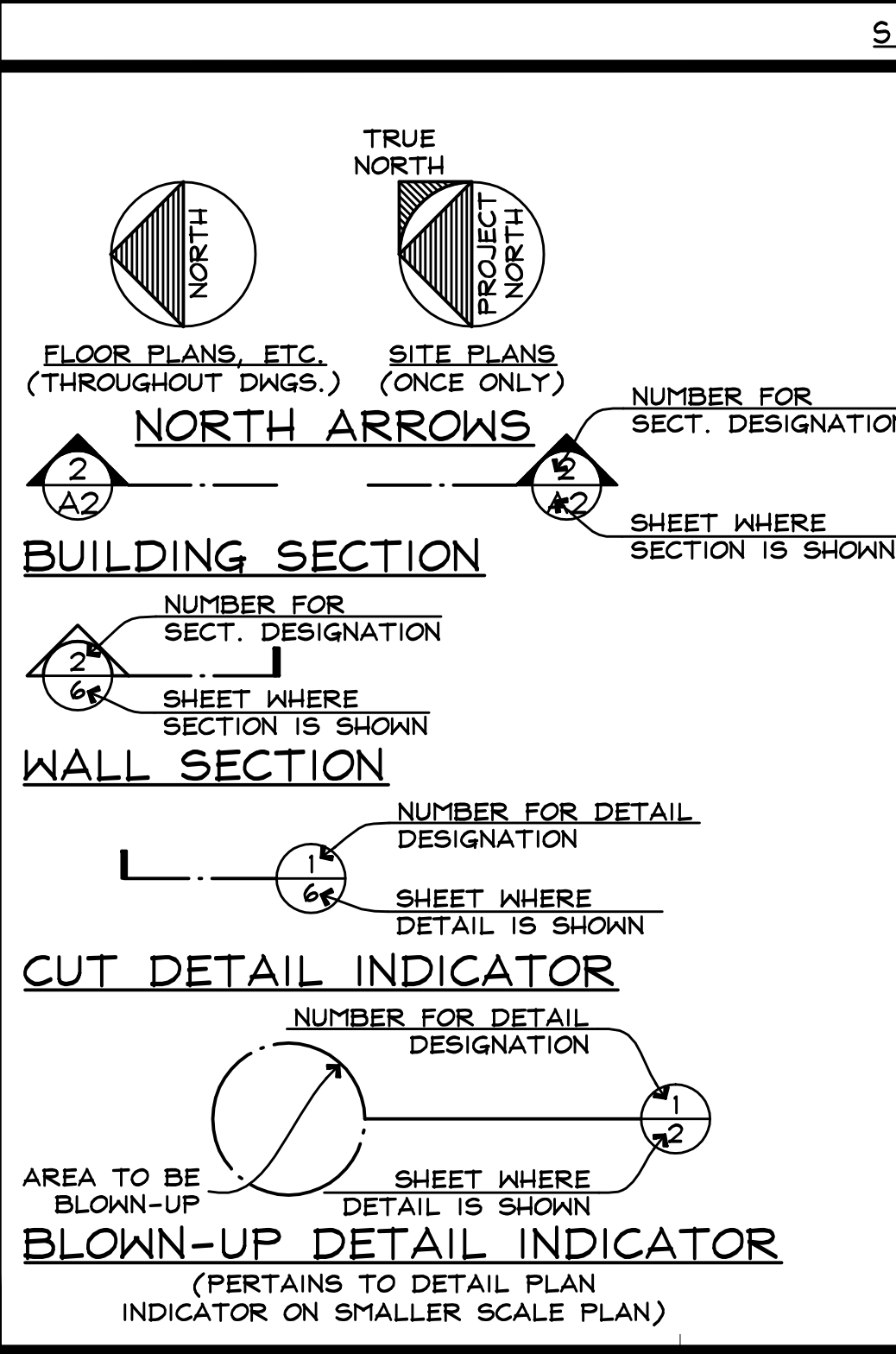
- All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include:
FLORIDA BUILDING CODE - Building 2014 EDITION
FLORIDA BUILDING CODE - Existing 2014 EDITION
FLORIDA BUILDING CODE - Residential 2014 EDITION
FLORIDA BUILDING CODE - Plumbing 2014 EDITION
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 (3 second gusts).
- 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.
- Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.
- Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.
- Dimensions shall take precedence over scale.
- All new utilities shall be underground.
- Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.
- After completion of construction remove all debris and construction equipment. Restore site to original condition.
- Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.
- 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.
- Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.

FLORIDA ADMINISTRATIVE CODE

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), 481.225(1)(g), (h), (i) FS. History- New 12-23-79, Formerly 21B-16.03, Amended 7-27-89, Formerly 21B-16.003, Amended 11-21-94, 4-18-00.

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	BUILT 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	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	W/F	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		



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)
- GYPSPUM 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

SHEET INDEX

SHEET INDEX

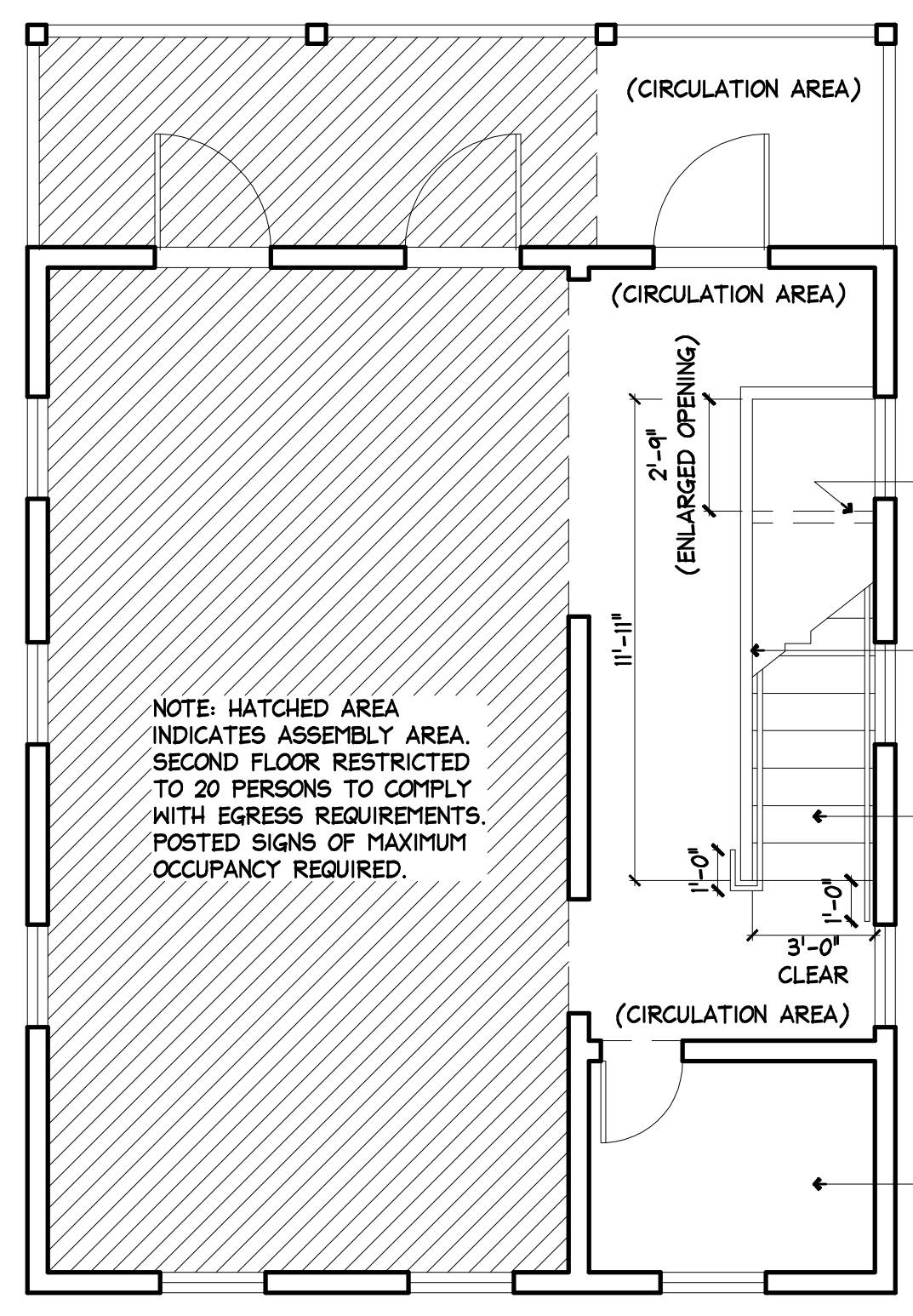
C COVER
AI PROJECT STATISTICS, FRAMING PLANS, DETAILS
SP1 SPECIFICATIONS

DESCRIPTION OF WORK:
STRUCTURAL STABILIZATION OF THE SECOND FLOOR AND NEW INTERIOR STAIRWAY TO MEET EGRESS AND LOAD REQUIREMENTS OF THE FLORIDA BUILDING CODE.

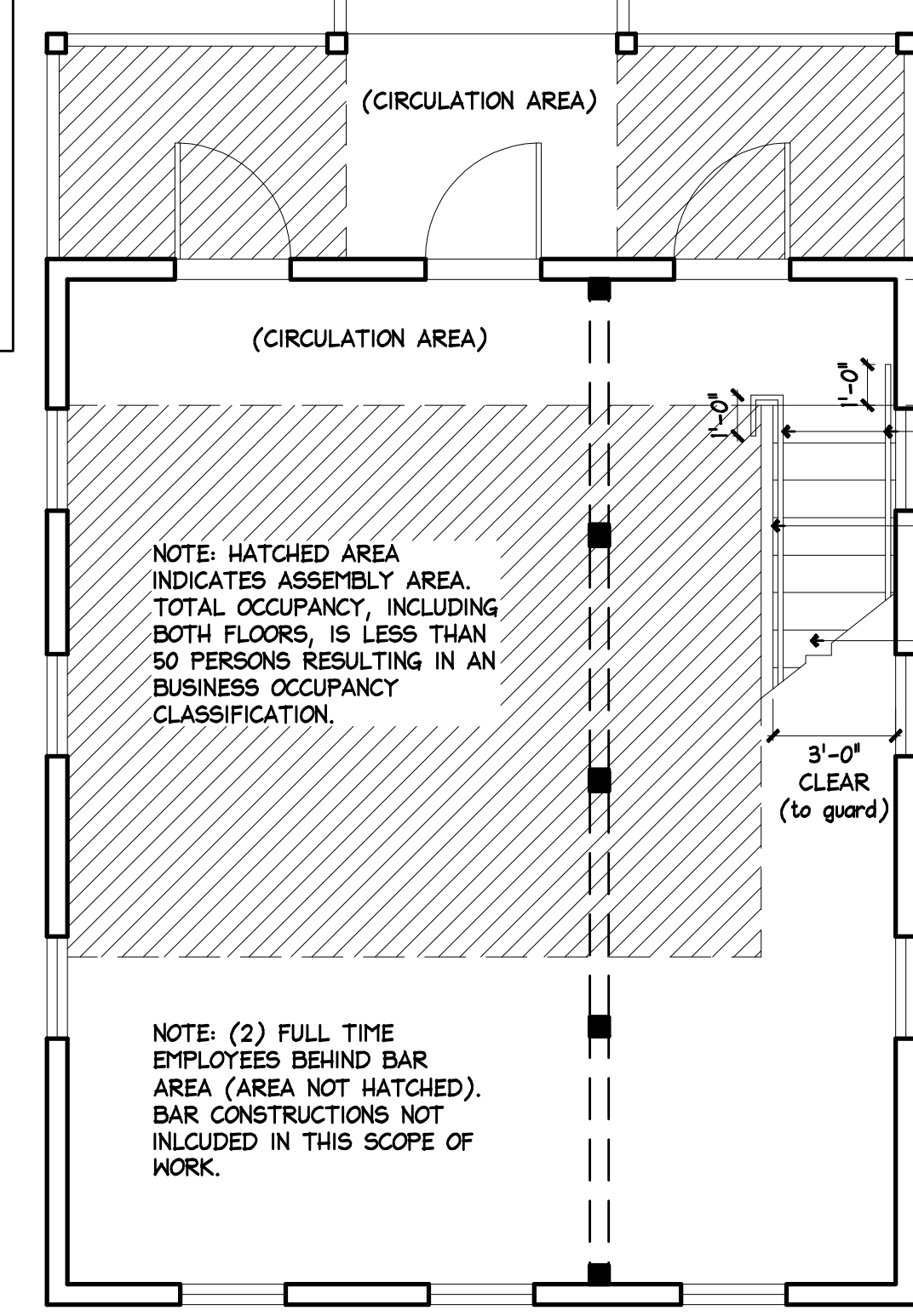
CODE CHECK	
FIRST FLOOR ASSEMBLY AREA 300 SF INCLUDING DECK:	
FBC TABLE 1004.1.2:	OCCUPANT LOAD: 20 PERSONS. 300 SF / 15 SF NET (UNCONCENTRATED TABLES AND CHAIRS)
FBC SECTION 303.1.1:	OCCUPANCY 'B'. ASSEMBLY OCCUPANCY LESS THAN 50 PERSONS (BOTH FLOORS COMBINED). TOTAL OCCUPANT LOAD OF 40 INCLUDING (2) EMPLOYEES.
FBC TABLE 503:	ALLOWABLE BUILDING HEIGHT AND AREA WITHOUT SPRINKLERS IS (2) STORIES AND 9,000 SF FOR TYPE V (B) CONSTRUCTION WITH A GROUP 'B' OCCUPANCY. THIS BUILDING IS (2) STORIES, TYPE V (B) CONSTRUCTION WITH A TOTAL OF 1,320 SF.
SECOND FLOOR ASSEMBLY AREA 385 SF INCLUDING DECK:	
FBC TABLE 1004.1.2:	OCCUPANT LOAD: 26 385 SF / 15 SF NET (UNCONCENTRATED TABLES AND CHAIRS; RESTRICTED TO 20 PERSONS SEE BELOW).
FBC SECTION 303.1.1:	OCCUPANCY 'B'. ASSEMBLY OCCUPANCY LESS THAN 50 PERSONS (BOTH FLOORS COMBINED). TOTAL OCCUPANT LOAD OF 40 INCLUDING (2) EMPLOYEES.
FBC SECTION 1009.4:	ALLOWABLE STAIRWAY WIDTH OF 36" WHEN SERVING AN OCCUPANT LOAD OF LESS THAN 50 PERSONS.
FBC TABLE 1021.2(2):	(1) EXIT REQUIRED AT SECOND STORY FOR 'B' OCCUPANCY WITH MAXIMUM OCCUPANCY LESS THAN 24 PERSONS.

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NOTES:
1. SCOPE OF WORK INCLUDES STRUCTURAL SUPPORT OF SECOND FLOOR TO ACCOMMODATE FBC LOAD REQUIREMENTS FOR ASSEMBLY OCCUPANCY AND A NEW STAIRWAY TO SATISFY FBC EGRESS REQUIREMENTS. NO OTHER WORK IS COVERED UNDER THESE DOCUMENTS.
2. CONSTRUCT NEW STAIR TREADS FROM 2X12'S. PAINT TO MATCH SECOND FLOOR RISERS TO BE CONSTRUCTED OF 1X8'S AND PAINTED TO MATCH TREADS.



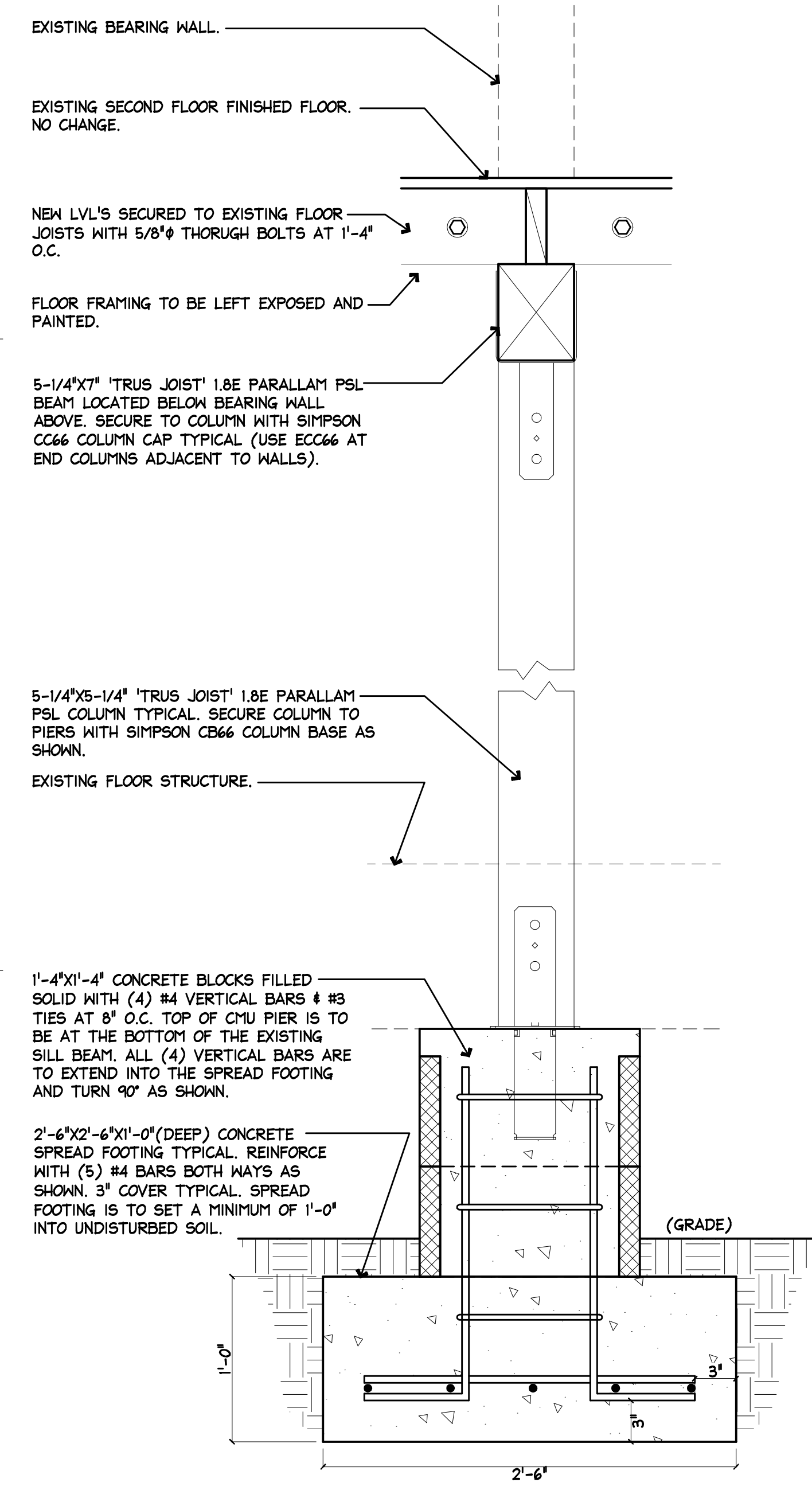
EXISTING SECOND FLOOR AREA NEEDS TO BE REMOVED TO ALLOW FOR PROPER HEAD CLEARANCE AT STAIR BELOW (6'-8").
NEW 42" TALL GUARDRAIL TO MATCH EXISTING GUARDRAIL STYLE. COMPLY WITH FBC SECTION 1013.
EXISTING STAIRCASE TO BE REMOVED AND REPLACED WITH A NEW 3'-6" WIDE STAIR AS SHOWN. THE SECOND FLOOR STAIR OPENING WILL NEED TO BE ENLARGED. THE SECOND FLOOR LANDING LOCATION REMAINS THE SAME AS EXISTING. STAIRS ARE TO HAVE A MAXIMUM RISER HEIGHT OF 7" AND A MINIMUM TREAD DEPTH OF 11".
EXISTING BATHROOM. COMPLETION OF BATHROOM (INSTALLATION OF FIXTURES) NOT INCLUDED IN THIS SCOPE OF WORK.



HANDRAILS AT BOTH SIDES. COMPLY WITH FBC SECTION 1012.
NEW 42" TALL GUARDRAIL TO MATCH EXISTING GUARDRAIL STYLE. COMPLY WITH FBC SECTION 1013.
EXISTING STAIRCASE TO BE REMOVED AND REPLACED WITH A NEW 3'-0" WIDE STAIR AS SHOWN. THE SECOND FLOOR STAIR OPENING WILL NEED TO BE ENLARGED TO ENSURE 6'-8" HEAD CLEARANCE. THE SECOND FLOOR LANDING LOCATION REMAINS THE SAME AS EXISTING. STAIRS ARE TO HAVE A MAXIMUM RISER HEIGHT OF 7" AND A MINIMUM TREAD DEPTH OF 11".
NOTE: (2) FULL TIME EMPLOYEES BEHIND BAR AREA (AREA NOT HATCHED). BAR CONSTRUCTIONS NOT INCLUDED IN THIS SCOPE OF WORK.

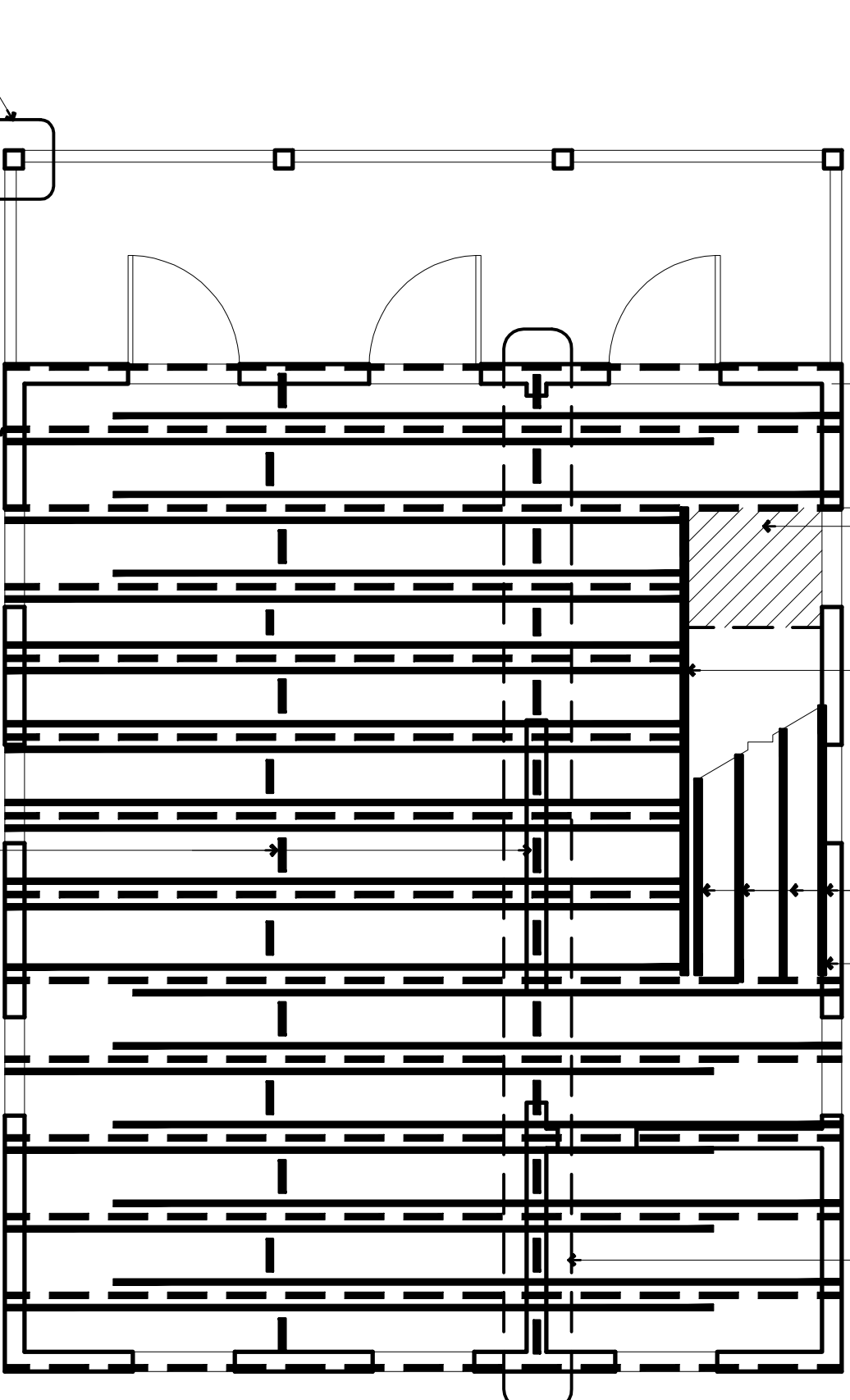
5 SECOND FLOOR PLAN SCALE: 1/4"=1'-0"

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

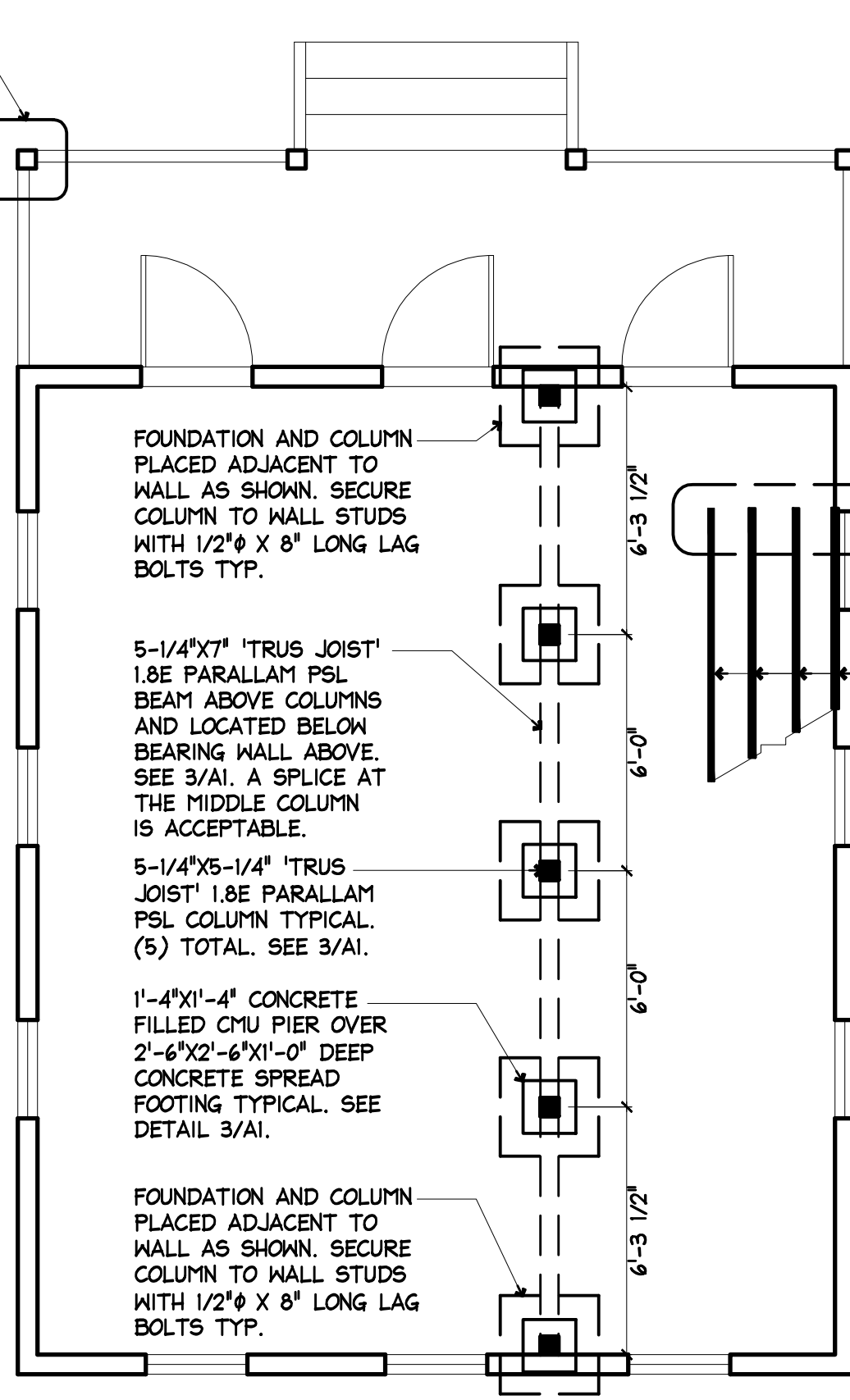


3 COLUMN & FOUNDATION DETAIL SCALE: 1-1/2"=1'-0"

THE EXTERIOR 6X6 COLUMN AT THIS LOCATION IS TO BE REPLACED WITH A NEW P.T. 6X6 COLUMN. FOUNDATION AND ROOF FRAMING ATTACHMENT DETAILS TO THIS COLUMN WILL NEED TO BE DETERMINED AFTER SELECTIVE DEMOLITION. FOR PRICING ASSUME (2) NEW SIMPSON RPBZ POST BASES WILL BE INSTALLED AT THE BASE OF THE COLUMN AND (2) SIMPSON LCEA POST CAPS WILL BE INSTALLED AT THE BEAM TO COLUMN CONNECTIONS AT THE ROOF LEVEL.
DASHED LINES INDICATE EXISTING 2X6 FLOOR JOISTS. SOLID LINES INDICATE 1-3/4" X 5-1/2" TRUS JOIST 2.0E MICROLAM LVL BEAMS. (2) LVL BEAMS ARE REQUIRED AT EACH EXISTING JOIST AS SHOWN. AT STAIR LOCATION THE BEAMS ARE TO BE CONTINUOUS FROM THE EXTERIOR WALL TO THE STAIR OPENING AS SHOWN. AT ALL OTHER LOCATIONS (FULL WIDTH OF BUILDING) THE LVL'S ARE TO BE 18'-0" LONG AND OVERLAP AS SHOWN. SECURE LVL'S TO EXISTING JOISTS WITH 5/8" THRU BOLTS AT 1'-4" O.C. (THROUGH ALL MEMBERS). NEW FRAMING WILL BE INSTALLED FROM BELOW. THE FIRST FLOOR CEILING WILL BE REMOVED FOR ACCESS.
SOLID BLOCKING AT MIDSPAN AND BEARING POINT TYPICAL.
FRAMING NOTES:
1. THE EXISTING FIRST FLOOR CEILING (AND TRIM) WILL NEED TO BE REMOVED ENTIRELY TO INSTALL NEW STRUCTURAL MEMBERS. THE NEW STRUCTURAL WORK IS TO BE LEFT EXPOSED. THE CEILING IS NOT TO BE REPLACED. PAINT NEW AND EXISTING FLOOR JOISTS AND THE UNDERSIDE OF THE SECOND FLOOR SHEATHING.
2. THIS WORK INVOLVES THE ADDITION OF NEW FLOOR JOISTS, COLUMNS, (1) BEAM, AND FOUNDATIONS TO SUPPORT ASSEMBLY LOAD REQUIREMENTS AT THE SECOND FLOOR. INSPECTION AFTER SELECTIVE DEMOLITION IS REQUIRED TO EXAMINE EXISTING SILL BEAMS AND WALL FRAMING. NOTIFY ARCHITECT FOR INSPECTION AFTER SELECTIVE DEMOLITION.
3. SECURE EACH NEW LVL TO EXISTING TOP PLATES WITH SIMPSON TSP HURRICANE TIES.



THE EXTERIOR 6X6 COLUMN AT THIS LOCATION IS TO BE REPLACED WITH A NEW P.T. 6X6 COLUMN. FOUNDATION AND ROOF FRAMING ATTACHMENT DETAILS TO THIS COLUMN WILL NEED TO BE DETERMINED AFTER SELECTIVE DEMOLITION. FOR PRICING ASSUME (2) NEW SIMPSON RPBZ POST BASES WILL BE INSTALLED AT THE BASE OF THE COLUMN AND (2) SIMPSON LCEA POST CAPS WILL BE INSTALLED AT THE BEAM TO COLUMN CONNECTIONS AT THE ROOF LEVEL.
EXISTING FLOOR TO BE REMOVED AT HATCHED LOCATION TO ENSURE 6'-8" HEAD CLEARANCE AT NEW STAIRWAY.
NEW 1-3/4" X 5-1/2" TRUS JOIST 2.0E MICROLAM LVL BEAM AT STAIR OPENING. SECURE EXISTING AND NEW JOISTS TO LVL WITH SIMPSON HUG6 FACE MOUNT HANGERS.
(4) 2X12 STRINGERS FOR NEW STAIRCASE.
SECURE STRINGERS TO EXISTING FLOOR JOIST WHERE EXISTING STRINGERS ARE SUPPORTED.
NEW COLUMNS AND BEAM TO BE LOCATED BELOW THIS SECOND FLOOR BEARING WALL.



FOUNDATION AND COLUMN PLACED ADJACENT TO WALL AS SHOWN. SECURE COLUMN TO WALL STUDS WITH 1/2" X 8" LONG LAG BOLTS TYP.
5-1/4" X 7" TRUS JOIST 1.8E PARALLAM PSL BEAM ABOVE COLUMNS AND LOCATED BELOW BEARING WALL ABOVE. SEE 3/A1. A SPLICE AT THE MIDDLE COLUMN IS ACCEPTABLE.
5-1/4" X 5-1/4" TRUS JOIST 1.8E PARALLAM PSL COLUMN TYPICAL. (5) TOTAL. SEE 3/A1.
1'-4" X 1'-4" CONCRETE FILLED CMU PIER OVER 2'-6" X 2'-6" X 1'-0" DEEP CONCRETE SPREAD FOOTING TYPICAL. SEE DETAIL 3/A1.
FOUNDATION AND COLUMN PLACED ADJACENT TO WALL AS SHOWN. SECURE COLUMN TO WALL STUDS WITH 1/2" X 8" LONG LAG BOLTS TYP.
CONFIRM THAT EXISTING JOISTS ARE LOCATED WHERE NEW STRINGERS ARE SECURED TO FLOOR. NOTIFY ARCHITECT AFTER SELECTIVE DEMOLITION FOR INSPECTION.
(4) 2X12 STRINGERS FOR NEW STAIRCASE.
COLUMN & BEAM NOTES:
1. EXISTING FLOOR WILL NEED TO BE REMOVED TO THE EXTENT REQUIRED TO PLACE FOUNDATIONS AND COLUMNS. AFTER PLACEMENT OF FOUNDATIONS AND COLUMNS THE SUBFLOOR AND FINISHED FLOOR ARE TO BE REPLACED TO MATCH EXISTING.
2. FOR PRICING ASSUME THE EXISTING FIRST FLOOR JOISTS REMAIN AS IS. NOTIFY ARCHITECT AFTER SELECTIVE DEMOLITION TO DETERMINE IF MODIFICATION OF FLOOR JOISTS WILL BE REQUIRED FOR INSTALLATION OF THE FOUNDATIONS AND COLUMNS.

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

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

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A1

