

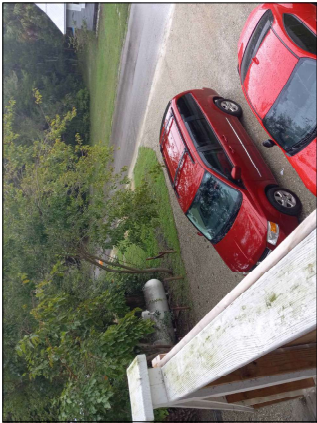


PHOTO #1

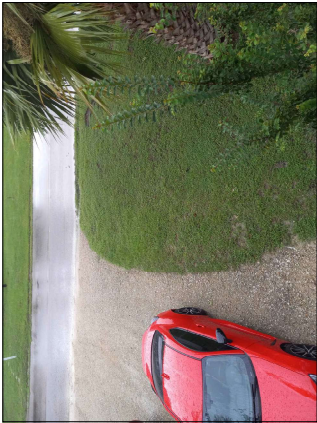


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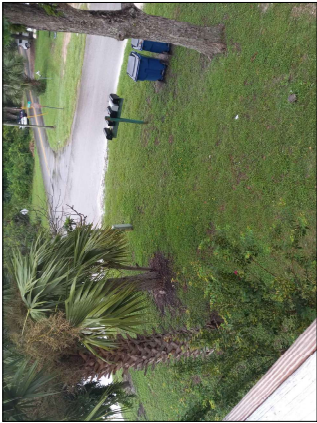


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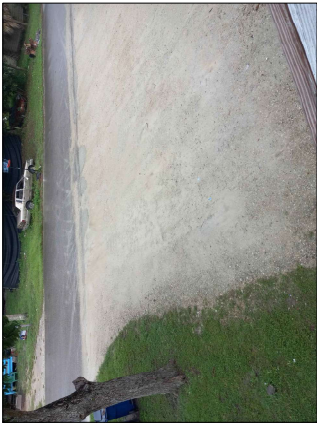


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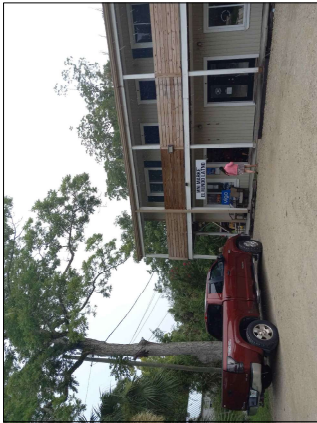


PHOTO #5



PHOTO #6

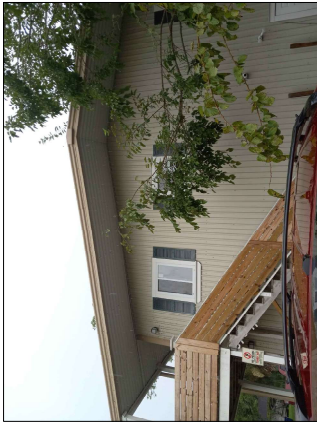


PHOTO #7



PHOTO #8



PHOTO #9



PHOTO #10



PHOTO #11

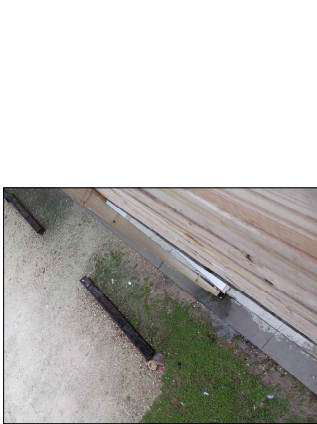


PHOTO #12



PROJECT
2000 N. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
Tel: 954.561.1234
Fax: 954.561.1235
www.snellandassociates.com

DATE: 11/10/2023
PROJECT NO.: 2000 N. W. 10th Ave., Suite 100
CLIENT: S&A
SHEET: 1

NOTES:
1. ALL DIMENSIONS SHOWN ARE
UNLESS OTHERWISE NOTED.

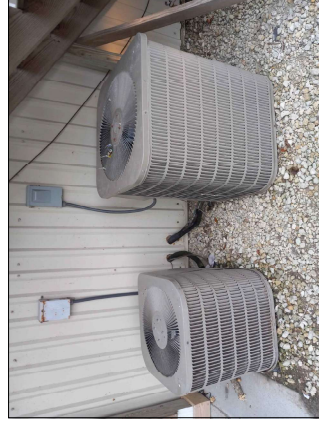
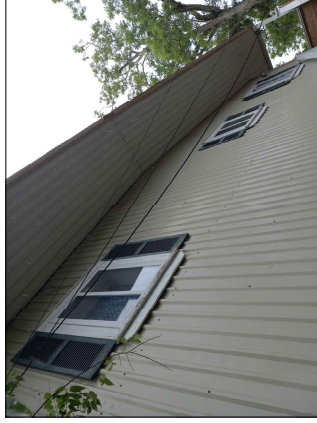


EXTERIOR
REFERENCE
PHOTOS 2023

SHEET: 11/10/2023

A0.1

DATE: 11/10/2023



EXTERIOR
REFERENCE
PHOTOS 2023

SCALE: AS NOTED

A0.2

DRAWN BY: MM

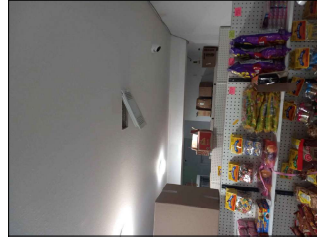
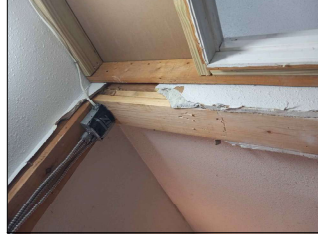
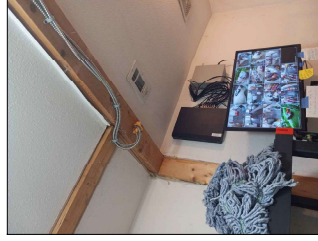
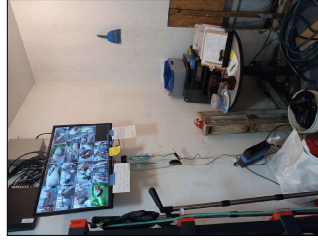
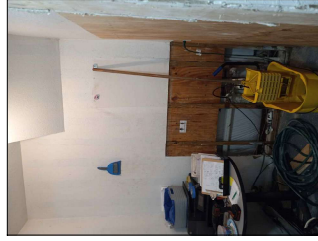
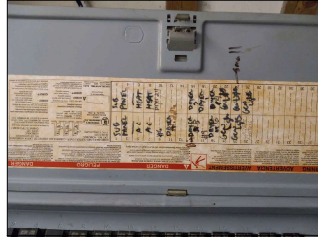
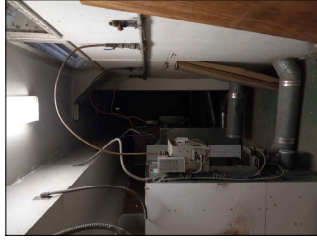
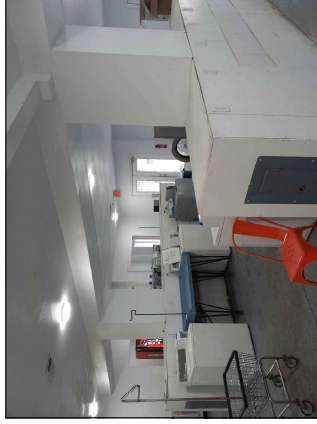
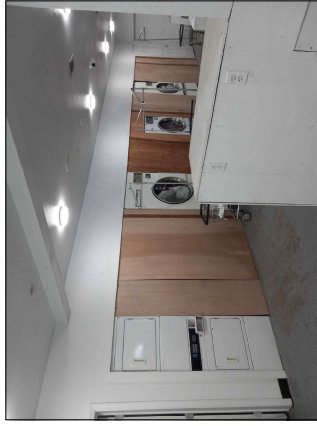


Snell & Associates
architects

MINI-WALL
96 AVENUE I (EYE)
APALACHICOLA, FL 32306

DATE:	1/10/2025
PROJECT NO.	200701-MALL
REVISION	DATE
1.	

NOTES:
1. ALL DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.



APARTMENT REFERENCE PHOTOS 2022 - PROVIDED BY OWNER

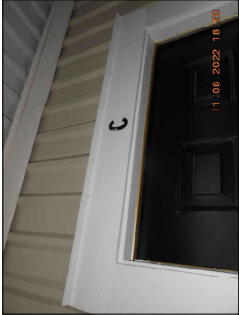


PHOTO A02



PHOTO A03



PHOTO A04



PHOTO A05

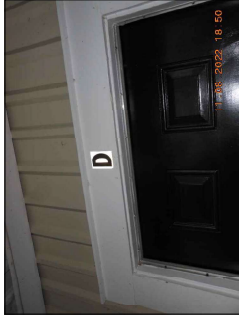


PHOTO A06

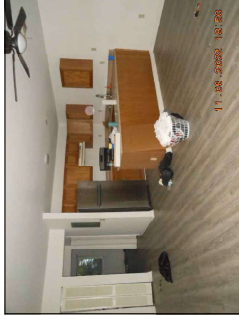


PHOTO A07



PHOTO A08



PHOTO A09



PHOTO A10

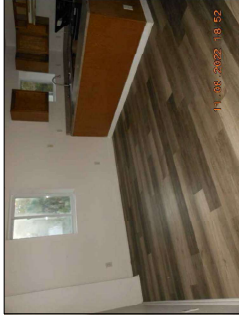


PHOTO A11



PHOTO A12



PHOTO A13



PHOTO A14



PHOTO A15

NOTE: PHOTOS PROVIDED BY OWNER. APARTMENTS WERE OCCUPIED AND INACCESSIBLE TO ARCHITECT DURING SITE VISIT. EXISTING CONDITIONS MAY DIFFER.



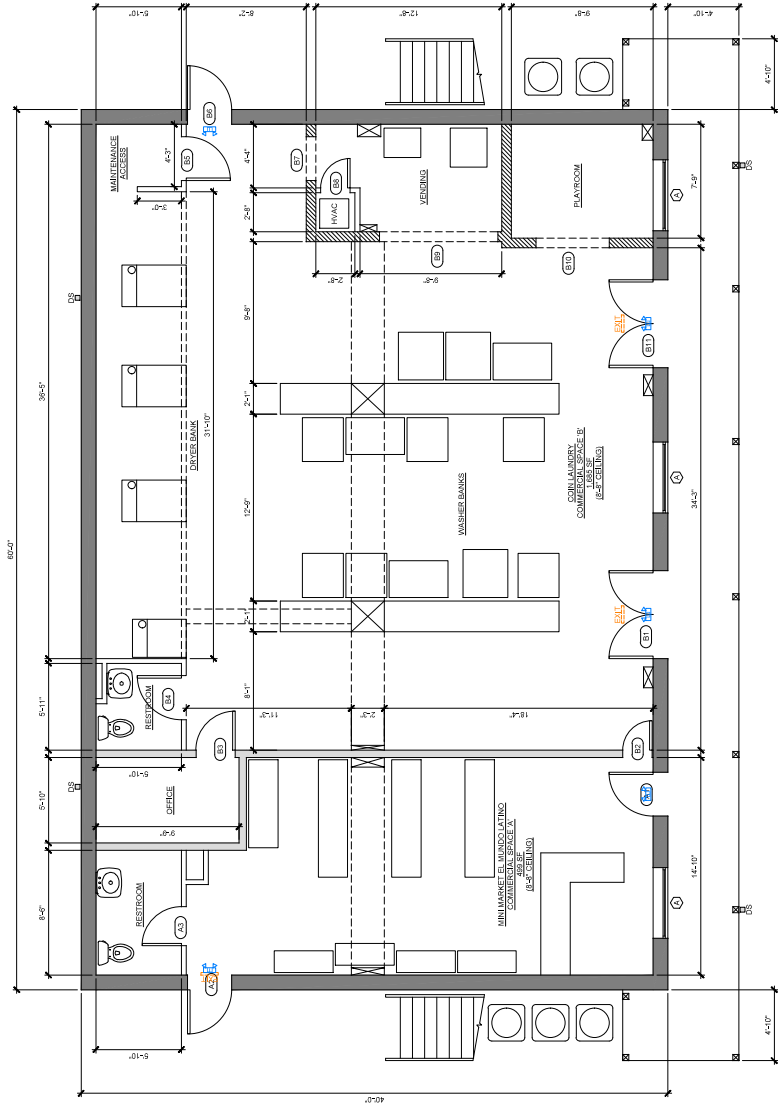
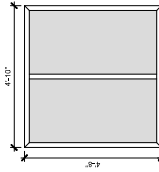
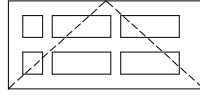
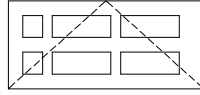
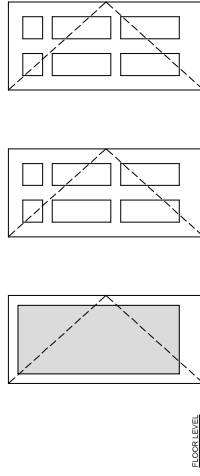
- 1) INSTALL NEW LUXURY VINYL TILE FLOORING, COLOR AND STYLE TO BE CHOSEN BY OWNER.
- 2) CAP OFF WALLS AND CEILING. COLORS TO BE CHOSEN BY OWNER.
- 3) CAP OFF EXISTING PLUMBING AND INSTALL NEW 5/8" GYPSUM BOARD IN OFFICE (LANDMART).
- 4) NEW HURRICANE RATED STOREFRONT DOORS AND WINDOWS.
- 5) NEW THRESHOLD AND DOOR SILLS AT EXTERIOR DOORS. REPAIR DAMAGED MATERIAL FROM STORM FLOODING.
- 6) UPDATE ELECTRICAL SYSTEMS FOR BOTH COMMERCIAL SPACES.
- 7) INSTALL NEW LIGHT FIXTURES, STYLES TO BE CHOSEN BY OWNER.

[illegible]

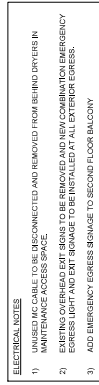
EXIST. COMM. HARDWARE SCHEDULE	SET		SET		SET	
	1	2	3	4	5	
HARDWARE						
(1) THRESHOLD	●					
(1) CLOSER					●	
(1) DEADBOLT			●			
(1) KEVED LOCKSET				●		
(1) PRIVACY LOCKSET				●		
(1) PASSAGE LOCKSET						
(1) BUILT IN HINGES			●			

EXIST. COMMERCIAL FINISH SCHEDULES	
1 - LAUNDRATORY / MINI MARKET	
WALLS:	GYPSUM BOARD, PAINTED SMOOTH
CEILING:	GYPSUM BOARD, PAINTED SMOOTH
FLOOR:	EPOXY COATED CONCRETE FLOOR
BASE TRIM:	4" RUBBER BASE TRIM
2 - RESTROOMS	
WALLS:	CEMENT TIE-UP TILES
CEILING:	GYPSUM BOARD, PAINTED SMOOTH
FLOOR:	EPOXY COATED CONCRETE FLOOR
BASE TRIM:	4" RUBBER BASE TRIM
3 - EXTENSION	
WALLS:	METAL PANEL SING
ROOF:	METAL ROOF

COMMERCIAL WALL LEGEND	
	EXISTING 2x4 STUD WALL
	EXISTING 2x8 STUD WALL
	EXISTING DEMISING WALL
	EXISTING EXTERIOR WALL



1
A1.0
EXISTING FIRST FLOOR PLAN



COMMERCIAL ELEC. LEGEND	
	ELECTRICAL PANEL
	DUPLICATE OUTLET
	QUAD OUTLET
	LIGHT SWITCH
	EXIT SIGNAGE TO BE REMOVED
	COMBO EXT / EGRESS LIGHT
	CEILING MOUNTED LIGHTS
	WALL MOUNTED LIGHTS
	WALLPACK / FLOOD LIGHTS
	HVAC DUCT DIFFUSER
	SMOKE DETECTOR
	SECURITY CAMERA

1 EXISTING FIRST FLOOR ELECTRICAL



PROJECT
BILLY M. SNELL
ARCHITECT
1000 14th St NW, Suite 1000
Washington, DC 20004
202.462.1100
www.snellandassociates.com

DATE: 11/10/2023
PROJECT NO.: 22015-0001
SHEET NO.: 1

NOTES:
1. ALL DIMENSIONS SHOWN ARE UNLESS OTHERWISE NOTED.

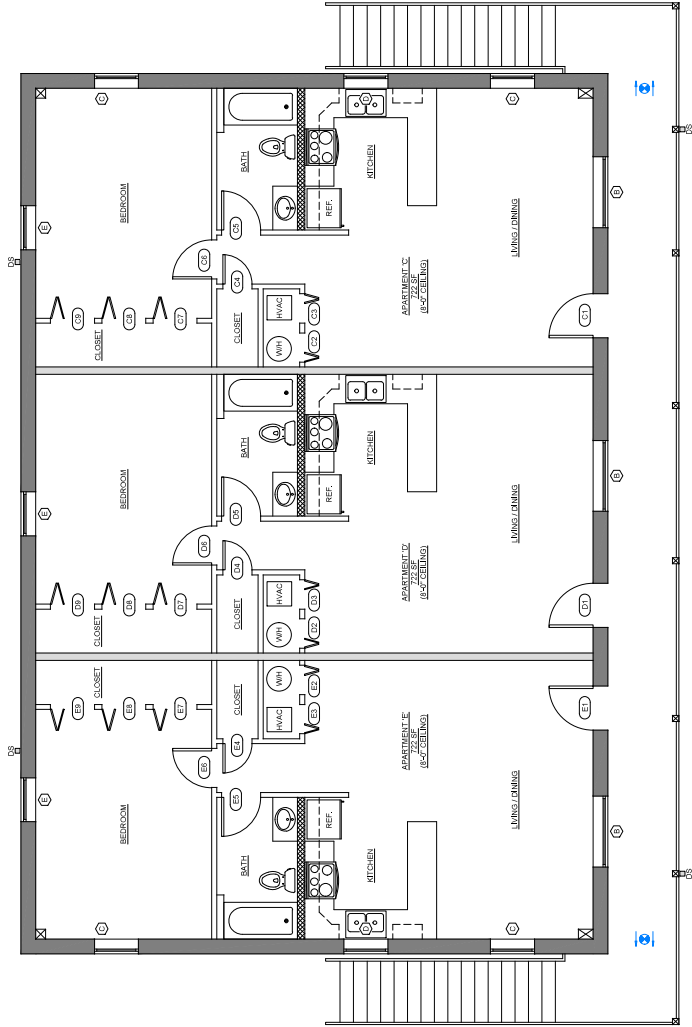
- APARTMENT SPACES - GENERAL NOTES
- EVALUATE AND REPAIR / REFRESH KITCHENS AND BATHROOM CABINETS.
 - NEW PAINT (WALLS AND CEILING). COLORS TO BE CHOSEN BY OWNER.
 - NEW HARDWARE TO BE INSTALLED ON ALL KITCHEN AND BATHROOM CABINETS.
 - NEW THRESHOLD AND DOOR SILLS AT EXTERIOR DOORS. REPAIR DAMAGED MATERIAL FROM STONE FLOORING.
 - REPAIR AND REPLACE ALL EXISTING DOOR AND WINDOW HARDWARE.
 - UPDATE ELECTRICAL SYSTEMS FOR ALL APARTMENT SPACES.

EXISTING APARTMENT DOOR SCHEDULE									
MARK	TYPE	WD	HT	FIN	FRM	FIN	FRM	FIN	FRM
C1	A	3'-0"	6'-0"	1/2" x 4"	HM	---	SET 1	WD	---
C2	C	2'-0"	6'-0"	1/2" x 4"	WD	---	SET 4	WD	---
C3	C	2'-0"	6'-0"	1/2" x 4"	WD	---	SET 4	WD	---
C4	C	2'-0"	6'-0"	1/2" x 4"	WD	---	SET 4	WD	---
C5	B	2'-0"	6'-0"	1/2" x 4"	WD	---	SET 2	WD	---
C6	B	2'-0"	6'-0"	1/2" x 4"	WD	---	SET 2	WD	---
C7	C	2'-0"	6'-0"	1/2" x 4"	WD	---	SET 4	WD	---
C8	C	2'-0"	6'-0"	1/2" x 4"	WD	---	SET 4	WD	---
C9	C	2'-0"	6'-0"	1/2" x 4"	WD	---	SET 4	WD	---
D1	A	3'-0"	6'-0"	1/2" x 4"	HM	---	SET 1	WD	---
D2	C	2'-0"	6'-0"	1/2" x 4"	WD	---	SET 4	WD	---
D3	B	2'-0"	6'-0"	1/2" x 4"	WD	---	SET 3	WD	---
D4	B	2'-0"	6'-0"	1/2" x 4"	WD	---	SET 2	WD	---
D5	B	2'-0"	6'-0"	1/2" x 4"	WD	---	SET 2	WD	---
D6	B	2'-0"	6'-0"	1/2" x 4"	WD	---	SET 2	WD	---
D7	C	2'-0"	6'-0"	1/2" x 4"	WD	---	SET 4	WD	---
D8	C	2'-0"	6'-0"	1/2" x 4"	WD	---	SET 4	WD	---
D9	C	2'-0"	6'-0"	1/2" x 4"	WD	---	SET 4	WD	---
E1	A	3'-0"	6'-0"	1/2" x 4"	HM	---	SET 1	WD	---
E2	C	2'-0"	6'-0"	1/2" x 4"	WD	---	SET 4	WD	---
E3	B	2'-0"	6'-0"	1/2" x 4"	WD	---	SET 3	WD	---
E4	B	2'-0"	6'-0"	1/2" x 4"	WD	---	SET 3	WD	---
E5	B	2'-0"	6'-0"	1/2" x 4"	WD	---	SET 2	WD	---
E6	B	2'-0"	6'-0"	1/2" x 4"	WD	---	SET 2	WD	---
E7	C	2'-0"	6'-0"	1/2" x 4"	WD	---	SET 4	WD	---
E8	C	2'-0"	6'-0"	1/2" x 4"	WD	---	SET 4	WD	---
E9	C	2'-0"	6'-0"	1/2" x 4"	WD	---	SET 4	WD	---

EXISTING APARTMENT HARDWARE SCHEDULE									
HARDWARE	SET	1	2	3	4	5	6	7	8
(1) THRESHOLD									
(2) DOOR SILL									
(3) PRIVATE LOCKSET (LEVER)									
(4) DOOR SILL LOCKSET (LEVER)									
(5) BUTT HINGES									
(6) BI-FOLD DOOR KIT									

FINISH APARTMENT FINISH SCHEDULES									
WALLS	CEILING	FLOOR	2" x 4" EXTERIOR	WALLS	CEILING	FLOOR	2" x 4" EXTERIOR	WALLS	CEILING
WALLS	CEILING	FLOOR	2" x 4" EXTERIOR	WALLS	CEILING	FLOOR	2" x 4" EXTERIOR	WALLS	CEILING
WALLS	CEILING	FLOOR	2" x 4" EXTERIOR	WALLS	CEILING	FLOOR	2" x 4" EXTERIOR	WALLS	CEILING
WALLS	CEILING	FLOOR	2" x 4" EXTERIOR	WALLS	CEILING	FLOOR	2" x 4" EXTERIOR	WALLS	CEILING
WALLS	CEILING	FLOOR	2" x 4" EXTERIOR	WALLS	CEILING	FLOOR	2" x 4" EXTERIOR	WALLS	CEILING
WALLS	CEILING	FLOOR	2" x 4" EXTERIOR	WALLS	CEILING	FLOOR	2" x 4" EXTERIOR	WALLS	CEILING
WALLS	CEILING	FLOOR	2" x 4" EXTERIOR	WALLS	CEILING	FLOOR	2" x 4" EXTERIOR	WALLS	CEILING
WALLS	CEILING	FLOOR	2" x 4" EXTERIOR	WALLS	CEILING	FLOOR	2" x 4" EXTERIOR	WALLS	CEILING
WALLS	CEILING	FLOOR	2" x 4" EXTERIOR	WALLS	CEILING	FLOOR	2" x 4" EXTERIOR	WALLS	CEILING

APARTMENT WALL LEGEND									
---	EXISTING 2X4 STUD WALL	---	EXISTING 2X4 STUD WALL	---	EXISTING 2X4 STUD WALL	---	EXISTING 2X4 STUD WALL	---	EXISTING 2X4 STUD WALL
---	EXISTING 2X6 STUD WALL	---	EXISTING 2X6 STUD WALL	---	EXISTING 2X6 STUD WALL	---	EXISTING 2X6 STUD WALL	---	EXISTING 2X6 STUD WALL
---	EXISTING DEMISING WALL	---	EXISTING DEMISING WALL	---	EXISTING DEMISING WALL	---	EXISTING DEMISING WALL	---	EXISTING DEMISING WALL
---	EXISTING EXTERIOR WALL	---	EXISTING EXTERIOR WALL	---	EXISTING EXTERIOR WALL	---	EXISTING EXTERIOR WALL	---	EXISTING EXTERIOR WALL



1. EXISTING SECOND FLOOR PLAN



EXISTING
SECOND
FLOOR
PLAN

SHEET: 11 OF 12

A1.2

DATE: 11/10/2023



PROJECT
BILLY M. SNELL
ARCHITECT
1275 15th Avenue, Suite 410
San Francisco, CA 94114
415.774.8888

DATE: 12/10/2023
PROJECT NO.: 230175-SNELL
SHEET: 11

NOTES:
1. ALL DIMENSIONS SHOWN ARE
UNLESS OTHERWISE NOTED.

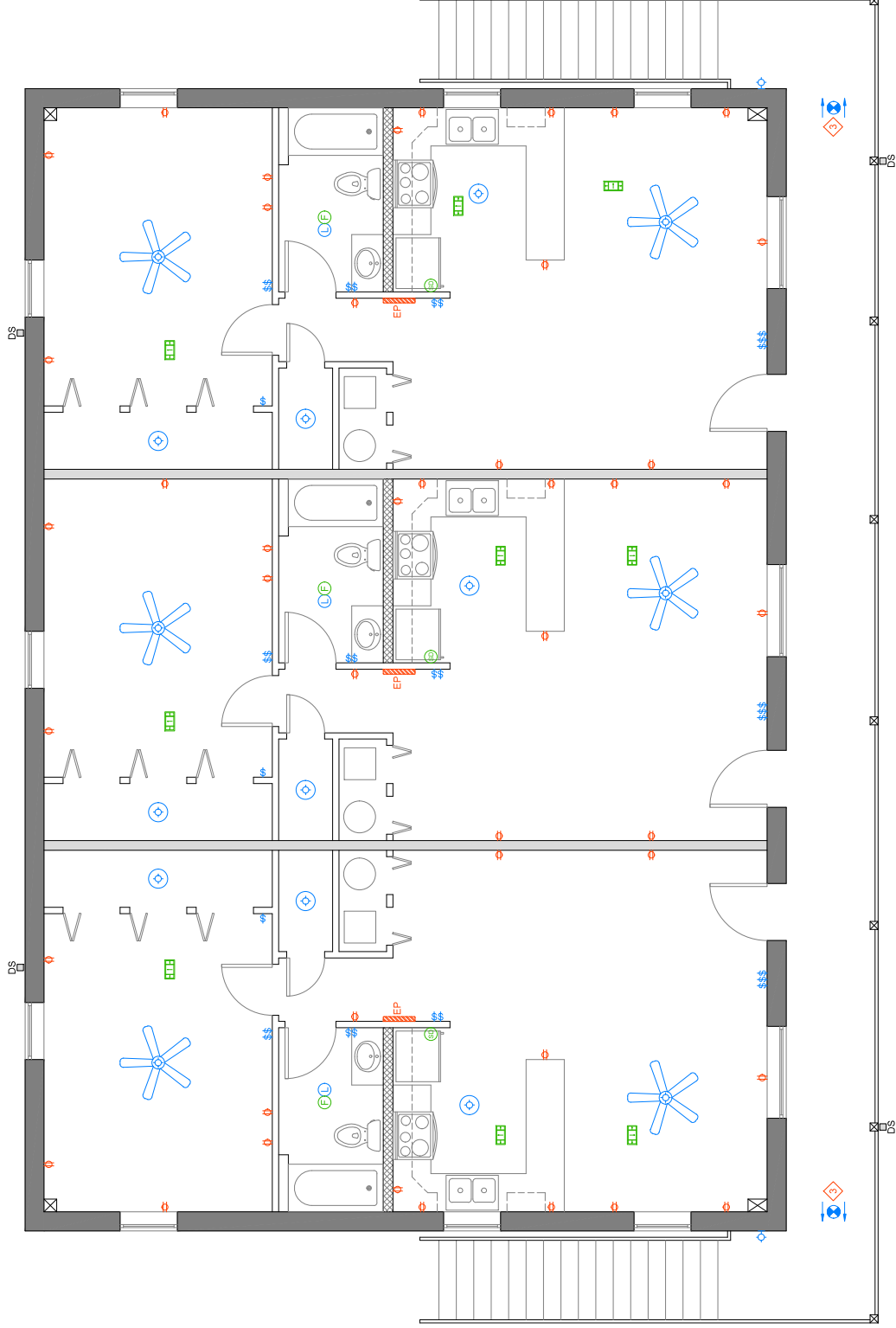


EXISTING
SECOND
FLOOR
ELECTRICAL

SHEET: A1.3

DATE: 12/10/2023

DRWING BY: MMS



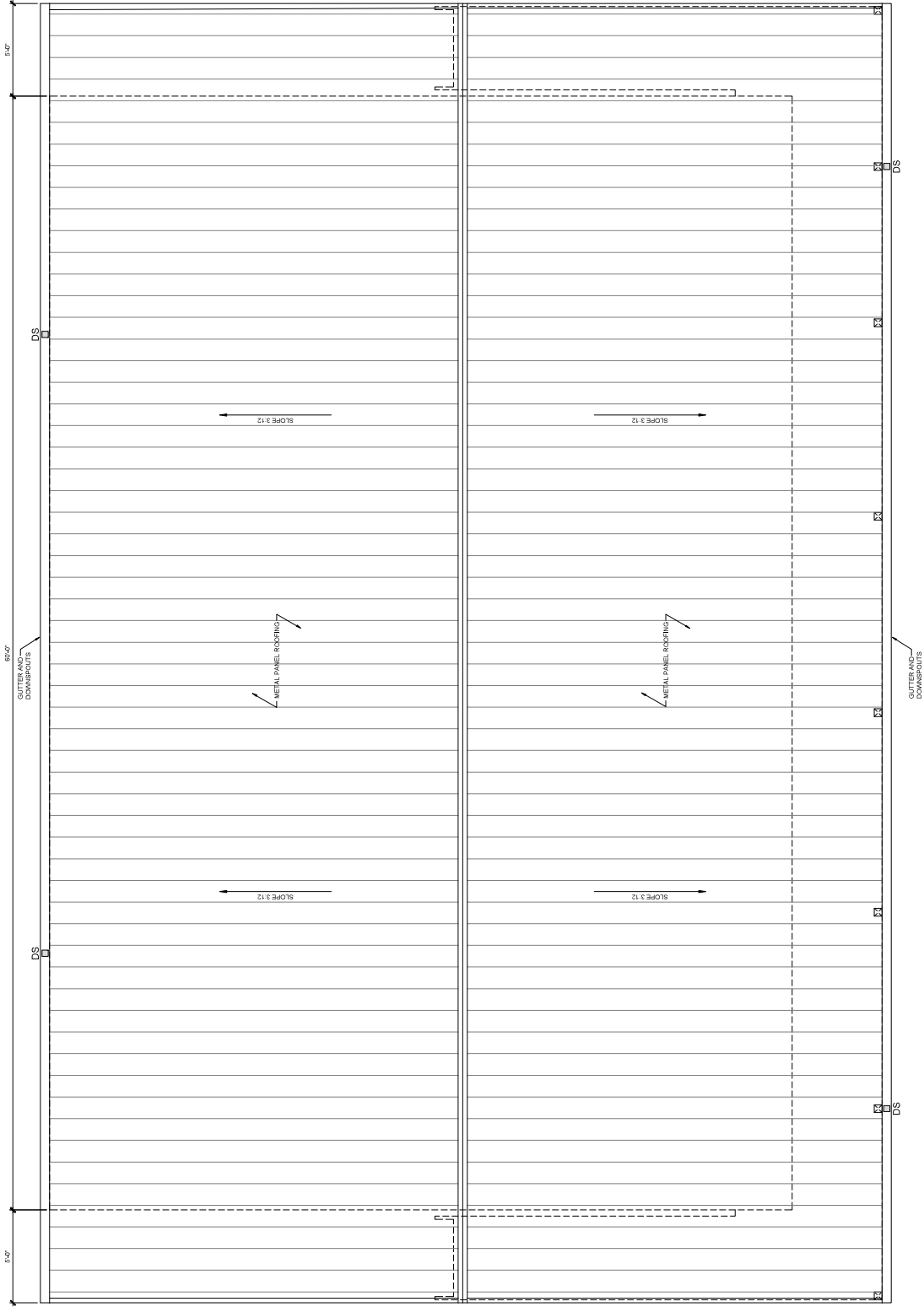
APARTMENT ELEC LEGEND	
	ELECTRICAL PANEL
	DUPLEX OUTLET
	LIGHT SWITCH
	CEILING MOUNTED LIGHTS
	WALL MOUNTED LIGHTS
	EXIT DOOR WITH EGRESS ARROW
	HVAC DUCT DIFFUSER
	SMOKE DETECTOR
	LIGHT / EXHAUST FAN COMBO
	CEILING FAN WITH LIGHT, SEPARATE SWITCHES

ELECTRICAL NOTES

- 1) UNUSED PVC CABLE TO BE DISCONNECTED AND REMOVED FROM BEHIND DRYERS IN UNIT 201.
- 2) EXISTING EGRESS EXIT DOOR TO BE REPAIRED AND NEW COMMUNICATION EMERGENCY EGRESS LIGHT AND EXIT SIGNAGE TO BE INSTALLED AT ALL EXTERIOR EGRESS.
- 3) ADD EMERGENCY EGRESS SIGNAGE TO SECOND FLOOR BALCONY

1
A1.3
30' x 12'





PROJECT
B. SNELL
B. SNELL
B. SNELL

DATE: 12.10.2023
PROJECT NO.: 20070-SNELL
SHEET: 1

NOTES:
1. ALL DIMENSIONS SHOWN ARE
UNLESS OTHERWISE NOTED.



EXISTING
ROOF PLAN

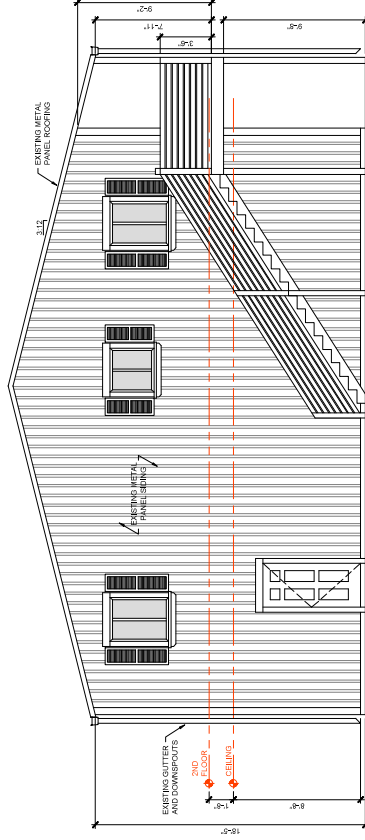
SHEET: A1.4

A1.4

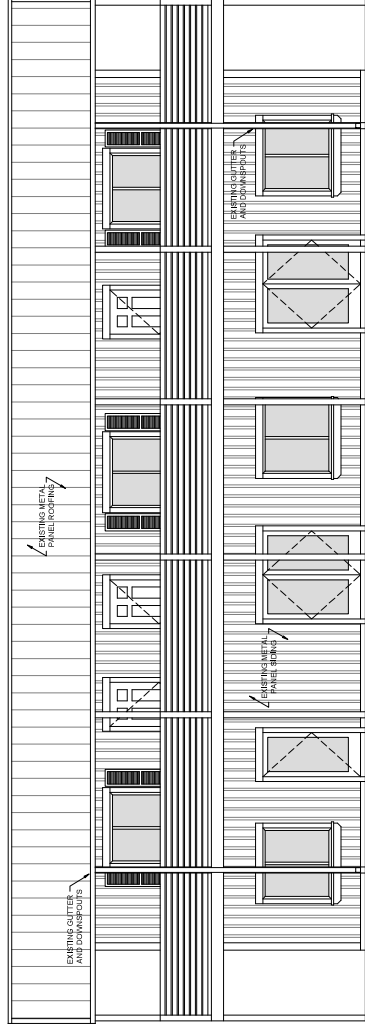
DRAWN BY: MM

OVERALL BUILDING - GENERAL NOTES

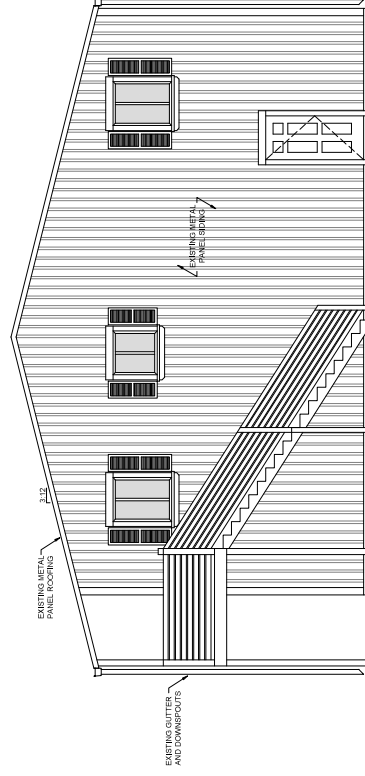
1. REPLACE GUTTERS AND DOWNSPOUTS. ENSURE DRAINAGE FLOWS AWAY FROM BUILDING PER LOCALLY ADOPTED BUILDING CODE.
2. EVALUATE AND INSTALL NEW DRAINAGE SYSTEMS AND GRADING TO PREVENT FLOODING.
3. UPDATE EXTERIOR LIGHTING. STYLES TO BE CHOSEN BY OWNER.
4. EVALUATE EXISTING CONCRETE SLABS FOR EACH SPACE AND REMOVE EXCESSIVE METAL PILING AND INSTALL NEW HARDIE BOARD.
5. LAP SIDING, STYLE AND COLOR TO BE CHOSEN BY OWNER.
6. REPAIR AND REPLACE DAMAGED TRIM AND SEAL AROUND DOORS AND WINDOWS.
7. EVALUATE AND REPLACE HURRICANE WINDOW COVERS.
8. REPAIR AND REPLACE DAMAGED ROOFING, INCLUDING STRAINING. SEAM METAL ROOFING CLOSURE TO CHERRYVILLE.
9. ALL NEW INSTALLATIONS TO BE MEET ASTM 1886, ASTM E 1995, AND TAB 401.300 DESIGN REQUIREMENTS AND FLORIDA STATE HURRICANE



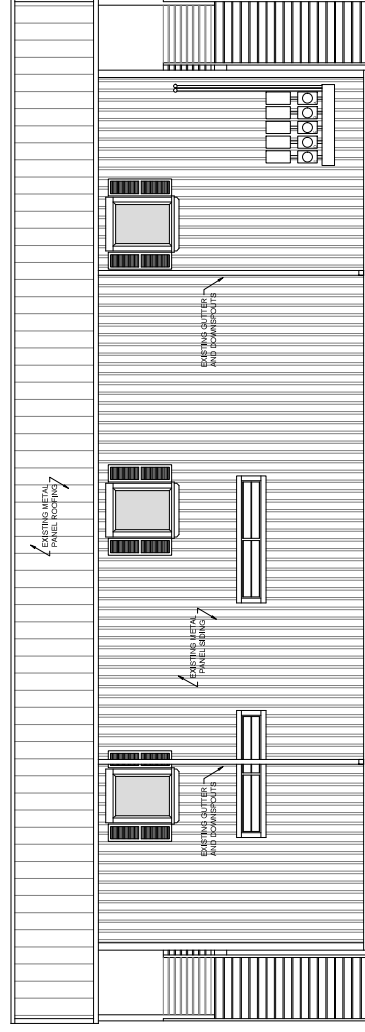
1 EXISTING WEST ELEVATION



2 EXISTING SOUTH ELEVATION



3 EXISTING EAST ELEVATION



4 EXISTING NORTH ELEVATION



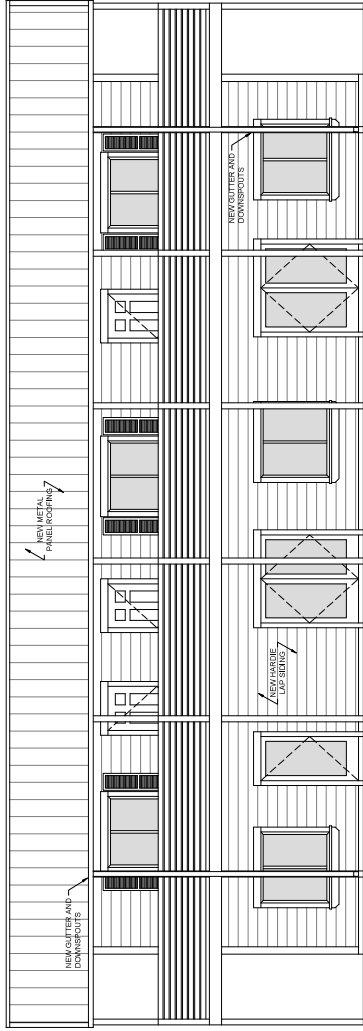
- OVERALL BUILDING-GENERAL NOTES
- 1) REPLACE GUTTERS AND DOWNSPOUTS. ENSURE DRAINAGE FLOWS AWAY FROM BUILDING PER LOCALLY ADOPTED BUILDING CODE.
 - 2) EVALUATE EXISTING ROOFING AND GRADING TO ENSURE WATER FLOWS AWAY FROM BUILDING.
 - 3) EVALUATE EXISTING ROOFING AND GRADING TO ENSURE WATER FLOWS AWAY FROM BUILDING.
 - 4) EVALUATE EXISTING ROOFING AND GRADING TO ENSURE WATER FLOWS AWAY FROM BUILDING.
 - 5) REPLACE EXISTING INSULATION ON CONTAINER LINES.
 - 6) REPLACE EXISTING INSULATION ON CONTAINER LINES.
 - 7) EVALUATE AND REPLACE HURRICANE WINDON COVERING.
 - 8) EVALUATE AND REPLACE HURRICANE WINDON COVERING.
 - 9) EVALUATE AND REPLACE HURRICANE WINDON COVERING.



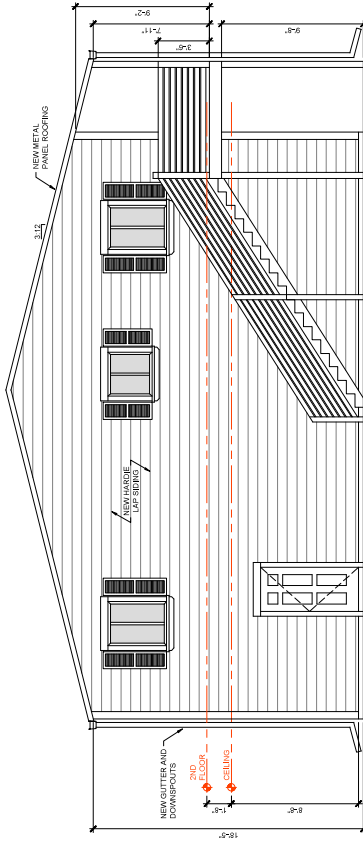
04/24/2023
B. SNELL (LTD)
ARCHITECTURE, LLC

DATE: 11/10/2023
PROJECT NO: 22075-SNELL
SHEET: 1

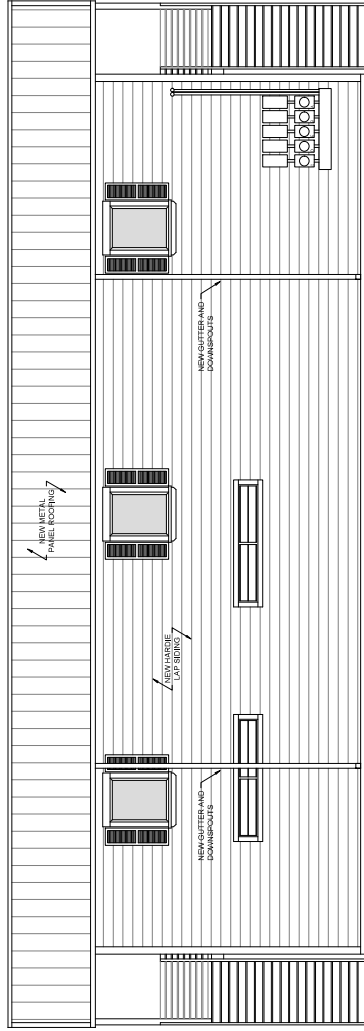
NOTES:
1. ALL DIMENSIONS SHOWN ARE CENTERLINE UNLESS OTHERWISE NOTED.



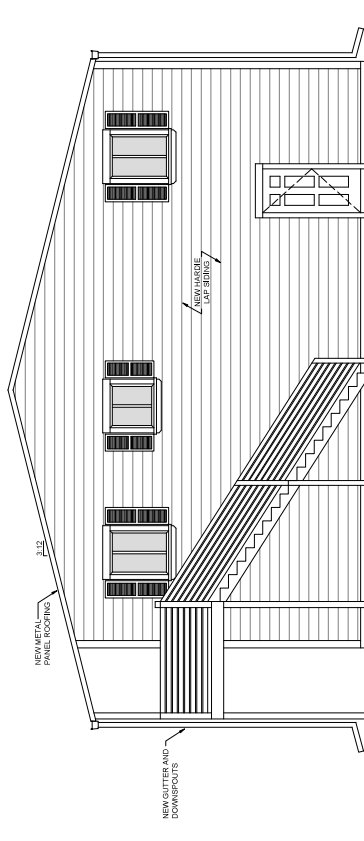
2 NEW SOUTH ELEVATION
A2.1



1 NEW WEST ELEVATION
A2.1



4 NEW NORTH ELEVATION
A2.1



3 NEW EAST ELEVATION
A2.1



NEW
EXISTING
ELEVATIONS

SHEET: 84 NEW

A2.1

DRAWN BY: MM