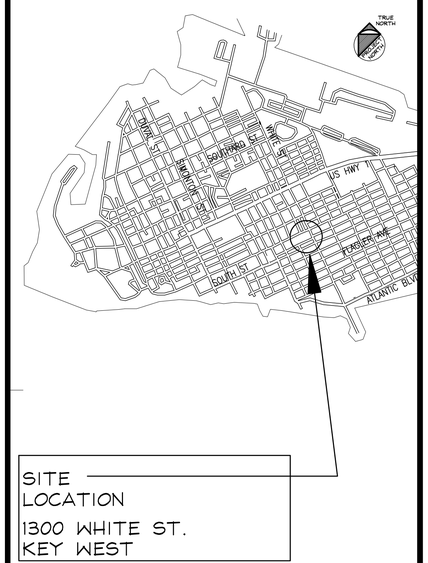
KEY WEST CITY HALL
AT GLYNN ARCHER
1300 WHITE STREET KEY WEST
PERMIT SET -AUGUST 8, 2014

SITE MAP - KEY WEST



Not to Scale

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 2010 EDITION
   - FLORIDA BUILDING CODE - Existing 2010 EDITION
   - FLORIDA BUILDING CODE - Residential 2010 EDITION
   - FLORIDA BUILDING CODE - Plumbing 2010
   - FLORIDA BUILDING CODE - Fuel Gas 2010 EDITION
   - FLORIDA BUILDING CODE - Mechanical 2010 EDITION
   - NATIONAL ELECTRICAL CODE 2006 EDITION
   - NFPA 101 LIFE SAFETY CODE w/ Florida Modifications
   - 2006 EDITION FLORIDA FIRE PREVENTION CODE 2007 EDITION
   - NFPA 1 2006 EDITION

   This project is designed to meet wind loads from a threshold Category 5 hurricane.
   Ultimate Design Wind Speed (3 sec gust.) Vult = 245 mph.
   Nominal Design Wind Speed (3 second gust.) Vasd = 190 mph.
   See Sheet S0.1 for additional Structural design basis.
2. Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.
3. Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide 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.
4. Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.
5. Dimensions shall take precedence over scale.
6. Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.
7. After completion of construction remove all debris and construction equipment. Restore site to original condition.
8. Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.
9. 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.
10. 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.

PROJECT DIRECTORY

PROJECT: KEY WEST CITY HALL AT GLYNN ARCHER
ARCHITECT'S PROJECT No.: 1305

OWNER: City of Key West, Florida
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Project Architect: David Salay

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Project Architects: Javier Torres, Thomas Carlson

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Representative: Patricia Baldus

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LEED COMMISSIONING AGENT: TLC ENGINEERING, INC.
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Email: steve.samenski@tlc-eng.com
Project Manager: Steve Samenski

PLANNING CONSULTANT: DONNA BOSOLD
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Contact: Donna Bosold

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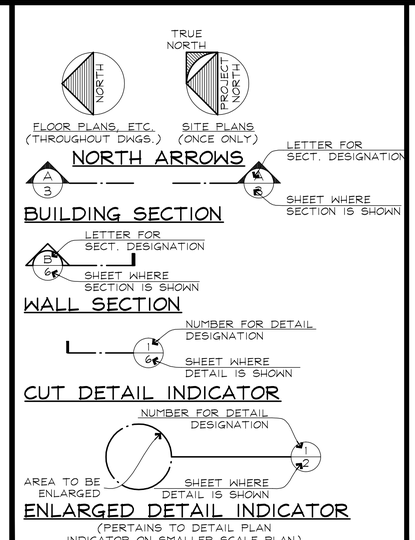
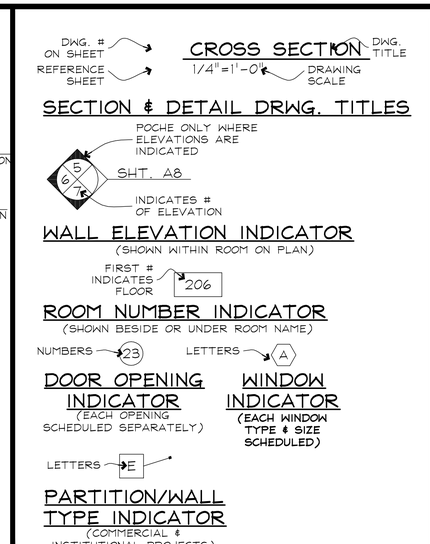
ABBREVIATIONS

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

SYMBOLS LEGEND





MATERIAL DESIGNATIONS

- EXISTING CONC. WALL /COLUMN TO REMAIN
- 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
- 8" OR 12" CMU

PARTITIONS & WALLS

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

DESCRIPTION OF WORK:
RENOVATION OF EXISTING TWO STORY BUILDING INTO NEW CITY HALL, WITH ALL ASSOCIATED LANDSCAPE AND SITEWORK.

PERMIT SET

REVISIONS:

KEY WEST CITY HALL
AT GLYNN ARCHER
1300 WHITE STREET KEY WEST, FLORIDA
CITY OF KEY WEST

MCHARRY ASSOCIATES
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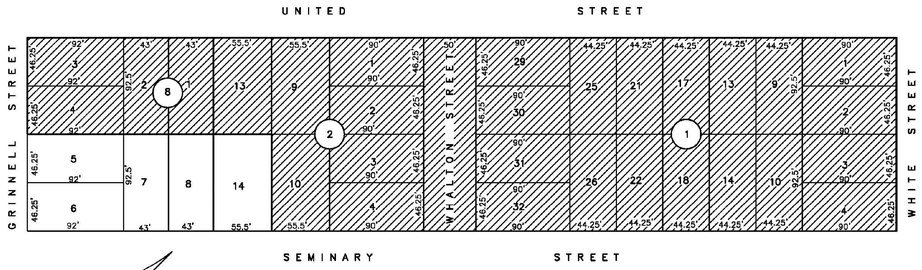
Bender & Associates ARCHITECTS p.a.

Project №: 1305

SITE MAP
PROJECT DIRECTORY
GENERAL NOTES
ABBREVIATIONS
SHEET INDEX
SYMBOL LEGEND

Date: 8/8/14

COVER

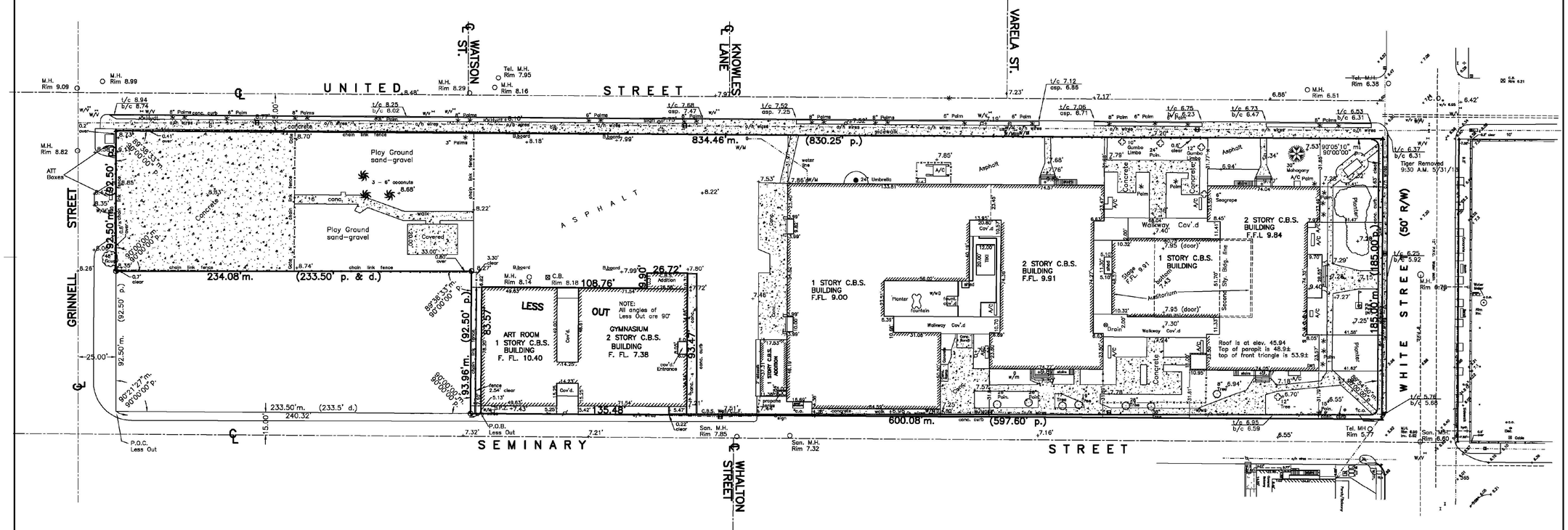


LOCATION MAP

Blocks 1 & 2, "Tract 18, G.W. NICHOL'S SUB." (P.B. 1, pg. 47)
Block 8, " WEBB REALTY (P.B. 1, pg. 42)

LEGAL DESCRIPTION:
On the Island of Key West, Monroe County, Florida and being a part of Tract 18, according to William A. Whitehead's map delineated in February, 1829, but better known as Lots 1, 2, 3, 4, 9, 10, 13, 14, 17, 18, 21, 22, 25, 26, 29, 30, 31, & 32, Square 1 and Lots 1, 2, 3, 4, 9, 10, & 13, Square 2, Tract 18, "GEORGE W. NICHOLS SUBDIVISION", according to the plat thereof, as recorded in Plat Book 1, at page 42 of the Public Records of Monroe County, Florida.
AND
On the Island of Key West, Monroe County, Florida and being a part of Tract 18, according to William A. Whitehead's map delineated in February, 1829, but better known as Lots 1, 2, 3, & 4, Square 8, "DIAGRAM OF THE WEBB REALTY COMPANY, of part of Tract 18", according to the plat thereof, as recorded in Plat Book 1, at page 42 of the Public Records of Monroe County, Florida.
AND
Whalton Street, being 50 feet wide lying between United and Seminary Streets.

LESS OUT (Gym and Arts Bldg.):
On the Island of Key West, Monroe County, Florida and being a part of Tract 18, according to William A. Whitehead's map delineated in February, 1829, but better known as Lots 3, 4, & 9, Square 2, Tract 18, "GEORGE W. NICHOLS SUBDIVISION", according to the plat thereof, as recorded in Plat Book 1, at page 42 of the Public Records of Monroe County, Florida, and being more particularly described as follows:
Commence at the intersection of the Northeasterly Right-of-Way Line of Grinnell Street and the Northwesterly Right-of-Way line of Seminary Street; thence in a Northeasterly direction along the said Northwesterly Right-of-Way Line of Seminary Street for a distance of 240.32 feet to the Point of Beginning; thence at a right angle and in a Northwesterly direction for a distance of 83.57 feet; thence at a right angle and in a Northeasterly direction for a distance of 108.76 feet; thence at a right angle and in a Northwesterly direction for a distance of 9.90 feet; thence at a right angle and in a Northeasterly direction for a distance of 26.72 feet; thence at a right angle and in a Southeasterly direction for a distance of 93.47 feet to the said Northwesterly Right-of-Way Line of Seminary Street; thence at a right angle and in a Southwesterly direction along the said Northwesterly Right-of-Way Line of Seminary Street for a distance of 135.48 feet to the Point of Beginning.
Containing 11,586.59 square feet, more or less.



SURVEYOR'S NOTES:
North arrow based on assumed median
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324

Monumentation:
● = set 1/2" Iron Pipe, P.L.S. No. 2749
▲ = Set P.K. Nail, P.L.S. No. 2749

Abbreviations:
Sty. = Story
R/W = Right-of-Way
fd. = Found
p. = Plat
m. = Measured
d. = Deed
O.R. = Official Records
N.T.S.= Not to Scale
℄ = Centerline
Elev.= Elevation
B.M. = Bench Mark
o/h = Overhead
u/g = Underground
F.FL.= Finish Floor Elevation
L.B. = Low Beam
Rad.= Radial
Irr. = Irregular
conc.= concrete
I.P. = Iron Pipe
I.B. = Iron Bar
℄ = Baseline
C.B. = Concrete Block
C.B.S.= Concrete Block Stucco
cov'd.= Covered
P.I. = Point of Intersection
wd. = Wood
= Hydt.
= Concrete Utility Pole
= Wood utility Pole
= Wood Utility Pole with Guy wire
F.W.= Fire Well
M.W.= Montering Well
= Water Meter
= Water Valve
E. = Electric Manhole
E. = Electric Utility Vault
M.H.= Man Hole
San.= Sanitary
C.B.= Storm Water Catch Basin
Inv.= Invert
B.P.Z.= Backflow Prevention Valve
P.V.C.= Polyvinyl Pipe
R.C.P.= Reniforced Concrete pipe
= Fire Hydrant
= Light
= sign
w.m. = Water Meter
Bal. = Balcony
Pl. = Planter
Hydt.= Fire Hydrant
F.W. = Fire Well
A/C = Air Conditioner
P.O.C.= Point of Commence
P.O.B.= Point of Beginning
P.B. = Plat Book
pg. = page
Elec.= Electric
Tel. = Telephone
Ench.= Encroachment
O.L. = On Line
C.L.F.= Chain Link Fence

Field Work performed on: 5/31/13

CERTIFICATION:
I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Glynn Archer School White Street, Key West, Fl. 33040			
BOUNDARY SURVEY			Dwn No.: 13-213
Scale: 1"=30'	Ref. 136-23 136-55	Flood zone: X	Dwn. By: F.H.H.
Date: 6/8/98		Flood Zone: X	Flood Elev. –
REVISIONS AND/OR ADDITIONS			
5/31/13: Updated, trees, grades, conc.			
7/12/13: add. grades, bldg height, White st. curbs, less out			
f/datafred/dwg/monroecountyschoolboard/glenarcher			

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS
3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293-0466
Fax. (305) 293-0237
fhildebr@bellsouth.net
L.B. No. 7700

1 PROPERTY SURVEY (FOR REFERENCE)
A1.1 NOT TO SCALE

TRUE NORTH
PROJECT NORTH

PERMIT SET

REVISIONS:

KEY WEST CITY HALL AT GLYNN ARCHER

1300 WHITE STREET KEY WEST, FLORIDA
CITY OF KEY WEST

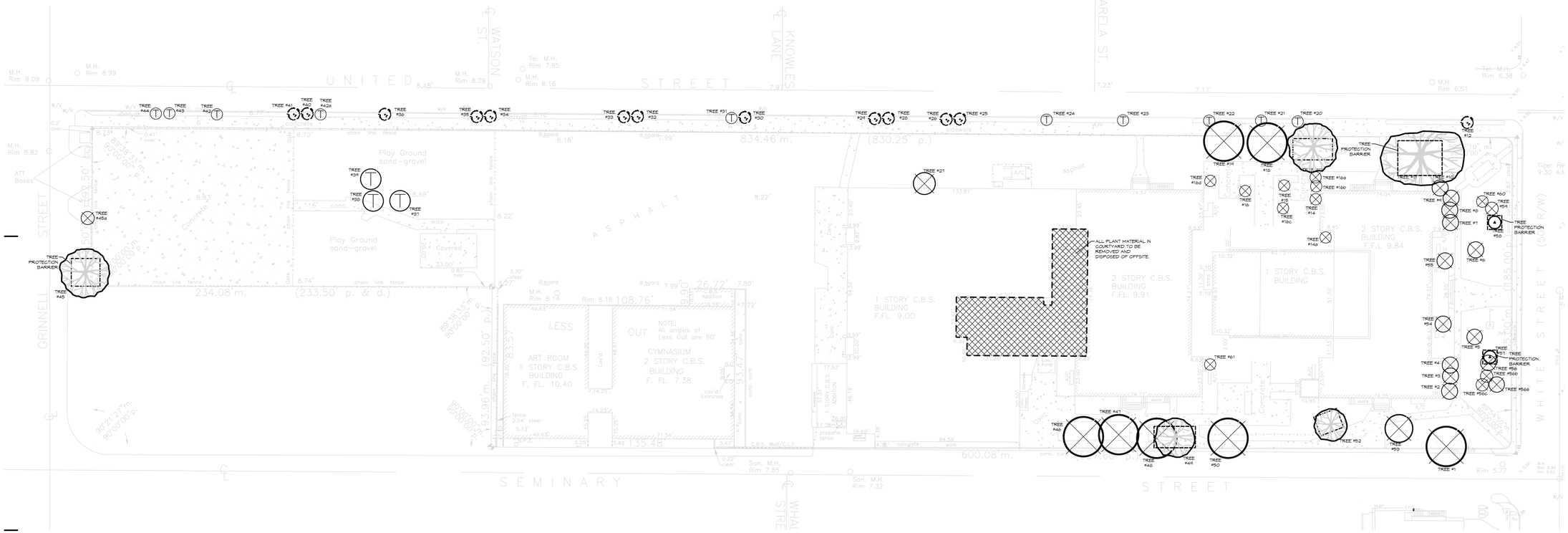
MCHARRYASSOCIATES
ARCHITECTURE / ENGINEERING / INTERIORS
AAC000986 EB0003663
2780 SW DOUGLAS ROAD, SUITE 302
MIAMI, FLORIDA 33133 (305)445-3761
WWW.MCHARRY.COM

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

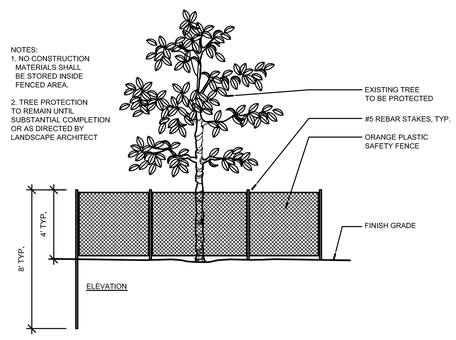
Bender & Associates ARCHITECTS *p.a.*

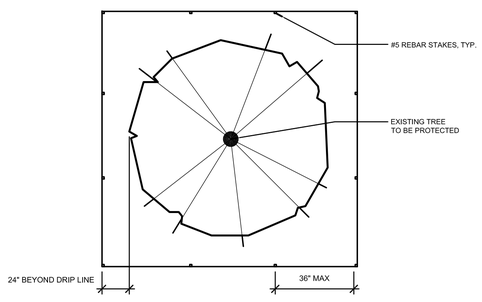
Project №: 1305
EXISTING SURVEY
Date: 8/8/14

SURVEY



1 / L-01 EXISTING TREE PLAN
SCALE: 1"=30'-0"





2 / L-01 TREE PROTECTION DETAIL
SCALE: N.T.S.

EXISTING TREE CHART

Tree #	Botanical Name	Common Name	SIZE	Status/Action
1	Delonix regia	Royal Poinciana	15" DBH	Remove
2	Syagrus romanzoffiana	Queen Palm	OVER 8'	Remove
3	Syagrus romanzoffiana	Queen Palm	OVER 8'	Remove
4	Ptychosperma elegans	Alexander Palm	OVER 8'	Remove
5	Callistemon viminalis	Bottlebrush Tree	6" DBH	Remove
6	Callistemon viminalis	Bottlebrush Tree	6" DBH	Remove
7	Ptychosperma elegans	Alexander Palm	OVER 8'	Remove
8	Syagrus romanzoffiana	Queen Palm	OVER 8'	Remove
9	Syagrus romanzoffiana	Queen Palm	OVER 8'	Remove
10	Ptychosperma elegans	Alexander Palm	OVER 8'	Remove
11	Swietenia mahagoni	Mahogany Tree	30" DBH	Preserve
12	Sabal palmetto	Cabbage Palm	8" DBH	Preserve
13	No Tree N/A	N/A	N/A	N/A
14	Coccoloba uvifera	Sea Grape	6" DBH	Remove
14a	Thrinax radiata	Florida Thatch Palm	10' CT.	Remove
15	Ptychosperma elegans	Alexander Palm	7' CT.	Remove
16	Ptychosperma elegans	Alexander Palm	14' CT.	Remove
16a	Ptychosperma elegans	Alexander Palm	17' CT.	Remove
16b	Ptychosperma elegans	Alexander Palm	12' CT.	Remove
16c	Ptychosperma elegans	Alexander Palm	8.5' CT.	Remove
16d	Ptychosperma elegans	Alexander Palm	4' CT.	Remove
17	Bursera simaruba	Gumbo Limbo	12" DBH	Preserve
18	Delonix regia	Royal Poinciana	24" DBH	Remove
19	Bursera simaruba	Gumbo Limbo	10" DBH	Remove
20	Sabal palmetto	Cabbage Palm	6" DBH	Transplant
21	Sabal palmetto	Cabbage Palm	6" DBH	Transplant
22	Sabal palmetto	Cabbage Palm	8" DBH	Transplant
23	Sabal palmetto	Cabbage Palm	6" DBH	Transplant
24	Sabal palmetto	Cabbage Palm	6" DBH	Transplant
25	Sabal palmetto	Cabbage Palm	8" DBH	Preserve
26	Sabal palmetto	Cabbage Palm	8" DBH	Preserve
27	Schefflera actinophylla	Umbrella Tree	24" DBH	Remove
28	Sabal palmetto	Cabbage Palm	8" DBH	Preserve
29	Sabal palmetto	Cabbage Palm	8" DBH	Preserve
30	Sabal palmetto	Cabbage Palm	8" DBH	Preserve
31	Sabal palmetto	Cabbage Palm	8" DBH	Transplant
32	Sabal palmetto	Cabbage Palm	6" DBH	Preserve
33	Sabal palmetto	Cabbage Palm	6" DBH	Preserve
34	Sabal palmetto	Cabbage Palm	8" DBH	Preserve
35	Sabal palmetto	Cabbage Palm	8" DBH	Preserve
36	Sabal palmetto	Cabbage Palm	8" DBH	Preserve
37	Cocos nucifera	Coconut Palm	6" DBH	Transplant
38	Cocos nucifera	Coconut Palm	6" DBH	Transplant

EXISTING TREE CHART

Tree #	Botanical Name	Common Name	SIZE	Status/Action
39	Cocos nucifera	Coconut Palm	6" DBH	Transplant
40	Sabal palmetto	Cabbage Palm	8" DBH	Preserve
41	Sabal palmetto	Cabbage Palm	8" DBH	Preserve
42	Sabal palmetto	Cabbage Palm	6" DBH	Transplant
42a	Sabal palmetto	Cabbage Palm	6" DBH	Transplant
43	Sabal palmetto	Cabbage Palm	8" DBH	Transplant
44	Sabal palmetto	Cabbage Palm	8" DBH	Transplant
45	Ficus sp.	Ficus Tree	48" DBH	Preserve
45a	Ptychosperma elegans	Alexander Palm	13' CT.	Remove
46	Delonix regia	Royal Poinciana	26" DBH	Remove
47	Hura crepitans	Sandbox Tree	26" DBH	Remove
48	Hura crepitans	Sandbox Tree	17" DBH	Remove
49	Hura crepitans	Sandbox Tree	19" DBH	Preserve
50	Hura crepitans	Sandbox Tree	28" DBH	Remove
51	No Tree N/A	N/A	N/A	N/A
52	Piscidia piscipula	Jamaican Dogwood	8" DBH	Preserve
53	Piscidia piscipula	Jamaican Dogwood	12" DBH	Remove
54	Ptychosperma elegans	Alexander Palm	OVER 8'	Remove
55	Ptychosperma elegans	Alexander Palm	OVER 8'	Remove
56	Conocarpus erectus	Silver Buttonwood	8" DBH	Remove
56a	Senna polyphylla	Desert Cassia	8.5" DBH	Remove
56b	Juniperus silicicola	Southern Red Cedar	2.5" DBH	Remove
56c	Juniperus silicicola	Southern Red Cedar	2" DBH	Remove
57	Lignum vitae	Tree of Life	N/A	Preserve
58	Lignum vitae	Tree of Life	N/A	Preserve
59	Senna polyphylla	Desert Cassia	5" DBH	Remove
60	Juniperus silicicola	Southern Red Cedar	1" DBH	Remove
61	Sabal palmetto	Cabbage Palm	4' CT.	Remove

Notes:
1. ALL STUMPS AND ROOTS TO BE REMOVED. PROVIDE FILL WHERE NEEDED TO RETURN TO EXISTING NATURAL GRADE.
2. GRIND STUMPS 4" BELOW GRADE WHERE CALLED OUT ON PLAN - REMOVE ALL CHIPPING FROM PROCESS, AND DISPOSE OFF-SITE
3. REMOVE ALL MISCELLANEOUS SHRUBS AND GROUNDCOVER FROM SITE.
4. ALL SABAL PALMS BEING REMOVED SHALL BE TRANSPLANTED TO A FINAL LOCATION DETERMINED BY CITY OF KEY WEST.

TRUE NORTH
PROJECT NORTH

PERMIT SET

REVISIONS:
1. 01/28/2014 REVISED PER DRC REVIEW

KEY WEST CITY HALL AT GLYNN ARCHER

1300 WHITE STREET KEY WEST, FLORIDA
CITY OF KEY WEST

LITTLEJOHN ENGINEERING ASSOCIATES
LAND DEVELOPMENT CONSULTANTS
2507 FLORIDA TRUST BLVD. KEY WEST, FLORIDA 33040
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Florida License AAC002022

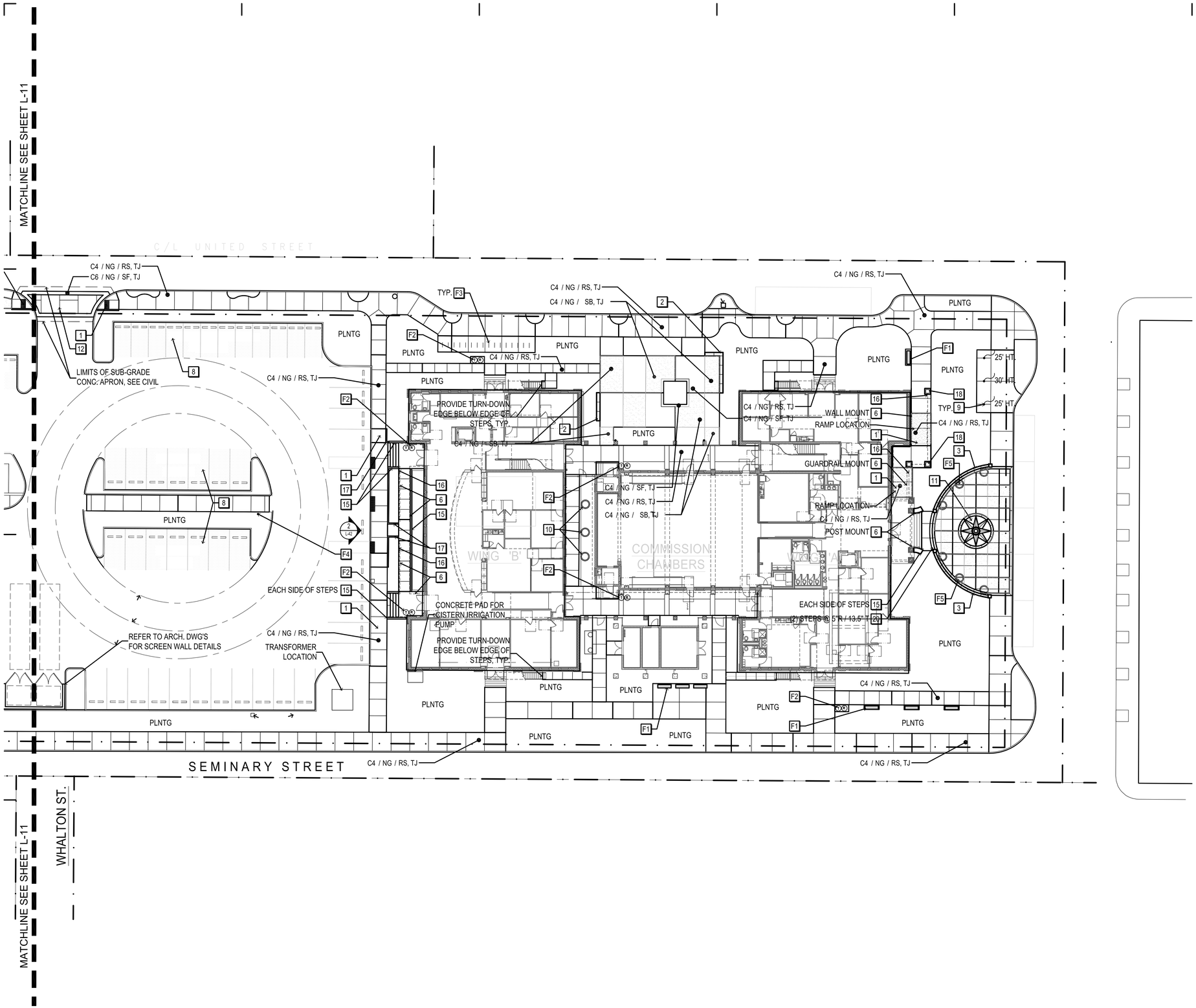
Bender & Associates ARCHITECTS *p.a.*

Project No 1305

EXISTING TREE PLAN & REMOVAL SCHEDULE

Date: 8/8/14

L-01



1 / L-10 HARDSCAPE PLAN
SCALE: 1"=20'-0"

SHEET NOTES

1. REFER TO SHEET NOTE #1 / L-12 FOR ALL SPECIALTY AGGREGATES TO BE USED IN CONCRETE PLACEMENT. SPECIALTY AGGREGATES ARE TO BE USED FOR FINISH WORK ONLY. LIMEROCK AGGREGATE IS ACCEPTABLE FOR ALL OTHER CONCRETE INSTALLATIONS, PROVIDED IN ADD-MIX.

2. THE CONTRACTOR SHALL PROVIDE A 4'X4' MOCK-UP IN THE FIELD OF EACH HARDSCAPE FLATWORK TYPE FOR REVIEW BY THE OWNER / LA PRIOR TO FINAL PLACEMENT OF PROPOSED CONCRETE SURFACES.

3. REFER TO CIVIL ENGR'S DWG'S FOR ALL DETAILS & REQUIREMENTS ASSOCIATED WITH ALL HANDICAP RAMPS

4. GEOPAVE POROUS PAVEMENT BY PRESTO GEOSYSTEMS, PERVIOUS PAVEMENT AT PARKING SPACES. SEE CIVIL DRAWINGS AND ARCHITECTURAL SITE PLAN.

SYMBOLS LEGEND

EJ -EXPANSION JOINT
CJ -CONTROL JOINT
PLNTG-PLANTING (SEE PLANT. PLANS)

MT /CLR/FIN
- FINISH
- COLOR
- MATERIAL

MATERIAL
- A -ASPHALT
- C4 -CONCRETE - 4" THICK
- C6 -CONCRETE - 6" THICK
- FS -FLAGSTONE- 2" THICK

COLOR
- FS -FLORIDA SUNRISE
- NG -NATURAL GRAY

FINISH
- RS -ROCK SALT
- SB -SAND BLAST; EXPOSED AGG.
- SF -SPONGE FLOAT
- TJ -TOOLED JOINTS
- CL -CLEAVED FACE

1. HANDICAP RAMP- SEE CIVIL DWGS., C-3 FOR GRADING INFO.
2. 18" WIDE SEATWALL -SEE DETAILS 1A & B/L-41
3. GARDEN WALL -SEE DETAIL 4/L-42
4. PEDESTRIAN BENCH- SEE SHEET L-13 / F1
5. BIKE RACK- SEE SHEET L-13 / F-3
6. LR5- LED ILLUMINATED HANDRAIL- BY COLE LIGHTING OR EQUAL, SEE DETAILS 3/L-41 & 1,2,3/L-42
7. FLAGSTONE GARDEN WALK- SEE DETAIL 4/L-40
8. POROUS FLEXIBLE PAVEMENT SYSTEM- SEE NOTE #4 ABOVE
9. FLAGPOLE W/ FLAG (3) BY EDER FLAG MFG. COMPANY PH: 800.558.6044 www.ederflag.com -SEE DETAIL 2/L-41
10. PLANTER POTS- SEE SHEET L-13 / F-5 (QTY.6)
11. COMPASS ROSE - SEE HARDSCAPE ENLARGEMENTS FOR SPECIFICATIONS
12. CONCRETE CROSSWALK
13. 10'x10' "GABLE" SHADE STRUCTURE- SEE SHEET L-13 / F-6 (ADD ALT. ITEM)
14. RELOCATED FRANK H. BUTLER, JR. MEMORIAL STONE
15. P.I.P. CONCRETE WALL- SEE DETAIL 4 / L-41
16. DECORATIVE ANODIZED ALUM. GUARDRAIL- BLACK ANODIZED
17. 6"H X 6"W CONCRETE LANDSCAPE CURB
18. MASONRY COLUMN W/ PRECAST CAP & BASE- SEE DETAILS 1A, B & C/ L-43
19. 4" THICK CONCRETE PAD
20. CONCRETE STEPS

FURNISHING LEGEND

- F1 BENCH, SEE SHEET L-13
- F2 TRASH, SEE SHEET L-13
- F3 BIKE RACK, SEE SHEET L-13
- F4 ASH URN, SEE SHEET L-13
- F5 PLANTER, SEE SHEET L-13
- F6 GAZEBO, SEE SHEET L-13 (ADD ALT. ITEM)
- F7 PICNIC TABLE, SEE SHEET L-13

TRUE NORTH
PROJECT NORTH

PERMIT SET

REVISIONS:

KEY WEST CITY HALL AT GLYNN ARCHER

1300 WHITE STREET KEY WEST, FLORIDA
CITY OF KEY WEST

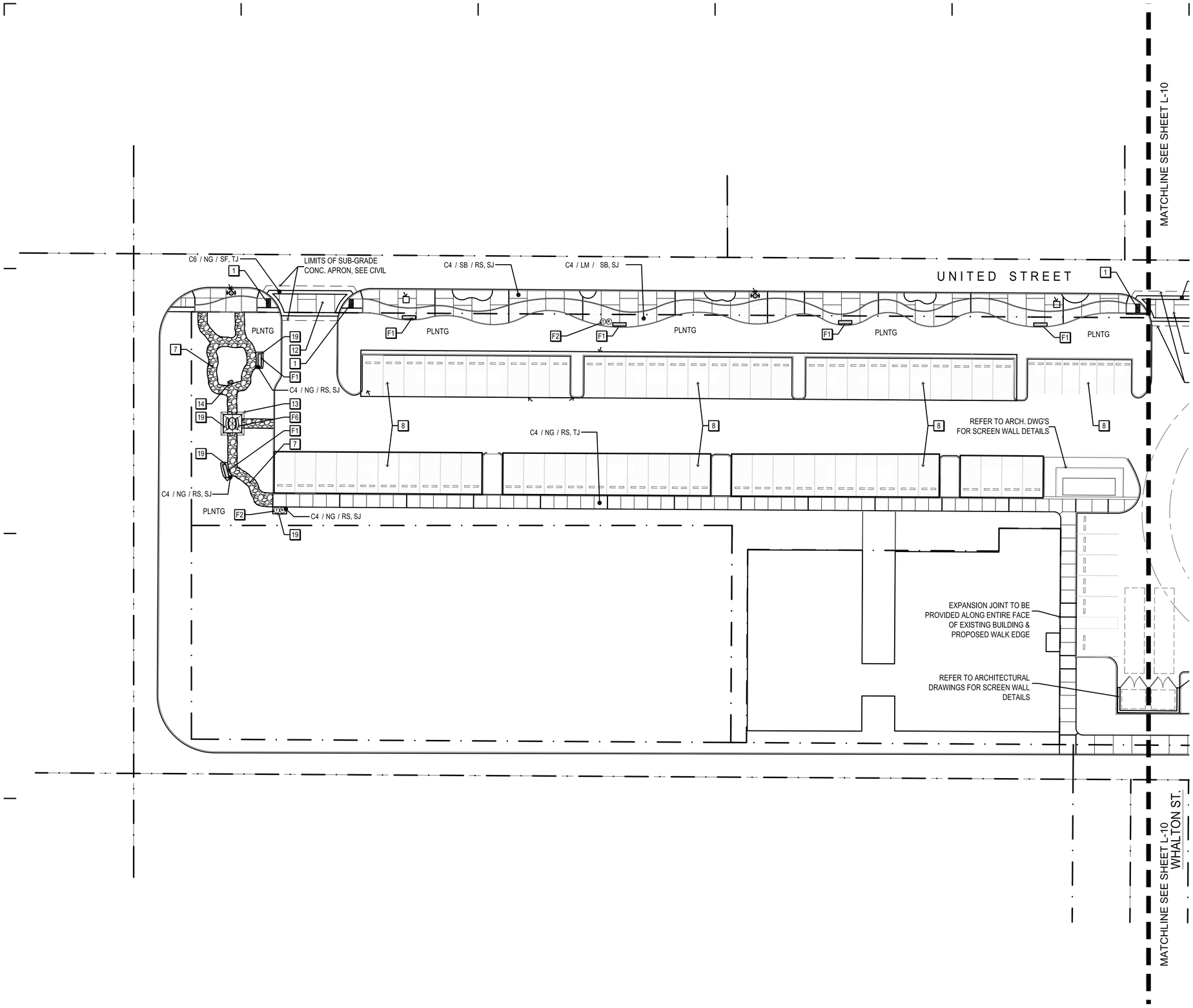
LITTLEJOHN ENGINEERING ASSOCIATES
LANDSCAPE ARCHITECTURE • LAND PLANNING
2507 FLORIDA AVENUE • KEY WEST, FLORIDA 33040
PH: (305) 294-5785 • FAX: (305) 294-5786
Email: LJEA@Comcast.net • Website: www.LJEA.com
Email: Dominique@LJEA.com • Email: Jim@LJEA.com • Website: www.LJEA.com

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

Bender & Associates ARCHITECTS *p.a.*

Project N.º 1305
SITE HARDSCAPE PLAN
Date: 8/8/14

L-10



1 / L-11 HARDSCAPE PLAN
SCALE: 1"=20'-0"

SHEET NOTES

1. REFER TO SHEET NOTE #1 / L-12 FOR ALL SPECIALTY AGGREGATES TO BE USED IN CONCRETE PLACEMENT. SPECIALTY AGGREGATES ARE TO BE USED FOR FINISH WORK ONLY. LIMEROCK AGGREGATE IS ACCEPTABLE FOR ALL OTHER CONCRETE INSTALLATIONS, PROVIDED IN ADD-MIX.

2. THE CONTRACTOR SHALL PROVIDE A 4'X4' MOCK-UP IN THE FIELD OF EACH HARDSCAPE FLATWORK TYPE FOR REVIEW BY THE OWNER / LA PRIOR TO FINAL PLACEMENT OF PROPOSED CONCRETE SURFACES.

3. REFER TO CIVIL ENGR'S DWG'S FOR ALL DETAILS & REQUIREMENTS ASSOCIATED WITH ALL HANDICAP RAMPS

4. GEOPAVE POROUS PAVEMENT BY PRESTO GEOSYSTEMS, PERVIOUS PAVEMENT AT PARKING SPACES. SEE CIVIL DRAWINGS AND ARCHITECTURAL SITE PLAN.

SYMBOLS LEGEND

EJ -EXPANSION JOINT
CJ -CONTROL JOINT
PLNTG-PLANTING (SEE PLANT. PLANS)

MT /CLR/FIN
FINISH
COLOR
MATERIAL

MATERIAL
A -ASPHALT
C4 -CONCRETE - 4" THICK
C6 -CONCRETE - 6" THICK
FS -FLAGSTONE- 2" THICK

COLOR
FS -FLORIDA SUNRISE
NG -NATURAL GRAY

FINISH
RS -ROCK SALT
SB -SAND BLAST; EXPOSED AGG.
SF -SPONGE FLOAT
TJ -TOOLED JOINTS
CL -CLEAVED FACE

1. HANDICAP RAMP- SEE CIVIL DWGS., C-3 FOR GRADING INFO.
2. 18" WIDE SEATWALL -SEE DETAILS 1A & B/L-41
3. GARDEN WALL -SEE DETAIL 4/L-42
4. PEDESTRIAN BENCH- SEE SHEET L-13 / F1
5. BIKE RACK- SEE SHEET L-13 / F-3
6. LR5- LED ILLUMINATED HANDRAIL- BY COLE LIGHTING OR EQUAL, SEE DETAILS 3/L-41 & 1,2,3/L-42
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10. PLANTER POTS- SEE SHEET L-13 / F-5 (QTY.6)
11. COMPASS ROSE - SEE HARDSCAPE ENLARGEMENTS FOR SPECIFICATIONS
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18. MASONRY COLUMN W/ PRECAST CAP & BASE- SEE DETAILS 1A, B & C/ L-43
19. 4" THICK CONCRETE PAD
20. CONCRETE STEPS

FURNISHING LEGEND

F1 BENCH, SEE SHEET L-13
F2 TRASH, SEE SHEET L-13
F3 BIKE RACK, SEE SHEET L-13
F4 ASH URN, SEE SHEET L-13
F5 PLANTER, SEE SHEET L-13
F6 GAZEBO, SEE SHEET L-13 (ADD ALT. ITEM)
F7 PICNIC TABLE, SEE SHEET L-13

TRUE NORTH
PROJECT NORTH

PERMIT SET

REVISIONS:

KEY WEST CITY HALL AT GLYNN ARCHER

1300 WHITE STREET KEY WEST, FLORIDA
CITY OF KEY WEST

LITTLEJOHN ENGINEERING ASSOCIATES
P: 305.294.5172 F: 305.296.7510 LJA@LJA.COM
Civil • Structural • Mechanical • Electrical • Plumbing • Fire Protection

410 Angela Street
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Telephone (305) 296-1347
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Florida License AAC002022

Bender & Associates ARCHITECTS *p.a.*

Project N º 1305
SITE HARDSCAPE PLAN
Date: 8/8/14

L-11

SHEET NOTES

1. EXPOSED AGGREGATE CONCRETE APPLICATIONS:

   BROWN RIVER ROCK AGGREGATE- 3 MM MIN. - 5 MM MAXIMUM SIZE

   OYSTER- SMALL CRUSHED SHELL AGGREGATE- 7MM MIN. - 12MM MAX.

   COQUINA- SMALL CRUSHED SHELL AGGREGATE- 5MM MIN.

   LIMEROCK AGGREGATE IS ACCEPTABLE FOR ALL OTHER CONCRETE APPLICATIONS, PROVIDED IN ADD-MIX.

2. THE CONTRACTOR SHALL PROVIDE A 4'X4' MOCK-UP IN THE FIELD OF EACH HARDSCAPE FLATWORK TYPE FOR REVIEW BY THE OWNER / LA PRIOR TO FINAL PLACEMENT OF PROPOSED CONCRETE SURFACES.

3. ALL CORAL STONE SHALL BE OF ARCHITECTURAL CAST TYPE, WATER JET CUT, FILLED & HONED OF HARD DENSITY, 3/4" MINIMUM THICKNESS & PLACED ON A 4" THICK CONCRETE SUB-BASE. CORAL STONE TO BE WATER JET CUT FOR ORTHOGONAL S.S. LETTERING PLACEMENT. SEALANTS & CAULKS TO BE PROVIDED BY CONTRACTOR PER MANUFACTURER'S RECOMMENDATIONS.

AVAILABLE THRU:
CORAL STONE USA
CONTACT: JOHN
PH. 615.587.1259
coralstone2008@yahoo.com

4. REFER TO THE CIVIL ENGINEER'S DRAWINGS FOR GRADING INFORMATION- SHEET C-3.

SYMBOLS LEGEND

EJ -EXPANSION JOINT
CJ -CONTROL JOINT
PLNTG-PLANTING (SEE PLANT. PLANS)

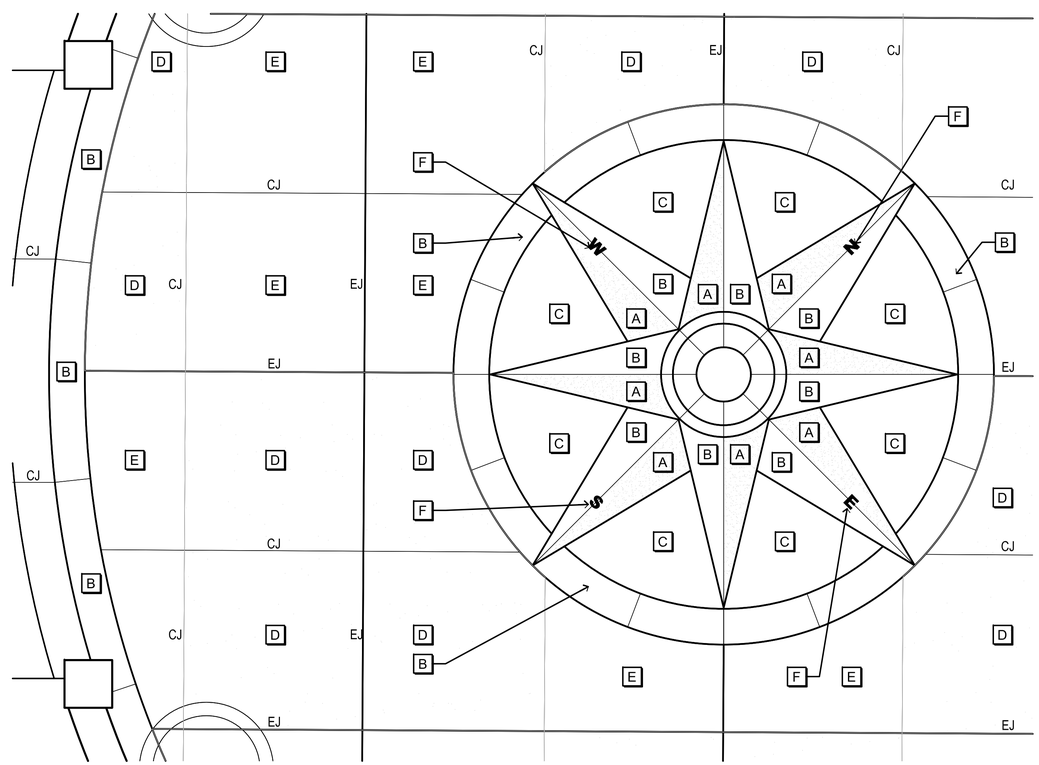
MT /CLR/FIN
- FINISH
- COLOR
- MATERIAL

MATERIAL
- A -ASPHALT
- C4 -CONCRETE - 4" THICK
- C6 -CONCRETE - 6" THICK
- FS -FLAGSTONE- 2" THICK

COLOR
- FS -FLORIDA SUNRISE
- NG -NATURAL GRAY

FINISH
- RS -ROCK SALT
- SB -SAND BLAST; EXPOSED AGG.
- SF -SPONGE FLOAT
- TJ -TOOLED JOINTS
- CL -CLEAVED FACE

- A — ARCHITECTURAL CAST CORAL- COLOR: PINK
- B — ARCHITECTURAL CAST CORAL- COLOR: CLASSIC
- C — EXPOSED AGGREGATE CONCRETE- NATURAL GRAY W/ OYSTER SHELL LIGHT SAND-BLAST
- D — EXPOSED AGGREGATE CONCRETE- NATURAL GRAY W/ 1/4" PEA GRAVEL LIGHT SAND-BLAST
- E — EXPOSED AGGREGATE CONCRETE- NATURAL GRAY W/ LIME ROCK LIGHT SAND-BLAST
- F — 3/4" THICK, 316 MARINE GRADE S.S. DIRECTIONAL LETTERING (N,E,S & W)



1 / L-12 HARDSCAPE PLAN ENLARGEMENT
SCALE: 1/2"=1'-0"

TRUE NORTH
PROJECT NORTH

PERMIT SET

REVISIONS:

KEY WEST CITY HALL AT GLYNN ARCHER

1300 WHITE STREET KEY WEST, FLORIDA
CITY OF KEY WEST

LITTLEJOHN ENGINEERING ASSOCIATES
P.O. BOX 1390 KEY WEST, FLORIDA 33041
P: 305.294.5844 F: 305.294.7534 LEA#0000288
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Florida License AAC002022

Bender & Associates ARCHITECTS *p.a.*

Project N.º 1305

SITE HARDSCAPE PLAN ENLARGEMENTS

Date: 8/8/14

L-12

PLAN SYM.		MANUFACTURER	MODEL / SERIES	SPECIFICATION	COLOR	FINISH	GENERAL NOTES
F1 SYMBOL N.T.S.		LANDSCAPE FORMS	NEOLIVIANO	BACKED / w / ARMS / 69" w / MID-ARM	FRAME: CAST ALUM. BACK & SEAT: JARRAH	N / A	1.) SURFACE MOUNT 2.) INSTALL WITH HARDWARE PER MANUFACTURER'S RECOMMENDATIONS 3.) SEE ADJACENT SHEET NOTES
F2 T TRASH R RECYCLING SYMBOL N.T.S.		LANDSCAPE FORMS	STEELY CAN	SIDE OPENING	TYPE 304 SS	ELECTRO-POLISHED	1.) SURFACE MOUNT 2.) INSTALL WITH HARDWARE PER MANUFACTURER'S RECOMMENDATIONS 3.) SEE ADJACENT SHEET NOTES 4.) TO BE USED FOR TRASH & RECYCLING 5.) ALL RECYCLING CANS ARE TO BE BEAD BLASTED WITH "RECYCLABLE" LOGO- (2) PLACES PER LID & PROVIDED WITH 3/4" FONT
F3 SYMBOL N.T.S.		LANDSCAPE FORMS	BOLA	N / A	STAINLESS STEEL	ELECTRO-POLISHED	1.) REFER TO MANUFACTURER'S INSTALLATION GUIDE FOR SPECIFIC NOTES & REQUIREMENTS 2.) CORE-DRILL CONCRETE IN EACH LOCATION, INSTALL WITH NON-METALLIC / NON-SHRINK GROUT 3.) EACH BIKE RACK TO BE SPACED PER MANUFACTURER'S RECOMMENDATIONS, BUT NOT LESS THAN 30" ON CENTER.
F4 SYMBOL N.T.S.		LANDSCAPE FORMS	HUMA	N / A	STAINLESS STEEL	ELECTRO-POLISHED	1.) REFER TO MANUFACTURER'S INSTALLATION GUIDE FOR SPECIFIC NOTES & REQUIREMENTS 2.) EACH LOCATION TO BE PROVIDED WITH SURFACE MOUNTING HARDWARE, INSTALLED WITH NON-METALLIC / NON-SHRINK GROUT
F5 SYMBOL N.T.S.		KORNEGAY	MASARU SERIES	MS-27.5	MIAMI BUFF	SANDBLAST	1.) REFER TO DAVIS CONCRETE COLORS 2.) PLANTERS TO BE PROVIDED WITH DRAIN HOLE FOR IRRIGATION & DRAINAGE 3.) EACH PLANTER TO BE PROVIDED WITH A MATCHING SAUCER
F6 SYMBOL N.T.S.		POLIGON STRUCTURE	GABLE SHADE STRUCTURE	10' X 10' ROOF TYPE: MULTI-RIB	FRAME: GLACIER WHITE ROOF: SILVER METALLIC	POWDER-COATED	1.) STRUCTURAL ENGINEERING & WINDLOAD CALCS TO BE PROVIDED BY MANUFACTURER 2.) CONTRACTOR TO COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL ELECTRICAL REQUIREMENTS 3.) COLORS TO BE VERIFIED FOR COMPLIANCY WITH LEED 2009 REQUIREMENTS PRIOR TO PROCUREMENT 4.) STRUCTURE TO BE LOCATED ON A 4" THICK CONC. SLAB WITH TURN-DOWN EDGES. 5.) SEE STRUCTURAL FOR FOUNDATION REQUIREMENTS. ADD ALTERNATE ITEM
F7 SYMBOL N.T.S.		LANDSCAPE FORMS	CHARLIE	67" OVAL	MERCURY	POWDER-COATED	1.) REFER TO MANUFACTURER'S INSTALLATION GUIDE FOR SPECIFIC NOTES & REQUIREMENTS 2.) POSITION TABLE TO BE ADA ACCESSIBLE 3.) TABLE TO BE INSTALLED WITH SS ANCHORING HARDWARE

SHEET NOTES

1. REFER TO PLAN VIEW FOR ALL FURNISHING LOCATIONS. CONTRACTOR TO FIELD LOCATE ALL FURNISHINGS & REVIEW ALL LOCATIONS WITH THE OWNER OR LA PRIOR TO FINAL INSTALLATION.

2. CONTRACTOR TO PROVIDE OWNER OR LA SAMPLES OF COLORS & FINISHES OF ALL FURNISHINGS FOR REVIEW & APPROVAL PRIOR TO PROCUREMENT.

3. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR ALL INSTALLATION RECOMMENDATIONS & ATTACHMENT METHODS.

4. ALL LANDSCAPE FORMS PRODUCTS ARE ALIGNED WITH THE LEED 2009 RATING SYSTEM. REFER TO SUSTAINABILITY DATA SHEETS FOR SPECIFIC PRODUCT INFORAMTION.

5. ALL FURNISHINGS ARE PROVIDED BY:

LANDSCAPE FORMS
CONTACT: KELLIE MOORE
C: 407.754.6214
P: 800.430.6206
KMOORE@LANDSCAPEFORMS.COM
WWW.LANDSCAPEFORMS.COM

KORNEGAY DESIGN
P: 877.252.6323
INFO@KORNEGAYDESIGN.COM
WWW.KORNEGAYDESIGN.COM

POLIGON
CONTACT: NATHAN ALMON
REP SERVICES, INC.
P: 407.831.9658
NALMON@REPSERVICES.COM
WWW.REPSERVICES.COM

6. EQUAL PRODUCTS OF OTHER MANUFACTURERS MAY BE PROPOSED DURING THE BIDDING PHASE. SUBMIT PRODUCT DATA IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE SPECIFICATIONS. ACCEPTABLE SUBSTITUTIONS WILL BE NOTICED TO ALL BIDDERS BY ADDENDA.

REVISIONS:

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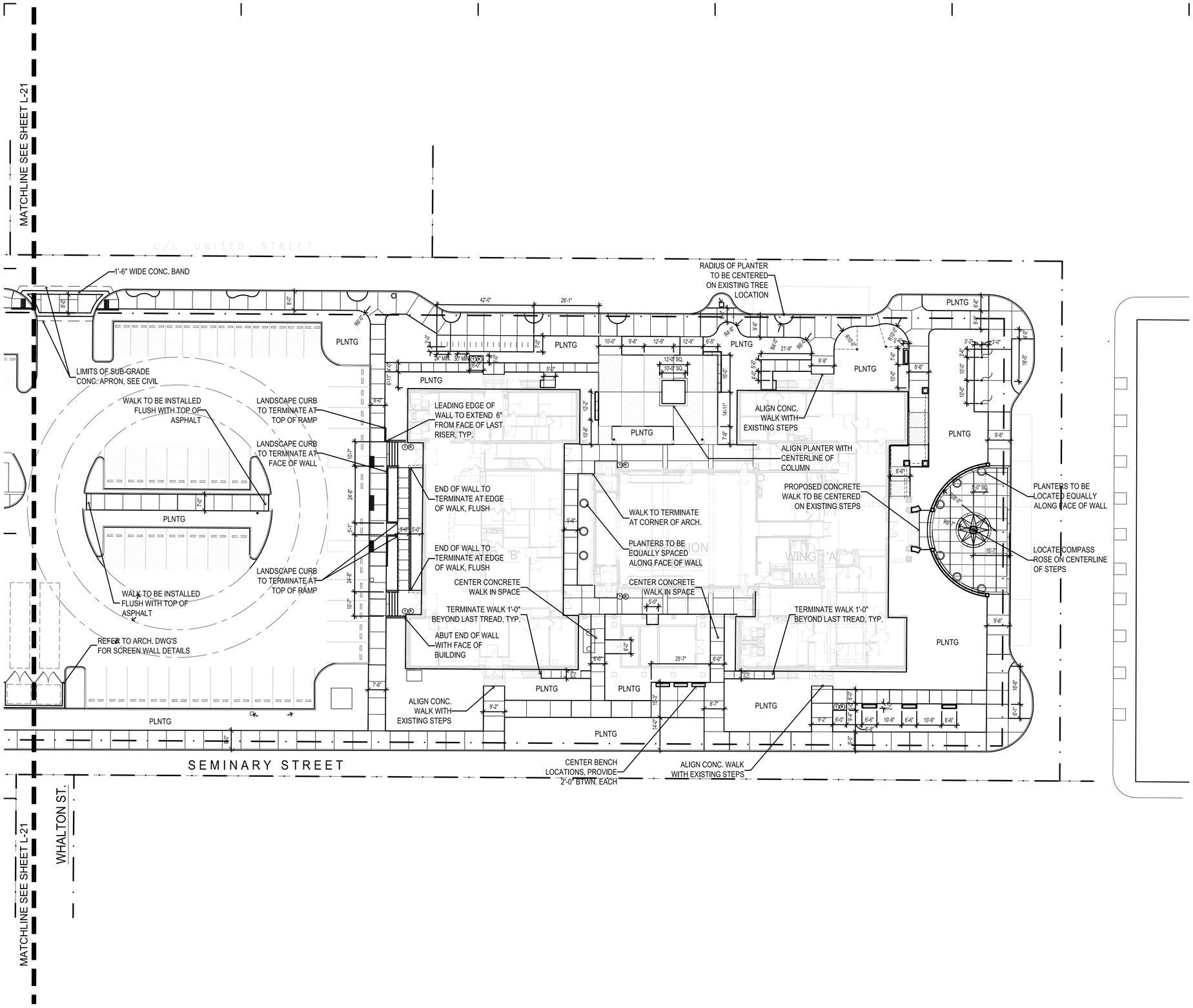
Florida License AAC002022

Bender & Associates ARCHITECTS p.a.

Project N º 1305
SITE FURNISHINGS LEGEND
Date: 8/8/14

PERMIT SET

L-13



1 / L-20 HARDSCAPE LAYOUT PLAN
SCALE: 1"=20'-0"

SHEET NOTES

1. ALL DIMENSIONS ARE TAKEN FROM FACE OF WALL, INSIDE FACE OF CURB OR EDGE OF WALK.

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO PLACEMENT OF ANY HARDSCAPE ELEMENTS.

3. WALK INTERSECTIONS SHOWN ON THE DRAWINGS WITH RADI SHALL BE 3'-0" RADIUS UNLESS OTHERWISE NOTED.

SYMBOLS LEGEND

12'-0" DIMENSION (TYP.)

RADIAL DIMENSION

REVISIONS:

KEY WEST CITY HALL AT GLYNN ARCHER

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LANDSCAPE ARCHITECTURE • LAND PLANNING
2507 FLORIDA AVENUE • KEY WEST, FLORIDA 33040
P 305.293.0123 F 305.293.0126 • WWW.LJEA.COM
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Project No 1305

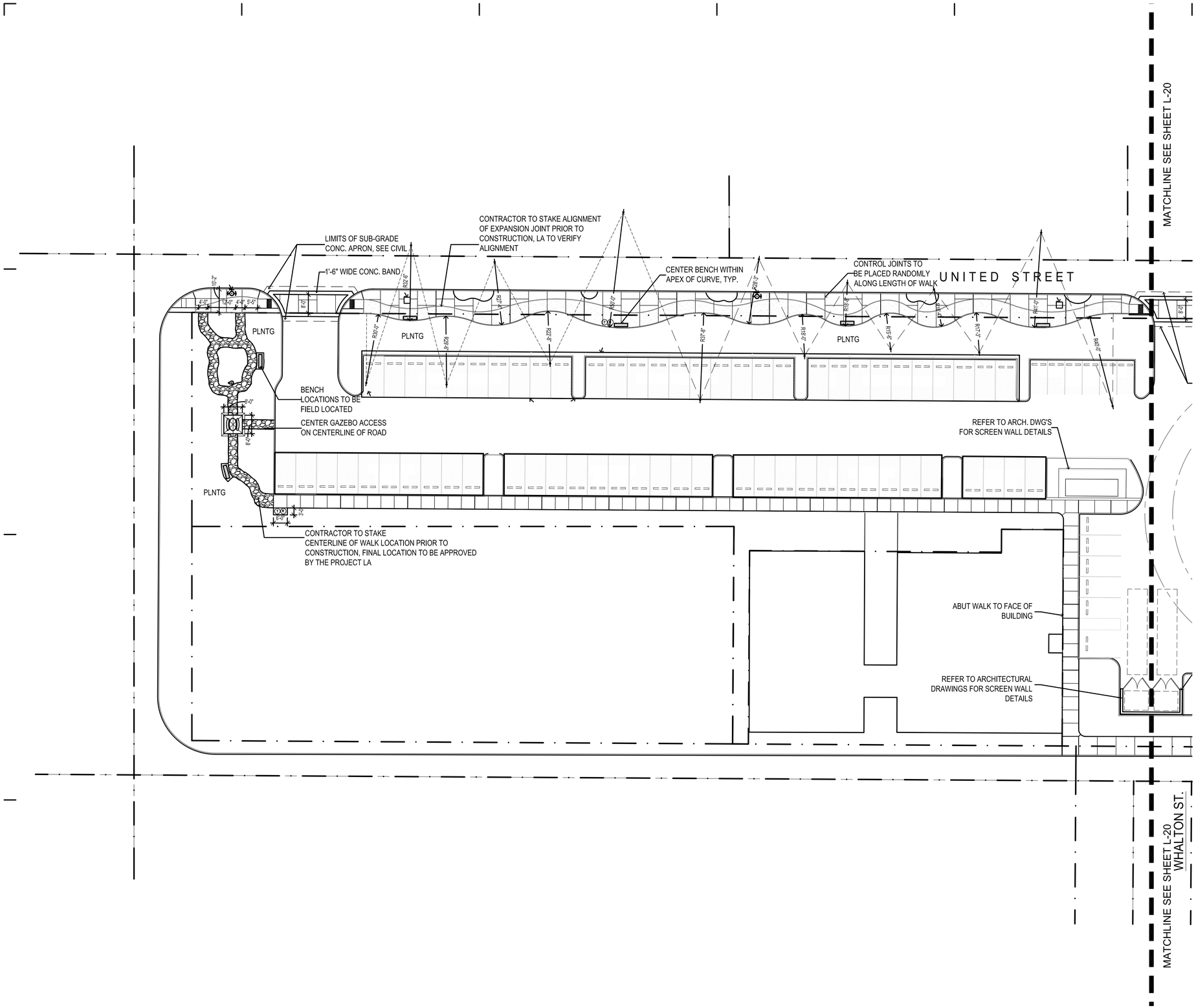
SITE HARDSCAPE LAYOUT PLAN

Date: 8/8/14

PERMIT SET

TRUE NORTH
PROJECT NORTH

L-20



1 L-21 HARDSCAPE LAYOUT PLAN
SCALE: 1"=20'-0"

SHEET NOTES

1. ALL DIMENSIONS ARE TAKEN FROM FACE OF WALL, INSIDE FACE OF CURB OR EDGE OF WALK.

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO PLACEMENT OF ANY HARDSCAPE ELEMENTS.

3. WALK INTERSECTIONS SHOWN ON THE DRAWINGS WITH RADI SHALL BE 3'-0" RADIUS UNLESS OTHERWISE NOTED.

SYMBOLS LEGEND

12'-0" DIMENSION (TYP.)

R5'-0" RADIAL DIMENSION

REVISIONS:

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Project No. 1305

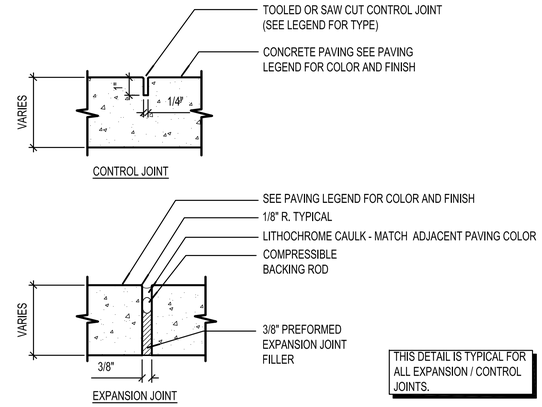
SITE HARDSCAPE LAYOUT PLAN

Date: 8/8/14

PERMIT SET

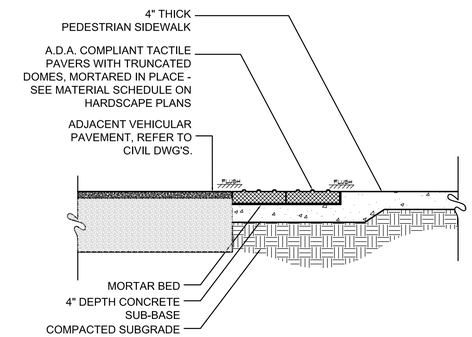
TRUE NORTH
PROJECT NORTH

L-21



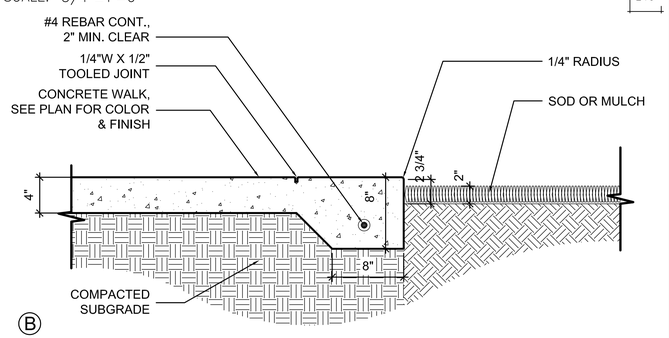
SECTION THRU CONTROL JOINT & EXPANSION JOINT — 3 / L40

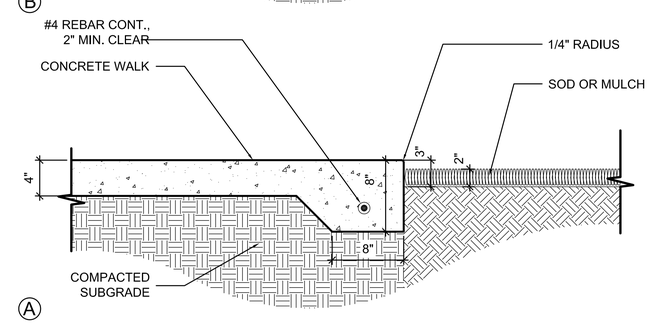
SCALE: 3"=1'-0"



SECTION THRU ADA TACTILE PAD — 2 / L40

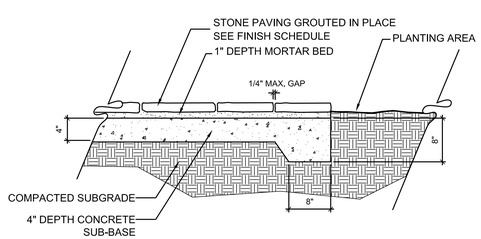
SCALE: 3/4"=1'-0"





SECTION THRU CONC. PAVING @ LANDSCAPE — 1 / L40

SCALE: 1-1/2"=1'-0"



SECTION THRU FLAGSTONE PAVING WALK — 4 / L40

SCALE: 1"=1'-0"

SHEET NOTES:

1. ALL EXPANSION JOINTS TO BE CAULKED, COLORED CAULK USED IN JOINTS TO MATCH ADJACENT PAVING. CONTRACTOR TO SUBMIT SAMPLE(S) TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW & APPROVAL PRIOR TO INSTALLATION.

2. EXPANSION JOINTS TO BE PROVIDED IN CONCRETE AT A MINIMUM DISTANCE OF 30'-0" ON CENTER.

3. ALL DIMENSIONS TAKEN FROM FACE OF WALL / CURB UNLESS NOTED OTHERWISE ON PLAN.

4. CONTRACTOR TO PROVIDE 4' X 4' MOCK-UP OF EACH HARDSCAPE FLATWORK ELEMENT. EACH MOCK-UP SHALL INCLUDE THE COLOR, FINISH, TYPICAL CONTROL AND EXPANSION JOINT PATTERN AND COLORED CAULK. ALL MOCK-UPS SHALL BE CONSIDERED A PART OF THE SUBMITTAL PROCESS AND REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER, PRIOR TO INSTALLATION.

5. SEE ARCHITECTURAL DRAWINGS FOR ALL DETAILS ASSOCIATED WITH DUMPSTER AREA SCREEN WALL & ACCESS GATES.

6. REFER TO CIVIL ENGINEER'S DWG'S FOR GENERAL SITE GRADING INFORMATION.

7. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW FOR ALL PRECAST CAPS PRIOR TO FABRICATION.

HANDRAIL SPECIFICATIONS & NOTES:

1. ALL HANDRAILS & GUARDRAILS SHALL BE FABRICATED FROM ALUMINUM. GUARDRAIL COMPONENTS SHALL BE BLACK ANODIZED. HANDRAILS SHALL BE CLEAR ANODIZED.

2. ALL HANDRAIL POSTS ARE TO BE INSTALLED IN RAMP SURFACE WITH CORE-DRILL METHODS, CONTRACTOR TO PROVIDE NON-SHRINK GROUT, CLEAR CAULK TO BE APPLIED AT ALL LOCATIONS

3. HANDRAILS FOR ALL STEPS SHALL COMPLY WITH SECTION 505 OF THE F.B.C.

4. HEIGHT OF HANDRAILS SHALL BE 36" IN HEIGHT MEASURED FROM TOP OF TREAD OR TOP OF SLAB.

5. ALL HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION GRIPPING SURFACE WITH AN O.D. OF 1-1/2".

6. ALL HANDRAILS SHALL EXTEND HORIZONTALLY 12 INCHES MIN. BEYOND THE NOSING OF THE LAST TREAD.

7. HANDRAILS SHALL EXTEND AT THE BOTTOM OF EACH STAIR FLIGHT FOR A HORIZONTAL DISTANCE AT LEAST EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING.

8. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION OF ALL METAL WORK.

REVISIONS:

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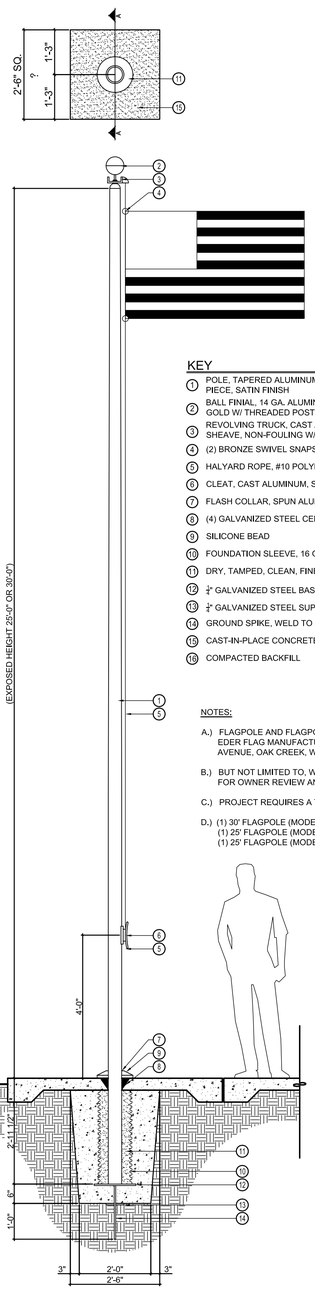
Project N :º 1305
SITE HARDSCAPE DETAILS
Date: 8/8/14

PERMIT SET

L-40



KEY

1. POLE, TAPERED ALUMINUM (6063-T6), SINGLE PIECE, SATIN FINISH
2. BALL FINIAL, 14 GA. ALUMINUM ANODIZED GOLD W/ THREADED POST
3. REVOLVING TRUCK, CAST ALUMINUM, SINGLE SHEAVE, NON-FOULING W/ STAINLESS STEEL BEARINGS.
4. (2) BRONZE SWIVEL SNAPS W/ COVERS
5. HALYARD ROPE, #10 POLYESTER, WHITE
6. CLEAT, CAST ALUMINUM, STANDARD DUTY
7. FLASH COLLAR, SPUN ALUMINUM
8. (4) GALVANIZED STEEL CENTERING WEDGES
9. SILICONE BEAD
10. FOUNDATION SLEEVE, 16 GA. CORRUGATED HOT DIP GALVANIZED
11. DRY, TAMPED, CLEAN, FINE BUILDERS SAND
12. ½" GALVANIZED STEEL BASE PLATE
13. ½" GALVANIZED STEEL SUPPORT PLATE
14. GROUND SPIKE, WELD TO SUPPORT PLATE
15. CAST-IN-PLACE CONCRETE FOOTING (3,000 PSI)
16. COMPACTED BACKFILL

NOTES:

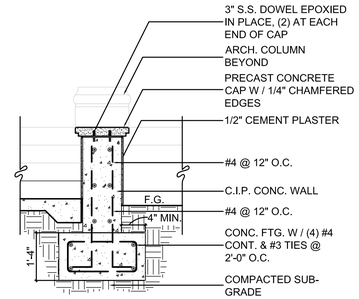
A.) FLAGPOLE AND FLAGPOLE ACCESSORIES AS MANUFACTURED BY EDER FLAG MANUFACTURING COMPANY, 1000 W. RAWSON AVENUE, OAK CREEK, WI 53154 (800)558-6044 OR OWNER APPROVED EQUAL.

B.) BUT NOT LIMITED TO, WINDLOAD DATA AND WARRANTY INFORMATION, FOR OWNER REVIEW AND APPROVAL PRIOR TO PROCUREMENT.

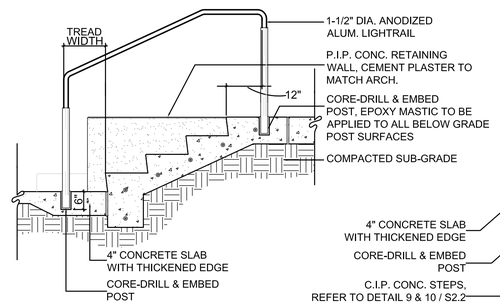
C.) PROJECT REQUIRES A TOTAL OF 3 FLAGPOLES (2 @ 25', 1 @ 30')

D.) (1) 30' FLAGPOLE (MODEL # EC 30 IH) (AMERICAN FLAG 5'x8')- CENTER
(1) 25' FLAGPOLE (MODEL # EC 25 IH) (STATE OF FLORIDA FLAG 4'x6')- SIDE
(1) 25' FLAGPOLE (MODEL # EC-25 IH) (CITY OF KEY WEST FLAG 4'x6')- SIDE

FLAG POLE DETAIL 2
SCALE: 1/2"=1'-0" L41

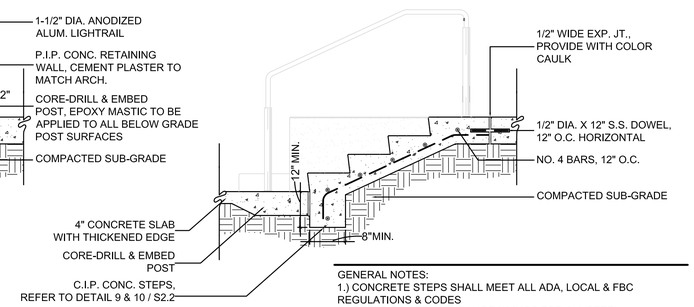


SECTION THRU CHEEK WALL 4
SCALE: 1/2"=1'-0" L41



CONCRETE STEPS SHOWN WITH 13.5" TREAD/ 6.25" RISER (SEE CIVIL DRAWINGS- SHEET C3 FOR SPECIFIC STEP REQUIREMENTS)

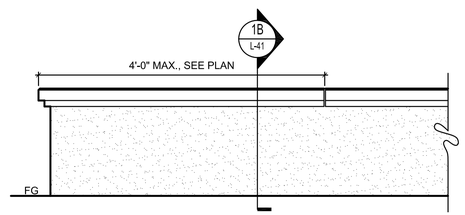
Ⓐ Section @ Handrail Embedment



GENERAL NOTES:
1.) CONCRETE STEPS SHALL MEET ALL ADA, LOCAL & FBC REGULATIONS & CODES
2.) REFER TO STRUCTURAL DRAWINGS FOR ALL STEEL REINFORCEMENT DETAILS & STRUCTURAL NOTES- SHEET S2.2
3.) ALL HANDRAIL POSTS TO BE INSTALLED WITH NON-METALLIC / NON-SHRINK GROUT & CLEAR CAULK
4.) CONTRACTOR TO VERIFY ALL DIMENSIONS & LAYOUT IN THE FIELD PRIOR TO FABRICATION.
5.) NO HANDRAIL EXTENSIONS SHALL EXTEND INTO INTERSECTING WALKS.

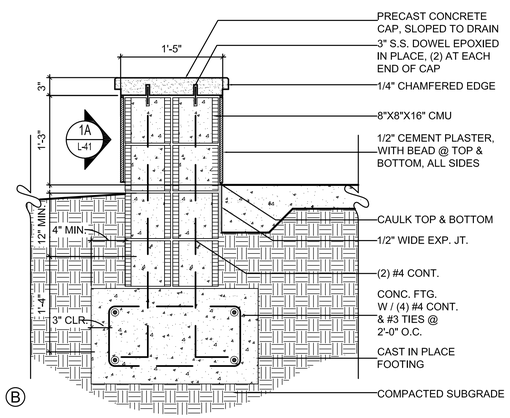
Ⓑ Section Thru Steps

SECTION THRU STEPS @ N.E. BUILDING ENTRY 3
SCALE: 1/2"=1'-0" L41



NOTES:
-ALL WALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
-CEMENT PLASTER COLOR FOR ALL FACE OF WALLS & COLUMNS TO MATCH BUILDING FACADE.
-VERTICAL CONTROL JOINTS TO BE PROVIDED FOR ALL WALLS @ 10'-0" O.C., MAX.
-POSITIVE DRAINAGE TO BE PROVIDED AWAY FROM EACH FACE OF ALL WALLS.

Ⓐ



Ⓑ

SECTION THRU SEAT WALL 1
SCALE: 1"=1'-0" L41

SHEET NOTES:

1. ALL EXPANSION JOINTS TO BE CAULKED, COLORED CAULK USED IN JOINTS TO MATCH ADJACENT PAVING. CONTRACTOR TO SUBMIT SAMPLE(S) TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW & APPROVAL PRIOR TO INSTALLATION.

2. EXPANSION JOINTS TO BE PROVIDED IN CONCRETE AT A MINIMUM DISTANCE OF 30'-0" ON CENTER.

3. ALL DIMENSIONS TAKEN FROM FACE OF WALL / CURB UNLESS NOTED OTHERWISE ON PLAN.

4. CONTRACTOR TO PROVIDE 4' X 4' MOCK-UP OF EACH HARDSCAPE FLATWORK ELEMENT. EACH MOCK-UP SHALL INCLUDE THE COLOR, FINISH, TYPICAL CONTROL AND EXPANSION JOINT PATTERN AND COLORED CAULK. ALL MOCK-UPS SHALL BE CONSIDERED A PART OF THE SUBMITTAL PROCESS AND REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER, PRIOR TO INSTALLATION.

5. SEE ARCHITECTURAL DRAWINGS FOR ALL DETAILS ASSOCIATED WITH DUMPSTER AREA SCREEN WALL & ACCESS GATES.

6. REFER TO CIVIL ENGINEER'S DWG'S FOR GENERAL SITE GRADING INFORMATION.

7. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW FOR ALL PRECAST CAPS PRIOR TO FABRICATION.

HANDRAIL SPECIFICATIONS & NOTES:

1. ALL HANDRAILS AND MOUNTING BRACKETS SHALL BE CLASS I NATURAL ANODIZED ALUMINUM FINISH: AAMA 611 AA-M12C22A41 CLEAR ANODIC COATING. ALL OTHER RAILING SYSTEM COMPONENTS (GUARDRAILS AND CAPS, BALUSTRADES, TOP AND BOTTOMS HORIZONTAL RAILS, POSTS, ETC.) SHALL BE CLASS I COLOR ANODIZED ALUMINUM FINISH: AAMA 611 AA-M12C22A42 INTEGRALLY COLORED ANODIC COATING OR AAMA 612 ELECTROLYTICALLY DEPOSITED COLORED ANODIC COATING WITH ELECTROLYTICALLY DEPOSITED ORGANIC SEAL; COLOR: BLACK.

2. ALL HANDRAIL POSTS ARE TO BE INSTALLED IN RAMP SURFACE WITH CORE-DRILL METHODS, CONTRACTOR TO PROVIDE NON-SHRINK GROUT, CLEAR CAULK TO BE APPLIED AT ALL LOCATIONS

3. HANDRAILS FOR ALL STEPS & RAMPS SHALL COMPLY WITH SECTION 505 OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN & RELATED FBC.

4. HEIGHT OF HANDRAILS SHALL BE 36" IN HEIGHT MEASURED FROM TOP OF TREAD OR TOP OF SLAB.

5. ALL HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION GRIPPING SURFACE WITH AN O.D. OF 1-1/2".

6. ALL HANDRAILS SHALL EXTEND HORIZONTALLY 12 INCHES MIN. BEYOND THE NOSING OF THE LAST TREAD.

7. HANDRAILS SHALL EXTEND AT THE BOTTOM OF EACH STAIR FLIGHT FOR A HORIZONTAL DISTANCE AT LEAST EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING.

8. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION OF ALL METAL WORK.

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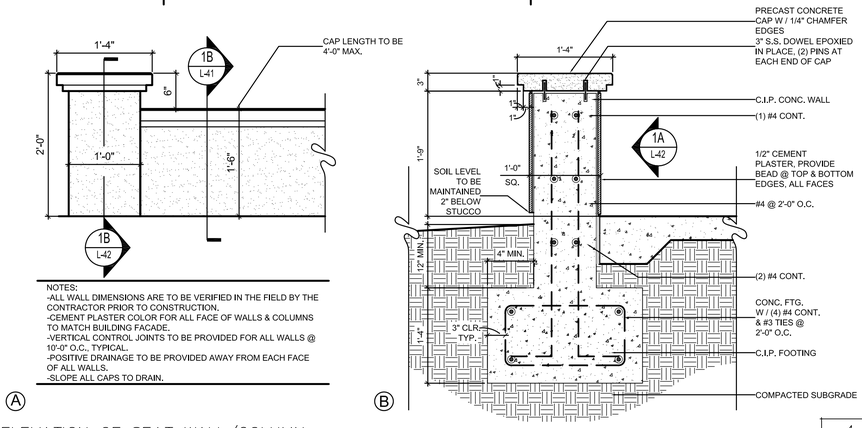
Bender & Associates ARCHITECTS p.a.

Project N° 1305
SITE HARDSCAPE DETAILS
Date: 8/8/14

PERMIT SET

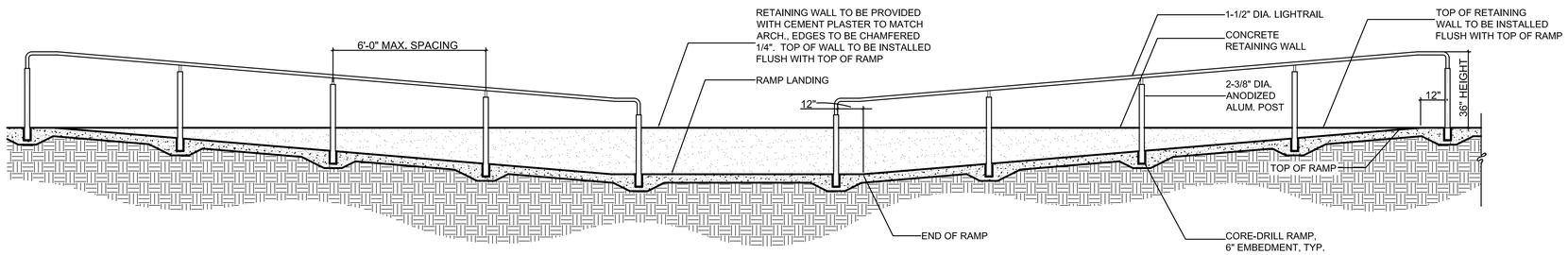
L-41



NOTES:
-ALL WALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
-CEMENT PLASTER COLOR FOR ALL FACE OF WALLS & COLUMNS TO MATCH BUILDING FACADE.
-VERTICAL CONTROL JOINTS TO BE PROVIDED FOR ALL WALLS @ 10'-0" O.C., TYPICAL.
-POSITIVE DRAINAGE TO BE PROVIDED AWAY FROM EACH FACE OF ALL WALLS.
-SLOPE ALL CAPS TO DRAIN.

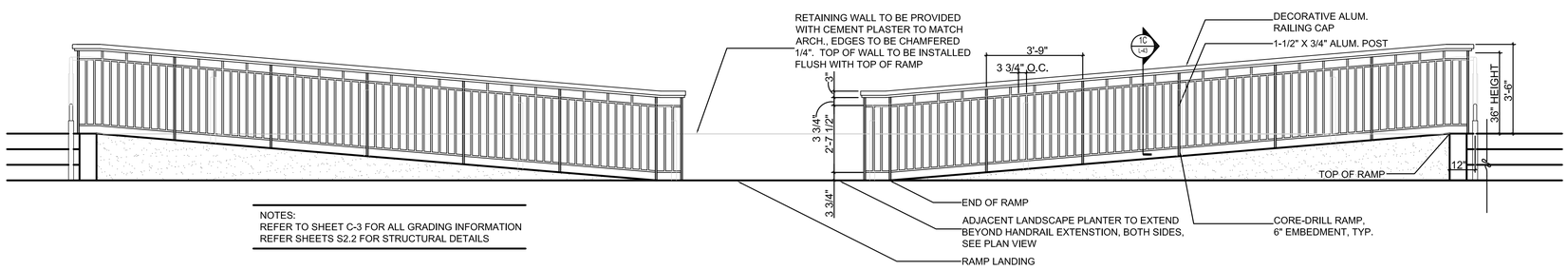
ELEVATION OF SEAT WALL/COLUMN — 4 / L42

SCALE: 1"=1'-0"



ELEVATION OF ADA ACCESSIBLE RAMP @ REAR OF BUILDING — 3 / L42

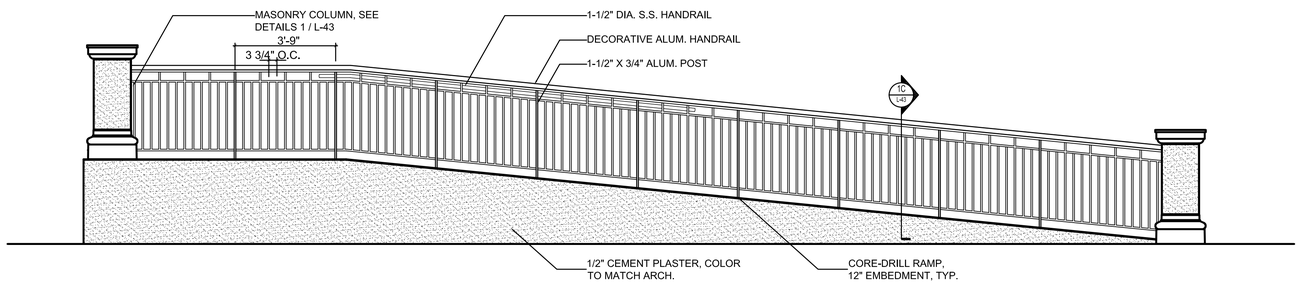
SCALE: 3/8"=1'-0"



NOTES:
REFER TO SHEET C-3 FOR ALL GRADING INFORMATION
REFER SHEETS S2.2 FOR STRUCTURAL DETAILS

INTERIOR ELEVATION OF ADA ACCESSIBLE RAMP @ REAR OF BUILDING — 2 / L42

SCALE: 3/8"=1'-0"



EXTERIOR ELEVATION OF ADA ACCESSIBLE RAMP @ FRONT OF BUILDING — 1 / L42

SCALE: 3/8"=1'-0"

SHEET NOTES:

1. ALL EXPANSION JOINTS TO BE CAULKED, COLORED CAULK USED IN JOINTS TO MATCH ADJACENT PAVING. CONTRACTOR TO SUBMIT SAMPLE(S) TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW & APPROVAL PRIOR TO INSTALLATION.

2. EXPANSION JOINTS TO BE PROVIDED IN CONCRETE AT A MINIMUM DISTANCE OF 30'-0" ON CENTER.

3. ALL DIMENSIONS TAKEN FROM FACE OF WALL / CURB UNLESS NOTED OTHERWISE ON PLAN.

4. CONTRACTOR TO PROVIDE 4' X 4' MOCK-UP OF EACH HARDSCAPE FLATWORK ELEMENT. EACH MOCK-UP SHALL INCLUDE THE COLOR, FINISH, TYPICAL CONTROL AND EXPANSION JOINT PATTERN AND COLORED CAULK. ALL MOCK-UPS SHALL BE CONSIDERED A PART OF THE SUBMITTAL PROCESS AND REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER, PRIOR TO INSTALLATION.

5. SEE ARCHITECTURAL DRAWINGS FOR ALL DETAILS ASSOCIATED WITH DUMPSTER AREA SCREEN WALL & ACCESS GATES.

6. REFER TO CIVIL ENGINEER'S DWG'S FOR GENERAL SITE GRADING INFORMATION.

7. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW FOR ALL PRECAST CAPS PRIOR TO FABRICATION.

HANDRAIL SPECIFICATIONS & NOTES:

1. ALL HANDRAILS AND MOUNTING BRACKETS SHALL BE CLASS I NATURAL ANODIZED ALUMINUM FINISH: AAMA 611 AA-M12C22A41 CLEAR ANODIC COATING. ALL OTHER RAILING SYSTEM COMPONENTS (GUARDRAILS AND CAPS, BALUSTRADES, TOP AND BOTTOMS HORIZONTAL RAILS, POSTS, ETC.) SHALL BE CLASS I COLOR ANODIZED ALUMINUM FINISH: AAMA 611 AA-M12C22A42 INTEGRALLY COLORED ANODIC COATING OR AAMA 612 ELECTROLYTICALLY DEPOSITED COLORED ANODIC COATING WITH ELECTROLYTICALLY DEPOSITED ORGANIC SEAL; COLOR: BLACK.

2. ALL HANDRAIL POSTS ARE TO BE INSTALLED IN RAMP SURFACE WITH CORE-DRILL METHODS, CONTRACTOR TO PROVIDE NON-SHRINK GROUT, CLEAR CAULK TO BE APPLIED AT ALL LOCATIONS

3. HANDRAILS FOR ALL STEPS & RAMPS SHALL COMPLY WITH SECTION 505 OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN & RELATED FBC.

4. HEIGHT OF HANDRAILS SHALL BE 36" IN HEIGHT MEASURED FROM TOP OF TREAD OR TOP OF SLAB.

5. ALL HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION GRIPPING SURFACE WITH AN O.D. OF 1-1/2".

6. ALL HANDRAILS SHALL EXTEND HORIZONTALLY 12 INCHES MIN. BEYOND THE NOSING OF THE LAST TREAD.

7. HANDRAILS SHALL EXTEND AT THE BOTTOM OF EACH STAIR FLIGHT FOR A HORIZONTAL DISTANCE AT LEAST EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING.

8. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION OF ALL METAL WORK.

REVISIONS:

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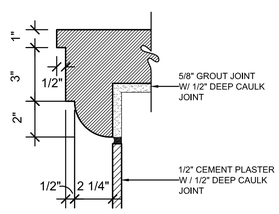
Florida License AAC002022

Bender & Associates ARCHITECTS p.a.

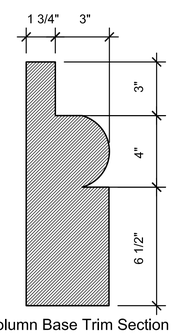
Project No 1305
SITE HARDSCAPE DETAILS
Date: 8/8/14

PERMIT SET

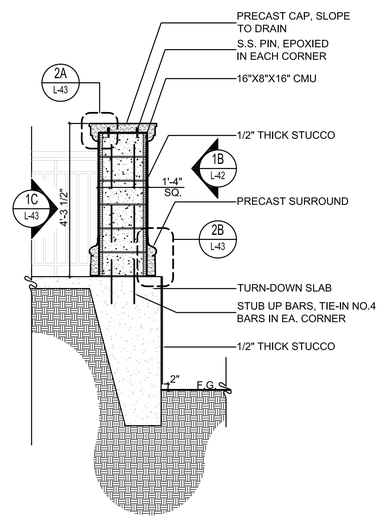
L-42



Ⓐ Column Cap Section

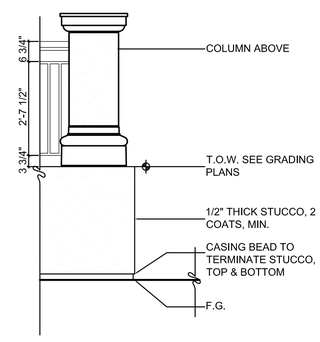


Ⓑ Column Base Trim Section



Ⓐ

GENERAL NOTE:
-DECORATIVE GUARDRAIL TO BE ALIGNED W/ CENTERLINE OF MASONRY COLUMN
-REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR ALL REINFORCEMENT DETAILS & NOTES ASSOCIATED WITH TURN-DOWN SLAB, 6 / S2.3



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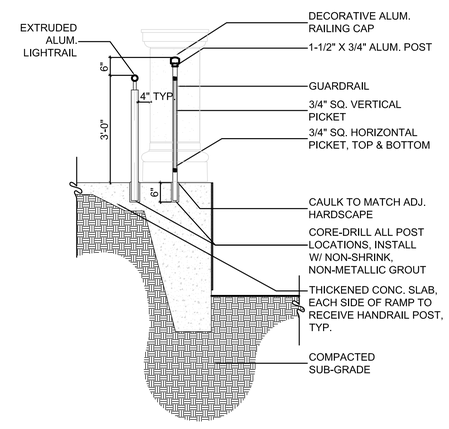

Ⓒ

PRECAST DETAILS 2
SCALE: 3"=1'-0" L43

SECTION THRU ADA RAMP 1
SCALE: 1/2"=1'-0" L43

FINISH SCHEDULE:

A D.C. KERCKHOFF CAP, TRIM & SURROUNDS
TYPE: CUSTOM, SEE DETAILS
COLOR: WHITE, S0010001
FINISH: ACID WASH
CONTACT: LAURA KERCKHOFF
PH. 239.597.7218

B STONE VENEER/CAP/TRIM SEALER
TYPE: LANCO CLEAR COAT SEALER
-OR- APPROVED EQUAL
COLOR: N/A
FINISH: N/A
SOURCE: LANCO & HARRIS
PH. 407.240.4000

SHEET NOTES:

1. ALL EXPANSION JOINTS TO BE CAULKED, COLORED CAULK USED IN JOINTS TO MATCH ADJACENT PAVING. CONTRACTOR TO SUBMIT SAMPLE(S) TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW & APPROVAL PRIOR TO INSTALLATION.

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CITY OF KEY WEST

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1420 KENNEDY DRIVE KEY WEST, FLORIDA 33040
PH: (305) 293-0070 FX: (305) 293-0076
E-mail: info@leakeys.com Website: www.leakeys.com
Leakeys Offices also in Orlando • Fort Lauderdale • Fort Myers • Pensacola • Ft. Walton

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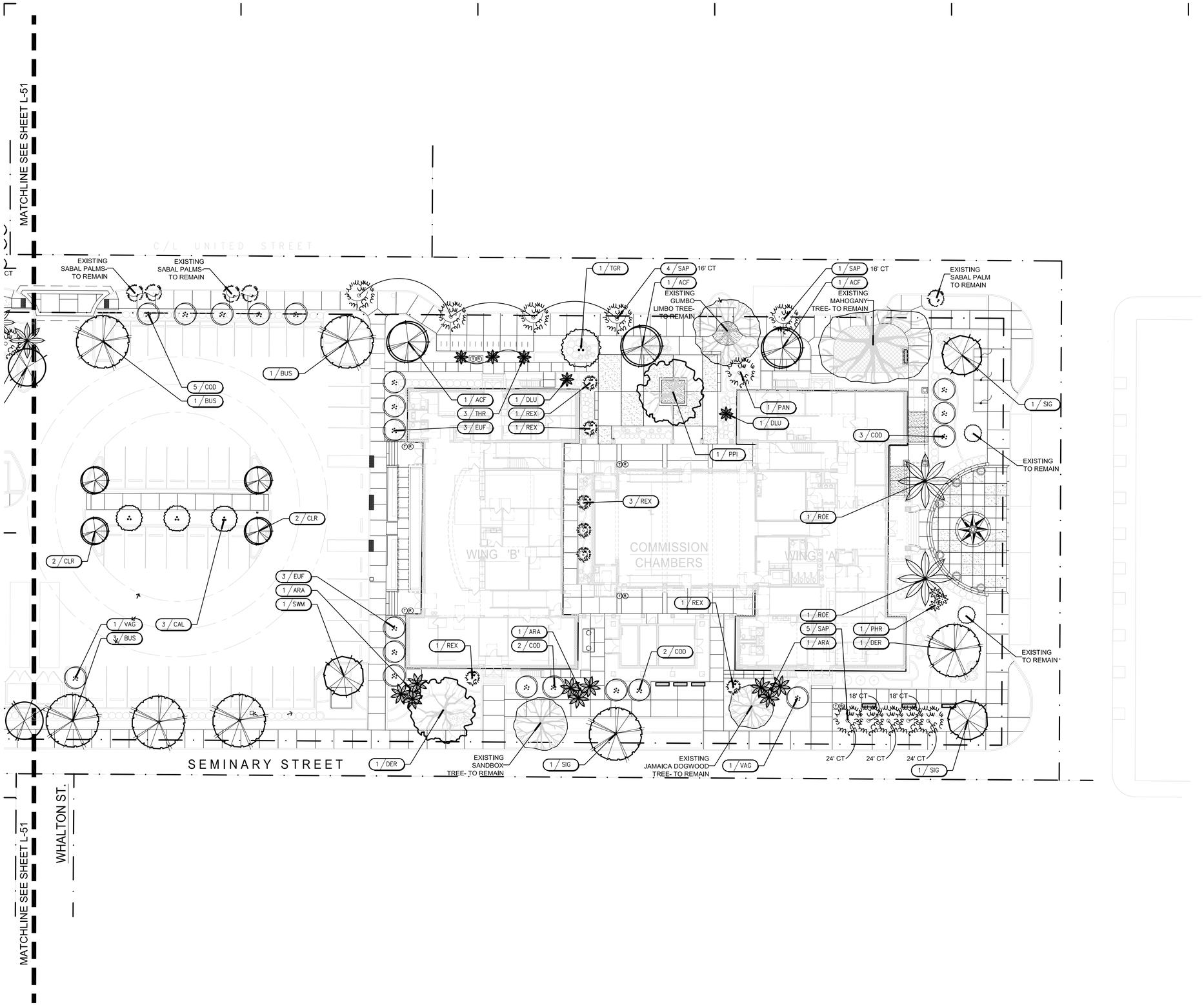
Florida License AAC002022

Bender & Associates ARCHITECTS p.a.

Project N º 1305
SITE HARDSCAPE DETAILS
Date: 8/8/14

PERMIT SET

L-43



1 / L-50 LANDSCAPE PLAN – TREES
SCALE: 1"=20'-0"

TRUE NORTH
PROJECT NORTH

SHEET NOTES:

1. SEE PLANT LIST FOR ALL PLANT SPECIFICATIONS.

2. ALL TREES SPECIFIED ON THIS PROJECT ARE OF DROUGHT TOLERANT SPECIES.

3. ROOT BARRIER CONTROL TO BE PROVIDED FOR ALL CANOPY TREES LOCATED WITHIN LANDSCAPE ISLANDS AND ALL CANOPY TREES LOCATED WITHIN 5'-0" OF ALL HARDSCAPE FLATWORK.

DEEPROOT ROOT BARRIER SYSTEM
MODEL: UB 36-2
www.deeproot.com

*OR APPROVED EQUAL

SYMBOLS LEGEND

2 / QV1
PLANT SYMBOL
PLANT QUANTITY

DECOMPOSED OYSTER SHELL MULCH

3" DEPTH PINE BARK MINI-NUGGET MULCH

REVISIONS:
1. 01/28/2014 REVISED PER DRC REVIEW

KEY WEST CITY HALL AT GLYNN ARCHER

1300 WHITE STREET KEY WEST, FLORIDA
CITY OF KEY WEST

LITTLEJOHN ENGINEERING ASSOCIATES
P.O. BOX 1123 KEY WEST, FLORIDA 33041
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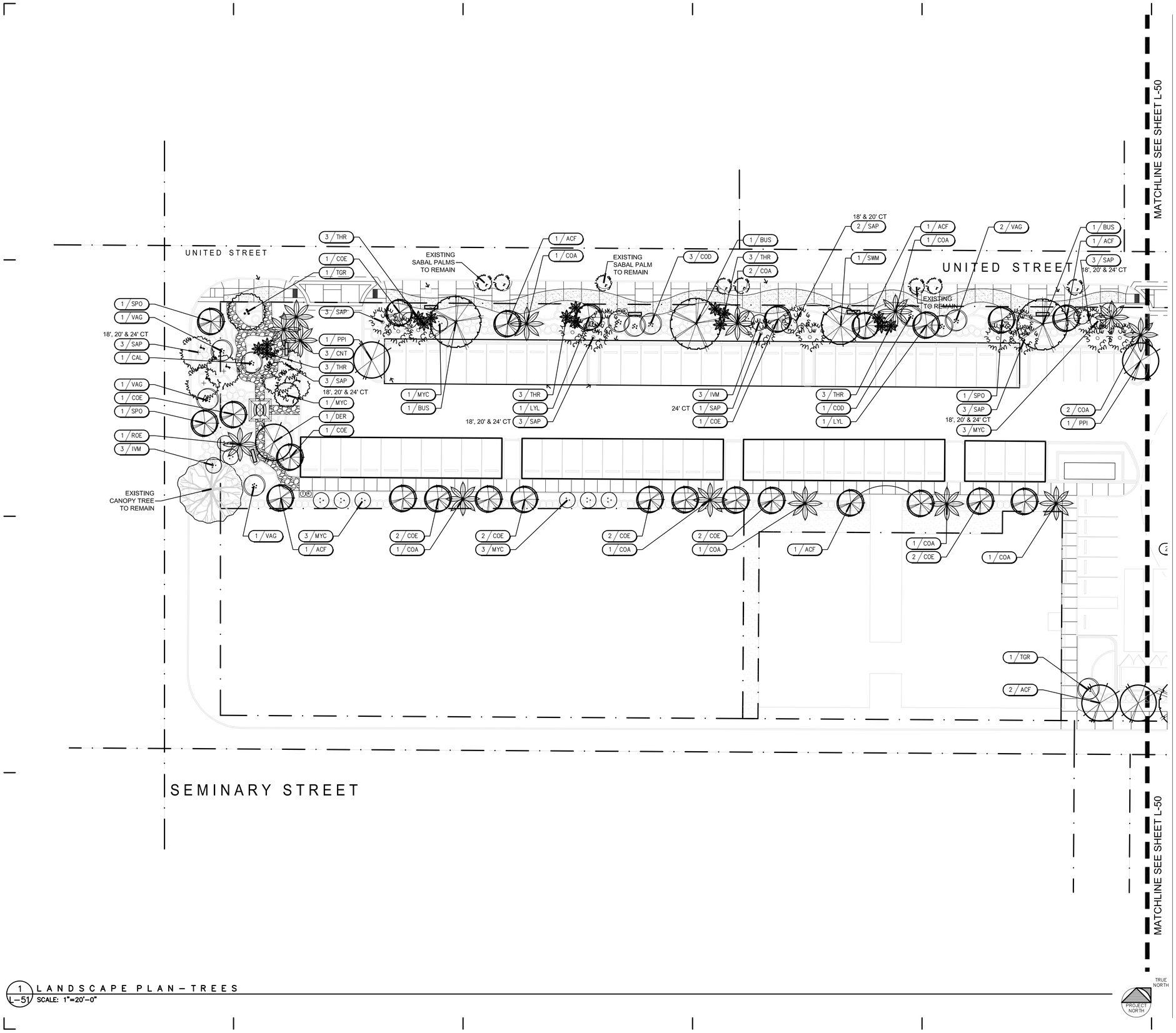
Florida License AAC0002022

Bender & Associates ARCHITECTS *p.a.*

Project N.º 1305
SITE LANDSCAPE PLAN– TREES
Date: 8/8/14

PERMIT SET

L-50



1 / L-51 LANDSCAPE PLAN – TREES
SCALE: 1"=20'-0"

SHEET NOTES:

1. SEE PLANT LIST FOR ALL PLANT SPECIFICATIONS.

2. ALL TREES SPECIFIED ON THIS PROJECT ARE OF DROUGHT TOLERANT SPECIES.

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DEEPROOT ROOT BARRIER SYSTEM
MODEL: UB 36-2
www.deeproot.com

*OR APPROVED EQUAL

SYMBOLS LEGEND

2 / QV1
PLANT SYMBOL
PLANT QUANTITY

DECOMPOSED OYSTER SHELL MULCH

3" DEPTH PINE BARK MINI-NUGGET MULCH

REVISIONS:
1. 01/28/2014 REVISED PER DRC REVIEW

KEY WEST CITY HALL AT GLYNN ARCHER

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CITY OF KEY WEST

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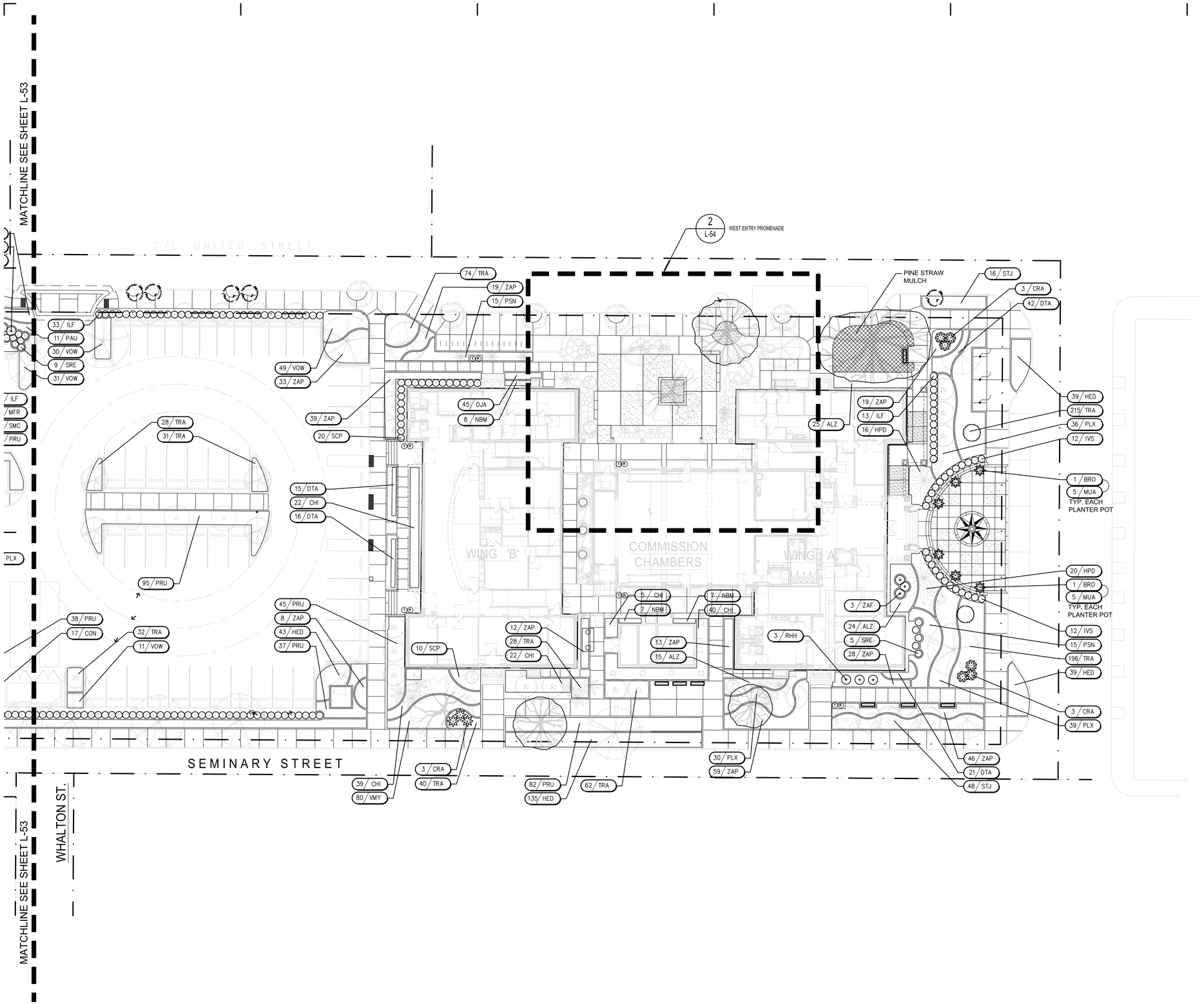
Bender & Associates ARCHITECTS *p.a.*

Project N.º 1305
LANDSCAPE PLAN– TREES
Date: 8/8/14

PERMIT SET

L-51



1 L-52 LANDSCAPE PLAN – SHRUBS
SCALE: 1"=20'-0"

SHEET NOTES:

1. SEE PLANT LIST FOR ALL PLANT SPECIFICATIONS.

SYMBOLS LEGEND

2 / QV1
PLANT SYMBOL
PLANT QUANTITY

DECOMPOSED OYSTER SHELL MULCH

3" DEPTH PINE BARK MINI-NUGGET MULCH

NO. 57 STONE WITH FILTER FABRIC

REVISIONS:
1. 01/28/2014 REVISED PER DRC REVIEW

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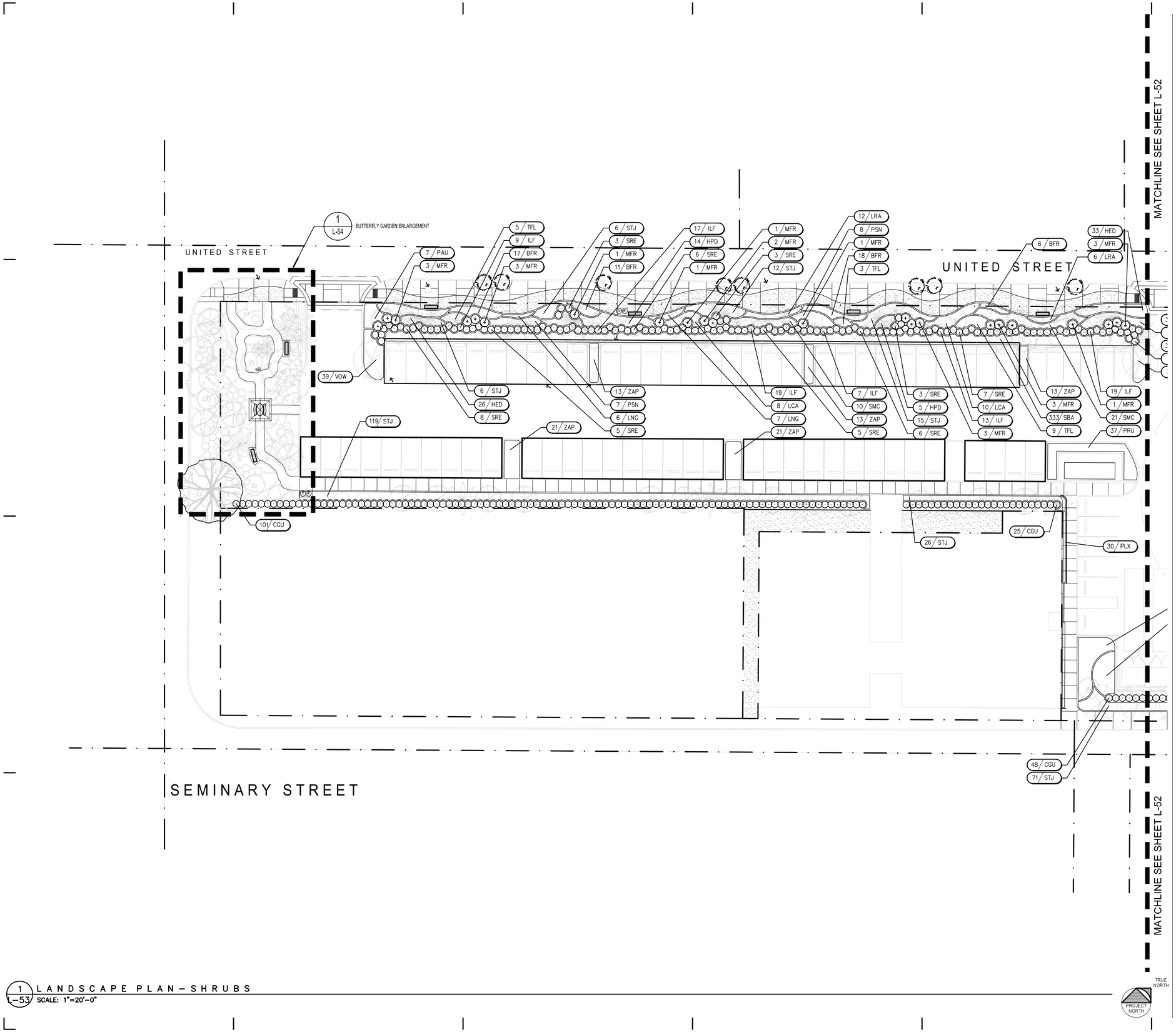
Florida License AAC0002022

Bender & Associates ARCHITECTS p.a.

Project N.º 1305
SITE LANDSCAPE PLAN– SHRUBS
Date: 8/8/14

PERMIT SET

L-52



1 L-53 LANDSCAPE PLAN – SHRUBS
SCALE: 1"=20'-0"

SHEET NOTES:

1. SEE PLANT LIST FOR ALL PLANT SPECIFICATIONS.

SYMBOLS LEGEND

2 / QV1
PLANT SYMBOL
PLANT QUANTITY

DECOMPOSED OYSTER SHELL MULCH

3" DEPTH PINE BARK MINI-NUGGET MULCH

NO. 57 STONE WITH FILTER FABRIC

REVISIONS:
1. 01/28/2014 REVISED PER DRC REVIEW

KEY WEST CITY HALL
AT GLYNN ARCHER
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CITY OF KEY WEST

LITTLEJOHN ENGINEERING ASSOCIATES
LICENSED ARCHITECTS
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E-MAIL: LJE@LITTLEJOHNENGINEERING.COM
1 Fleming St. P.O. Box 1274 Key West, FL 33041 P 305.294.7576 F 305.294.1293 www.LittleJohnEngineering.com

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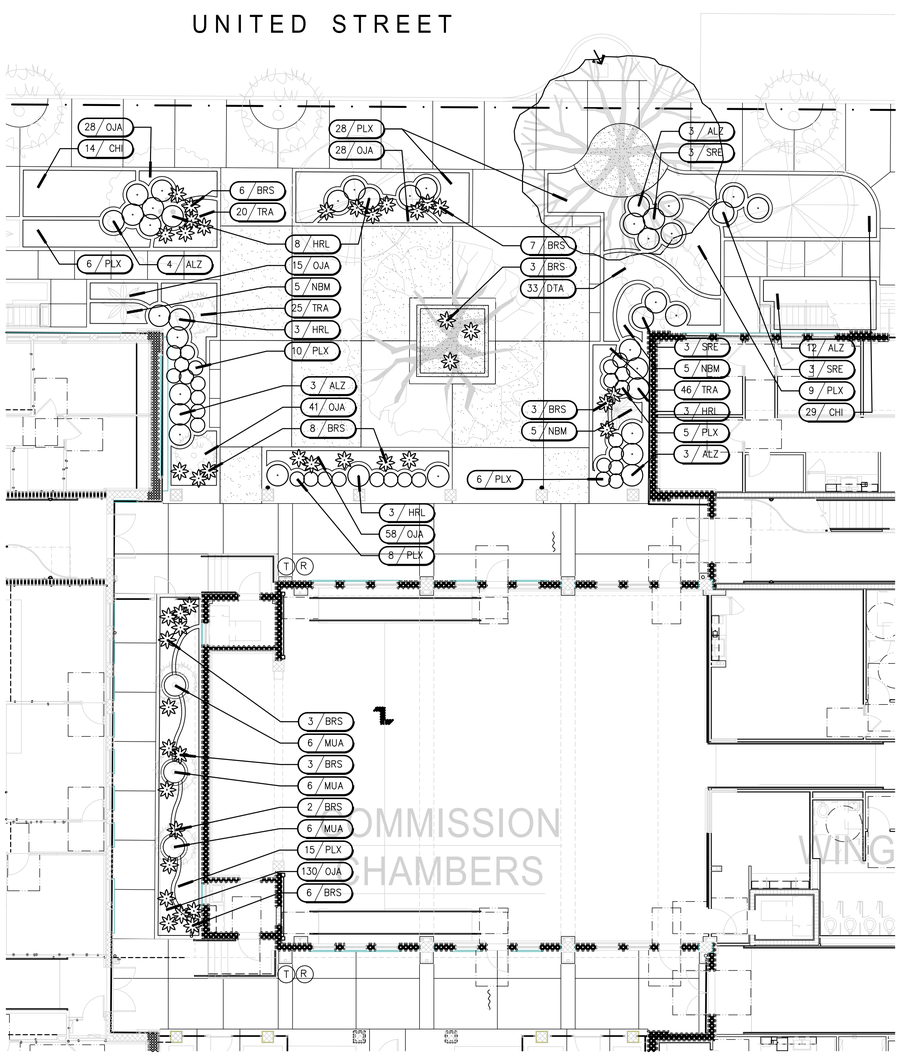
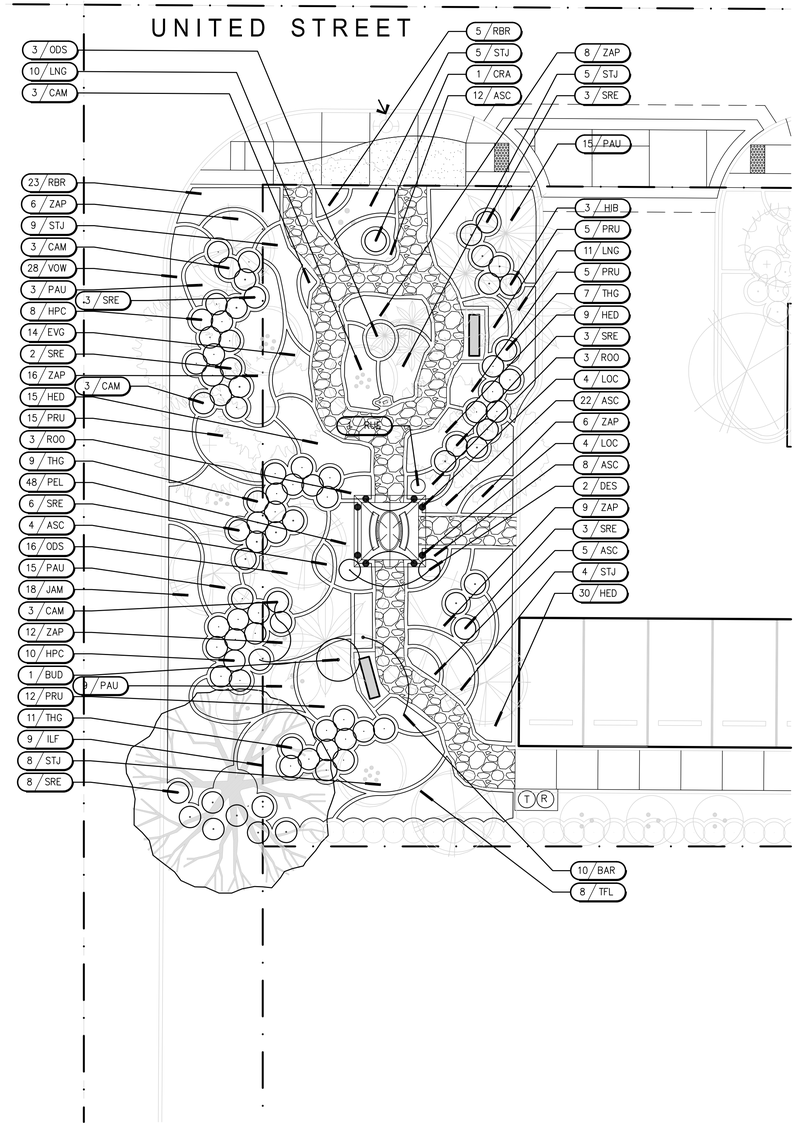
Project N º 1305
LANDSCAPE PLAN– SHRUBS
Date: 8/8/14

PERMIT SET

L-53



2 L-54 LANDSCAPE PLAN– WEST ENTRY PROMENADE ENLARGEMENT
SCALE: 1"=10'-0"



1 L-54 LANDSCAPE PLAN– BUTTERFLY GARDEN ENLARGEMENT
SCALE: 1"=10'-0"

SHEET NOTES:

1. SEE PLANT LIST AND NOTES FOR ALL PLANT SPECIFICATIONS.

SYMBOLS LEGEND

2 / QV1
PLANT SYMBOL
PLANT QUANTITY

DECOMPOSED OYSTER SHELL MULCH

3" DEPTH PINE BARK MINI-NUGGET MULCH

REVISIONS:
1. 01/28/2014 REVISED PER DRC REVIEW

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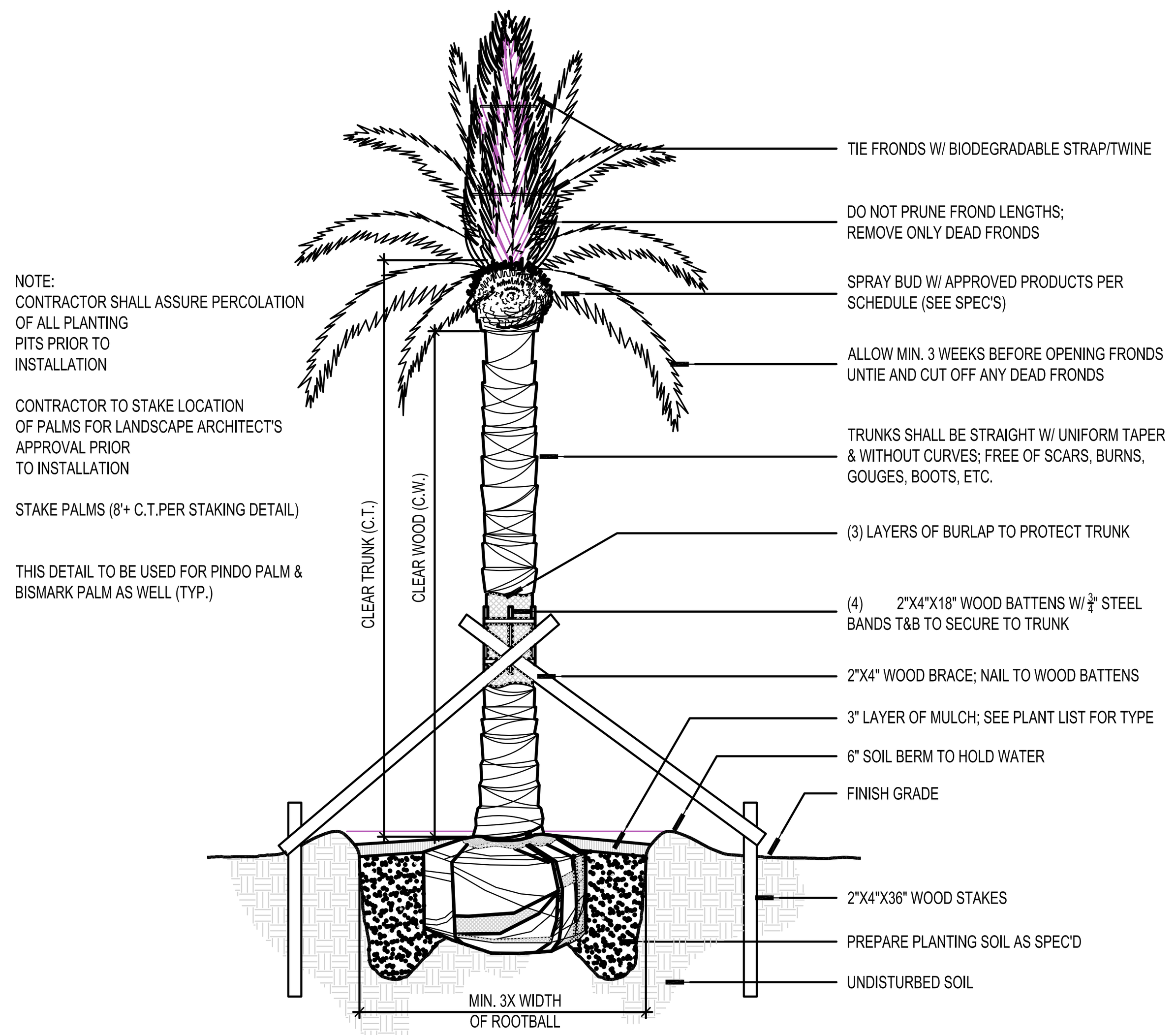
Project N.º 1305
LANDSCAPE PLAN ENLARGEMENTS
Date: 8/8/14

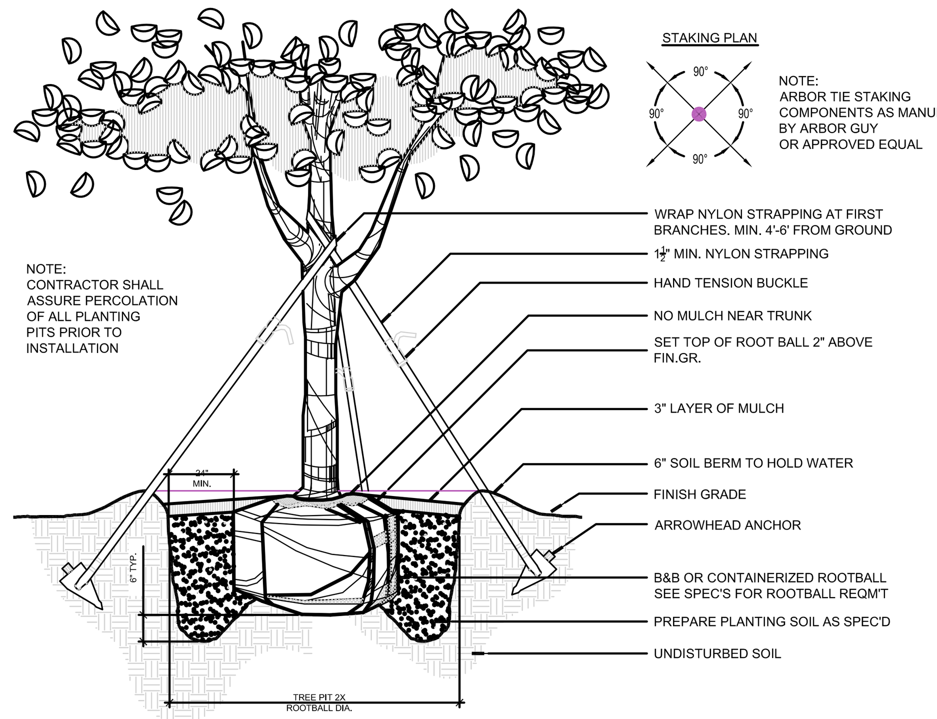
PERMIT SET

L-54



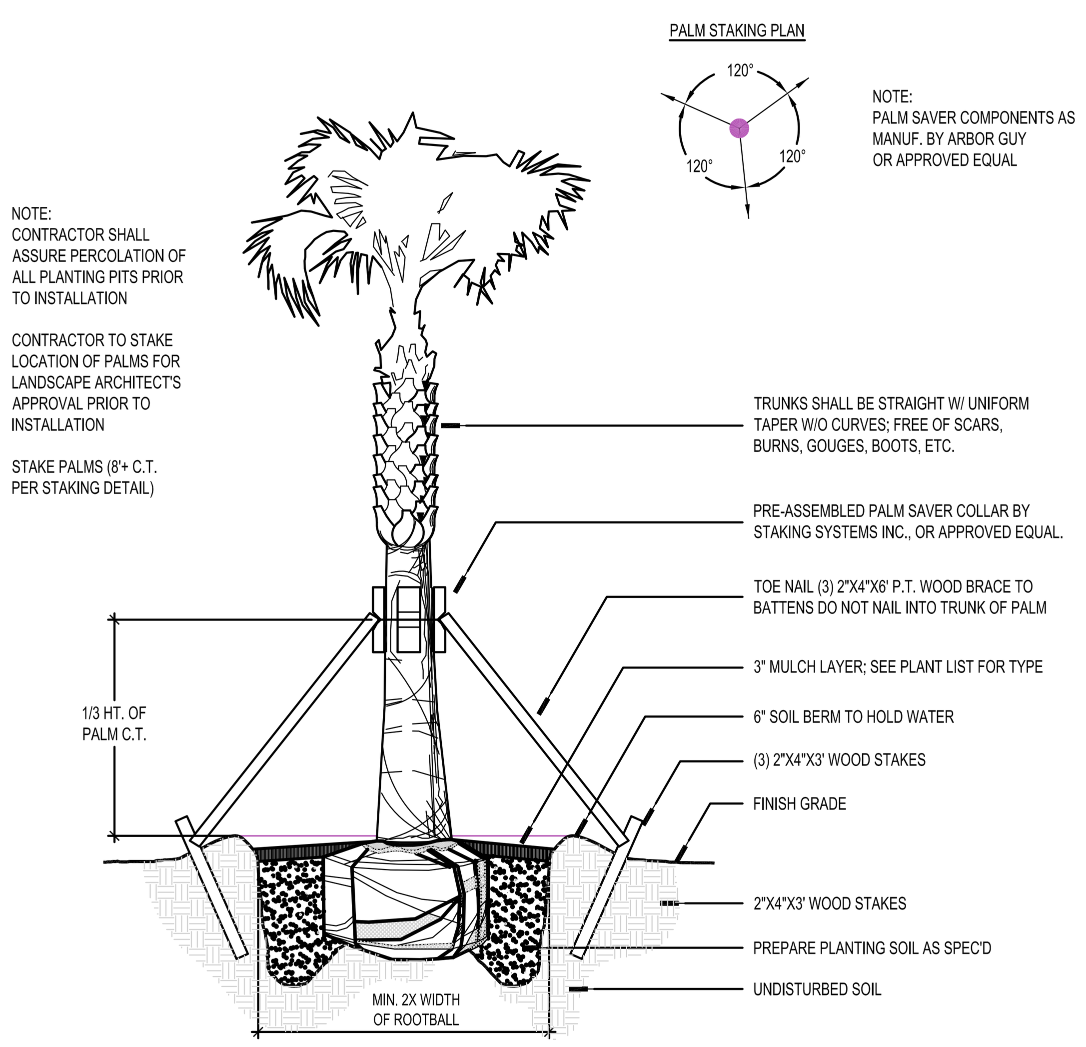
SPECIMEN PLANTING DETAIL 7

SCALE: N.T.S. 1-L60



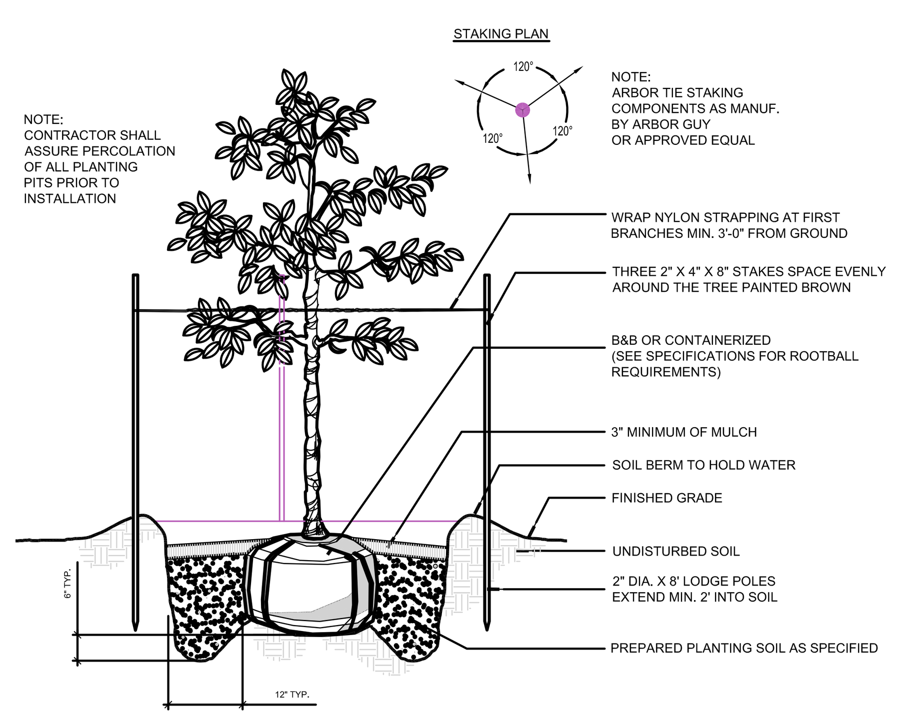
LARGE CANOPY PLANTING DETAIL 4

SCALE: N.T.S. 1-L60



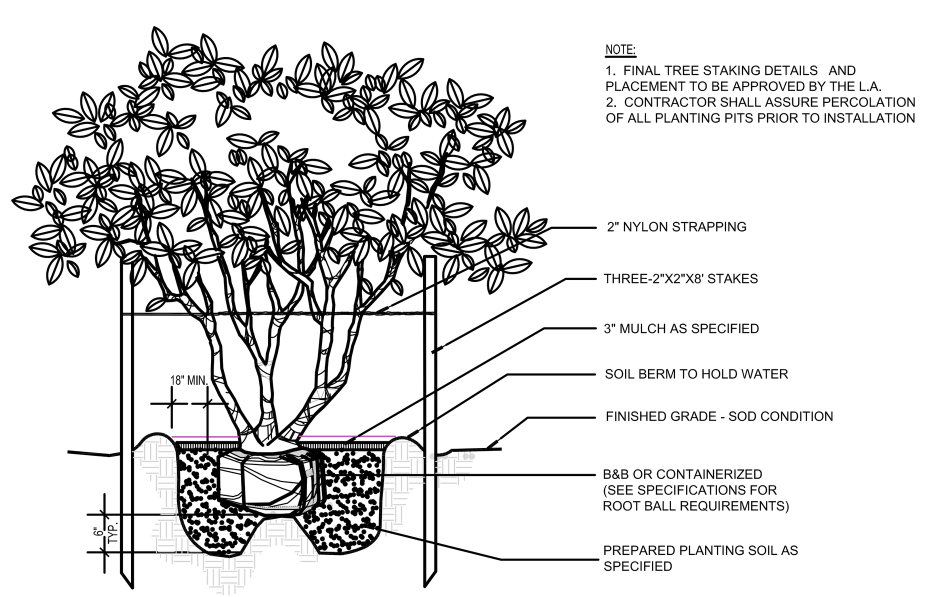
SABAL PALM PLANTING DETAIL 6

SCALE: N.T.S. 1-L60



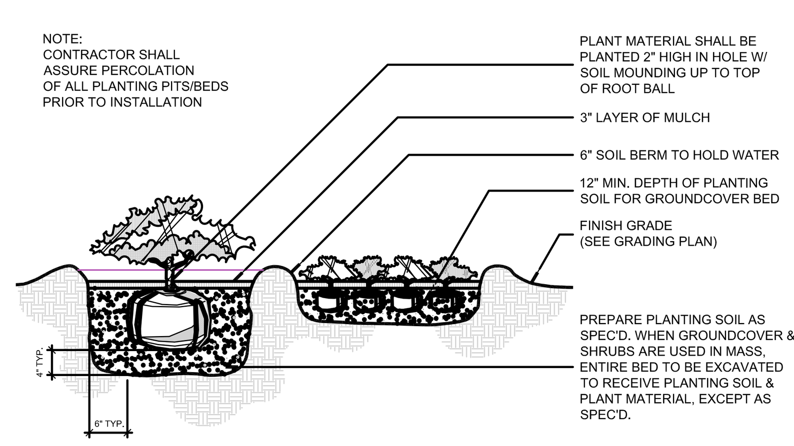
SMALL CANOPY TREE PLANTING DETAIL 3

SCALE: N.T.S. 1-L60



MULTI-TRUNK TREE PLANTING DETAIL 5

SCALE: N.T.S. 1-L60

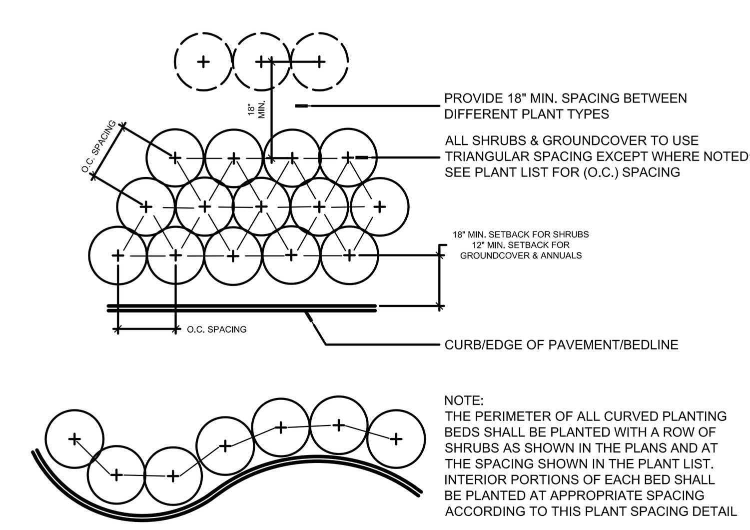


SHRUB & GROUNDCOVER PLANTING DETAIL 2

SCALE: N.T.S. 1-L60

PLANT PALETTE

Zone	Symbol	Botanical Name	Common Name	Specification
Butterfly Garden	ACH	Acalypha hispida	Chenille Plant	3 Gal., Full in Pot, 48" O.C.
	ASC	Asclepias species	Milkweed	1 Gal., Full in Pot, 18" O.C.
	BAR	Barleria Repens	Coral Creeper	3 Gal., Full in Pot, 24" O.C.
	BUD	Buddleia davidii	Butterfly Bush	5'-7' Ht. X 4'-5' Sprd., Full, 3'-4' C.T.
	CAL	Callistemon citrinus	Red Bottlebrush	45 Gal., 6'-8' Ht. X 4'-5' Sprd.
	CAM	Callicarpa americana	American Beauty Berry	7 Gal., 3-4 Stem, Full in Pot
	CNT	Cocos nucifera	Coconut Palm	Transplant
	COE	Conocarpus erectus var. sericeus	Silver Buttonwood	25 Gal., 8'-10' Ht., 4' C.T., Min.
	CRA	Crinum asiaticum	Crinum Lily	15 Gal., Specimen
	DES	Duranta erecta	Golden Dewdrop	7 Gal., Standard Form
	DER	Delonix regia	Royal Poinciana	15'-16' Ht., Specimen
	EVG	Evolvus glomeratus	Blue Daze	1 Gal., Full in Pot, 18" O.C.
	HED	Helianthis debilis	Beach Sunflower	1 Gal., Full in Pot, 24" O.C.
	HIB	Hibiscus 'Brilliant'	Hibiscus	7 Gal., 28"-30" Ht. X 24" Sprd., Full
	HPC	Hamelia patens 'Compacta'	Firebush	3 Gal., 18"-24" Ht. X 15"-18" Sprd., 36" O.C.
	ILF	Illicium floridanum	Florida Anise	3 Gal., 24"-28" Ht. X 20"-24" Sprd., 36" O.C.
	IVM	Ilex vomitoria	Yaupon Holly	30 Gal., 6'-7' Ht. X 4'-5' Sprd., Multi.
	JAM	Jasminium multiflorum	Downy Jasmine	3 Gal., Full in Pot, 48" O.C.
	JAS	Jatropha integerrima	Jatropha	25 Gal., 6'-7' Ht.
	LNG	Lantana 'New Gold'	Gold Mound Lantana	1 Gal., Full in Pot, 24" O.C.
	LOC	Lonicera ciliosa	Orange Honeysuckle	3 Gal., 5-6 Runners, On Trellis
	MYC	Myrica cerifera	Wax Myrtle	15 Gal., 5'-6' Ht. X 3'-4' Sprd., 3-4 Canes, Min.
	ODS	Odontonema strictum	Red Firespike	3 Gal., Full in Pot, 30" O.C.
	PAU	Plumbago auriculata	Blue Plumbago	3 Gal., Full in Pot, 36" O.C.
	PEL	Pentas lanceolata	Pentas	1 Gal., Full in Pot, 12" O.C.
	PRU	Pennisetum setaceum 'Rubrum'	Red Fountain Grass	3 Gal., Full in Pot, 30" O.C.
	RBR	Ruellia brittonia	Mexican Bluebells	1 Gal., Full in Pot, 18" O.C.
	ROE	Roystonea elata	Florida Royal Palm	22' G.W., Specimen, Matched
	ROO	Rosmarinus officinaus	Rosemary	1 Gal., Full in Pot, 24" O.C.
	RUE	Russelia equisetiformis	Firecracker	1 Gal., Full in Pot, 18" O.C.
	SAP	Sabal palmetto	Sabal Palm	See Plan for C.T.s
	SPO	Senna polyphylla	Desert Cassia	25 Gal., 5'-6' Ht. X 3'-4' Sprd.
	SRE	Serenoa repens 'Silver-form'	Saw Palmetto	7 Gal., 28"-30" Ht. X 24"-28" Sprd.
	STJ	Stachytarphepa jamaicensis	Porter Weed	3 Gal., Full in Pot, 36" O.C.
	SWM	Swietenia mahogani	Mahogany	45 Gal., 3" DBH, 12'-14' Ht. X 7'-8' Sprd., Min.
	THG	Thryallis glauca	Thryallis	3 Gal., 24"-28" Ht. X 20"-24" Sprd., 48" O.C.
	THR	Thrinax radiata	Florida Thatch Palm	12'-14' Ht., O.A., F.G.
	TFL	Tripsacum floridanum	Florida Gama Grass	3 Gal., Full in Pot, 30" O.C.
	VAG	Vitex agnus-castus	Vitex Chaste Tree	30 Gal., 6'-7' Ht. X 4'-5' Sprd., Multi.
	VOW	Viburnum obovatum 'Whorled Class'	Whorled Class Viburnum	7 Gal., 24"-28" Ht. X 20"-24" Sprd., 36" O.C.
	ZAP	Zamia pumila	Coontie Palm	3 Gal., Full in Pot, 30" O.C.
Common Areas & Bufferyards	Trees/Palms			
	ACF	Acacia farnesiana	Sweet Acacia	3" DBH, 12'-14' Ht. X 5'-6' Sprd., Min.
	ARA	Archontophoenix alexandrae	areca Palm	10'-12' O.A. Ht., Triple Trunk
	BUS	Bursera simaruba	Gumbo Limbo	3" DBH, 12'-14' Ht. X 6'-7' Sprd.
	CAL	Callistemon citrinus	Red Bottlebrush	45 Gal., 6'-8' Ht. X 4'-5' Sprd.
	CLR	Clusia Rosea	Pitch Apple	3" DBH, 12'-14' Ht. X 5'-6' Sprd.
	COA	Coccothrinax argentata	Florida Silver Palm	5'-6' O.A. Ht.
	COD	Coccoloba diversifolia	Pigeon Plum	3" DBH, 12'-14' Ht. X 7'-8' Sprd.
	COE	Conocarpus erectus var. sericeus	Silver Buttonwood	3" DBH, 12'-14' Ht., 5' C.T., Min.
	DER	Delonix regia	Royal Poinciana	15'-16' Ht., Specimen
	DLU	Dypsis lutescens	Areca Palm	8'-10' Ht., 5-6 Trunks, Minimum
	EUF	Eugenia foetida	Spanish Stopper	15 Gal., 5'-6' Ht., Matched
	IVM	Ilex vomitoria	Yaupon Holly	15 Gal., 6'-8' Ht. X 3'-4' Sprd., 3 Trunks, Min.
	LYL	Lysiloma latisiliquum	Wild Tamarind	3" DBH, 12'-14' Ht. X 5'-6' Sprd., Min.
	PAN	Pandanus utilis	Screwpine	7'-8' O.A. Ht., Specimen
	PHR	Phoenix roebelenii	Pygmy Date Palm	5'-6' Ht., 3 Trunks, Specimen
	PPI	PIscidia piscipula	Jamaica Dogwood	3" DBH, 12'-14' Ht. X 5'-6' Sprd., Min.
	REX	Rhapis excelsa	Lady Palm	15 Gal., 7-8 Trunks, Minimum
	ROE	Roystonea elata	Florida Royal Palm	22' G.W., Specimen, Matched
	SAP	Sabal Palmetto	Sabal Palm	C.T. Hts Vary, See Plan
	SIG	Simarouba glauca	Paradise Tree	3" DBH, 12'-14' Ht. X 5'-6' Sprd., Min.
	SPO	Senna polyphylla	Desert Cassia	3" DBH, 12'-14' Ht. X 5'-6' Sprd., Min.
	SWM	Swietenia mahogani	Mahogany	3" DBH, 12'-14' Ht. X 7'-8' Sprd., Min.
	TGR	Tibouchina granulosa	Tibouchina Tree	30 Gal., 6'-7' O.A.
	THR	Thrinax radiata	Florida Thatch Palm	12'-14' Ht., O.A., F.G.
	VAG	Vitex agnus-castus	Vitex Chaste Tree	30 Gal., 6'-7' Ht. X 4'-5' Sprd., Multi.
	Shrubs/Groundcover			
	ALZ	Alpinia zerumbet 'Variegata'Y	Variegated Ginger	3 Gal., Full in Pot, 36" O.C.
	BFR	Borrichia frutescens	Sea Ox Eye	1 Gal., Full in Pot, 24" O.C.
	BRO	Alcantarea imperialis	Imperial Bromeliad	15"-18" Ht., Specimen, To Be Selected by LA
	BRS	Neoregelia chile verde	Chile Verde Bromeliad	8" Pot
	CAM	Callicarpa americana	American Beauty Berry	7 Gal., 3-4 Stem, Full in Pot
	CGU	Clusia guttifera	Small Leaf Clusia	7 Gal., 36" Ht., 36" O.C.
	CHI	Chrysobalanus icaco 'Red Tip'	Cocoplum	3 Gal., 20"-24" Ht., Full, 30" O.C.
	CON	Conocarpus erectus	Silver Buttonwood	7 Gal., 36" Ht., 36" O.C.
	CRA	Crinum asiaticum	Crinum Lily	15 Gal., Specimen
	DTA	Dianella tasmanica	Blueberry Flax	1 Gal., Full in Pot, 18" O.C.
	ERH	Erythrina herbacea	Coral Bean	7 Gal., 28"-30" Ht. X 24"-28" Sprd.
	HED	Helianthis debilis	Dune Sunflower	1 Gal., Full in Pot, 18" O.C.
	HPD	Hamelia patens Dwarf	Dwf. Firebush	7 Gal., 36" Ht., 36" O.C.
	HRL	Heliconia rostrata 'Lobster Claw'	Heliconia	3 Gal., Full in Pot, 36" O.C.
	ILF	Illicium floridanum	Florida Anise	36" Ht. X 24"-28" Sprd., Min.
	IVS	Ilex vomitoria 'Schellings'	Dwf. Yaupon Holly	3 Gal., 18"-24" Ht., Full, 36" O.C.
	LCA	Lantana camara	Wild Lantana	3 Gal., 18"-24" Ht., Full, 36" O.C.
	LNG	Lantana 'New Gold'	Gold Mound Lantana	1 Gal., Full in Pot, 24" O.C.
	LRA	Lycoris radiata	Spider Lily	1 Gal., Full in Pot, 24" O.C.
	MFR	Myrcianthus fragrans	Simpson's Stopper	25 Gal., 6'-7' Ht. X 3'-4' Sprd., 3-5 Trunks
	MUA	Muehlenbeckia axillaris	Creeping Wire Vine	4" Pot
	NBM	Nephrolepis biserrata 'Macho'	Macho Fern	3 Gal., Full in Pot, 30" O.C.
	OJA	Ophiopogon japonicus	Mondo Grass	1 Gal., Full in Pot, 12" O.C.
	PAU	Plumbago auriculata	Blue Plumbago	3 Gal., Full in Pot, 36" O.C.
	PLX	Philodendron xanadu	Xanadu Philodendron	3 Gal., 15"-18" Ht., Full, 36" O.C.
	PRU	Pennisetum setaceum 'Rubrum'	Red Fountain Grass	3 Gal., Full in Pot, 30" O.C.
	PSN	Psychotria nervosa	Wild Coffee	3 Gal., 24"-28" Ht. X 20"-24" Sprd., 36" O.C.
	RHH	Rhapidiphyllum hystrix	Needle Palm	15 Gal., 30"-36" Ht., Full
	RUE	Russelia equisetiformis	Firecracker	1 Gal., Full in Pot, 18" O.C.
	SBA	Spartina bakeri	Sand Cordgrass	3 Gal., Full in Pot, 24" O.C.
	SCP	Scaevola plumieri	Inkberry	3 Gal., 18"-24" Ht., Full, 36" O.C.
	SMC	Senna mexicana chapmanii	Bahama Cassia	3 Gal., 15"-18" Ht., Full, 36" O.C.
	SRE	Serenoa repens 'Silver-form'	Saw Palmetto	7 Gal., 28"-30" Ht. X 24"-28" Sprd.
	STJ	Stachytarphepa jamaicensis	Porter Weed	3 Gal., Full in Pot, 36" O.C.
	TFL	Tripsacum floridanum	Florida Gama Grass	3 Gal., Full in Pot, 30" O.C.
	THG	Thryallis glauca	Thryallis	3 Gal., 24"-28" Ht. X 20"-24" Sprd., 48" O.C.
	TRA	Trachelospermum asiaticum	Asiatic Jasmine	1 Gal., 5-6 Runners per Pot, Min., 18" O.C.
	VMY	Vaccinium myrsinites	Shiny Blueberry	7 Gal., Full, 42" O.C.
	VOW	Viburnum obovatum 'Whorled Class'	Whorled Class Viburnum	7 Gal., 24"-28" Ht. X 20"-24" Sprd., 36" O.C.
	YUF	Yucca filamentosa	Adam's Needle	3 Gal., 28"-30" Ht., Full
	VMY	Vaccinium myrsinites	Shiny Blueberry	7 Gal., Full, 42" O.C.
	ZAF	Zamia furfuracea	Cardboard Palm	7 Gal., 24"-28" Ht. X 24"-28" Sprd.
	ZAP	Zamia pumila	Coontie Palm	3 Gal., Full in Pot, 36" O.C.



SHRUB & GROUNDCOVER SPACING DETAIL 1

SCALE: N.T.S. 1-L60

SHEET NOTES:

1. NEWLY INSTALLED "SHADE" TREES SHALL HAVE THEIR D.B.H. MEASURED 54" ABOVE THE TOP OF THE ROOT BALL. ALL NEWLY INSTALLED "UNDERSTORY" TREES SHALL HAVE THEIR D.B.H. MEASURED 54" ABOVE THE TOP OF THE ROOT BALL.

2. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE STANDARDS OF FLORIDA NO 1 AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS 1998," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, AND ANY AMENDMENTS THERETO.

3. THE LANDSCAPE ARCHITECT OR OWNER MAY REJECT ANY PLANT MATERIAL BROUGHT TO THE SITE WHICH HE DEEMS TO BE OF INFERIOR QUALITY OR APPEARANCE.

4. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM OF 3" DEPTH PINE BARK MULCH OR MULCH AS SPECIFIED ON PLAN. MAINTAIN A 4" CLEAR SPACE BETWEEN MULCH AND THE PLANT STEM.

5. ALL TREES SHALL HAVE ALL SYNTHETIC BURLAP REMOVED FROM THE ENTIRE ROOT BALL. JUTE BURLAP SHALL BE REMOVED FROM THE TOP ONE-THIRD OF THE ROOT BALL. THE TOP THREE ROWS OF SQUARES ON ALL CAGES AROUND THE ROOT BALLS SHALL BE CLIPPED OFF AND REMOVED.

6. THE CONTRACTOR SHALL READ AND ADHERE TO ALL WRITTEN SPECIFICATIONS. THESE DOCUMENTS ARE ACCOMPANIED BY 8 1/2 X 11 SPECIFICATIONS.

7. THE CONTRACTOR SHALL VISUALLY INSPECT THE SOILS CONDITION OF THE SITE. HE SHALL DIG A MINIMUM OF 12 TEST HOLES 3 FOOT DEEP RANDOMLY AROUND THE SITE. HE SHALL PERFORM PERCOLATION TESTS IN THESE HOLES FOR A PERIOD OF ONE HOUR EACH. THE HOLES SHALL BE FILLED WITH WATER AND IF THE HOLES HOLD MORE THAN 6" OF WATER AFTER ONE HOUR, THE LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF THE PROBLEM. THE CONTRACTOR SHALL RECOMMEND SUBSTITUTIONS OF PLANT MATERIAL AND PLANTING INSTALLATION TO ACCOMMODATE POOR DRAINING SOILS.

8. THE CONTRACTOR SHALL PROVIDE A SOIL TEST IN FOUR LOCATIONS AND PROVIDE RECOMMENDATIONS FOR AMENDMENTS BASED ON THE RESULTS. IMPROPER SOIL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL RECTIFY ALL INCURRED DAMAGES AT NO ADDITIONAL COST TO THE OWNER.

9. THE CONTRACTOR SHALL REVIEW THE SOILS REPORT ON FILE WITH THE OWNER.

10. THE INSTALLATION OF PLANT MATERIAL SHALL BE VIEWED AS ACCEPTANCE BY THE CONTRACTOR OF EXISTING GRADES AS GIVEN TO HIM. THE CONTRACTOR SHALL PROVIDE TO THE LANDSCAPE ARCHITECT A WRITTEN LETTER OF ACCEPTABILITY OF GRADES. FAILURE TO DO SO WILL BE VIEWED AS AN ACCEPTANCE OF EXISTING GRADES BY THE CONTRACTOR.

11. THE CONTRACTOR SHALL BERM ALL PARKING LOT ISLANDS 12" ABOVE TOP OF CURB ELEVATION WITHOUT EXCEEDING A 4:1 SLOPE (TYPICAL).

WHERE LIGHT POLES AND TREES BOTH OCCUR IN A PARKING LOT ISLANDS, THE TREE SHALL BE SPACED AN ADEQUATE DISTANCE FROM THE POLE.

12. THE CONTRACTOR WILL BE REQUIRED TO SAND AREAS OF SOD THAT ARE NOT SMOOTHLY APPLIED TO ELIMINATE SMALL IRREGULARITIES IN GRADES. LARGE IRREGULARITIES IN GRADE WILL REQUIRE REGRADING & RESODDING.

13. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE SITE INCLUDING ALL MOWING, EDGING, TRIMMING, PRUNING & SPRAYING OF PESTICIDES & FUNGICIDES UNTIL THE TIME OF FINAL ACCEPTANCE BY THE OWNER.

14. THE CONTRACTOR SHALL REVIEW THE CIVIL ENGINEER'S UNDER-DRAIN PLAN TO AVOID CONFLICTS WHEN PLANTING ALL MATERIAL. REFER TO THE PLANTING DETAILS FOR SPECIFIC PLANTING DETAILS FOR TREES, SHRUBS & GROUNDCOVER. THE CONTRACTOR SHALL ADJUST THE IRRIGATION AS NECESSARY TO AVOID OVER WATERING OF PLANT MATERIAL DUE TO WET SITE CONDITIONS.

REVISIONS:
1. 01/28/2014 REVISED PER DRC REVIEW

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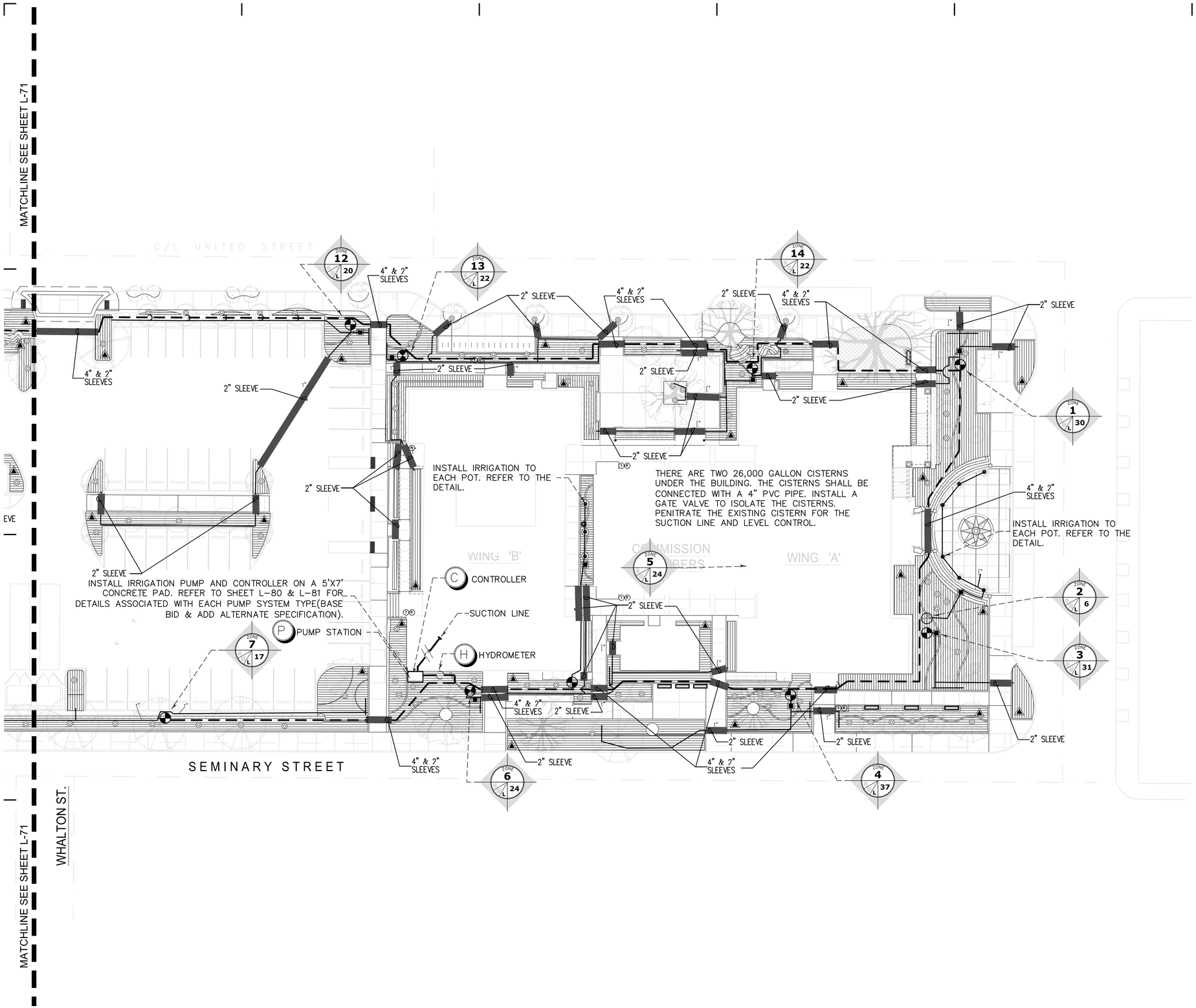
Project N º 1305
PLANT PALETTE & PLANTING DETAILS
Date: 8/8/14

PERMIT SET

L-60



1 IRRIGATION PLAN
L-70 SCALE: 1"=20'-0"

SHEET NOTES:

1. EXERCISE CAUTION WHEN WORKING NEAR EXISTING TREES TO BE RETAINED. PLACE UNDERGROUND PIPING IN COMMON CORRIDORS WHENEVER POSSIBLE. AVOID PLACING UNDERGROUND UTILITIES WITHIN DRIP-LINE OF TREE AND WITHIN TREE PROTECTION BARRIERS. IN NO CASE SHALL TRENCHING OCCUR CLOSER THAN 10' FROM ANY TREE TRUNK PERIMETER.

2. TO THE GREATEST EXTENT POSSIBLE, UTILITY AND IRRIGATION LINES WITHIN THE DRIP-LINE SHALL BE TUNNELED RATHER THAN TRENCHED. DO NOT CUT ROOTS GREATER THAN 2" IN DIA. OPEN TRENCHING SHALL BE CLOSED AS SOON AS POSSIBLE, NOT LESS THAN 24 HOURS OF BEING OPENED, AND EXPOSED SOILS SHALL BE WATERED TO PREVENT FROM DRYING. ALL TRENCHES SHALL BE FILLED WITH CLEAN SOILS NATIVE TO THE SITE AND SHALL BE COMPACTED TO THE DENSITY OF THE SURROUNDING SOILS.

3. RETAIN THE EXISTING GRADE ELEVATION AROUND RETAINED TREES WITHIN THE DRIP-LINE; CONSTRUCT WALKWAYS ON TOP OF EXISTING GRADES WITHIN TREE DRIP-LINES WHENEVER POSSIBLE.

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Project N° 1305
IRRIGATION PLAN
Date: 8/8/14

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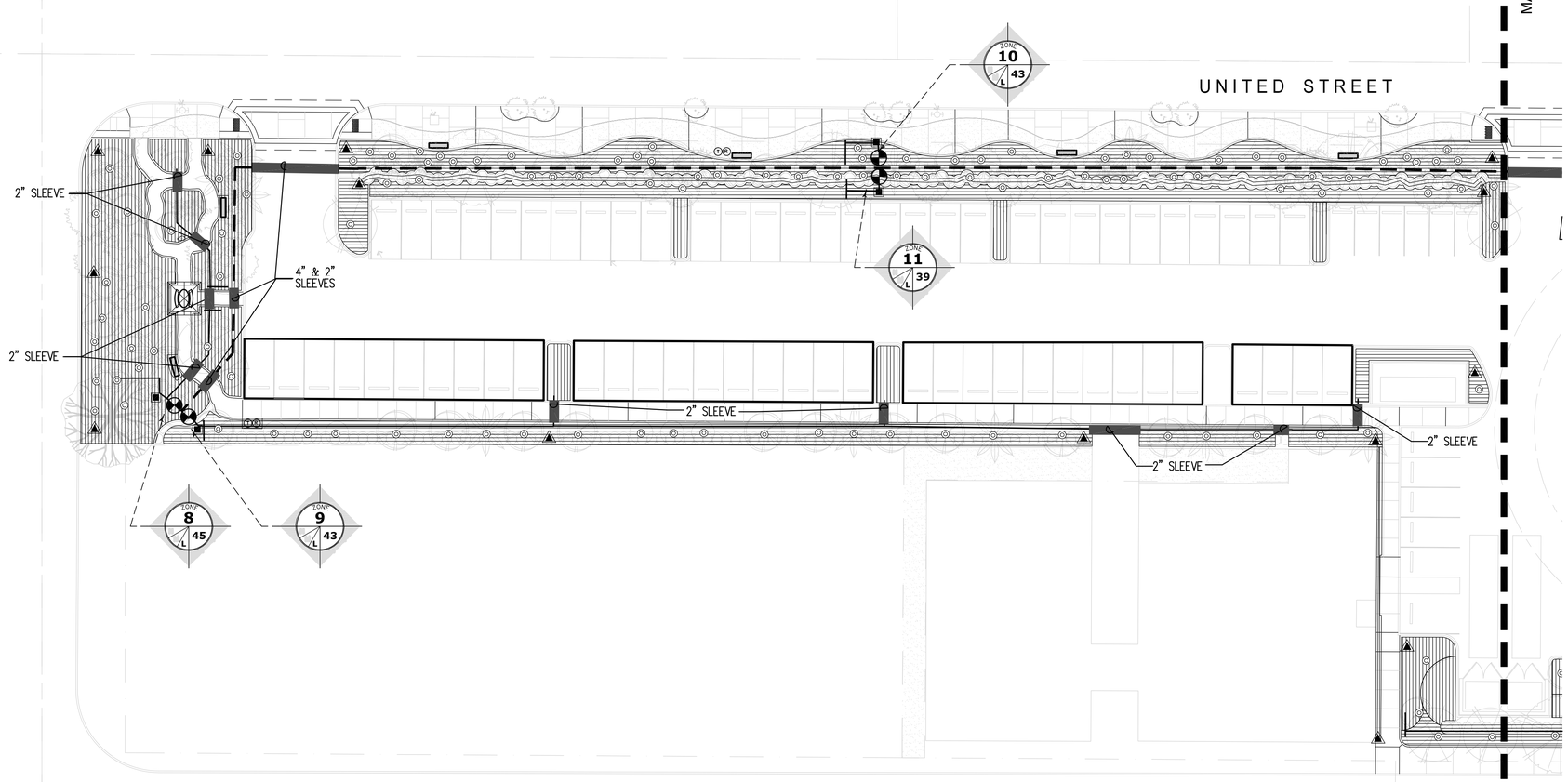
TRUE NORTH
PROJECT NORTH

PERMIT SET

L-70



1 IRRIGATION PLAN
L-71 SCALE: 1"=20'-0"

SHEET NOTES:

1. EXERCISE CAUTION WHEN WORKING NEAR EXISTING TREES TO BE RETAINED. PLACE UNDERGROUND PIPING IN COMMON CORRIDORS WHENEVER POSSIBLE. AVOID PLACING UNDERGROUND UTILITIES WITHIN DRIP-LINE OF TREE AND WITHIN TREE PROTECTION BARRIERS. IN NO CASE SHALL TRENCHING OCCUR CLOSER THAN 10' FROM ANY TREE TRUNK PERIMETER.

2. TO THE GREATEST EXTENT POSSIBLE, UTILITY AND IRRIGATION LINES WITHIN THE DRIP-LINE SHALL BE TUNNELED RATHER THAN TRENCHED. DO NOT CUT ROOTS GREATER THAN 2" IN DIA. OPEN TRENCHING SHALL BE CLOSED AS SOON AS POSSIBLE, NOT LESS THAN 24 HOURS OF BEING OPENED, AND EXPOSED SOILS SHALL BE WATERED TO PREVENT FROM DRYING. ALL TRENCHES SHALL BE FILLED WITH CLEAN SOILS NATIVE TO THE SITE AND SHALL BE COMPACTED TO THE DENSITY OF THE SURROUNDING SOILS.

3. RETAIN THE EXISTING GRADE ELEVATION AROUND RETAINED TREES WITHIN THE DRIP-LINE; CONSTRUCT WALKWAYS ON TOP OF EXISTING GRADES WITHIN TREE DRIP-LINES WHENEVER POSSIBLE.

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TRUE NORTH
PROJECT NORTH

PERMIT SET

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Project N.º 1305

IRRIGATION PLAN

Date: 8/8/14

L-71

LEGEND- BASE BID

- POT IRRIGATION–REFER TO DETAIL
- NETAFIM DRIP BUBBLER TREE RING– REFER TO DRIP BUBBLER DETAIL
- NETAFIM FLAG INDICATOR– REFER TO THE DETAIL
- NETAFIM FLUSH VALVE
- NETAFIM TECHLINE CV 17MM DRIP TUBING– 1 GPH EMITTERS EVERY 12". PLACE ROWS 12" APART IN ALL GROUND COVER BEDS. INSTALL A DOUBLE ROW ON ALL HEDGE ROWS. DRIP LINES ARE SHOWN PERPENDICULAR TO LANDSCAPE BEDS IN SOME AREAS FOR CLARITY PURPOSES ONLY. INSTALL DRIP TUBING ALONG THE LONGEST WIDTH OF THE PLANT BED. REFER TO ALL NOTES AND DETAILS ON THIS SHEET.
- CLASS 200 PVC DRIP HEADER PIPE–REFER TO DETAIL
- CLASS 200 PVC MAINLINE–2 1/2"
- CLASS 200 PVC LATERAL LINE– SIZE AS SHOWN UNTIL A SMALLER SIZE IS SHOWN. MINIMUM SIZE OF 3/4"
- SCH. 40 SLEEVE (MINIMUM OF 24" DEPTH AND 2 SIZES LARGER THAN THE PIPE SIZE OR AS LABELED ON THE PLAN)
- HUNTER ICV ELECTRIC VALVE. 1 1/2" OR SIZE AS SHOWN BELOW. INSTALL VALVE IN AN 11"X17" VALVE BOX. 0–24 GPM=1" 25–55 GPM=1 1/2" 56 AND HIGHER GPM=2"
- HUNTER ZONE CONTROL KIT– REFER TO THE DETAIL.
- CONTROLLER– HUNTER I–CORE 18 STATION WITH BASELINE WATERTEC S100 SMART WATERING DEVICE & ONE SOIL MOISTURE SENSOR.
- 5 HP CENTRIFUGAL PUMP. THE WATER SUPPLY SHALL BE FROM (2) EXISTING CISTERNS. BUILDING A CISTERN IS 16,000 GAL. / BUILDING B CISTERN IS 25,000 GAL., FOR A TOTAL OF 41,000 GAL.

  THE CISTERNS SHALL BE CONNECTED WITH A 10" PVC PIPE BELOW GRADE. SEE PLUMBING PLANS FOR DETAILS AND PIPING OF THE RAINWATER COLLECTION SYSTEM.

LEGEND- ADD ALTERNATE

- CONTROLLER–BASELINE 3200 PEDESTAL MOUNT. WHERE SHOWN ON THE PLAN. INSTALL WITH 6 SOIL MOISTURE SENSORS AND HYDROMETER. GROUND AS PER THE DETAIL AND MANUFACTURERS SPECIFICATIONS.
- HOOVER PUMPING STATION WITH 5 HP CENTRIFUGAL PUMP. THE WATER SUPPLY SHALL BE FROM (2) EXISTING CISTERNS. BUILDING A CISTERN IS 16,000 GAL. / BUILDING B CISTERN IS 25,000 GAL., FOR A TOTAL OF 41,000 GAL.

  THE CISTERNS SHALL BE CONNECTED WITH A 10" PVC PIPE BELOW GRADE. SEE PLUMBING PLANS FOR DETAILS AND PIPING OF THE RAINWATER COLLECTION SYSTEM.
- BL–BMH 200 2" HYDROMETER. REFER TO DETAIL. CONNECT TO THE BASELINE 3200 CONTROLLER.

EXISTING TREE PROTECTION IRRIGATION NOTES:

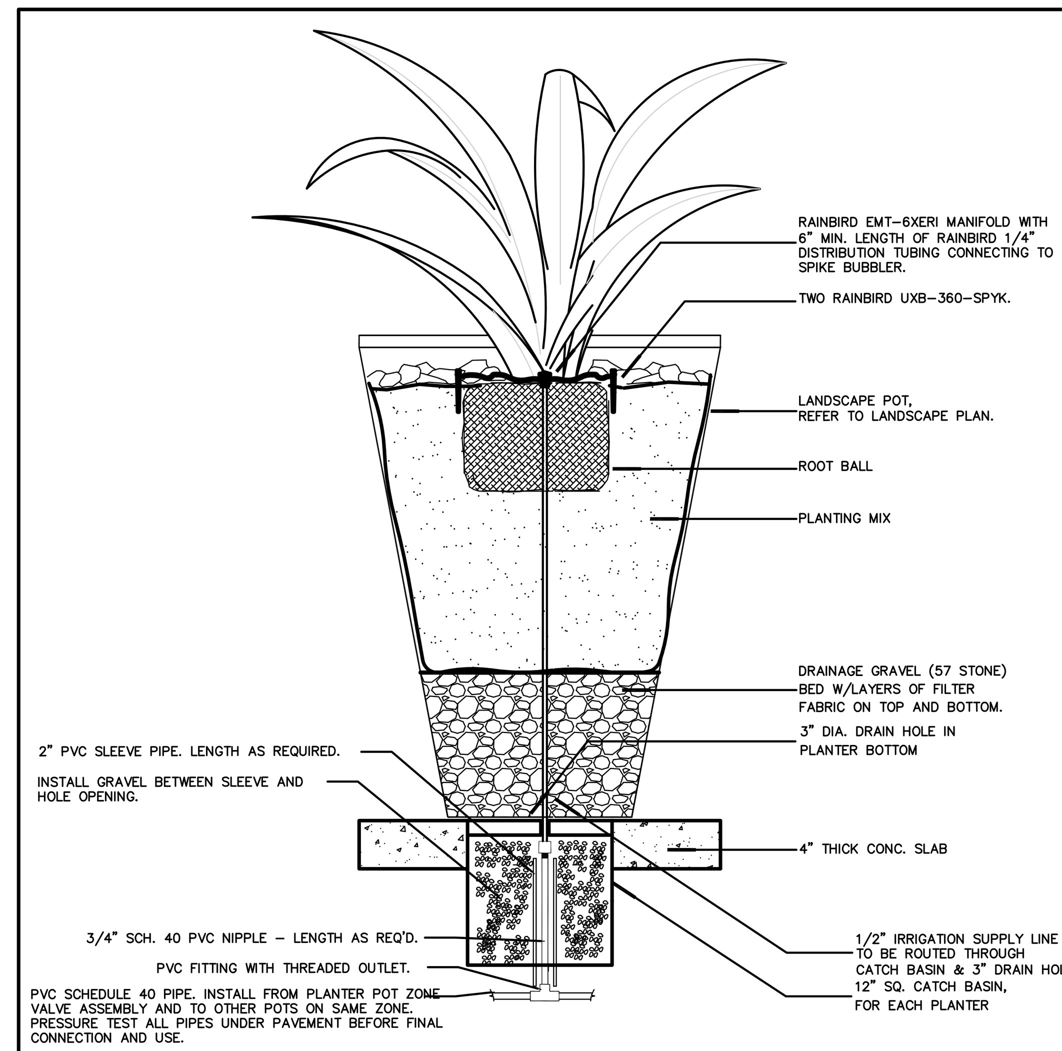
1. EXERCISE CAUTION WHEN WORKING NEAR EXISTING TREES TO BE RETAINED. PLACE UNDERGROUND PIPING IN COMMON CORRIDORS WHENEVER POSSIBLE. AVOID PLACING UNDERGROUND UTILITIES WITHIN DRIP–LINE OF TREE AND WITHIN TREE PROTECTION BARRIERS. IN NO CASE SHALL TRENCHING OCCUR CLOSER THAN 10' FROM ANY TREE TRUNK PERIMETER.
2. TO THE GREATEST EXTEND POSSIBLE, UTILITY AND IRRIGATION LINES WITHIN THE DRIP–LINE SHALL BE TUNNELED RATHER THAN TRENCHED. DO NOT CUT ROOTS GREATER THAN 2" IN DIA. OPEN TRENCHING SHALL BE CLOSED AS SOON AS POSSIBLE, NOT LESS THAN 24 HOURS OF BEING OPENED, AND EXPOSED SOILS SHALL BE WATERED TO PREVENT FROM DRYING. ALL TRENCHES SHALL BE FILLED WITH CLEAN SOILS NATIVE TO THE SITE AND SHALL BE COMPACTED TO THE DENSITY OF THE SURROUNDING SOILS.
3. RETAIN THE EXISTING GRADE ELEVATION AROUND RETAINED TREES WITHIN THE DRIP–LINE; CONSTRUCT WALKWAYS ON TOP OF EXISTING GRADES WITHIN TREE DRIP–LINES WHENEVER POSSIBLE.

GENERAL NOTES

1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS. HAND DIG AROUND ANY EXISTING TREES. DO NOT CUT ANY ROOTS OVER 2" IN DIAMETER.
2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
3) ALL POP–UP ROTORS AND SPRAYS SHALL BE INSTALLED USING AN 18" PVC FLEX PIPE CONNECTION. DO NOT USE POLYETHYLENE PIPE.
4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES & BLDG. WALLS. THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING. USE ADJUSTABLE NOZZLES WHERE REQUIRED TO AVOID ANY WATER ON BUILDING WINDOWS.
5) ALL RISERS SHALL BE PAINTED BLACK OR A COLOR CHOSEN BY THE OWNER'S REPRESENTATIVE (IF ALLOWED BY CODE) AND SHALL BE STAKED WITH A STEEL ANGLE AND SECURED WITH PVC ULTRAVIOLET LIGHT PROTECTED PVC CLAMPS. RECLAIMED SYSTEMS MAY REQUIRE THE PIPE TO BE PURPLE.
6) ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING 3M DBR–Y WIRE CONNECTORS AND SEALANT WITH WIRE NUTS.
7) THE CONTRACTOR SHALL PREPARE AN AS–BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATION. THE CONTRACTOR SHALL NEATLY MARK IN RED INK ON A WHITE BOND PAPER COPY OF THE IRRIGATION PLAN ANY INSTALLATION THAT DEVIATES FROM THE PLAN. THE AS–BUILT DRAWING SHALL ALSO LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES. MEASUREMENTS SHALL BE MARKED ON THE PLAN EVEN WHEN THE EQUIPMENT IS INSTALLED IN THE EXACT LOCATION AS THE PLAN.
8) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES. THE VALVE BOXES SHALL BE PURPLE WHEN USING RECLAIMED WATER.
9) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS OR INSIDE A SCH. 40 SLEEVE.
10) ALL HEADS SHALL BE INSTALLED A MINIMUM OF 24" FROM ANY WALL AND A MINIMUM OF 6" FROM ANY SIDEWALK, PATIO OR ROAD. (MINIMUM OF 2' WHERE THERE ARE NO BUMPER STOPS) THE EXACT HEIGHT OF ANY 12" POP–UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE IN THE FIELD.
11) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY THEIR WORK.
12) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP. (OR AS OUTLINED IN THE WRITTEN SPECIFICATIONS)
13) ELECTRICAL SERVICE TO LOCATION OF THE CONTROLLER, WELL OR PUMP SHALL BE PROVIDED TO A JUNCTION BOX OR DISCONNECT AT THE EQUIPMENT LOCATION BY THE ELECTRICAL CONTRACTOR OR BY OWNER WHEN IT IS NOT PART OF THE BID PACKAGE. CONFIRM THE LOCATION OF THE CONTROLLER WITH THE OWNER OR GENERAL CONTRACTOR BEFORE ANY INSTALLATION.
14) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCALE THE PLAN AND CHECK NOZZLE TYPES TO DETERMINE THE CORRECT SPACING OF THE HEADS. THE CONTRACTOR SHALL NOT SPACE THE HEADS FURTHER APART OR USE LESS HEADS THAN SHOWN ON THE PLAN. ANY CHANGES TO THE HEAD SPACING OR LAYOUT, WITHOUT THE CONSENT OF THE LANDSCAPE ARCHITECT OR OWNER, SHALL HOLD THE IRRIGATION CONTRACTOR RESPONSIBLE FOR WARRANTY OF THE PLANTS AND OR SOD IN THESE AREAS.
15) 48 HOURS BEFORE DIGGING, CALL 1–800–432–4770 (SUNSHINE STATE ONE CALL CENTER)

DRIP TUBING NOTES

1) INSTALL ALL DRIP TUBING AT GROUND LEVEL AFTER PLANT INSTALLATION. INSTALL NETAFIM TLS6 U SHAPED WIRE STABILIZERS A MIN. OF 4' O.C. TO HOLD THE LINES IN PLACE.
2) KEEP ALL DRIP LINE CLEAN AT ALL TIMES BEFORE THE FINAL CONNECTION. ALL TUBE ENDS SHALL BE INTERCONNECTED TO ALL OTHER DRIP TUBES. DO NOT DEAD END TUBING. SINGLE ROWS SHALL HAVE A END CAP AND NOT BENT OVER OR TAPED.
3) AVOID SHARP BENDS IN THE TUBING. DO NOT BEND THE TUBING WITH LESS THEN A 12" RADIUS. THERE SHALL NOT BE ANY KINKS IN THE TUBING.
4) ALL DRIP TUBING SHALL HAVE UNIFORM SPACING AND BURIAL DEPTH. THE PLAN DOES NOT ALWAYS REFLECT THE EXACT SPACING OR LAYOUT OF THE TUBING. LAYOUT THE TUBING DOWN THE LONGEST WIDTH WHEN POSSIBLE. ADAPT THE TUBING TO CURVED BEDS OR PLANTERS AS REQUIRED. ADJUST AND ADAPT THE TUBING FOR ALL TREES. REFER TO THE TREE DRIP RING DETAIL.
5) INSTALL DRIP TUBING TO ALL AREAS THAT SHALL RECEIVE PLANT MATERIAL. SEE THE LANDSCAPE PLAN FOR THE EXACT LOCATIONS. THERE SHALL BE A MINIMUM OF TWO ROWS OF TUBING ON A SINGLE ROW OF PLANTS.
6) SPACE TUBING AS NOTED ON THE PLAN. DO NOT SNAKE TUBING BACK AND FORTH EXCEPT WHERE SHOWN ON THE PLAN. ALWAYS INSTALL A HEADER PIPE UNLESS THE TOTAL GALLONAGE OF AN AREA IS 3 GPM OR LESS.
7) REFER TO THE MANUFACTURERS DRIP INSTALLATION MANUAL FOR INSTALLATION INSTRUCTIONS. ALL FITTINGS SHALL BE THE SAME TYPE AND MANUFACTURER AS THE DRIP TUBING.
8) ALWAYS FLUSH ALL LINES BEFORE FINAL CONNECTION.
9) INSTALL A A "SYSTEM ON" INDICATOR FLAG ON EVERY ZONE WHERE IT IS SEEN FROM THE CONTROL VALVE.
10) ALL MAINLINE SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OR AS INDICATED ON THE LEGEND.
11) ALL CONTROL WIRES SPLICES SHALL BE MADE IN VALVE BOXES USING KING CONNECTORS AND SEALANT AND ALL WIRE SHALL BE 14 GAUGE, EXCEPT AS DETAILED FOR TWO–WIRE SYSTEMS.
12) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE THE LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY.
13) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIRS OF ANY DAMAGE CAUSED BY HIS WORK.
14) INSTALL FLUSH VALVES WHERE SHOWN AT THE ENDS OF EACH RUN OF DRIP TUBING AND ONE FOR EVERY 15 GPM OF TUBING.
15) CLEARLY AND NEATLY MARK THE TOP OF EACH VALVE BOX WITH THE TYPE OF EQUIPMENT THAT IT CONTAINS. (I.E. VALVE, FLUSH VALVE, ETC.)
16) THE DRIP ZONE VALVE ASSEMBLY SHALL BE PLACED INSIDE AN ARMOR JUMBO VALVE BOX. THE VALVE SHALL BE INSTALLED AS PER THE DETAIL ON THE PLANS.
17) THE DRIP TUBING SHALL HAVE EMITTERS EVERY 12" AND SHALL BE SPACED 12" APART IN GROUND COVER BEDS AND A MINIMUM OF TWO RUNS FOR EACH ROW OF SHRUBS WHEN THE SHRUBS ARE SPACED FARTHER THAN 2' ON CENTER.
18) REFER TO THE ZONE CONTROL KIT DETAIL FOR FILTER SIZES.
19) THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE HIS/HER WORK WITH THE LANDSCAPE CONTRACTOR.



CONTAINER IRRIGATION

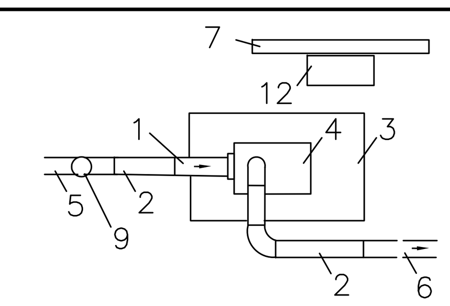
SECTION/ELEVATION — SCALE: Not to Scale

NOZZLE CHART

LETTER	PRODUCT SPEC.	G.P.M. @ 40PSI	RADIUS	RADIUS/ANGLE	
A	MP2000	1.47	19'	FULL	360°
B	MP CORNER	.45	14'	CORNER	105°
C	MP CORNER	.19	14'	CORNER	45°
D	MP2000	.74	19'	HALF	180°
F	MP2000	.40	19'	QUARTER	90°
G	MP STRIP	.22	5' X 15'	END STRIP	
H	RAINBIRD SQ–H	.23	4.5'	HALF PATTERN	
J	MP1000	.50	14'	THREE QTR.	270°
K	MP1000	.75	14'	FULL	360°
M	MP SIDE STRIP	.44	5' X 30'	SIDE STRIP	
R	MP1000	.19	14'	QUARTER	90°
T	MP1000	.37	14'	HALF	180°
V	MP3000	.86	30'	QUARTER	90°
W	MP3000	1.82	30'	HALF	180°
X	MP3000	2.73	30'	THREE QTR.	270°
Y	MP3000	3.64	30'	FULL	360°
Z	MP2000	1.10	19'	THREE QTR.	270°

ZONE LABELS: ZONE NUMBER — GALLONS PER MINUTE — WATER USE
H=HIGH ST. AUGUSTINE AND ZOYSIA SOD
M=MEDIUM PLANT MATERIAL
L=LOW BAHIA SOD NATIVE PLANTS

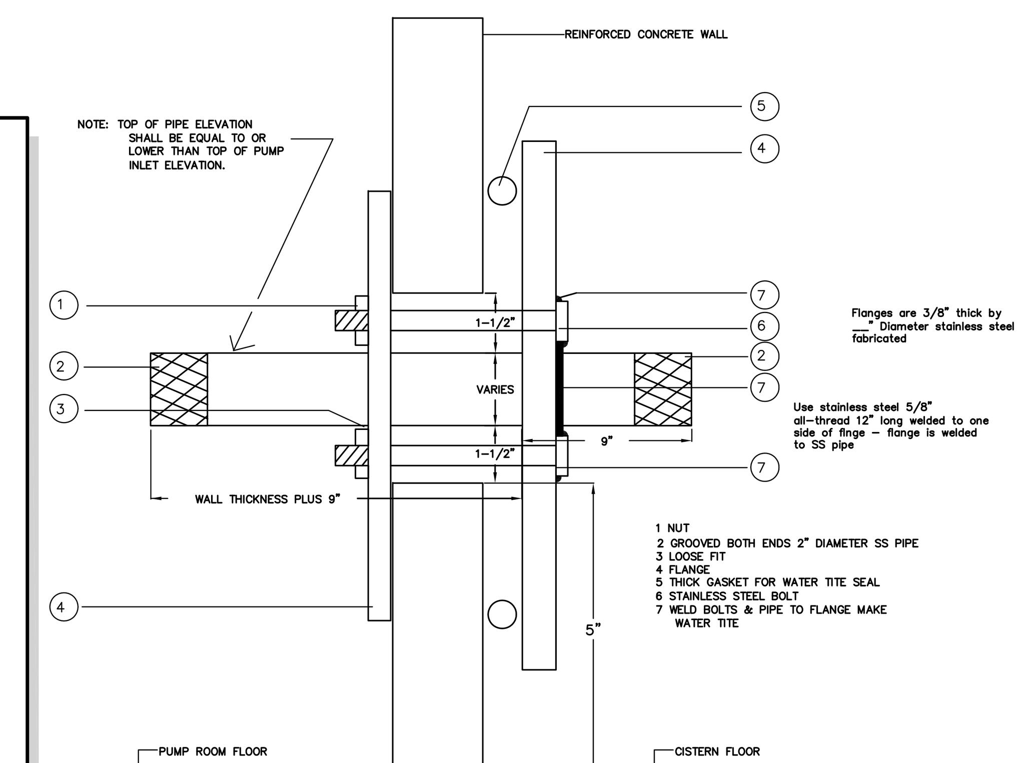
THE NOZZLES LISTED SHOW THE TYPE OF MP ROTATOR NOZZLE THAT SHOULD BE USED. THE CONTRACTOR SHOULD INSTALL THE MP1000, MP2000, MP3000 OR SPECIALTY NOZZLE IN EACH HEAD AS SHOWN BY THE LETTER BESIDE THE HEAD ON THE PLAN. THE GPM, DISTANCE AND ANGLE ON THE NOZZLE CHART ARE APPROXIMATE. THE CONTRACTOR SHALL ADJUST ALL NOZZLES TO PROVIDE THE 100% COVERAGE, BUT LIMIT OVERTHROW ON TO BUILDINGS, WALLS, PAVEMENT, ETC. THE HEADS SHALL BE SPACED AS PER THE PLAN. SCALE THE PLAN FOR DISTANCE. DO NOT ASSUME THAT ALL HEADS ARE SPACED AS PER CONVENTIONAL SPRAY HEADS. THE PRECIPITATION RATE FOR THESE NOZZLES IS LESS THAN A CONVENTIONAL SPRAY NOZZLE. FOLLOW THE ZONE CHART FOR AN APPROXIMATE RUN TIME FOR EACH ZONE, BUT SET THE RUN TIME ON THE CONTROLLER BASED ON THE SPECIFIC SITE CONDITIONS.



PUMP VIEW

1) REFER TO THE SUCTION LINE DETAILS ON THE PLAN. HOOVER PRODUCTS ARE ARE NOT REQUIRED AS PART OF THE BASE BID.
2) 45 ELBOWS TO BELOW GRADE
3) 6" CONCRETE PAD
4) PUMP–5 HP CENTRIFUGAL PUMP– A HOOVER PUMP STATION IS NOT REQUIRED AS PART OF THE BASE BID.
5) TO SUCTION LINE
6) TO IRRIGATION MAIN
7) UNISTRUT OR APPROVED EQUAL RACK SYSTEM
8) POWER–DISCONNECT
9) WAFER STYLE CHECK VALVE

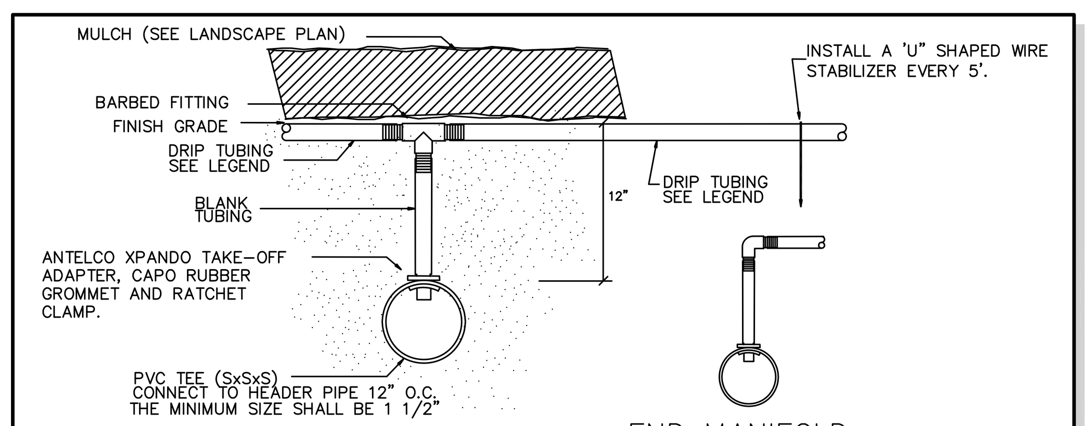
PUMP SUCTION DETAIL



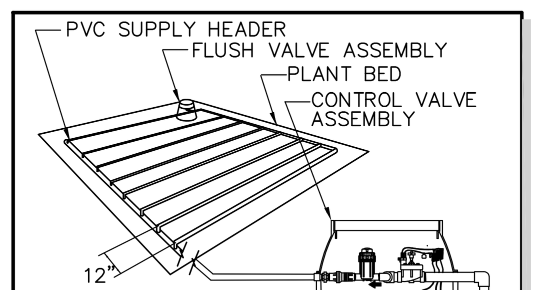
KEY WEST CITY HALL
PUMP INTAKE CISTERN WALL SEAL

SECTION/ELEVATION VIEW
NOT TO SCALE
PN12970

HOOVER PUMPING SYSTEMS:
Pompano Beach, Florida, USA Tel: 954–971–7350 — FILE Intake thru cistern wall 6/11



MANIFOLD CONNECTION DETAIL

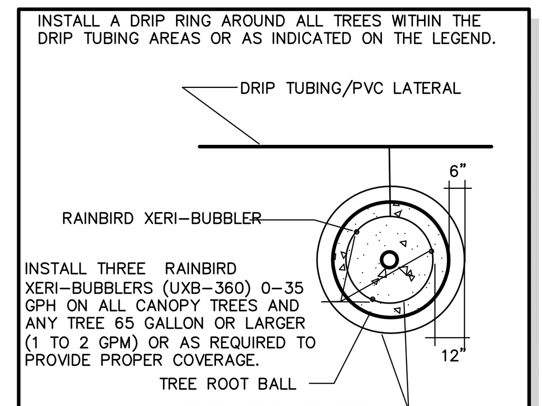


12" IN ALL GROUND COVER AND A MINIMUM OF TWO TUBES PER PLANT ROW ON SHRUBS.

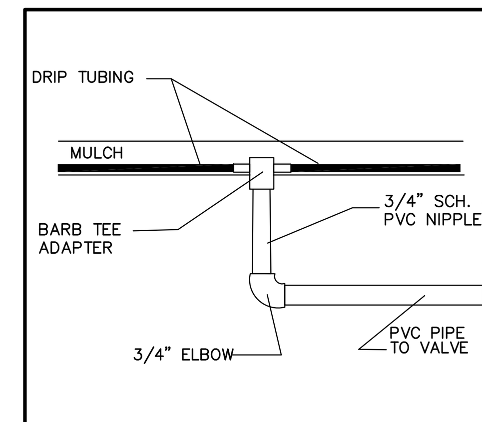
ALIGN LATERAL PIPES PARALLEL TO THE CONTOURS OF THE SLOPE OR ALONG THE LONGEST WIDTH OF THE BED. REFER TO DRIP NOTES AND THE MANIFOLD DETAIL.

MANIFOLD PLAN VIEW

INSTALL A DRIP RING AROUND ALL TREES WITHIN THE DRIP TUBING AREAS OR AS INDICATED ON THE LEGEND.

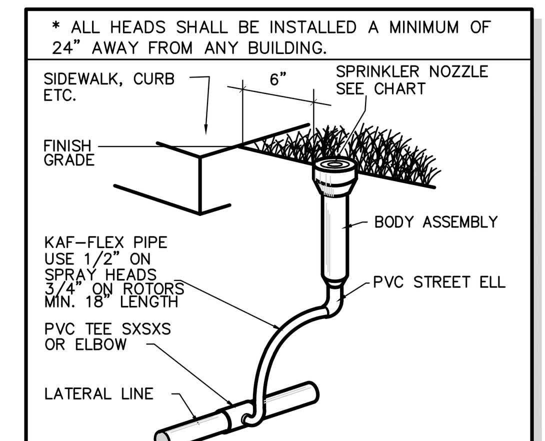


DRIP BUBBLER DETAIL



DRIP CONNECTION DETAIL

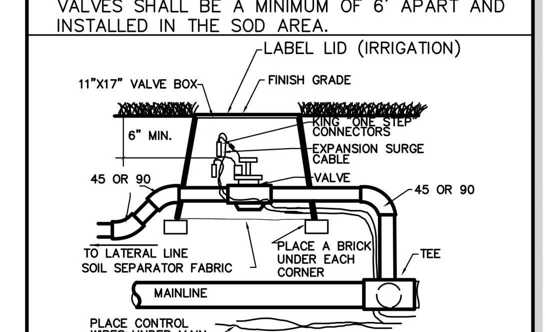
* ALL HEADS SHALL BE INSTALLED A MINIMUM OF 24" AWAY FROM ANY BUILDING.



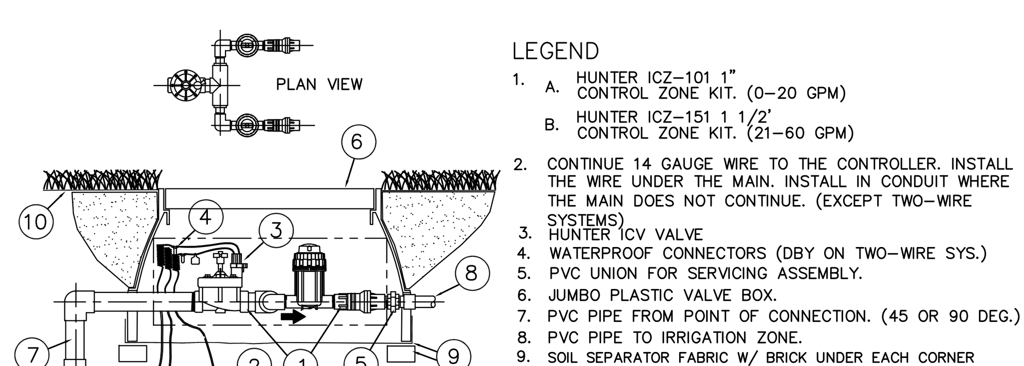
HEAD DETAIL

* ALL VALVE BOXES SHALL BE MARKED INSIDE WITH THE ZONE NUMBER ON PLASTIC CHRISTY TAGS OR AS PER THE WRITTEN SPECIFICATIONS.

* DO NOT MANIFOLD THE VALVES. EACH VALVE SHALL BE ON A SEPARATE TEE ON THE MAIN. ALL VALVES SHALL BE A MINIMUM OF 6' APART AND INSTALLED IN THE SOD AREA.



ELECTRICAL VALVE

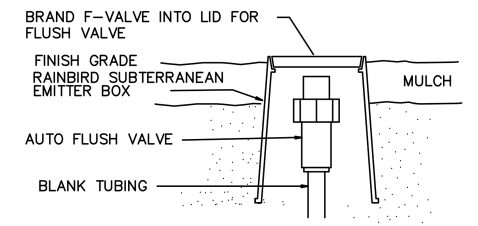


LEGEND

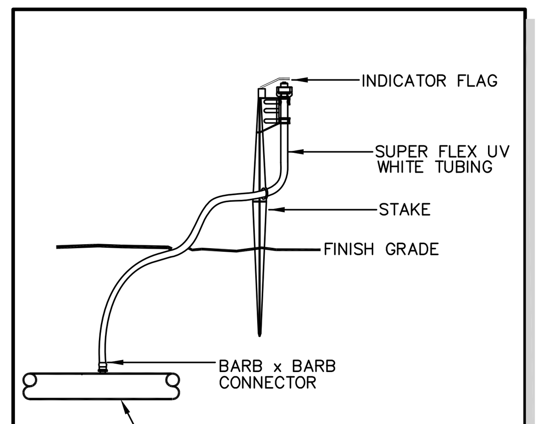
1. A. HUNTER ICZ–101 1" CONTROL ZONE KIT. (0–20 GPM)
   B. HUNTER ICZ–151 1 1/2' CONTROL ZONE KIT. (21–60 GPM)
2. CONTINUE 14 GAUGE WIRE TO THE CONTROLLER. INSTALL THE WIRE UNDER THE MAIN. INSTALL IN CONDUIT WHERE THE MAIN DOES NOT CONTINUE. (EXCEPT TWO–WIRE SYSTEMS)
3. HUNTER ICV VALVE
4. WATERPROOF CONNECTORS (DBY ON TWO–WIRE SYS.)
5. PVC UNION FOR SERVICING ASSEMBLY.
6. JUMBO PLASTIC VALVE BOX.
7. PVC PIPE FROM POINT OF CONNECTION. (45 OR 90 DEG.)
8. PVC PIPE TO IRRIGATION ZONE.
9. SOIL SEPARATOR FABRIC W/ BRICK UNDER EACH CORNER
10. FINISHED GRADE.

REFER TO THE DECODER DETAILS FOR TWO–WIRE SYSTEMS FOR DECODERS, WIRE SPECIFICATIONS AND WIRE NUTS.

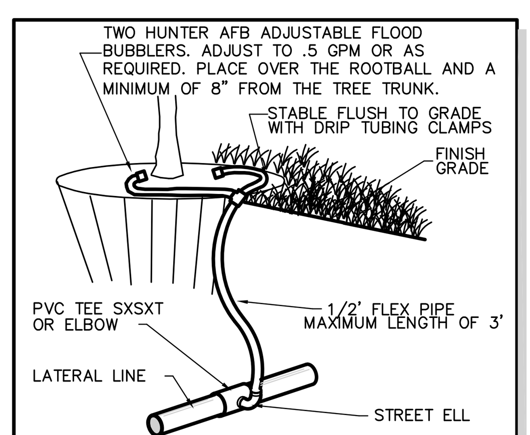
ZONE CONTROL KIT DETAIL



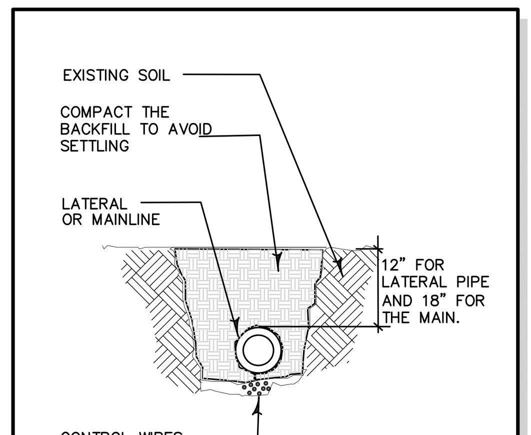
FLUSH VALVE



FLAG INDICATOR



TREE BUBBLER DETAIL



TRENCHING DETAIL

IRRIGATION SPADE DESIGN — LARRY@LARRYSPADE.COM — LARRY W. SPADE, ASLA — FL. REG. LA #0000707 — PHONE 407.896.3904

REVISIONS:

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CITY OF KEY WEST

LITTLEJOHN ENGINEERING ASSOCIATES
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410 Angela Street
Key West, Florida 33040
Telephone (305) 296–1347
Facsimilie (305) 296–2727
Florida License AAC002022
Bender & Associates ARCHITECTS p.a.

Project N º 1305

IRRIGATION DETAILS & NOTES

Date: 8/8/14

PERMIT SET

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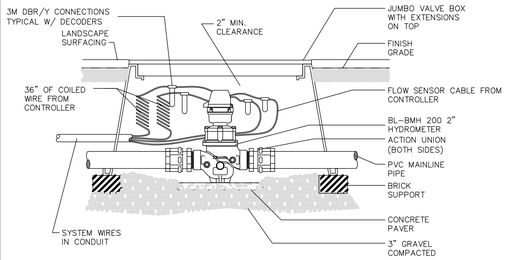
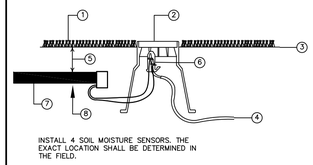


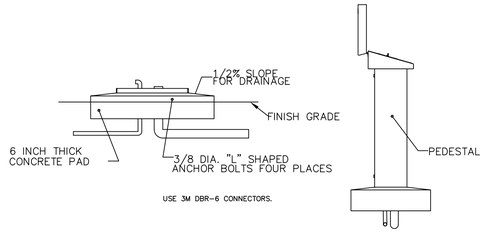
HYDROMETER



LEGEND

1. LAWN OR PLANT MATERIAL.
2. 6" ROUND VALVE BOX. NOTCH THE BOX (NOT LID) IN THE DIRECTION OF THE BISENSOR. NEATLY LABEL THE LID THE DISTANCE FROM THE VALVE BOX AND NOTE DIRECTION ALONG NOTCH.
3. FINISHED GRADE
4. BLUE biLINE TO 24 VOLT REMOTE CONTROL VALVE AND BASELINE BICODER.
5. BURY DEPTH ~BISENSOR TURF~2" TO 3" OR TOP THIRD OF THE ROOT ZONE
6. RED TO RED AND BLK TO BLK ENCAPSULATED IN WATER PROOF SPLICE CAP IN POSITION SHOWN. USE 3M DBR-6 CONNECTORS.
7. biSENSOR ~VERTICAL POSITION WITH WIRES LEADING OUT OF BOTTOM SET LENGTH HORIZONTALLY AND BLADE IN PLACE ONE SIDE AGAINST UNDISTURBED SOIL WHERE POSSIBLE.
8. LOCATE IN MIDDLE OF SPRINKLER ARCS OR DRIP EMITTERS.

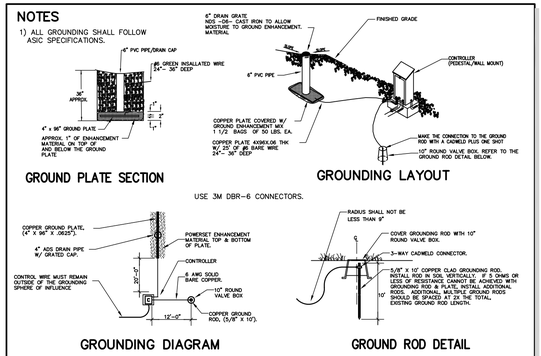
MOISTURE SENSOR INSTALLATION DETAIL



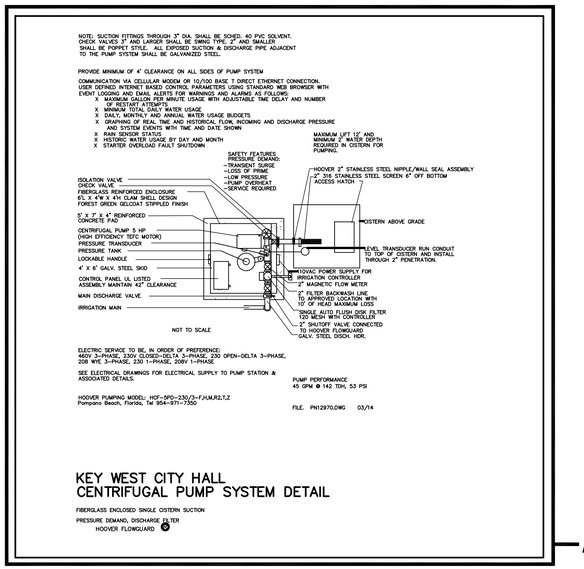
CONTROLLER ENCLOSURE

NOTES

1) ALL GROUNDING SHALL FOLLOW ASIC SPECIFICATIONS.



GROUNDING AND WIRING DETAILS



KEY WEST CITY HALL CENTRIFUGAL PUMP SYSTEM DETAIL

FIBERGLASS ENCLOSED SINGLE CISTERN SUCTION

PRESSURE DEMAND, DISCHARGE FILTER
HOOVER FLOWGUARD

ADD ALTERNATE ITEM

ZONE CHART

ZONE	GPM	HEAD TYPE	WATER USE	PRECIP. RATE (in. per hour)	RUN TIME (minutes)
1	30	Drip	LOW	1.5	20
2	6	Drip	LOW	1.5	20
3	31	Drip	LOW	1.5	20
4	37	Drip	LOW	1.5	20
5	24	Drip	LOW	1.5	20
6	24	Drip	LOW	1.5	20
7	17	Drip	LOW	1.5	20
8	45	Drip	LOW	1.5	20
9	43	Drip	LOW	1.5	20
10	43	Drip	LOW	1.5	20
11	39	Drip	LOW	1.5	20
12	20	Drip	LOW	1.5	20
13	22	Drip	LOW	1.5	20
14	22	Drip	LOW	1.5	20

IRRIGATION SPADE DESIGN
LARRYWILARTYSPADE.COM LARRY W. SPADE, ASLA
FL REG. LA #0000707 PHONE 407.656.3504

REVISIONS:

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Bender & Associates ARCHITECTS p.a.

Project N.º 1305

IRRIGATION DETAILS

Date: 8/8/14

PERMIT SET

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GENERAL NOTES

1. THE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS AND ADVISE THE ENGINEER OF ANY CONFLICTS OF REPRESENTATION BETWEEN DRAWINGS AND/OR SPECIFICATIONS PRIOR TO COMMENCING WITH CONSTRUCTION.

2. THE CONTRACTOR SHALL FIELD-VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING ANY WORK UNDER THIS CONTRACT AND NOTIFY THE ENGINEER IN WRITING OF ANY DIFFERENCES BEFORE COMMENCING WITH ANY CONSTRUCTION.

3. HORIZONTAL COORDINATES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM. VERTICAL ELEVATIONS ARE BASED ON NGVD 1929 DATUM.

4. THE LOCATIONS, SIZES, AND ELEVATIONS OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO OBTAIN ANY AVAILABLE RECORD DRAWINGS AND SHALL DETERMINE THE EXACT LOCATION AND ELEVATION IN THE FIELD. THE CONTRACTOR SHALL ANTICIPATE THAT SCANNING AND EXCAVATION USING LIGHT EQUIPMENT AND HAND METHODS WILL BE NECESSARY IN AREAS NEAR EXISTING UTILITIES AND STRUCTURES TO AVOID DAMAGING THESE FACILITIES. THE CONTRACTOR SHALL CONTACT BELLSOUTH, THE LOCAL TELEPHONE COMPANY AND COMCAST, THE LOCAL CABLE TV PROVIDER TO VERIFY THE LOCATION OF BURIED TELEPHONE AND CABLE TV UTILITIES. NONE HAVE BEEN INDICATED ON THE DRAWINGS. CALL 1-800-432-4770 BEFORE DIGGING OR TRENCHING OPERATIONS BEGIN. CONTRACTOR SHALL ALSO CONTACT KEYS ENERGY TO LOCATE SECONDARY ELECTRIC LINES.

5. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION IN THE FIELD PRIOR TO INSTALLING ANY NEW WORK THAT CROSSES OR CONNECTS TO EXISTING UTILITY SYSTEMS. LOCATIONS OF NEW UTILITIES SHALL BE ADJUSTED IN A MANNER APPROVED BY THE ENGINEER TO AVOID CONFLICTS. DAMAGES TO UTILITIES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE CLIENT.

6. ALL EXCAVATION, TRENCHING, SHEETING, SHORING AND BRACING SHALL BE INSTALLED AS REQUIRED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS, INCLUDING OSHA (29 CFR 1926).

7. ALL ITEMS INDICATED TO BE REMOVED OR DEMOLISHED SHALL BE REVIEWED WITH THE OWNER TO DETERMINE IF THE ITEM IS TO BE PROPERTY OF THE CONTRACTOR. ALL ITMES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS, UNLESS OTHERWISE NOTED. NO SALVAGE VALUE IS EXPRESSED OR IMPLIED BY THESE CONTRACT DOCUMENTS FOR ANY ITEMS TO BE REMOVED OR DEMOLISHED.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY OF THE CONTRACTOR'S EQUIPMENT, MATERIALS, AND PERSONNEL, AND SHALL PROVIDE ADEQUATE BARRIERS TO PREVENT RISK TO OTHERS FROM THE CONTRACTOR'S ACTIVITIES.

9. WHERE ACTUAL DIMENSIONS AND SIZES ARE PROVIDED IN THE DRAWINGS, THEY SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.

10. THE CONTRACTOR SHALL SEQUENCE HIS OPERATIONS SUCH THAT ORANGE MESH SAFETY FENCING IS PROVIDED ALONG ALL AREAS BEING TRENCHED AND NO TRENCH IS LEFT OPEN AT THE END OF THE WORK DAY.

11. NO CONNECTIONS FOR THE PURPOSE OF OBTAINING WATER SUPPLY DURING CONSTRUCTION SHALL BE MADE TO ANY FIRE HYDRANT OR BLOW-OFF STRUCTURE WITH OUT FIRST OBTAINING A CONSTRUCTION METER FROM THE FLORIDA KEYS AQUEDUCT AUTHORITY.

12. IF UNSATISFACTORY MATERIAL FOR ADEQUATE BEARING IS ENCOUNTERED AT THE NORMAL SUBGRADE, THE UNSATISFACTORY MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE FOUNDATION STABILIZATION MATERIAL AS SPECIFIED.

13. IN GENERAL, EXISTING STRUCTURES AND UTILITIES ARE NOTED AS EXISTING AND/OR SHOWN IN LIGHT LINE WEIGHT. NEW CONSTRUCTION IS SHOWN IN HEAVY LINE WEIGHT.

14. ALL FIELD LAYOUT AND SURVEYING FOR CONSTRUCTION OF THIS PROJECT SHALL BE PROVIDED BY THE CONTRACTOR AT HIS EXPENSE, UNDER THE DIRECTION OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.

NEW CONSTRUCTION NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY DURING CONSTRUCTION OF NEW UTILITIES TO ANTICIPATE AND PLAN FOR CROSSINGS OF NEW AND EXISTING UTILITIES AND SUBSURFACE FEATURES. UTILITY LINES SHALL HAVE PRIORITIES AS FOLLOWS:
   A. GRAVITY SANITARY SEWER LINES SHALL BE CONSTRUCTED TO GRADES AS INDICATED.
   B. ANY GRAVITY UTILITY DISCOVERED TO CONFLICT WITH GRADES FOR NEW SANITARY SEWER LINES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER WITH POSSIBLE SOLUTIONS FOR HORIZONTAL AND VERTICAL ADJUSTMENT.
   C. POTABLE WATER LINES, ELECTRICAL, COMMUNICATION, AND CABLE TV DISTRIBUTIONS WILL REQUIRE RELOCATION AS NECESSARY TO ACCOMMODATE NEW SANITARY SEWER LINES. THE CONTRACTOR SHALL DETERMINE, PRIOR TO INSTALLATION, THE METHOD BY WHICH THESE LINES SHALL BE REROUTED ABOVE OR BELOW NEW SANITARY SEWER LINES. THE CONTRACTOR SHALL REFER TO THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS FOR SEPARATION REQUIREMENTS BETWEEN INDIVIDUAL UTILITY LINES, BOTH HORIZONTALLY AND THE CONTRACTOR SHALL INCLUDE IN THE VERTICALLY, AND SPECIAL TREATMENT REQUIREMENTS. BID PRICE ANY SPECIAL TREATMENT REQUIRED FOR UTILITY INSTALLATION, INCLUDING ADJUSTMENTS OF EXISTING UTILITIES.

2. NEW SLABS SHALL BE GRADED TO POSITIVELY DRAIN WITHOUT ANY STORMWATER PONDING.

EROSION CONTROL NOTES

1. EROSION, SEDIMENT, AND TURBIDITY CONTROL MEASURES SHALL BE PROVIDED THROUGHOUT CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL SLOPES AND SURFACES THROUGHOUT CONSTRUCTION AND UNTIL A STABLE SURFACE CONDITION EXISTS. THE CONTRACTOR SHALL MINIMIZE THE EXPOSED AREA AT ANY POINT DURING CONSTRUCTION AS MUCH AS PRACTICAL.

2. FILTER FABRIC SILT FENCE SHALL BE IN CONFORMANCE WITH SECTION 985, FDOT SPECIFICATION.

3. CONTRACTOR SHALL INSTALL EROSION CONTROLS NOTED ON DRAWINGS AND APPLICABLE PERMITS, EROSION CONTROLS SHALL BE MAINTAINED UNTIL A PERMANENT STAND OF GRASS IS PLANTED ONSITE.

4. BALED HAY OR STRAW BARRIERS SHALL BE CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH FDOT INDEX NO. 103.

5. SILT FENCE LOCATIONS SHOWN HEREON ARE FOR CLARITY ONLY AND SHOULD BE CONSTRUCTED WITHIN PROPERTY LINES.

6. PROVIDE EROSION CONTROL MEASURES CONSISTING OF STAKED SILT FENCES AND HAY BALES ALONG THE PROPOSED LIMITS OF CONSTRUCTION AS INDICATED ON THE DRAWINGS. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO AVOID ADVERSE IMPACTS TO JURISDICTIONAL AREAS (WETLANDS OR WATER BODIES) AND OFF-SITE LANDS AND WATERBODIES. MAINTAIN THESE MEASURED DAILY UNTIL CONSTRUCTION ACCEPTANCE BY THE OWNER AND THEN REMOVE AND LEGALLY DISPOSE OF SAID MEASURES.

7. EROSION CONTROL SHALL MAINTAINED WITHIN CONSTRUCTION AREA BY QUICKLY STABILIZING DISTURBED AREA TO PREVENT THE RELEASE OF SEDIMENT. THIS SHALL BE ACCOMPLISHED USING GRASS COVER, HAY BALES AND OTHER MEANS ACCEPTABLE TO OWNER, ENGINEER AND REGULATORY AGENCIES.

8. DURING CONSTRUCTION, THE CONTRACTOR SHALL, AT THE REQUEST OF THE OWNER OR AS NECESSARY MODIFY, RELOCATE THE ENVIRO-FENCE AND/OR SILT FENCE TO ALLOW FOR ACCESS AND TO COMPLETE CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ADEQUATE EROSION CONTROL AT ALL TIMES.

9. DURING CONSTRUCTION, THE CONTRACTOR WILL PROVIDE TEMPORARY SEEDING AND MULCHING FOR AREA THAT HAVE BEEN CLEARED AND NOT REWORKED WITHIN 7 CALENDAR DAYS DURING THE WET SEASON (APRIL THROUGH SEPTEMBER AND 14 CALENDAR DAYS DURING THE DRY SEASON (OCTOBER THROUGH MARCH). ALSO, ALL SIDE SLOPES SHALL BE SODDED OR SEEDED AND MULCHED WITHIN 7 DAYS DURING WET SEASON AND 14 DAYS DURING THE DRY SEASON.

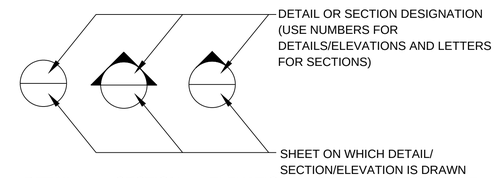
10. ALL SURFACE WATER DISCHARGE FROM SITE, INCLUDING DEWATERING DISCHARGE SHALL MEET STATE WATER QUALITY STANDARDS (LESS THAN 29 NTU ABOVE BACKGROUND) PRIOR TO REACHING ANY WATERS OF THE STATE INCLUDING WETLAND.

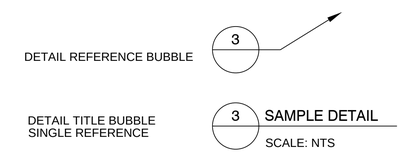
11. IN THE EVENT THAT THE EROSION PREVENTION AND CONTROL DEVICES SHOWN IN THESE PLANS PROVE NOT TO BE EFFECTIVE. ALTERNATE METHODS FOR MAINTAINING STATE WATER QUALITY STANDARDS FOR DISCHARGE FROM THE CONSTRUCTION SITE WILL BE REQUIRED. ANY ALTERNATE EROSION PREVENTION AND CONTROL DEVICES MUST BE APPROVED BY MONROE COUNTY AND SFWMD COMPLIANCE PERSONNEL PRIOR TO PLACEMENT.

LEGEND

GENERAL

—— - - ——	RIGHT-OF-WAY AND/ OR PROPERTY LINE
TL 1500	TAX LOT NUMBER
▲	CONTRACTOR'S SURVEY REFERENCE
(5)	KEY NOTE MARKER
(9)	(ON SITE PLAN) # OF PARKING SPACES





BUBBLE SYMBOLS

REVISIONS:

KEY WEST CITY HALL
AT GLYNN ARCHER
1300 WHITE STREET KEY WEST, FLORIDA
CITY OF KEY WEST

CIVIL ENGINEERING • REGULATORY PERMITTING
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Bender & Associates ARCHITECTS p.a.

Project N º 1305

GENERAL NOTES

Date: 8/8/14

PERMIT SET

C-1

LEGEND

- PROJECT LIMITS
- ASPHALT PAVEMENT
- SIDEWALK
- ROOF AREA
- PERVIOUS PAVERS
- KEY NOTE MARKER

NOTE:SYMBOLS IN LEGEND ARE NOT TO SCALE

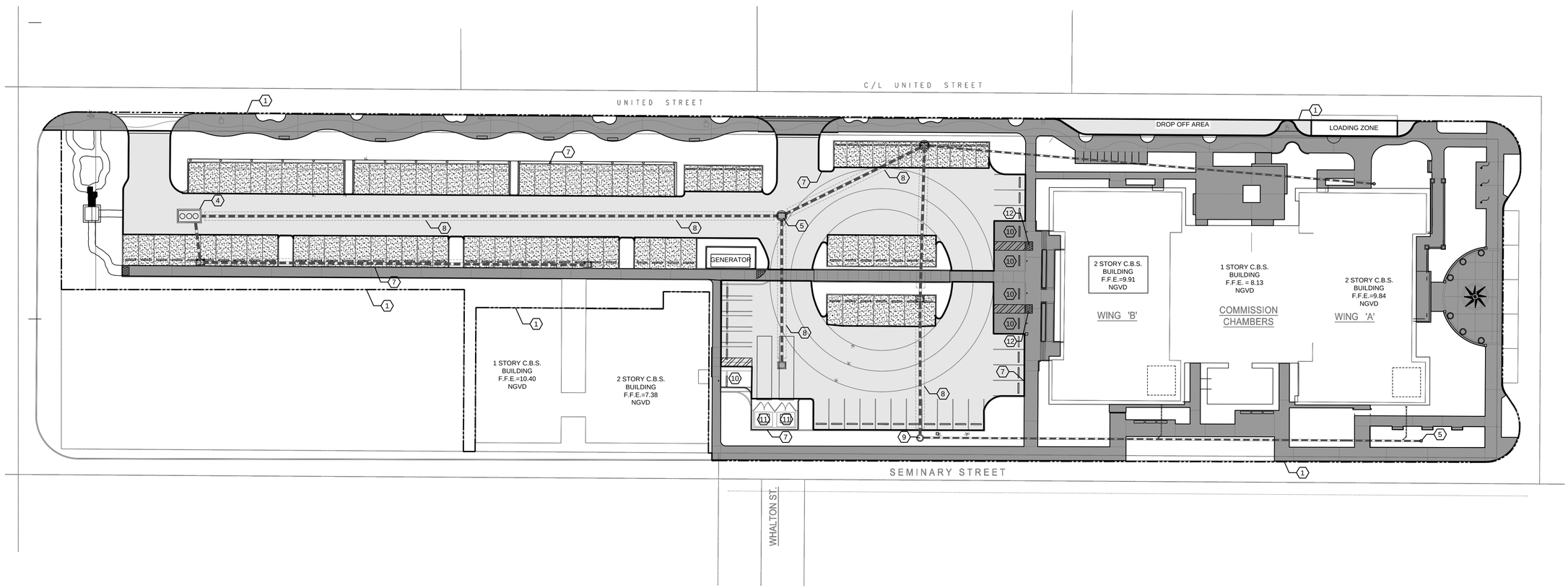
SITE PLAN KEY NOTES

1. PROJECT LIMITS
2. ASPHALT PAVEMENT (NEW)
3. CONCRETE SIDEWALK
4. TRIPLE CHAMBER BAFFLE BOX W/ WELL
5. STORMWATER INLET (FDOT TYPE), TYP. (SEE CIVIL SHEET FOR COORDINATION)
6. STORMWATER STRUCTURE
7. 6" TYPE "D" CURB
8. EXFILTRATION TRENCH
9. STORMWATER MANHOLE, TYP.
10. HANDICAP PARKING
11. TRASH / RECYCLE
12. DETECTABLE WARNING

30' 0 30'

SCALE 1"=30'

BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF NOT TWO INCHES ON THIS SHEET ADJUST SCALES ACCORDINGLY



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Project N° 1305

CIVIL SITE PLAN

Date: 8/8/14

PERMIT SET

C-2

Water Quantity Calculations - 25yr/72hr Design Storm

Water Quantity - Predevelopment

Project Area	A =	2.776	ac	120,909	sf
Pervious Area		0.563	ac	24,521	sf
Impervious Area		2.213	ac	96,388	sf
% Impervious		79.72%			
Rainfall for 25yr/24hr event	P_{24} =	9	in		
Rainfall for 25yr/3day event	P_{72} =	12.23	in		
Depth to Water Table		4	ft		
Predeveloped Available Storage		8.18	in		
Soil Storage	S =	1.66	in		
$Q_{pre} = \frac{(P72 - 0.2S)^2}{(P72 + 0.8S)}$	Q_{pre} =	10.44	in		
Runoff Volume from 25 year/ 3 day storm	$V_{25yr/72h}$ =	28.99	ac-in		

Water Quantity - Postdevelopment

Project Area	A =	2.776	ac	120,909	sf
Pervious Area		0.728	ac	31,718	sf
Impervious Area		2.048	ac	89,191	sf
% Impervious		73.8%			
Rainfall for 25yr/24hr event	P_{24} =	9	in		
Rainfall for 25yr/3day event	P_{72} =	12.23	in		
Depth to Water Table		4	ft		
Developed Available Storage		8.18	in		
Soil Storage	S =	2.15	in		
$Q_{post} = \frac{(P_{24} - 0.2S)^2}{(P_{24} + 0.8S)}$	Q_{post} =	9.99	in		
Runoff Volume from 25 year/ 3 day storm	$V_{25yr/72h}$ =	27.72	ac-in		

Postdevelopment - Predevelopment

$Q_{pre-post} = Q_{post} - Q_{pre}$	$Q_{pre-post}$ =	-0.46	in
Pre/Post Volume = $Q_{pre-post}$ x A	$V_{pre-post}$ =	-1.27	ac-in

Water Quality Calculations - 25yr/72hr Design Storm

Water Quality

Project Area	2.776	ac	120,909	sf
Surface Water	0.000	ac	0	sf
Roof Area	0.704	ac	30,675	sf
Pavement/Walkways	1.343	ac	58,516	sf
Pervious area	0.728	ac	31,718	sf
Impervious area for water Quality (Site area for Water Quality - Pervious area)	1.343	ac	58,516	sf
% Impervious	48%			
A) One inch of runoff from project area	2.776	ac-in		
B) 2.5 inches times percent impervious (2.5 x percent impervious x (site area - surface water))	3.358	ac-in		

Comparision of Water Quality Methods

2.776 ac-in < 3.358 ac-in

Exfilitration Trench Design

Required trench length (L) =

$$\frac{V}{K\,(H2W+2H2Du - Du^2 + 2H2Ds) + 1.39\times10^{-4}(W)(Du)}$$

Hydraulic Conductivity, K=	0.0000145	
H =	6	ft
W =	5	ft
Du =	4.5	ft
Ds =	2.5	ft
Volume of Trench , V =	3.358	ac-in
Trench Length Required =	748	FT
Trench Length Provided =	862	FT

LEED SSc6.1 Drainage Calculations - 2yr/24hr Design Storm

Water Quantity - Predevelopment

Project Area	A =	3.042	ac	132,521	sf
Pervious Area		0.563	ac	24,521	sf
Impervious Area		2.479	ac	108,000	sf
% Impervious		81.50%			
Rainfall for 2yr/24hr event	P_{24} =	5	in		
Depth to Water Table		4	ft		
Predeveloped Available Storage		8.18	in		
Soil Storage	S =	1.51	in		
$Q_{pre} = \frac{(P_{24} - 0.2S)^2}{(P_{24} + 0.8S)}$	Q_{pre} =	3.55	in		

Water Quantity - Postdevelopment

Project Area	A =	3.042	ac	132,521	sf
Pervious Area		1.117	ac	48,664	sf
Impervious Area		1.925	ac	83,857	sf
% Impervious		63.3%			
Rainfall for 2yr/24hr event	P_{24} =	5	in		
Depth to Water Table		4	ft		
Developed Available Storage		8.18	in		
Soil Storage	S =	3.00	in		
$Q_{post} = \frac{(P_{24} - 0.2S)^2}{(P_{24} + 0.8S)}$	Q_{post} =	2.61	in		

Predevelopment Offsite Runoff

Runoff Volume = (Area)(Q_{pre}) = (2.776 ac)(3.44 in) = 10.81 ac-in 39232.4 cf

Postdevelopment Offsite Runoff

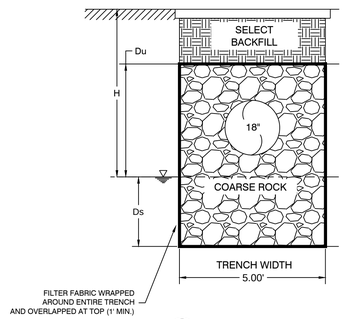
Runoff Volume = (Area)(Q_{post}) = (0.1833 ac)(3.11 in) = 0.48 ac-in 1739.8 cf

LEED SSc6.2 Quality Calculations

Best Management Practice (BMP)	Description of BMP's Contribution to Stormwater Filtration	Percentage of Annual Rainfall Volume Treated by BMP
Landscape Area	Landscape areas comprised of sod and native vegetation will receive approximately 25.4% of the average rain fall event. These pervious areas will be comprised of ground cover and small plantings (100% TSS Removal from 29.3% of site runoff)	29.3
GeoPave	GeoPave surfacing for the parking areas that will receive pollution from vehicles will be utilized to promote more TSS removal than if asphalt were used in these areas (90% TSS Removal from 7.4% of site runoff)	7.4
Exfiltration Trench	Runoff collected from roof areas by gutter/downspout systems and collected from hardscapes (concrete, asphalt) via structural means will be discharged into exfiltration trenches (75% TSS Removal from 63.3% of site runoff)	63.3

DRAINAGE NOTES:

1. THE SURFACE WATER MANGEMENT IS DESIGNED FOR THE 25YR / 72 HR STORM EVENT.
2. ALL GUTTER / DOWNSPOUTS / BUILDING DISCHAGE LOCATIONS SHALL DISCHARGE INTO THE DEVELOPED STORMWATER MANAGEMENT SYSTEM.
3. HARDSCAPE MATERIALS ARE SHOWN FOR LOCATION REFERENCE ONLY, SEE ARCH. DWGS FOR COORDINATION.



1 Exfiltration Trench Detail
NOT TO SCALE

2yr-24hr Storm Event	
Pre-Development Site Runoff Quantity (cf)	39,232
Post-Development Site Runoff Quantity (cf)	1,740
Reduction In Post-Development Site Runoff Quantity (%)	95.57%

30' 0 30'
SCALE 1"=30'
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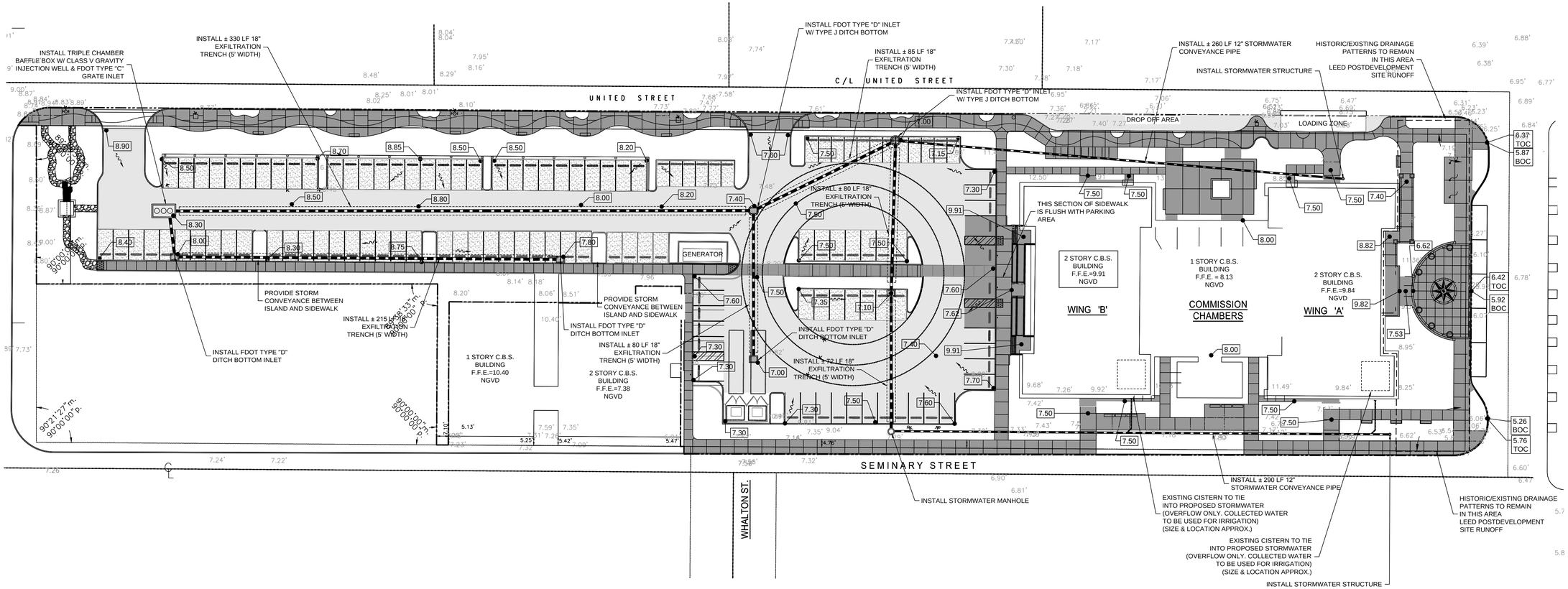

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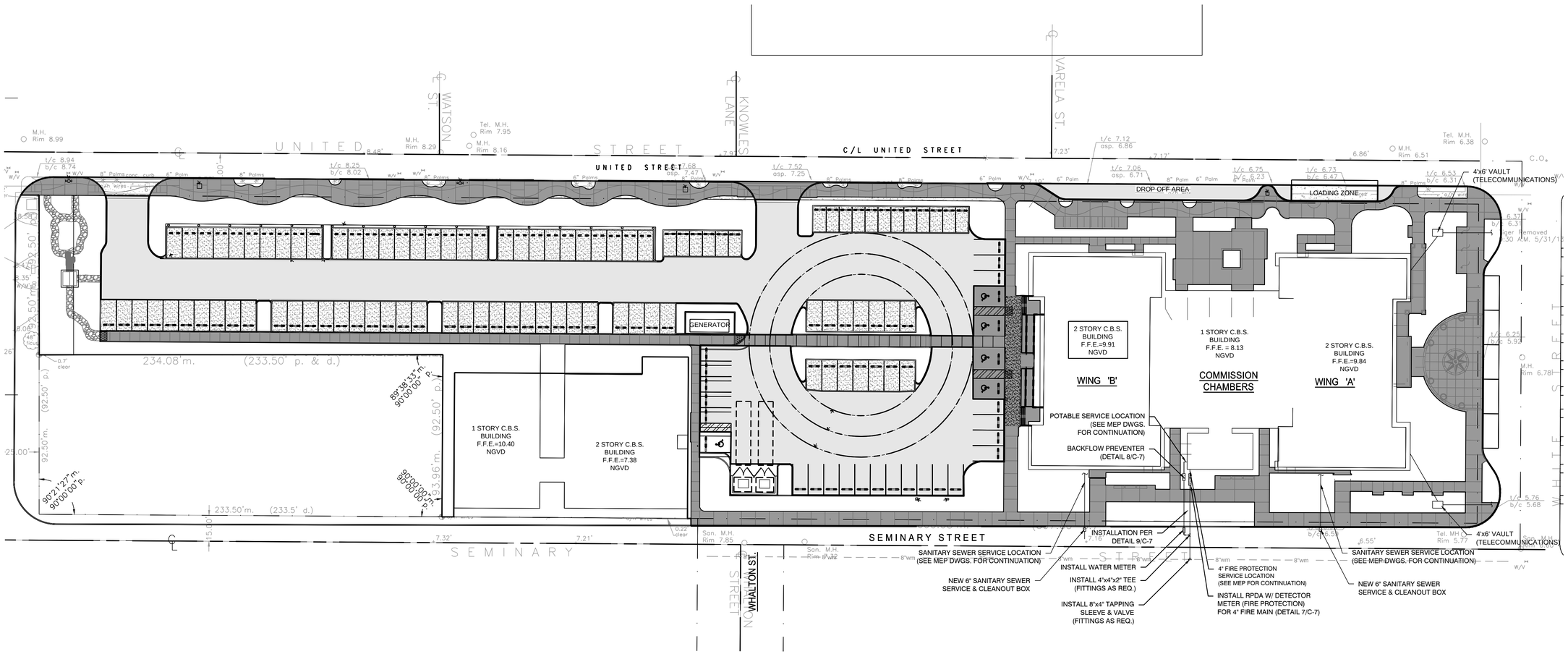
Project N° 1305

DRAINAGE & GRADING PLAN

Date: 8/8/14

PERMIT SET

C-3



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Project N º 1305

UTILITY PLAN

Date: 8/8/14

PERMIT SET

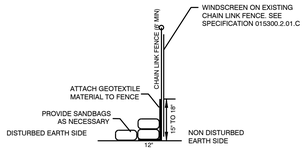
C-4

SWPPP SITE MAP KEY NOTES

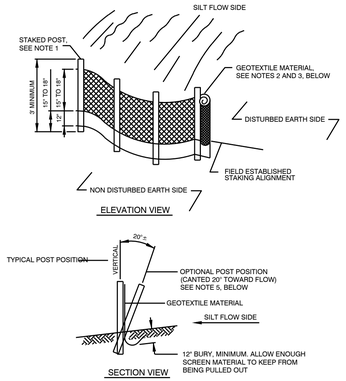
1. PROJECT BOUNDARY
2. GRAVEL CONSTRUCTION DRIVEWAY
3. SILT FENCE (SINGLE ROW)
4. TEMPORARY SANITARY SERVICES (CONTRACTOR TO LOCATE)
5. DRAINAGE PATTERNS AFTER MAJOR GRADING, TYP.
6. TRENCH DEWATERING LOCATIONS
7. STORM INLETS TO BE DURING CONSTRUCTION
8. CONSTRUCTION DUMPSTER (CONTRACTOR TO LOCATE)
9. DIRECTION OF POSSIBLE OFF-SITE RUNOFF
10. STREET SWEEPING (GENERAL VICINITY)
11. TRUCK WASHDOWN LOCATION

SWPPP GENERAL NOTES

- ALL AREAS WITHIN THE PROJECT LIMITS WILL BE SUBJECTED TO SOIL DISTURBANCE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT THE BEST MANAGEMENT PRACTICES AS OUTLINED IN THE CIVIL DOCUMENTS, THE STORMWATER POLLUTION PREVENTION PLAN, AND SPECIFICATION 01573.
- ANY ITEMS LISTED UNDER THE ABOVE REFERENCED KEYNOTES AS " CONTRACTOR TO LOCATE" SHALL BE DETERMINED BY CONTRACTOR IN ACCORDANCE WITH APPLICABLE CONSTRUCTION SCHEDULING.

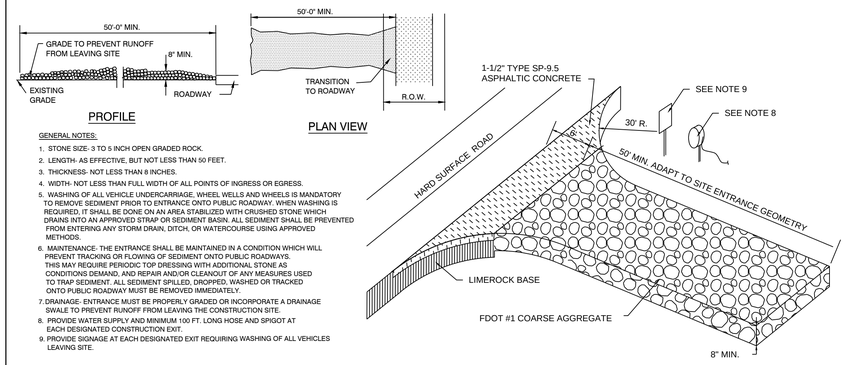


A ALTERNATE FENCE ATTACHMENT
NTS



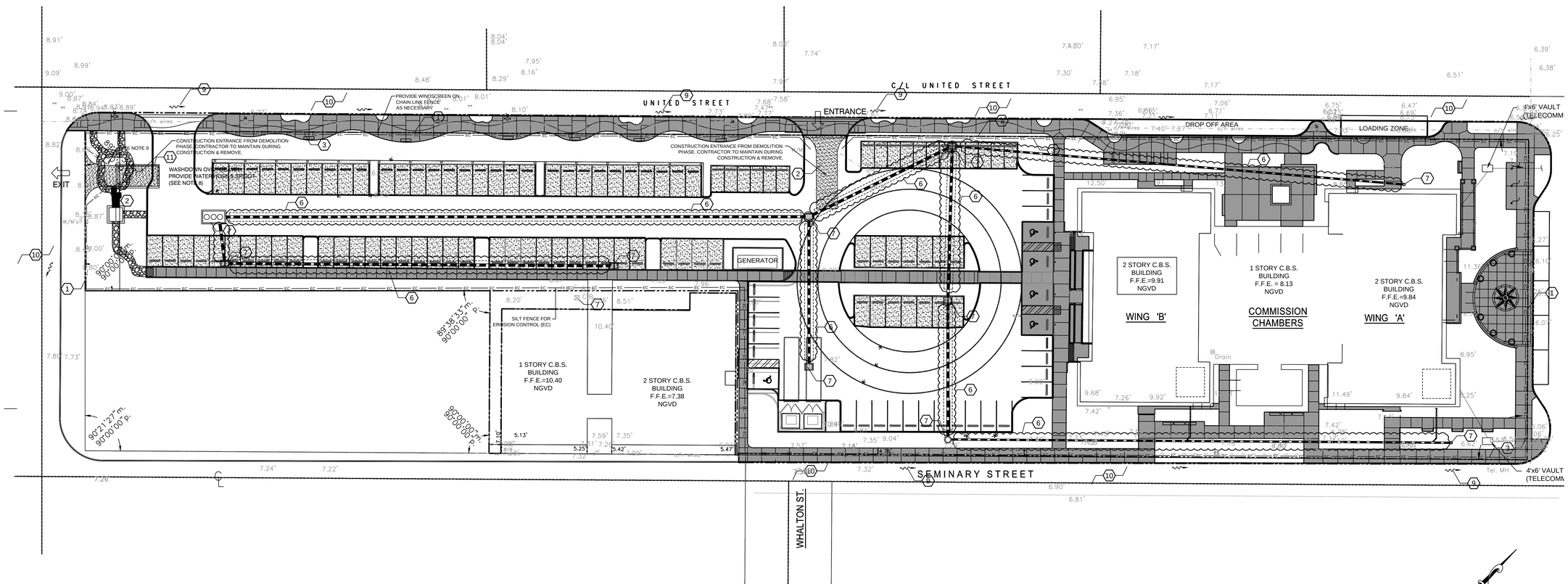
NOTES:
1. POST; 2"X2" WOOD, P.T. OR 2-1/2"Ø STEEL AT 6' CENTERS, MAXIMUM.
2. GEOTEXTILE: GRAB TENSILE AT 90 LBS. TRAPEZOIDAL TEAR AT 35 LBS., MULLEN BURST AT 180 PSI.
3. GEOTEXTILE MATERIAL SHALL BE BURIED IN THE GROUND A MINIMUM OF 12" AND BACK FILLED.
4. ALSO SEE FDOT INDEX 199, "GEOTEXTILE CRITERIA", EROSION CLASS.
5. OPTIONAL POST POSITION REQUIRED WHEN SLOPE IS GREATER THAN 1:2.

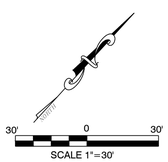
Staked Silt Barrier Detail
NTS



GENERAL NOTES:
1. STONE SIZE- 3 TO 5 INCH OPEN GRADED ROCK.
2. LENGTH- AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS- NOT LESS THAN 8 INCHES.
4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING OF ALL VEHICLE UNDERCARRIAGE, WHEEL WELLS AND WHEELS IS MANDATORY TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED STRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE- ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
8. PROVIDE WATER SUPPLY AND MINIMUM 100 FT. LONG HOSE AND SPIGOT AT EACH DESIGNATED CONSTRUCTION EXIT.
9. PROVIDE SIGNAGE AT EACH DESIGNATED EXIT REQUIRING WASHING OF ALL VEHICLES LEAVING SITE.

Gravel Construction Entrance
NTS





PERMIT SET

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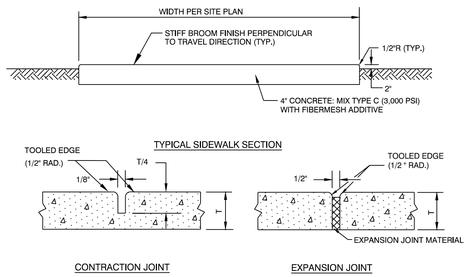
Project N° 1305

STORMWATER POLLUTION & PREVENTION PLAN

Date: 8/8/14

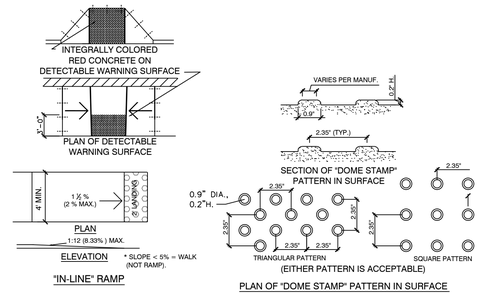
C-5

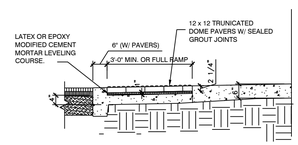


NOTES:

1. PROVIDE EXPANSION JOINTS WHERE NEW SIDEWALKS ABUT STRUCTURES AND CONTRACTION JOINTS AT INTERVALS EQUAL TO SIDEWALK WIDTH.
2. REPLACE CONCRETE SIDEWALKS AT SCORED JOINTS TO AVOID A PATCHED APPEARANCE. PROVIDE A 2" LEVELING COURSE BENEATH NEW SIDEWALK.

1 / C-6 Typical Sidewalk Detail
NTS





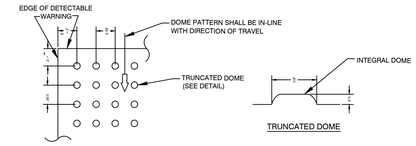
SECTION AT CURB RAMP WITH ALTERNATIVE TRUNICATED PAVERS W/ DOMES

NOTE:
SEE FDOT STP. INDEX SERIES 304 FOR FURTHER INFORMATION.

CONTRACTOR SHALL USE ADA DETECTABLE MAT THAT MEETS FDOT SPECIFICATION 527 FOR LOCATIONS WHERE CONNECTION TO ASPHALT IS REQUIRED.

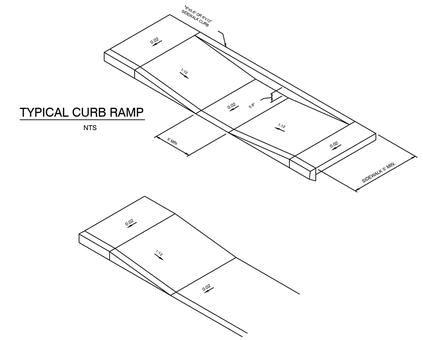
CONTRACTOR SHALL SUBMIT A SHOP DRAWING FOR ADA DETECTABLE MAT FOR ENGINEER'S APPROVAL.

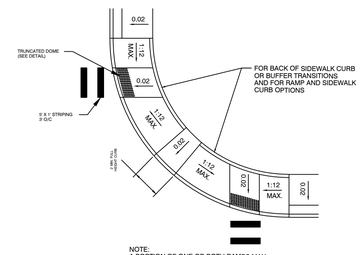
2 / C-6 Curb Ramp and Other Ramps
NTS



ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 mm) FROM THE BACK OF CURB.

CURB RAMP DETECTABLE WARNING
NTS





TYPICAL PLACEMENT OF SIDEWALK CURB RAMPS AT CURBED RETURNS
NTS

TYPICAL S/W TO DRIVEWAY TRANSITION
NTS

GENERAL NOTE:

1. CURB RAMP RUNNING SLOPES AT UNRESTRAINED SITES SHALL NOT BE STEEPER THAN 1:12 AND CROSS SLOPE SHALL BE 0.02 OR FLATTER. TRANSITION SLOPES SHALL NOT BE STEEPER THAN 1:12.

2. CURB RAMP DETECTABLE WARNING SURFACES SHALL EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24" FROM THE BACK OF CURB. DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED BY TEXTURING A TRUNICATED DOME PATTERN IN CONFORMANCE WITH U.S. DEPARTMENT OF JUSTICE A.D.A. STANDARDS FOR ACCESSIBLE DESIGN, A.D.A. ACCESSIBILITY GUIDELINES, SECTION 4.29.2. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.

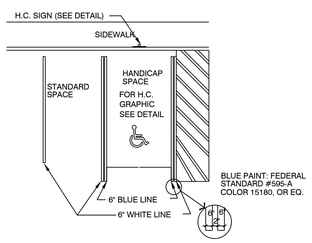
3. UNLESS OTHERWISE CALLED OUT IN THE PLANS, THE RAMP DETECTABLE WARNING SURFACE SHALL BE COLORED IN ACCORDANCE WITH FDOT SECTION 351 OF THE STANDARD SPECIFICATIONS.

4. WHERE A CURB RAMP IS CONSTRUCTED WITHIN EXISTING CURB, CURB AND GUTTER AND/OR SIDEWALK, THE EXISTING CURB OR CURB AND GUTTER SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE CURB TRANSITIONS OR OR TO THE EXTENT THAT NO REMAINING SECTION OF CURB OR CURB AND GUTTER IS LESS THAN 5' LONG. THE EXISTING SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE TRANSITION SLOPE OR WALK AROUND OR TO THE EXTENT THAT NO REMAINING SECTION OF SIDEWALK IS LESS THAN 5' LONG.

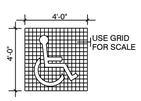
DESIGN NOTE:

1. THE COLOR REQUIREMENT IN GENERAL NOTE 3 IS TO PROVIDE A DARK-ON-LIGHT VISUAL CONTRAST BETWEEN THE DETECTABLE WARNING SURFACE AND THE ADJACENT WALKING SURFACE. WHERE ADJACENT WALKING SURFACES ARE COLORED OR ARE CONSTRUCTED WITH MATERIALS OTHER THAN STANDARD CLASS I PORTLAND CEMENT CONCRETE IN ACCORDANCE WITH SECTION 522 OF THE STANDARD SPECIFICATIONS, THE PLANS MUST PROVIDE FOR DETECTABLE WARNING SURFACE COLOR OR MATERIALS THAT PROVIDE THE NECESSARY CONTRAST, EITHER DARK-ON-LIGHT OR LIGHT-ON-DARK.

3 / C-6 Sidewalk Transistion Detail
NTS



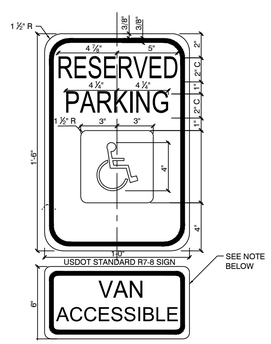
4 / C-6 Handicap Parking Details
NTS



NOTES:
ALL LETTERS ARE 1" SERIES "C".
TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND & BORDER.

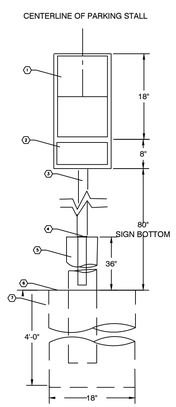
BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER.

5 / C-6 Handicap Graphic Details
NTS



NOTE (R7-8 SIGN): THIS IS A STANDARD SIGN AND MAY BE ORDERED FROM TRAFFIC SIGN SUPPLIER BY NUMBER. THE SIGN MUST BE SUPPLEMENTED WITH A "VAN ACCESSIBLE" SIGN AS APPLICABLE AND/OR AMOUNT OF THE FINE FOR ILLEGALLY PARKING IN THE RESERVED SPACE(S) A MUNICIPALITY MAY IMPOSE, CONFIRM WITH LOCAL REGULATIONS.

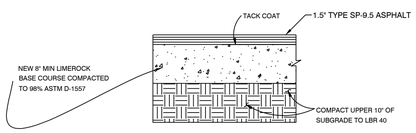
6 / C-6 Accessibility Signage
NTS



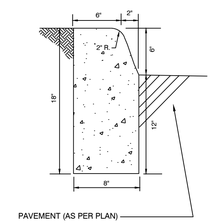
KEYED NOTES

1. STANDARD USDOT R7-8 SIGN (SIDES-WHERE APPLICABLE).
2. SUPPLEMENTAL SIGNS, "VAN ACCESSIBLE", AND/ OR $-FINE AS APPLICABLE.
3. 2" x2" STEEL TUBE (OR ALUMINUM EQUAL) EXTENDED INTO CONCRETE FILLED 6" DIA. PIPE
4. SEALANT.
5. HSS 6" DIA. X 0.28" THICK PIPE, CONCRETE FILLED. PROVIDE ¼" WELDED CLOSURE PLATE AT BOTTOM. ALL STEEL TO BE RUST FREE AND PRIME COATED.
6. FINISHED GRADE.
7. 18" DIA. CONCRETE FOOTER BELOW

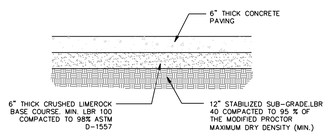
7 / C-6 Accessibile Parking Sign and Post
NTS



8 / C-6 Asphalt Pavement
NTS



9 / C-6 FDOT Type "D" Curb
NTS



10 / C-6 6" Concrete Pavement Detail (Alternate)
NTS

PERMIT SET

REVISIONS:

KEY WEST CITY HALL AT GLYNN ARCHER

1300 WHITE STREET KEY WEST, FLORIDA
CITY OF KEY WEST

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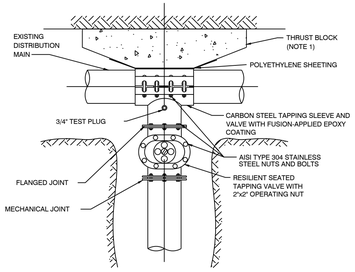
Project N º 1305

CIVIL DETAILS

Date: 8/8/14

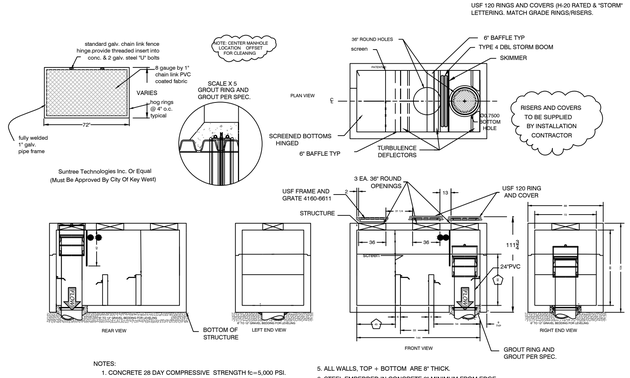
C-6



NOTES:

1. SIZE THRUST BLOCK IN ACCORDANCE WITH FKAA STANDARD DETAIL DRAWING No. 4.
2. PRESSURE TEST INSTALLED TAPPING SLEEVE AND VALVE ASSEMBLY BEFORE TAPPING EXISTING MAIN. SEE FKAA MINIMUM CONSTRUCTION STANDARDS AND SPECIFICATIONS.
3. SEE FKAA MINIMUM CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR LIST OF APPROVED TAPPING SLEEVES AND VALVES.
4. ALL TAPS SHALL BE MADE WITH AN APPROVED TAPPING DEVICE.

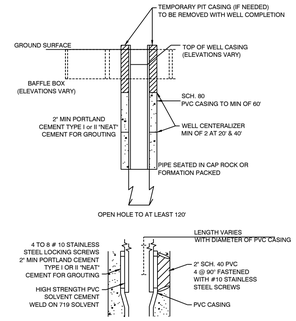
1 Tapping Sleeve and Valve for Distribution Main
NTS



NOTES:

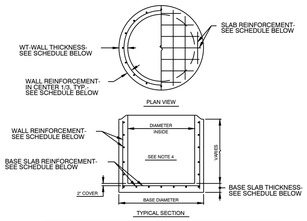
1. CONCRETE 28 DAY COMPRESSIVE STRENGTH fc=5,000 PSI.
2. REINFORCING: ASTM A-615, GRADE 60.
3. SUPPORTS AN H20 LOADING AS INDICATED BY AASHTO.
4. JOINT SEALANT: BUTYL RUBBER SS-S-00210
5. ALL WALLS, TOP + BOTTOM ARE 8" THICK.
6. STEEL EMBEDDED IN CONCRETE 3" MINIMUM FROM EDGE
7. GROUTING RING TO BE SUPPLIED BY INSTALL CONTRACTOR.
8. DIMENSIONS PENTAGON BLOCK ARE CRITICAL DIMENSIONS.
9. FRAMES & GRATE, WHEN REQUIRED, SHALL BE USF 4160-6611-GALVANIZED COATED

2 Typical Triple Chamber Baffle Box with Injection Well (Gravity)
NTS



CENTRALIZER DETAIL
NTS

3 Stormwater Injection Well (Gravity)
NTS

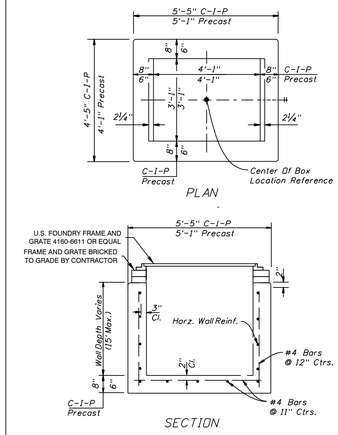


SCHEDULE

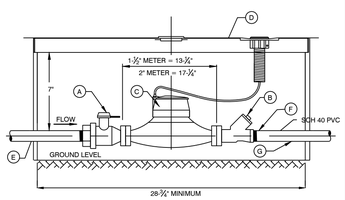
DIAMETER INSIDE	BASE DIAMETER	WT WALL THICKNESS	WALL REINFORCEMENT	BASE SLAB THICKNESS	BASE SLAB REINFORCEMENT
4'	5'-0"	6"	#4 @ 12" EW	8"	#4 @ 12" EW
5' (D)	6'-4"	6"	#4 @ 12" EW	8"	#4 @ 12" EW
6'	7'-4"	6"	#4 @ 12" EW	8"	#4 @ 12" EW
7'	8'-4"	8"	#4 @ 12" EW	8"	#4 @ 12" EW
8'	9'-4"	8"	#4 @ 12" EW	10"	#4 @ 12" EW

NOTES:
1. FOR GENERAL NOTES, SEE STANDARD DETAIL-STORM STRUCTURE NOTES.
2. WALL REINFORCEMENT MAY BE WELDED WIRE AS PER ASTM C-478.
3. MAXIMUM SIZE ALLOWED FOR TYPE I MANHOLE.
4. ADD 2 #4 REINFORCING BARS AT 3' CENTERS AT THE TOP AND SIDES OF ALL WALL OPENINGS.

4 Type I and II Manhole Base and Wall Detail
NTS



5 FDOT Type "D" Ditch Bottom Inlet
NTS



A= FORD LOCKABLE METER STOP OR APPROVED EQUAL: 1-½" = BF13-676 W*, 2" = BF13-777 W*
* "W" ON CATALOG NUMBER IS FOR PADLOCK WINGS

B= FKAA APPROVED DUAL CHECK VALVE: MUELLER No. H-14242

C= SEALED REGISTER WATER METER

D= MID-STATES PLASTICS MODEL #MSBCF1730-12 OR APPROVED EQUAL

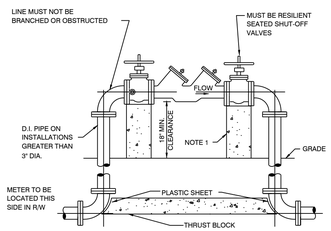
E= 2" POLYETHYLENE TUBING (AWWA C-901)

F= CUSTOMER TIE-IN POINT

G= CUSTOMER FURNISHED PIPING/TUBING

NOTE:
MINIMUM DISTANCES BETWEEN METER INLETS/OUTLETS AND THE CLOSEST FITTINGS SHALL BE MAINTAINED PER METER MANUFACTURER'S REQUIREMENTS.

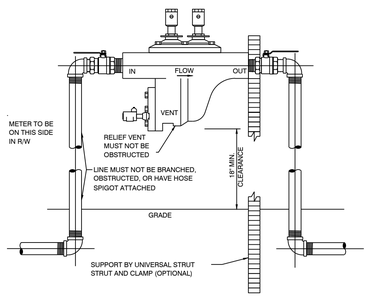
6 1.5" & 2" Meter w/ Dual Check Valve
NTS



NOTES:

1. CONCRETE SUPPORT BLOCKS REQUIRED ON 2 1/2" AND LARGER DOUBLE CHECK VALVES.
2. THE DEVICE MUST BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30" FOR THE SIDE WITH TEST COCKS AND 8" FOR BACK SIDE.
3. ASSEMBLY IS NOT COMPLETE UNLESS ALL TEST COCKS ARE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
4. DOUBLE CHECK VALVE ASSEMBLY MUST APPEAR ON THE APPROVED LIST FOUND IN THE FKAA MANUAL OF CROSS-CONNECTION CONTROL.

7 3/4" to 10" Double Check Valve Assembly Installation
NTS

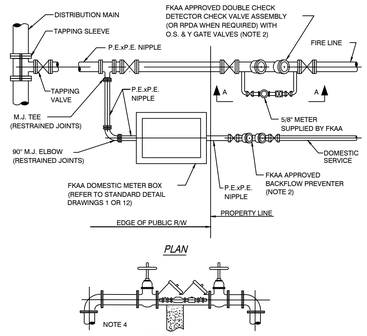


NOTES:

1. THE ASSEMBLY MUST BE INSTALLED ON THE CUSTOMER'S PROPERTY, AS CLOSE TO THE METER AS PRACTICAL.
2. THE ASSEMBLY MUST BE ACCESSIBLE FOR TESTING ANNUALLY, AND FOR OVERHAUL EVERY FIVE YEARS.
3. REDUCED PRESSURE ZONE ASSEMBLY MUST APPEAR ON THE APPROVED LIST FOUND IN THE FKAA MANUAL OF CROSS-CONNECTION CONTROL.

3/4" TO 2" REDUCED PRESSURE BACKFLOW PREVENTER INSTALLATION

8 3/4" to 2" Reduced Pressure Backflow Preventer Installation
NTS



NOTES:

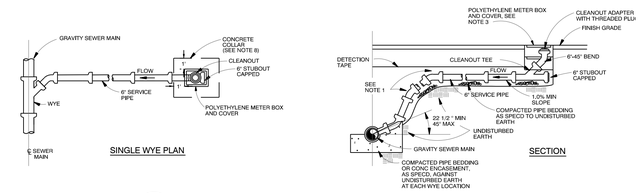
1. P.E. - PLAIN END, M.J. - MECHANICAL JOINT
2. REFER TO FKAA CROSS-CONNECTION CONTROL MANUAL AND FIRE PROTECTION SERVICE REQUIREMENTS IN FKAA MINIMUM CONSTRUCTION STANDARDS AND SPECIFICATIONS.
3. "Y" STRAINER NOT PERMITTED ON SEPARATE FIRE LINE.
4. REFER TO STANDARD DETAIL DRAWING No. 22 FOR INSTALLATION DETAILS.

SEPARATE FIRE LINE W/ DOMESTIC METER

9 Separate Fire Line w/ Domestic Meter
NTS

NOTES:

1. CONTRACTOR SHALL PROVIDE AN ADEQUATE SUPPLY OF 22 1/2°, 45° AND 6" WYES BENDS TO MEET VARYING FIELD CONDITIONS.
2. LENGTH OF SERVICE PIPE VARIES AT EACH SERVICE CONNECTION AND SHALL BE PROVIDED AS REQUIRED TERMINATE SERVICE AT LOCATION DIRECTED BY THE ENGINEER.
3. INSTALL MULTIPLE METER BOXES AS REQUIRED TO BRING TO GRADE.
4. IF SERVICE PIPE MATERIAL IS NOT THE SAME AS SEWER MAIN, CONNECTION SHALL BE APPROVED PRIOR TO CONSTRUCTION.
5. CONNECT AT TRENCH WALL OR AT SERVICE CONNECTION AT SEWER MAIN, AS DIRECTED BY THE ENGINEER.
6. WHERE ADEQUATE SEPARATION BETWEEN WATER MAIN AND SEWER LATERAL CANNOT BE PROVIDED INSTALL 8" SDR 35 SLEEVE AS DIRECTED BY THE ENGINEER.
7. FOR SERVICE CONNECTION REPAIRS: CONTRACTOR SHALL REPLACE A MINIMUM OF 6 LF OF 6" PVC AND/OR FITTINGS AS REQUIRED.
8. ALL NEW CLEAN OUTS INSTALLED THAT ARE NOT IN CITY CONCRETE SIDEWALKS SHALL HAVE A 4" THICK CONCRETE COLLAR.



10 Typical Sewer Service Connection Detail
NTS

RESTRAINED JOINT DISTANCES FOR PVC PIPE (FEET)

PIPE OR RUN SIZE	DEAD ENDS	HORIZONTAL BENDS (1)				VERTICAL 45 OFFSETS (2)		TEES (3)	
		90	45	22.5	11.25	HIGH SIDE (30" DEEP)	LOW SIDE (49" DEEP)	BRANCH SIZE	
4"	38	12	5	2	1	16	3	4"	FITTING ONLY
6"	53	17	7	3	2	22	4	6" 4"	FITTING ONLY FITTING ONLY
8"	70	22	9	4	2	29	6	8" 6" 4"	4 FITTING ONLY FITTING ONLY
10"	83	26	11	5	3	34	7	10" 8" 6" 4"	16 FITTING ONLY FITTING ONLY FITTING ONLY
12"	98	30	12	6	3	41	8	12" 10" 8" 6" 4"	30 3 FITTING ONLY FITTING ONLY FITTING ONLY

NOTES:

(1) RESTRAIN JOINTS FOR DISTANCE SPECIFIED ON BOTH SIDES OF BEND.
(2) RESTRAIN ALL JOINTS IN THE OFFSET AND FOR DISTANCES SPECIFIED FOR THE HIGH SIDE AND LOW SIDE PIPES.
(3) DISTANCES ARE BASED ON A 10' MINIMUM SINGLE PIPE LENGTH ON EACH SIDE OF THE RUN OF THE TEE.

GENERAL:
1. RESTRAINED DISTANCES FOR REDUCERS ARE PROVIDED ON PLANS.
2. DISTANCES ARE BASED ON A BURY DEPTH OF 30", A TYPE 5 TRENCH, A TEST PRESSURE OF 150 PSI, AND SOIL CONSISTING OF WELL GRADED GRAVEL, WELL GRADED SANDS, GRAVELLY SANDS, AND SANDY GRAVELS.

11 Restrained Joint Distances
NTS

REVISIONS:

KEY WEST CITY HALL AT GLYNN ARCHER

1300 WHITE STREET KEY WEST, FLORIDA
CITY OF KEY WEST

CIVIL ENGINEERING • REGULATORY PERMITTING
CONSTRUCTION MANAGEMENT
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CERTIFICATE OF AUTHORIZATION No. 8579
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Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates ARCHITECTS p.a.

Project N° 1305

CIVIL DETAILS

Date: 8/8/14

PERMIT SET

C-7

SITE DATA TABLE

	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUEST	NOTES
ZONING	HPS				
FLOOD ZONE	ZONE X				
SIZE OF SITE	120,909 S.F. (2.77 ACRES)				
HEIGHT	25' MAX.	46.7' (53.9' - 7.2')	NO CHANGE	YES	HIGHEST TOP OF PEDIMENT +53.9'. CROWN OF ROAD +7.2
FRONT SETBACK	20'	41.2'	41.2'		
SIDE SETBACK	5' OR 10% OF WIDTH TO 15'	15% OF 92.5'=13.87'	14.5' (SOUTH PL TO GENERATOR)		
STREET SIDE SETBACK	10'	28.29' (SOUTH), 27.29' (NORTH)	28.29' (SOUTH), 27.29' (NORTH)		
REAR SETBACK	20'	442.41'	573.58'		
F.A.R.	1.0 MAX.	57,967 / 120,909 = .48	37,051 / 120,909 = .30		
BUILDING COVERAGE	40% MAXIMUM	43,117 / 120,909 = 35.6%	24,784 / 120,909 = 20.5%		
IMPERVIOUS SURFACE	50% MAXIMUM	92,658 / 120,909 = 76.6%	79,792 / 120,909 = 65.9%	YES	75,121 / 120,909 = 62.1% WITHOUT PARKING SHELTERS
PARKING	37051 / 300 = 124 SPACES	30 SPACES	124 SPACES		
HANDICAP PARKING	5 SPACES	0 SPACES	5 SPACES		
BICYCLE PARKING	32 SPACES	0 SPACES	32 SPACES		
OPEN SPACE / LANDSCAPING	20% MINIMUM	28,251 / 120,909 = 23.3%	41,117 / 120,909 = 34.2%		
NUMBER & TYPE OF UNITS					
CONSUMPTION AREAS					

PARKING SPACE COUNT:

REGULAR (9' X 18') PARKING SPACES:	97 SPACES
COMPACT (7.5' X 15') PARKING SPACES:	18 SPACES
ACCESSIBLE (12' X 18') PARKING SPACES:	5 SPACES
EEV PARKING SPACES:	4 SPACES
TOTAL PARKING SPACES:	124 SPACES

GROSS FLOOR AREA (MEASURED TO INSIDE OF EXTERIOR WALLS):

FIRST FLOOR WING A + AUDITORIUM:	10,741 S.F.
FIRST FLOOR AUDITORIUM COVERED EXTERIOR WALKWAYS:	2,192 S.F.
FIRST FLOOR FRONT PORCH:	284 S.F.
FIRST FLOOR MECHANICAL ROOM:	538 S.F.
FIRST FLOOR WING B:	7,602 S.F.
SECOND FLOOR WING A:	7,262 S.F.
SECOND FLOOR COVERED INTERIOR WALKWAY:	830 S.F.
SECOND FLOOR WING B:	7,602 S.F.
TOTAL GROSS BUILDING AREA:	37,051 S.F.

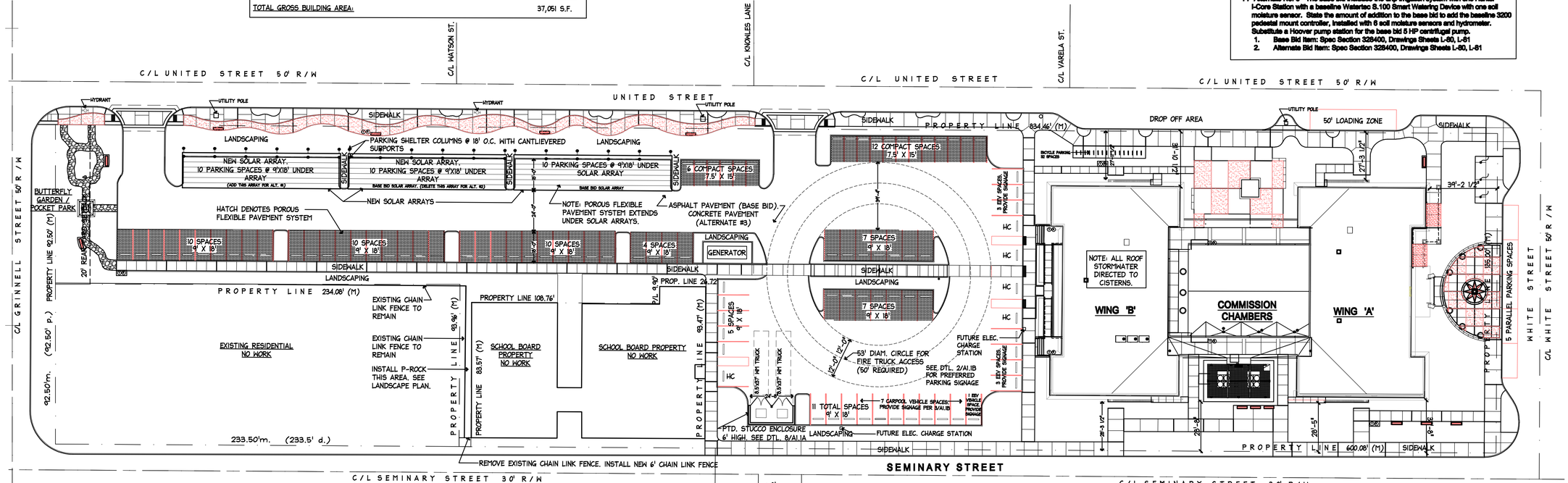
LEGAL DESCRIPTION (FROM 6/8/98 SURVEY FROM ISLAND SURVEYING, CORRECTED TO 7/12/13.)

LEGAL DESCRIPTION:
On the island of Key West, Monroe County, Florida and being a part of Tract 18, according to William A. Whitehead's map delineated in February, 1829, but better known as Lots 1, 2, 3, 4, 9, 10, 13, 14, 17, 18, 21, 22, 25, 26, 29, 30, 31, & 32, Square 1 and Lots 1, 2, 3, 4, 9, 10, & 13, Square 2, Tract 18, "GEORGE W. NICHOLS SUBDIVISION", according to the plat thereof, as recorded in Plat Book 1, at page 42 of the Public Records of Monroe County, Florida.
AND
On the island of Key West, Monroe County, Florida and being a part of Tract 18, according to William A. Whitehead's map delineated in February, 1829, but better known as Lots 1, 2, 3, & 4, Square 8, "DIAGRAM OF THE WEBB REALTY COMPANY, of part of Tract 18", according to the plat thereof, as recorded in Plat Book 1, at page 42 of the Public Records of Monroe County, Florida.
AND
Whalton Street, being 50 feet wide lying between United and Seminary Streets.

LESS OUT (Gym and Arts Bldg.):
On the island of Key West, Monroe County, Florida and being a part of Tract 18, according to William A. Whitehead's map delineated in February, 1829, but better known as Lots 3, 4, & 9, Square 2, Tract 18, "GEORGE W. NICHOLS SUBDIVISION", according to the plat thereof, as recorded in Plat Book 1, at page 42 of the Public Records of Monroe County, Florida, and being more particularly described as follows:
Commence at the intersection of the Northeasterly Right-of-Way Line of Grinnell Street and the Northwesterly Right-of-Way line of Seminary Street; thence in a Northeasterly direction along the said Northwesterly Right-of-Way Line of Seminary Street for a distance of 240.32 feet to the Point of Beginning; thence at a right angle and in a Northwesterly direction for a distance of 83.57 feet; thence at a right angle and in a Northeasterly direction for a distance of 108.76 feet; thence at a right angle and in a Northwesterly direction for a distance of 9.90 feet; thence at a right angle and in a Northeasterly direction for a distance of 26.72 feet; thence at a right angle and in a Southeasterly direction for a distance of 93.47 feet to the said Northwesterly Right-of-Way Line of Seminary Street; thence at a right angle and in a Southwesterly direction along the said Northwesterly Right-of-Way Line of Seminary Street for a distance of 135.48 feet to the Point of Beginning.
Containing 11,586.59 square feet, more or less.

LIST OF ALTERNATES

A. Alternate No. 1 - The base bid includes one of the three solar array structures. State the amount of addition to the base bid to add the second solar array structure, including solar panels, steel structure including foundations, and miscellaneous equipment required for a fully operational system.
   1. Base Bid Item: Division 26 Sections 099610 and 051213 and Drawing number A17.1 and A17.2 including S1.4.
   2. Alternative Item: Division 26 Section 099610 and 051213 and Drawing number A17.1 and A17.2 including S1.4.
B. Alternate No. 2 - The base bid includes one of the three solar array structures. State the amount of addition to the base bid to add the third solar array structure, including solar panels, steel structure including foundations, and miscellaneous equipment required for a fully operational system:
   1. Base Bid Item: Division 26 Section 099610 and 051213 and Drawing number A17.1 and A17.2 including S1.4.
   2. Alternative Item: Division 26 Section 099610 and 051213 and Drawing number A17.1 and A17.2 including S1.4.
C. Alternate No. 3 - The base bid includes asphalt pavement at the parking lot. State the amount of addition to the base bid to substitute concrete for asphalt:
   1. Base Bid Item: Sections 321216 & 321313 and Drawing number C5 and C6 including Detail 8/C6.
   2. Alternative Item: Sections 321216 & 321313 and Drawing number C5 and C6 including 10/C6.
D. Alternate No. 4 - The base bid includes the Commission Chamber roof framing as shown on Sheet S1.3. State the amount of change to the base bid price (add, deduct or no change) to substitute the alternate bid framing.
   1. Base bid Item: Sheet S1.3
   2. Alternative Item: Sheets S1.3A, S2.11
E. Alternate No. 5 - The base bid includes the concrete slab and site furnishings at the pavilion in the Butterfly Garden at Grinnell Street. State the amount of addition to the base bid to furnish, install, including foundations, and finish the pavilion structures.
   1. Base bid Item: Sheets L-11, L-13, L-21
   2. Alternative Item: Sheets L-11, L-13, L-21, S2.9 for foundation.
F. Alternate No. 6 - The base bid includes the drip irrigation system with one Hunter I-Core Station with a baseline Watertec S.100 Smart Watering Device with one soil moisture sensor. State the amount of addition to the base bid to add the baseline 3200 pedestal mount controller, installed with 6 soil moisture sensors and hydrometer. Substitute a Hoover pump station for the base bid 5 HP centrifugal pump.
   1. Base Bid Item: Spec Section 328400, Drawings Sheets L-80, L-81
   2. Alternate Bid Item: Spec Section 328400, Drawings Sheets L-80, L-81



1 ARCHITECTURAL SITEPLAN
A1.1 1" = 30'-0"

REVISIONS:

KEY WEST CITY HALL AT GLYNN ARCHER
1300 WHITE STREET KEY WEST, FLORIDA
CITY OF KEY WEST

MCHARRYASSOCIATES
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Key West, Florida 33040
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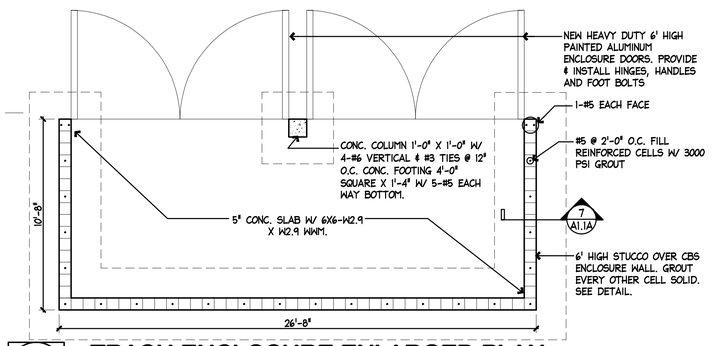
Facsimilie (305) 296-2727
Florida License AAC002022

Bender & Associates ARCHITECTS p.a.

Project No: 1305
PROPOSED ARCHITECTURAL SITEPLAN
Date: 8/8/14

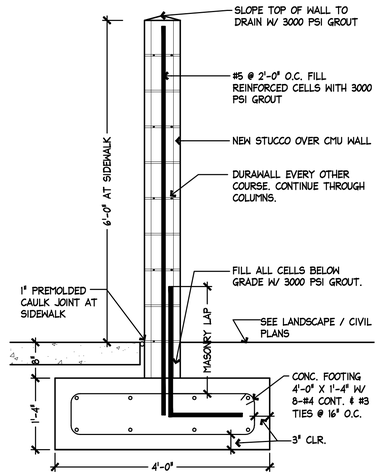
PERMIT SET

A1.1



8 TRASH ENCLOSURE ENLARGED PLAN

A1.1A 1/4"=1'-0"



7 WALL DTL.

A1.1A 3/4"=1'-0"

Load Description	Depth of Base AGGREGATE CBR[1] 2 – 4	Depth of Base AGGREGATE CBR[1] >4	Depth of Base ENGINEERED AGGREGATE/TOPSOIL[1] CBR[1] 2 – 4	Depth of Base ENGINEERED AGGREGATE/TOPSOIL[1] CBR[1] >4
Heavy Fire Truck Access & H-20 loading. Typical 758 kPa (110 psi) maximum tire pressure. Single axle loadings of 140 kN (32 kip), tandem axle loadings of 220 kN (48 kip). Gross vehicle loads of 36.3 tonne (80,000 lb).	150 mm (6 in)	150 mm (6 in)	Not Recommended	Not Recommended
Light Fire Truck Access & H-15 loading. Typical 586 kPa (85 psi) maximum tire pressure. Single axle loadings of 110 kN (24 kip). Gross vehicle loads of 27.2 tonne (60,000 lb).	150 mm (6 in)	100 mm (4 in)	Not Recommended	Not Recommended
Utility & Delivery Truck Access & H-10 loading. Typical 414 kPa (60 psi) maximum tire pressure. Single axle loadings of 75 kN (16 kip). Gross vehicle loads of 18.1 tonne (40,000 lb).	100 mm (4 in)	50 mm (2 in)	100 mm (4 in)	50 mm (2 in)
Cars & Pick-up Truck Access. Typical 310 kPa (45 psi) maximum tire pressure. Single axle loadings of 18 kN (4 kip). Gross vehicle loads of 3.6 tonne (8,000 lb).	50 mm (2 in)	None[2]	50 mm (2 in)	None[2]
Trail Use. Loading for pedestrian, wheelchair, equestrian, bicycle, motorcycle and ATV traffic.	None[2]	None[2]	None[2]	None[2]

A minimum of 50 mm (2 in) of aggregate base should be placed below the GeoPave units as a drainage layer and an infiltration storage area. Greater depth may be required depending upon design rainfall needs and subbase permeability.

[1] CBR is the abbreviation for California Bearing Ratio. Methods for determining CBR vary from more sophisticated laboratory methods to simple field identification methods that use hand manipulation of the soil. Presto does not recommend one method over the other, however, the user must have a high degree of confidence in the results produced by the chosen method. If other than CBR soil strength values exist, use available correlation charts to relate the value to CBR.

[2] With the aggregate/topsoil mix and a vegetative surface, infrequent/occasional passes are recommended. Infrequent/occasional passes are defined as the number of passes over any period of time that causes no lasting damage to the vegetation. This number will be a function of vegetation type and age, climatic conditions, and maintenance practices. This number is not a function of the GeoPave material.

BASE MATERIAL:
IF NECESSARY FOR LOADING REQUIREMENTS, THE RECOMMENDED BASE SHALL BE AGGREGATE OR AN ENGINEERED AGGREGATE/TOPSOIL MIXTURE, AND SHOULD BE CONSISTENT WITH THE CHOSEN INFILL TYPE.

A MINIMUM OF 50 MM (2 IN) OF BASE MATERIAL IS GENERALLY RECOMMENDED FOR DRAINAGE, EVEN IF NOT REQUIRED BY DESIGN FOR LOAD SUPPORT. ADDITIONAL BASE DEPTH MAY BE ADDED IF REQUIRED OVER A LOW-PERMEABLE BASE OR TO FUNCTION AS A STORM WATER DETENTION/RETENTION LAYER.

RECOMMENDED AGGREGATE INFILL:
THE AGGREGATE INFILL SHALL BE A WELL-GRADED 10 MM TO 13 MM (0.375 TO 0.5 IN) CRUSHED ANGULAR STONE WITH A FINE CONTENT LESS THAN 5%.

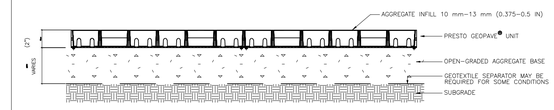
RECOMMENDED ENGINEERED BASE FOR VEGETATED SOLUTIONS:
THE ENGINEERED BASE SHALL BE A MIXTURE OF AGGREGATE AND TOPSOIL CONSISTING OF: 1) A CLEAR-STONE/CRUSHED ROCK HAVING AN AASHTO #5 OR SIMILAR DESIGNATION BLENDED WITH 2) PULVERIZED TOPSOIL AND 3) A VOID COMPONENT GENERALLY CONTAINING AIR AND/OR WATER. THIS HOMOGENOUS MIXTURE WILL PROMOTE VEGETATIVE GROWTH AND PROVIDE REQUIRED STRUCTURAL SUPPORT. THE AGGREGATE PORTION SHALL HAVE A PARTICLE RANGE FROM 10 MM TO 25 MM (0.375 TO 1.0 IN) WITH A D_{50} OF 13 MM (0.5 IN). THE PERCENTAGE VOID-SPACE OF THE AGGREGATE PORTION WHEN COMPACTED SHALL BE AT LEAST 30%. THE PULVERIZED TOPSOIL SHALL EQUAL 25% OF THE TOTAL VOLUME AND BE ADDED AND BLENDED TO PRODUCE A HOMOGENOUS MIXTURE PRIOR TO PLACEMENT. ONCE PLACED, THE MIXTURE SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.

RECOMMENDED ENGINEERED INFILL FOR VEGETATED SOLUTIONS:
SAME AS ENGINEERED BASE BUT WITH A PARTICLE RANGE FROM 10 MM TO 13 MM (0.375 TO 0.5 IN).

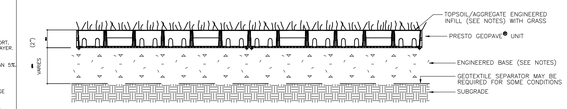
GEOPAVE® SYSTEM USAGE GUIDELINES

Item	Specifications & Details
Material	Up to 97% Recycled Polyethylene*
Color	Ranges from dark shades of gray to black
Chemical Resistance	Superior
Carbon Black for Ultraviolet Light Stabilization	1.5% - 2.5%
Empty Unit Minimum Crush Strength @ 21°C (70°F)	1,293 kPa (175 psi)
Aggregate or Aggregate/Topsoil Filled Unit Minimum Crush Strength @ 21°C (70°F)	8,859 kPa (1285 psi)
Nominal Dimensions (width x length)	0.58 m x 1.00 m (23 in x 40 in)
Nominal Unit Depth	50 mm (2 in)
Nominal Coverage Area	0.58 m² (6.28 ft²)
Cells per Unit	50
Cell Size (small cell)	83 mm x 83 mm (3.25 in x 3.25 in)
Cell Size (large cell)	83 mm x 165 mm (3.25 in x 6.5 in)
Top Open Area per unit	90.5%
Bottom Open Area per unit	30.8%
Bottom Mesh Openings	8.35 mm x 8.35 mm (.26 in x .35 in)
Nominal Weight per Unit	8.6 kg (18.0 lb)
Runoff Coefficient @ 63.5 mm/hr (2.5 in) Rainfall	(0 - 0.15)
Units per Pallet	48

GEOPAVE®
MATERIAL
SPECIFICATIONS



AGGREGATE SOLUTION



VEGETATED SOLUTION

PRESTO GEOSYSTEMS®

THE GEOPAVE® POROUS PAVEMENT SYSTEM

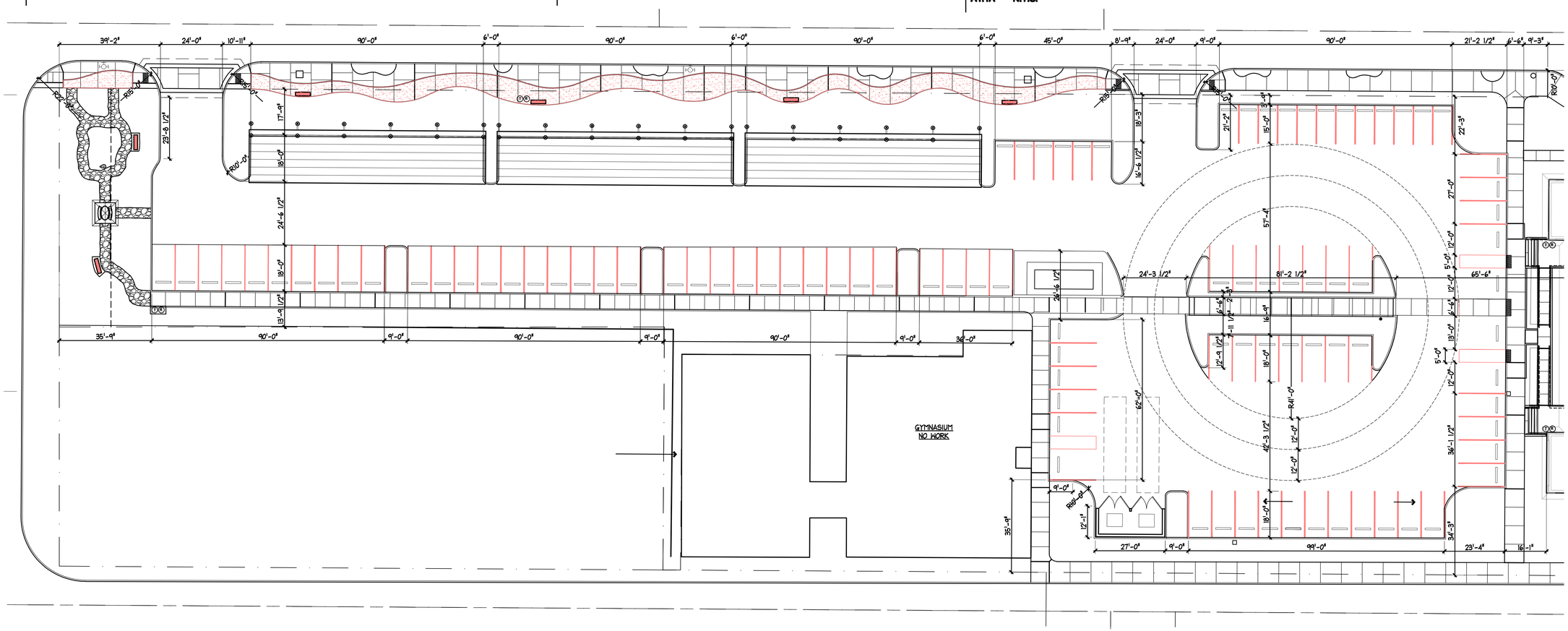
GEOSYSTEMS® AND GEOPAVE® ARE REGISTERED TRADEMARKS OF PRESTO PRODUCTS COMPANY.

L:\Texas\GeoSystem\Images\Logos-Geosystems\Geosystems Logo 14c1.jpg

DATE	DECEMBER, 2008	FILE NAME	GEOPAVE-01.DWG
SCALE	NTS	SHEET	2

2 GEOPAVE POROUS PAVEMENT SYSTEM DETAILS

A1.1A N.T.S.



1 DIMENSIONED ARCHITECTURAL SITEPLAN - WEST

A1.1A 1" = 20'-0"

REVISIONS:

KEY WEST CITY HALL AT GLYNN ARCHER

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CITY OF KEY WEST

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Bender & Associates ARCHITECTS *p.a.*

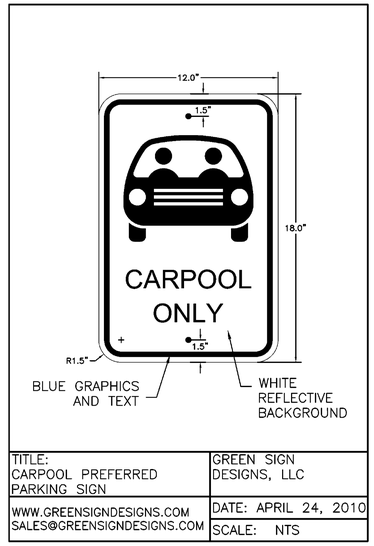
Project №: 1305

PROPOSED ARCHITECTURAL SITE DIMENSIONING PLAN

Date: 8/8/14

PERMIT SET

A1.1A

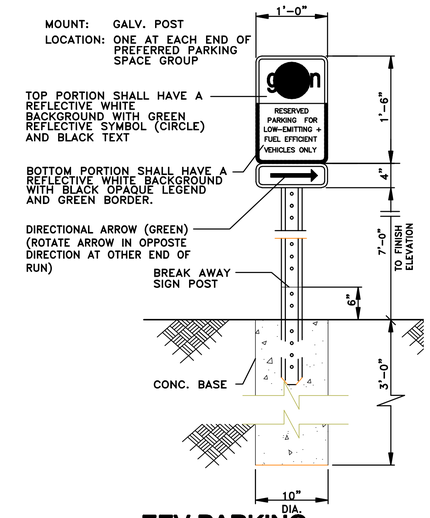


TITLE: CARPOOL PREFERRED PARKING SIGN	GREEN SIGN DESIGNS, LLC
WWW.GREENSIGNDESIGNS.COM SALES@GREENSIGNDESIGNS.COM	DATE: APRIL 24, 2010
	SCALE: NTS

NOTE: MATCH BASE AND POLE AND ARROW IN DETAIL 2/A1.1B.
REPLACE EEV SIGN WITH SIGN SHOWN ABOVE.

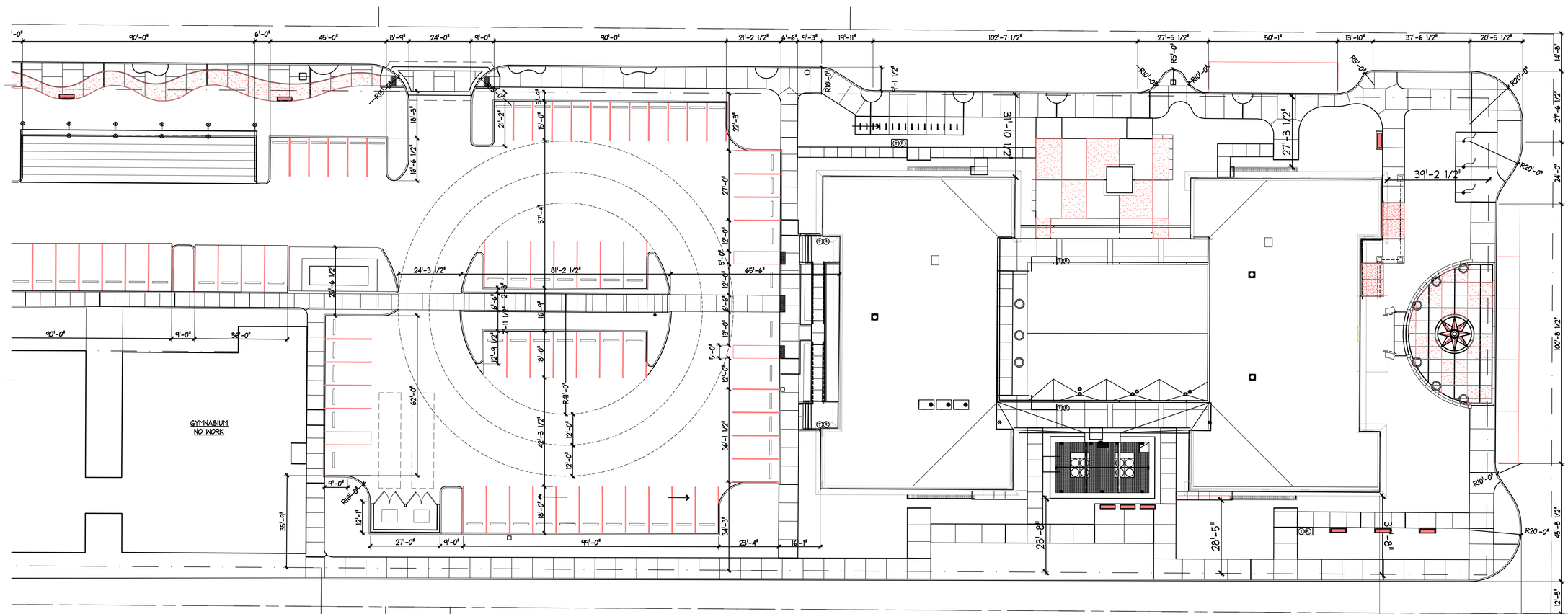
3 CARPOOL PARKING SIGNAGE

A1.1B 1"=1'-0"



2 EEV PARKING SIGNAGE

A1.1B 1"=1'-0"



1 DIMENSIONED ARCHITECTURAL SITEPLAN - EAST

A1.1B 1" = 20'-0"

REVISIONS:

KEY WEST CITY HALL AT GLYNN ARCHER

1300 WHITE STREET KEY WEST, FLORIDA
CITY OF KEY WEST

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Bender & Associates ARCHITECTS *p.a.*

Project No: 1305

PROPOSED ARCHITECTURAL SITE DIMENSIONING PLAN

Date: 8/8/14

PERMIT SET

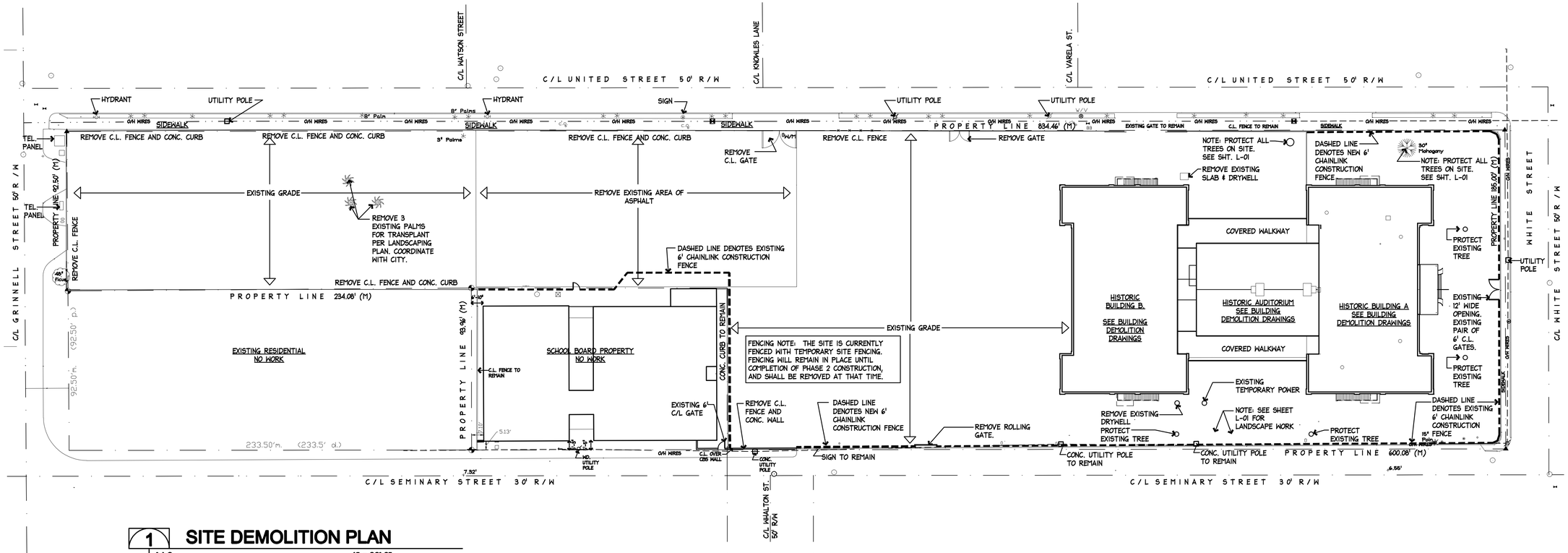
A1.1B

GENERAL NOTES:

1. The historic Glynn Archer School is significant local resource. Care shall be taken to protect the exterior concrete walls and materials scheduled to be re-used in the building. Such materials include, but are not limited to, steel windows, T&G wood flooring and lumber to salvage and milled for re-use in the building.
2. Tuo types of pine were used in the building: Old grouth southern yellow pine and old grouth long leaf pine, AKA antique heart pine. The vast majority of the flooring is southern yellow pine. All of the flooring in the auditorium is believed to be long leaf heart pine. This material is planned for milling and reuse on the stage.
3. The T&G flooring is in good to excellent condition. However, a size able quantity is deteriorated from bug infestation and will not be able to be milled for reuse. The long leaf heart pine is 1" thick x 3" face dimension. After milling, this material will be 7/8" thick with a 2- 9/16" face dimension. This material will be used for the stage floor and facia.
4. The yellow pine T&G flooring is 1 1/8" thick x 3" face dimension. It is not anticipated that this material will be suitable for milling due to anticipated deterioration from bug infestation.
5. The 2x6 studs will be used for sleepers under the stage flooring and for furring at the face of the stage. Since these members will be laid flat, there is no need to dress the lumber or remove miscellaneous nails or other fasteners.
6. Floor joists, rafters and other framing lumber include various sizes, but predominantly these are nominal 2 x 14 pine boards, 26 feet long. The general contractor will be required to sort this material and rip the boards for delivery to a milling shop. Approximately 2" will be cut from each edge to remove existing nails. This will reduce the 2x14 members to nominal 2x10 members. These boards will then be milled into T&G Wainscot Material, Baseboards, window sills, trim and handrails.
7. All lumber will be sorted into three groups: long leaf heart pine suitable for reuse (this lumber will be heavier than southern pine), southern pine suitable for reuse, and material to be recycled.
8. This project is seeking LEED certification at the gold level under the U.S. Green Building Council's leadership in energy and environmental design program. It is a project goal to divert nearly all of the salvaged material from the land fill. (the phase on selective demolition phase diverted 94.6 percent.) the priorities for this lumber is as follows:
   a. Reclaimed for use on site
   b. Reclaimed for use by others
   c. recycled
9. All sawdust resulting from milling operations shall be recovered and delivered to the Key West Police Department's horse stable at the Truman Waterfront Park for their use. Contractors are advised that this is currently a standard agreement between Hansen and Bringle Millwork and the Key West Police Department.

DEMOLITION NOTES

1. Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.
2. All demolished material shall become the property of the contractor, unless specifically noted otherwise, and shall be properly removed from the site. Comply with all applicable laws, codes and regulations of governmental agencies having jurisdiction over the project.
3. All costs of demolition including permit fees, disposal fees, etc. are the responsibility of the Contractor.
4. It is the Contractor's responsibility to be aware of and to conform with all applicable demolition and disposal codes, safety requirements, and environmental protection regulations of any governmental body having jurisdiction over the work.
5. Provide safety barricades as required to protect the safety of the general public and workers connected with the project.
6. Provide bracing and shoring as required to protect the safety of the general public and workers connected with the project.
7. Demolished material classified as clean fill may be distributed on site when specifically approved by the Architect in advance.



1 SITE DEMOLITION PLAN
A1.2 1" = 30'-0"

REVISIONS:

KEY WEST CITY HALL
AT GLYNN ARCHER
1300 WHITE STREET KEY WEST, FLORIDA
CITY OF KEY WEST

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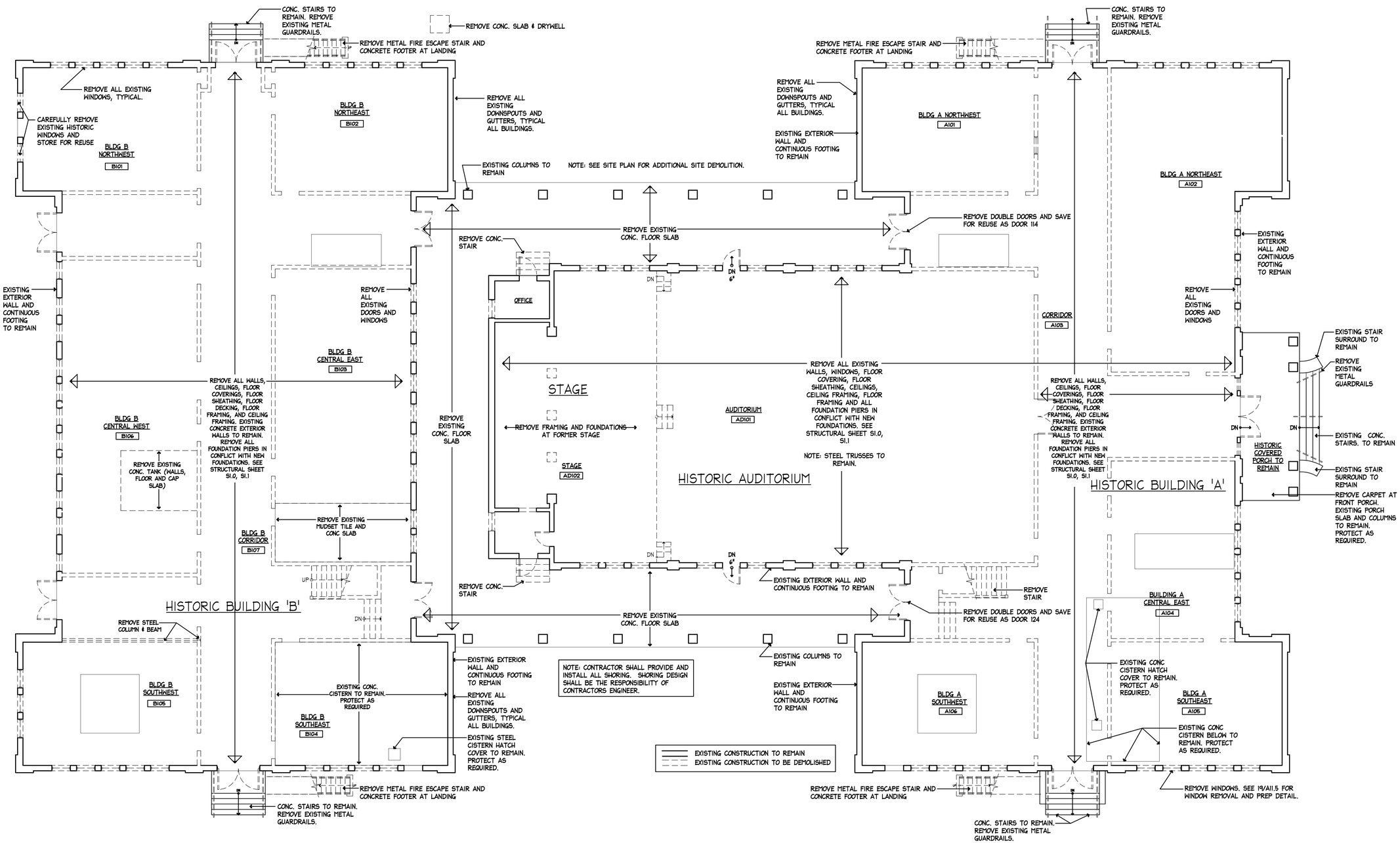
Bender & Associates ARCHITECTS p.a.

Project No: 1305
SITE DEMOLITION PLAN
Date: 8/8/14

PERMIT SET

A1.2



1 FIRST FLOOR DEMOLITION PLAN

A1.3 1/8"=1'-0"

REVISIONS:

KEY WEST CITY HALL AT GLYNN ARCHER

1300 WHITE STREET KEY WEST, FLORIDA
CITY OF KEY WEST

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Bender & Associates ARCHITECTS p.a.

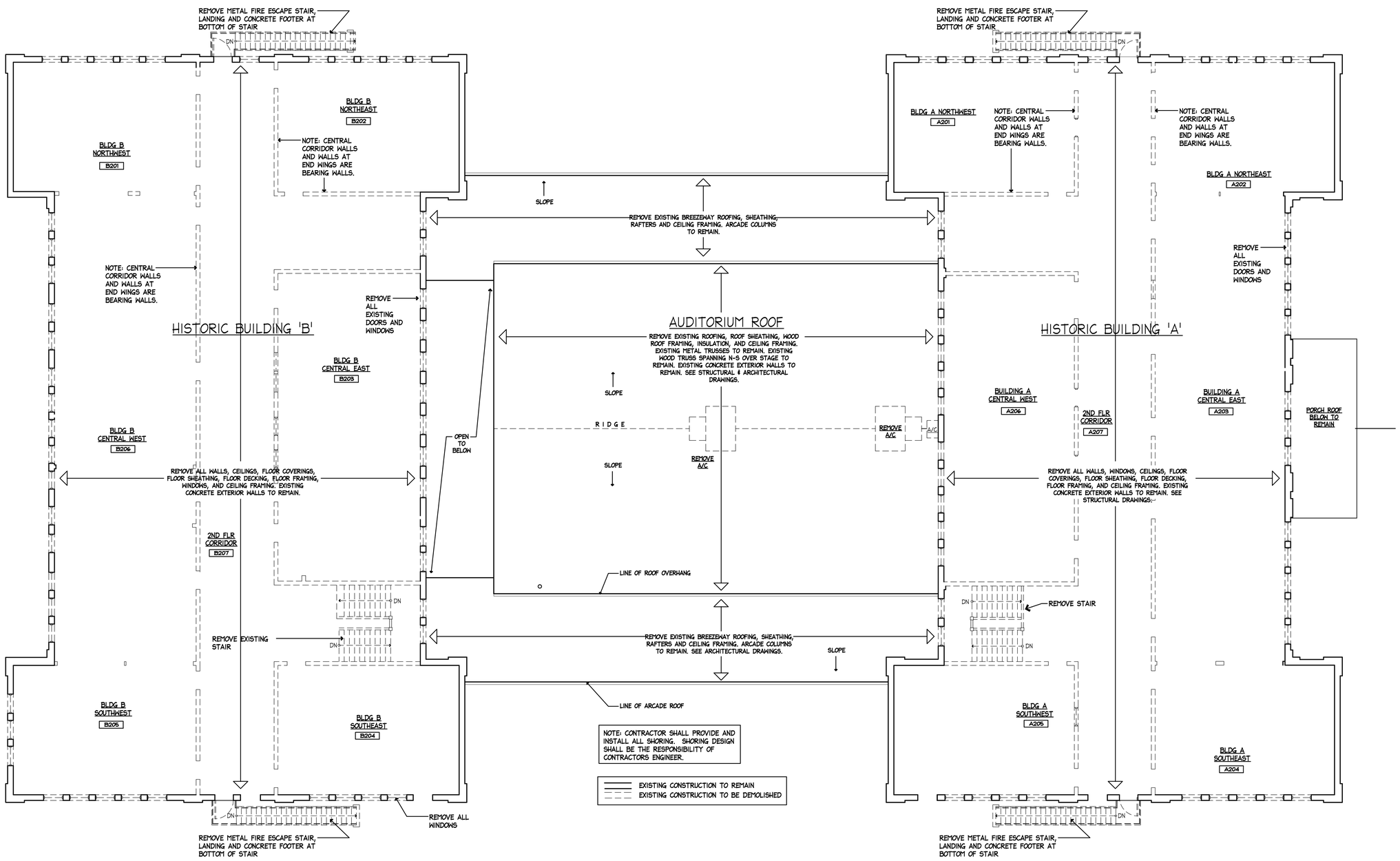
Project No: 1305

DEMOLITION PLAN

Date: 8/8/14

PERMIT SET

A1.3



1 SECOND FLOOR DEMOLITION PLAN

A1.4 1/8"=1'-0"

REVISIONS:

KEY WEST CITY HALL AT GLYNN ARCHER

1300 WHITE STREET KEY WEST, FLORIDA
CITY OF KEY WEST

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Bender & Associates ARCHITECTS *p.a.*

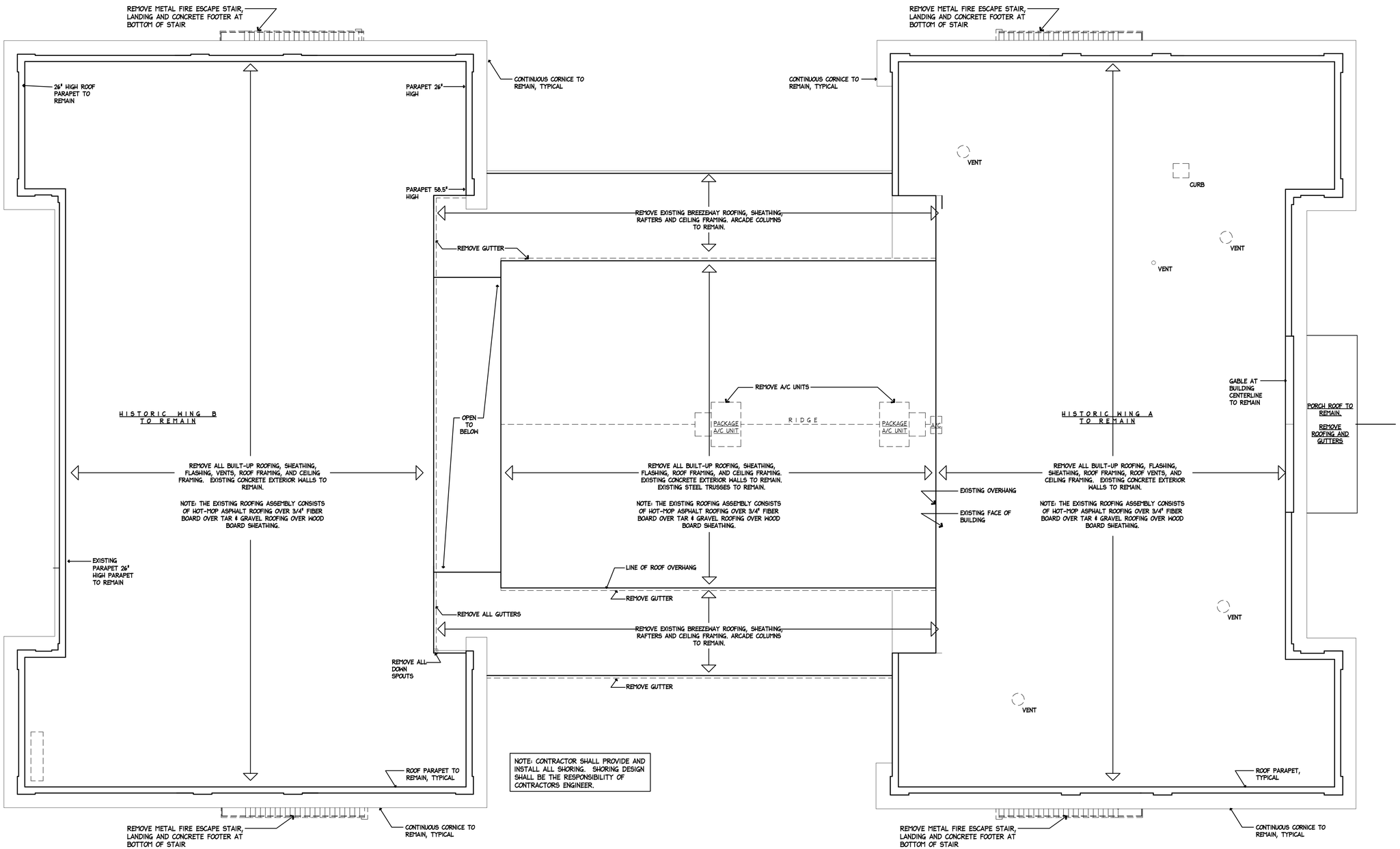
Project №: 1305

DEMOLITION PLAN

Date: 8/8/14

PERMIT SET

A1.4



NOTE: CONTRACTOR SHALL PROVIDE AND INSTALL ALL SHORING. SHORING DESIGN SHALL BE THE RESPONSIBILITY OF CONTRACTORS ENGINEER.

1 ROOF DEMOLITION PLAN

A1.5 1/8"=1'-0"

REVISIONS:

KEY WEST CITY HALL AT GLYNN ARCHER

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Florida License AAC002022

Bender & Associates ARCHITECTS *p.a.*

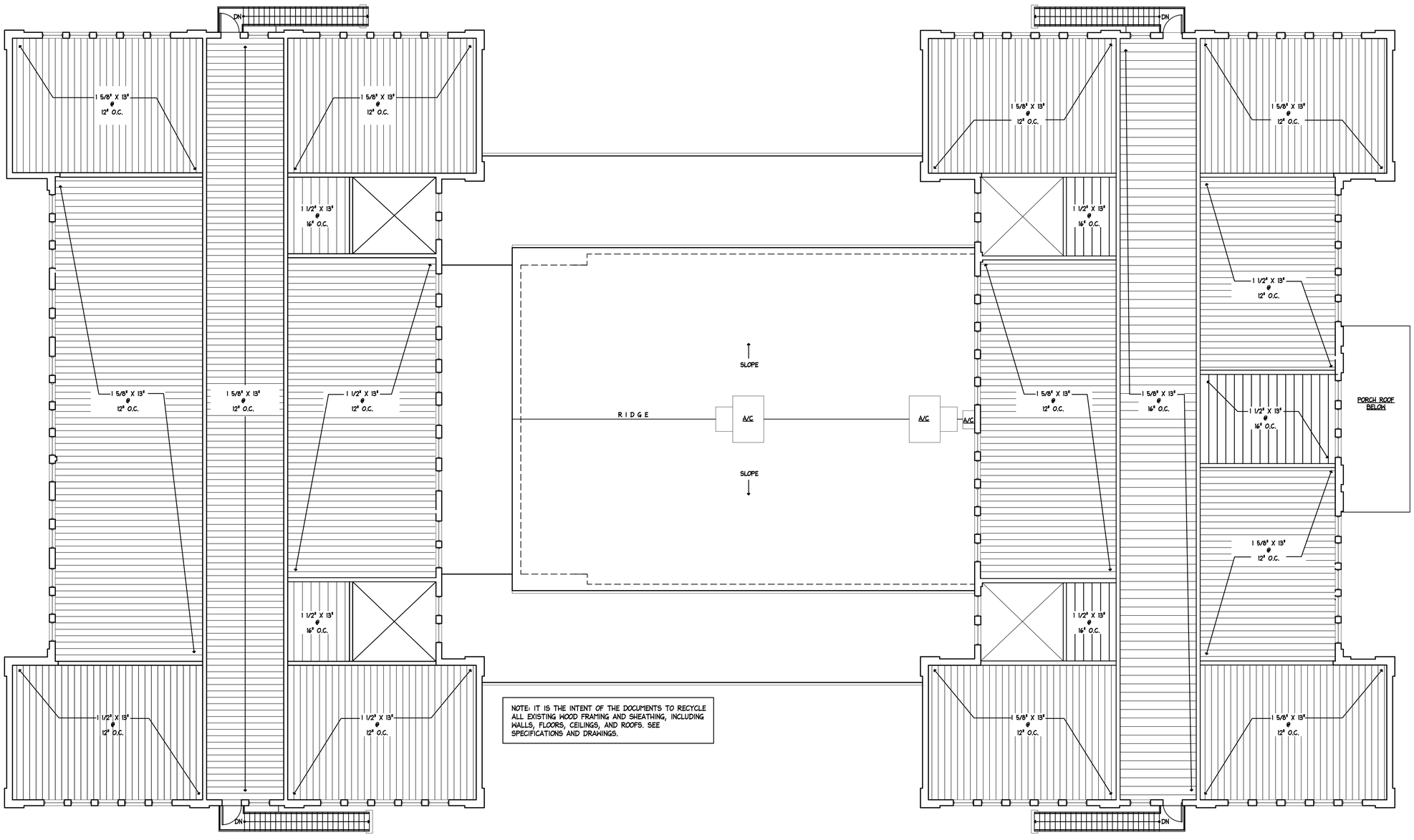
Project Nº: 1305

DEMOLITION PLAN

Date: 8/8/14

PERMIT SET

A1.5



NOTE: IT IS THE INTENT OF THE DOCUMENTS TO RECYCLE ALL EXISTING WOOD FRAMING AND SHEATHING, INCLUDING WALLS, FLOORS, CEILINGS, AND ROOFS. SEE SPECIFICATIONS AND DRAWINGS.

1 SECOND FLOOR EXISTING FRAMING PLAN - FOR REFERENCE ONLY

A1.6

1/8"=1'-0"

REVISIONS:

KEY WEST CITY HALL AT GLYNN ARCHER

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Bender & Associates ARCHITECTS p.a.

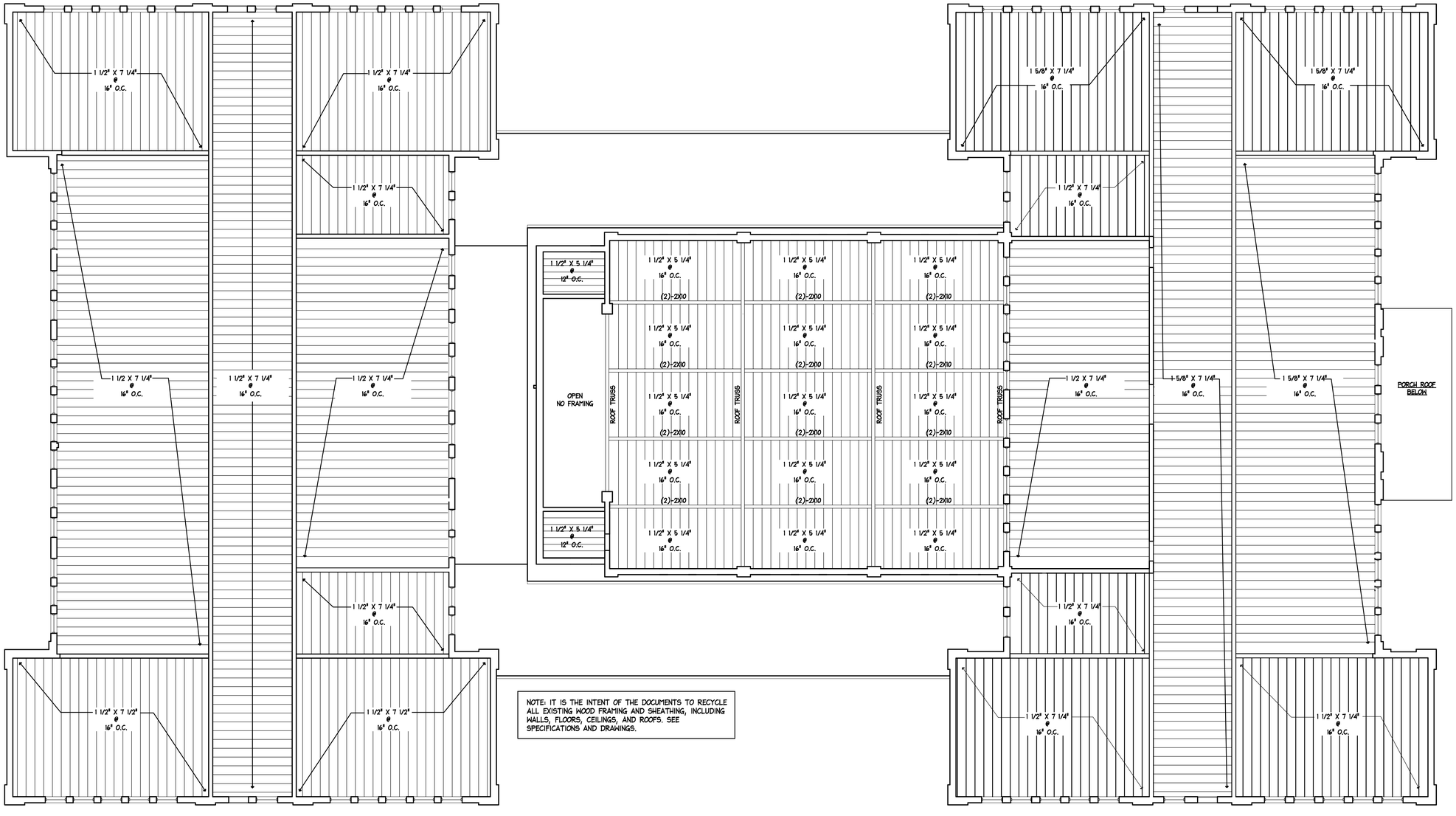
Project Nº: 1305

EXISTING FRAMING PLANS

Date: 8/8/14

PERMIT SET

A1.6



NOTE: IT IS THE INTENT OF THE DOCUMENTS TO RECYCLE ALL EXISTING WOOD FRAMING AND SHEATHING, INCLUDING WALLS, FLOORS, CEILINGS, AND ROOFS. SEE SPECIFICATIONS AND DRAWINGS.

1 EXISTING SECOND FLOOR CEILING FRAMING PLAN - FOR REFERENCE ONLY

A1.7 1/8"=1'-0"

REVISIONS:

KEY WEST CITY HALL AT GLYNN ARCHER

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Bender & Associates ARCHITECTS *p.a.*

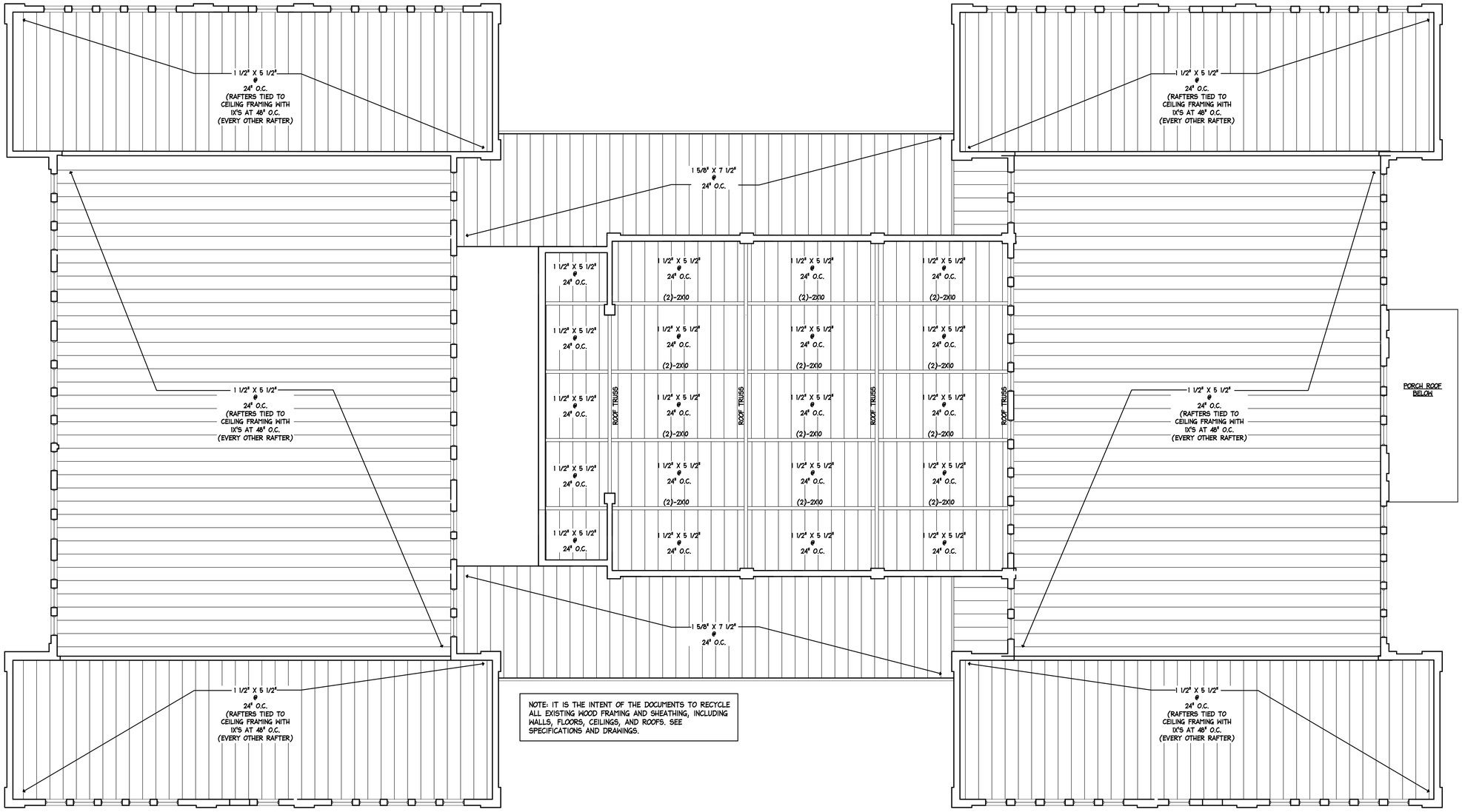
Project No: 1305

EXISTING FRAMING PLANS

Date: 8/8/14

PERMIT SET

A1.7



1 EXISTING ROOF FRAMING PLAN - FOR REFERENCE ONLY

A1.8 1/8"=1'-0"

REVISIONS:

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1300 WHITE STREET KEY WEST, FLORIDA
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Florida License AAC002022

Bender & Associates ARCHITECTS *p.a.*

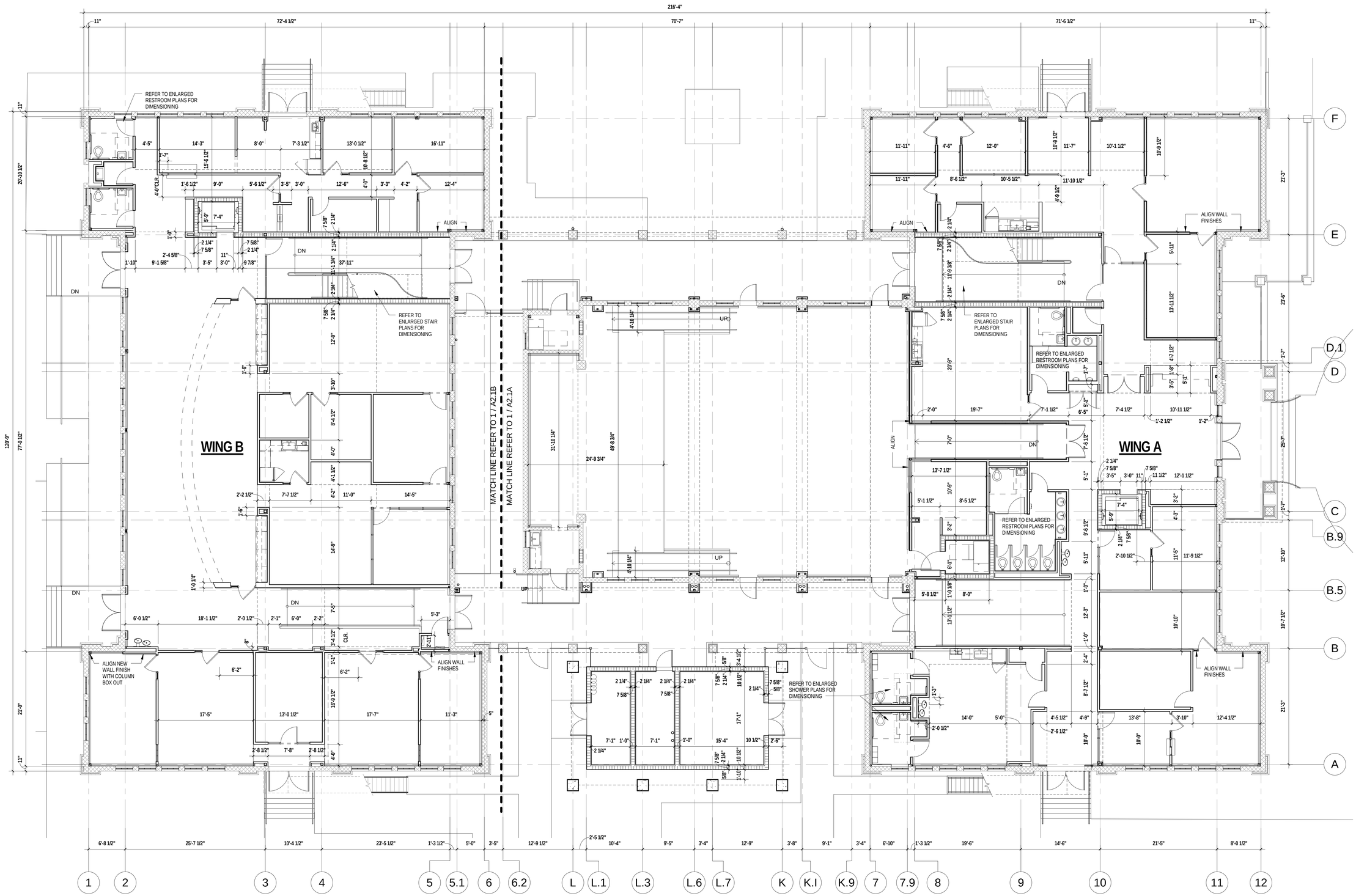
Project №: 1305

EXISTING FRAMING PLANS

Date: 8/8/14

PERMIT SET

A1.8



1 OVERALL 1ST FLOOR PLAN

A2.1 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

0 8 16 24 32

REVISIONS:

KEY WEST CITY HALL AT GLYNN ARCHER

PHASE 2

1300 WHITE STREET KEY WEST, FLORIDA

CITY OF KEY WEST

MCHARRY ASSOCIATES
ARCHITECTURE / ENGINEERING / INTERIORS
AA.C000986 EB0003663
2780 SW DOUGLAS ROAD, SUITE 302
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410 Angela Street
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Project No : 1305

OVERALL 1ST FLOOR PLAN

Date: 08/08/14

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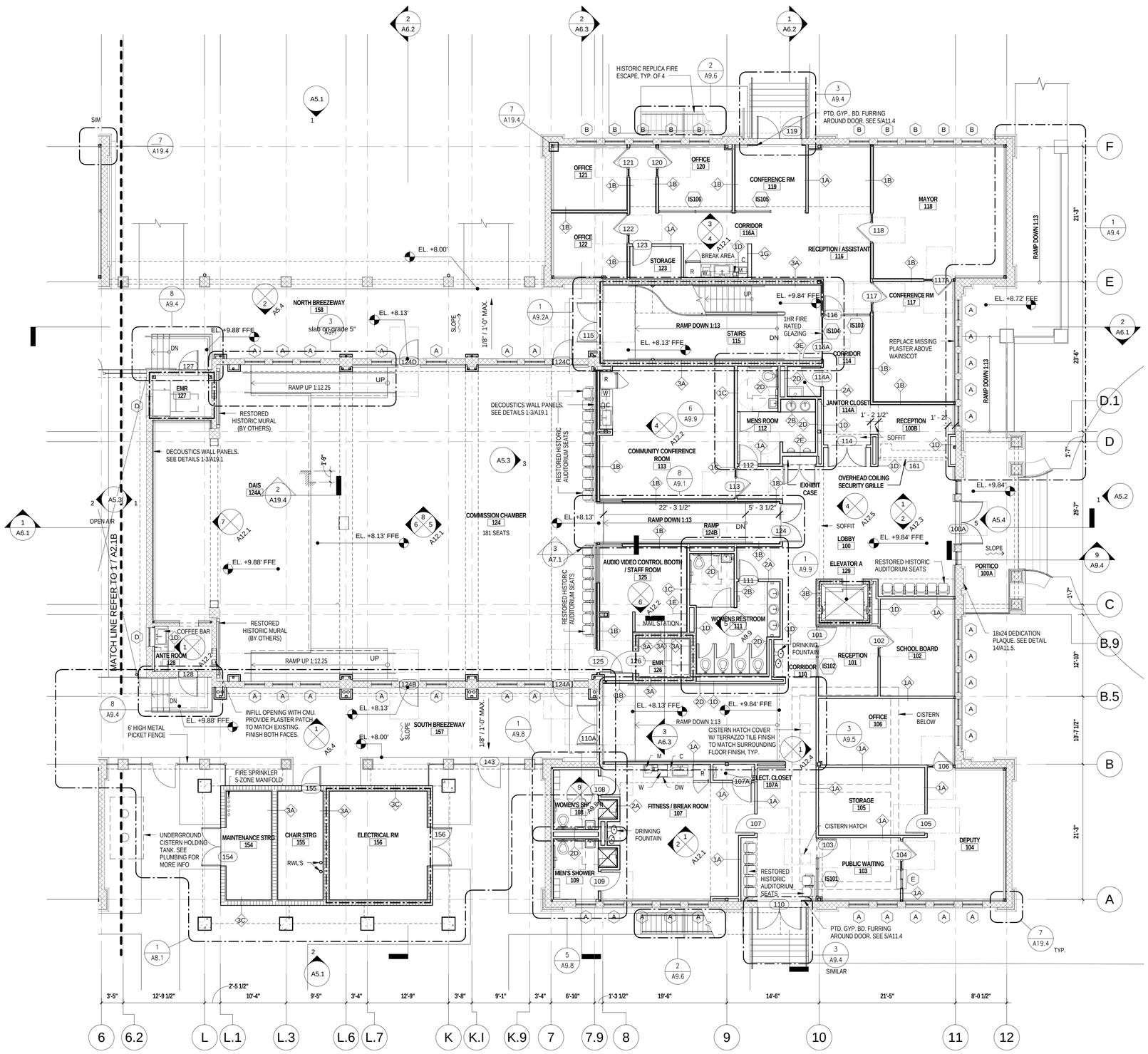
A2.1



1 1st FLOOR - WING A

A2.1A 1/8" = 1'-0"

GENERAL NOTES

SOIL TREATMENT, PER FBC-B SECTION 1816.1:

1. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS FOR TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE FBC-B SECTION 202, REGISTERED TERMITICIDE. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:
"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

2. REFER TO OVERALL FLOOR PLAN SHEETS A2.1 & A2.2 FOR INTERIOR LAYOUT DIMESIONS. ALL INTERIOR DIMENSIONS ARE SHOWN TO THE FACE OF FINISH SURFACES, UNLESS OTHERWISE NOTED.

3. PER FBC-B SECTION 719: INSULATING MATERIALS, WHERE CONCEALED AS INSTALLED IN BUILDINGS OF ANY TYPE OF CONSTRUCTION, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.

4. INSTALL 3/4" A/C PLYWOOD, WITH GOOD SIDE OUT FROM 6" ABOVE F.F. TO 8'-6" ABOVE F.F. PAINT WITH TWO COATS OF FIRE RETARDANT PAINT.

5. THE HISTORIC GLYNN ARCHER SCHOOL IS A SIGNIFICANT LOCAL RESOURCE. CARE SHALL BE TAKEN TO PROTECT THE EXTERIOR CONCRETE WALLS AND MATERIALS SCHEDULED TO BE RE-USED IN THE BUILDING. SUCH MATERIALS INCLUDE, BUT ARE NOT LIMITED TO, STEEL WINDOWS, T&G WOOD FLOORING AND LUMBER TO SALVAGE AND MILLED FOR RE-USE IN THE BUILDING.

6. TWO TYPES OF PINE WERE USED IN THE BUILDING: OLD GROWTH SOUTHERN YELLOW PINE AND OLD GROWTH LONG LEAF PINE, AKA ANTIQUE HEART PINE. THE VAST MAJORITY OF THE FLOORING IS SOUTHERN YELLOW PINE. ALL OF THE FLOORING IN THE AUDITORIUM IS BELIEVED TO BE LONG LEAF HEART PINE. THIS MATERIAL IS PLANNED FOR MILLING AND REUSE ON THE STAGE.

7. THE T&G FLOORING IS IN GOOD TO EXCELLENT CONDITION. HOWEVER, A SIZE ABLE QUANTITY IS DETERIORATED FROM BUG INFESTATION AND WILL NOT BE ABLE TO BE MILLED FOR REUSE. THE LONG LEAF HEART PINE IS 1" THICK X 3" FACE DIMENSION. AFTER MILLING, THIS MATERIAL WILL BE 7/8" THICK WITH A 2- 9/16" FACE DIMENSION. THIS MATERIAL WILL BE USED FOR THE STAGE FLOOR AND FACIA.

8. THE YELLOW PINE T&G FLOORING IS 1 ¼" THICK X 3" FACE DIMENSION. IT IS NOT ANTICIPATED THAT THIS MATERIAL WILL BE SUITABLE FOR MILLING DUE TO ANTICIPATED DETERIORATION FROM BUG INFESTATION.

9. THE 2X6 STUDS WILL BE USED FOR SLEEPERS UNDER THE STAGE FLOORING AND FOR FURRING AT THE FACE OF THE STAGE. SINCE THESE MEMBERS WILL BE LAID FLAT, THERE IS NO NEED TO DRESS THE LUMBER OR REMOVE MISCELLANEOUS NAILS OR OTHER FASTENERS.

10. FLOOR JOISTS, RAFTERS AND OTHER FRAMING LUMBER INCLUDE VARIOUS SIZES, BUT PREDOMINANTLY THESE ARE NOMINAL 2 X 14 PINE BOARDS, 26 FEET LONG. THE GENERAL CONTRACTOR WILL BE REQUIRED TO SORT THIS MATERIAL AND RIP THE BOARDS FOR DELIVERY TO A MILLING SHOP. APPROXIMATELY 2" WILL BE CUT FROM EACH EDGE TO REMOVE EXISTING NAILS. THIS WILL REDUCE THE 2X14 MEMBERS TO NOMINAL 2X10 MEMBERS. THESE BOARDS WILL THEN BE MILLED INTO T&G WAINSCOT MATERIAL, BASEBOARDS, WINDOW SILLS, TRIM AND HANDRAILS.

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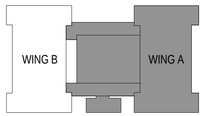
LEGEND

- MTL STUD EXTERIOR WALL
- 8" or 12" CMU WALL
- 1 HR FIRE RATED WALL ASSEMBLY
- GYPSUM WALLBOARD PARTITION
- EXISTING CONCRETE WALL/COLUMN TO REMAIN
- R — REFRIGERATOR
- STOREFRONT
- WINDOW
- 101 — DOOR TAG. (SEE SHEET A11.0 & A11.1)
- A — WINDOW TAG (SEE SHEET A11.3)
- 3A — WALL TAG (SEE SHEET A10.0)
- IS1 — INTERIOR STOREFRONT TAG
- C — COFFEE MAKER
- DW — DISH WASHER
- M — MICROWAVE
- W — WATER DISPENSER

NOTE: SEE SHEET A18.1 FOR CISTERN DETAILS AND DIMENSIONS



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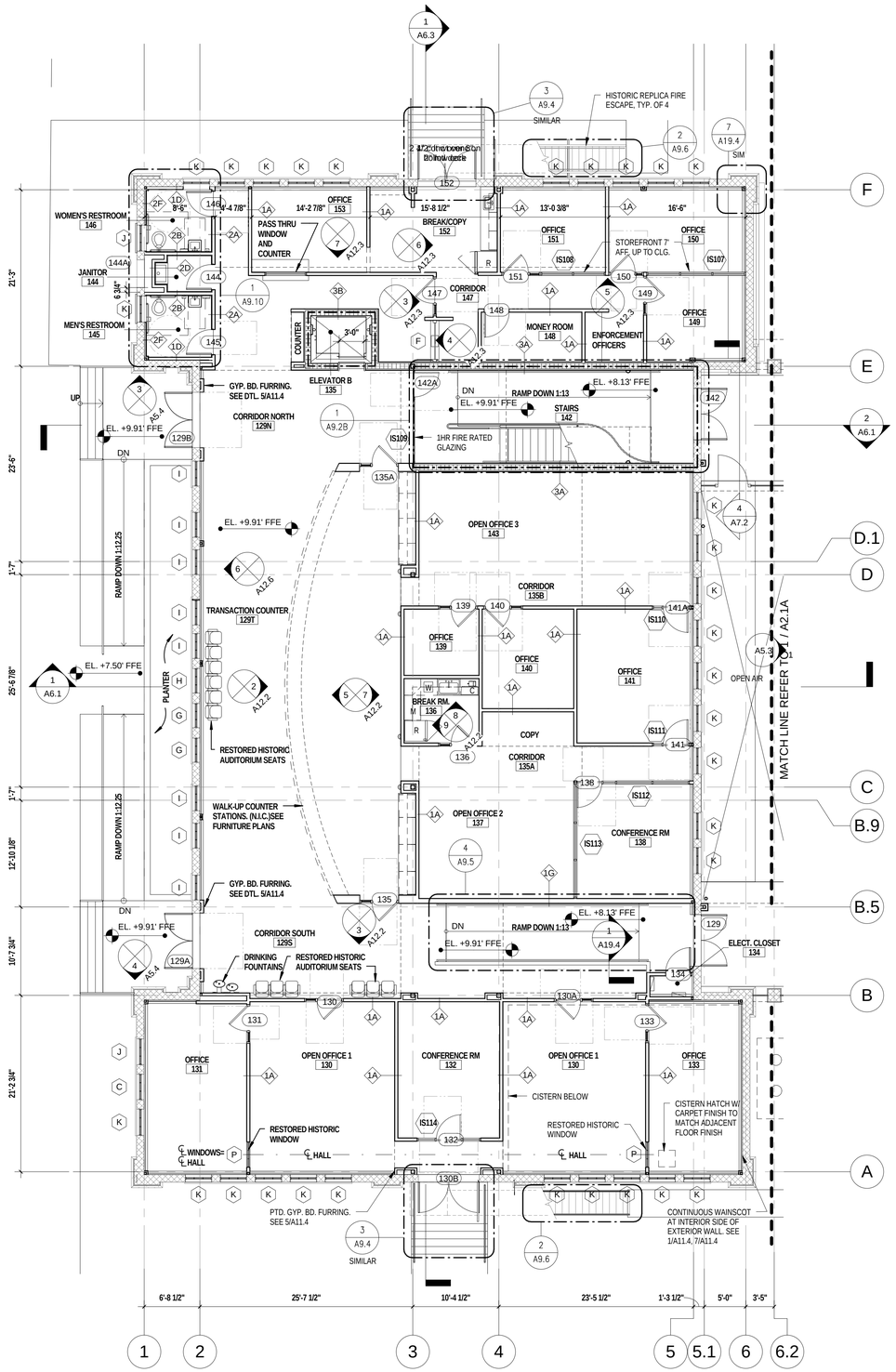
Project No : 1305

1ST FLOOR PLAN - WING A

Date: 08/08/14

A2.1A



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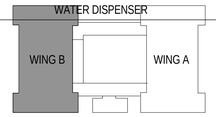

SCALE: 1/8" = 1'-0"

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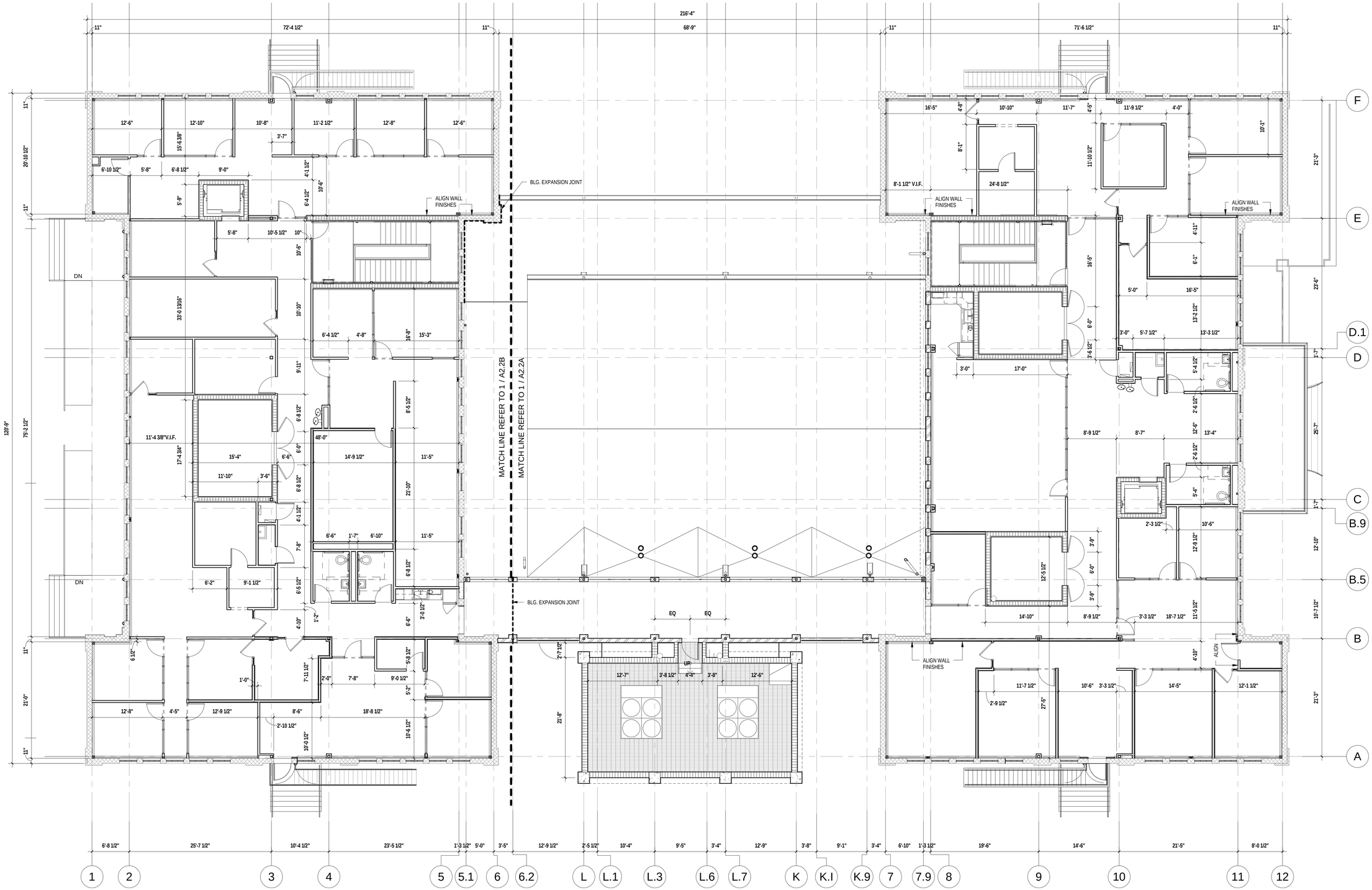
Project No : 1305

1ST FLOOR PLAN - WING B

Date: 08/08/14

A2.1B



1 OVERALL 2ND FLOOR PLAN

A2.2 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

0 8 16 24 32

PERMIT SET

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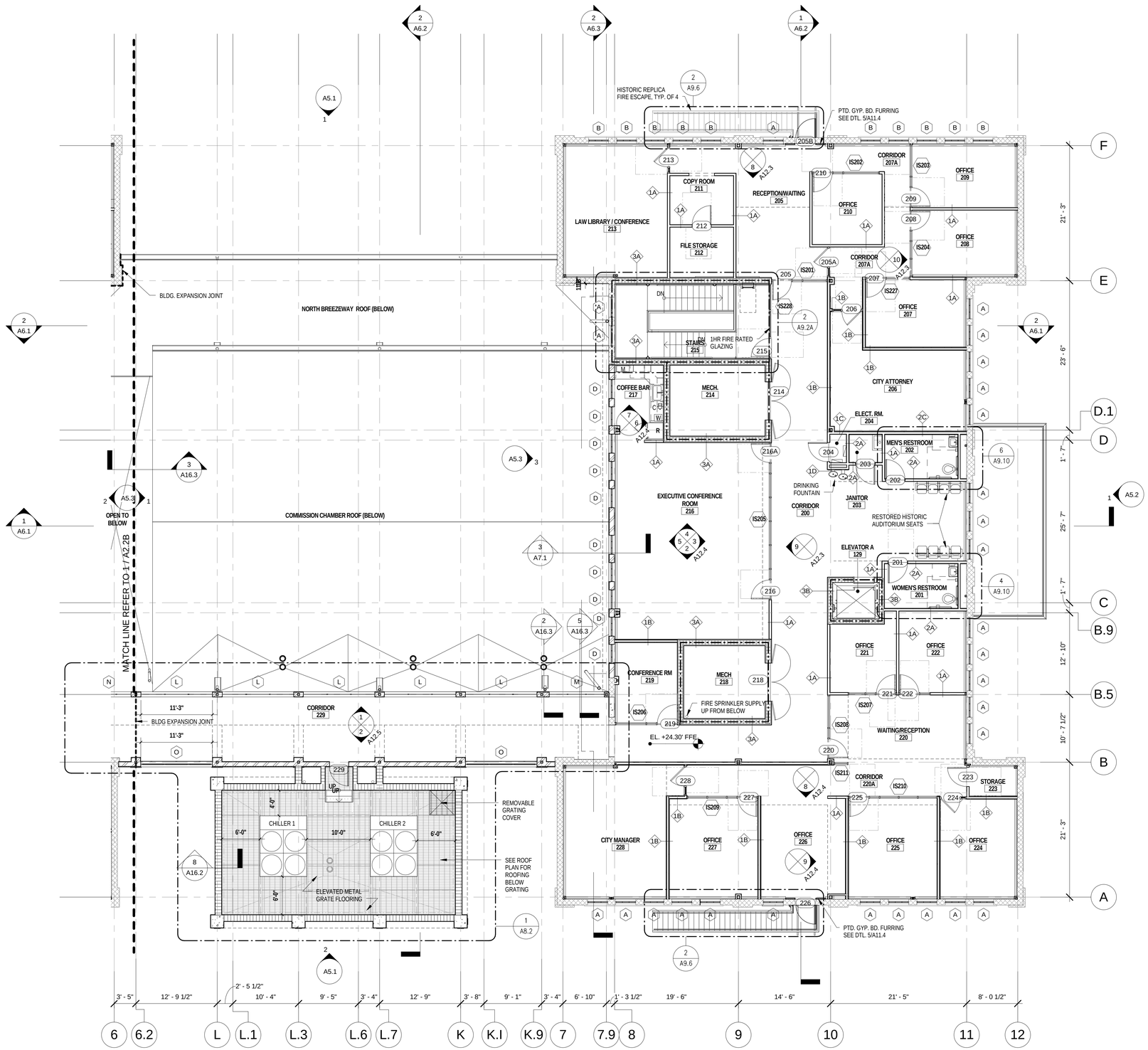
OVERALL 2ND FLOOR PLAN

Date: 08/08/14

A2.2



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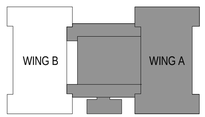

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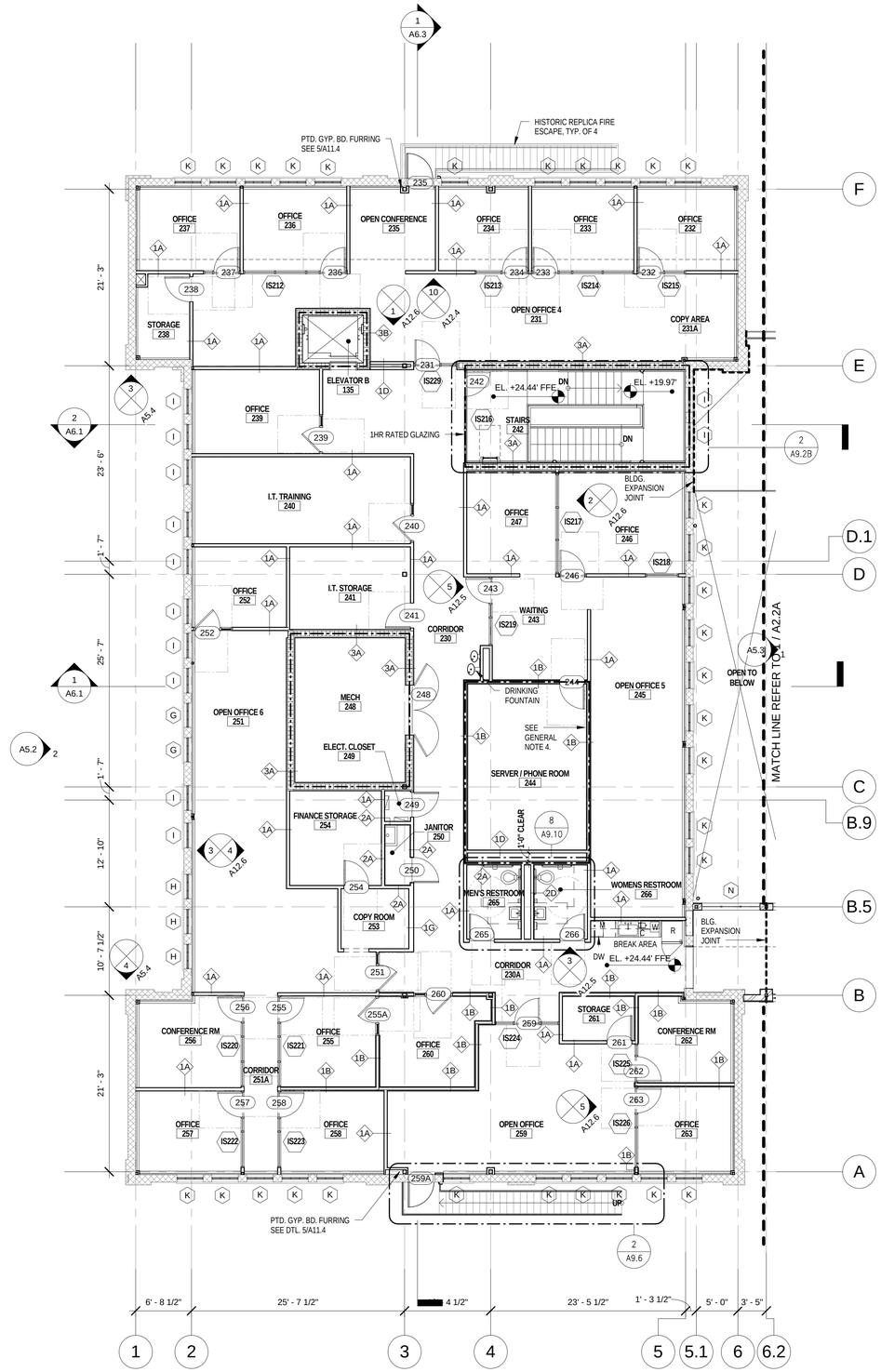
A2.2A



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SOIL TREATMENT, PER FBC-B SECTION 1816.1:

1. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS FOR TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE FBC-B SECTION 202, REGISTERED TERMITICIDE. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:
"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

2. REFER TO OVERALL FLOOR PLAN SHEETS A2.1 & A2.2 FOR INTERIOR LAYOUT DIMESIONS. ALL INTERIOR DIMENSIONS ARE SHOWN TO THE FACE OF FINISH SURFACES, UNLESS OTHERWISE NOTED.

3. PER FBC-B SECTION 719: INSULATING MATERIALS, WHERE CONCEALED AS INSTALLED IN BUILDINGS OF ANY TYPE OF CONSTRUCTION, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.

4. INSTALL 3/4" A/C PLYWOOD, WITH GOOD SIDE OUT FROM 6" ABOVE F.F. TO 8'-6" ABOVE F.F. PAINT WITH TWO COATS OF FIRE RETARDANT PAINT.

5. THE HISTORIC GLYNN ARCHER SCHOOL IS A SIGNIFICANT LOCAL RESOURCE. CARE SHALL BE TAKEN TO PROTECT THE EXTERIOR CONCRETE WALLS AND MATERIALS SCHEDULED TO BE RE-USED IN THE BUILDING. SUCH MATERIALS INCLUDE, BUT ARE NOT LIMITED TO, STEEL WINDOWS, T&G WOOD FLOORING AND LUMBER TO SALVAGE AND MILLED FOR RE-USE IN THE BUILDING.

6. TWO TYPES OF PINE WERE USED IN THE BUILDING: OLD GROWTH SOUTHERN YELLOW PINE AND OLD GROWTH LONG LEAF PINE, AKA ANTIQUE HEART PINE. THE VAST MAJORITY OF THE FLOORING IS SOUTHERN YELLOW PINE. ALL OF THE FLOORING IN THE AUDITORIUM IS BELIEVED TO BE LONG LEAF HEART PINE. THIS MATERIAL IS PLANNED FOR MILLING AND REUSE ON THE STAGE.

7. THE T&G FLOORING IS IN GOOD TO EXCELLENT CONDITION. HOWEVER, A SIZE ABLE QUANTITY IS DETERIORATED FROM BUG INFESTATION AND WILL NOT BE ABLE TO BE MILLED FOR REUSE. THE LONG LEAF HEART PINE IS 1" THICK X 3" FACE DIMENSION. AFTER MILLING, THIS MATERIAL WILL BE 7/8" THICK WITH A 2- 9/16" FACE DIMENSION. THIS MATERIAL WILL BE USED FOR THE STAGE FLOOR AND FACIA.

8. THE YELLOW PINE T&G FLOORING IS 1 ½" THICK X 3" FACE DIMENSION. IT IS NOT ANTICIPATED THAT THIS MATERIAL WILL BE SUITABLE FOR MILLING DUE TO ANTICIPATED DETERIORATION FROM BUG INFESTATION.

9. THE 2X6 STUDS WILL BE USED FOR SLEEPERS UNDER THE STAGE FLOORING AND FOR FURRING AT THE FACE OF THE STAGE. SINCE THESE MEMBERS WILL BE LAID FLAT, THERE IS NO NEED TO DRESS THE LUMBER OR REMOVE MISCELLANEOUS NAILS OR OTHER FASTENERS.

10. FLOOR JOISTS, RAFTERS AND OTHER FRAMING LUMBER INCLUDE VARIOUS SIZES, BUT PREDOMINANTLY THESE ARE NOMINAL 2 X 14 PINE BOARDS, 26 FEET LONG. THE GENERAL CONTRACTOR WILL BE REQUIRED TO SORT THIS MATERIAL AND RIP THE BOARDS FOR DELIVERY TO A MILLING SHOP. APPROXIMATELY 2" WILL BE CUT FROM EACH EDGE TO REMOVE EXISTING NAILS. THIS WILL REDUCE THE 2X14 MEMBERS TO NOMINAL 2X10 MEMBERS. THESE BOARDS WILL THEN BE MILLED INTO T&G WAINSCOT MATERIAL, BASEBOARDS, WINDOW SILLS, TRIM AND HANDRAILS.

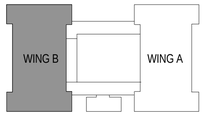
11. ALL LUMBER WILL BE SORTED INTO THREE GROUPS: LONG LEAF HEART PINE SUITABLE FOR REUSE (THIS LUMBER WILL BE HEAVIER THAN SOUTHERN PINE), SOUTHERN PINE SUITABLE FOR REUSE, AND MATERIAL TO BE RECYCLED.

12. THIS PROJECT IS SEEKING LEED CERTIFICATION AT THE GOLD LEVEL UNDER THE U.S. GREEN BUILDING COUNCIL'S LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN PROGRAM. IT IS A PROJECT GOAL TO DIVERT NEARLY ALL OF THE SALVAGED MATERIAL FROM THE LAND FILL. (THE PHASE ON SELECTIVE DEMOLITION PHASE DIVERTED 94.6 PERCENT.) THE PRIORITIES FOR THIS LUMBER IS AS FOLLOWS:
a. RECLAIMED FOR USE ON SITE
b. RECLAIMED FOR USE BY OTHERS
c. RECYCLED

13. ALL SAWDUST RESULTING FROM MILLING OPERATIONS SHALL BE RECOVERED AND DELIVERED TO THE KEY WEST POLICE DEPARTMENT'S HORSE STABLE AT THE TRUMAN WATERFRONT PARK FOR THEIR USE. CONTRACTORS ARE ADVISED THAT THIS IS CURRENTLY A STANDARD AGREEMENT BETWEEN HANSEN AND BRINGLE MILLWORK AND THE KEY WEST POLICE DEPARTMENT.

LEGEND

- MTL STUD EXTERIOR WALL
- 8" or 12" CMU WALL
- 1 HR FIRE RATED WALL ASSEMBLY
- GYPSUM WALLBOARD PARTITION
- EXISTING CONCRETE WALL/COLUMN TO REMAIN
- R — REFRIGERATOR
- STOREFRONT
- WINDOW
- 101 — DOOR TAG. (SEE SHEET A11.0 & A11.1)
- A — WINDOW TAG (SEE SHEET A11.3)
- 3A — WALL TAG (SEE SHEET A10.0)
- IS1 — INTERIOR STOREFRONT TAG
- C — COFFEE MAKER
- DW — DISH WASHER
- M — MICROWAVE
- W — WATER DISPENSER



SCALE: 1/8" = 1'=0"

0 8 16 24 32

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Project No : 1305
2ND FLOOR PLAN - WING B
Date: 08/08/14

PERMIT SET

A2.2B