THE CITY OF KEY WEST
Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

MEMORANDUM - Planning Department

Date: 4 February 2014

To: Planning Staff

From: Donald Leland Craig, AICP City Planner

Subject: City Hall – Non Habitable Space Variance

Copy To: File

Attachments: Charter Provision 1.05 and City Code Sections 86-9 and 122-1149; 2010 Florida Building Code Definitions (in part)

Reply Requested by: Not Applicable

Message:
Situation: The proposed new City Hall at the Glynn Archer School has proposed elements, a pedestrian walkway, at the second story level, south side, connecting buildings A and B and a separate utility/storage building, both of which exceed the maximum height requirement of the Historic Public Service (HPS) zoning district. Building A will contain the Commission Chambers which was the former auditorium for the school. Building B will be the primary office space for many City Departments. The second story walkway will serve as a secondary, but essential fire escape route for either Building A, or Building B. The location of the walkway will be outside of the existing vertical plane of the south side of the façade of the Chambers section of Building A, and therefore outside of the three dimensional envelope expressed by all three components of Buildings A and B. However the new walkway will sit directly above the existing covered walkway between Buildings A and B, which is open to the south side. The second story walkway will serve as a hallway for the two offices in building A and B.

In addition to the walkway a new mechanical/storage building will be built immediately to the south of the two walkways and will be connected to the elevated walkway at the second level for the purpose of access to the mechanical air conditioning chillers which sit atop the building. The chillers are to be enclosed by a parapet wall equivalent in height to the second story walkway. There is no roof planned for the building over the chillers, but the height of the parapet wall has been specifically extended to the proposed height in order to provide sound control and lessen impacts on neighbors to the south. Copies of the plans illustrating these elements of the building are attached.

The proposed heights of these building elements require variances because in the case of the elevated walkway, it extends beyond (south) the three dimensional envelope established by the building which in the vertical plane is at 35.5 feet and is higher than the allowed height of 25 feet. The new building will have a height of 36 feet and is a completely new building and requires a height variance. The question at hand is do these two proposed building elements qualify for "nonhabitable space" variance as may be allowed by the City Code of Ordinances.

Analysis: To qualify for a variance to be granted by the Board of Adjustment, the two building elements must meet the requirements of Section 1.05 of the City Charter. This section states in applicable part:

".... Board of adjustment height variances for nonhabitable purposes, including, but not limited to, radio towers, antennae and spires, shall be final and not be subject to referendum. Board of adjustment height variances for a build back of involuntarily destroyed structures which are nonconforming in their height shall also be final and not be subject to referendum. "

Also important in determining the applicability of this Charter provision is Section 122-1149 of the Land Development Regulations (LDRs) which reads:

The term "building height" as used in the land development regulations shall mean the vertical distance from the crown of the nearest adjacent street to the highest point of the proposed building. Height limitations contained in the schedule of district regulations located in divisions 2 through 14 of article IV of this chapter, in division 2 of this article and in this division shall apply to all construction unless otherwise stated in section 122-1151. These height regulations may be waived in order to accommodate nonhabitable hardware and utility structures typically associated with the principal structure, including spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy or use.

The terms and words which are important to understand in each of these sections of applicable City Code are:

"nonhabitable"
"appurtenances"
"human occupancy"
"but not limited to"

Also important in reaching a conclusion as to the applicability of sections 1.05 and 122-1149 is the preamble to section 86- 9 Definition of Terms in the LDRs:

Terms not otherwise defined in this section shall be interpreted first by reference to the comprehensive plan and this subpart B; secondly, by reference to generally accepted engineering, planning, or other professional terminology if technical; and otherwise according to common usage, unless the context clearly indicates otherwise.

This section directs the user of the LDRs and the City Planner, whose job it is to interpret and apply the definitions of the LDRS, first to use the terms described therein and in the Comprehensive Plan. When an lacking easily understood meaning or a definition at all , one then is directed to generally accepted technical and professional terminology for technical terms , and to common usage (a standard dictionary) for other non-technical terms .

The four terms and words listed above as important are not defined in the LDRS or Comprehensive Plan. Therefore direction to generally accepted technical terminology is warranted. In this case because the subject is a proposed building, or element thereof, and the reference is to height, reference must be made to the applicable portions of the 2010 Florida Building Code (FBC). None of the four terms and words listed above is defined in the Florida Building Code. The obverse of "nonhabitable", "habitable" does appear in the FBC as "habitable space", and is defined as "A space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls, screen enclosures, sunroom Categories I, II, and III as defined in the AAMA /NPE/NSA 2100, storage or utility space, and similar areas are not considered habitable space."

As applied to the building elements in question, the walkway and the utility/storage building, the spaces do not qualify as "habitable" due to the exception provided in the FBC definition. Neither the storage space in the new building nor the utility spaces will be habitable space; therefore they will be "nonhabitable" space. The walkway between Building A and B will be an enclosed "hall" within a structure, and therefore excluded from the definition of habitable space, and is "nonhabitable".

Moreover, the Charter provision 1.05 (b) applicable to height provides the words "but not limited to" to describe and modify the possible list of Non Habitable Purposes eligible for a variance by the Board of Adjustment rather than referral to a referendum of the voters of the City of Key West. The words " but not limited to" according to the directions provided by Section 86-9 of the LDRS must be accorded their plain English meaning which is more inclusive rather than "exclusive to" or "limited to".

Finding:

Based upon the above analysis and the requirement of Section 90-301 (b) that the City Planner administratively interpret the LDRS , it is determined that the two proposed building elements of the New City Hall , namely the Utility/Storage building and the walkway/hall between Buildings A and B are eligible for consideration of the granting of a nonhabitable height variance as that term is contemplated , written and used in Section 1.05(b) of the City of Key West Charter , and Section 122-1149 of the Land Development Regulations.

End

in this subpart B, or change in land use shall be undertaken without prior authorization pursuant to this subpart B.

(b) *Status of previously issued construction permits.* The provisions of this subpart B and any amendments thereto shall not affect the validity of any lawfully issued and effective construction permit if the development activity authorized by the permit commenced prior to the effective date of this subpart B, and the building permit has not expired. Upon expiration of any such building permit, the developer shall comply with the provisions of the land development regulations as amended as well as the building codes as amended in obtaining a new building permit.
(Ord. No. 97-10, § 1(1-1.5), 7-3-1997)

Sec. 86-6. Interpretation and conflict.

(a) *General interpretations.* In the interpretation and application of this subpart B, all provisions shall be:

(1) Considered as minimum requirements for the promotion of the public health, safety, morals and general welfare;

(2) Liberally construed in favor of the city; and

(3) Deemed neither to limit nor repeal any other powers granted under state statutes.

(b) *Conflicts.* More specific provisions of this subpart B shall be followed in lieu of more general provisions that may be more lenient than or in conflict with the more specific provision. Where the provisions of this subpart B appear to conflict with another law, the most restrictive provision shall govern.
(Ord. No. 97-10, § 1(1-1.6), 7-3-1997)

Sec. 86-7. Minimum requirements.

In their interpretation and application, the land development regulations shall be held to be minimum requirements, adopted for the protection of the public health, safety, morals and general welfare. Whenever the requirements of the land development regulations are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, deed restrictions or covenants, the most restrictive or that imposing the higher standards shall govern.
(Ord. No. 97-10, § 1(1-2.11), 7-3-1997)

Sec. 86-8. General interpretation of certain terms.

For the purpose of the land development regulations, certain terms used in the land development regulations are defined in this section. When not inconsistent with the context, words used in the present tense include the future; words in the singular number include the plural; and words in the plural number include the singular number. The word "shall" is always mandatory and not merely directory. The word "structure" shall include the word "building." The word "used" shall include arranged, designed, constructed, altered, converted, rented, leased or intended to be used. The word "lot" includes the word "plot," "tract," and "building site."
(Ord. No. 97-10, § 1(5-21.1), 7-3-1997)

Sec. 86-9. Definition of terms.

Terms not otherwise defined in this section shall be interpreted first by reference to the comprehensive plan and this subpart B; secondly, by reference to generally accepted engineering, planning, or other professional terminology if technical; and otherwise according to common usage, unless the context clearly indicates otherwise. For the purpose of enforcing and administering this subpart B, the following words shall have the definition and meanings ascribed:

Abandon means to discontinue a land use for a period of 24 months without demonstrating an intent to continue the use as indicated by the following:

(1) Allowing licenses to lapse;

(2) Removing meters;

(3) Not maintaining a structure in a habitable condition;

(4) Not making a unit available for occupation (i.e., advertising or marketing through a Realtor or other agent); and/or

the schedule of district regulations located in divisions 2 through 14 of article IV of this chapter, in division 2 of this article and in this division. No yard or building site existing on the effective date of the ordinance from which this section derives shall be reduced in dimension or area below the minimum requirements set forth.
(Ord. No. 97-10, § 1(2-5.9(F)), 7-3-1997)

Sec. 122-1147. Independent yard or open space.

No part of a yard or other open space or off-street parking or loading space required in connection with any building or site for the purpose of complying with the land development regulations shall be included as part of a yard, open space or off-street parking or loading space similarly required for any other building or site.
(Ord. No. 97-10, § 1(2-5.9(G)), 7-3-1997)

Sec. 122-1148. Coastal construction control line.

(a) No building or other structure shall be constructed:

(1) Within 50 feet of the mean high water along the Atlantic Ocean, southwest from the Cow Key Channel Bridge to the southeast corner of the Truman Annex property, inclusive of the Fort Taylor State Park, which fronts on the Atlantic Ocean; or

(2) Within 30 feet of the mean high water along the main ship channel, Key West Harbor, Garrison Bight, and the Bay of Florida, which shoreline is generally described as running north and east from the southeast corner of Truman Annex property, inclusive of the Fort Taylor State Park property which fronts on the Bay of Florida, to the north end of the Cow Key Channel Bridge and also extending along the entire outer limits of North Stock Island.

(b) Restrictions set forth in subsection (a) of this section shall not be applicable to any pier, dock, seawall, or other water-dependent use, or to any construction on property not within the jurisdiction of the city.

(c) If any portions or applications of subsection (a) of this section are judicially determined to be legally improper or unconstitutional, such holding shall not affect the remaining portions or applications thereof.
(Ord. No. 97-10, § 1(2-5.9(H)), 7-3-1997)

Sec. 122-1149. Height.

The term "building height" as used in the land development regulations shall mean the vertical distance from the crown of the nearest adjacent street to the highest point of the proposed building. Height limitations contained in the schedule of district regulations located in divisions 2 through 14 of article IV of this chapter, in division 2 of this article and in this division shall apply to all construction unless otherwise stated in section 122-1151. These height regulations may be waived in order to accommodate nonhabitable hardware and utility structures typically associated with the principal structure, including spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy or use.
(Ord. No. 97-10, § 1(2-5.9(I)), 7-3-1997)

Sec. 122-1150. Structures to have access.

Every building erected or moved after the effective date of the ordinance from which this section derives shall be on a lot adjacent to a public street or with access to an approved private street, and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection, and required off-street parking.
(Ord. No. 97-10, § 1(2-5.9(J)), 7-3-1997)

Sec. 122-1151. Size and dimension.

Size and dimension regulations for zoning districts shall be as follows:

ARTICLE I. GENERAL

1.01 City created.

The City of Key West is hereby created which shall be the successor to the City of Key West organized and existing under the provisions of Chapter 23374, Laws of Florida (1945), as amended. The city shall have all governmental, corporate and proprietary powers to enable it to conduct municipal government, perform municipal functions and render municipal services, and may exercise any power for municipal purposes except as otherwise provided by law.

1.02 Police powers and jurisdiction.

The City of Key West is hereby authorized to exercise its police powers and jurisdiction extending six hundred (600) feet into the tidal waters adjacent to its corporate limits as herein established; provided, however, that the exercise of such police powers and jurisdiction beyond the corporate limits of the city shall extend only to the abatement of nuisances, the enforcement of sanitary laws and regulations, the regulation of zoning, and the suppression of crime.

1.03 Authority of city commission in development of free port.

The city commission is hereby authorized for the purpose of developing, restoring and extending the shipping and transportation facilities of the city, to construct, purchase, lease or otherwise acquire and to equip, own and maintain yards, terminals, warehouses docking facilities and all buildings and appurtenances deemed necessary and appropriate in connection therewith for the receipt, housing, storage, transfer, transshipment, transportation and delivery of freight, cargoes, mail and express from, into and within the free port zone lying within or outside of the city and not distant more than ten (10) miles from the city limits as now or hereafter constituted; also to extend or connect with the free port zone any lines or transportation facilities that may be necessary to connect with lines of any common carrier; the municipal lines of railways or other transportation facilities provided by the city may be upon lands or easements now owned or hereafter acquired, located in any part of the city or in the area designated for the free port; also to acquire by donation, purchase, condemnation or otherwise all land, easements, rights or property deemed necessary for such time and upon such terms and conditions as may be determined by the city commission by ordinance, duly approved by the qualified electors of the city at a referendum.

1.04 Equality of rights.

The equality of rights under the laws of the City of Key West shall not be denied or abridged because of sex, sexual orientation, age, disability, race, creed, color, or national origin.

(Ord. No. 98-21, § 2(Exh. A), 8-4-1998)

State law reference—Discrimination in employment, F.S. §§ 112.042—112.044.

1.05 Height restriction.

(a) Building height restrictions in the city's land development regulations and building code in effect as of the adoption of this charter section are subject to change only upon approval of a majority of the qualified electors casting ballots at a general municipal election.

(b) If the board of adjustment approves a height variance for habitable building space, this approval shall be submitted to the voters for ratification in the next regularly scheduled election. Board of adjustment approval shall not become effective until voter ratification. Board of adjustment height variances for nonhabitable purposes, including, but not limited to, radio towers, antennae and spires, shall be final and not be subject to referendum. Board of adjustment height variances for a build back of involuntarily destroyed structures which are nonconforming in their height shall also be final and not be subject to referendum.

(Ord. No. 98-21, § 2(Exh. A), 8-4-1998)

1.06 Historic architectural review commission.

(a) There shall be an Historic Architectural Review Commission whose duties shall be prescribed by ordinance.

FIREBLOCKING. See Section 702.1.

FIREPLACE. See Section 2102.1.

FIREPLACE THROAT. See Section 2102.1.

[F] FIREWORKS. See Section 307.2.

Fireworks, 1.3G. See Section 307.2.

Fireworks, 1.4G. See Section 307.2.

FIXED BASE OPERATOR (FBO). See Section 412.2.

FLAME SPREAD. See Section 802.1.

FLAME SPREAD INDEX. See Section 802.1.

[F] FLAMMABLE GAS. See Section 307.2.

[F] FLAMMABLE LIQUEFIED GAS. See Section 307.2.

[F] FLAMMABLE LIQUID. See Section 307.2.

Class IA. See Section 307.2.

Class IB. See Section 307.2.

Class IC. See Section 307.2.

[F] FLAMMABLE MATERIAL. See Section 307.2.

[F] FLAMMABLE SOLID. See Section 307.2.

[F] FLAMMABLE VAPORS OR FUMES. See Section 415.2.

[F] FLASH POINT. See Section 307.2.

FLEXIBLE PLAN BUILDINGS. Buildings used for day-care homes which have movable corridor walls and movable partitions of full-height construction with doors leading from rooms to corridors.

FLIGHT. See Section 1002.1.

FLOATING RESIDENTIAL UNIT. Means a structure primarily designed or constructed as a living unit, built on a floating base, which is not designed primarily as a vessel, is not self-propelled although it may be towed about from place to place, and is primarily intended to be anchored or otherwise moored in a fixed location.

FLOOD OR FLOODING. See Section 1612.2.

FLOOD DAMAGE-RESISTANT MATERIALS. See Section 1612.2.

FLOOD HAZARD AREA. See Section 1612.2.

FLOOD HAZARD AREA SUBJECT TO HIGH-VELOCITY WAVE ACTION. See Section 1612.2.

FLOOD INSURANCE RATE MAP (FIRM). See Section 1612.2.

FLOOD INSURANCE STUDY. See Section 1612.2.

FLOODPLAIN MANAGEMENT ORDINANCE. See Section 1612.2.

FLOODWAY. See Section 1612.2.

FLOOR AREA, GROSS. See Section 1002.1.

FLOOR AREA, NET. See Section 1002.1.

FLOOR FIRE DOOR ASSEMBLY. See Section 702.1.

FLY GALLERY. See Section 410.2.

[F] FOAM-EXTINGUISHING SYSTEMS. See Section 902.1.

FOAM PLASTIC INSULATION. See Section 2602.1.

FOLDING AND TELESCOPIC SEATING. See Section 1002.1.

FOOD COURT. See Section 402.2.

FOSSIL FUEL. Coal, kerosene, oil, fuel gases, or other petroleum or hydrocarbon product that emits carbon monoxide as a by-product of combustion.

FOUNDATION PIER. See Section 2102.1.

FRAME STRUCTURE. See Section 1614.2.

FRAMEWORK. A skeletal or structural frame; an openwork frame structure.

GARDEN MAUSOLEUM. A mausoleum for the public built without heat or air conditioning but may contain an open-air committal area.

[F] GAS CABINET. See Section 415.2.

[F] GAS ROOM. See Section 415.2.

[F] GASEOUS HYDROGEN SYSTEM. See Section 440.2.

GLASS FIBERBOARD. See Section 721.1.1.

GLUED BUILT-UP MEMBER. See Section 2302.1.

GRADE FLOOR OPENING. A window or other opening located such that the sill height of the opening is not more than 44 inches (1118 mm) above or below the finished ground level adjacent to the opening.

GRADE (LUMBER). See Section 2302.1.

GRADE PLANE. See Section 502.1.

GRANDSTAND. See Section 1002.1.

GRIDIRON. See Section 410.2.

GROSS LEASABLE AREA. See Section 402.2.

GROUP DAY CARE HOME. A day care home in which at least 7 but not more than 12 clients receive care, maintenance, and supervision by other than their relative(s) or legal guardian(s) for less than 24 hours per day with no more than three clients incapable of self-preservation.

GROUTED MASONRY. See Section 2102.1.

Grouted hollow-unit masonry. See Section 2102.1.

Grouted multiwythe masonry. See Section 2102.1.

GUARD. See Section 1002.1.

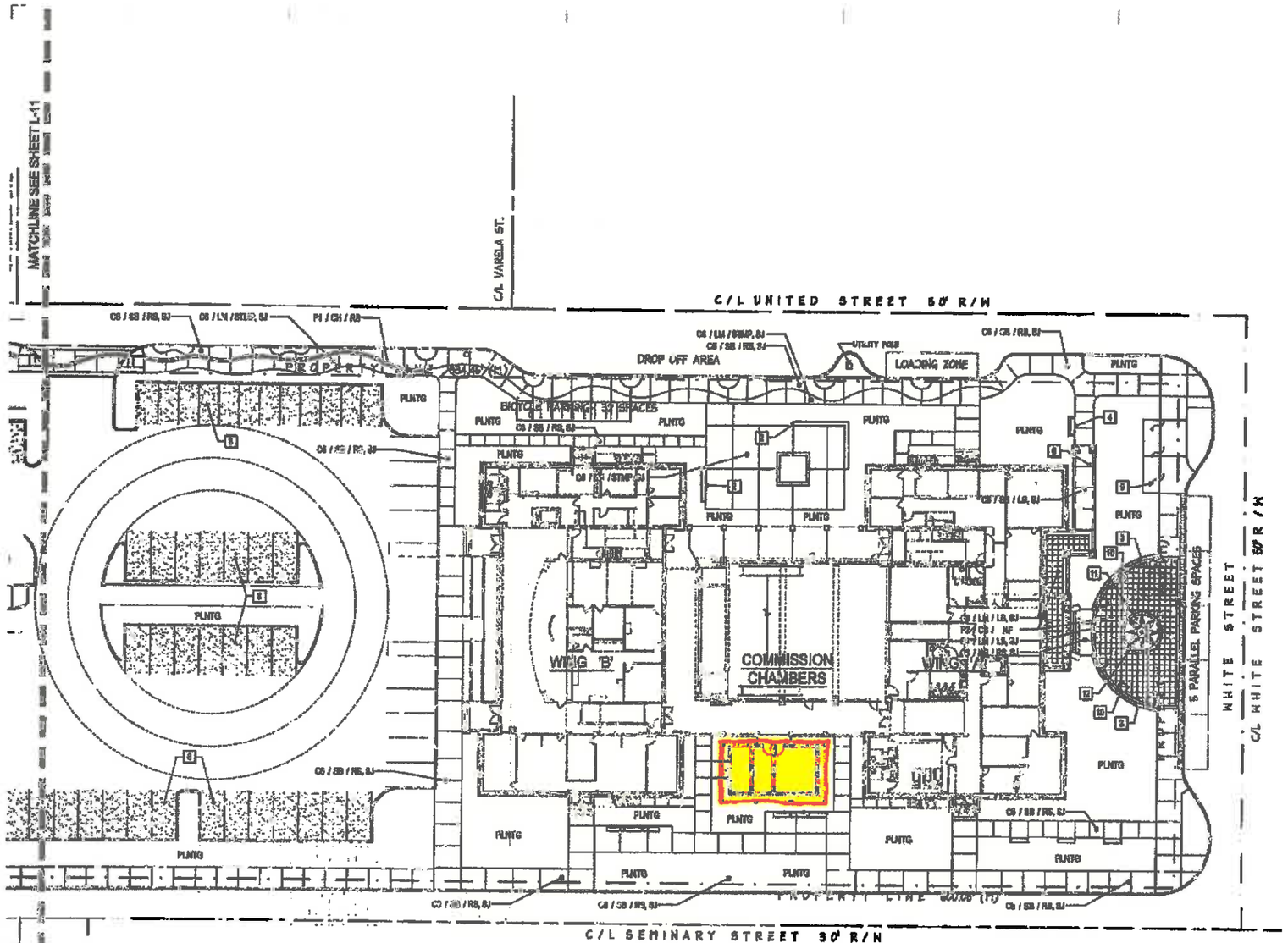
GYPSUM BOARD. See Section 2502.1.

GYPSUM PLASTER. See Section 2502.1.

GYPSUM VENEER PLASTER. See Section 2502.1.

HABITABLE SPACE. A space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls, screen enclosures, sunroom Categories I, II and III as defined in the AAMA/NPEA/NSA 2100, storage or utility space and similar areas are not considered habitable space.

[F] HALOGENATED EXTINGUISHING SYSTEMS. See Section 902.1.



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

SHEET NOTES

1. ALL INTEGRAL COLOR CONCRETE ARMATURE BY L.M. SCOFIELD

www.scofield.com
1.800.366.9520

2. ALL PAVERS TO BE BY UNILOCK TILE

www.unilocktile.com

3. ALL PLANTER CURBS, STAIRS, RETAINING WALLS AND SEATWALLS TO BE SCOFIELD LIME-STONE INTEGRAL COLORED CONCRETE WITH SAND BLASTED FINISH UNLESS NOTED OTHERWISE.

4. ALL INTEGRAL COLORED CONCRETE SURFACES TO BE SEALED WITH SCOFIELD 'REPELLO' PENETRATING WATER AND OIL REPELLANT, PER MANUFACTURERS SPECIFICATIONS.

5. ALL AGGREGATE TO BE 3/8" LIME-ROCK UNLESS OTHERWISE NOTED.

6. SEE ARCHITECTURE DRAWINGS FOR ALL BUILDINGS AND STRUCTURES.

SYMBOLS LEGEND

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

MT FOR / EN
- FINISH
- COLOR
- MATERIAL

MATERIAL
A -ASPHALT
C4 -CONCRETE - 4" THICK
C6 -CONCRETE - 6" THICK
P1 -PAVER - 12" x 12"
P2 -PAVER - 24" x 24"
P3 -ADA PAVER

COLOR
CH -CHARCOAL
CS -CORAL STONE
FG -FRENCH GRAY
LM -LIMESTONE
NG -NATURAL GRAY
SB -SPARKS BEIGE

FINISH
LB -LIGHT BROOM
NF -NATURAL FOSSIL
RS -ROCK SALT
SB -SAND BLAST, EXPOSED AGG.
SF -SPONGE FLOAT
SJ -SAW CUT JOINTS
ST -STEEL TROWEL
STMP -STAMPED
TJ -TOOLED JOINTS

1. 36" HT. CMU RETAINING WALL -SEE DETAILS
2. 18" WIDTH POURED CONCRETE SEATWALL -SEE DETAILS
3. 12" WIDTH CONCRETE WALL -SEE DETAILS
4. PEDESTRIAN BRICK TBD
5. BIKE RACK LOCATION
6. ALUMINUM HANDRAIL -SEE DETAILS
7. RECYCLED CONCRETE GARDEN WALK - SEE DETAIL 6/L-11
8. PERVIOUS GRAVEL PAVER PARKING SURFACE - SEE CIVIL DRAWINGS
9. FLAGPOLES (4) - SEE DETAILS
10. PLANTER POTS (6) KORNERSTONE MS-27.5 COLOR: MOCHA BUFF 6447
11. INTERNAL COLOR CONCRETE COMPACT ROSE - PBR HARDSCAPE DETAILS FOR SPECIFICATIONS AND ENLARGEMENT
12. 6" HT. CONCRETE PEDESTAL -SEE DETAILS
13. PRE-FABRICATED SHADE STRUCTURE BY POLIGON STRUCTURES, AVAILABLE THRU MEP SERVICES, INC. PH: 407.831.9888 FX: 407.834.7336

REVISIONS

KEY WEST CITY HALL
AT GLYNN ARCHER
1302 WHITE STREET KEY WEST, FLORIDA
CITY OF KEY WEST

LANDSCAPE ARCHITECTURE
PLANNING
ENVIRONMENTAL
ECOLOGICAL

618 Angela Street
Key West, Florida 33040
(305) 294-1827

Bender & Associates ARCHITECTS p.a.

Project No. 1008
SITE HARDSCAPE PLAN
Date PTRS 3

L-10

1 OVERALL ROOF PLAN
A3.1 3/32" = 1'-0"

SCALE: 3/32" = 1'-0"

KEY WEST CITY HALL
AT GLYNN ARCHER
PHASE 2
1302 WHITE STREET KEY WEST, FLORIDA
CITY OF KEY WEST

30% CONSTRUCTION DOCUMENTS

Bender & Associates ARCHITECTS

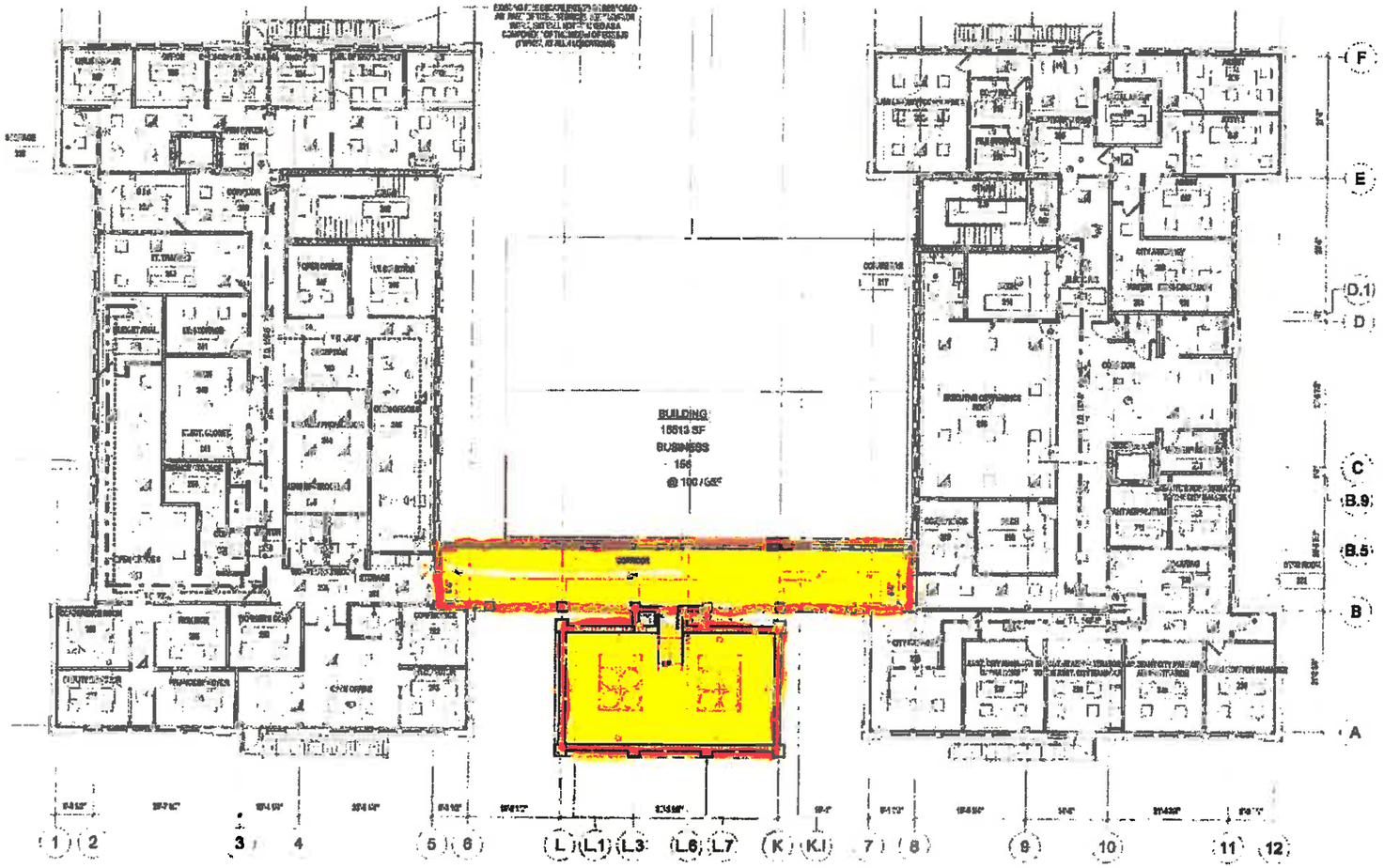
A3.1

PLUMBING FIXTURE COUNT

CLASSIFICATION	Classification #	OCCUPANT LOAD	OCCUPANCY		WATER CLOSETS					LAVATORIES				DRINKING FOUNTAINS		UTILITY SINK
			MALE OCCUPANTS	FEMALE OCCUPANTS	MALE REQUIRED	MALE PROVIDED	MALE URINAL	FEMALE REQUIRED	FEMALE PROVIDED	MALE REQUIRED	MALE PROVIDED	FEMALE REQUIRED	FEMALE PROVIDED	REQUIRED	PROVIDED	

OCCUPANT LOAD

FLOOR LEVEL	NAME	CLASSIFICATION TYPE	AREA	OCCUPANT	OCCUPANT FACTOR	OCCUPANT LOAD
2ND FLOOR						
1ST FLOOR						



1 LS-2 **SECOND FLOOR LIFE SAFETY PLAN**
3/32" = 1'-0"

SCALE: 3/32" = 1'-0"

GENERAL NOTES:

GENERAL NOTES:

1. EXISTING WATER-BASED FIRE SPRINKLER SYSTEM IS TO BE EXTENDED TO THE REMODELED AREA OF THE HISTORIC PORTION OF THE BUILDING. ALL NEW WORK SHALL BE DESIGNED AS A MODIFICATION TO THE EXISTING SYSTEM.

FIRE PROTECTION SHALL BE IN PLACE DURING DEMOLITION, CONSTRUCTION AND ALL SYSTEMS SHALL BE OPERATIONAL.

2. PORTABLE FIRE EXTINGUISHERS: STRUCTURES UNDER DEMOLITION, ALTERATION AND CONSTRUCTION SHALL BE PROVIDED WITH APPROVED PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF FBC AND FFPC, INCLUDING BUT NOT LIMITED TO FBC-B SECTION 906 AND 3302, FBC-EB SECTION 1009, NFPA 101 SECTION 16.3, AND NFPA 241-2.04 CHAPTERS 7, 8, 9 AND 10.

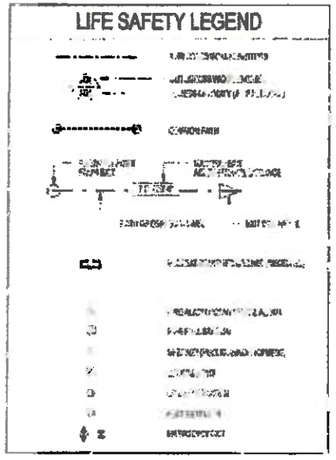
3. SUITABILITY, DISTRIBUTION AND MAINTENANCE OF PORTABLE FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH NFPA 10 2007. AT LEAST ONE 10 LB MULTI-PURPOSE DRY CHEMICAL FIRE EXTINGUISHER WITH MINIMUM RATING OF 4-A:40-B:C SHALL BE PROVIDED AND MAINTAINED IN PLAIN SIGHT WITHIN AN ACCESSIBLE LOCATION AT EACH STORAGE SHED AND CONSTRUCTION TRAILER, AND ONE EXTINGUISHER WITHIN EACH RAMP AND STAIRWAY.

4. FLAMMABLE AND COMBUSTIBLE LIQUIDS: STORAGE, DISPENSING OR USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE RESTRICTED TO AREAS OUTSIDE OF THE STRUCTURE(S), AT LEAST 30 FT FROM ENTRANCES, OUTDOOR AIR INTAKES AND OPERABLE WINDOWS, AND IN STRICT COMPLIANCE WITH NFPA 1, FLC SECTION 18.2.3.1 AND CHAPTER 52, NFPA 30-2008, AND LEED INDOOR AIR QUALITY REQUIREMENTS.

5. ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST (E.G., AREAS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED). SPARE FIRE EXTINGUISHERS SHALL BE PROVIDED ON SITE FOR IMMEDIATE REPLACEMENT OF DISCHARGED FIRE EXTINGUISHERS. FREE ACCESS TO PORTABLE FIRE EXTINGUISHERS SHALL BE MAINTAINED AT ALL TIMES.

6. STORAGE OF CLASS I AND CLASS II LIQUIDS SHALL NOT EXCEED 60 GALLONS WITHIN 10 FEET OF THE STRUCTURE. STORAGE AREAS SHALL BE KEPT FREE OF WEEDS, DEBRIS AND COMBUSTIBLE MATERIALS NOT NECESSARY TO THE STORAGE. OPEN FLAMES AND FLAME DEVICES SHALL NOT BE PERMITTED IN FLAMMABLE AND COMBUSTIBLE STORAGE LIQUID STORAGE AREAS. SUCH STORAGE AREAS SHALL BE APPROPRIATELY POSTED AS "NO SMOKING" AREAS. CLASS I LIQUIDS SHALL BE DISPENSED ONLY WHERE THERE ARE NO OPEN FLAMES OR OTHER SOURCES OF IGNITION WITHIN THE POSSIBLE PATH OF VAPOR TRAVEL.

LIFE SAFETY LEGEND



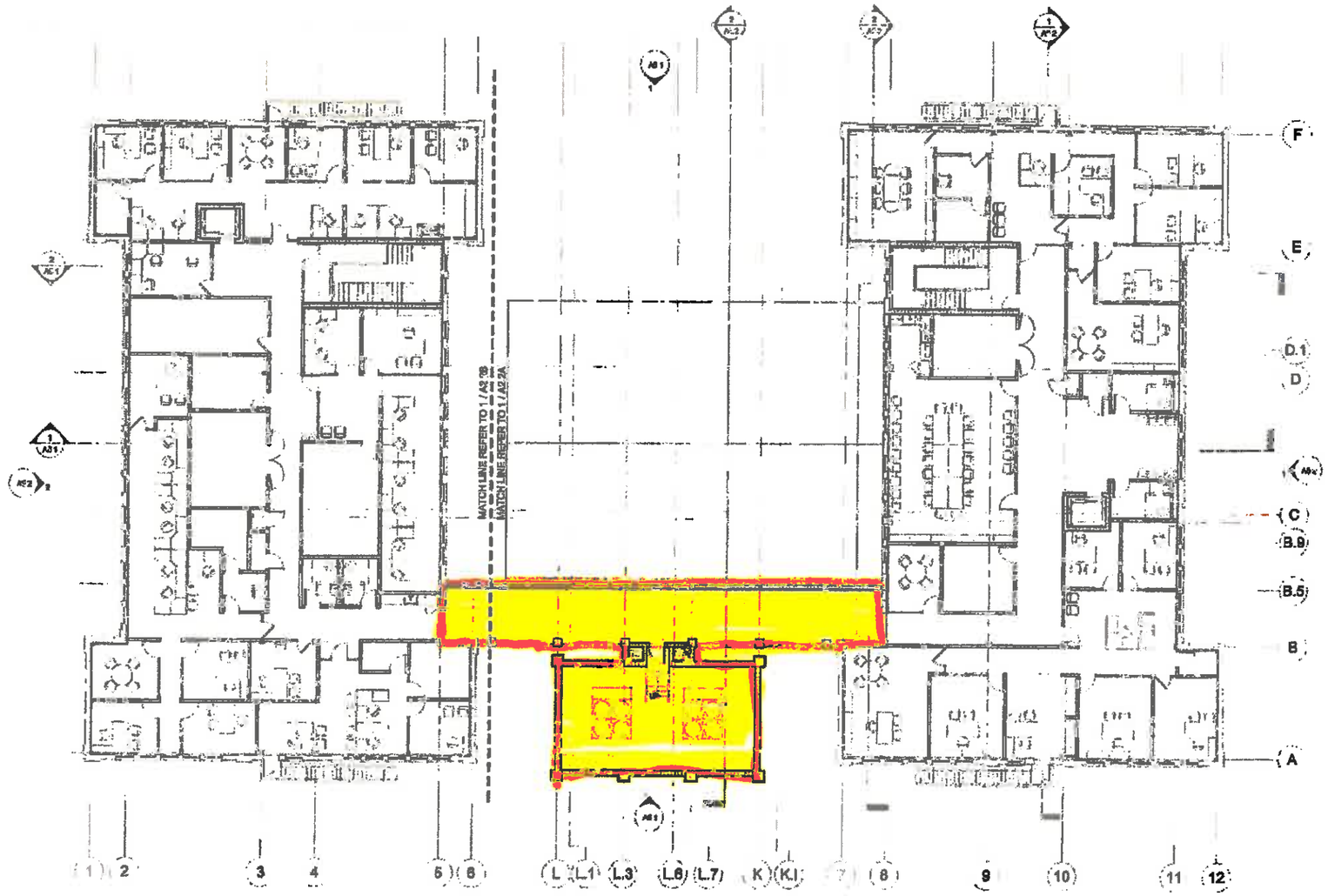
KEY WEST CITY HALL
AT GLYNN ARCHER
PHASE 2
1302 WHITE STREET KEY WEST, FLORIDA
CITY OF KEY WEST

McHARRY ASSOCIATES
WWW.MCHARRY.COM

Bender & Associates ARCHITECTS

30% CONSTRUCTION DOCUMENTS

LS-2



1 OVERALL 2ND FLOOR PLAN
A2.2
3/32" = 1'-0"

SCALE: 3/32" = 1'-0"

KEY WEST CITY HALL
AT GLYNN ARCHER
PHASE 2
1302 WHITE STREET KEY WEST, FLORIDA
CITY OF KEY WEST

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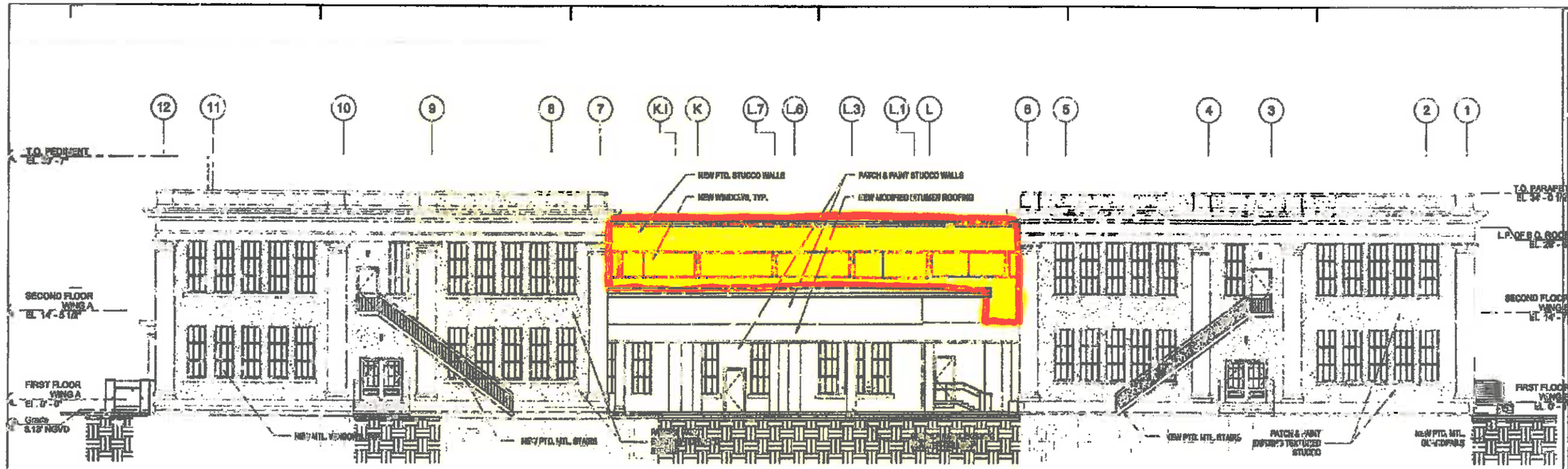
A2.2



1 North Exterior Elevation
A5.1 1/8" = 1'-0"

2 South Exterior Elevation
A5.1 1/8" = 1'-0"

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PHASE 2
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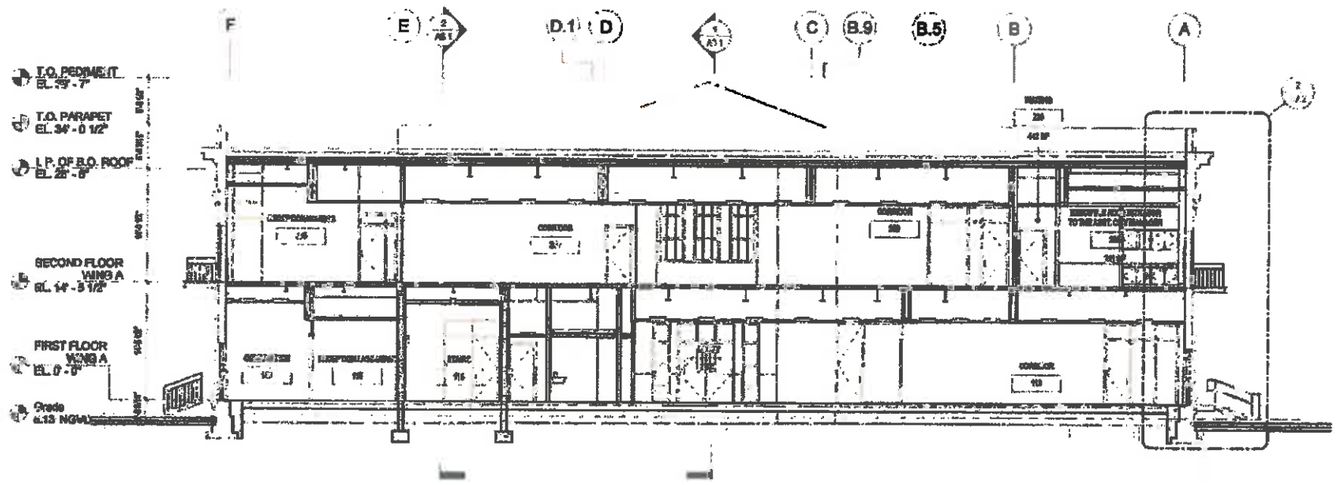
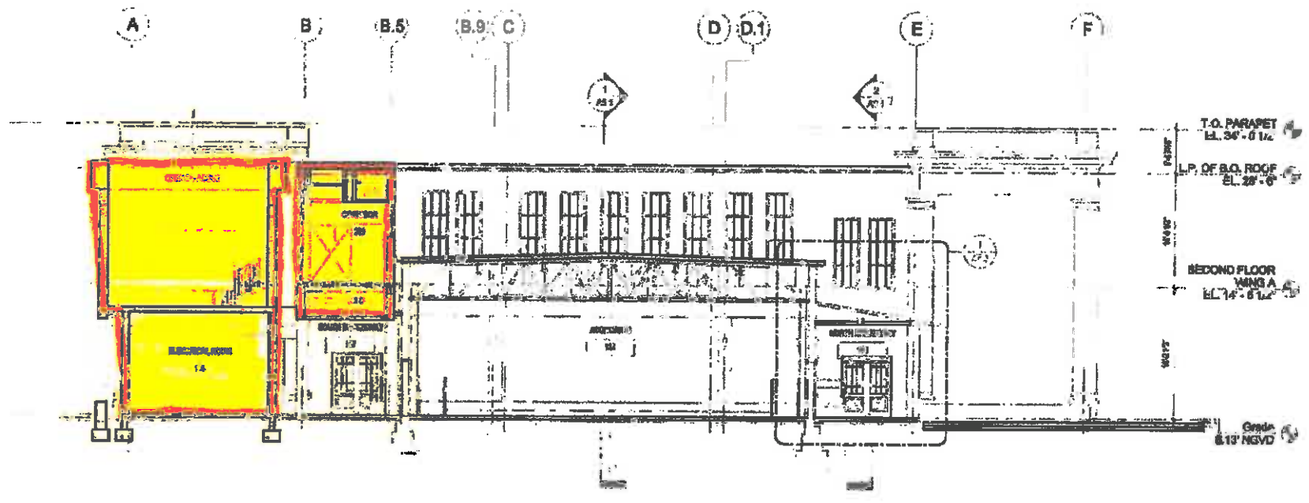
A5.1



1 TRANSVERSE BUILDING SECTION WING A
A6.2
1/8" = 1'-0"



2 BUILDING SECTION - AUDITORIUM AND CHILLER
A6.2
1/8" = 1'-0"

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

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AT GLYNN ARCHER
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CITY OF KEY WEST

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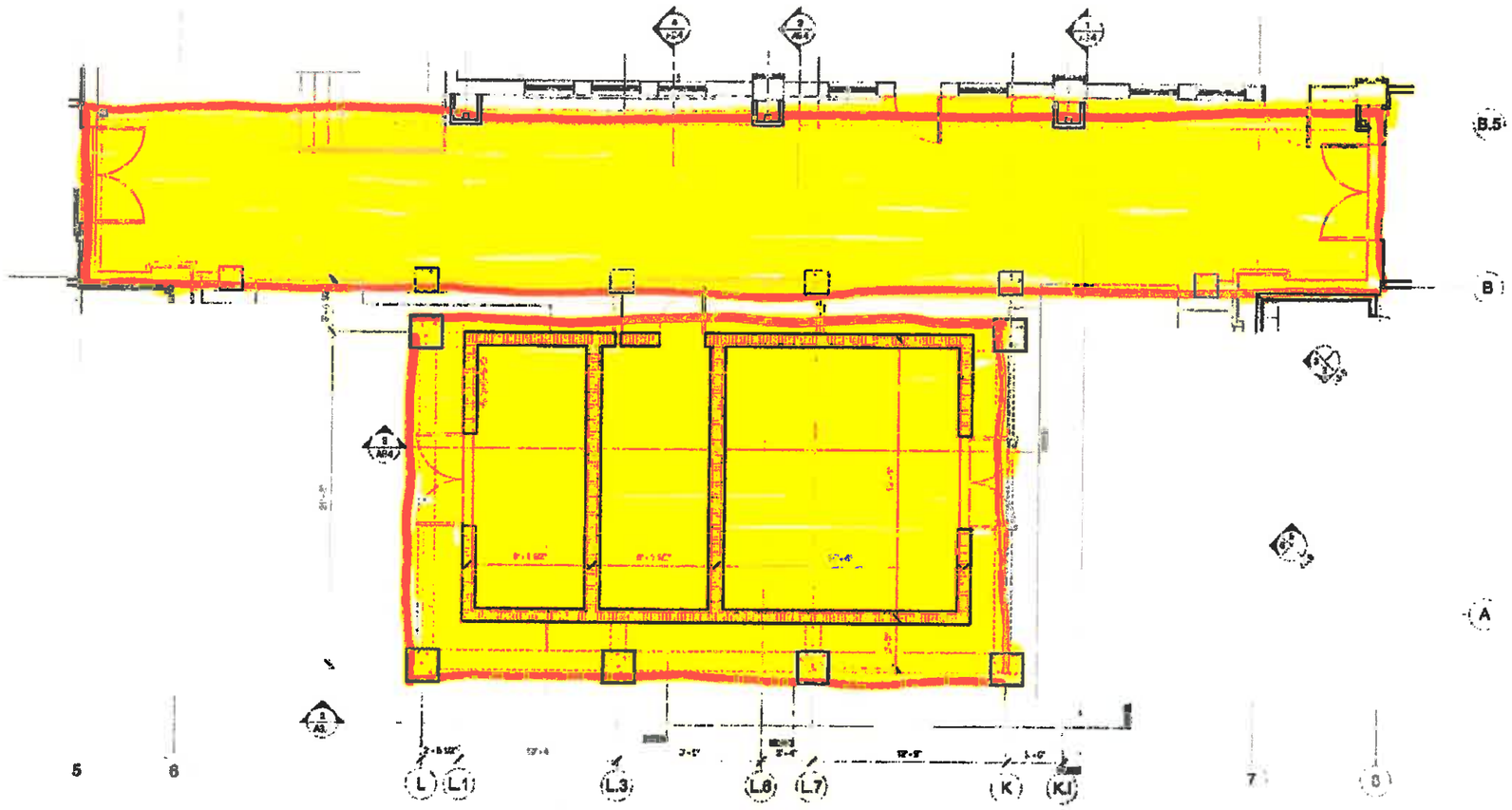
A6.2



1 A8.1 1ST FLOOR ENLARGED PLAN

1/4" = 1'-0"

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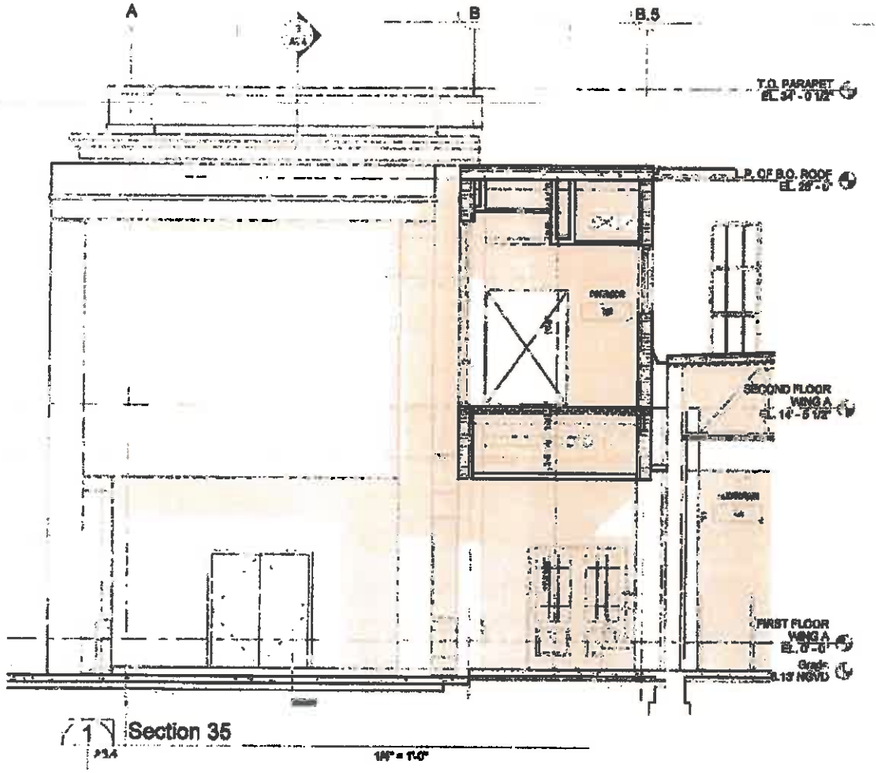
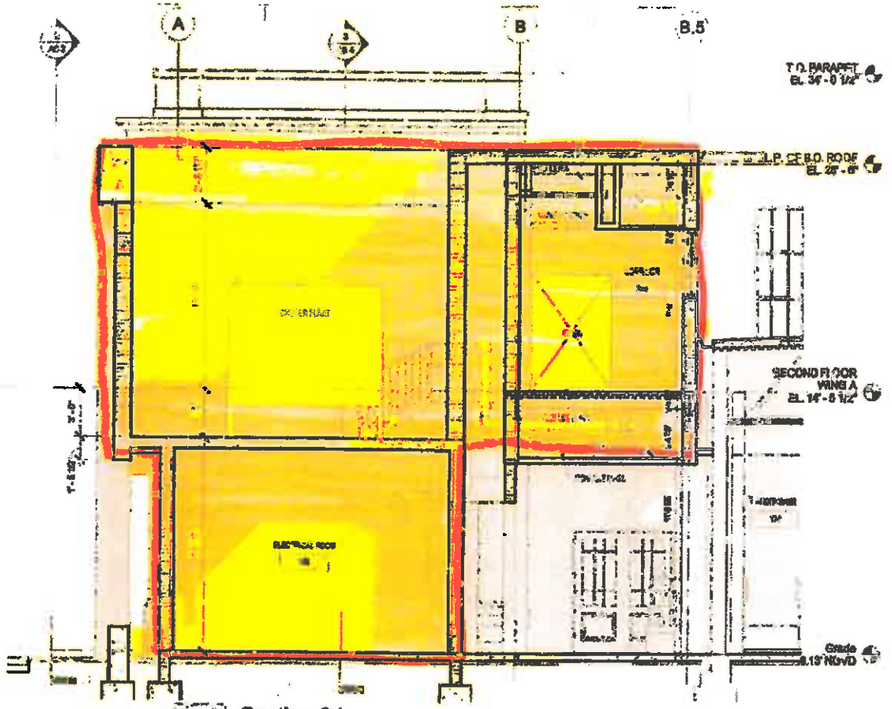
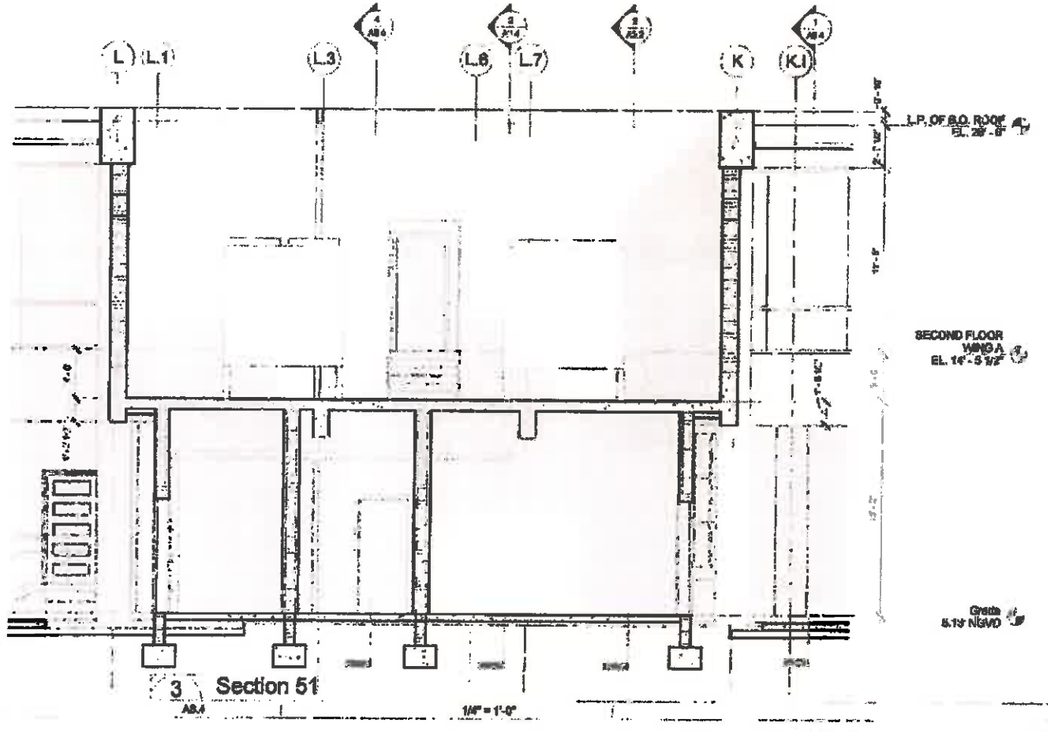
A8.1



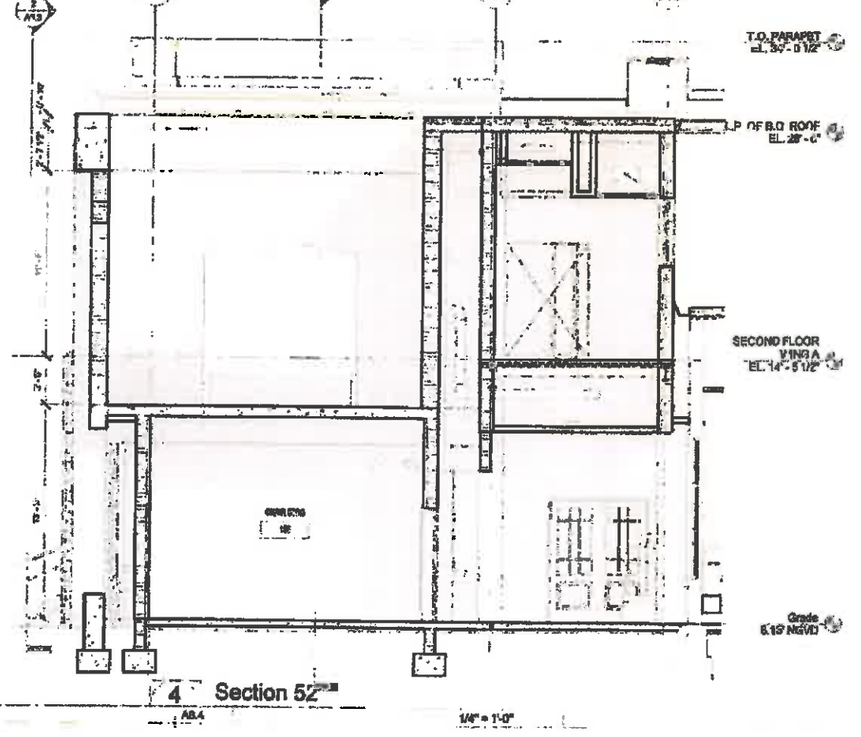
1 Section 35



2 Section 34



3 Section 51



4 Section 52

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A8.4