

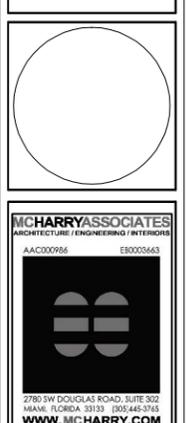
KEY WEST CITY HALL AT GLYNN ARCHER

1300 WHITE STREET KEY WEST

90% CONSTRUCTION DOCUMENTS SUBMITTAL - MAY 28, 2014

REVISIONS:

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



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Florida License AIC000222

Bender & Associates
ARCHITECTS
P.C.

Project No: 1305
Date: 3/3/14

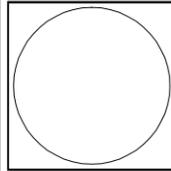
90% CONSTRUCTION DOCUMENTS SUBMITTAL

COVER

SITE MAP - KEY WEST	GENERAL NOTES	PROJECT DIRECTORY	SHEET INDEX
<p style="text-align: center;">SITE LOCATION 1300 WHITE ST. KEY WEST</p> <p style="text-align: right;">Not to Scale</p>	<ol style="list-style-type: none"> 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 2008 EDITION NFPA 101 LIFE SAFETY CODE w/ Florida Modifications 2006 EDITION FLORIDA FIRE PREVENTION CODE 2007 EDITION NFPA 1 2006 EDITION This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads of 130 mph (gusts). 2. Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction. 3. Contours and/or existing grades shown are approximate. Verify with field conditions. 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), 481.225(1)(g), (h), (i) FS. History-New 12-23-79, Formerly 21B-16.03, Amended 7-27-89, Formerly 21B-16.003, Amended 11-21-94, 4-18-00. 	<p>PROJECT: KEY WEST CITY HALL AT GLYNN ARCHER ARCHITECT'S PROJECT No.: 1305</p> <p>OWNER: City of Key West, Florida P.O. Box 1409 Key West, FL 33041 E-mail: mview@keywestcity.com Phone: (305)-809-3944 Representative: Michael View</p> <p>ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A. Address: 410 Angela Street, Key West, FL 33040 Tel: (305) 298-1347 Fax: (305) 298-2727 E-mail: bbender@bellsouth.net Project Manager: Bert L. Bender (Principal-in-Charge) Project Architect: David Salay</p> <p>ASSOCIATED ARCHITECT: MC HARRY ASSOCIATES Address: 2780 SW Douglas Rd., Ste. 302, Miami, FL 33133 Tel: (305) 446-3765 E-mail: jpiersol@mharry.com Project Manager: James Piensol (Principal-in-Charge) Project Architects: Javier Torres, Thomas Carlson</p> <p>ENGINEERING CONSULTANTS: STRUCTURAL: H.W. KEISTER ASSOCIATES Address: 2027 University Boulevard, North Jacksonville, FL 32211 Tel: (904) 743-4633 Fax: (904) 744-6495 Representative: Mark J. Keister, P.E., MEP: HNGS ENGINEERS Address: 4800 SW 74th Court, Miami, FL 33155 Tel: 305-270-9835 Fax: 305-645-5898 E-mail: hngs@hngsengineers.com Representative: Enrique J. Suarez, Jr., P.E. CIVIL: Perez Engineering and Development, Inc. 1010 Kennedy Dr., Suite 400, Key West Tel: (305) 293-9440 E-mail: perzengeering@bellsouth.net Representative: Allen Perez LANDSCAPE: E SCIENCES, INC. 34 East Pine St., Orlando, FL 32801 Tel.: 407-81-9006 E-mail: koropoz@esciencesinc.com Representative: Keith Croppes, ASLA ACOUSTICS, TECHNOLOGY, SECURITY: KINSELLA-MARSH GROUP 901 Carleton Drive, Richardson, TX 75081 Tel: 305-868-1531 E-mail: david.marsh@kinsella-marsh.com Representative: David Marsh, Project Manager INTERIORS: LEAF, INC. 708 William St., Key West, FL 33040 Tel: 305-890-6176 Representative: Patricia Baldus</p> <p>ENVIRONMENTAL ASSESSMENT: EE&G, INC. Address: 4505 Commerce Way, Suite 400, Miami Lakes, FL 33064 Tel: (305) 374-8300 E-mail: rgrupenhoff@eeandg.com Project Manager: Richard Grupenhoff (Principal-in-Charge)</p> <p>SURVEYING: ISLAND SURVEYING, INC. Address: 3150 Northside Dr., Key West, FL 33040 Tel: 305-293-0466 E-mail: fhildeb@bellsouth.net Project Manager: Fred Hildebrandt</p> <p>LEED COMMISSIONING AGENT: TLC ENGINEERING, INC. Address: 800 Fairway Dr, Suite 250, Deerfield Beach, FL 33441 Tel: 305-942-1064 E-mail: donna.bosold@tllc.net Contact: Donna Bosold</p> <p>PLANNING CONSULTANT: DONNA BOSOLD Address: 720 Eaton Street, Key West, FL 33040 Tel: 305-942-1064 E-mail: donna.bosold@tllc.net Contact: Donna Bosold</p>	<p>COVER SURVEY PROPERTY SURVEY</p> <p>LANDSCAPE: L-1.0 HARDSCAPE PLAN L-1.1 HARDSCAPE PLAN L-1.2 HARDSCAPE PLAN ENLARGEMENTS L-4.0 HARDSCAPE DETAILS L-4.1 HARDSCAPE DETAILS L-4.2 HARDSCAPE DETAILS L-4.3 HARDSCAPE DETAILS L-5.0 LANDSCAPE PLAN L-5.1 LANDSCAPE PLAN L-6.0 PLANT PALETTE # DETAILS L-7.0 IRRIGATION PLAN L-7.1 IRRIGATION PLAN L-8.0 SITE IRRIGATION LEGEND, NOTES, DETAILS</p> <p>CIVIL: C-1 GENERAL NOTES C-2 SITE PLAN C-3 DRAINAGE PLAN C-4 IRRIGATION PLAN C-5 SWPPP PLAN C-6 CIVIL DETAILS C-7 CIVIL DETAILS</p> <p>ARCHITECTURAL: A1.1 OVERALL ARCHITECTURAL SITEPLAN A1.2 SITE DEMOLITION PLAN A1.3 FIRST FLOOR DEMOLITION PLAN A1.4 SECOND FLOOR DEMO PLAN A1.5 ROOF DEMOLITION PLAN A2.1 OVERALL FIRST FLOOR PLAN A2.1A FIRST FLOOR - WING A A2.1B FIRST FLOOR - WING B A2.2 OVERALL SECOND FLOOR PLAN A2.2A SECOND FLOOR PLAN - WING A A2.2B SECOND FLOOR PLAN - WING B A3.1 OVERALL ROOF PLAN A3.1A ROOF PLAN - WING A A3.1B ROOF PLAN - WING B A4.1 OVERALL FIRST FLOOR REFLECTED CEILING PLAN A4.1A FIRST FLOOR RCP - WING A A4.1B FIRST FLOOR RCP - WING B A4.2 OVERALL SECOND FLOOR REFLECTED CEILING PLAN A4.2A SECOND FLOOR RCP - WING A A4.2B SECOND FLOOR RCP - WING B A5.1 EXTERIOR ELEVATIONS A5.1P EXTERIOR ELEVATIONS WITH PLANNING INFO A5.2 EXTERIOR ELEVATIONS WITH PLANNING INFO A5.2P EXTERIOR ELEVATIONS WITH PLANNING INFO A6.1 BUILDING SECTIONS A6.2 BUILDING SECTIONS A6.3 BUILDING SECTIONS A7.1 WALL SECTIONS A7.2 WALL SECTIONS A8.1 ENLARGED BRIDGE PLANS - FIRST FLOOR A8.2 ENLARGED BRIDGE PLANS- SECOND FLOOR A8.3 BRIDGE - LONGITUDINAL SECTIONS A8.4 BRIDGE SECTIONS A8.5 BRIDGE ELEVATIONS A9.1 ENLARGED STAIR PLANS A9.2 ENLARGED STAIR PLANS A9.3 ENLARGED INTERIOR RAMPS + RAILINGS - AUDITORIUM A9.4 EXTERIOR HISTORIC CONCRETE STAIRS AND RAILING DETAILS A9.6 ENLARGED EXTERIOR HISTORIC STAIR AND RAILING DETAILS A9.7 ENLARGED EXTERIOR HISTORIC STAIR AND RAILING DETAILS A9.8 ENLARGED BATHROOM PLANS, INTERIOR ELEVATIONS A9.9 ENLARGED BATHROOM PLANS, INTERIOR ELEVATIONS A9.10 ENLARGED BATHROOM PLANS, INTERIOR ELEVATIONS A10.0 WALL TYPES A10.1 DOOR SCHEDULE # 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REVISIONS:

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



MCHARRY ASSOCIATES
ARCHITECTURE ENGINEERING INTERIORS
AAC000968 EB000643
2785 SW DOUGLAS ROAD, SUITE 302
MIAMI, FLORIDA 33133 (305) 445-5715
WWW.MCHARRY.COM

410 Angela Street
Key West, Florida 33040
Telephone (305) 298-1347
Facsimile (305) 298-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.c.

Project No: 1305
PROPOSED ARCHITECTURAL SITEPLAN
Date: 3/3/14

90% CONSTRUCTION DOCUMENTS SUBMITTAL
A1.1
OF

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'	26.24' (SOUTH), 27.24' (NORTH)	26.24' (SOUTH), 27.24' (NORTH)		
REAR SETBACK	20'	442.41'	573.59'		
F.A.R.	1.0 MAX.	57,967 / 120,909 = .48	57,051 / 120,909 = .47		
BUILDING COVERAGE	40% MAXIMUM	48,117 / 120,909 = 39.84%	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:

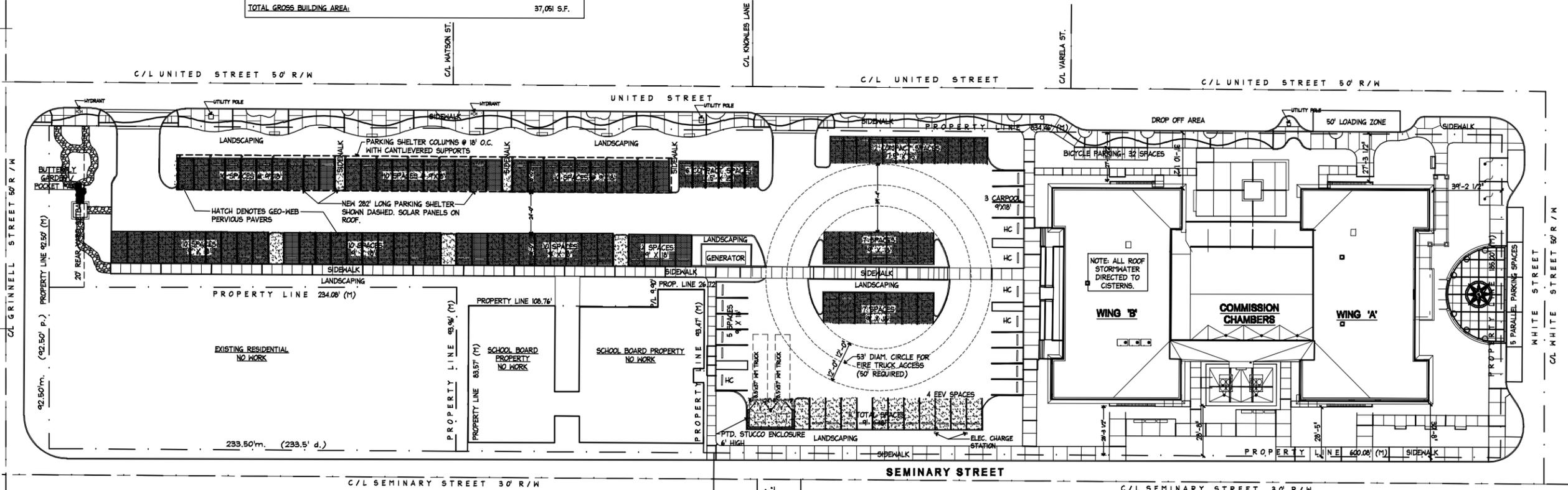
REGULAR (9' X 18') PARKING SPACES:	97 SPACES
COMPACT (7.5' X 15') PARKING SPACES:	18 SPACES
ACCESSIBLE (12' X 18') PARKING SPACES:	5 SPACES
EEV PARKING SPACES:	4 SPACES
TOTAL PARKING SPACES:	124 SPACES

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

FIRST FLOOR BUILDING 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 BUILDING B:	7,602 S.F.
SECOND FLOOR BUILDING A:	7,362 S.F.
SECOND FLOOR COVERED INTERIOR WALKWAY:	830 S.F.
SECOND FLOOR BUILDING B:	7,602 S.F.
TOTAL GROSS BUILDING AREA:	57,051 S.F.

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

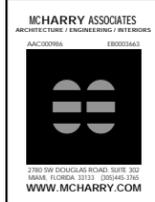
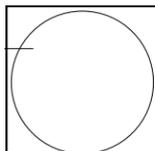
LEGAL DESCRIPTION:
On the Island of Key West, Monroe County, Florida and being a part of Tract 18, according to William A. Whitehead's map delineated in February, 1828, but better known as Lots 1, 2, 3, 4, 8, 9, 10, 13, 14, 17, 18, 21, 22, 25, 26, 28, 30, 31, & 32, Square 1 and Lots 1, 2, 3, 4, 8, 9, 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, 1828, 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
Whallon 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, 1828, but better known as Lots 3, 4, & 8, 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 Northeasterly Right-of-Way Line of Seminary Street; thence in a Northeasterly direction along the said Northeasterly 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 Northeasterly direction for a distance of 69.57 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 Northeasterly direction for a distance of 8.90 feet; thence at a right angle and in a Northeasterly direction for a distance of 28.72 feet; thence at a right angle and in a Southeasterly direction for a distance of 88.47 feet to the said Northeasterly Right-of-Way Line of Seminary Street; thence at a right angle and in a Southwesterly direction along the said Northeasterly Right-of-Way Line of Seminary Street for a distance of 136.48 feet to the Point of Beginning.
Containing 11,886.50 square feet, more or less.



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

REVISIONS

KEY WEST CITY HALL
AT GLYNN ARCHER
PHASE 2
1300 WHITE STREET - KEY WEST, FLORIDA
CITY OF KEY WEST



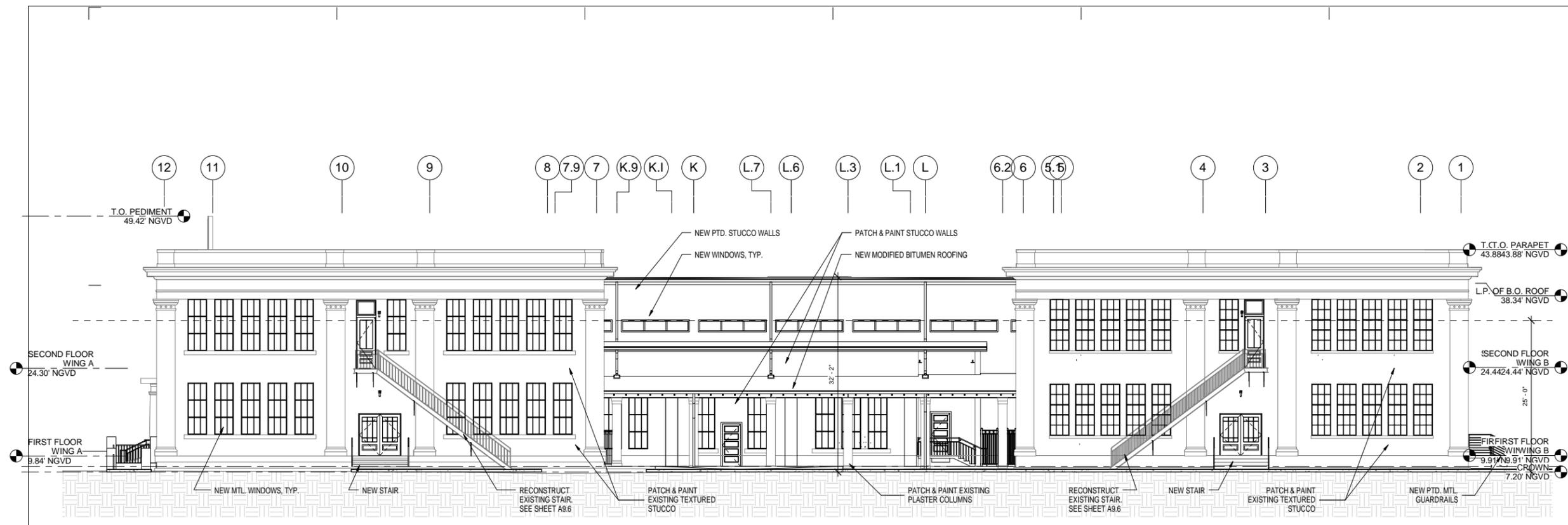
110 Angela Street
Key West, Florida 33040
Telephone (305) 296-1317
Facsimile (305) 296-2727
Florida License 11C002922

Bender & Associates
ARCHITECTS

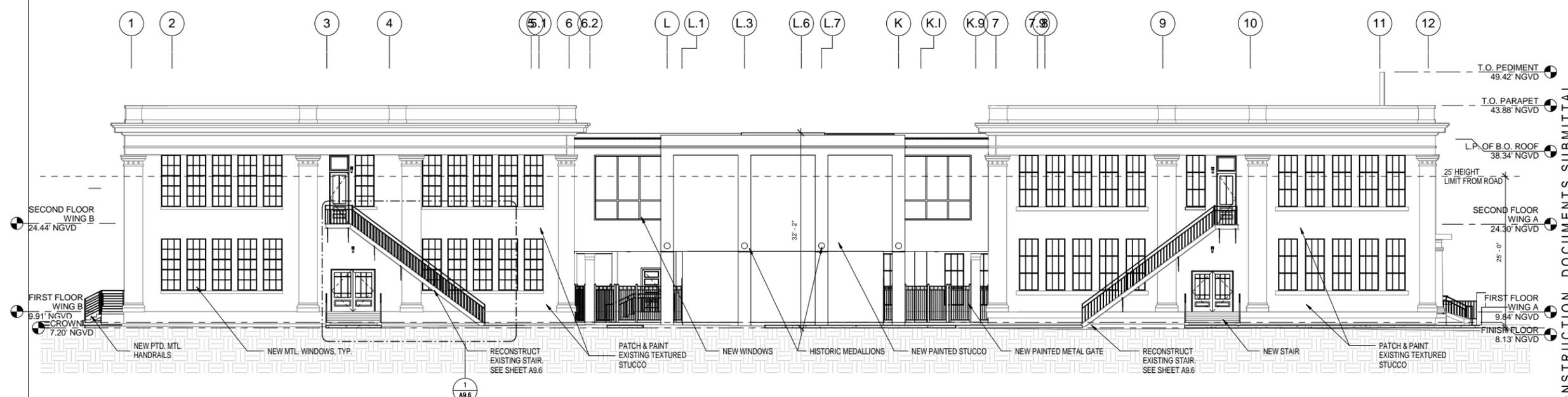
Project No: 1305
BUILDING EXTERIOR ELEVATIONS
Date: 3/3/14

A5.1
OF

90% CONSTRUCTION DOCUMENTS SUBMITTAL



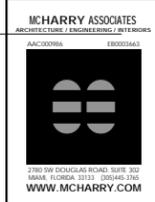
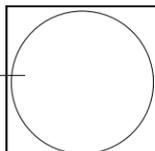
1 North Exterior Elevation
A5.1 1/8" = 1'-0"



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

REVISIONS

KEY WEST CITY HALL
AT GLYNN ARCHER
PHASE 2
1300 WHITE STREET - KEY WEST, FLORIDA
CITY OF KEY WEST



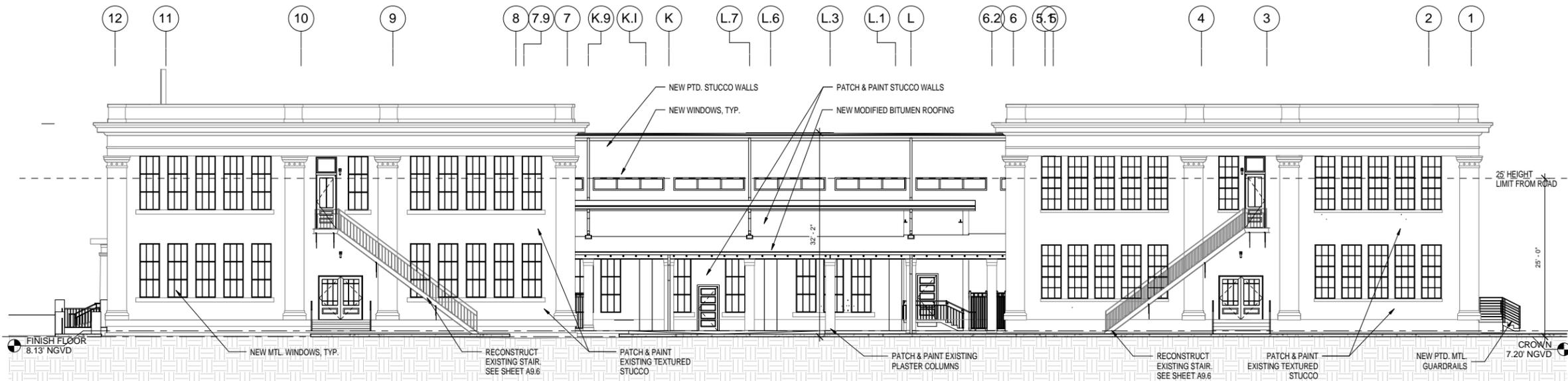
410 Angela Street
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ARCHITECTS
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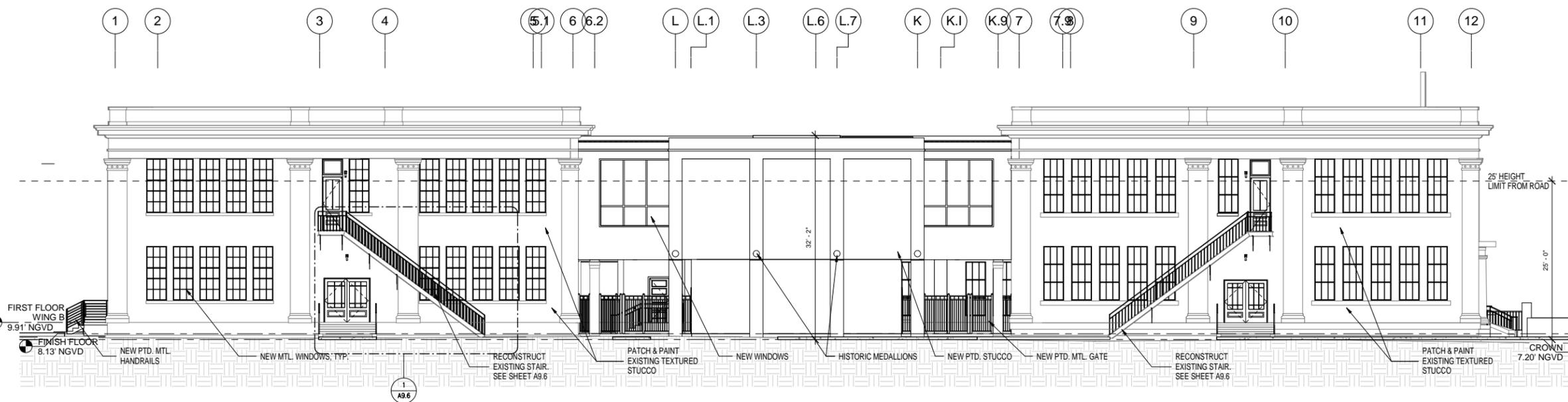
Project No: 1305
BUILDING EXTERIOR ELEVATIONS
Date: 3/3/14

A5.1P
PLANNING
OF

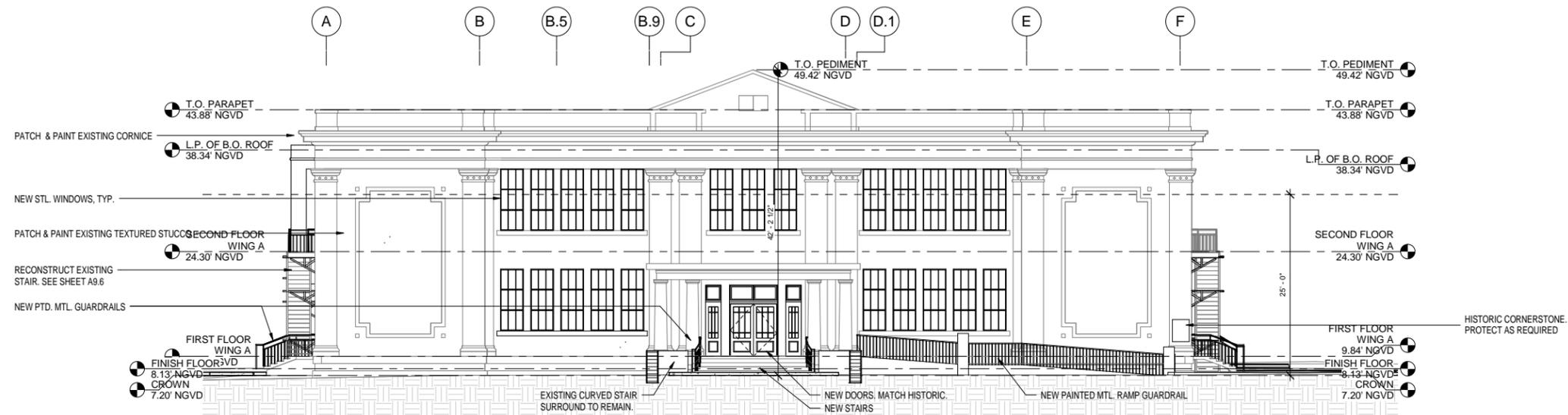
90% CONSTRUCTION DOCUMENTS SUBMITTAL



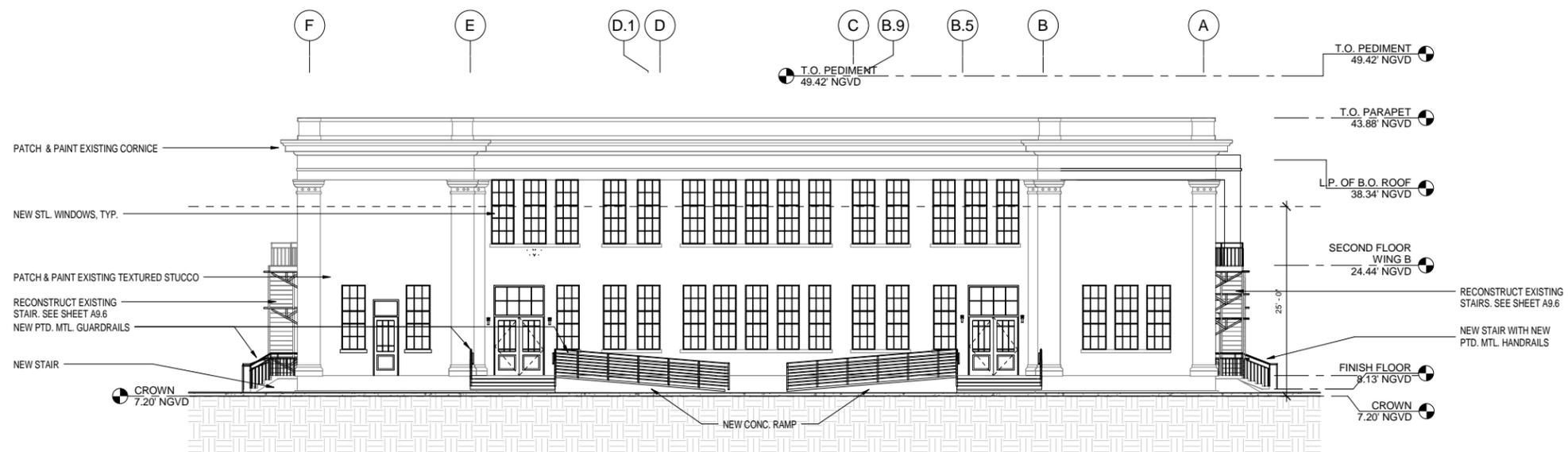
1 Planning - North Exterior Elevation
A5.1P 1/8" = 1'-0"



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



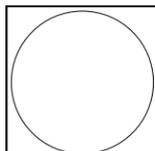
1 East (Front) Exterior Elevation
A5.2
1/8" = 1'-0"



2 West (Rear) Exterior Elevation
A5.2
1/8" = 1'-0"

REVISIONS

KEY WEST CITY HALL
AT GLYNN ARCHER
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CITY OF KEY WEST



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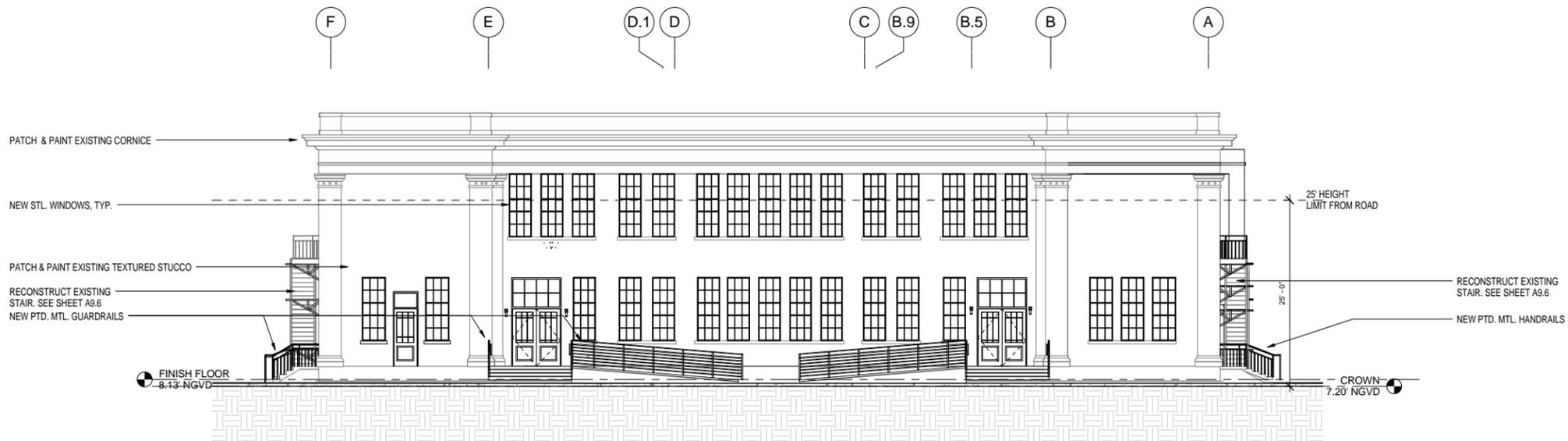
Project No: 1305
BUILDING EXTERIOR ELEVATIONS
Date: 3/3/14

A5.2
OF

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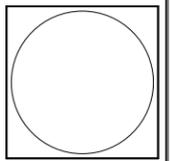
1 Planning - East (Front) Exterior Elevation
A5.2P 1/8" = 1'-0"



2 Planning - West (Rear) Exterior Elevation
A5.2P 1/8" = 1'-0"

REVISIONS

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Project No.	1305
BUILDING EXTERIOR ELEVATIONS	
Date:	3/3/14

A5.2P
PLANNING
OF

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