

Historic Architectural Review Commission

Staff Report Item 7

Meeting Date:	April 24, 2014
Applicant:	City of Key West/Bender and Associates, Architects
Application Number:	H13-01-984
Address:	#1300 White Street
Description of Work:	Major Development Plan- Renovation of historic two story school complex into the new City Hall, with all associated landscape and site work.
Building Facts:	Glynn Archer School has been listed as a contributing resource since 1977. The architectural style of the buildings is neoclassical. The complex was built in stages. The cornerstone for building “A” or front building and the auditorium was laid on May 30, 1923 and construction was finished in September of that same year. Building “B”, which is located behind the auditorium and is a replica of building “A”, was built in 1927. The Gymnasium was also built in 1927 and its main façade was facing Whalton Street. In 1961 a one story addition was built on the back of building “B” and facing United Street. The new building obscured the west façade of building “B”. On August 1, 2013 Monroe School Board signed documents transferring the complex to the City of Key West, with the exception of the Gymnasium and Boys and Girls Club buildings. The school will be rehabilitated and re adapted as the City Hall. On August 2013 the Commission approved the demolition of the one story back addition structure as well as the removal of pavements. The Planning Board approved the proposed Major Development Plan, conditional use and necessary variances on March 20, 2014.

**Guidelines Cited in
Review:**

Secretary of the Interior's Standards (pages 16-23), specifically Standards 1, 2, 5, 6, 9 and 10.

Solar Collectors (page 28).

Windows (pages 29-30), specifically guideline 3.

Additions, alterations and new construction (pages 36-38a), specifically guidelines 1 through 8 of page 37 and guidelines 1 through 7 of pages 38-38a.

Staff Analysis

The Certificate of Appropriateness proposes the rehabilitation and re adapted use of the old Key West High School into the City Hall. The plans include a new two story structure located on the south side of the complex and the addition of a second floor over the existing corridor also on the Seminary Street elevation. In order to comply with ADA ramps are proposed on the main façade as well as on the back façade, facing the parking area. A new feature to the site will be the construction of three solar arrays that will serve as cover structures to several parking spaces, facing United Street.

The new proposed two story addition on Seminary Street will be used as a service building, where the chiller units will be located as well as storage and electrical room. The exterior facades of the building are simple in line with four columns; two historic medallions found in the interior will be replicated and installed in the mid-section on each column. This structure will be lower in height than the existing main buildings and will have a stucco finish.

Also on the Seminary Street elevation an existing one story corridor will be altered with a second story, creating a corridor that will connect building "A" and building "B" on their second floor. The corridor will have glass panels facing the street and will maintain the same rhythm of the first floor corridor's columns.

The proposed solar arrays are designed as solar canopies. The proposal, contemporary in design, will optimize solar efficiency while protecting the cars that are parked under them. The solar canopies will reach a maximum height of 18'-6" and will be made of metal structural components with photovoltaic panels.

The plans also include the replacement of existing non-historic awning windows with new steel windows that will be of similar design as the historic windows the building once had. The new windows will be operable.

For the site a parking area is proposed on the back of the lot with extensive vegetation. Towards the corner of United and Grinnell Streets a butterfly garden pocket park is proposed.

Consistency with Guidelines

1. The proposed new addition of the service structure as well as the second floor addition over the corridor, both facing Seminary Street will have a compatible mass, proportions and scale to the existing buildings.
2. The proposed additions will be built on a secondary elevation.
3. The new additions on Seminary Street will not destroy historic materials that characterize the buildings.
4. The proposed improvements to the site will be in keeping with the historic fabric and its surrounding urban context.
5. The proposed new solar arrays, although visible from United Street, will be significantly distant from any historic building. Although the frame structure is contemporary in design it will be perceived as a weightless element and it will be lower in height than the surrounding structures.
6. The proposed solar canopies will have the optimum angle required to collect the necessary solar energy to power all of the parking lot lighting.
7. The proposed new steel windows will practically replicate the historic ones in design, materials and construction. These new windows will bring the buildings to their appropriate character and integrity.
8. The new additions will not mimic any features found in the exterior of the existing historic buildings; by the opposite the additions are design on a contemporary style with simple architectural elements that will blend with the historic fabric through rhythm, construction materials and textures.

The overall design promotes the rehabilitation of the historic buildings to their original design with minimum additions and alterations that will not obscure or overshadow any character defining element that makes the buildings contributing and so unique. The re adaptive use design incorporates contemporary elements that will not compromise the exterior historic fabric of the buildings nor the surrounding historic urban context. It is staff opinion that the proposed design is consistent with many of the historic architectural guidelines and the Secretary of the Interior's Standards and Guidelines for Rehabilitation. The proposed design will not have an effect on the historic buildings or the surrounding historic urban context. Moreover the design creates a fine balance between historic and contemporary; between sustainability and the reuse of a historic building. It is the desire of the city and the design team to obtain Gold LEED Certification for the design.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

07-31-2014 010580

APPLICATION # _____

OWNER'S NAME:

City of Key West / Mike Vieux

DATE:

26 March 2014

OWNER'S ADDRESS:

3132 Flagler Ave.

PHONE #:

809-3964

APPLICANT'S NAME:

Bender & Associates Architects

PHONE #:

296-1347

APPLICANT'S ADDRESS:

410 Angela Street

ADDRESS OF CONSTRUCTION:

1300 White Street

OF
UNITS

1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Renovation of historic two story school complex into new City Hall, with all associated landscape and sitework.

Chapter 837.06 F.S.-False Official Statements - Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 26 March 2014

Applicant's Signature: _____

Required Submittals

☒	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
☐	TREE REMOVAL PERMIT (if applicable)
☒	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
☒	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
☐	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

*Buildings are listed as contributing. Neoclassical architecture
built between 1923 to 1927.*

Secretary of the Interior's standards

Solar collectors guidelines

Windows Guidelines

addition/alterations/new construction quicklinks.

Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

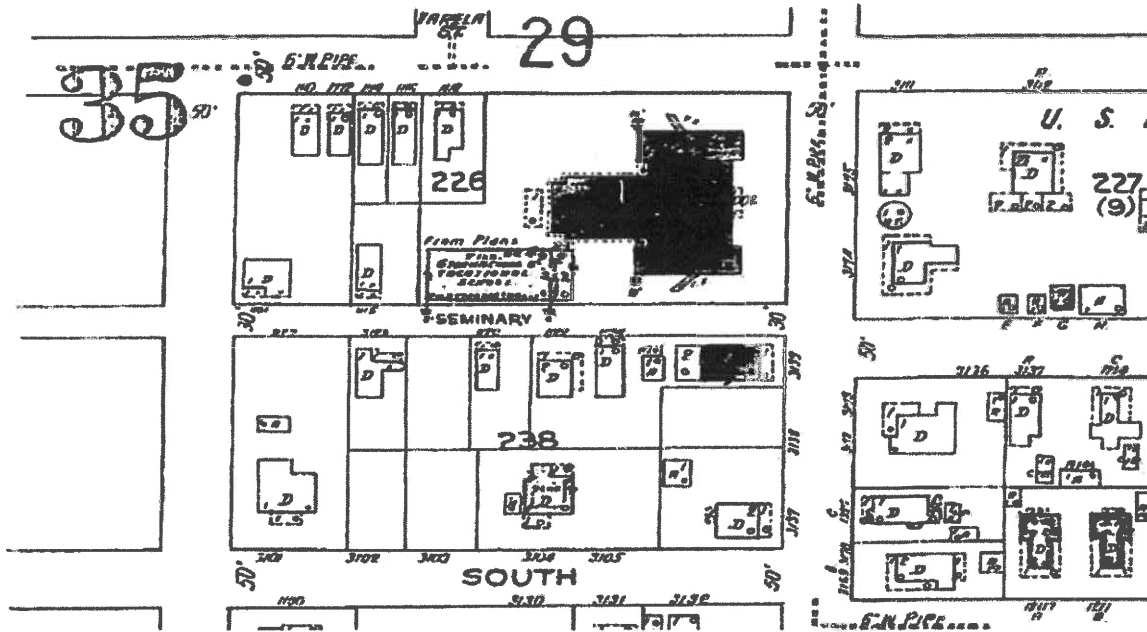
Date: _____

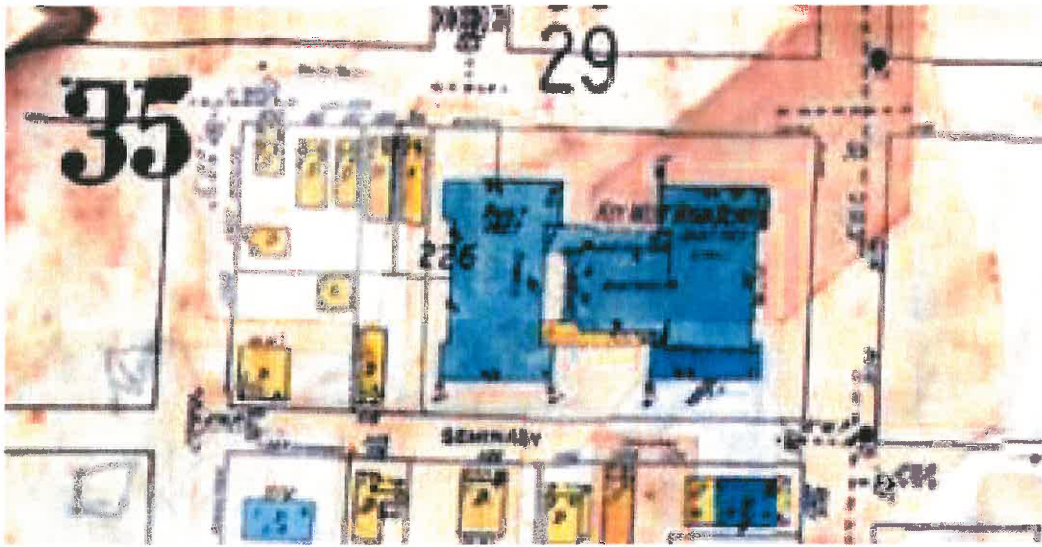
Signature: _____

Historic Architectural
Review Commission

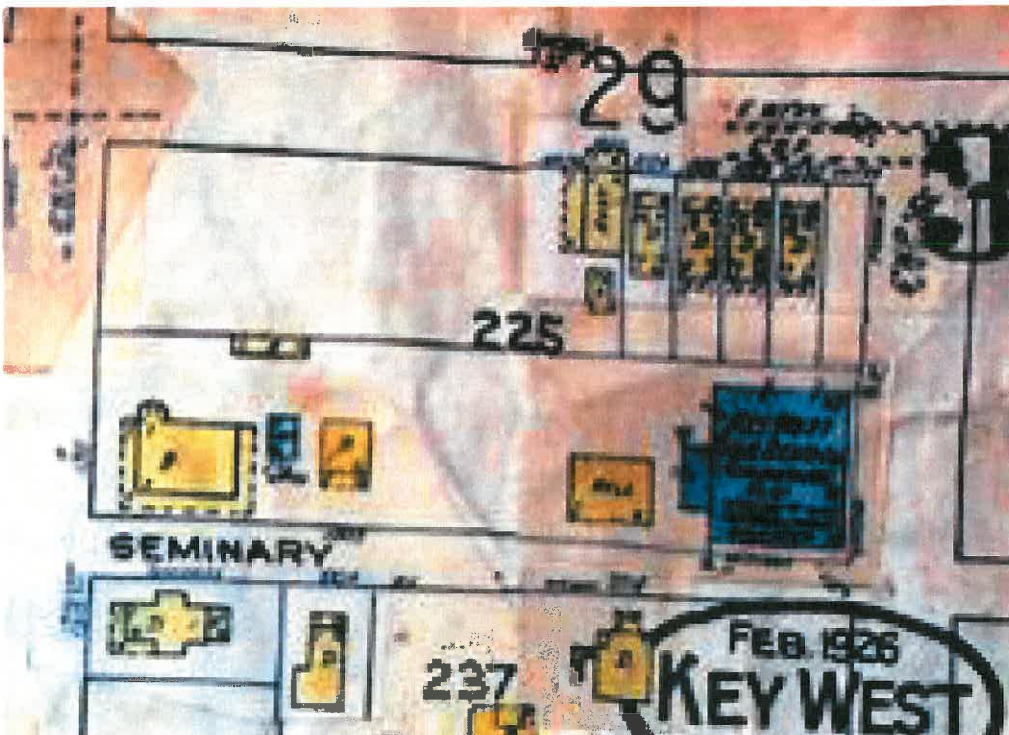
Sanborn Maps

KEY WEST CITY HALL - SANBORN MAPS



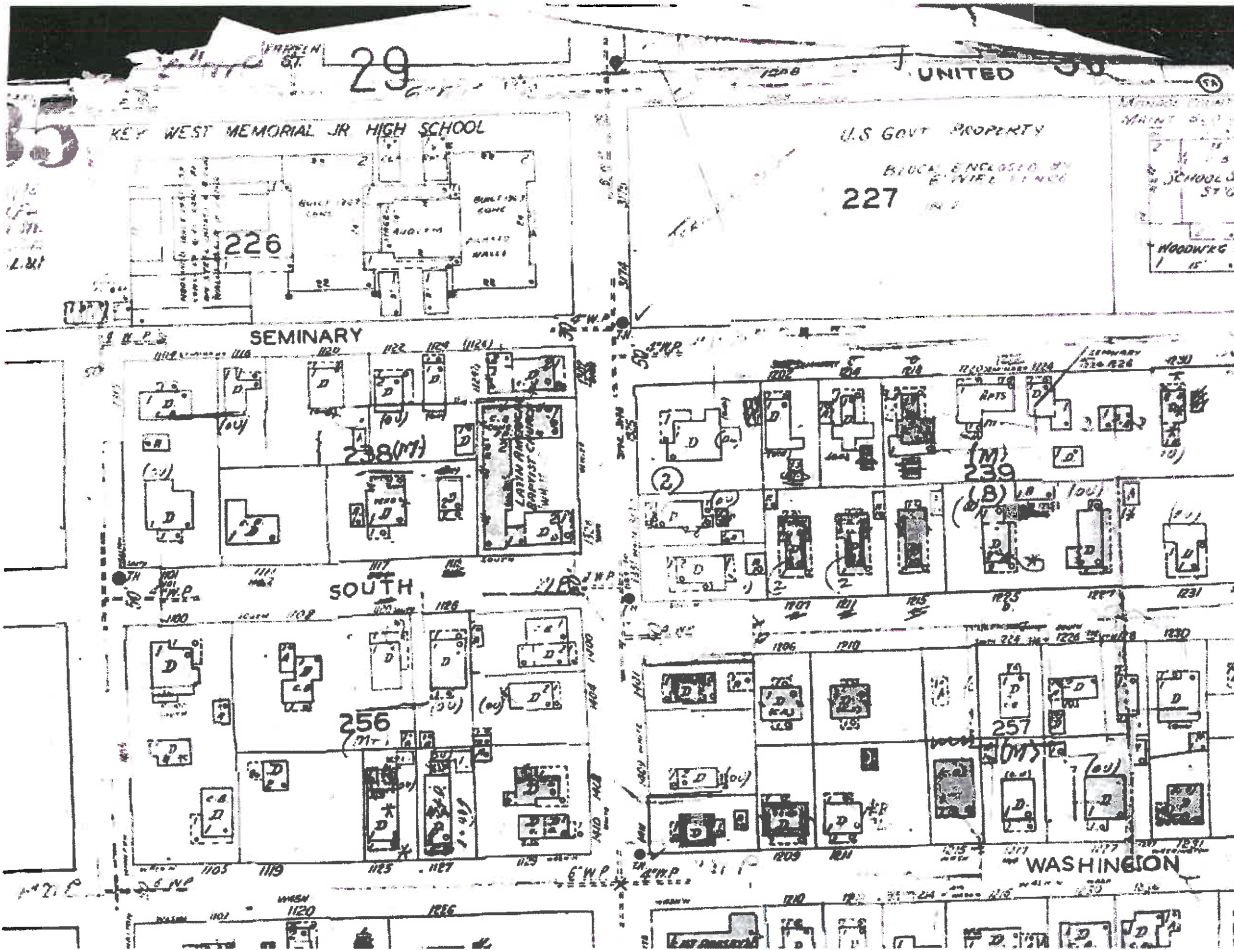


The 1948 Sanborn Map, Part A. Buildings A and B are visible, as well as the Auditorium. The covered walkways have been constructed along the north and south sides of the Auditorium. The building is listed as Key West High School.



The 1948 Sanborn Map, part B, showing the rear portion of the site. Walton Street still extends through the site, and the Key West High School Gymnasium can be seen in blue. The area to the north of the Gym (which is now the school playground) is still privately owned, with frame houses on the lots.

CITY HALL AT GLYNN ARCHER – HARC SUBMITTAL - SANBORN MAPS



The 1962 Sanborn Map. The building can be seen at upper left. Building C can be seen for the first time. The description on Building C reads "noncombustible built 1951-59 concrete frame and floor, concrete roof on steel joists & curtain walls. M.L. P ceiling."

Hand-drawn map of the Key West area, showing streets, buildings, and landmarks. The map is oriented with North at the top. A large '54' is written in the top right corner. The map is titled 'KEY WEST' at the top center. The map shows a grid of streets with various buildings and landmarks labeled. Key locations include the Key West High School Gym, the Steel Truss Bridge, and the Seminary. The map is oriented with North at the top. A large '54' is written in the top right corner. The map is titled 'KEY WEST' at the top center.

The 1962 Sanborn map, part B, showing the Gymnasium Building at upper right. The caption on the building reads ' Key West High School Gym C.B. (concrete block) steel truss roof pilastered to walls built 1927.

Project Photos

HISTORIC PHOTOS



The front façade of Building A is shown in a 1924 photo, taken from the corner of White and Seminary. Construction had been completed that year. The historic fire escape stairs can be seen at the sides of the building.



The front and side façades of Building A, as seen in 1928. This photo was taken from the corner of White Street and United. The newly constructed Building B can be seen in the background. The two buildings are joined by a covered walkway visible in the photo.



Another photo of the front (White Street) façade taken shortly after construction (mid 1920's). The historic metal windows can be seen clearly. The windows were steel framed, and were divided into thirds. The top and bottom panels of the windows were operable, and the center panel was fixed. Two historic windows still exist, located at the rear of the Auditorium.



Page 8



Nineteen

A page from the 1928 Monroe County High School yearbook, with a description of the building's construction.

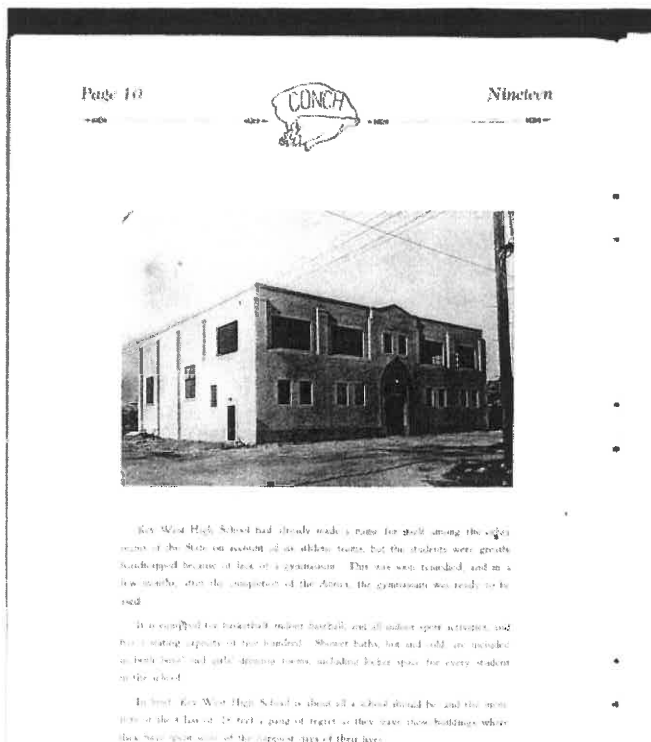


The first Key West High School was founded in 1900 on Simonton Street, near Fleming, in a wooden building, and was known as the Sears School. Amidst favorable surroundings, the students worked until 1908, when it was moved to the present Harris Grammar School. This was a great improvement, but it was soon evident that a larger and more modern school was needed.

During 1914 the demand for a larger school was felt, and resulted in the present Simonton Street Grammar School. In 1921 the citizens of Monroe County felt the need for a larger and more modern building, and therefore voted to erect the present building that is now occupied by the Junior High School.



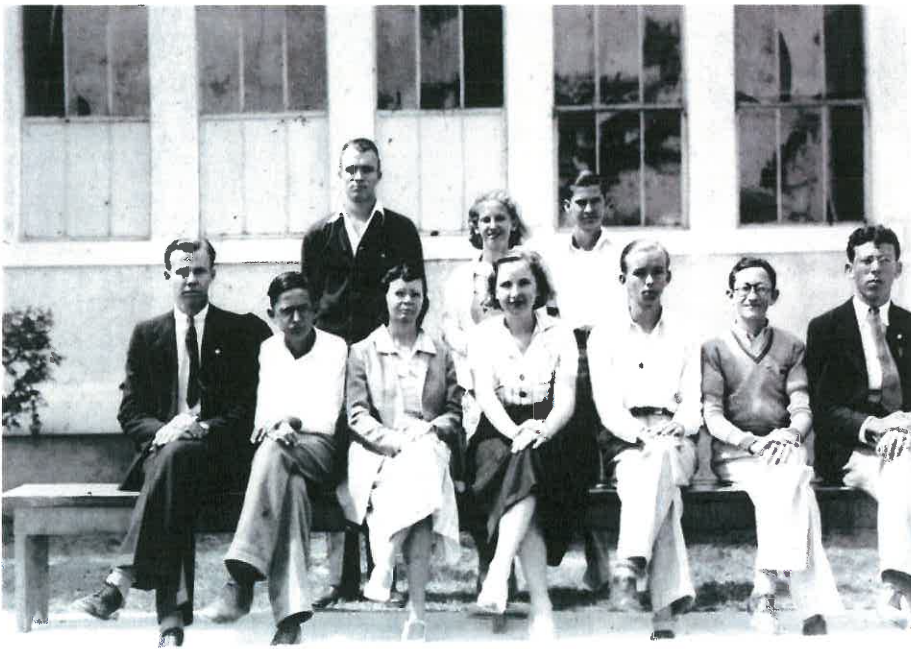
Another page from the 1928 Monroe County High School yearbook, with a further description of the building's construction.



A third page from the 1928 Monroe County High School yearbook, with a description of the construction of the Gymnasium.



The 1930 graduating class of Key West High School. The photo was taken at the main entrance to the school on White Street.



The 1934 Key West High Debating Society. This photo was taken outside the front of the school.



A school club photo taken at the side entrance of the building in 1939. The configuration of the side doors can be seen in the background.



The Key West High School 9th grade class of 1941-42. This photo was taken on the front lawn of the school. The school's main entrance porch can be seen in the background. At far right, the cornerstone of the building can be seen.



A photo of the students relaxing on the front lawn of the school in 1942.



A photo of the Key West High graduating class of 1943. Photo is taken at the front entrance to the building.



The next series of 5 remarkable photos was taken on Wednesday, October 29, 1947, on the front lawn of the High School. The photos depict cheerleaders rehearsing, but the building can be seen quite clearly in the background. The building was used as a background in many of the photos of graduating classes and clubs. This formal front lawn has always been a major civic space in the City of Key West.



Cheerleaders posing on the front lawn of the High School.
Wednesday, October 29, 1947.

CITY HALL AT GLYNN ARCHER – HARC SUBMITTAL - HISTORIC PHOTOS



Cheerleader posing on the front lawn of the High School. Wednesday, October 29, 1947.



Cheerleader posing on the front lawn of the High School. Wednesday, October 29, 1947.



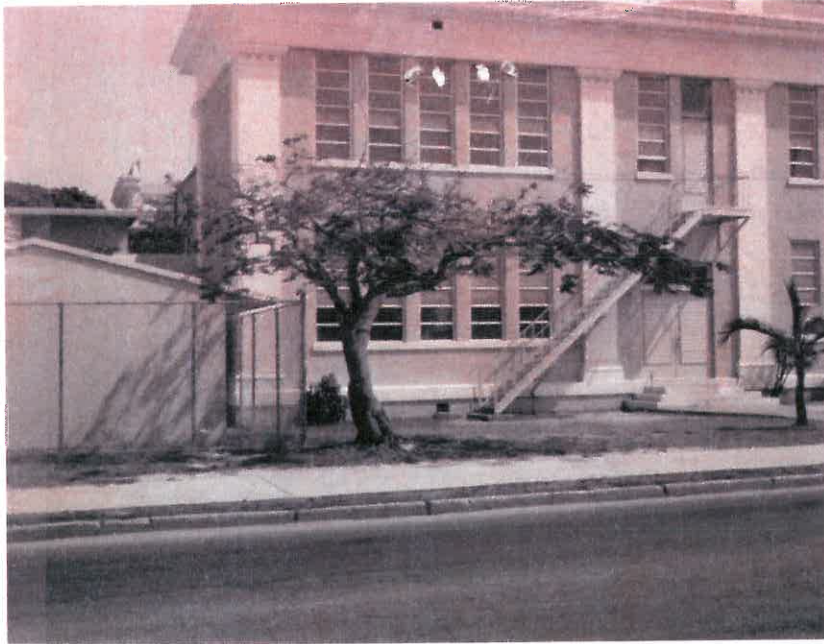
Cheerleader posing on the front lawn of the High School. Wednesday, October 29, 1947.



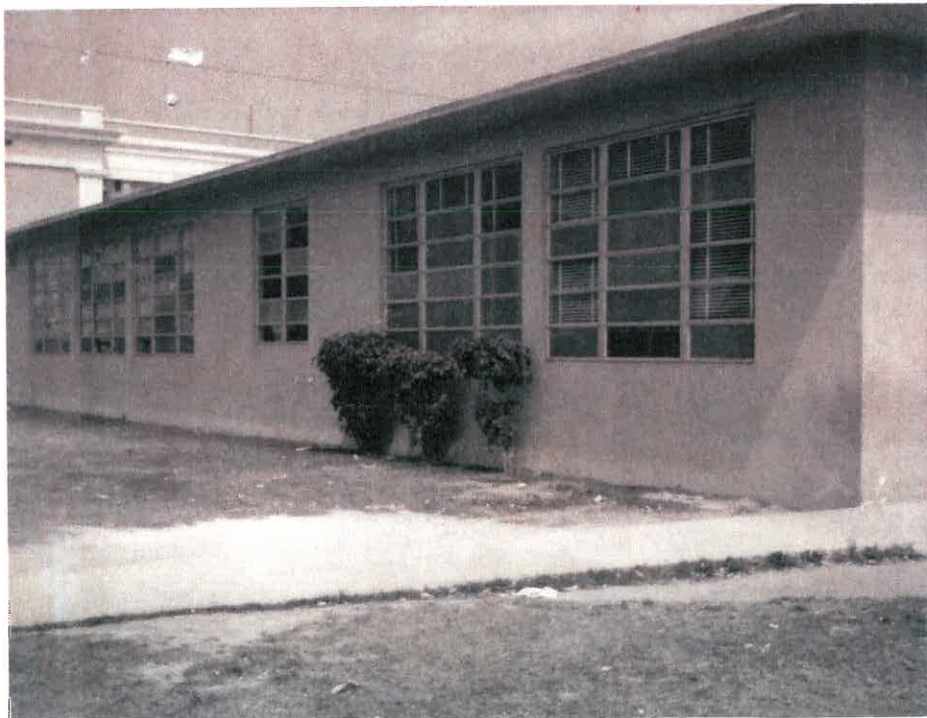
This photo of Building A was taken about 1970, when the Building was called Memorial Elementary School. (A 1966 Cadillac sits out front)

The original windows have been removed and replaced with the aluminum awning windows seen today. The front doors of the building are still original.

CITY HALL AT GLYNN ARCHER – HARC SUBMITTAL - HISTORIC PHOTOS



This photo of the United Street façade of Building B was taken in 1970. The auditorium can be seen at left. The shed in the foreground at left has been removed.



A photo of the NE corner of Building C, taken in 1970. Historic building B can be seen in the background. This building was removed in 2014.

CITY HALL AT GLYNN ARCHER – HARC SUBMITTAL - HISTORIC PHOTOS



A photo of the SW corner of Building C, taken in 1970. The photo was taken from the corner of Walton and Seminary streets. The building looks much the same today. This building was removed in 2014.



A photo of the Gymnasium taken in 1970.



This aerial photo was taken in 2000. The photo is looking east down United Street. The roofs of Buildings A and B and the Auditorium can be seen at the bottom of the photo. At the time, a Navy trailer park existed across White Street from Glynn Archer School. The National Weather Service Weather station now occupies this property.

EXISTING CONDITIONS PHOTOS – GLYNN ARCHER BUILDINGS



Building C, rear (west) elevation. Building C was removed in Spring 2014.



Building 'C', north elevation. Historic building 'B' can be seen in the background. Building 'C' was removed in Spring 2014.



Building 'C', south elevation along Seminary Street. This building was removed in Spring 2014.



The rear of the property, looking west towards Grinnell Street. The rear consists of a playground and a parking lot, both of which were removed in Spring 2014.

CITY HALL AT GLYNN ARCHER — HARC SUBMITTAL - EXISTING CONDITIONS PHOTOS



Building A, north elevation. Photo taken from across United Street.



Building 'B', north Elevation.

CITY HALL AT GLYNN ARCHER – HARC SUBMITTAL - EXISTING CONDITIONS PHOTOS



North elevation of
Buildings B and C.
Building C was
removed in Spring
2014.



Building A, front
façade at White
Street.

CITY HALL AT GLYNN ARCHER – HARC SUBMITTAL - EXISTING CONDITIONS PHOTOS



Building A, west façade.



Building C, east façade, showing loading area along Seminary Street. Both Building C and the covered walkway are being removed in Spring 2014. Building B, at left, shall remain.

CITY HALL AT GLYNN ARCHER — HARC SUBMITTAL - EXISTING CONDITIONS PHOTOS



Shed and a/c overhang between Buildings A and B. Both are to be removed in Spring 2014.

EXISTING CONDITIONS PHOTOS – ADJACENT BUILDINGS



The corner of United and White Streets.



White Street, with the National Weather Service Weather Station across the street from Glynn Archer.

CITY HALL AT GLYNN ARCHER – HARC SUBMITTAL - EXISTING CONDITIONS PHOTOS



The intersection of White and United Streets, looking west. Glynn Archer is at left corner.



United Street, looking east. The Glynn Archer property is at right.

CITY HALL AT GLYNN ARCHER – HARC SUBMITTAL - EXISTING CONDITIONS PHOTOS



United Street, looking east. The Glynn Archer property is at right.



United Street, looking east. Picture is taken near the corner of White Street.

CITY HALL AT GLYNN ARCHER – HARC SUBMITTAL - EXISTING CONDITIONS PHOTOS



Seminary Street, near
White Street.



The corner of White
and Seminary Streets.
Glynn Archer is at
right.

CITY HALL AT GLYNN ARCHER – HARC SUBMITTAL - EXISTING CONDITIONS PHOTOS



Seminary Street, looking west. Photo is taken near the corner of Seminary and White.



Seminary Street, looking east. The Glynn Archer property is across the street.

CITY HALL AT GLYNN ARCHER – HARC SUBMITTAL - EXISTING CONDITIONS PHOTOS



Seminary Street, looking west. Building A is at right, Building B is at left.

Survey

Planning Board Resolution

**PLANNING BOARD
RESOLUTION NO. 2014-18**

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING MAJOR DEVELOPMENT PLAN, CONDITIONAL USE AND LANDSCAPE WAIVER APPROVALS PURSUANT TO SECTIONS 108-91.A.2., 108-517, 122-62 AND 122-958 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA FOR THE ADAPTIVE REUSE OF A FORMER SCHOOL INTO NEW CITY GOVERNMENT OFFICES WITH RELATED CULTURAL AND CIVIC ACTIVITIES ON PROPERTY LOCATED AT 1300 WHITE STREET (RE # 00040100-000000, AK # 1040827) IN THE HISTORIC PUBLIC AND SEMIPUBLIC SERVICES (HPS) ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 108-91 of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that within the Historic District, a Major Development Plan is required for the addition or reconstruction of equal to or greater than 2,500 square feet of gross floor area; and

WHEREAS, the proposed use of the property is new City government offices with related cultural and civic activities, which is a conditional use within the Historic Public and Semipublic Services (HPS) Zoning District pursuant to Code Section 122-958(2); and

WHEREAS, waivers to the City’s landscaping requirements are request pursuant to City Code Section 108-517; and

WHEREAS, Code Sections 108-196(a) and 122-62(a) require the Planning Board to review and approve, approve with conditions or deny the proposed Major Development Plan and Conditional Use in an advisory capacity to the City Commission; and

WHEREAS, Code Section 108-517(a) requires the Planning Board to consider the landscape

 Chairman

 Planning Director

waiver request and render the final action; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on March 20, 2014; and

WHEREAS, the granting of a Major Development Plan, Conditional Use and Landscape Waiver application is consistent with the criteria of the Code of Ordinances; and

WHEREAS, the Planning Board finds that the granting of a Major Development Plan, Conditional Use and Landscape Waiver application is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. The Major Development Plan, Conditional Use and Landscape Waiver for the adaptive reuse of a former school into new city government offices with related cultural and civic activities on property located at 1300 White Street (RE # 00040100-000000, AK # 1040827) in the HPS Zoning District pursuant to Sections 108-91.A.2., 108-517, 122-62 and 122-958 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans dated March 3, 2014, is hereby approved with the following conditions:

General conditions:

1. This approval shall not become effective until the concurrent applications for height variance and petition for vacation of City property are approved and effective.

2. All sidewalks and walkways shall have a minimum 36-inch width and clearance from objects and landscaping. Five feet is preferred wherever possible.

3. All landscaping shall comply with clear sight requirements pursuant to City Code Section 108-452 and 122-1406.

Conditions prior to issuance of a building permit:

4. Approval of a Public Art Plan shall be obtained from the AIPP Board, pursuant to City Code Section 2-487, and may include payment of an in-lieu fee.

Conditions prior to issuance of a Certificate of Occupancy:

5. On-site artwork shall be installed and inspected by the City pursuant to Code Section 2-487.

6. All on-site and off-site improvements shall be completed in order to provide the required ADA-accessible route extending 800 linear feet out and leading to the parking area.

Section 3. Full, complete and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

Section 4. This Major Development Plan, Conditional Use and Landscape Waiver application approval by the Planning Board does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of the applicant's assertion of legal authority respecting the property.

Section 5. This resolution shall go into effect immediately upon its passage and adoption and

 Chairman

 Planning Director

authentication by the signatures of the presiding officer and the Clerk of the Board.

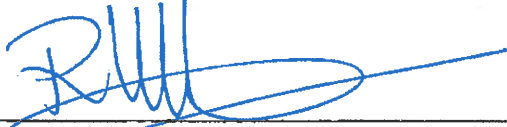
Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order shall be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

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 Chairman
 Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 20th day of March, 2014.

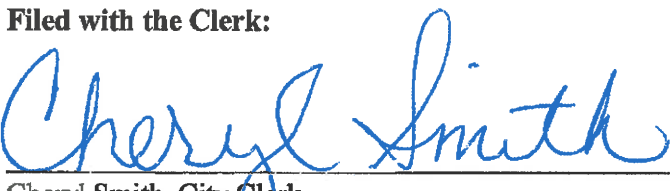
Authenticated by the Chairman of the Planning Board and the Planning Director.


Richard Klitenick, Planning Board Chairman
3/26/2014
Date

Attest:


Donald Leland Craig, AICP, Planning Director
3-24-14
Date

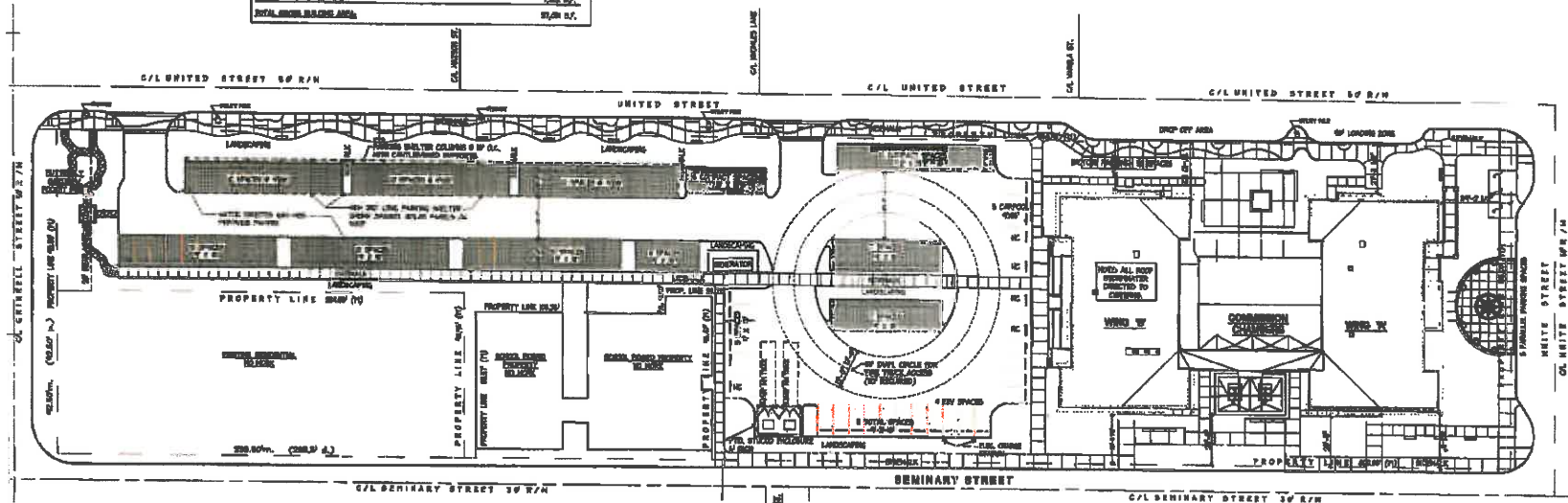
Filed with the Clerk:


Cheryl Smith, City Clerk
3-31-14
Date

Chairman
 Planning Director

	CODE REQUIRING	STATUS	PROPOSED	FINANCIAL HISTORY	NOTES
1. TYPE OF PROJECT	1.01				
2. PROJECT NAME	2.01				
3. PROJECT ADDRESS	3.01				
4. PROJECT CITY	4.01				
5. PROJECT STATE	5.01				
6. PROJECT ZIP	6.01				
7. PROJECT PHONE	7.01				
8. PROJECT FAX	8.01				
9. PROJECT E-MAIL	9.01				
10. PROJECT WEBSITE	10.01				
11. PROJECT DESCRIPTION	11.01				
12. PROJECT SCOPE	12.01				
13. PROJECT BUDGET	13.01				
14. PROJECT FUNDING	14.01				
15. PROJECT RISK	15.01				
16. PROJECT IMPACT	16.01				
17. PROJECT BENEFITS	17.01				
18. PROJECT CHALLENGES	18.01				
19. PROJECT SUCCESS	19.01				
20. PROJECT LESSONS	20.01				
21. PROJECT CONCLUSION	21.01				
22. PROJECT APPENDIX	22.01				
23. PROJECT GLOSSARY	23.01				
24. PROJECT REFERENCES	24.01				
25. PROJECT CONTACTS	25.01				
26. PROJECT SIGNATURE	26.01				
27. PROJECT DATE	27.01				
28. PROJECT VERSION	28.01				
29. PROJECT HISTORY	29.01				
30. PROJECT INDEX	30.01				

PHASE 1, BENCH COVER		SECOND FLOOR AREA, EXPOSED TO BRINK OF EXISTING WALLS	
10' (3' 0") FLOORING SPICES 10' (3' 0") CONTRACT 10' (3' 0") ACCESSIBLE (1' 0") FLOORING SPICES 10' (3' 0") FLOORING SPICES	10' (3' 0") 10' (3' 0") 10' (3' 0") 10' (3' 0")	FIRST FLOOR BUILDING 1 + 2nd FLOOR SECOND FLOOR BUILDING 1 + 2nd FLOOR FIRST FLOOR BUILDING 1 + 2nd FLOOR SECOND FLOOR BUILDING 1 + 2nd FLOOR SECOND FLOOR BUILDING 1 + 2nd FLOOR SECOND FLOOR BUILDING 1 + 2nd FLOOR SECOND FLOOR BUILDING 1 + 2nd FLOOR	10' 0" 10' 0" 10' 0" 10' 0" 10' 0" 10' 0" 10' 0" 10' 0" 10' 0" 10' 0" 10' 0" 10' 0" 10' 0" 10' 0"
TOTAL, PHASE 1, BENCH COVER	10' (3' 0")		
		TOTAL, SECOND FLOOR AREA	10' 0" 10' 0"

[illegible][illegible]

1 **ARCHITECTURAL SITEPLAN**

3291K

90% CONSTRUCTION DOCUMENTS SUBMITTAL

**Bender & Associates
ARCHITECTS**

Project 64
PROPOSED
ARCHITECTURE
SITEPLAN

A1.1

2

**KEY WEST CITY HALL
AT GLYNN ARCHER**

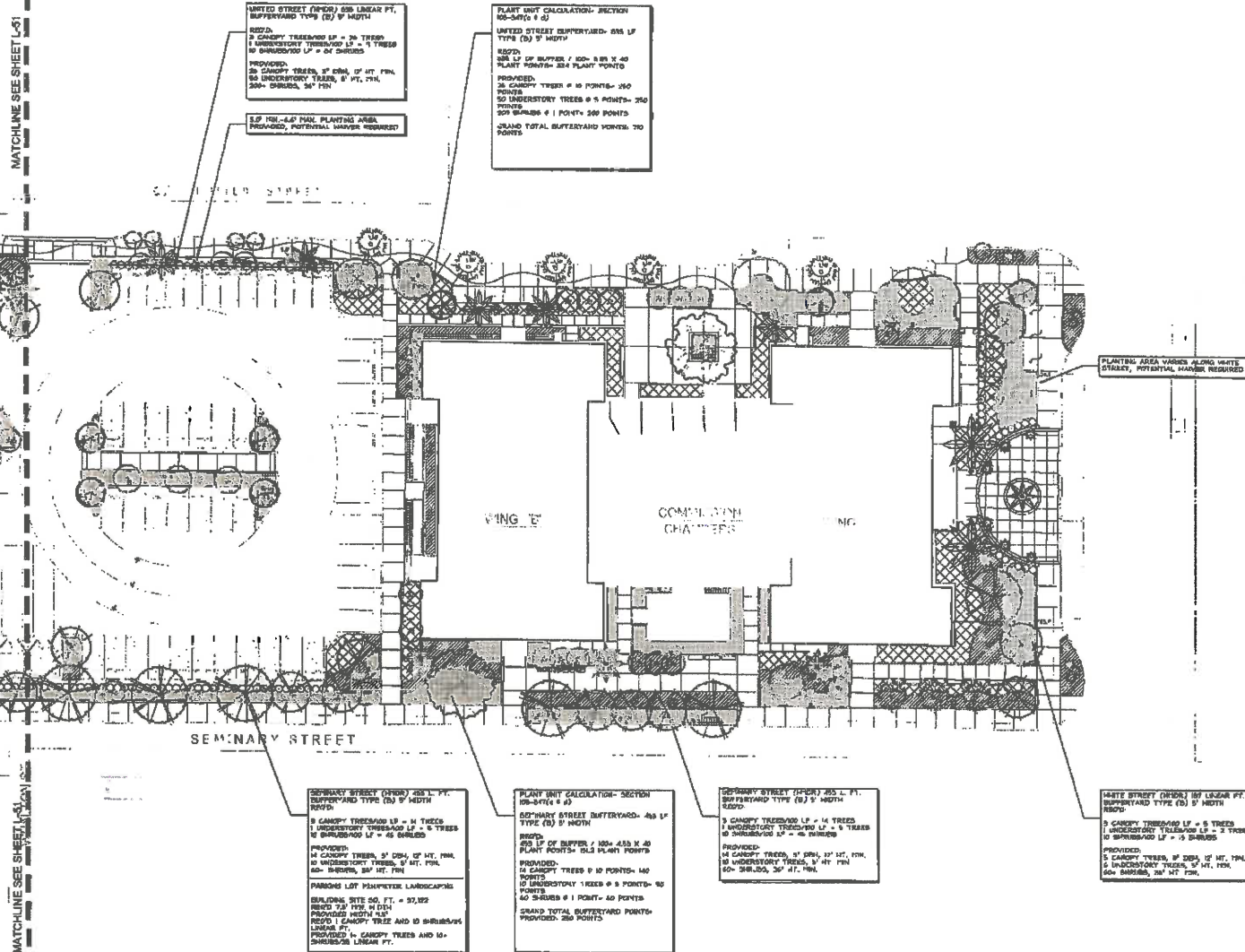
MATCHLINE SEE SHEET L-51

MATCHLINE SEE SHEET L-50

LANDSCAPE PLAN

SCALE 1"=20'-0"

3/22/14
Rmk
3/22/14



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

SYMBOLS LEGEND



60% CONSTRUCTION DOCUMENTS SUBMITTAL

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

LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECTS
 ENGINEERING
 ENVIRONMENTAL
 ECOLOGICAL
 14 EAST FIVE STREET
 KEY WEST, FLORIDA 33401
 305-241-1000
 305-241-1001 FAX
 WWW.LANDSCAPEARCHITECTS.COM

310 Angela Street
 Key West, Florida 33401
 Phone: 305-241-1000
 Florida License: AR00000002

**Bender & Associates
 ARCHITECTS**

Project # 137
 SITE LANDSCAPE
 Date 3/22/14

L-50

SPINELL STREET (NORTH) 10' LINEAR FT.
BUFFERYARD TYPE (B) 5' MOUTH
MOUTH
PROVIDED:
3 CANOPY TREES 10' DBH, 12' HT., 10' HT.
4 UNDERSTORY TREES 5' DBH, 12' HT., 10' HT.
20' SHRUBS, 30' HT. 10' HT.

PLANT UNIT CALCULATION- SECTION
100-547(1 & 2)
SPINELL STREET BUFFERYARD- 10' LF
TYPE (B) 5' MOUTH
REQD:
10' LF OF BUFFER / 100- 547 X 40 PLANT
POINTS= 21.2 PLANT POINTS
PROVIDED:
3 CANOPY TREES @ 10 POINTS= 30
POINTS
4 UNDERSTORY TREES @ 5 POINTS= 20
POINTS
20' SHRUBS @ 1 POINT= 20 POINTS
GRAND TOTAL BUFFERYARD POINTS
PROVIDED= 70 POINTS

PROPERTY LINE ADJACENT TO EXISTING
RESIDENTIAL (NORTH) 10' LF.
BUFFERYARD TYPE (B) 5' MOUTH
MOUTH
PROVIDED:
3 CANOPY TREES 10' DBH, 12' HT., 10' HT.
4 UNDERSTORY TREES 5' DBH, 12' HT., 10' HT.
20' SHRUBS, 30' HT. 10' HT.

PLANT UNIT CALCULATION- SECTION
100-547(1 & 2)
PROPERTY LINE ADJACENT TO EXISTING
RESIDENTIAL BUFFERYARD- 10' LF
TYPE (B) 5' MOUTH
REQD:
10' LF OF BUFFER / 100- 547 X 40 PLANT
POINTS= 21.2 PLANT POINTS
PROVIDED:
3 CANOPY TREES @ 10 POINTS= 30
POINTS
4 UNDERSTORY TREES @ 5 POINTS= 20
POINTS
20' SHRUBS @ 1 POINT= 20 POINTS
GRAND TOTAL BUFFERYARD POINTS
PROVIDED= 70 POINTS

PLANT UNIT CALCULATION- SECTION
100-547(1 & 2)
UNITED STREET BUFFERYARD- 100' LF
TYPE (B) 5' MOUTH
REQD:
100' LF OF BUFFER / 100- 547 X 40 PLANT
POINTS= 834 PLANT POINTS
PROVIDED:
20 CANOPY TREES @ 10 POINTS= 200
POINTS
40 UNDERSTORY TREES @ 5 POINTS= 200
POINTS
200' SHRUBS @ 1 POINT= 200 POINTS
GRAND TOTAL BUFFERYARD POINTS
PROVIDED= 70 POINTS

UNITED STREET (NORTH) 100' LINEAR FT.
BUFFERYARD TYPE (B) 5' MOUTH
MOUTH
REQD:
100' LF OF BUFFER / 100- 547 X 40 PLANT
POINTS= 834 PLANT POINTS
PROVIDED:
20 CANOPY TREES @ 10 POINTS= 200
POINTS
40 UNDERSTORY TREES @ 5 POINTS= 200
POINTS
200' SHRUBS @ 1 POINT= 200 POINTS
GRAND TOTAL BUFFERYARD POINTS
PROVIDED= 70 POINTS

UNITED STREET (NORTH) 100' LINEAR FT.
BUFFERYARD TYPE (B) 5' MOUTH
MOUTH
REQD:
100' LF OF BUFFER / 100- 547 X 40 PLANT
POINTS= 834 PLANT POINTS
PROVIDED:
20 CANOPY TREES @ 10 POINTS= 200
POINTS
40 UNDERSTORY TREES @ 5 POINTS= 200
POINTS
200' SHRUBS @ 1 POINT= 200 POINTS
GRAND TOTAL BUFFERYARD POINTS
PROVIDED= 70 POINTS

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

SYMBOLS LEGEND

2/00
PLANT SYMBOL
PLANT QUANTITY

LOW GROUNDCOVER
MEDIUM/LARGE
SHRUBS
NATIVE ORNAMENTAL
GRASSES
BUTTERFLY GARDEN
PLANTS

80% CONSTRUCTION DOCUMENTS SUBMITTAL

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

LANDSCAPE ARCHITECT
BENDER & ASSOCIATES
ARCHITECTS
1400 N. MIAMI AVENUE
SUITE 100
MIAMI, FL 33136
305.371.1234
BENDER & ASSOCIATES
ARCHITECTS

410 1/2 Ave. Blvd.
Key West, FL 33401
305.241.1234
BENDER & ASSOCIATES
ARCHITECTS

PLANT LIST
LANDSCAPE
PLAN

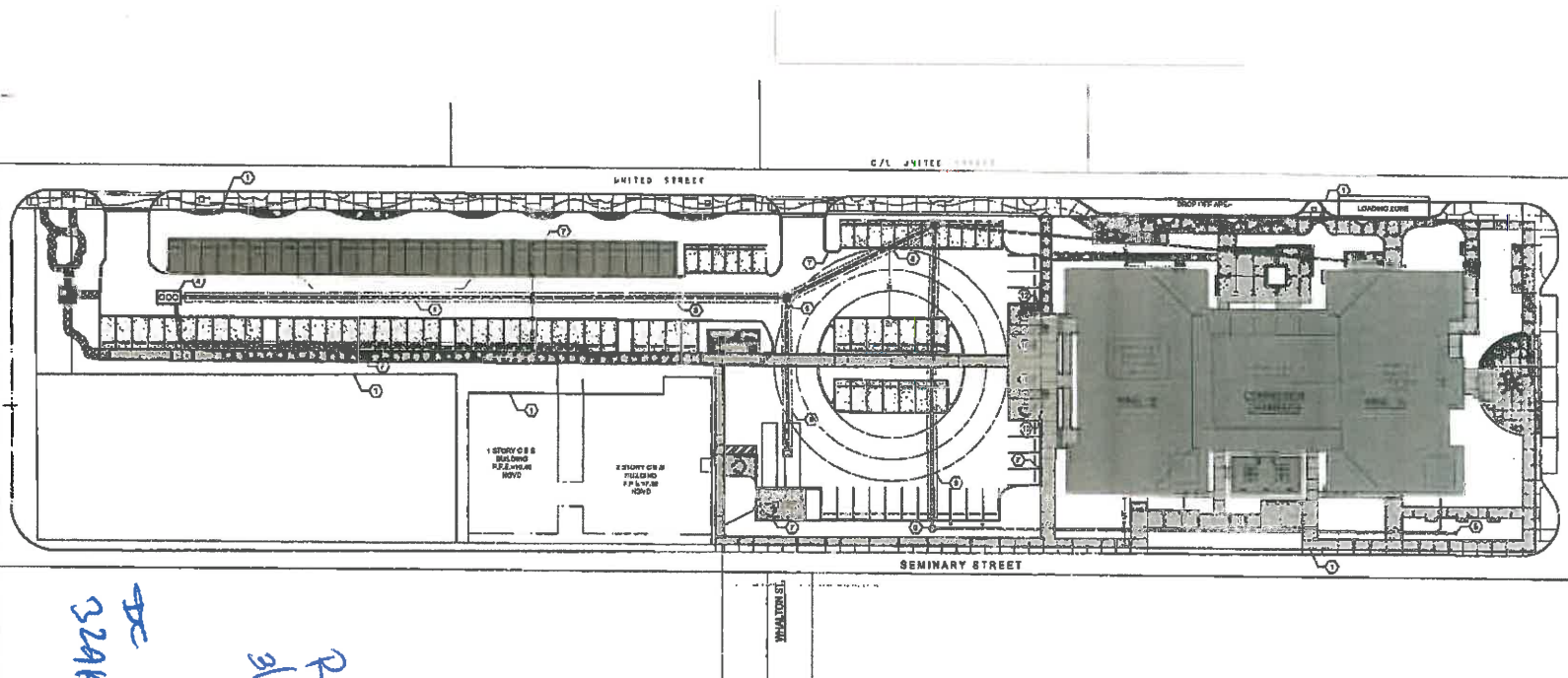
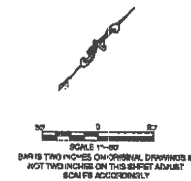
L-51

LANDSCAPE PLAN
L-51 SCALE 1"=20'-0"

3/24/14
BENDER & ASSOCIATES
ARCHITECTS



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



60% CONSTRUCTION DOCUMENTS SUBMITTAL

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

**Bender & Associates
ARCHITECTS**

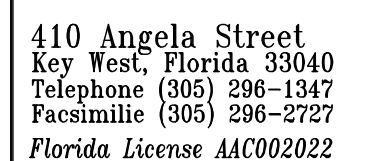
Project # 1300
CIVIL
SITE PLAN

Date: 1/17/14

C-2

Proposed design

1300 WHITE STREET - KEY WEST

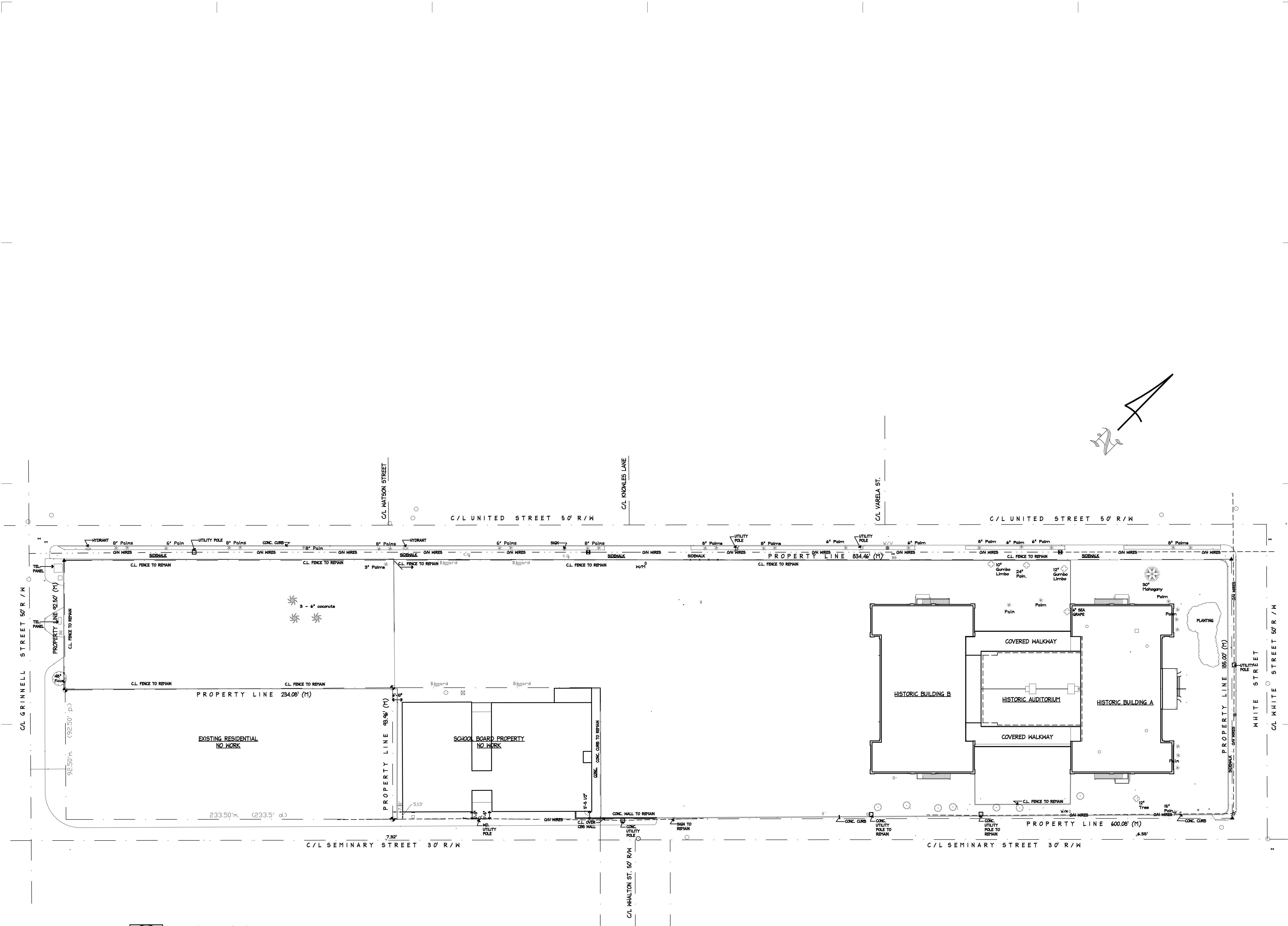


Project No: 1305

SITE MAP
PROJECT DIRECTORY
GENERAL NOTES
ABBREVIATIONS
SHEET INDEX
SYMBOL LEGEND

Date: 3/28/14

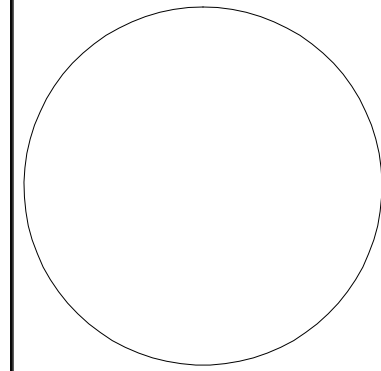
1 OF 28



1 EXISTING SITEPLAN
EX1 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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AAC000784 EB0003643
2780 SW DOUGLAS ROAD, SUITE 302
MIAMI, FLORIDA 33133 (305) 445-3765
WWW.MCHARRY.COM

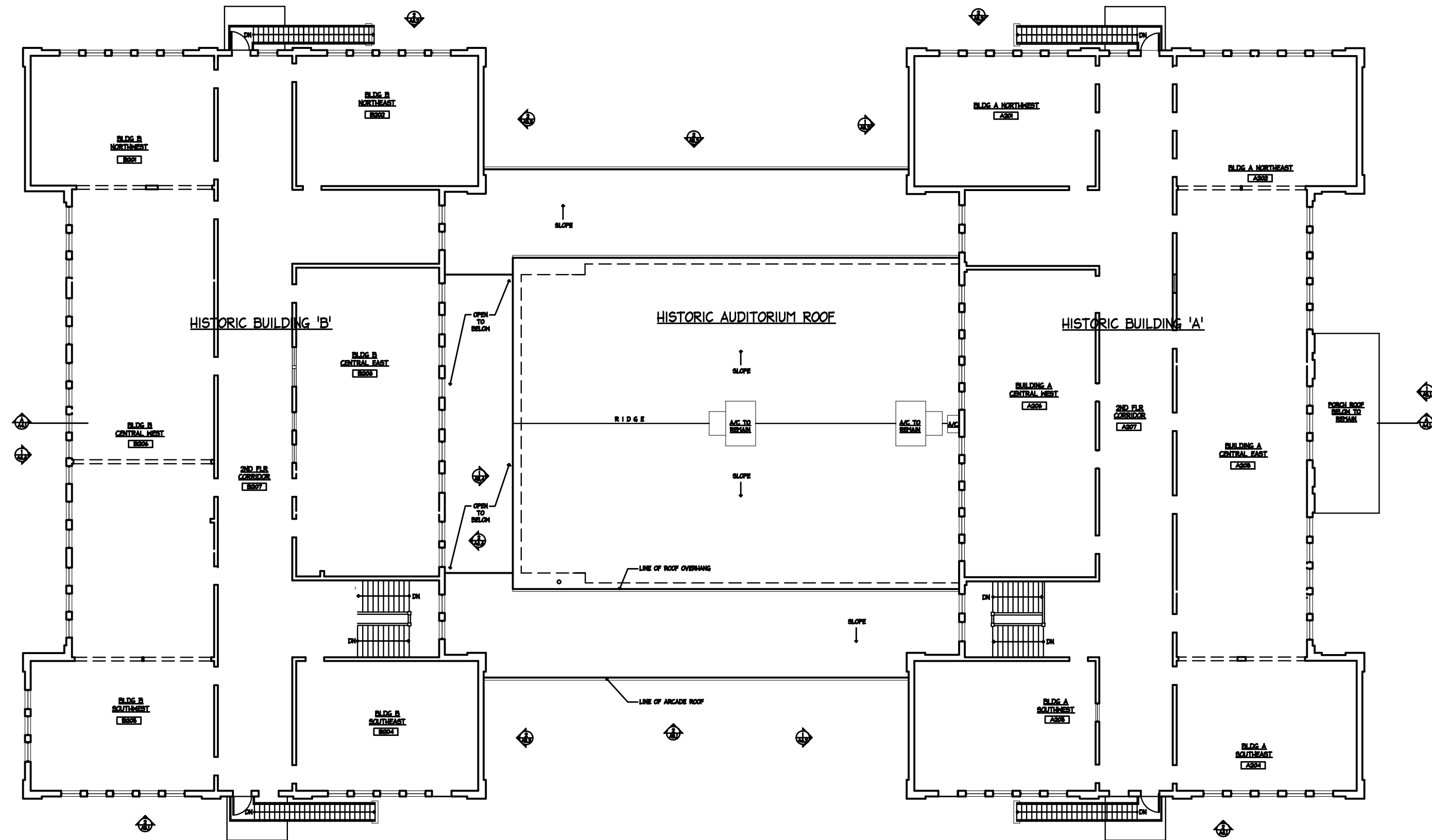
410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.c.

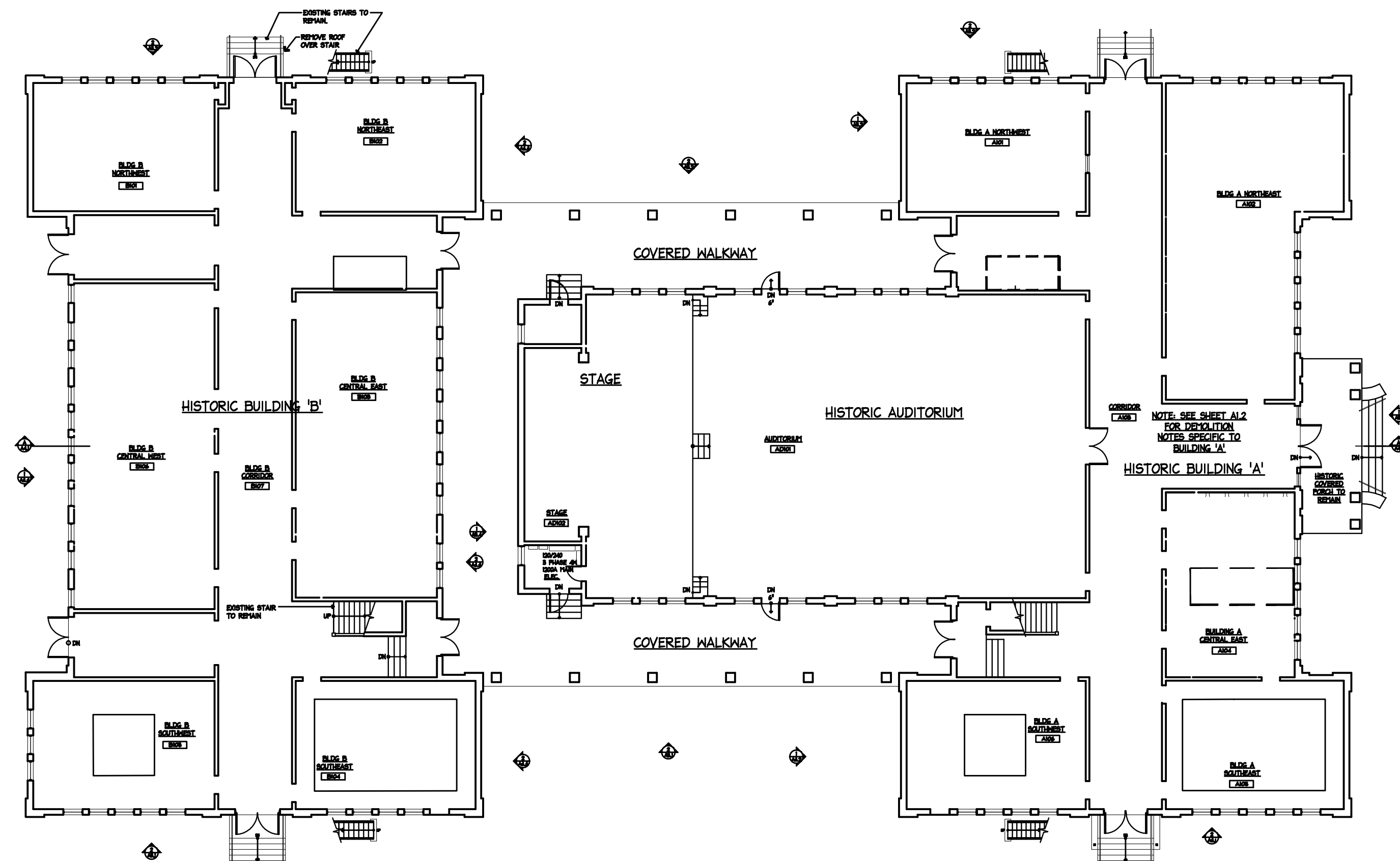
Project No: 1305
EXISTING SITEPLAN
Date: 3/28/14

EX1
2 OF 28





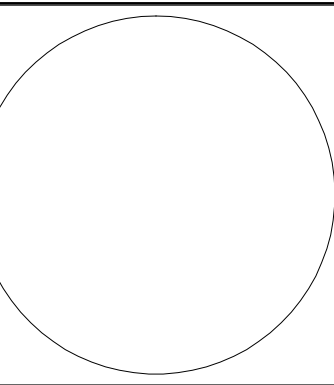
2 SECOND FLOOR EXISTING PLAN
EX2 1/16"=1'-0"



1 FIRST FLOOR EXISTING PLAN
EX2 1/16"=1'-0"

REVISIONS:

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



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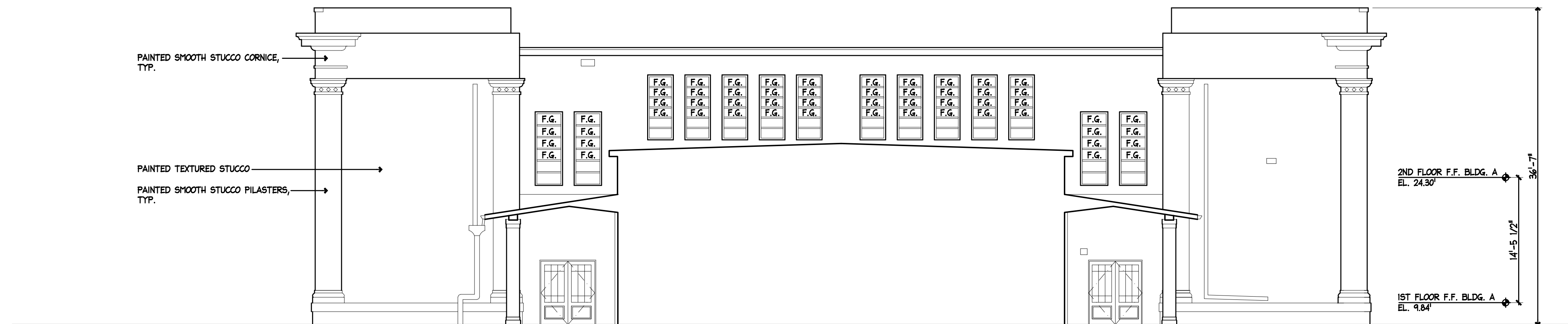
Project No: 1305
EXISTING FLOOR PLANS
Date: 3/28/14

EX2

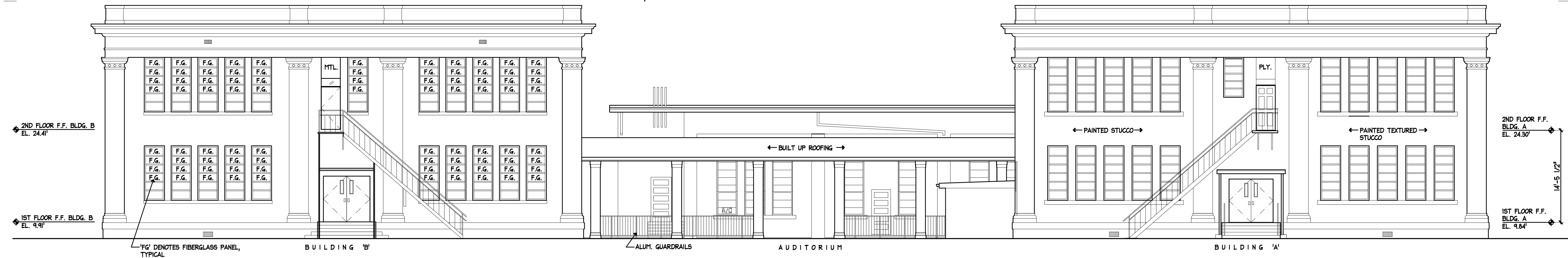




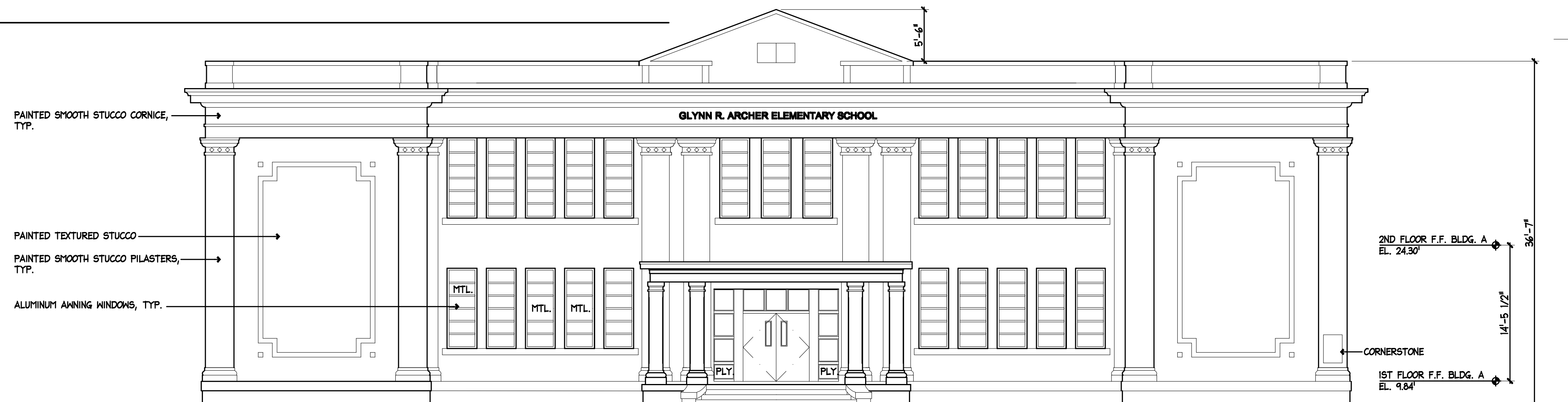
4 EXISTING NORTH EXTERIOR ELEVATION
EX: 1/8"=1'-0"



3 BUILDING A - EXISTING REAR (WEST) EXTERIOR ELEVATION
EX: 1/8"=1'-0"



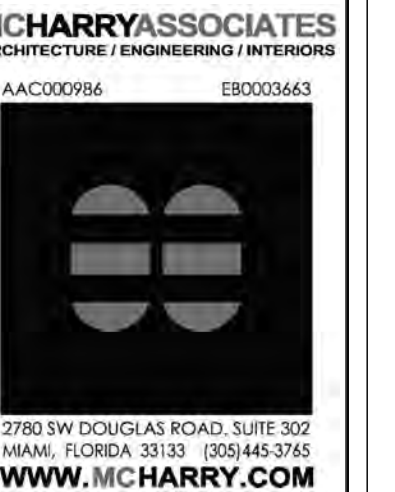
2 EXISTING SOUTH EXTERIOR ELEVATION
EX: 1/8"=1'-0"



1 BUILDING 'A' - EXISTING FRONT (EAST) EXTERIOR ELEVATION
EX3 1/8"=1'-0"

REVISIONS:

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



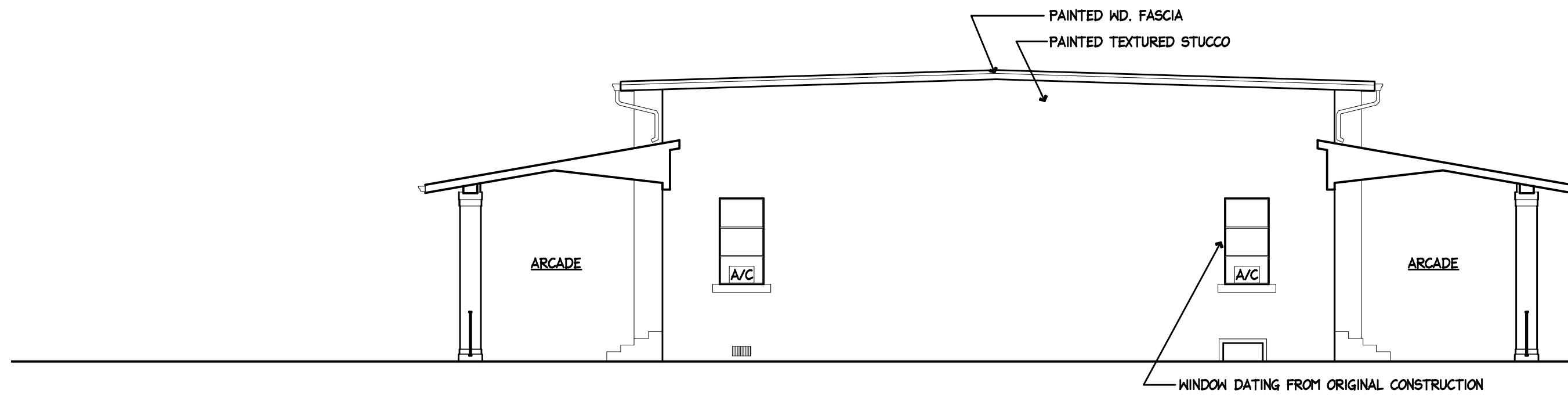
410 Angela Street
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Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

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p.c.

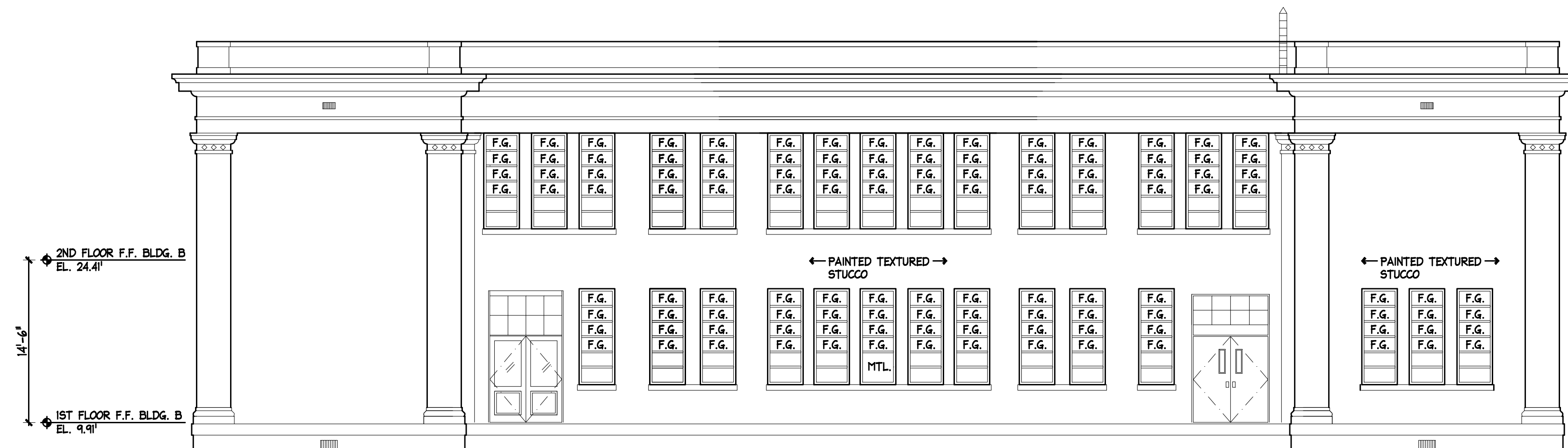
Project No: 1305
EXISTING ELEVATIONS

Date: 3/28/14

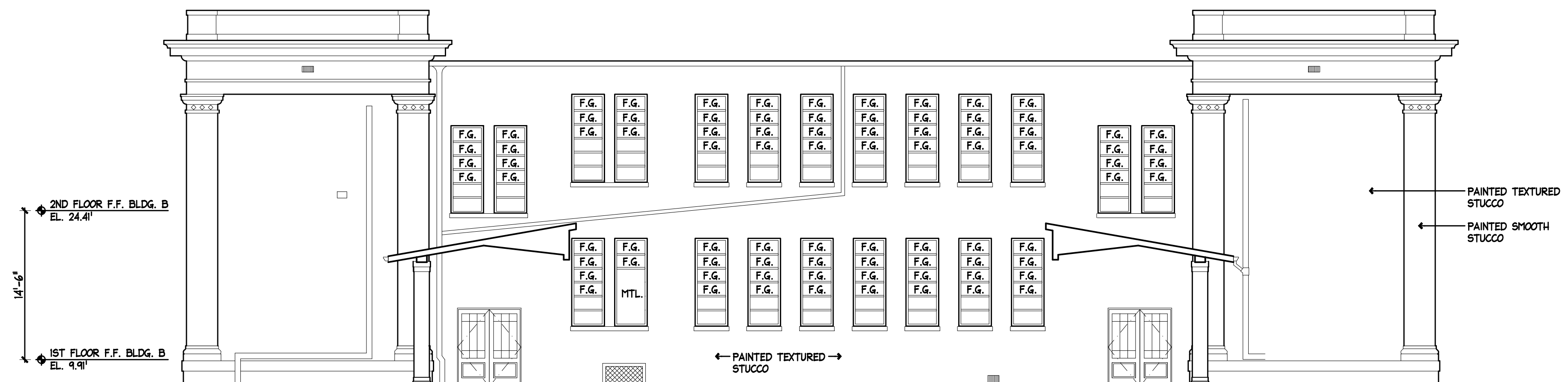
EX3



3 AUDITORIUM - EXISTING WEST (REAR) EXTERIOR ELEVATION
EX4 1/8"=1'-0"



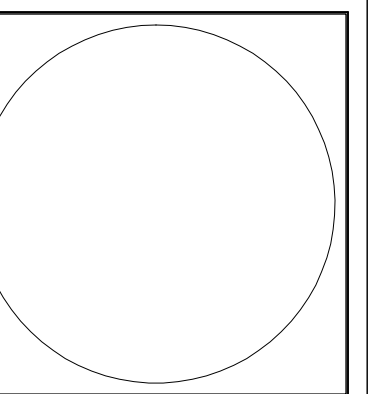
2 BUILDING 'B' - EXISTING WEST EXTERIOR ELEVATION
EX4 1/8"=1'-0"



1 BUILDING 'B' - EXISTING EAST EXTERIOR ELEVATION
EX4 1/8"=1'-0"

REVISIONS:

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



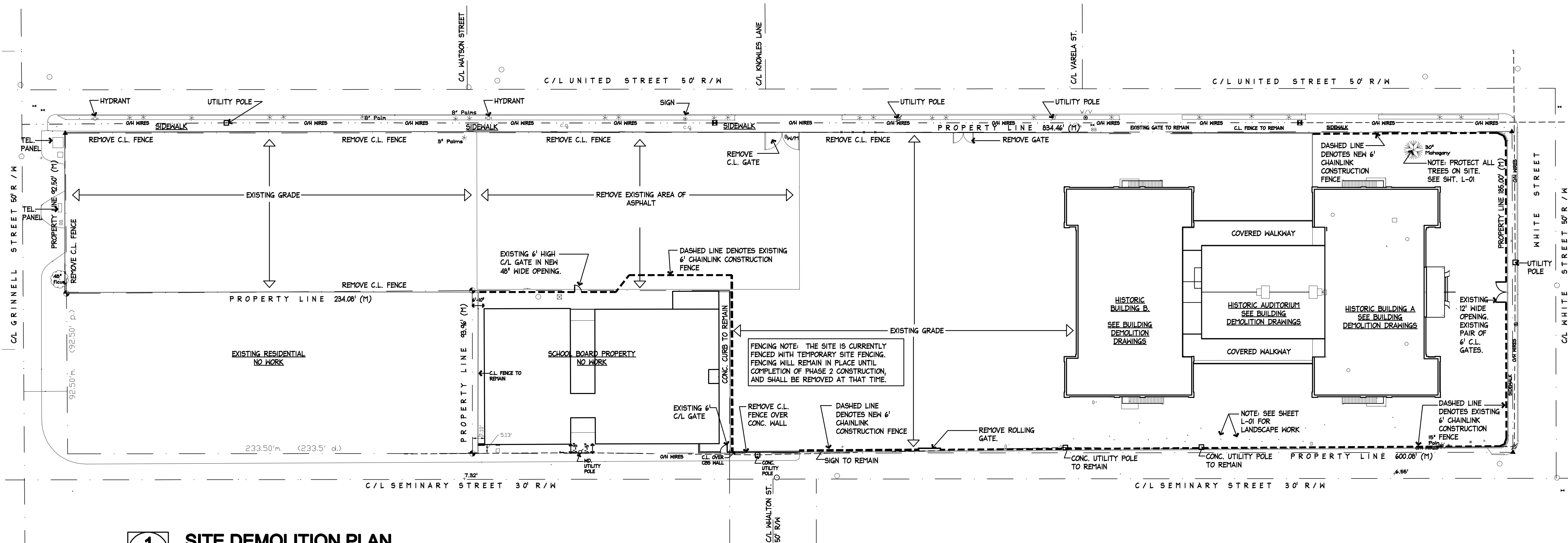
MCHARRY ASSOCIATES
ARCHITECTURE / ENGINEERING / INTERIORS
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Florida License AAC002022

Bender & Associates
ARCHITECTS
p.c.

Project No: 1305
EXISTING EXTERIOR
ELEVATIONS
Date: 3/28/14

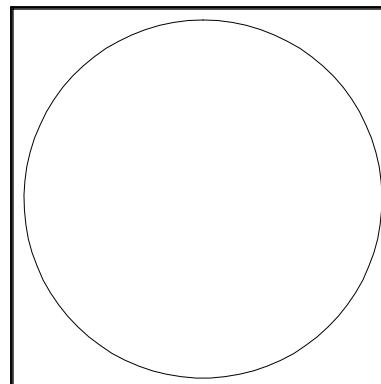
EX4



1 SITE DEMOLITION PLAN
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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2780 SW DOUGLAS ROAD, SUITE 302
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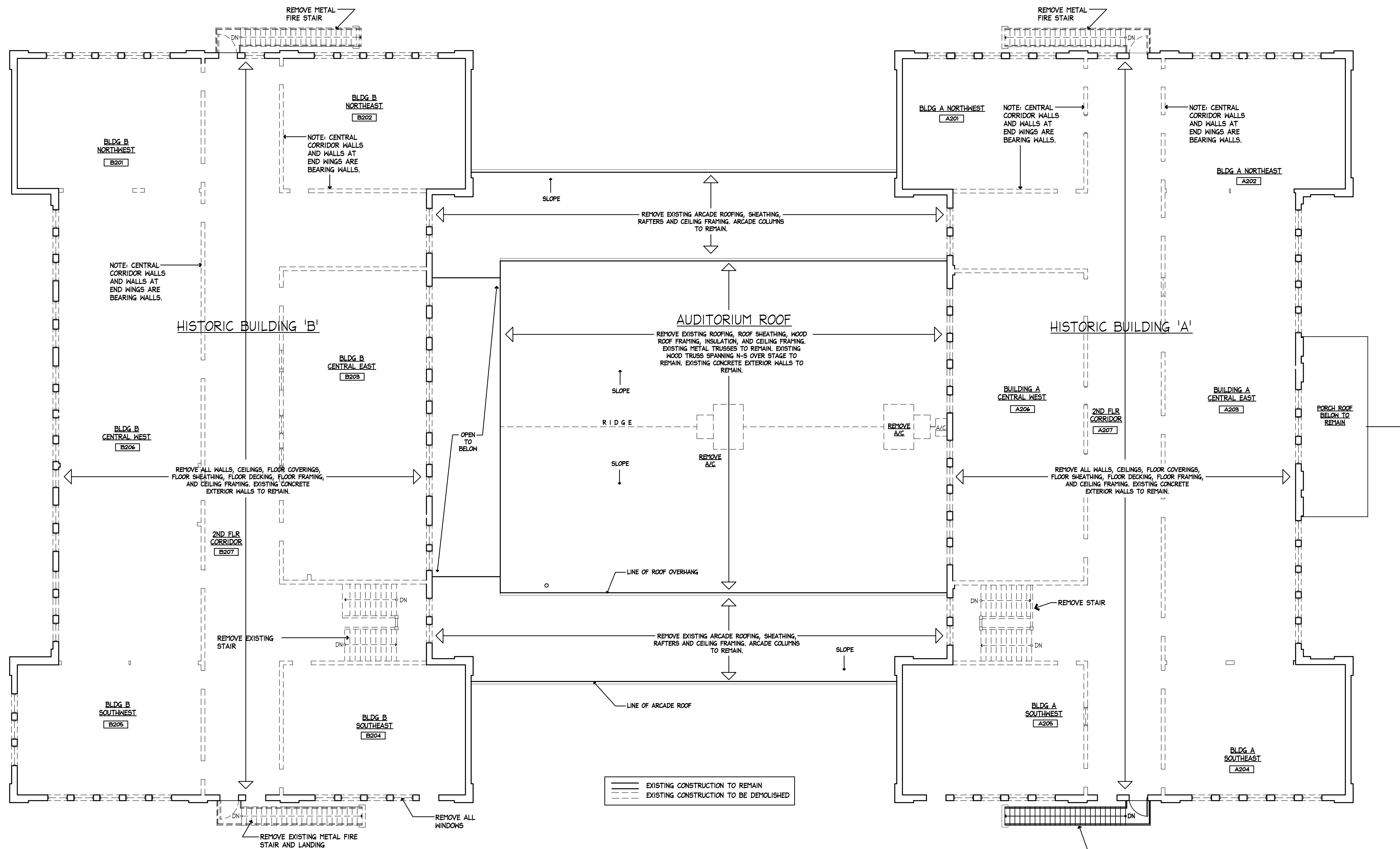
410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
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p.c.

Project No: 1305
SITE DEMOLITION
PLAN
Date: 3/28/14

D1

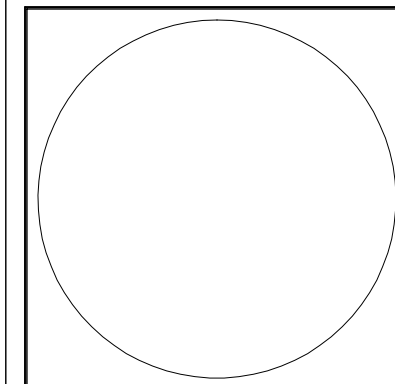
6 OF 28



1 SECOND FLOOR DEMOLITION PLAN
D3 1/8"=1'-0"

REVISIONS:

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



MCHARRY ASSOCIATES
ARCHITECTURE / ENGINEERING / INTERIORS
A/C000784 E/C0003643
2780 SW DOUGLAS ROAD, SUITE 302
MIAMI, FLORIDA 33133 (305) 445-3765
WWW.MCHARRY.COM

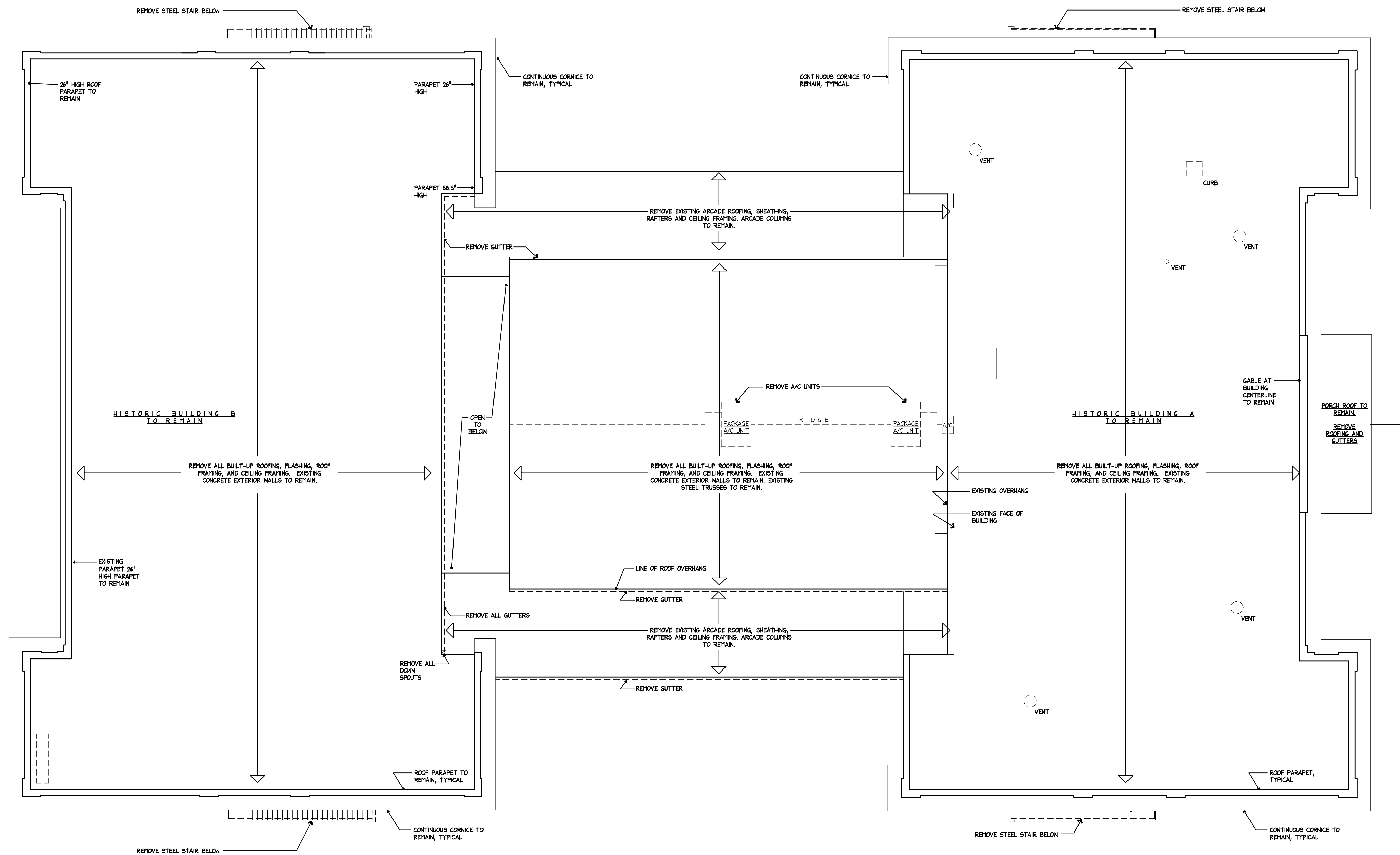
410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.c.

Project No: 1305
DEMOLITION PLAN
Date: 3/28/14

D3

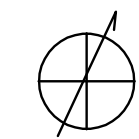
8 OF 28



1
D4

ROOF DEMOLITION PLAN

1/8"=1'-0"



REVISIONS:

KEY WEST CITY HALL
AT GLYNN ARCHER

1300 WHITE STREET KEY WEST, FLORIDA
CITY OF KEY WEST

MCHARRYASSOCIATES
ARCHITECTURE / ENGINEERING / INTERIORS

AAC000784 EB0003663

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Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS

p.c.

Project No: 1305

DEMOLITION PLAN

Date: 3/28/14

D4

9 OF 28

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'	28.24' (SOUTH), 27.24' (NORTH)	28.24' (SOUTH), 27.24' (NORTH)		
REAR SETBACK	20'	442.41'	573.58'		
F.A.R.	1.0 MAX.	57,967 / 120,909 = 48%	57,051 / 120,909 = 30%		
BUILDING COVERAGE	40% MAXIMUM	43,117 / 120,909 = 35.6%	24,784 / 120,909 = 20.5%		
IMPERVIOUS SURFACE	50% MAXIMUM	92,668 / 120,909 = 76.6%	74,792 / 120,909 = 61.9%	YES	75,121 / 120,909 = 62.1% WITHOUT PARKING SHELTERS
PARKING	37061 / 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					

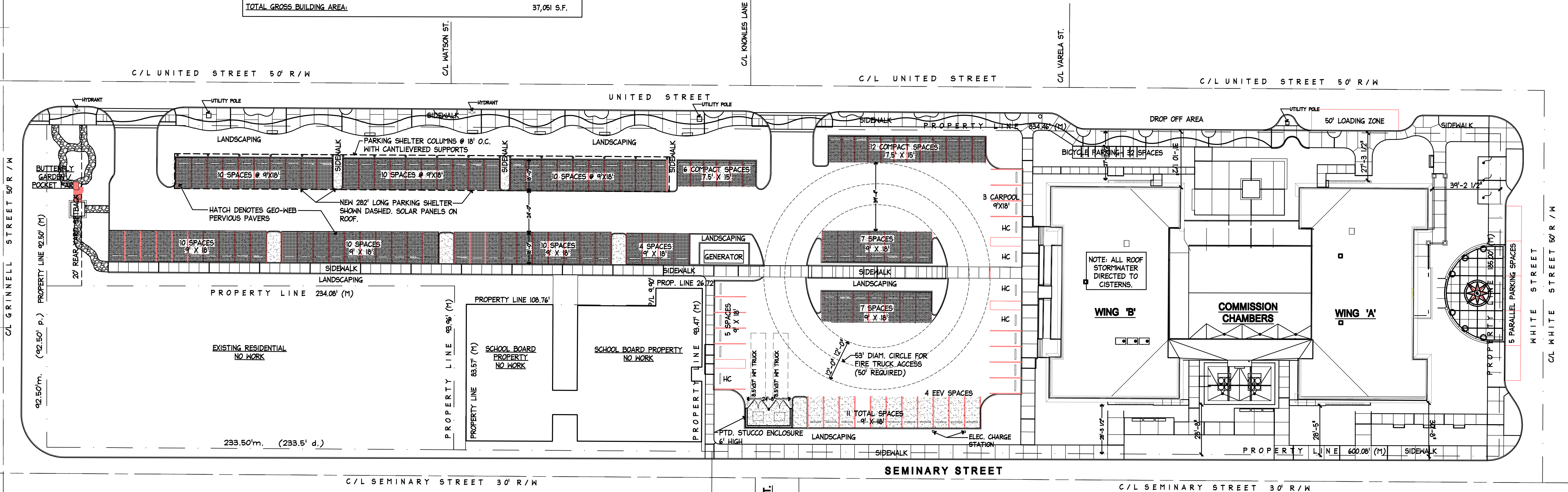
PARKING SPACE COUNT:	
REGULAR (9' X 18') PARKING SPACES:	97 SPACES
COMPACT (7.5' X 15') PARKING SPACES:	18 SPACES
ACCESSIBLE (12' X 18') PARKING SPACES:	5 SPACES
EV PARKING SPACES:	4 SPACES
TOTAL PARKING SPACES:	124 SPACES

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:	7,262 S.F.
SECOND FLOOR COVERED INTERIOR WALKWAY:	830 S.F.
SECOND FLOOR BUILDING B:	7,602 S.F.
TOTAL GROSS BUILDING AREA:	37,061 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, 28, 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
Wharton Street, being 60 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 Northeastly Right-of-Way Line of Grinnell Street and the Northwestly Right-of-Way Line of Seminary Street; thence in a Northeastly direction along the said Northwestly 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 Northwestly direction for a distance of 83.57 feet; thence at a right angle and in a Northeastly direction for a distance of 108.78 feet; thence at a right angle and in a Northwestly direction for a distance of 9.50 feet; thence at a right angle and in a Northeastly direction for a distance of 28.72 feet; thence at a right angle and in a Southeastly direction for a distance of 93.47 feet to the said Northwestly Right-of-Way Line of Seminary Street; thence at a right angle and in a Southwestly direction along the said Northwestly 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.



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
ARCHITECTURE / ENGINEERING / INTERIORS
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WWW.MCHARRY.COM

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Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

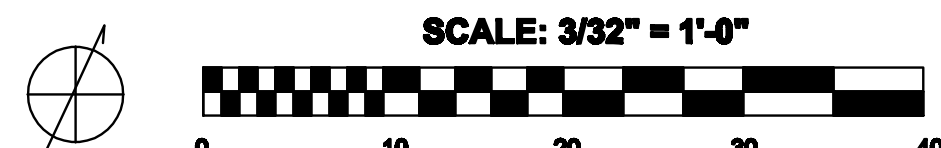
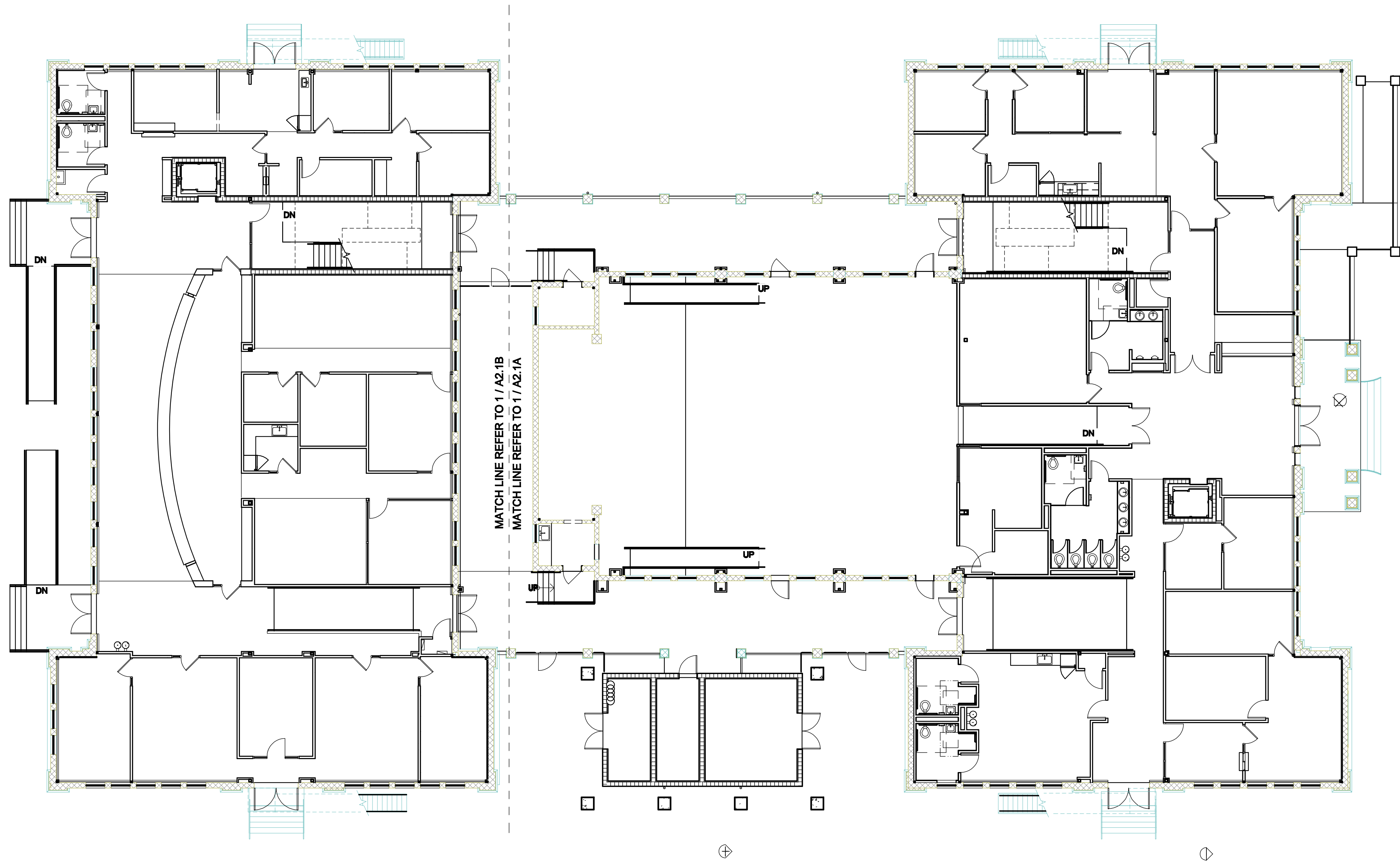
Bender & Associates
ARCHITECTS
p.c.

Project No: 1305
PROPOSED
ARCHITECTURAL
SITEPLAN
Date: 3/28/14

A1.1

10 OF 28

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

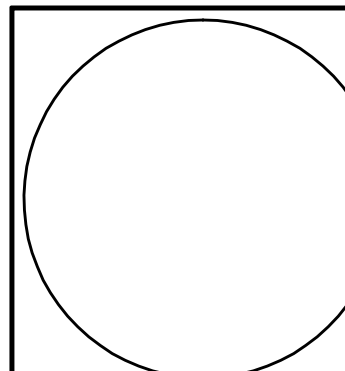


60% CONSTRUCTION DOCUMENTS SUBMITTAL

Bender & Associates
ARCHITECTS
p.a.

Project No: 1305
OVERALL 1ST FLOOR PLAN
Date: 3/3/14

MCHARRY ASSOCIATES
ARCHITECTURE / INTERIORS / EXTERIORS
A/C000095 E/0000045
2760 BY DOUGLAS ROAD, SUITE 202
MIAMI, FLORIDA 33156 305-462-2516
WWW.MCHARRY.COM

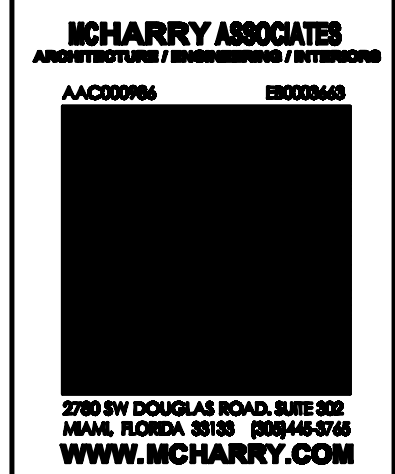


**KEY WEST CITY HALL
AT GLYNN ARCHER**
PHASE 2
1300 WHITE STREET KEY WEST, FLORIDA
CITY OF KEY WEST

REVISIONS:

REVISIONS:

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



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Key West, Florida 33640
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project No: 1305
1ST FLOOR PLAN - WING A
Date: 3/3/14

A2.1A
OF

GENERAL NOTES

SOIL TREATMENT, PER FBC-B SECTION 1816.1:

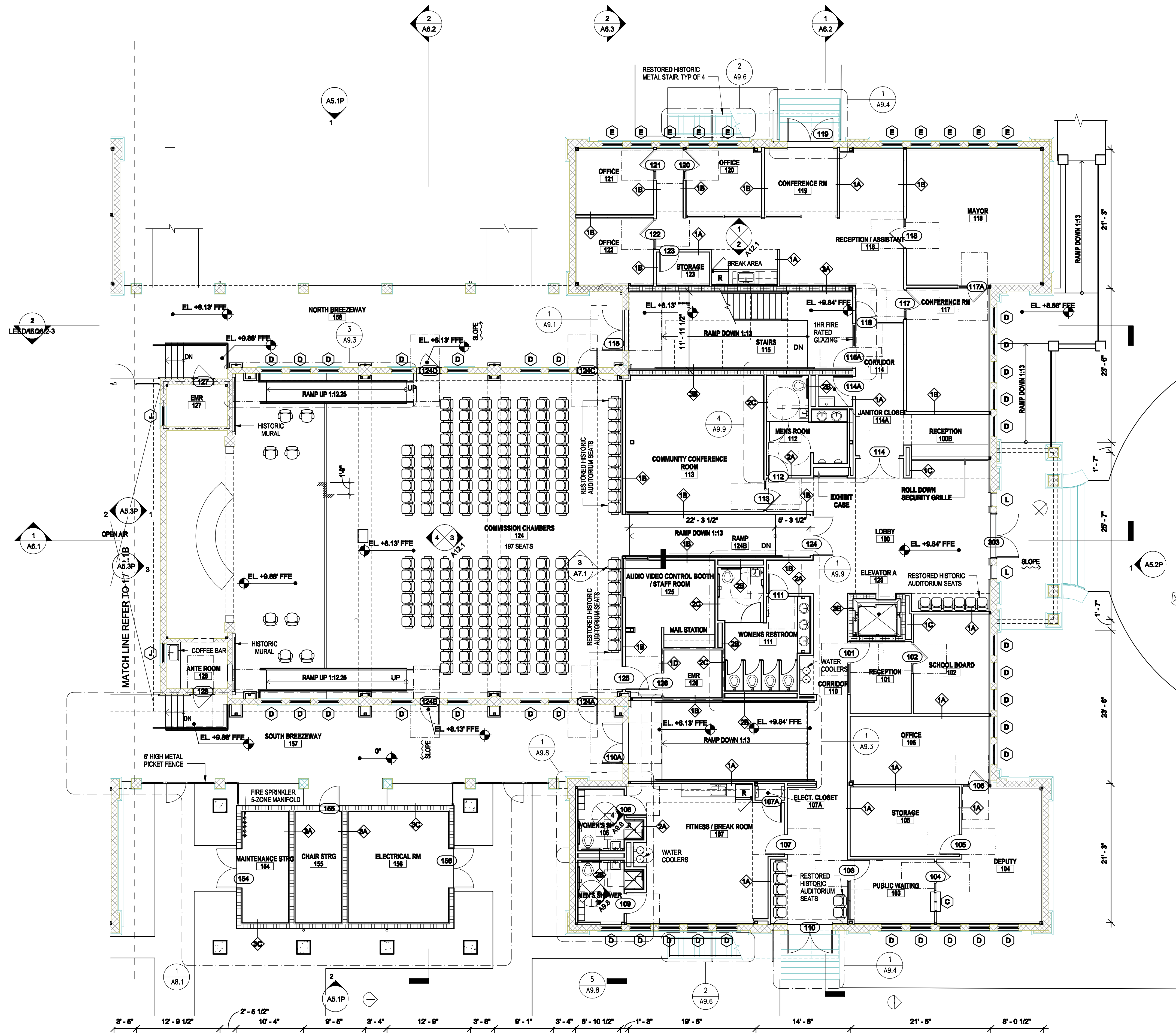
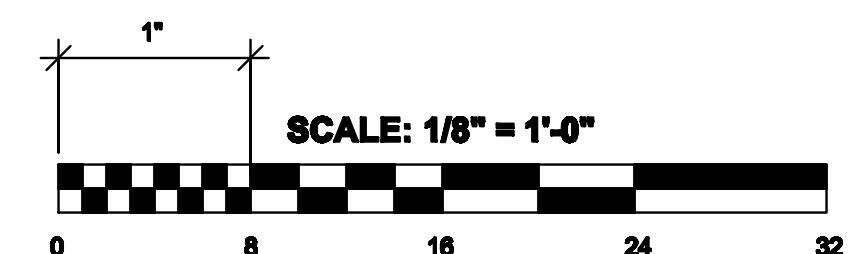
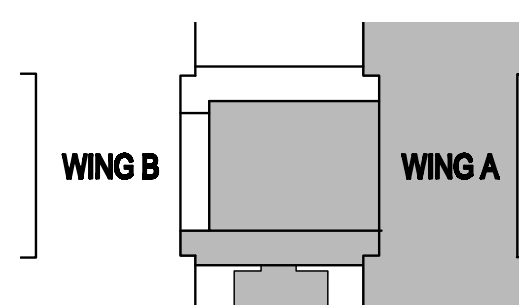
1. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS FOR TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE FBC-B SECTION 302, REGISTERED TERMITICIDE. 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. ALL INTERIOR DIMENSIONS ARE SHOWN TO THE FACE OF FINISH SURFACES, UNLESS OTHERWISE NOTED.

3. PER FBC-B SECTION 716: 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.

LEGEND

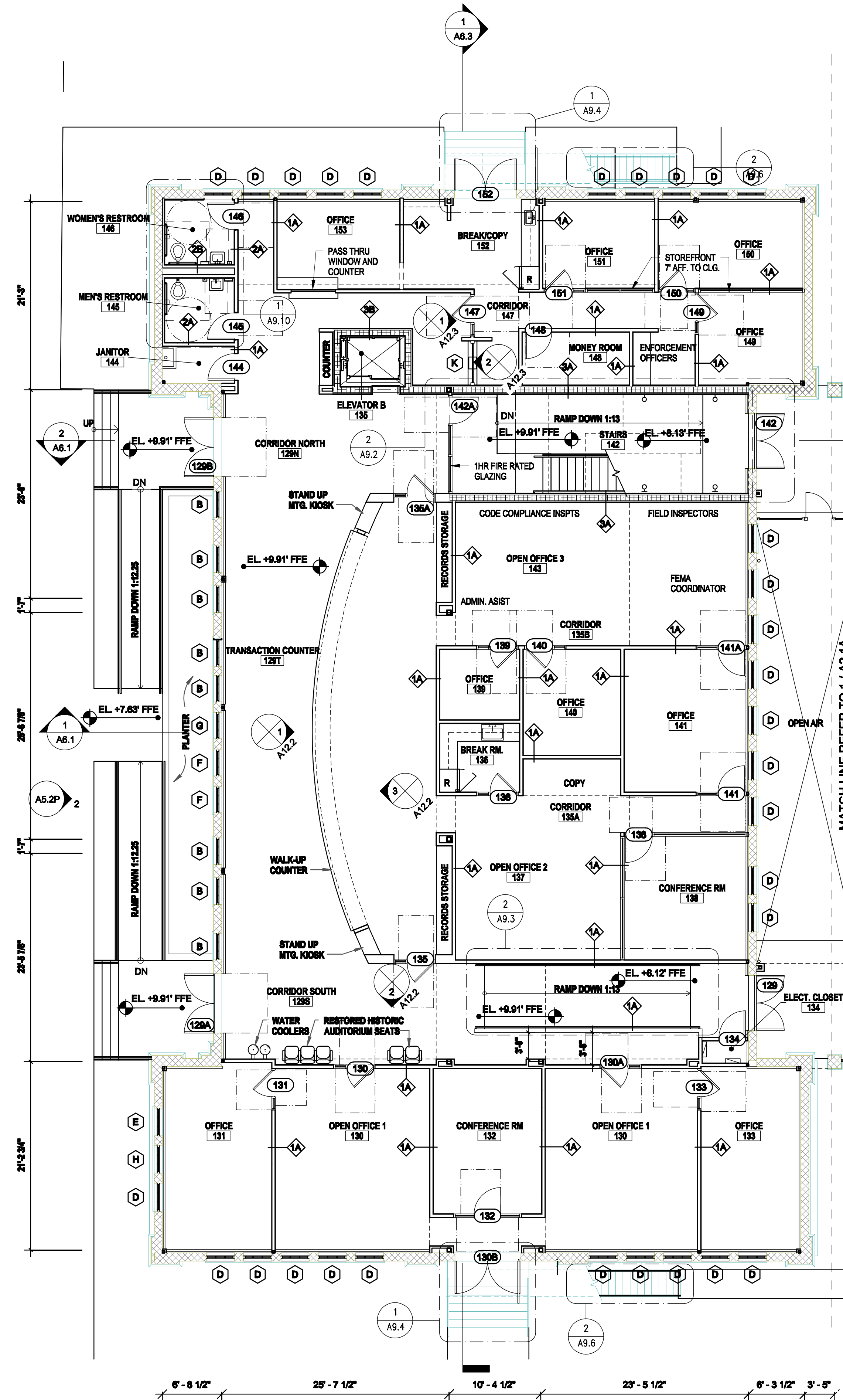
- 8" CMU WALL
- 1 HR FIRE RATED PARTITION ASSEMBLY
- GYPSUM WALLBOARD PARTITION
- EXISTING CONCRETE WALL/COLUMN TO REMAIN
- REFRIGERATOR
- STOREFRONT
- WINDOW
- DOOR TAG
- WINDOW TAG
- WALL TAG



1 1st FLOOR - WING A
A2.1A

1/8" = 1'-0"

60% CONSTRUCTION DOCUMENTS SUBMITTAL



1 1st FLOOR - WING B
A2.1B
1/8" = 1'-0"

GENERAL NOTES

SOIL TREATMENT, PER FBC-B SECTION 1816.1:

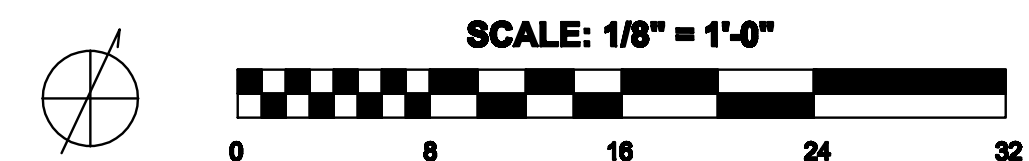
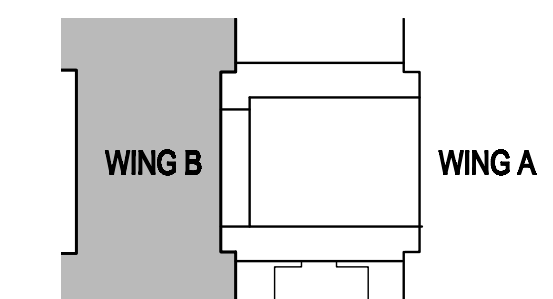
1. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS FOR TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE FBC-B SECTION 202, REGISTERED TERMITICIDE, 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. ALL INTERIOR DIMENSIONS ARE SHOWN TO THE FACE OF FINISH SURFACES, UNLESS OTHERWISE NOTED.

3. PER FBC-B SECTION 710: 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 400.

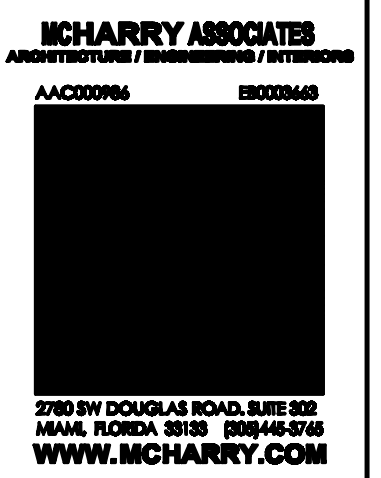
LEGEND

- 8" CMU WALL
- 1 HR FIRE RATED PARTITION ASSEMBLY
- GYPSUM WALLBOARD PARTITION
- EXISTING CONCRETE WALL/COLUMN TO REMAIN
- REFRIGERATOR
- STOREFRONT
- WINDOW
- DOOR TAG
- WINDOW TAG
- WALL TAG



REVISIONS:

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Bender & Associates
ARCHITECTS
p.a.

Project No: 1305
1st FLOOR PLAN -
WING B
Date: 3/3/14

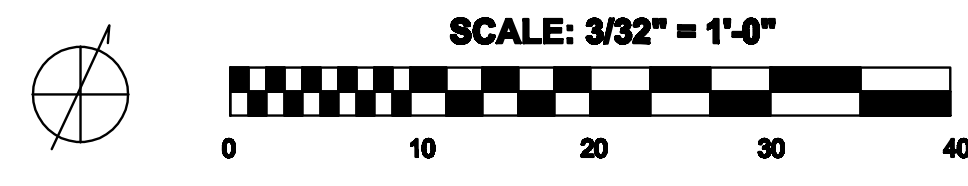
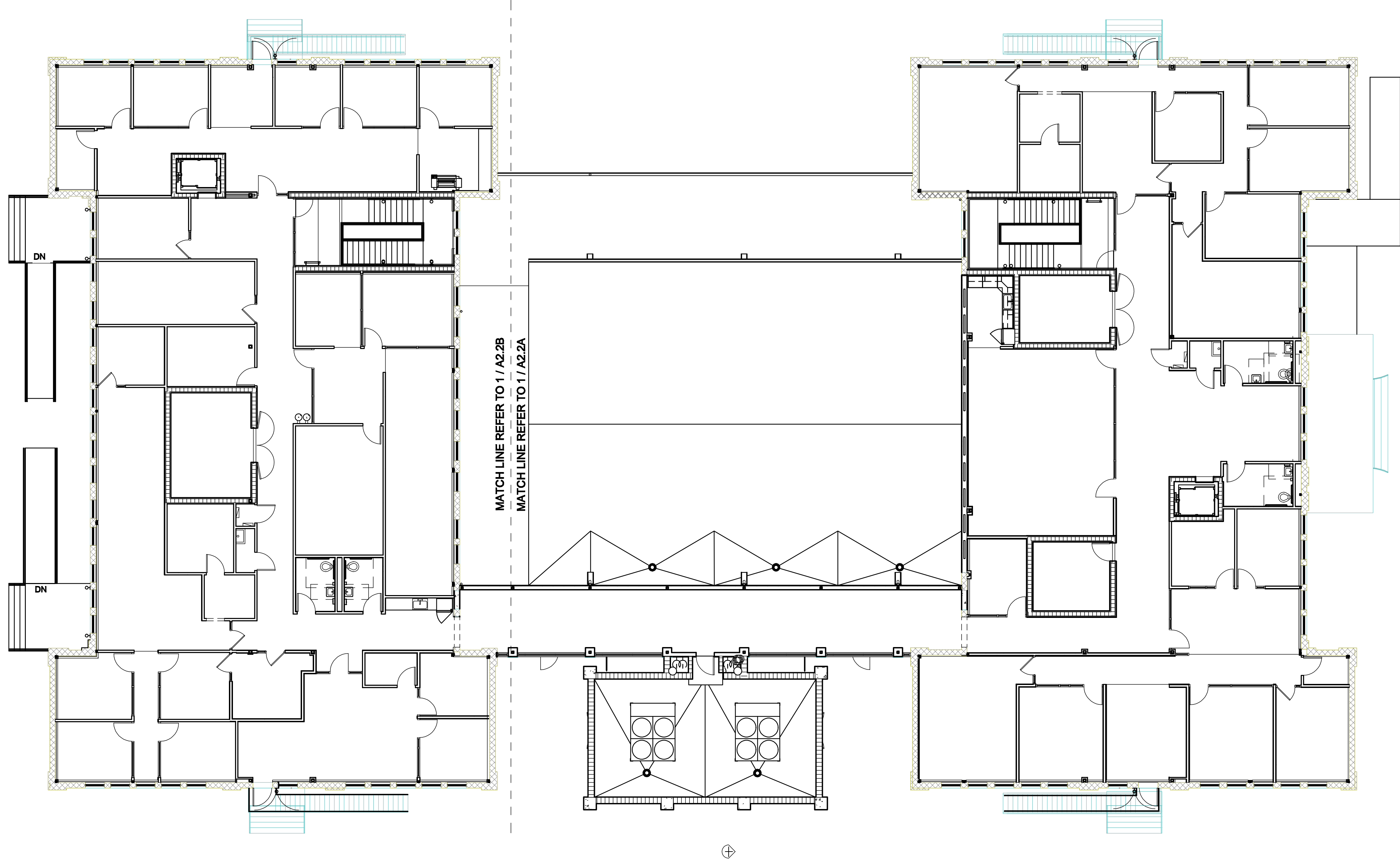
A2.1B

OF

60% CONSTRUCTION DOCUMENTS SUBMITTAL

1
A2.2

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

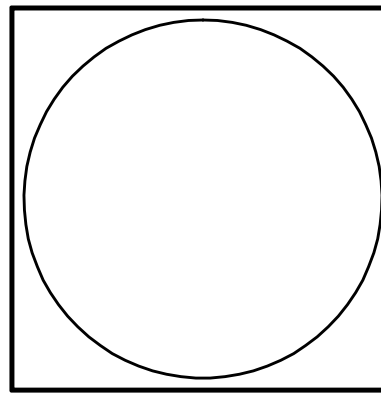


60% CONSTRUCTION DOCUMENTS SUBMITTAL

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Project No: 1305
OVERALL SECOND
FLOOR PLAN
Date: 3/3/14

A2.2
OF



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

REVISIONS:

REVISIONS:

KEY WEST CITY HALL
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CITY OF KEY WEST

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Bender & Associates
ARCHITECTS

Project No: 1305
2ND FLOOR PLAN -
WING A
Date: 3/3/14

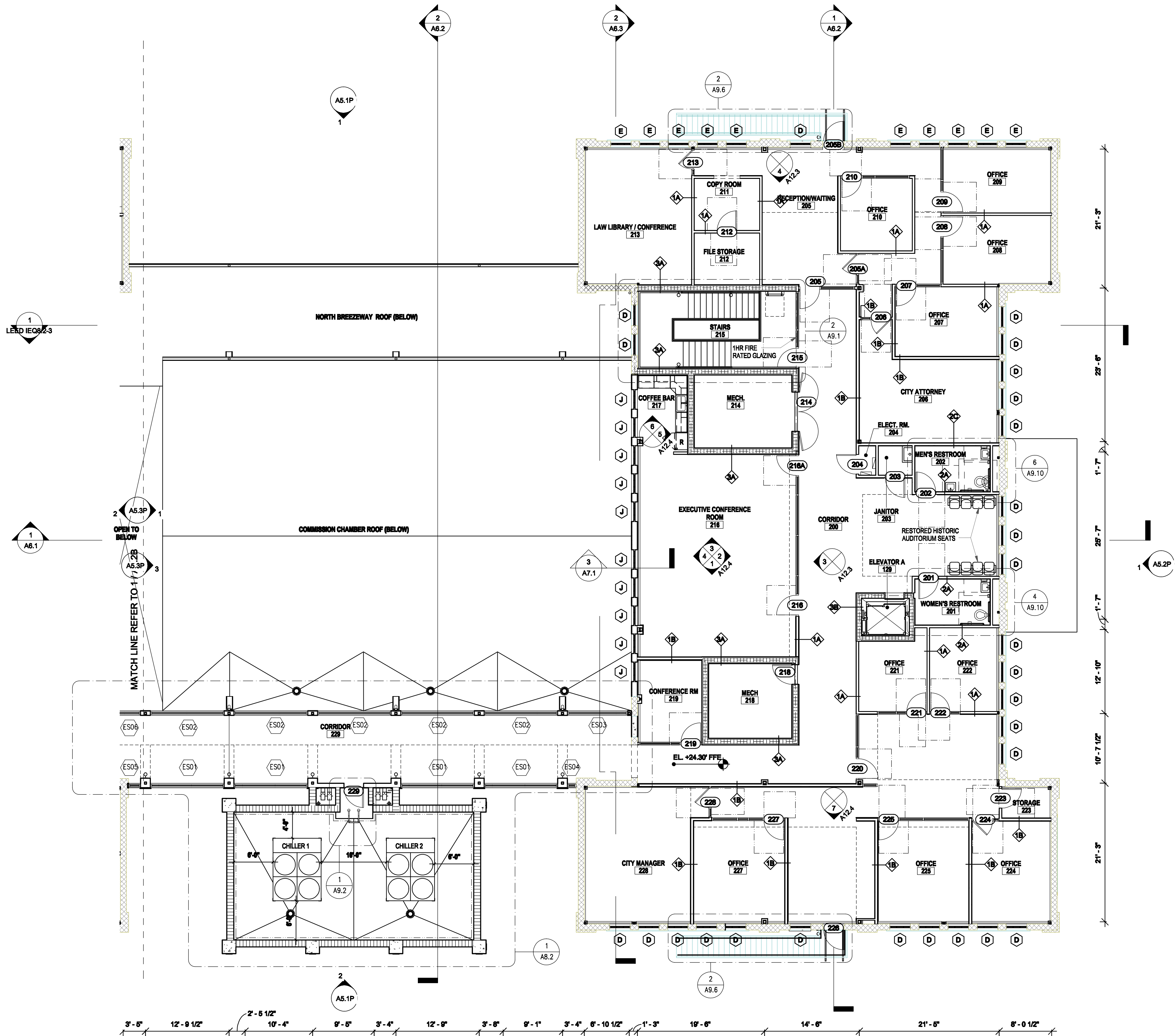
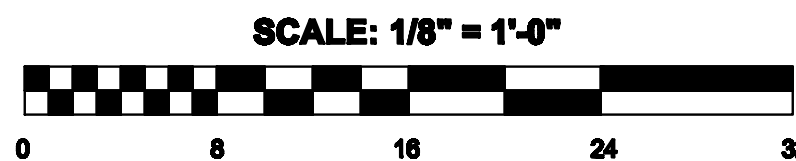
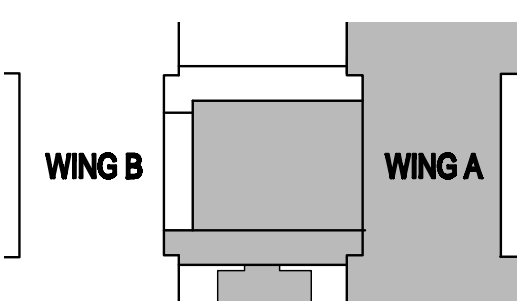
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OF

GENERAL NOTES

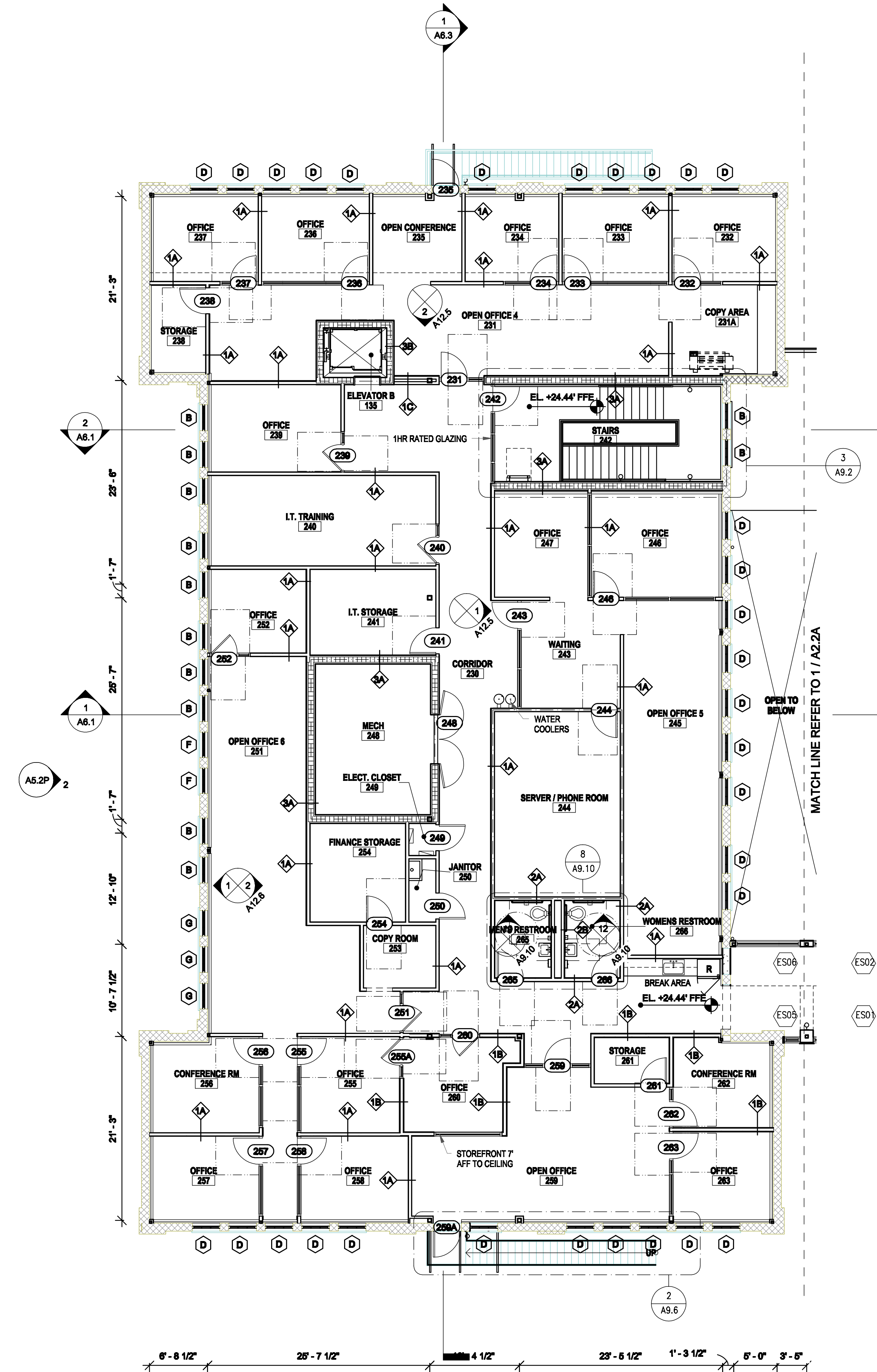
- SOIL TREATMENT, PER FBC-B SECTION 1816.1:
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LEGEND

- 8" CMU WALL
- 1 HR FIRE RATED PARTITION ASSEMBLY
- GYPSUM WALLBOARD PARTITION
- EXISTING CONCRETE WALL/COLUMN TO REMAIN
- REFRIGERATOR
- STOREFRONT
- WINDOW
- DOOR TAG
- WINDOW TAG
- WALL TAG



1 2ND FLOOR PLAN - WING A
A2.2A 1/8" = 1'-0"



1 2ND FLOOR PLAN - WING B
A2.2B 1/8" = 1'-0"

GENERAL NOTES

SOIL TREATMENT, PER FBC-B SECTION 1816.1:

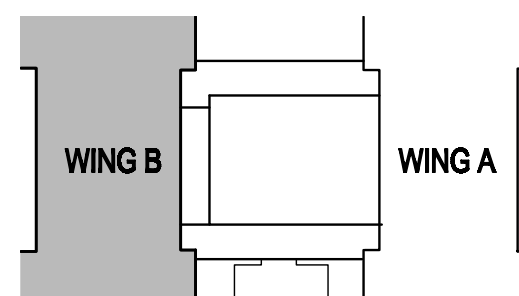
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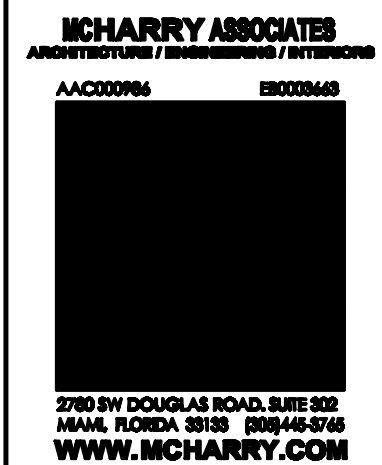
LEGEND

	8" CMU WALL
	1 HR FIRE RATED PARTITION ASSEMBLY
	GYPSUM WALLBOARD PARTITION
	EXISTING CONCRETE WALL/COLUMN TO REMAIN
	REFRIGERATOR
	STOREFRONT
	WINDOW
	DOOR TAG
	WINDOW TAG
	WALL TAG



REVISIONS:

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Bender & Associates
ARCHITECTS
p.a.

Project No: 1305
2ND FLOOR PLAN - WING B
Date: 3/3/14

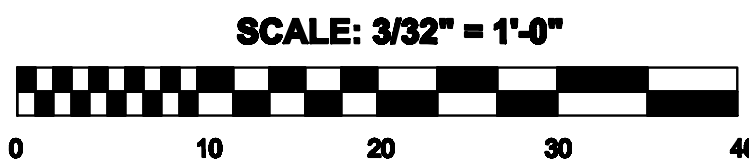
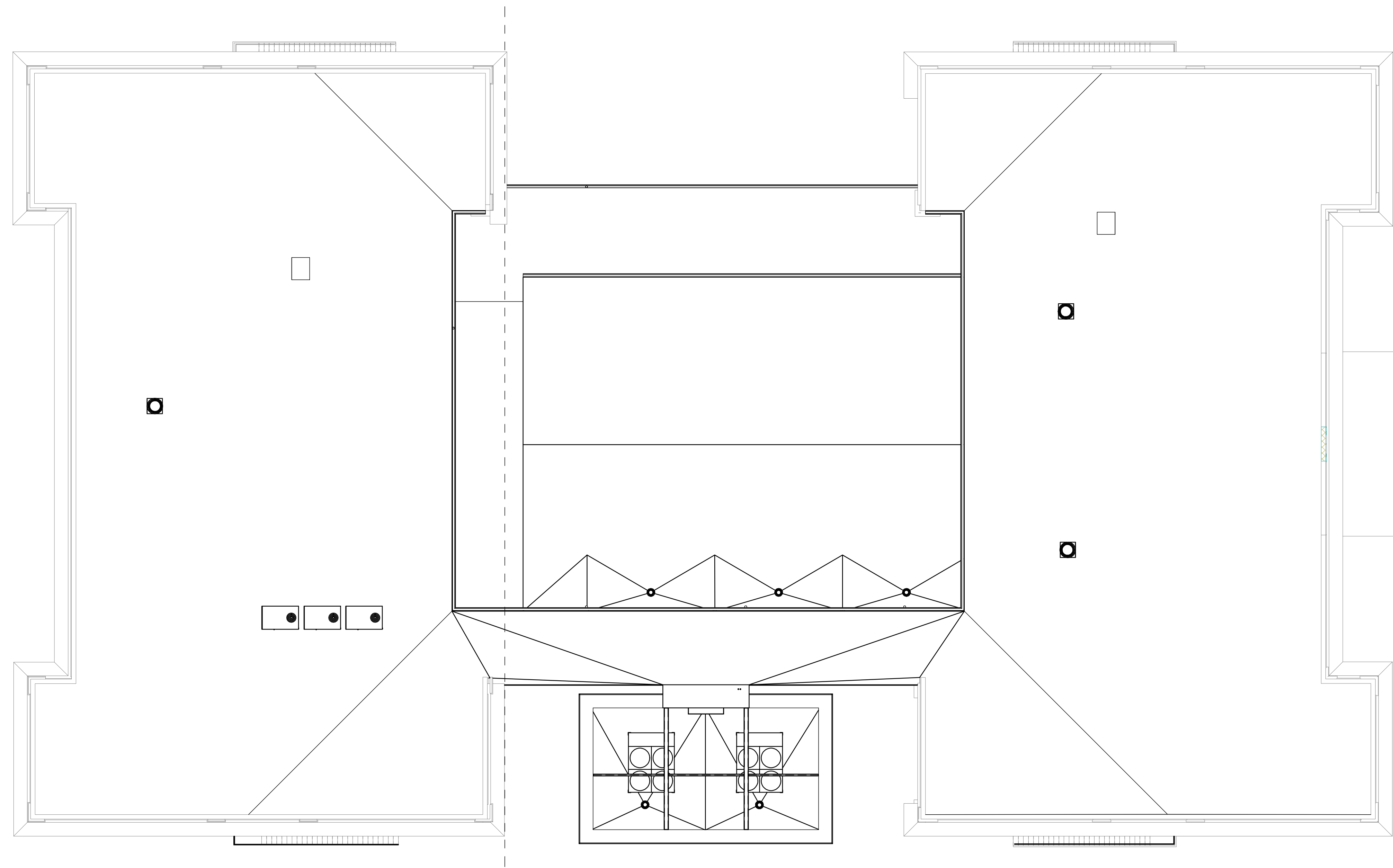
A2.2B
OF

60% CONSTRUCTION DOCUMENTS SUBMITTAL

1
A3.1

OVERALL ROOF PLAN

3/32" = 1'-0"

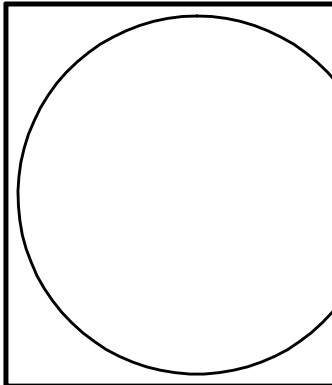


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p.a.

Project No: 1305
OVERALL ROOF PLAN
Date: 3/3/14

A3.1
OF

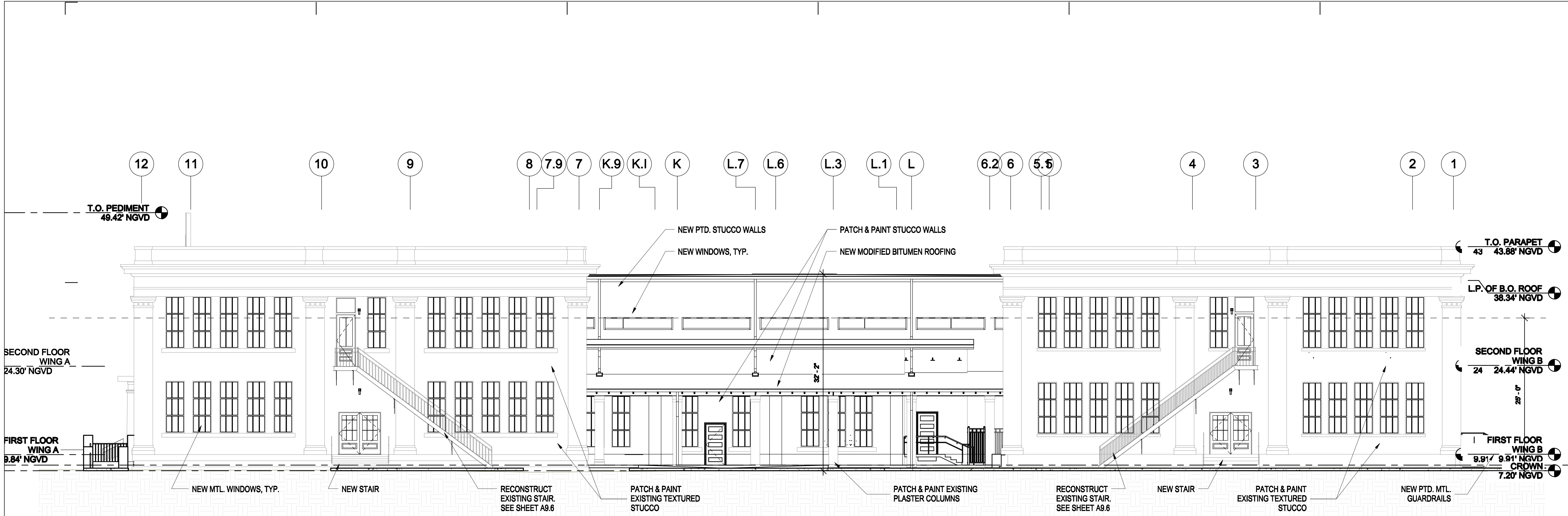


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**KEY WEST CITY HALL
AT GLYNN ARCHER**
PHASE 2
1300 WHITE STREET KEY WEST, FLORIDA
CITY OF KEY WEST

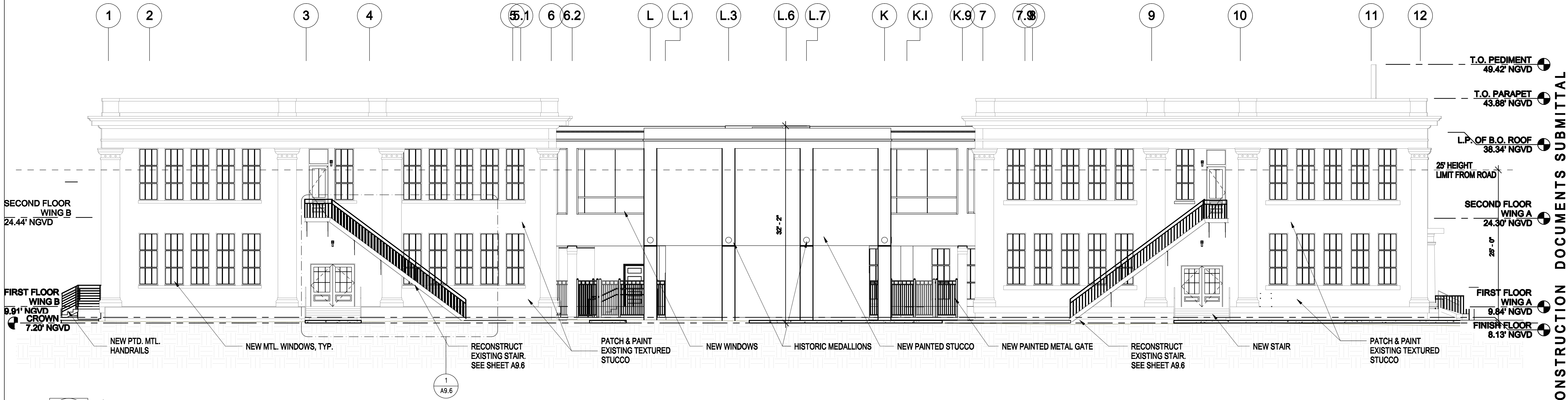
REVISIONS:



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

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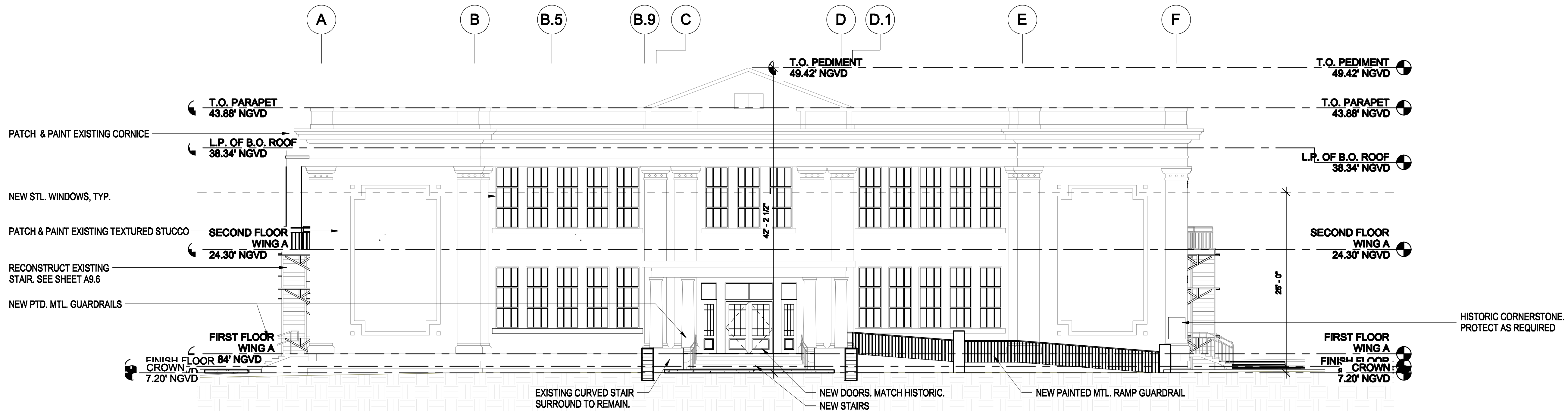
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Project No: 1305
BUILDING EXTERIOR
ELEVATIONS
Date: 3/3/14

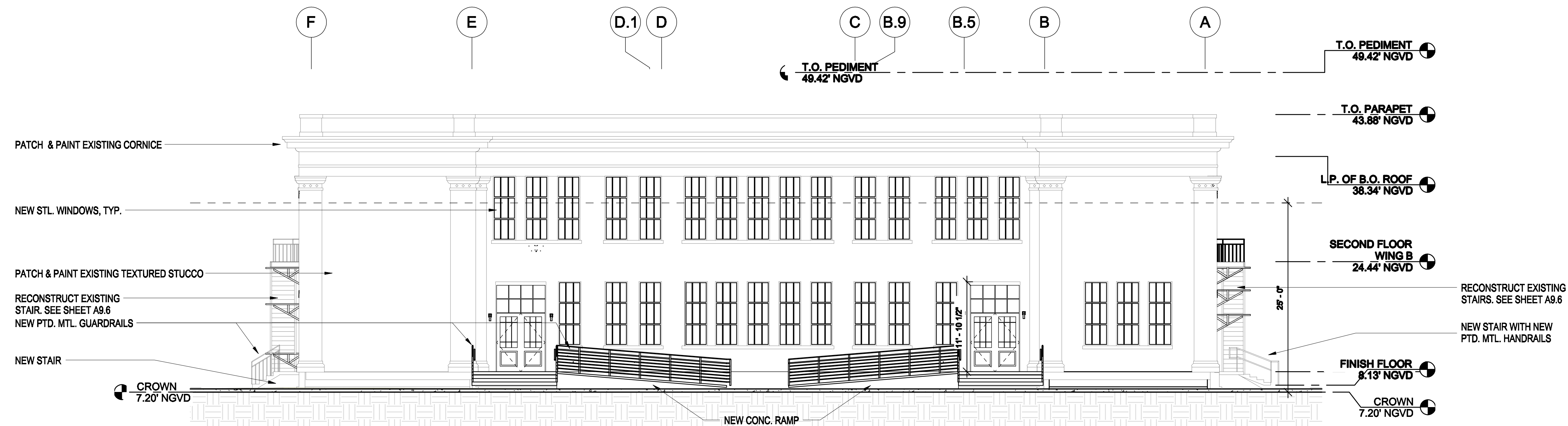
A5.1

OF

60% CONSTRUCTION DOCUMENTS SUBMITTAL



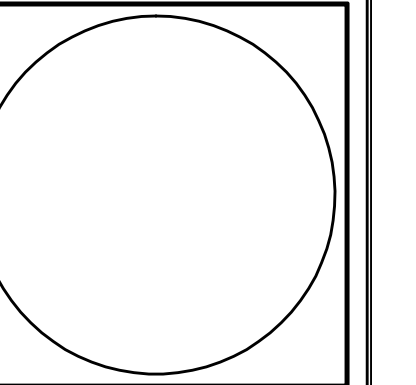
1 East (Front) Exterior Elevation
A5.2 1/8" = 1'-0"



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

REVISIONS:

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



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WWW.MCHARRY.COM

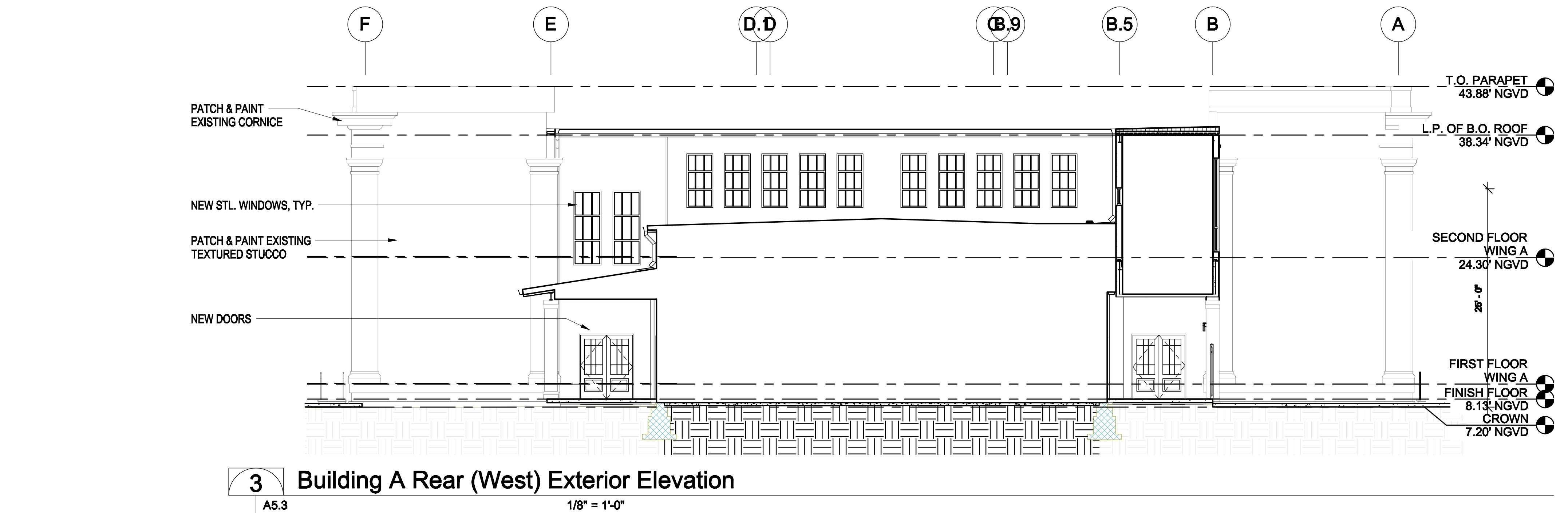
410 Angela Street
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Facsimile (305) 296-2727
Florida License AAC002022

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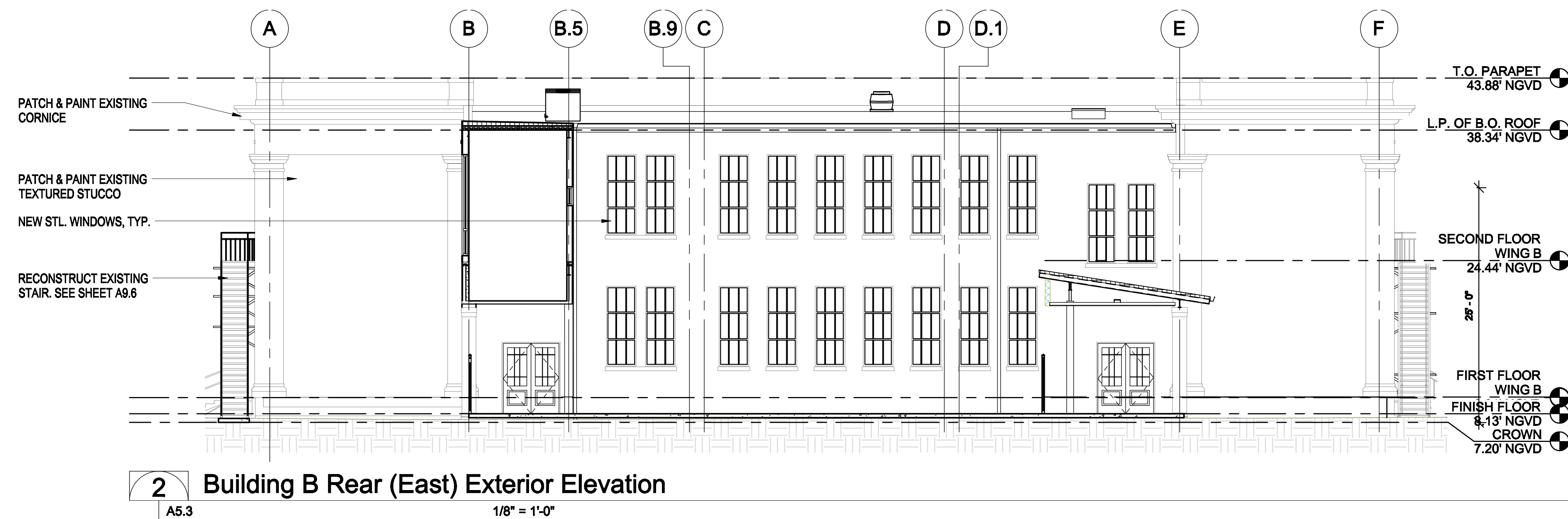
Project No: 1305
BUILDING EXTERIOR
ELEVATIONS
Date: 3/3/14

A5.2
OF

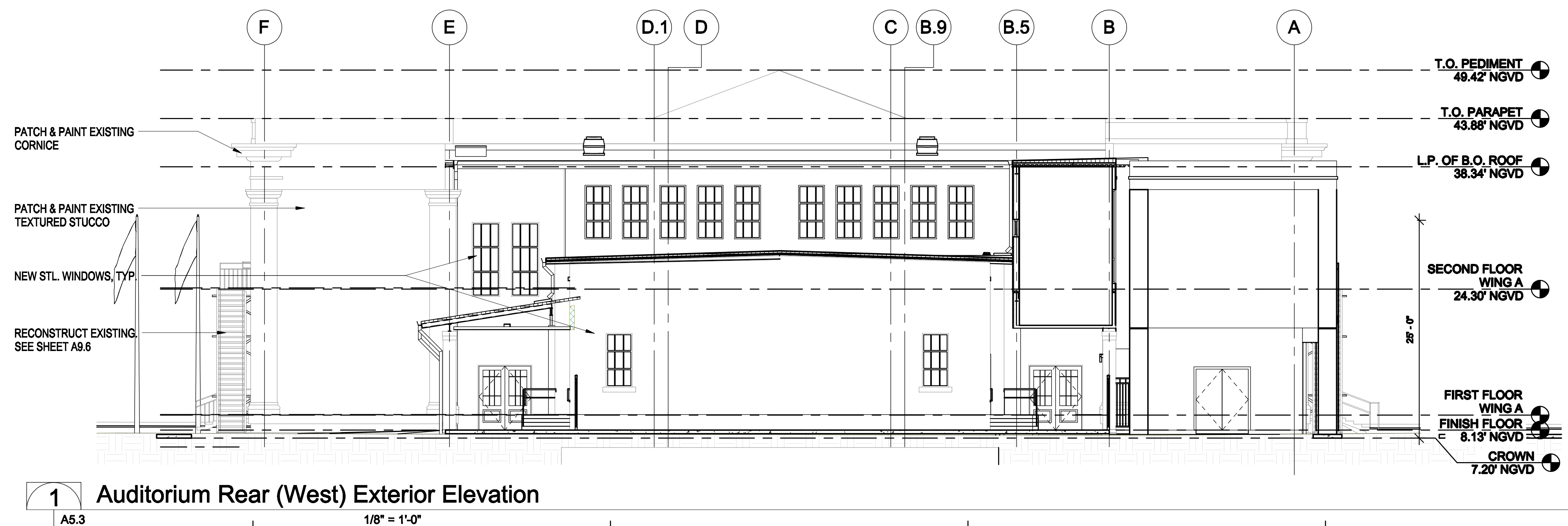
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3 Building A Rear (West) Exterior Elevation



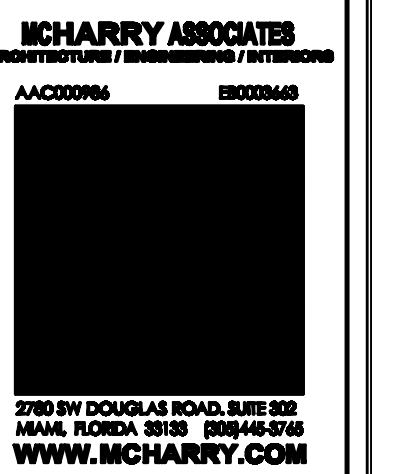
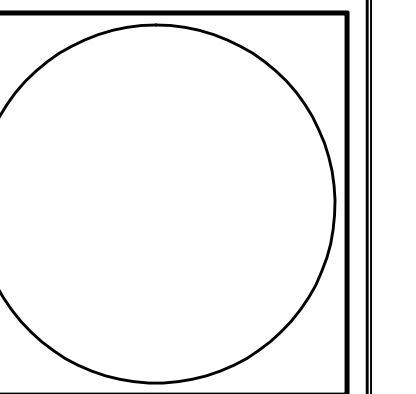
2 Building B Rear (East) Exterior Elevation



1 Auditorium Rear (West) Exterior Elevation

REVISIONS:

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



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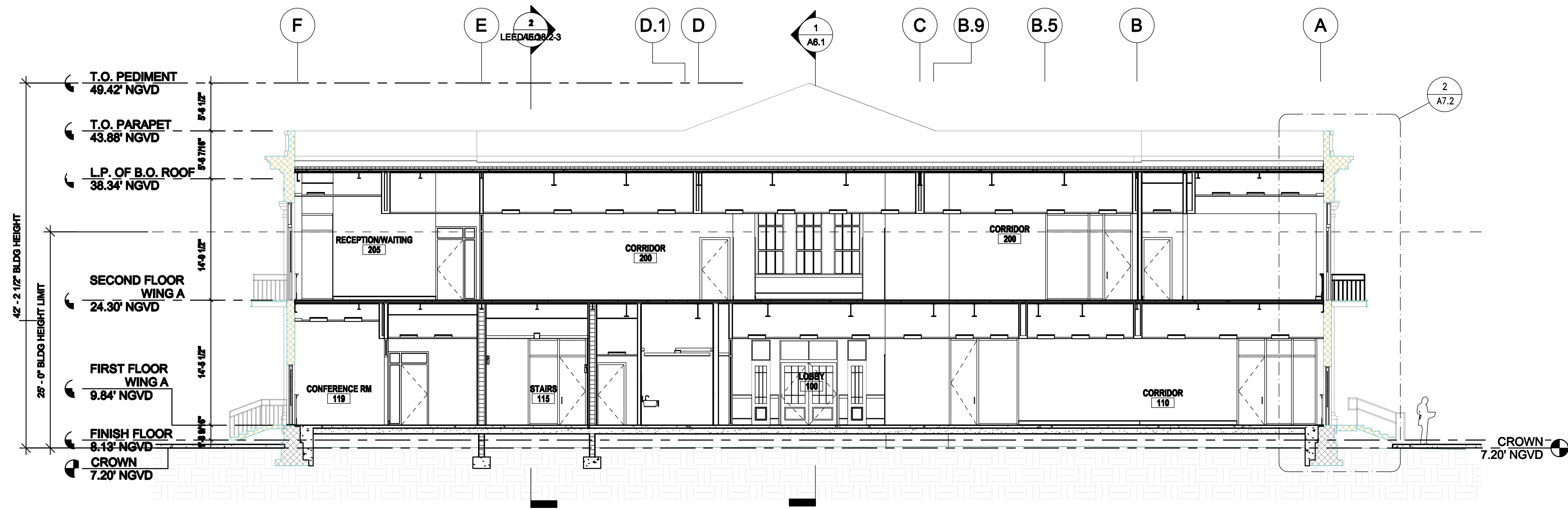
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ARCHITECTS
p.a.

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

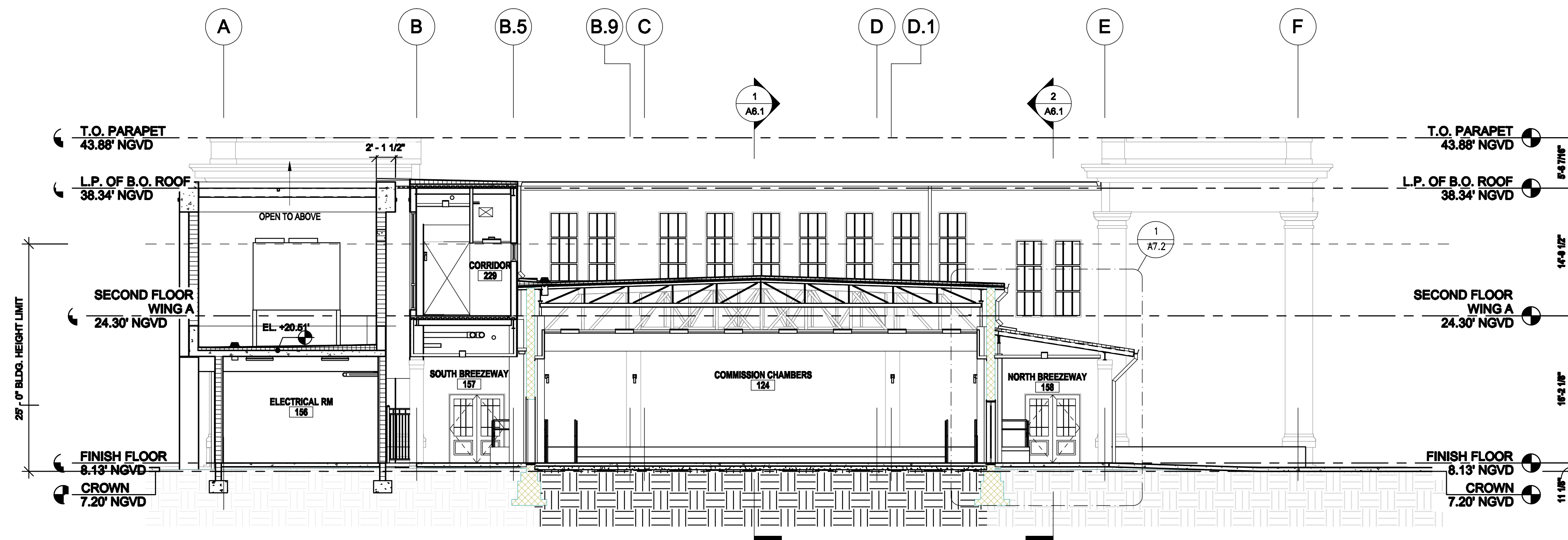
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OF

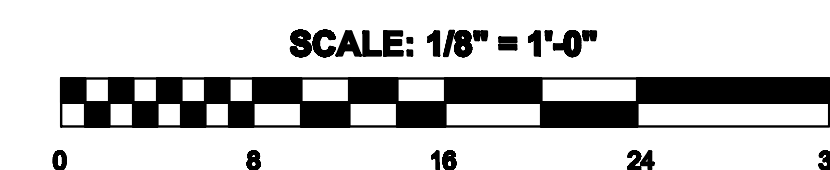
60% CONSTRUCTION DOCUMENTS SUBMITTAL



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

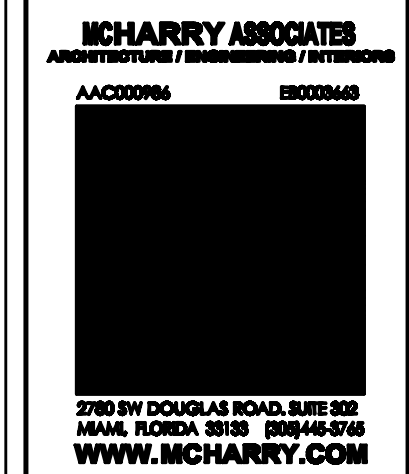
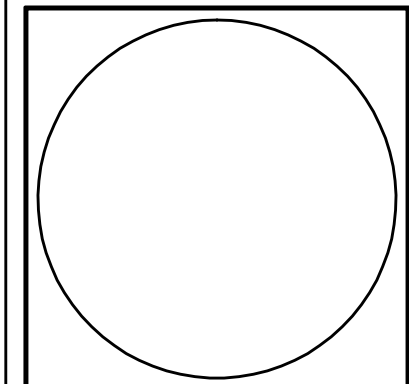


2 BUILDING SECTION - AUDITORIUM AND CHILLER
A6.2
1/8" = 1'-0"



REVISIONS:

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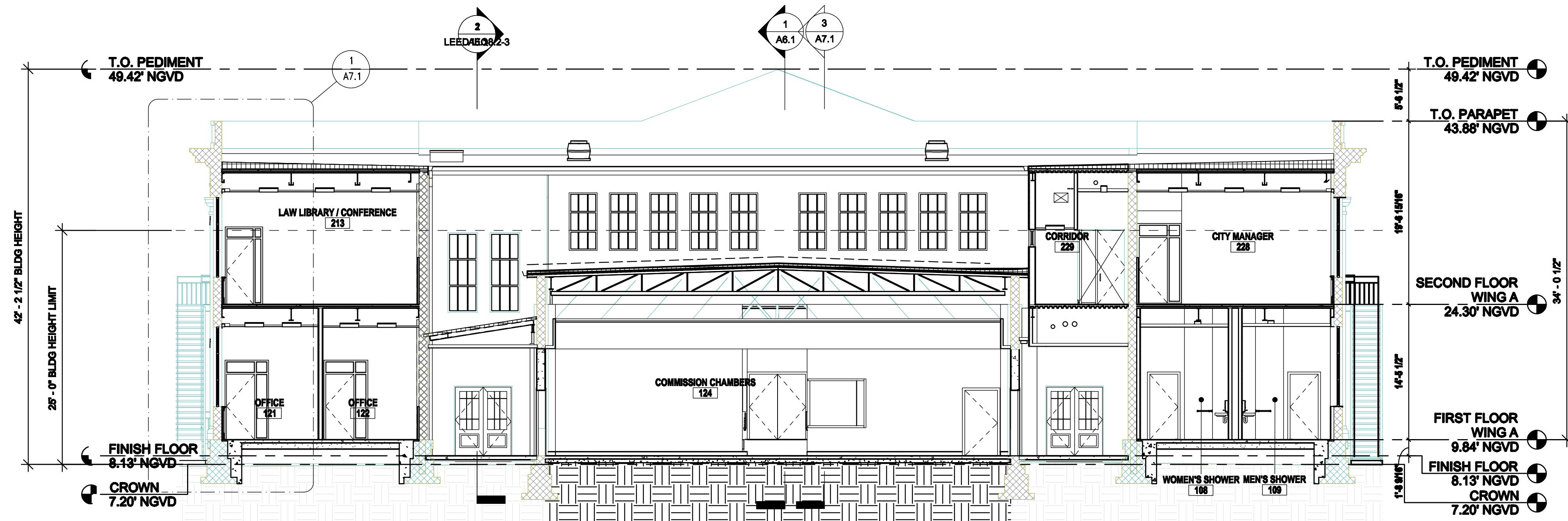
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Project No: 1305
BUILDING SECTIONS
Date: 3/3/14

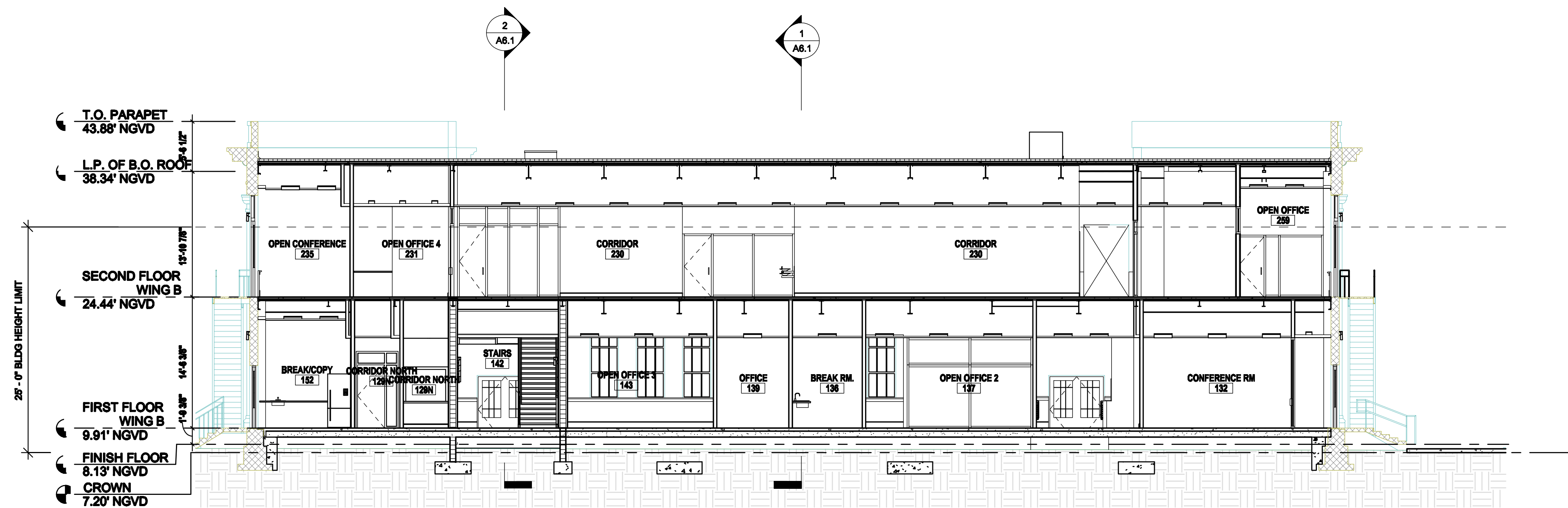
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OF

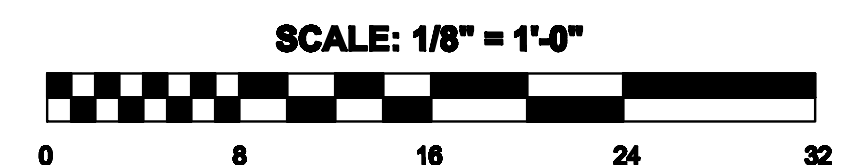
60% CONSTRUCTION DOCUMENTS SUBMITTAL



2 BUILDING SECTION - AUDITORIUM AT WING A

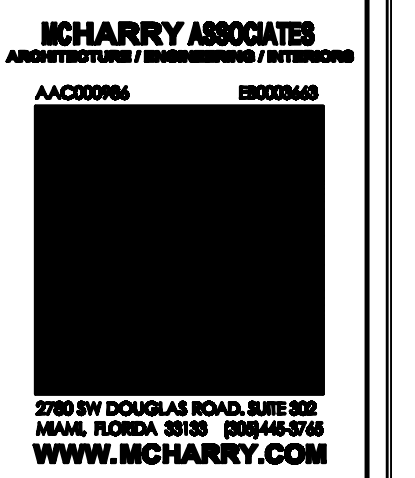
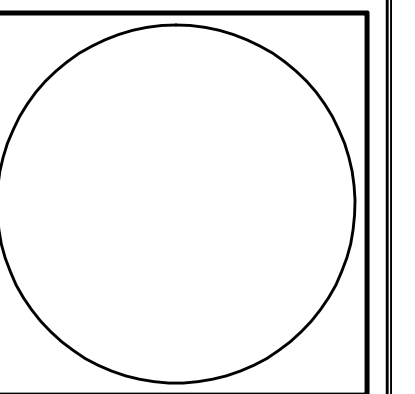


1 TRANSVERSE BUILDING SECTION - WING B



REVISIONS:

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p.a.

Project No: 1305
BUILDING SECTIONS
Date: 3/3/14

A6.3
OF

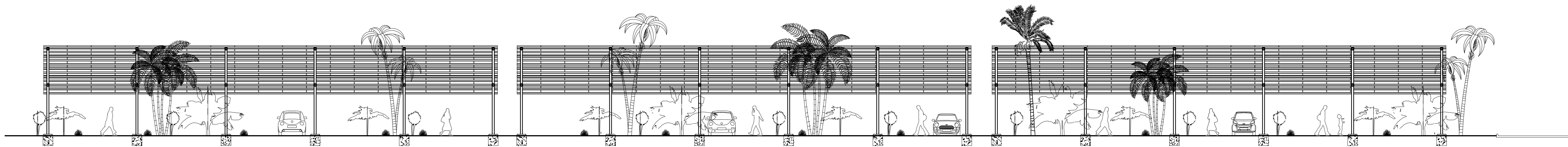
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A17.1

OF

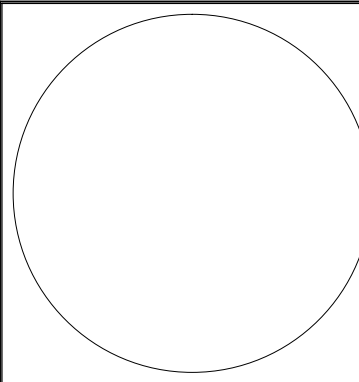
60% CONSTRUCTION DOCUMENTS SUBMITTAL



1 UNITED STREET ELEVATION OF PARKING LOT SOLAR ARRAY
A17.2 3/32" = 1'-0"

REVISIONS:

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



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ARCHITECTS
p.a.

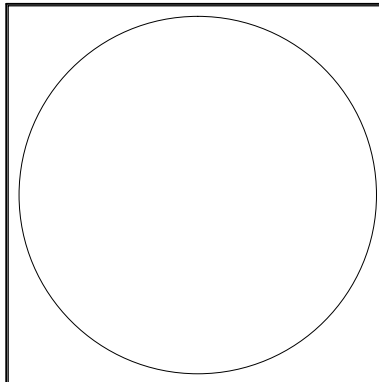
Project No: 1305
SOLAR ARRAY
DETAILS
Date: 3/3/14

A17.2
OF

60% CONSTRUCTION DOCUMENTS SUBMITTAL

REVISIONS:

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



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2780 SW DOUGLAS ROAD, SUITE 302
MIAMI, FLORIDA 33133 (305) 445-3745
WWW.MCHARRY.COM

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

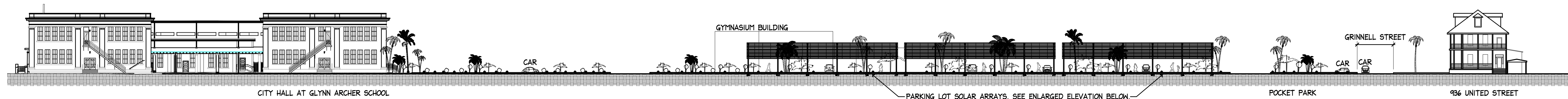
Bender & Associates
ARCHITECTS
p.a.

Project No: 1305
SOLAR ARRAY
DETAILS
Date: 3/3/14

A17.2

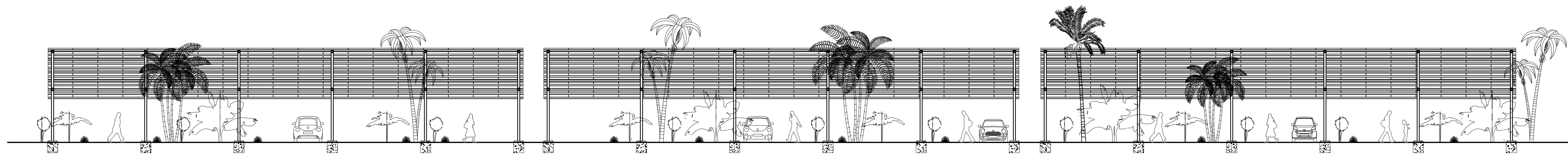
OF

60% CONSTRUCTION DOCUMENTS SUBMITTAL



2 UNITED STREET ELEVATION OF SITE

A17.2 1/32" = 1'-0"

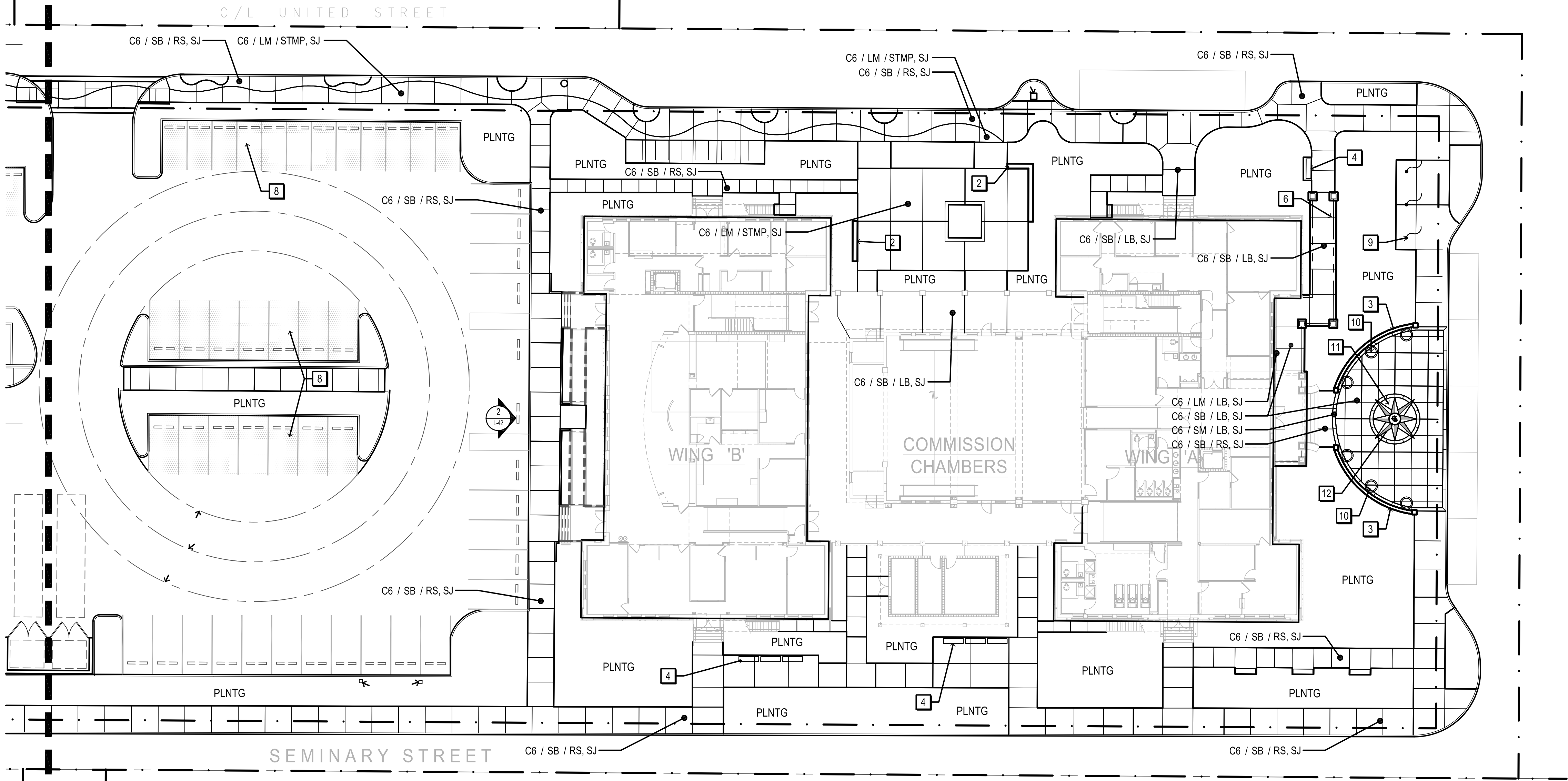


1 UNITED STREET ELEVATION OF PARKING LOT SOLAR ARRAY

A17.2 3/32" = 1'-0"

MATCHLINE SEE SHEET L-11

MATCHLINE SEE SHEET L-11



- SHEET NOTES
1. ALL INTEGRAL COLOR CONCRETE ADMIXTURE BY L.M. SCOFIELD

www.scofield.com
1.800.800.9900

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

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

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

5. SEE ARCHITECTURE DRAWINGS FOR ALL BUILDINGS AND STRUCTURES.

- 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
P1 -PAVER - 12" x 12"
P2 -PAVER - 24" x 24"
P3 -ADA PAVER
COLOR
CH -CHARCOAL
CR -CORAL RED
CS -CORAL STONE
FG -FRENCH GRAY
LM -LIMESTONE
NG -NATURAL GRAY
SB -SPRING BEIGE
SM -SUMMER 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 NOT USED

2 18" WIDTH POURED CONCRETE SEATWALL -SEE DETAILS

3 12" WIDTH CONCRETE WALL -SEE DETAILS

4 PEDESTRIAN BENCH TBD

5 BIKE RACK LOCATIONS

6 ALUMINUM HANDRAIL -SEE DETAILS

7 RECYCLED CONCRETE GARDEN WALK - SEE DETAIL 5/L-41

8 PERVIOUS GRAVEL PAVING PARKING SURFACE - SEE CIVIL DRAWINGS

9 FLAGPOLE W/ FLAG (3) BY EDER FLAG MFG. COMPANY PH: 800.558.6044 www.ederflag.com -SEE DETAILS

10 PLANTER POTS (6) KORNEGAY-MASARU MS-27.5 W/ MATCHING SAUCER COLOR: MIAMI BUFF 5447

11 INTEGRAL COLOR CONCRETE COMPASS ROSE - SEE HARDSCAPE ENLARGEMENTS FOR SPECIFICATIONS

12 6" HT. CONCRETE PEDESTAL -SEE DETAILS

13 10'x10' "GABLE" SHADE STRUCTURE BY POLYGON STRUCTURES, AVAILABLE THRU: REP SERVICES, INC. PH: 407.831.9658 FX: 407.834.5366 www.repservices.com

60% CONSTRUCTION DOCUMENTS SUBMITTAL

REVISIONS:

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

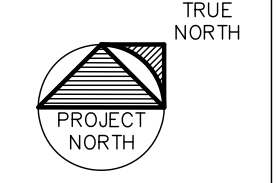
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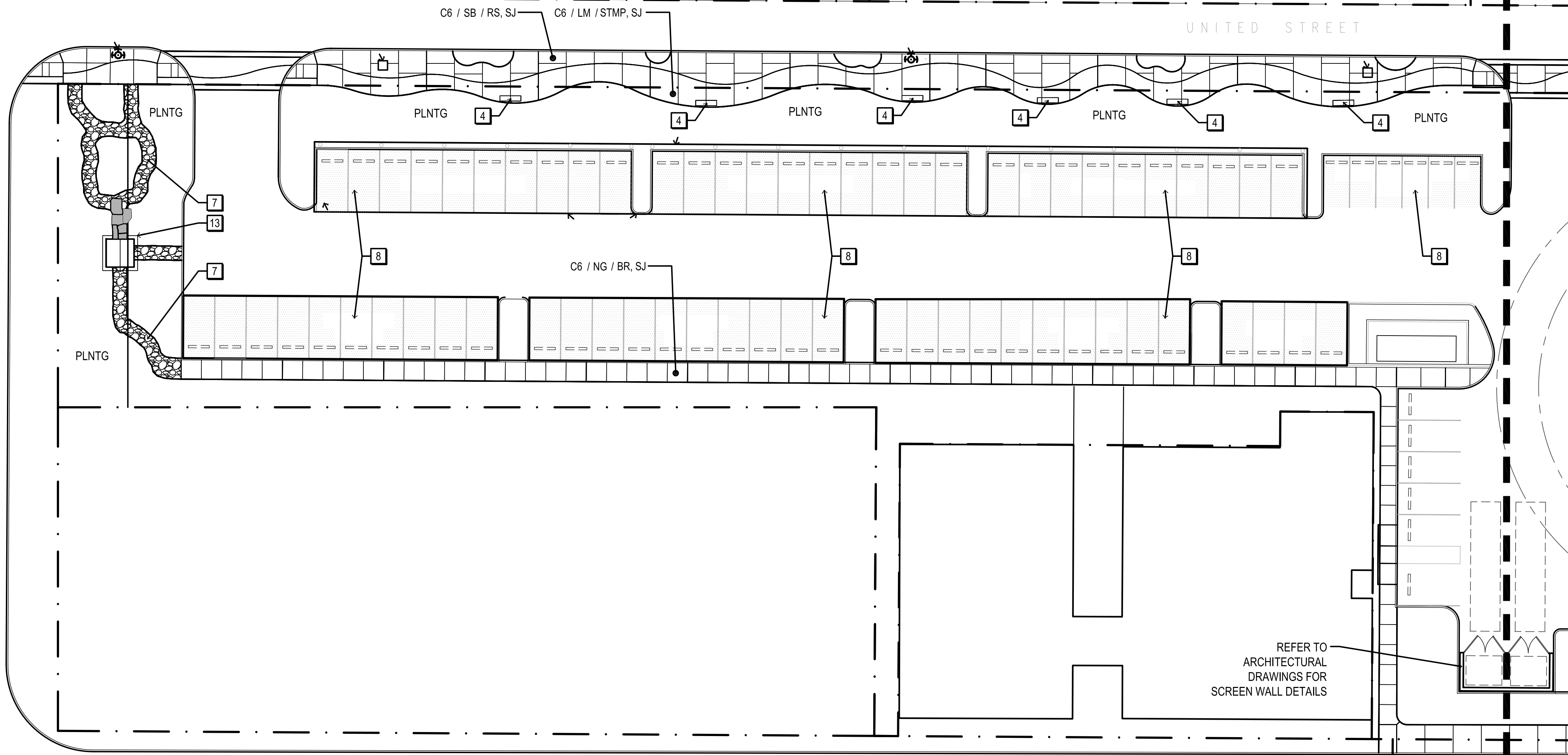
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Bender & Associates
ARCHITECTS
p.a.

Project No: 1305
SITE HARDSCAPE
PLAN
Date: 03/03/14

L-10





MATCHLINE SEE SHEET L-10

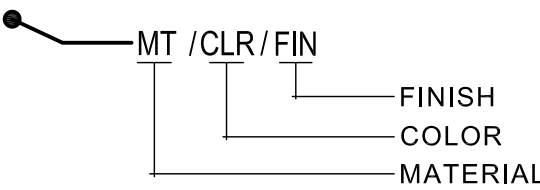
MATCHLINE SEE SHEET L-10

SHEET NOTES

1. ALL INTEGRAL COLOR CONCRETE ADMIXTURE BY L.M. SCOFIELD
www.scofield.com
1.800.800.9900
2. ALL PLANTER CURBS, STAIRS AND SEATWALLS TO BE SCOFIELD LIME-STONE INTEGRAL COLORED CONCRETE WITH SAND BLASTED FINISH UNLESS NOTED OTHERWISE.
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SYMBOLS LEGEND

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



MATERIAL

- A -ASPHALT
C4 -CONCRETE - 4" THICK
C6 -CONCRETE - 6" THICK
P1 -PAVER - 12" x 12"
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FG -FRENCH GRAY
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SM -SUMMER 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
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6 ALUMINUM HANDRAIL -SEE DETAILS
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1300 WHITE STREET KEY WEST, FLORIDA
CITY OF KEY WEST

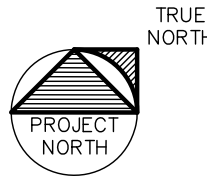
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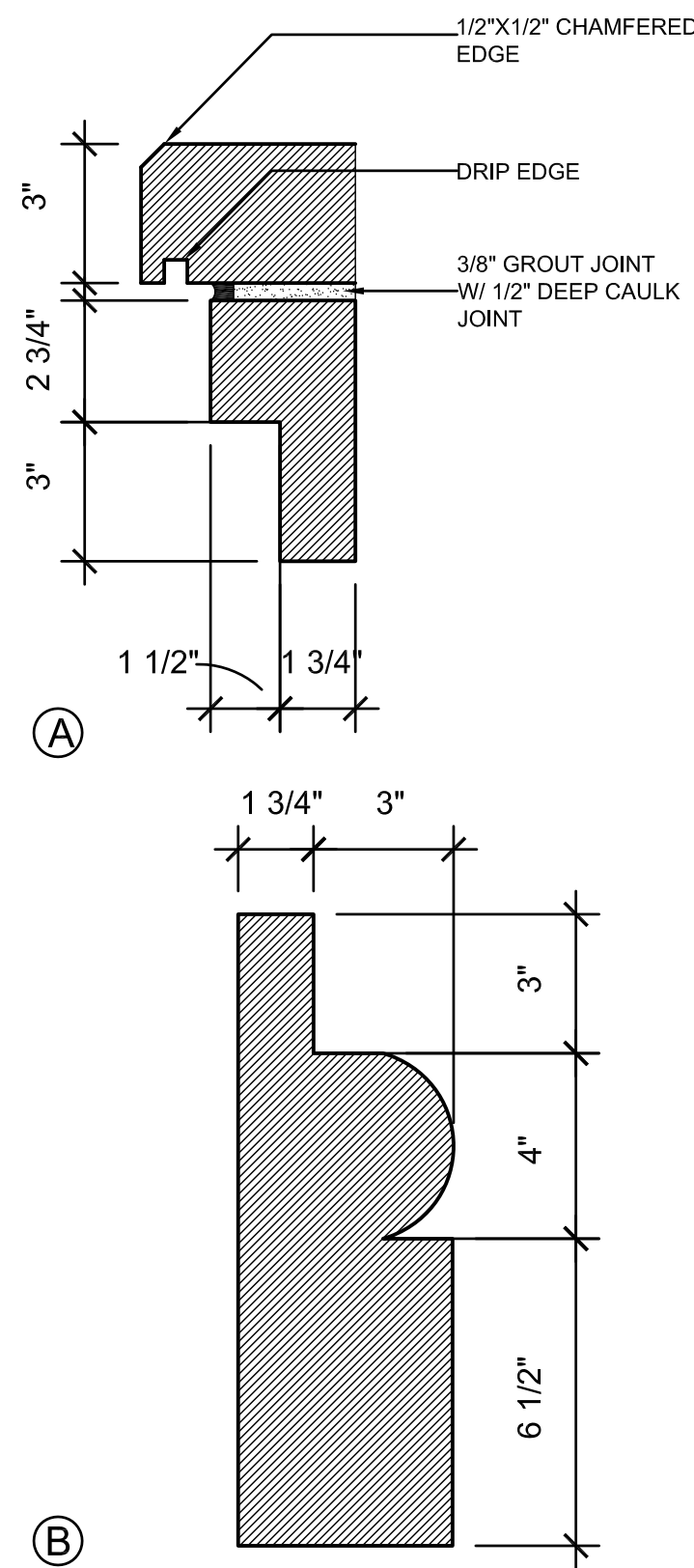
410 Angela Street
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Florida License AAC02022

Bender & Associates
ARCHITECTS
p.a.

Project No: 1305
SITE HARDSCAPE
PLAN
Date: 03/03/14

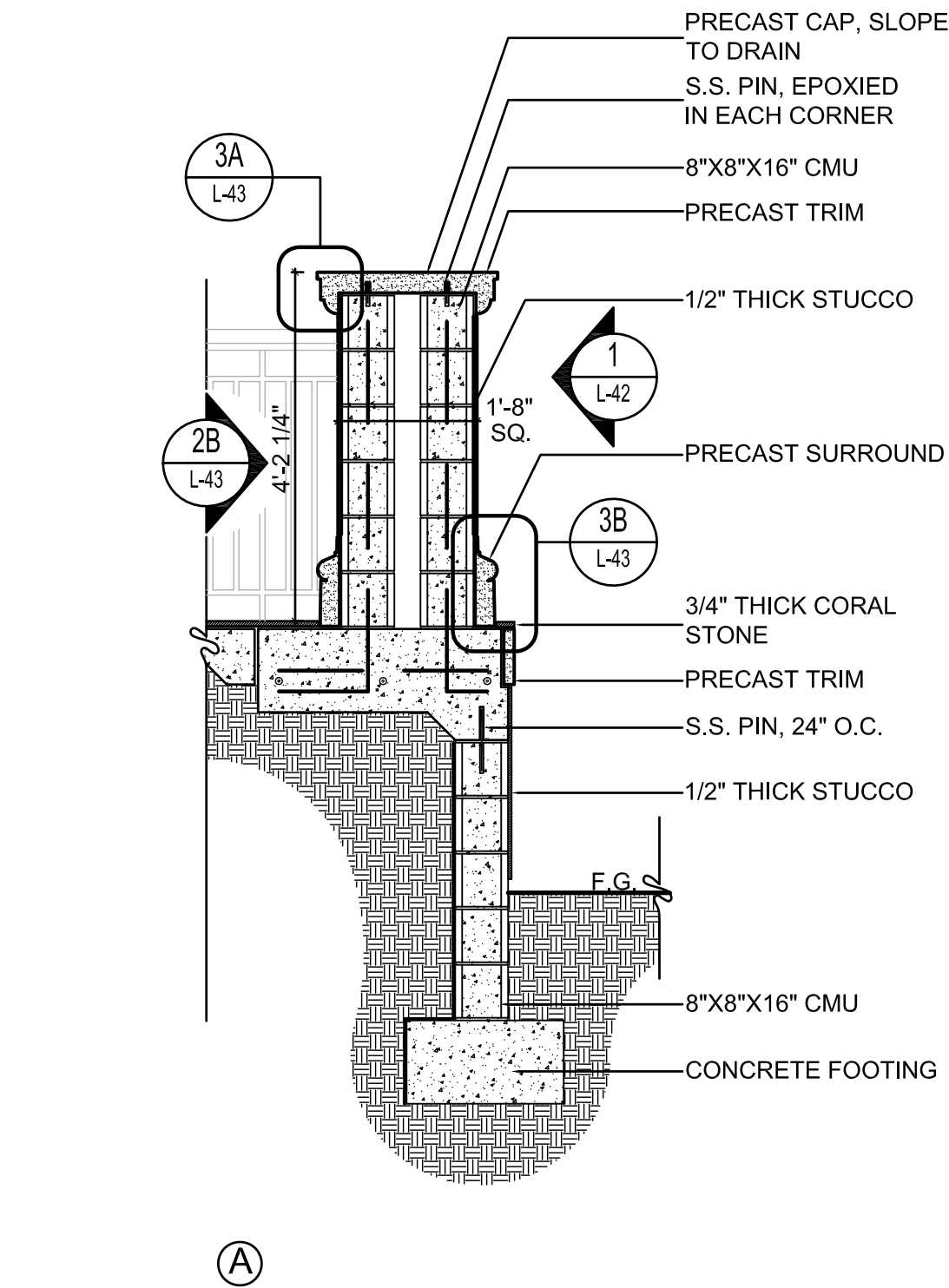
L-11





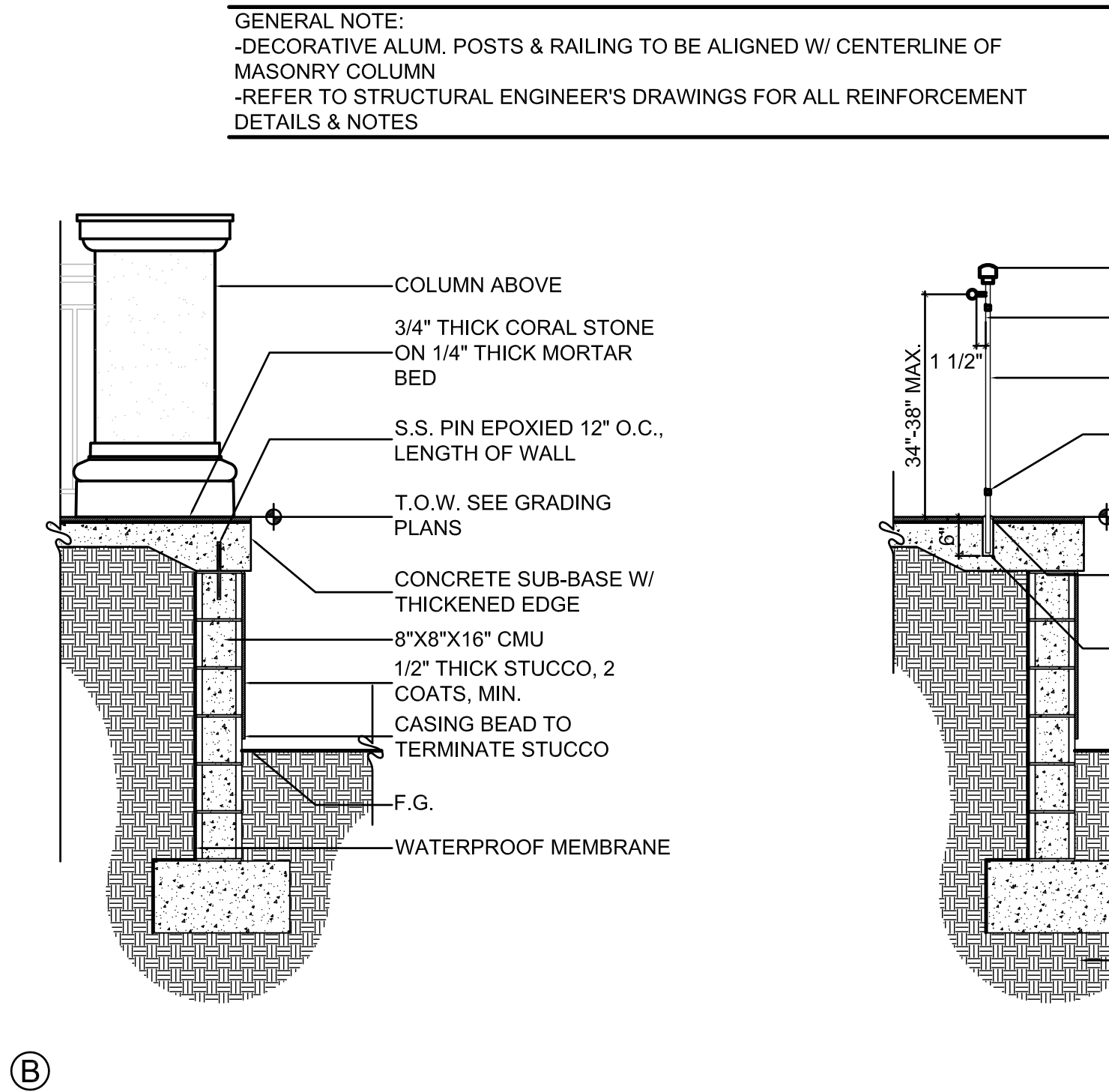
PRECAST DETAILS

SCALE: 3"=1'-0"



SECTION THRU ADA RAMP

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



SECTION THRU ADA RAMP

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

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
COLOR: N/A
FINISH: N/A
SOURCE: LANCO & HARRIS
PH. 407.240.4000

STRUCTURAL NOTES:
1.) SEE STRUCTURAL SHEETS X-XXX AND X-XXX FOR CONCRETE, REBAR, AND MASONRY REQUIREMENTS.
2.) SEE STRUCTURAL SHEET X-XXX FOR WIND PRESSURE CHART.

SHEET NOTES:

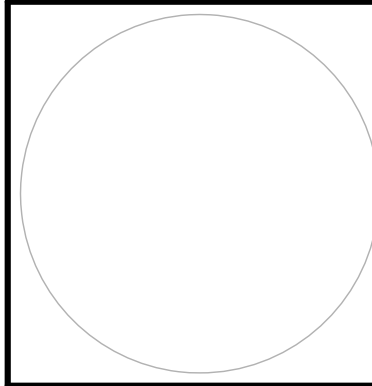
- ALL INTEGRAL COLORED CONCRETESURFACES TO BE SEALED WITH SCOFIELD 'REPELLO' PENETRATING WATER AND OIL REPELLANT, PER MANUFACTURER'S SPECIFICATIONS.
- ALL AGGREGATE TO BE 3/8" LIME- ROCK UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL DRAWINGS FOR STRUCTURAL DETAILS.
- ALL EXPANSION JOINTS TO BE CAULKED, COLORED CAULK USED IN JOINTS TO MATCH ADJACENT PAVING. CONTRACTOR TO SUBMIT SAMPLE(S) TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW & APPROVAL PRIOR TO INSTALLATION.
- EXPANSION JOINTS TO BE PROVIDED IN CONCRETE AT A MINIMUM DISTANCE OF 30'-0" ON CENTER.
- ALL DIMENSIONS TAKEN FROM FACE OF WALL/CURB UNLESS NOTED OTHERWISE ON PLAN.
- 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.
- SEE ARCHITECTURAL DRAWINGS FOR ALL DETAILS ASSOCIATED WITH DUMPSTER AREA SCREEN WALL & ACCESS GATES.
- REFER TO CIVIL ENGINEER'S DWG'S FOR GENERAL SITE GRADING INFORMATION.

HANDRAIL SPECS & NOTES:

- ALL HANDRAILS SHALL BE 316 MARINE GRADE S.S. WITH POWDER-COAT APPLIED CLEAR-COAT
- ALL HANDRAIL POSTS ARE TO BE INSTALLED IN DECK SURFACE WITH CORE-DRILL METHODS, CONTRACTOR TO PROVIDE NON-SHRINK GROUT, CLEAR CAULK TO BE APPLIED AT ALL LOCATIONS
- HANDRAILS FOR ALL STEPS SHALL COMPLY WITH SECTION 505 OF THE F.B.C.
- HEIGHT OF HANDRAILS SHALL BE BETWEEN 34"-38" MEASURED FROM TOP OF TREAD
- ALL HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION GRIPPING SURFACE WITH AN O.D. OF 1-1/4" MIN. - 2" MAX.
- ALL HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE EACH TOP OF LANDING 12 INCHES MIN. BEYOND THE RISER NOSING OF THE LAST TREAD.
- HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE AT LEAST EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING.

REVISIONS:

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



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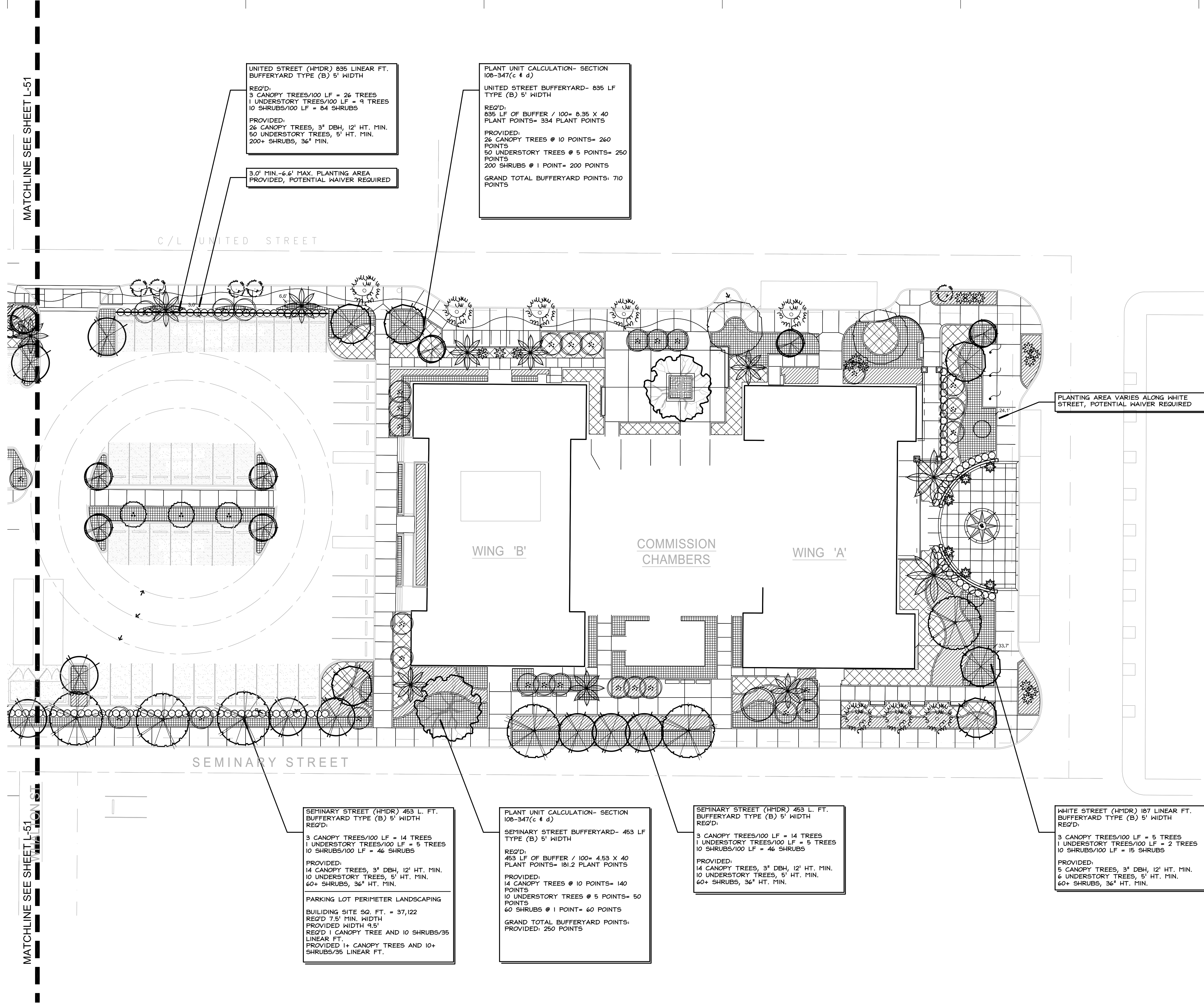
p.a.
Bender & Associates
ARCHITECTS

Project No: 1305
SITE HARDSCAPE
DETAILS
Date: 12/16/13

L-43

MATCHLINE SEE SHEET L-51

MATCHLINE SEE SHEET L-51



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

SYMBOLS LEGEND

2 / QVI

PLANT SYMBOL
PLANT QUANTITY

LOW GROUNDCOVER

MEDIUM/LARGE SHRUBS

NATIVE ORNAMENTAL GRASSES

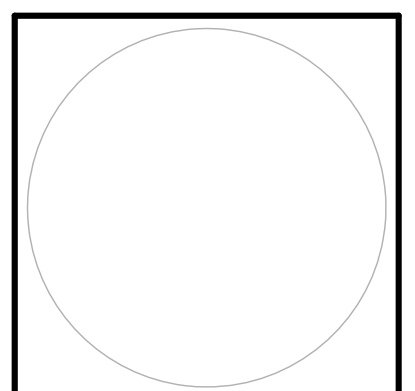
BUTTERFLY GARDEN PLANTS

60% CONSTRUCTION DOCUMENTS SUBMITTAL

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

**KEY WEST CITY HALL
AT GLYNN ARCHER**

1300 WHITE STREET KEY WEST, FLORIDA
CITY OF KEY WEST



LANDSCAPE ARCHITECT

Esclences

LANDSCAPE ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
ECOLOGICAL

34 EAST PINE STREET
ORLANDO, FLORIDA 32801

407 481 9006 PHONE
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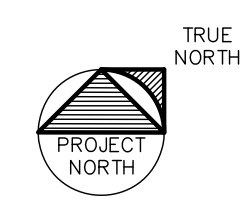
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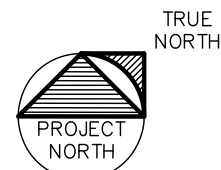
Project N° 1305

**SITE LANDSCAPE
PLAN**

Date: 03/03/14

L-50





GRINNELL STREET (HMDR) 93 LINEAR FT.
BUFFERYARD TYPE (B) 5' WIDTH
REQ'D:
3 CANOPY TREES/100 LF = 3 TREES
1 UNDERSTORY TREES/100 LF = 1 TREES
10 SHRUBS/100 LF = 8 SHRUBS
PROVIDED:
3 CANOPY TREES, 3" DBH, 12' HT. MIN.
4 UNDERSTORY TREES, 5' HT. MIN.
40+ SHRUBS, 36" HT. MIN.

PLANT UNIT CALCULATION- SECTION
108-347(c & d)
GRINNELL STREET BUFFERYARD- 93 LF
TYPE (B) 5' WIDTH
REQ'D:
93 LF OF BUFFER / 100= .93 X 40 PLANT
POINTS= 37.2 PLANT POINTS
PROVIDED:
3 CANOPY TREES @ 10 POINTS= 30
POINTS
4 UNDERSTORY TREES @ 5 POINTS= 20
POINTS
40 SHRUBS @ 1 POINT= 40 POINTS
GRAND TOTAL BUFFERYARD POINTS:
PROVIDED: 90 POINTS

PROPERTY LINE ADJACENT TO EXISTING
RESIDENTIAL (HMDR) 382 L. FT.
BUFFERYARD TYPE (B) 5' WIDTH
REQ'D:
3 CANOPY TREES/100 LF = 12 TREES
1 UNDERSTORY TREES/100 LF = 4 TREES
10 SHRUBS/100 LF = 39 SHRUBS
PROVIDED:
19 CANOPY TREES, 3" DBH, 12' HT. MIN.
6 UNDERSTORY TREES, 5' HT. MIN.
70+ SHRUBS, 36" HT. MIN.
PARKING LOT PERIMETER LANDSCAPING
BUILDING SITE SQ. FT. = 37,122
REQ'D 7.5' MIN. WIDTH
PROVIDED WIDTH 7.5'
REQ'D 1 CANOPY TREE AND 10 SHRUBS/35
LINEAR FT.
PROVIDED 1+ CANOPY TREES AND 10+
SHRUBS/35 LINEAR FT.

PLANT UNIT CALCULATION- SECTION
108-347(c & d)
PROPERTY LINE ADJACENT TO EXISTING
RESIDENTIAL BUFFERYARD- 382 LF
TYPE (B) 5' WIDTH
REQ'D:
382 LF OF BUFFER / 100= 3.82 X 40
PLANT POINTS= 152.8 PLANT POINTS
PROVIDED:
19 CANOPY TREES @ 10 POINTS= 190
POINTS
6 UNDERSTORY TREES @ 5 POINTS= 30
POINTS
70 SHRUBS @ 1 POINT= 70 POINTS
GRAND TOTAL BUFFERYARD POINTS:
PROVIDED: 290 POINTS

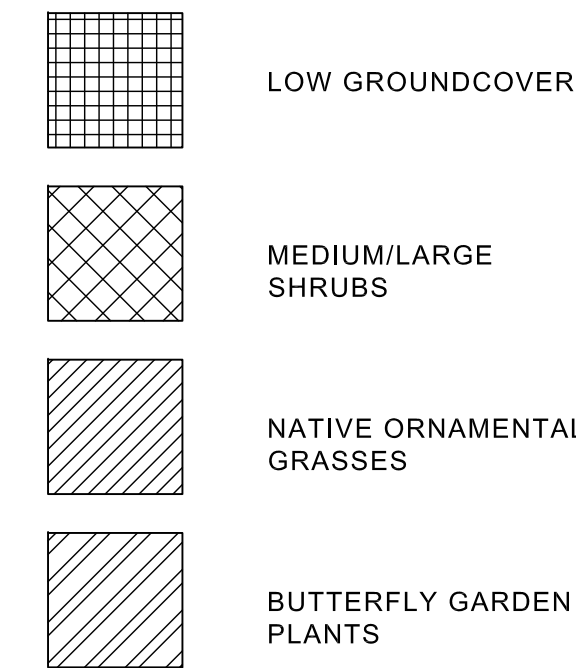
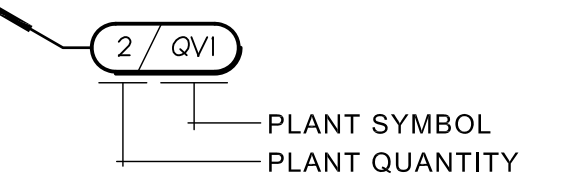
PLANT UNIT CALCULATION- SECTION
108-347(c & d)
UNITED STREET BUFFERYARD- 835 LF
TYPE (B) 5' WIDTH
REQ'D:
835 LF OF BUFFER / 100= 8.35 X 40
PLANT POINTS= 334 PLANT POINTS
PROVIDED:
26 CANOPY TREES @ 10 POINTS= 260
POINTS
50 UNDERSTORY TREES @ 5 POINTS= 250
POINTS
200+ SHRUBS @ 1 POINT= 200 POINTS
GRAND TOTAL BUFFERYARD POINTS
PROVIDED: 710 POINTS

UNITED STREET (HMDR) 835 LINEAR FT.
BUFFERYARD TYPE (B) 5' WIDTH
REQ'D:
3 CANOPY TREES/100 LF = 26 TREES
1 UNDERSTORY TREES/100 LF = 9 TREES
10 SHRUBS/100 LF = 84 SHRUBS
PROVIDED:
26 CANOPY TREES, 3" DBH, 12' HT. MIN.
50 UNDERSTORY TREES, 5' HT. MIN.
200+ SHRUBS, 36" HT. MIN.
PARKING LOT PERIMETER LANDSCAPING
BUILDING SITE SQ. FT. = 37,122
REQ'D 7.5' MIN. WIDTH
PROVIDED WIDTH 13'
REQ'D 1 CANOPY TREE AND 10 SHRUBS/35
LINEAR FT.
PROVIDED 1+ CANOPY TREES AND 10+
SHRUBS/35 LINEAR FT.

SEMINARY STREET (HMDR) 453 L. FT.
BUFFERYARD TYPE (B) 5' WIDTH
REQ'D:
3 CANOPY TREES/100 LF = 14 TREES
1 UNDERSTORY TREES/100 LF = 5 TREES
10 SHRUBS/100 LF = 46 SHRUBS
PROVIDED:
14 CANOPY TREES, 3" DBH, 12' HT. MIN.
10 UNDERSTORY TREES, 5' HT. MIN.
60+ SHRUBS, 36" HT. MIN.
PARKING LOT PERIMETER LANDSCAPING
BUILDING SITE SQ. FT. = 37,122
REQ'D 7.5' MIN. WIDTH
PROVIDED WIDTH 9.5'
REQ'D 1 CANOPY TREE AND 10 SHRUBS/35
LINEAR FT.
PROVIDED 1+ CANOPY TREES AND 10+
SHRUBS/35 LINEAR FT.

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

SYMBOLS LEGEND



60% CONSTRUCTION DOCUMENTS SUBMITTAL

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

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LANDSCAPE ARCHITECT



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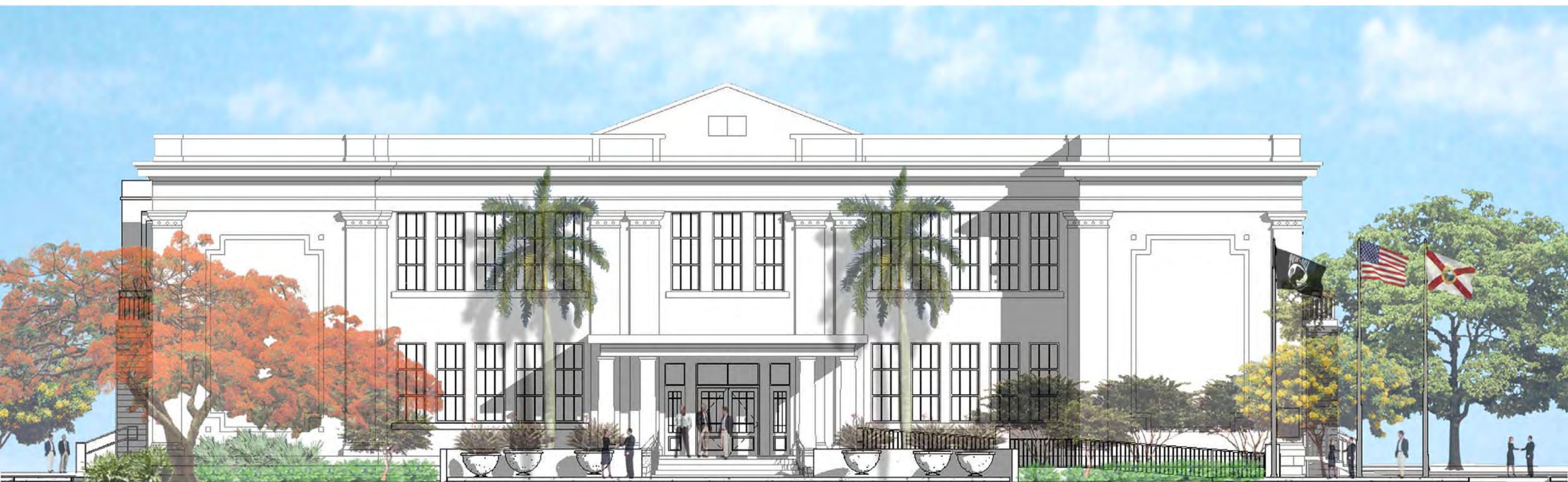
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ARCHITECTS
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Project N 1305

LANDSCAPE
PLAN

Date: 03/03/14





KEY WEST CITY HALL | EAST ELEVATION



KEY WEST CITY HALL | SOUTH ELEVATION



KEY WEST CITY HALL | WEST ELEVATION



KEY WEST CITY HALL | NORTH ELEVATION



View from United Street Looking East





Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., April 24, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

MAJOR DEVELOPMENT PLAN-RENOVATION OF HISTORIC TWO STORY SCHOOL COMPLEX INTO NEW CITY HALL, WITH ALL ASSOCIATED LANDSCAPE AND SITEWORK.

FOR- #1300 WHITE STREET

Applicant- City of Key West/ Bender and Associates, Architect Application # H14-01-0580

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at www.keywestcity.com.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Enid Torregrosa, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 1300 White Street (3 notices) on the 9 day of April, 2014.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on April 24, 2014, 2014.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H14-01-580

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

[Signature]
Date: April 9, 2014
Address: 3140 Flagler Ave.
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 9th day of April, 2014.

By (Print name of Affiant) Enid Torregrosa who is personally known to me or has produced [Signature] as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]

Print Name: Jo Bennett

Notary Public State of Florida (seal)

My Commission Expires: May 26, 2015



Loppino
& SONS, INC.

305-296-5606

RG 004536

Public Meeting Notice

THE UNIVERSITY OF MICHIGAN LIBRARY
400 TAPSCOTT DRIVE
ANN ARBOR, MICHIGAN 48106-1500
TEL: 734 763 1000 FAX: 734 763 1001
WWW: WWW.LIBRARY.MICHIGAN.EDU

NO TRESPASSING
CONSTRUCTION AREA





**Glynn Archer School/City Hall
Frank Butler Memorial Garden**

The public will have an opportunity to get plant cuttings or harvest plants from the memorial garden located along White Street. People are to bring their own tools and containers and access is from White Street only.

WHEN: Saturday, April 12, 2014

TIME: 8 a.m. to noon

For more information, contact Karen DeMara at 809-3768

Public Meeting Notice

The Mayor's Commission for new development will hold a public hearing at 9:30 a.m., April 24, 2014, at the City Hall, 418 Commercial Street, San Juan, Puerto Rico. The purpose of the hearing will be to receive comments on the proposed:

MAJOR DEVELOPMENT PLAN-RENOVATION OF HISTORIC TWO-STORY SCHOOL COMPLEX INTO NEW CITY HALL, WITH ALL ASSOCIATED LANDSCAPE AND SITEWORK.

800-61301 WHITE STREET

Applicant: City of San Juan/Reader and Associates, Architects Application # 014-01-0000

If you wish to see the application or have any comments, you may visit the Planning Department during regular office hours at 2140 Ponce Avenue, call 809-3073 or visit our website at www.sanjuanpr.gov. THE MEETING CAN ONLY BE REQUESTED FROM THE CITY UNTIL 10:00 PM THE DAY BEFORE THE MEETING.

Public Meeting Notice

**WADSWORTH DEVELOPMENT PLAN-RENOVATION OF HISTORIC
TED STACY SCHOOL COMPLEX INTO SENIORS HALL WITH
ALL ASSOCIATED LANDSCAPE AND SITEWORK.**

1000 S. WILSON STREET

Application by: Ray White, Planning and Architecture, Inc. 4000 S. WILSON STREET

If you wish to see the application or have any questions, please call the Planning Department at
360-444-4444 or 360-444-4445. The office is open from 9:00 a.m. to 5:00 p.m. on weekdays.
The public meeting will be held on Thursday, June 14, 2001, at 7:00 p.m. at the
City of Everett, 1000 S. Wilson Street.

Property Appraiser Information



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
 Marathon (305) 289-2550
 Plantation Key (305) 852-7130

The offices of the Property Appraiser will be closed Friday, April 18th in observance of Good Friday. Our offices will re-open Monday at 8am.

Website tested on IE9, & Firefox.
 Requires Adobe Flash 10.3 or higher

Property Record Card - Maps are now launching the new map application version.

Alternate Key: 1040827 Parcel ID: 00040100-000000

Ownership Details

Mailing Address:
 CITY OF KEY WEST
 PO BOX 1409
 KEY WEST, FL 33041-1409

Property Details

PC Code: 89 - MUNICIPAL OTHER THAN (PC/LIST)
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1300 WHITE ST KEY WEST
Subdivision: George W Nichols Sub
Legal Description: SQR 1 TR 18 LTS 1 THRU 4 9-10-13-14-17-18-21-22-25-26-29-30-31-32; SQR 2 TR 18 PT LTS 3, 4 AND 10 AND ALL OF LTS 1, 2 9 AND 13; SQR 8 TR 18 LTS 1 THRU 4 KW GEORGE W NICHOLS SUB PB1-42 AND A PT OF WHALTON STREET A5-107/17 A1-368 F1-429 B2-556 F1-427 G46-35/36 G46-433/34 G43-319/20 G48-338/46 OR13-181 OR23-179/83 OR23-184/85 OR305-75 OR2642-2187/88

Click Map Image to open interactive viewer



Exemptions

Exemption	Amount
15 - MUNICIPAL LANDS	7,298,247.00

Land Details

Land Use Code	Frontage	Depth	Land Area
100E - COMMERCIAL EXEMPT	0	0	120,549.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 34768
 Year Built: 1955

Building 1 Details

Building Type
 Effective Age 27
 Year Built 1955
 Functional Obs 0

Condition A
 Perimeter 1,608
 Special Arch 0
 Economic Obs 0

Quality Grade 350
 Depreciation % 35
 Grnd Floor Area 34,768

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

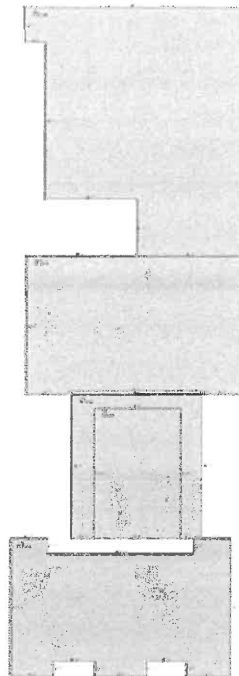
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 20

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		2	1984					8,343

2	FLA	1	1984	3,479
3	OUF	1	1984	2,215
4	FLA	2	1984	9,075
5	FLA	1	1984	13,871

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4816	CITY BLDGS D	100	N	N
	4817	CITY BLDGS D	100	N	N
	4818	OUF	100	N	N
	4819	CITY BLDGS D	100	N	N
	4820	CITY BLDGS D	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1299	C.B.S.	100

Appraiser Notes

PER OR2642-2187 W/D CONVEYING PARCEL TO THE CITY OF KEY WEST RETAINS A PORTION OF LOTS 3, 4 AND 10 FOR THE SCHOOL BOARD OF MONROE COUNTY, TRANSFER 11,587 SQ FT TO RE00040100-000100; DONE FOR THE 2013 TAX ROLL.

GLYNN ARCHER JR MIDDLE SCHOOL & 3 PORTABLES 2268 SF 1302 WHITE ST

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	5,965,898	0	2,713,076	8,678,974	8,678,974	8,678,974	0
2012	5,977,368	0	2,973,853	8,951,221	8,951,221	8,951,221	0
2011	6,235,125	0	2,973,853	9,208,978	9,208,978	9,208,978	0
2010	6,235,125	0	7,267,480	13,502,605	13,502,605	13,502,605	0
2009	6,578,802	0	15,525,980	22,104,782	22,104,782	22,104,782	0
2008	6,587,404	0	19,820,400	26,407,804	26,407,804	26,407,804	0
2007	4,465,552	0	19,820,400	24,285,952	24,285,952	24,285,952	0
2006	4,469,375	0	5,946,120	10,415,495	10,415,495	10,415,495	0
2005	4,475,109	0	5,946,120	10,421,229	10,421,229	10,421,229	0
2004	4,454,963	0	5,946,120	10,401,083	10,401,083	10,401,083	0
2003	4,454,963	0	1,816,870	6,271,833	6,271,833	6,271,833	0
2002	4,454,963	0	1,816,870	6,271,833	6,271,833	6,271,833	0
2001	4,454,963	0	3,435,536	7,890,499	7,890,499	7,890,499	0
2000	4,454,963	0	2,510,584	6,965,547	6,965,547	6,965,547	0

1999	4,454,963	0	2,510,584	6,965,547	6,965,547	6,965,547	0
1998	2,976,914	0	2,510,584	5,487,498	5,487,498	5,487,498	0
1997	2,976,914	0	2,246,312	5,223,226	5,223,226	5,223,226	0
1996	2,706,286	0	2,246,312	4,952,598	4,952,598	4,952,598	0
1995	2,706,286	0	2,246,312	4,952,598	4,952,598	4,952,598	0
1994	2,706,286	0	2,246,312	4,952,598	4,952,598	4,952,598	0
1993	2,706,286	0	2,246,312	4,952,598	4,952,598	4,952,598	0
1992	2,706,286	0	2,246,312	4,952,598	4,952,598	4,952,598	0
1991	2,706,286	0	2,246,312	4,952,598	4,952,598	4,952,598	0
1990	2,289,935	0	1,059,972	3,349,907	3,349,907	3,349,907	0
1989	2,289,935	0	1,041,376	3,331,311	3,331,311	3,331,311	0
1988	1,756,826	0	892,608	2,649,434	2,649,434	2,649,434	0
1987	1,729,885	0	331,009	2,060,894	2,060,894	2,060,894	0
1986	1,736,263	0	312,413	2,048,676	2,048,676	2,048,676	0
1985	1,704,570	0	296,592	2,001,162	2,001,162	2,001,162	0
1984	0	796,187	296,592	1,092,779	1,092,779	1,092,779	0
1983	0	796,187	296,592	1,092,779	1,092,779	1,092,779	0
1982	0	796,187	223,185	1,019,372	1,019,372	1,019,372	0

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
8/1/2013	2642 / 2187	100	WD	11

This page has been visited 51,175 times.

Monroe County Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176