

**SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC**  
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OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)

February 14, 2025

VIA HAND DELIVERY

Katie Halloran, Planning Director  
City of Key West Planning Department  
1300 White Street  
Key West, Florida 33040



Re: Application for Minor Development Plan  
601 Howard England Way, Key West, FL 33040  
RE# 00001630-000200

Ms. Halloran:

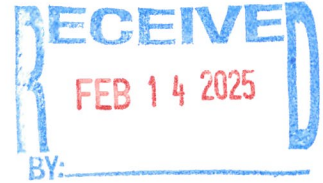
Please allow this letter and supporting documentation to serve as the Florida Department of Environmental Protection (“Applicant”) application for Minor Development Plan at Fort Zachary Taylor located at 601 Howard England Way, Key West, Florida 33040 (the “Property”).

**Solutions Statement:**

The Minor Development Plan application submitted for review and approval is for a new visitor center at Fort Zachary Taylor, a Florida state, park located within the Historic Public Services (HPS) zoning district. Land uses such as parks and recreation (active and passive) and civic and cultural activities are permitted in this land use designation. The proposal is to demolish the current building that houses the bathrooms and reconstruct a visitor center with new bathrooms. Both uses will be to accommodate existing visitors of the fort and the beach. The proposed new structure will be 1,468 square feet larger than the existing building. A minor development plan is required per code Sec. 108-91(A)(b) of the Land Development Regulations (“LDRs”) of the City when there is an addition or reconstruction of 500 to 2,499 square feet of gross nonresidential floor area.

**History**

Named for President Zachary Taylor, the U.S. Army began construction of the fort in 1845.



Serving as the headquarters for the Navy's East Gulf Coast Blockading Squadron, the fort stayed on active-duty status through 1947. Although they never fired except for practice, the fort was equipped with 162 cannons. Today, the fort is a National Historic Landmark and is a favorite spot for both locals and tourists year-round.

#### Existing Conditions.

The state park is comprised of three (3) parcels. The proposed project is located on the same parcel as the current bathrooms, state offices, storage facilities and a concession stand. The building that currently houses the bathrooms is in poor condition and requires replacement. It is not historic or a contributing resource to the historic district, therefore, demolition may be considered.

#### Proposed Conditions

The proposed visitor center will provide an area for visitors to gather before entering the fort and /or beach to collect information on the fort's history and tours. Along with providing new bathrooms, the center will also house one of the fort's cannons.

	<b>REQUIREMENT</b>	<b>EXISTING</b>	<b>PRPOPOSED</b>
<b>ZONING</b>	HPS		
<b>FEMA</b>	8'-0"	12'-7"	12'-0"
<b>SITE SIZE</b>	NA	406,169 SF	NO CHANGE
<b>BUILDING COVERAGE</b>	40% (162,467 SF)	8,677 SF	10,145 SF
<b>IMPERVIOUS</b>	50% (203,084)	37,948 SF	39,416 SF
<b>HEIGHT</b>	25'-0"	18'-0"	24'-2"

#### Parking

The reconstruction of the bathroom building along with the inclusion of a visitor center does not intensify the site or require additional parking to accommodate the use. The site has sufficient parking for visitors of the fort and the beach area provided by a main parking area and overflow parking area on adjacent lot.

#### Sec. 108-228. Key Persons

**Name of development:** Fort Zachery Taylor State Park  
**Name of Owner:** State of Florida c/o Florida Dept of Environmental Protection  
**Owner's authorized agent:** Spottswood, Spottswood, Spottswood & Sterling  
**Architect:** Haven Burkee, Bender and Associates Architects

#### Sec. 108-229. Project Description.

**Zoning:** Historic Public and Semi Public Services (HPS)  
**Site Dimensions:** See site data table below and architectural drawings.

Project Data Summary			
	REQUIREMENT	EXISTING	PRPOPOSED
ZONING	HPS		
FEMA	8'-0"		12'-0"
SITE SIZE	NA	406,169 SF	NO CHANGE
BUILDING COVERAGE	40% (162,467 SF)	8,677 SF	10,145 SF
IMPERVIOUS	50% (203,084)	37,948 SF	39,416 SF
HEIGHT	25'-0"	18'-0"	24'-2"

**Sec. 108-230. Other project information.**

Proposed work area:



**Sec. 108-231. Residential developments.**

Not applicable

**Sec. 108-232. Intergovernmental coordination.**

This project is overseen by the Florida Department of Environmental Protection.

Please don't hesitate to contact me if you have any questions or concerns. Thank you in advance for your assistance.

Best regards,

Richard J. McChesney

# Application





# DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

Fees listed below include a \$358.87 advertising/noticing fee and a \$127.63 fire review fee where applicable. Any Major or Minor Development Plan returned to the Planning Board after initial approval will require a new application fee equivalent to one-half of the current fee schedule

Development Plan and Conditional Use application fee schedule

Development Plan	
Minor Development Plan	
Within Historic District Total Application Fee	\$ 3,932.46
Outside Historic District Total Application Fee	\$ 3,166.69
Conditional Use Total Application Fee	\$ 1,403.91
Extension Total Application Fee	\$ 1,124.64
Major Development Plan Total Application Fee	\$ 5,208.74
Conditional Use Total Application Fee	\$ 1,403.91
Extension Total Application Fee	\$ 1,124.64
Administrative Modification Fee	\$ 926.10
Minor Modification Fee	\$ 1,765.38
Major Modification Fee	\$ 2,981.18
Conditional Use (not part of a development plan) Total Application Fee	\$ 3,677.20
Extension (not part of a development plan) Total Application Fee	\$ 1,124.64
Revision or Addition (not part of a development plan) Fee	\$ 2,801.75

**Applications will not be accepted unless complete**

Development Plan

Conditional Use

Historic District

Major \_\_\_\_\_

\_\_\_\_\_

Yes ☒ \_\_\_\_\_

Minor ☒ \_\_\_\_\_

No \_\_\_\_\_

Please print or type:

- 1) Site Address: 601 Howard England Way
- 2) Name of Applicant: Spottswood, Spottswood, Spottswood & Sterling, PLLC
- 3) Applicant is:  
Property Owner: \_\_\_\_\_  
Authorized Representative: ☒ \_\_\_\_\_  
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 500 Fleming Street, Key West, FL 33040
- 5) Applicant's Phone #: 305-294-9556 Email: Richard@spottswoodlaw.com
- 6) Email Address: \_\_\_\_\_
- 7) Name of Owner, if different than above: State of Florida
- 8) Address of Owner: C/O Dep Division of State Lands, 3900 Commonwealth Blvd Mail Station 108, Tallahassee FL 32391

9) Owner Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

10) Zoning District of Parcel: HPS RE# 00001630-000200

11) Is Subject Property located within the Historic District? Yes X No \_\_\_\_\_

If Yes: Date of approval \_\_\_\_\_

HARC approval # \_\_\_\_\_

OR: Date of meeting \_\_\_\_\_

12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

Demo existing structure that houses bathrooms and rebuild bathroom facilities along with a visitor center

13) Has subject Property received any variance(s)? Yes \_\_\_\_\_ No X

If Yes: Date of approval \_\_\_\_\_ Resolution # \_\_\_\_\_

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes \_\_\_\_\_ No \_\_\_\_\_

If Yes, describe and attach relevant documents.

A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.

B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).

C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

D. For both *Conditional Uses* and *Development Plans*, one set of plans **MUST** be signed & sealed by an Engineer or Architect.

**Please note, development plan and conditional use approvals are quasi-judicial hearings, and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.**

## **Required Plans and Related Materials for both a Conditional Use and Minor/Major Development Plan**

### **I. Existing Conditions.**

- A) Recent Survey of the site by a licensed Surveyor (Survey must be within 10 years from submittal date of this application) showing all dimensions including distances from property lines, and including:
- 1) Size of site;
  - 2) Buildings, structures, and parking;
  - 3) FEMA Flood Zone;
  - 4) Topography;
  - 5) Easements; and
  - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
- B) Existing size, type and location of trees, hedges, and other features.
- C) Existing stormwater retention areas and drainage flows.
- D) A sketch showing adjacent land uses, buildings, and driveways.

### **II. Proposed Development: Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.**

- A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.
- 1) Buildings
  - 2) Setbacks
  - 3) Parking:
    - a. Number, location and size of automobile and bicycle spaces
    - b. Handicapped spaces
    - c. Curbs or wheel stops around landscaping
    - d. Type of pavement
  - 4) Driveway dimensions and material
  - 5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
  - 6) Location of garbage and recycling
  - 7) Signs
  - 8) Lighting
  - 8) Project Statistics:
    - a. Zoning
    - b. Size of site
    - c. Number of units (or units and Licenses)
    - d. If non-residential, floor area & proposed floor area ratio
    - e. Consumption area of restaurants & bars
    - f. Open space area and open space ratio
    - g. Impermeable surface area and impermeable surface ratio
    - h. Number of automobile and bicycle spaces required and proposed
- B) Building Elevations
- 1) Drawings of all building from every direction. If the project is in the Historic District, please submit HARC approved site plans.
  - 2) Height of building.
  - 3) Finished floor elevations and bottom of first horizontal structure
  - 4) Height of existing and proposed grades
- C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms.
- D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations.

- III. **Solutions Statement.** Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

## **Development Plan Submission Materials**

### **Sec. 108-226. Scope.**

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties.
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

### **Sec. 108-227. Title block.**

The development plan shall contain the following pertaining to the title block:

- (1) Name of development.
- (2) Name of owner/developer.
- (3) Scale.
- (4) North arrow.
- (5) Preparation and revision date.
- (6) Location/street address of development.

### **Sec. 108-228. Identification of key persons.**

The development plan shall contain the following pertaining to identification of key persons:

- (1) Owner.
- (2) Owner's authorized agent.
- (3) Engineer and architect.
- (4) Surveyor.
- (5) Landscape architect and/or environmental consultant.
- (6) Others involved in the application.
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

### **Sec. 108-229. Project description.**

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

- (1) Zoning (include any special districts).
- (2) Project site size (acreage and/or square footage).
- (3) Legal description.
- (4) Building size.
- (5) Floor area ratio permitted and proposed.
- (6) Lot coverage permitted and proposed.
- (7) Impervious surface.
- (8) Pervious surface.
- (9) Landscape areas.
- (10) Parking spaces permitted and proposed.
- (11) Delineation of location of existing and proposed structures.
- (12) Existing and proposed development type denoted by land use including density/intensity.
- (13) Setbacks.

**Sec. 108-230. Other project information.**

A general outline of the proposed development shall include the following criteria where applicable:

- (1) Proposed stages or phases of development or operation and facility utilization.
- (2) Target dates for each phase.
- (3) Expected date of completion.
- (4) Proposed development plan for the site.
- (5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospitalbeds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).
- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.
- (7) Buildings and sitting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

**Sec. 108-231. Residential developments.**

- (a) If the development includes residential units, the following characteristics shall be discussed in the written description:
  - (1) A breakdown of the proposed residential units by number of bedrooms.
  - (2) Tenure (i.e., owner-occupied or rental); and
  - (3) Structure type, such as single-family, duplex, multiple-family, mobile home.
- (b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

**Sec. 108-232. Intergovernmental coordination.**

The development plan shall contain the following pertaining to intergovernmental coordination:

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
  - a. South Florida Regional Planning Council (SFRPC).
  - b. City electric system (CES).
  - c. State department of environmental protection (DEP).
  - d. Army Corps of Engineers (ACOE).
  - e. South Florida Water Management District (SFWMD).
  - f. State department of transportation (DOT).
  - g. State department of community affairs (DCA).
  - h. Florida Keys Aqueduct Authority (FKAA).
  - i. State fish and wildlife conservation commission (F&GC).
  - j. The county.
- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.
- (3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.

## **CONDITIONAL USE CRITERIA**

**Sec. 122-61. Purpose and intent**

The purpose of this article is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. This article sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.



**Sec. 122-62. Specific criteria for approval.**

- (a) Findings. A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan complies with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.
- (b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
- (1) Scale and intensity of the proposed conditional use as measured by the following:
    - a. Floor area ratio;
    - b. Traffic generation;
    - c. Square feet of enclosed building for each specific use;
    - d. Proposed employment;
    - e. Proposed number and type of service vehicles; and
    - f. Off-street parking needs.
  - (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:
    - a. Utilities;
    - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
    - c. Roadway or signalization improvements, or other similar improvements;
    - d. Accessory structures or facilities; and
    - e. Other unique facilities/structures proposed as part of site improvements.
  - (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
    - a. Open space;
    - b. Setbacks from adjacent properties;
    - c. Screening and buffers;
    - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
    - e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts
- (c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:
- (1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.
  - (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.

- (3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.
- (4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.
- (5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.
- (6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:
- a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outside the V zone.
  - b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, internal circulation, and off-street parking; as well as possible required mitigative measures such as landscaping and site design amenities.
  - c. Commercial or mixed-use development. Commercial or mixed-use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed-use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.
  - d. Development within or adjacent to historic district. All development proposed as a conditional use within or

adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.

- e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed-use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.
- f. Commercial structures uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.
- g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.

# **Authorization and Verification**



**City of Key West  
Planning Department**

**Authorization Form**  
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, David Matson as  
*Please Print Name of person with authority to execute documents on behalf of entity*

FOEP/BDC Assistant Bureau Chief of BOT TIF C/O DEP/DIVISION of State Lands  
*Name of office (President, Managing Member) Name of owner from deed*

authorize Bender and Associates Architectural Firm and Spottswood Law Firm  
*Please Print Name of Representative*

to be the representative for this application and act on my/our behalf before the City of Key West.

[Signature]  
*Signature of person with authority to execute documents on behalf of entity owner*

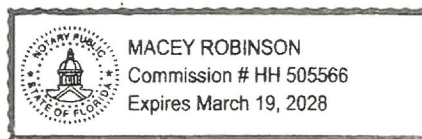
Subscribed and sworn to (or affirmed) before me on this February 13, 2025  
*Date*

by David Matson  
*Name of person with authority to execute documents on behalf of entity owner*

He/She is personally known to me or has presented \_\_\_\_\_ as identification.

[Signature]  
*Notary's Signature and Seal*

*Name of Acknowledger typed, printed or stamped*



HH 505566  
*Commission Number, if any*





**City of Key West  
Planning Department  
Verification Form**  
(Where Applicant is an entity)

I, Richard J. McChesney, in my capacity as Member  
(print name) (print position; president, managing member)  
of Spottswood, Spottswood, Spottswood & Sterling, PLLC  
(print name of entity)

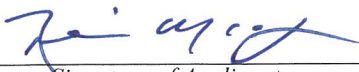
being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

601 Howard England Way, Key West, FL 33040

*Street address of subject property*

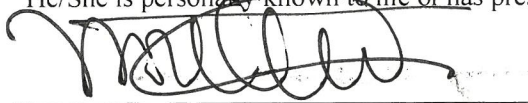
I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

  
Signature of Applicant

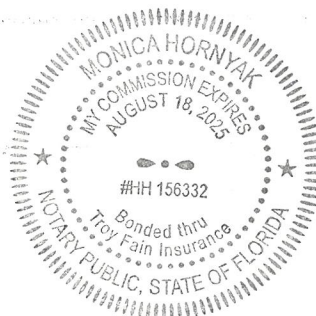
Subscribed and sworn to (or affirmed) before me on this 2/13/25 by Richard McChesney  
date Name of Applicant

He/She is personally known to me or has presented \_\_\_\_\_ as identification.

  
Notary's Signature and Seal

Monica Hornyak  
Name of Acknowledger typed, printed or stamped

HH 156332  
Commission Number, if any



# **Ownership (Deeds and PRC)**

815:1685

216949

QUITCLAIM DEED

The UNITED STATES OF AMERICA, acting by and through the Secretary of the Interior, acting by and through the Southeast Regional Director, Heritage Conservation and Recreation Service, under and pursuant to the power and authority contained in the provisions of the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), as amended, and particularly as amended by Public Law 485, 91st Congress, and regulations and orders promulgated thereunder (hereinafter designated "Grantor"), for and in consideration of the perpetual use of the hereinafter described premises for public park and public recreation area purposes, by the State of Florida (hereinafter designated "Grantee"), does hereby release and quitclaim to Grantee, and to its successors and assigns, subject to the reservations, exceptions, restrictions, conditions and covenants hereinafter expressed and set forth, all Grantor's right, title and interest in and to the following described property, consisting of approximately 13.32 acres, located in Monroe County, Florida:

In the City of Key West, commencing at a point on the southwest corner of the center section of the Mole at the Truman Annex (former Naval Station), the coordinates of which are N79,821.0 and E 230,188.0 based on U.S. Coast and Geodetic Survey Mercator Grid Coordinate System which has for its zero coordinate a point at Latitude North 24°20'00" and 500,000 feet west of Longitude West 81°00'00"; thence run south 10°00'00" west, a distance of 2,443.0 feet along the west property line of a 38 acre parcel containing a structure known as Fort Zachary Taylor to a point; thence run south 80°00'00" east a distance of 965.0 feet along the south property line of the 38 acre parcel containing the structure known as Fort Zachary Taylor to the Point of Beginning; thence run north 10°00'00" east, along a line which is also the southeast boundary of the 38 acre parcel containing the structure known as Fort Zachary Taylor, a distance of 1,045.0 feet, more or less, to a point which is the intersection of the south and east walls of the south corner of a structure known as "Fort Zachary Taylor"; thence along the east wall of Fort Zachary Taylor for the following runs: in a northwesterly direction a distance of 80.0 feet, in a southwesterly direction a distance of 10.0 feet, in a northwesterly direction a distance of 65.8 feet to a corner of Fort Zachary Taylor; thence continuing in a northwesterly direction a distance of 72.0 feet to the southeasterly corner of Building number 227; thence north 84°00'00" east a distance of 400.0 feet; thence south 19°00'00" east a distance of 400.0 feet; thence south 10°00'00" west a distance of 995.0 feet, more or less, to a point on the south boundary of Truman Annex; thence north 80°00'00" west along the south boundary of Truman Annex a distance of 450.0 feet, more or less, back to the Point of Beginning and containing 13.32 acres, more or less.

There are excepted from this conveyance and reserved to the Grantor, and its assigns, all oil, gas, and other minerals in, under and upon the lands herein conveyed, together with the rights to enter upon the land for the purpose of mining and removing the same.

This conveyance is made subject to any and all existing rights-of-way, easements and covenants and agreements affecting the above described premises, whether or not the same now appear of record.

FILED FOR RECORD

NO AUG-6 NO-26

To Have and to Hold the hereinbefore described property, subject to the reservations, exceptions, restrictions, conditions and covenants herein expressed and set forth unto the Grantee, its successors and assigns, forever.

Pursuant to authority contained in the Federal Property and Administrative Services Act of 1949, as amended, and applicable rules, regulations and orders promulgated thereunder, the General Services Administration determined the property to be surplus to the needs of the United States of America and assigned the property to the Department of the Interior for further conveyance to the State of Florida.

It is agreed and understood by and between the Grantor and Grantee, and the Grantee by its acceptance of this deed, does acknowledge its understanding of the agreement, and does covenant and agree for itself, and its successors and assigns, forever, as follows:

1. This property shall be used and maintained for the public purposes for which it was conveyed in perpetuity as set forth in the program of utilization and plan contained in the application, submitted by the Grantee in April, 1979, which program and plan may be amended from time to time at the request of either the Grantor or Grantee, with the written concurrence of the other party, and such amendments shall be added to and become a part of the original application.
2. The Grantee shall, within 6 months of the date of the deed of conveyance, erect and maintain a permanent sign or marker near the point of principal access to the conveyed area indicating that the property is a park or recreation area and has been acquired from the Federal Government for use by the general public.
3. The property shall not be sold, leased, assigned, or otherwise disposed of except to another eligible governmental agency that the Secretary of the Interior agrees in writing can assure the continued use and maintenance of the property for public park or public recreational purposes subject to the same terms and conditions in the original instrument of conveyance. However, nothing in this provision shall preclude the Grantee from providing related recreational facilities and services compatible with the approved application, through concession agreements entered into with third parties, provided prior concurrence to such agreements is obtained in writing from the Secretary of the Interior.

DEC 815PC1687

4. From the date of this conveyance, the Grantee, its successors and assigns, shall submit biennial reports to the Secretary of the Interior, setting forth the use made of the property during the preceding two-year period, and other pertinent data establishing its continuous use for the purposes set forth above, for ten consecutive reports and as further determined by the Secretary of the Interior.

5. If at any time the United States of America shall determine that the premises herein conveyed, or any part thereof, are needed for the national defense, all right, title and interest in and to said premises, or part thereof determined to be necessary to such national defense, shall revert to and become the property of the United States of America.

6. As part of the consideration for this Deed, the Grantee covenants and agrees for itself, its successors and assigns, that (1) the program for or in connection with which this Deed is made will be conducted in compliance with, and the Grantee, its successors and assigns, will comply with all requirements imposed by or pursuant to the regulations of the Department of the Interior in effect on the date of this Deed (43 C.F.R. Part 17) issued under the provisions of Title VI of the Civil Rights Act of 1964; (2) this covenant shall be subject in all respects to the provisions of said regulations; (3) the Grantee, its successors and assigns, will promptly take and continue to take such action as may be necessary to effectuate this covenant; (4) the United States shall have the right to seek judicial enforcement of this covenant, and (5) the Grantee, its successors and assigns, will (a) obtain from each other person (any legal entity) who, through contractual or other arrangements with the Grantee, its successors or assigns, is authorized to provide services or benefits under said program, a written agreement pursuant to which such other person shall, with respect to the services or benefits which he is authorized to provide, undertake for himself the same obligations as those imposed upon the Grantee, its successors and assigns, by this covenant, and (b) furnish a copy of such agreement to the Secretary of the Interior, or his successor; and that this covenant shall run with the land hereby conveyed, and shall in any event, without regard to technical classification or designation, legal or otherwise, be binding to the fullest extent permitted by law and equity for the benefit of,



and in favor of the Grantor and enforceable by the Grantor against the Grantee, its successors and assigns.

7. The Grantor and the Grantee agree that the Grantee is prohibited from developing the property herein conveyed in any manner which is incompatible with Executive Order 11988, relating to Floodplain Management, and Executive Order 11990, relating to Protection of Wetlands. The Grantor and the Grantee agree that this prohibition is irrevocable, and the Grantee agrees to include in any subsequent transfer an identical irrevocable prohibition.

8. The Grantee agrees to comply with the requirements of Public Law 90-480 (82 Stat. 718), the Architectural Barriers Act of 1968, as amended by Public Law 91-205 of 1970 (84 Stat. 49), to assure that development of facilities on conveyed surplus properties for public park and recreation purposes are accessible to the physically handicapped; and, further assure in accordance with Public Law 93-112, the Rehabilitation Act of 1973 (87 Stat. 394), that no otherwise qualified handicapped individual shall solely by reasons of his handicap be excluded from the participation in, be denied benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

9. Grantee shall be on the lookout for archaeological artifacts during its construction activities and shall take appropriate action should any artifacts be discovered.

10. In the event there is a breach of any of the conditions and covenants herein contained by the Grantee, its successors and assigns, whether caused by the legal or other inability of the Grantee, its successors and assigns, to perform said conditions and covenants, or otherwise, all right, title and interest in and to the said premises shall revert to and become the property of the Grantor at its option, which in addition to all other remedies for such breach shall have the right of entry upon said premises, and the Grantee, its successors and assigns, shall forfeit all right, title and interest in said premises and in any and all of the tenements, hereditaments and appurtenances thereunto belonging; provided, however, that the failure of the Secretary of the Department of the Interior to require in any one or more instances

815-1689

complete performance of any of the conditions or covenants shall not be construed as a waiver or relinquishment of such future performance, but the obligation of the Grantee, its successors and assigns, with respect to such future performance shall continue in full force and effect.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and on its behalf this the 21 day of November, 1979.

UNITED STATES OF AMERICA  
acting by and through the  
Secretary of the Interior

Through:

Robert M. Baker  
Southeast Regional Director  
Heritage Conservation and Recreation Service

By W. Thomas Baker

WITNESSES:

Glenda Turner  
Klaude Reams

STATE OF Georgia )  
COUNTY OF Fulton ) ss

On this 21 day of November, 1979, before me, the subscriber, personally appeared W. Thomas Baker, Heritage Conservation and Recreation Service, of the United States Department of the Interior, a governmental agency of the United States of America, and known to me to be the same person described in and who executed the foregoing instrument aforesaid, as the act and deed of the United States of America, for and on behalf of the Secretary of the Interior, duly designated, empowered and authorized so to do by said Secretary, and he acknowledged that he executed the foregoing instrument for and on behalf of the United States of America, for the purposes and uses therein described.

Boyd Parker  
NOTARY PUBLIC

My commission expires:

1-3-80

DEC 815rc1690

The foregoing conveyance is hereby accepted and the undersigned agrees, by this acceptance, to assume and be bound by all the obligations, conditions, covenants and agreements therein contained.

STATE OF FLORIDA  
DEPARTMENT OF NATURAL RESOURCES

By [Signature]  
Executive Director  
Department of Natural Resources

STATE OF FLORIDA )

COUNTY OF LEON ) ss

APPROVED AS TO  
FORM AND CONTENT  
[Signature]  
ATTORNEY AT LAW

On this 9th day of January, 1980 before me, the undersigned Officer, personally appeared Elton J. Gissendanner to me known and known to me to be the same person whose name is subscribed to the foregoing acceptance, who being by me duly sworn, did depose and say that he is the Executive Director of the State of Florida Department of Natural Resources, that he is duly designated, empowered and authorized by the Executive Board of the State of Florida Department of Natural Resources to execute the foregoing acceptance and sign his name thereto; and that he signed his name thereto and acknowledges that he executed the foregoing instrument for and on behalf of the State of Florida for the purposes and uses therein described.

Mary N. Tolcom  
NOTARY PUBLIC

My Commission expires:

Notary Public, State of Florida

My Commission Expires: [blank]

Issued by Secretary of State

Page 6 of Quitclaim Deed executed by the United States of America on November 21, 1979, conveying 13.32 acres in Monroe County, Florida.

RECORDED IN DEED BOOK  
MONROE COUNTY, FLORIDA  
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## Monroe County, FL

**\*\*PROPERTY RECORD CARD\*\*****Disclaimer**

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

**Summary**

Parcel ID 00001630-000200  
 Account# 8643896  
 Property ID 8643896  
 Millage Group 10KW  
 Location Address 601 HOWARD ENGLAND Way 101, KEY WEST  
 Legal Description KW 13.32 AC OR815-1685/1690Q/C  
 (Note: Not to be used on legal documents.)  
 Neighborhood 32140  
 Property Class STATE (8700)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable Housing No

**Owner**

[BOT TIF](#)

C/O DEP DIVISION OF STATE LANDS  
 3900 Commonwealth Blvd Mail Station 108  
 Tallahassee FL 32399

**Valuation**

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$14,400,432	\$14,400,432	\$14,400,432	\$14,400,432
= Just Market Value	\$14,400,432	\$14,400,432	\$14,400,432	\$14,400,432
= Total Assessed Value	\$14,400,432	\$14,400,432	\$14,400,432	\$14,400,432
- School Exempt Value	(\$14,400,432)	(\$14,400,432)	(\$14,400,432)	(\$14,400,432)
= School Taxable Value	\$0	\$0	\$0	\$0

**Historical Assessments**

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$14,400,432	\$0	\$0	\$14,400,432	\$14,400,432	\$14,400,432	\$0	\$0
2023	\$14,400,432	\$0	\$0	\$14,400,432	\$14,400,432	\$14,400,432	\$0	\$0
2022	\$14,400,432	\$0	\$0	\$14,400,432	\$14,400,432	\$14,400,432	\$0	\$0
2021	\$14,400,432	\$0	\$0	\$14,400,432	\$14,400,432	\$14,400,432	\$0	\$0
2020	\$14,400,432	\$0	\$0	\$14,400,432	\$14,400,432	\$14,400,432	\$0	\$0
2019	\$14,400,432	\$0	\$0	\$14,400,432	\$14,400,432	\$14,400,432	\$0	\$0
2018	\$14,400,432	\$0	\$0	\$14,400,432	\$14,400,432	\$14,400,432	\$0	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.



Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL EXEMPT (100E)	9.00	Acreage	0	0
ENVIRONMENTALLY SENS (000X)	4.32	Acreage	0	0

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
2024-1392	06/10/2024	Active	\$19,000	Commercial	Install a 2-ton with ductwork. AIR HANDLER MODEL RH3VZ2417STACNJ W/ CONDENSER MODEL RA16AZ24AJ3CA.
2024-0956	04/09/2024	Completed	\$12,500	Commercial	Perform electric job on new office building. Wire a new office addition, run wires to install lights, ceiling fans, outlets, GFI outlets, and switches, run power for the water heater and air conditioner, and install a 100-amp sub panel
BLD2022-1394	08/23/2022	Completed	\$60,000	Commercial	EXPAND EXISTING CAFE DECK FT ZACK. RE: PERMIT 2022-1394. ADDING 8-10 TABLES CREATING SEATING FOR 40 PEOPLE. AS PER PLANNING THE NEW DECK AREA IS NOT TO BE USED FOR SEATING OF CAFE CUSTOMERS.
06-6554	12/20/2006	Completed	\$18,000	Commercial	UNDERGROUND ELECTRIC SERVICE TO PARK

View Tax Info

[View Taxes for this Parcel](#)

Photos



8643896 FT. ZACH #125007 8/17/06

Map



No data available for the following modules: Buildings, Yard Items, Sales, Sketches (click to enlarge), TRIM Notice.

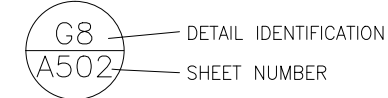
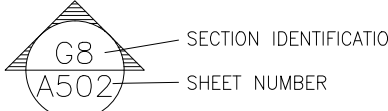


# **Survey and Plans**

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
A.H.U.	AIR HANDLING UNIT
ALUM	ALUMINUM
ALT.	ALTERNATE
APPROX.	APPROXIMATE
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BLT.	BUILT
BRK.	BRICK
BRKR.	BREAKER
BSMT.	BASEMENT
C.J.	CONTROL JOINT
CLG.	CEILING
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
C.O.	CLEAN OUT
CONC.	CONCRETE
CU	COPPER
CU, FT.	CUBIC FOOT
CU, IN.	CUBIC INCH
CU, YD.	CUBIC YARD
DA, #	DIAMETER DOUBLE
DBL	DOUBLE
DBT.	DRY-BULB TEMPERATURE
DEG.	DEGREE
DEPT.	DEPARTMENT
DF	DRINKING FOUNTAIN
DISC.	DISCONNECT
DL	DEAD LOAD
DN.	DOWN
D.S.	DOWN SLOUT
DWG.	DRAWING
E.F.	EXHAUST FAN
EXH	EXHAUST
EXP. JT.	EXPANSION JOINT
EXT.	EXTERIOR
FIN	FINISH
FL.	FLOOR
FLUOR.	FLUORESCENT
FP	FIREPLACE
FR.	FIRE RATING
FT.	FOOT/FEET
FTG.	FOOTING
GALV.	GALVANIZED
GF1	GROUND FAULT
GOV'T.	CIRCUIT INTERRUPT
GR.FL.	GROUND FLOOR
GYP.	GYP-SUM
H.C.	HOLLOW CORE
H.D.G.	HOT DIPPED GALVANIZED
HDR.	HEADER
HDWR.	HARDWARE
H.P.	HORSEPOWER
HT.	HEIGHT
HTR.	HEATER
HV.	HIGH VOLTAGE
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
HWY.	HIGHWAY
ID	INSIDE DIAMETER
IN.	INCH
INCAND.	INCANDESCENT
INCL.	INCLUDED
INSUL.	INSULATION
INT.	INTERIOR
INV. EL.	INVERT ELEVATION
JST.	JOIST
KD	KILN DRIED
KW.	KILOWATT
KWH	KILOWATT HOUR
LAM.	LAMINATED
LAV.	LAVATORY
LB.	POUND
LTG.	LIGHTING
LGTH.	LENGTH
LN.	LINEAR
LL	LIVE LOAD
MANUF.	MANUFACTURE
MOD.	MODIFICATION
MF.	MILL FINISH
MIL.	MINIMUM
MOLD.	MOLDING
MHW	MEAN HIGH WATER
MHHW	MEAN HIGHER HIGH WATER
M.L.W.	MEAN LOW WATER
MLW	MEAN LOWER LOW WATER
MSL	MEAN SEA LEVEL
MOD.	MODIFICATION
NTS	NOT TO SCALE
NO./#	NUMBER
OA.	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OF.	OFFICE
OV/H.	OVER HEAD
OPP.	OPPOSITE
PARTN.	PARTITION
PC.	PORTLAND CEMENT
PCF	POUNDS PER CUBIC FOOT
P.E.	PROFESSIONAL ENGINEER
PERF.	PERFORATE
PL.	PLATE
PLG.	PILENG
PLYWD.	PLYWOOD
PNL.	PANEL
PREFAB.	PREFABRICATED
PREL.M.	PRELIMINARY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
QS	QUARTER SAWN
R	RADIUS
ROPT.	RECEPTACLE
REBAR.	REINFORCING BAR
REFRIG.	REFRIGERATION
REINF.	REINFORCING
RFG.	ROOFING
RGM.	ROUGH
RM.	ROOM
R.O.	ROUGH OPENING
RS	ROUGH SAWN
S.C.	SOLID CORE
SCH	SCHEDULE
SDG.	SIDING
SECT.	SECTION
SFTWD.	SOFTWOOD
SGD.	SLIDING GLASS DOOR
SH	SHINGLES
SPEC	SPECIFICATION
SPR.	SPRUCE
SQ.	SQUARE
SQ. FT.	SQUARE FOOT
SQ. IN.	SQUARE INCH
SQ. YD.	SQUARE YARD
SS	STAINLESS STEEL
STL	STEEL
SUB. FL.	SUBFLOOR
SUP.	SUPPLY
SW.	SWITCH
SYM.	SYMMETRICAL
S.Y.P.	SOUTHERN YELLOW PINE
SYS.	SYSTEM
SAS	SURFACED FOUR SIDES
TEL	TELEPHONE
T&G	TONGUE-AND-GROOVE
TYP.	TYPICAL
U.E.	UNDERGROUND ELECTRIC
U.G.	UNDER GROUND
UL	UNDERWRITERS LABORATORIES, INC.
V.	VOLT
VENT.	VENTILATOR
VERT.	VERTICAL
VF	VERIFY IN FIELD
VOL.	VOLUME
VP	VENT PIPE
VTR	VENT THRU ROOF
W	WATER
WBT.	WET BULB TEMPERATURE
WC	WATER CLOSET
WD	WOOD
WR	WATERPROOF
WWF	WELDED WIRE FABRIC
YD	YARD

REFERENCE LEGEND



FORT ZACHARY TAYLOR  
HISTORIC STATE PARK

DISTRICT 5  
MONROE COUNTY

VISITOR CENTER  
SUBTASK 3A & 3B  
30% CONSTRUCTION DOCUMENTS & DEVELOPMENT SUBMITTAL  
PROJECT # 61450C

APPLICABLE CODES AND DESIGN DATA

CODE LIST

FLORIDA BUILDING CODE, BUILDING (FBC-B).....	2023 Edition
FLORIDA BUILDING CODE, FUEL GAS (FBC-FG).....	2023 Edition
FLORIDA BUILDING CODE, MECHANICAL (FBC-M).....	2023 Edition
FLORIDA BUILDING CODE, PLUMBING (FBC-P).....	2023 Edition
FLORIDA BUILDING CODE, EXISTING BUILDING (FBC-EB).....	2023 Edition
FLORIDA BUILDING CODE, RESIDENTIAL (FBC-R).....	2023 Edition
FLORIDA FIRE PREVENTION CODE (FFPC).....	2023 Edition
NATIONAL ELECTRICAL CODE NFPA-70.....	2023 Edition
FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONST. ....	Latest Edition
FDOT DESIGN STANDARDS.....	Latest Edition
FLORIDA ACCESSIBILITY CODE.....	2023 Edition

DESIGN DATA

CONSTRUCTION TYPE:	-----	TOTAL BUILDING AREA PER FLOOR:	-----
OCCUPANCY CLASS:	-----	BUILDING HEIGHT/NUMBER OF STORIES:	-----
OCCUPANT LOAD:	-----	REQUIRED SPRINKLER OR ALARM SYSTEM:	Yes / No
TOTAL EXITS:	-----	NUMBER OF BEDROOMS:	-----
SQ FT ALTERED AREA	-----	LEVEL OF ALTERATION:	-----

DESIGN LOADS (FBC-B CHAPTER 16):

WIND LOADS (FBC-B SECTION 1609):

LIFE SAFETY PLAN:

SCOPE OF PROJECT

FINAL SITE PLAN, FLOOR PLAN AND EXTERIOR  
ELEVATIONS FOR NEW VISITOR CENTER.

Bender & Associates Architects

DESIGNER

CN207

CONSULTANT CONTRACT No.

02.18.2025

INITIAL ISSUE DATE

DISTRICT 1

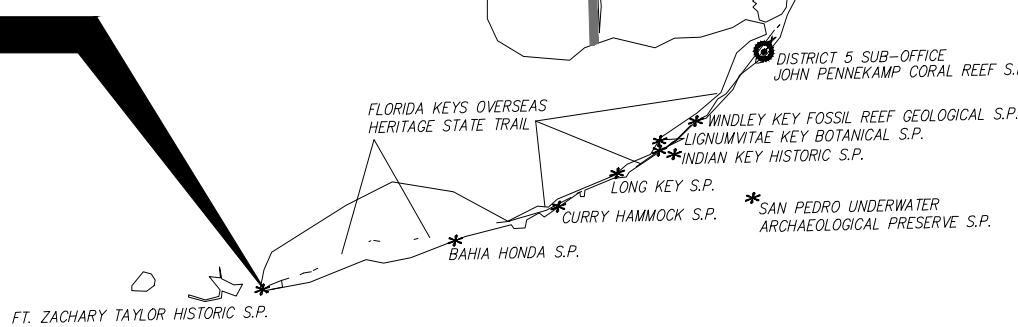
DISTRICT 2

DISTRICT 3

DISTRICT 4

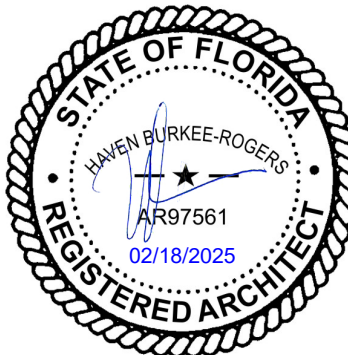
DISTRICT

Project Location



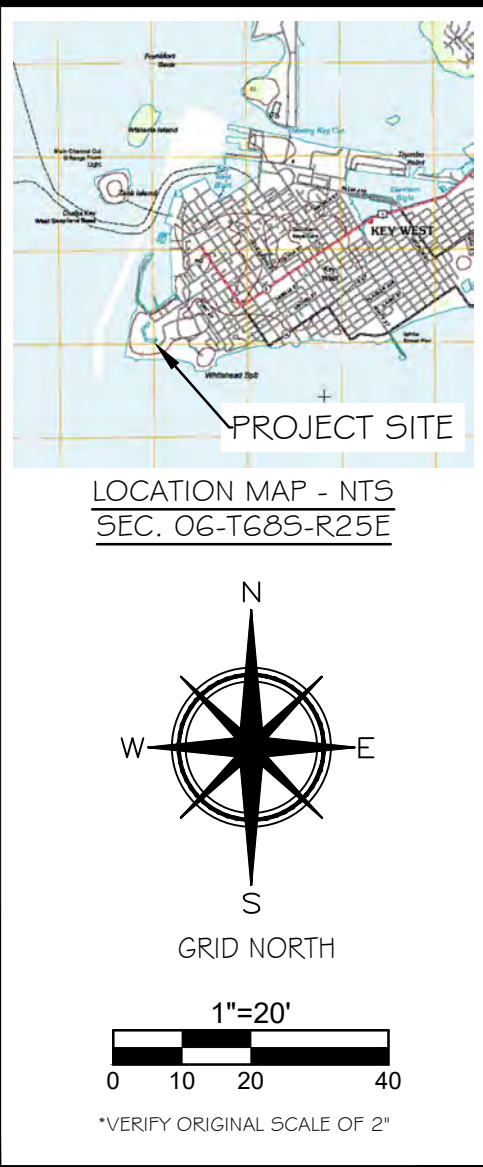
INDEX OF DRAWINGS

ARCHITECTURAL:			
COVER	INDEX OF DRAWINGS, SCOPE OF PROJECT, CODES	E102	ELECTRICAL SCHEDULES, NOTES AND DETAILS
A100	AREA OF WORK SURVEY (TASK 1D)	E103	ELECTRICAL DETAILS
A100.1	DEMOLITION PLAN	P100	PLUMBING SITE PLAN
C100	EROSION CONTROL PLAN	P101	PLUMBING FLOOR DETAILS
C200	CONCEPTUAL DRAINAGE PLAN	P102	PLUMBING SCHEDULES, NOTES AND DETAILS
A101	SITE PLAN	LD100	TREE REMOVAL PLAN
A102	FLOOR PLAN	LA100	SITE PLAN
A103	EXTERIOR ELEVATIONS		
A104	CROSS & LONGITUDINAL SECTIONS		
A105	CROSS SECTIONS		
A106	WALL SECTION		
A107	INTERIOR ELEVATIONS		
A108	DOOR & WINDOW SCHEDULE		
S001	STRUCTURAL GENERAL NOTES		
S002	STRUCTURAL GENERAL NOTES		
S101	FOUNDATION AND SLAB PLAN		
S201	SECTIONS		
S301	TRUSS ELEVATION AND GRADE BEAMS		
S501	TYPICAL DETAILS		
S502	TYPICAL DETAILS		
M101	MECHANICAL FLOOR PLAN		
M102	MECHANICAL SCHEDULES, NOTES AND DETAILS		
M103	MECHANICAL DETAILS		
M104	MECHANICAL SCHEDULES		
E101	ELECTRICAL FLOOR PLAN		



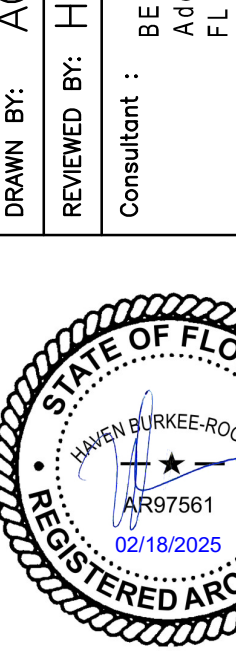
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- THIS IS NOT A BOUNDARY SURVEY, ANY BOUNDARY OR RIGHT OF WAY LINES SHOWN HEREON ARE APPROXIMATE AND SHOWN FOR REFERENCE PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON THE RECOVERY OF SUFFICIENT BOUNDARY MONUMENTATION TO SPATIALLY DEFINE THE BOUNDARY LINES, NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND THE OCCUPATIONAL LINES.
- HORIZONTAL COORDINATES AND BEARINGS SHOWN ARE REFERENCED TO GRID NORTH, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRANSVERSE MERCATOR PROJECTION), EAST ZONE (0901).
  - COORDINATES WERE ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GNSS CONTROL SURVEY WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY, RELATIVE TO THE NEAREST CONTROL POINT WITHIN THE NATIONAL GEODETIC SURVEY (NGS) GEODETIC CONTROL NETWORK.
  - METHOD: WIDE AREA CONTINUOUSLY OPERATING GPS REFERENCE STATION NETWORK (TRIMBLE VRS).
  - ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
  - BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK 24141929 (P.I.D. AAO003), ELEVATION 6.391 (NGVD 1929)
  - COMMUNITY MAP NO. 125 (20876/1516) MAP DATE 12/18/05, FLOOD ZONE ARE, BASE FLOOD ELEVATION 12.0.
  - ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
  - ANY UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
  - STREET ADDRESS: 17 ZACHARY TAYLOR STATE PARK, KEY WEST, FLORIDA, 33050.
  - ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
  - THE BACKGROUND IMAGE IS A 2022 GEO-REFERENCED AERIAL IMAGE OBTAINED FROM THE MONROE COUNTY PROPERTY APPRAISER AND IS SHOWN FOR VISUAL REFERENCE ONLY.
  - ALL FIELD DATA WAS ACQUIRED BETWEEN 06/16/2023 - 06/20/2023.

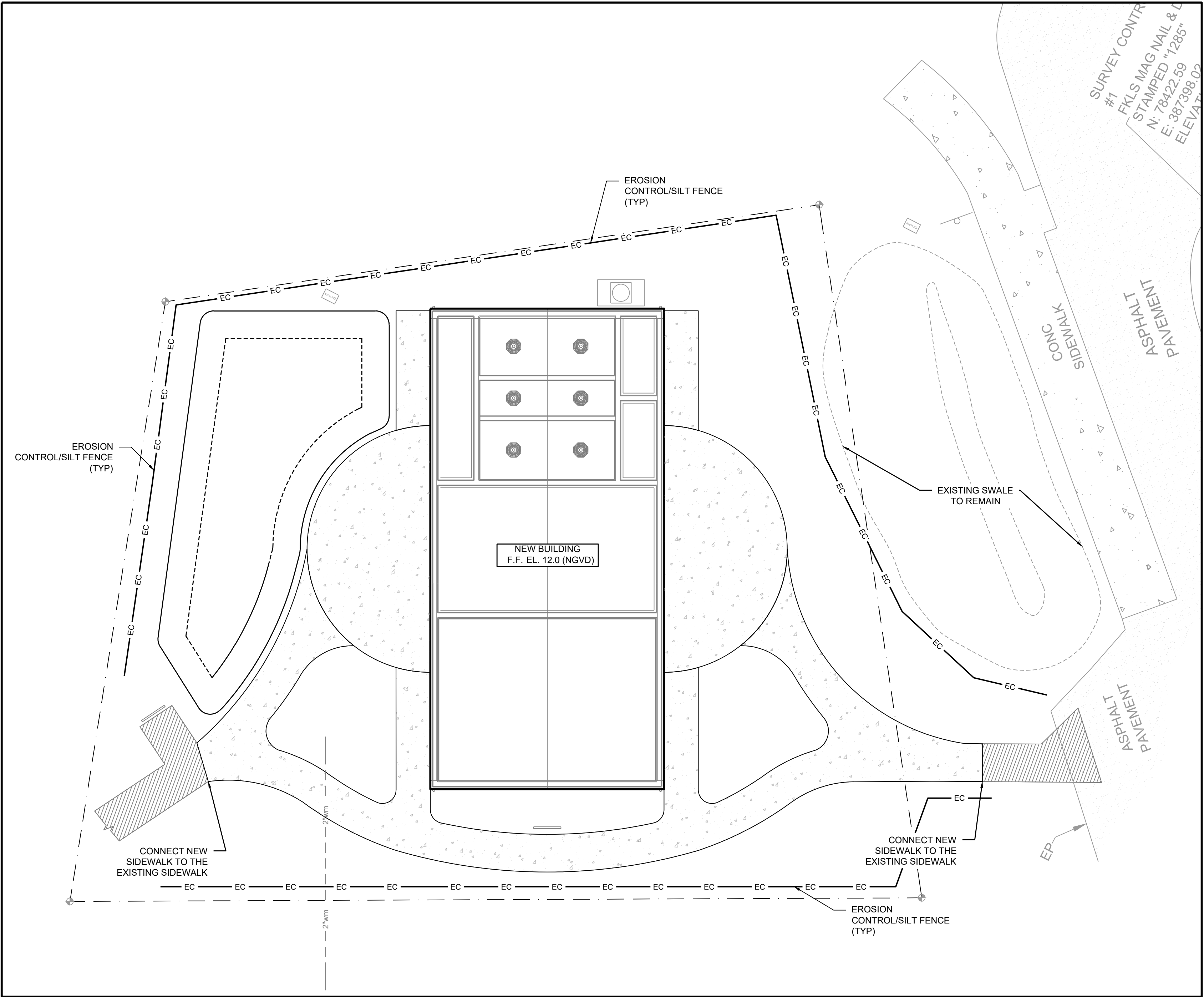
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REVISION DATE: XX/XX/XXXX	DRAWN BY: MPB	H. SCALE: 1"=20'
JOB NO.: 23-143	CHECKED BY:	SHEET 1 OF 1

SHEET NO.		FORT ZACHARY TAYLOR HISTORIC STATE PARK		<div>PROFESSIONAL REGISTRATION WARREN BURKEE-ROGERS</div> <div></div>		<div>DESIGNER : HBR</div> <div>ISSUE DATE: — —</div> <div>SYMBOL</div> <div>REVISION</div> <div>DATE</div>																					
SHEET TITLE		AREA SURVEY				<div>DRAWN BY: ACA</div> <div>COMP. FILE No.:</div> <div>SYMBOL</div> <div>REVISION</div> <div>DATE</div>																					
PROJECT TITLE		VISITOR CENTER				<div>REVIEWED BY: HBR</div> <div>STATE PROJECT No.: 61450C</div> <div>SYMBOL</div> <div>REVISION</div> <div>DATE</div>																					
Consultant : BENDER & ASSOCIATES ARCHITECTS Address: 410 Angela Street, Key West FL 33040 Phone: 305-296-1347 Email: hburkes@benderarchitects.com Website: www.benderarchitects.com														<i>Department of Environmental Protection</i> <i>Division of Recreation and Parks</i> <i>Bureau of Design and Construction</i> 3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157													









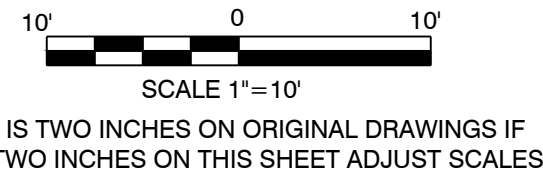
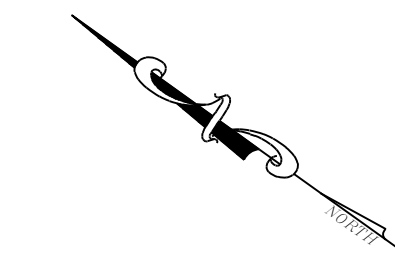
EROSION CONTROL PLAN

EROSION CONTROL NOTES

- EROSION, SEDIMENT, AND TURBIDITY CONTROL MEASURES SHALL BE PROVIDED THROUGHOUT CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL SLOPES AND SURFACES THROUGHOUT CONSTRUCTION AND UNTIL A STABLE SURFACE CONDITION EXISTS. THE CONTRACTOR SHALL MINIMIZE THE EXPOSED AREA AT ANY POINT DURING CONSTRUCTION AS MUCH AS PRACTICAL.
- FILTER FABRIC SILT FENCE SHALL BE IN CONFORMANCE WITH FDOT STANDARDS.
- CONTRACTOR SHALL INSTALL EROSION CONTROLS NOTED ON DRAWINGS AND APPLICABLE PERMITS. EROSION CONTROLS SHALL BE MAINTAINED UNTIL A PERMANENT STAND OF GRASS IS PLANTED ONSITE.
- BALED HAY OR STRAW BARRIERS SHALL BE CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH FDOT STANDARDS.
- SILT FENCE LOCATIONS SHOWN HEREON ARE FOR CLARITY ONLY AND SHOULD BE CONSTRUCTED WITHIN PROPERTY LINES.
- PROVIDE EROSION CONTROL MEASURES CONSISTING OF STAKED SILT FENCES AND FILTER SOCK ALONG THE PROPOSED LIMITS OF CONSTRUCTION AS INDICATED ON THE DRAWINGS. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO AVOID ADVERSE IMPACTS TO JURISDICTIONAL AREAS (WETLANDS OR WATER BODIES) AND OFF-SITE LANDS AND WATERBODIES. MAINTAIN THESE MEASURED DAILY UNTIL CONSTRUCTION ACCEPTANCE BY THE OWNER AND THEN REMOVE AND LEGALLY DISPOSE OF SAID MEASURES.
- EROSION CONTROL SHALL MAINTAINED WITHIN CONSTRUCTION AREA BY QUICKLY STABILIZING DISTURBED AREA TO PREVENT THE RELEASE OF SEDIMENT. THIS SHALL BE ACCOMPLISHED USING GRASS COVER, FILTER SOCK AND OTHER MEANS ACCEPTABLE TO OWNER, ENGINEER AND REGULATORY AGENCIES.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL, AT THE REQUEST OF THE OWNER OR AS NECESSARY MODIFY, RELOCATE THE ENVIRO-FENCE AND/OR SILT FENCE TO ALLOW FOR ACCESS AND TO COMPLETE CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ADEQUATE EROSION CONTROL AT ALL TIMES.

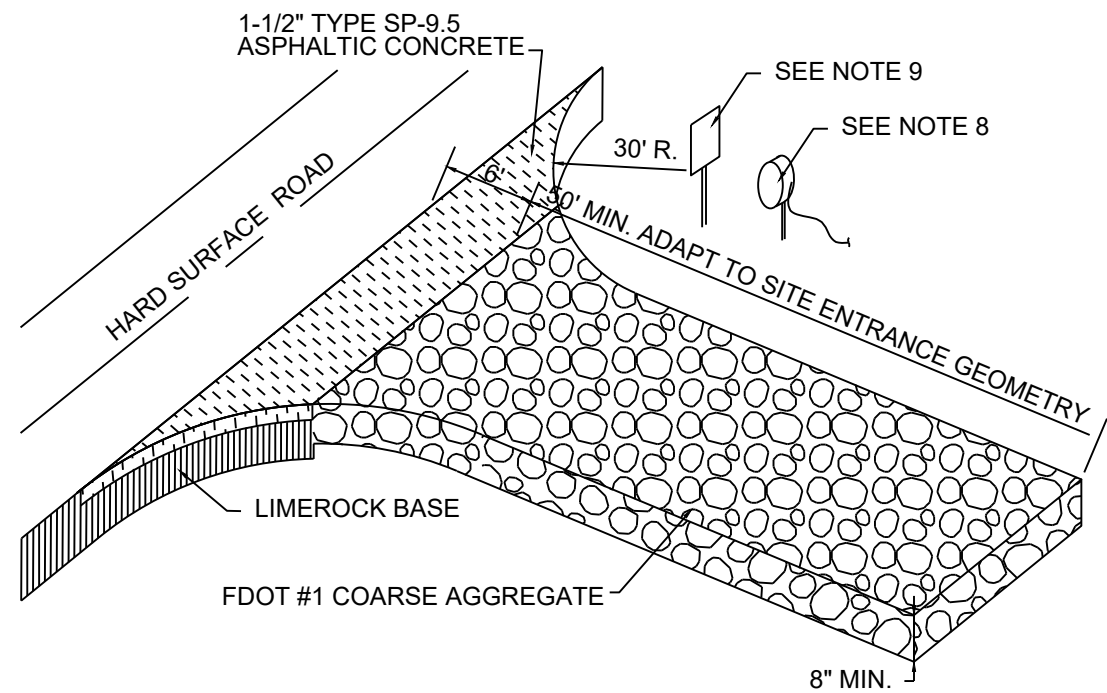


Know what's below.  
Call before you dig.



SWPPP GENERAL NOTES

- ALL AREAS WITHIN THE PROJECT LIMITS WILL BE SUBJECTED TO SOIL DISTURBANCE.
- THE ATTACHED BEST MANAGEMENT PRACTICES (BMP'S) DETAILS AND SPECIFICATIONS ARE ONLY A SUGGESTED APPROACH DEVELOPED FOR USE BY THE OWNER/CONTRACTOR TO ASSIST THEM IN IMPLEMENTING APPROPRIATE POLLUTION PREVENTION TECHNIQUES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING THE SWPPP.
- THE CONTRACTOR SHALL SUBMIT A "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES, DEP FORM 62-621.300(4)(B)," ALSO KNOWN AS NOTICE OF INTENT OR NOI, TO THE DEPARTMENT; AND SUBMIT THE PERMIT FEE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT THE BEST MANAGEMENT PRACTICES AS OUTLINED IN THE CIVIL DOCUMENTS, THE STORMWATER POLLUTION PREVENTION PLAN, AND SPECIFICATION.
- THE CONTRACTOR SHALL SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN FOR APPROVAL PRIOR TO STARTING CONSTRUCTION.



PLAN VIEW

PROFILE

NOTES:



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

2

GRAVEL CONSTRUCTION ENTRANCE  
NTS

1

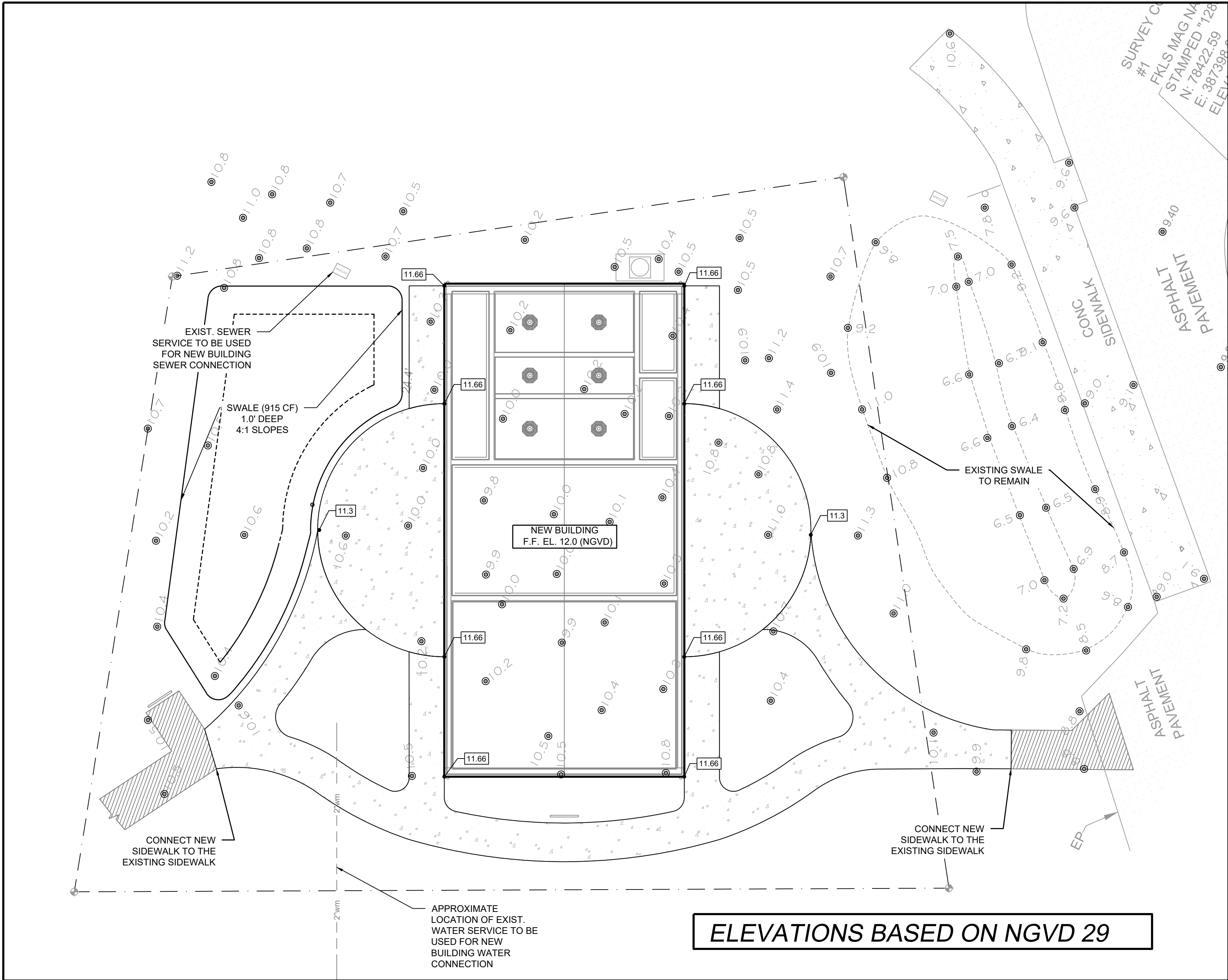
Staked Silt Barrier Detail  
NTS

DESIGNER :	AEP	ISSUE DATE :	— —	SYMBOL	 	DATE	
DRAWN BY:	AEP	COMP. FILE No.:	61450C	REVISION		REVISION	
REVIEWED BY:	AEP	STATE PROJECT No.:	61450C	DATE		DATE	
Consultant : PEREZ ENGINEERING & DEVELOPMENT, INC. Address: 1010 Kennedy Street, Suite 201 Key West, FL 33040 Phone: 305-293-9440 Email: aperez@perezeng.com				<b>Department of Environmental Protection</b> <b>Division of Recreation and Parks</b> <b>Bureau of Design and Construction</b> <b>3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157</b>			
FORT ZACHARY TAYLOR HISTORIC STATE PARK		EROSION CONTROL PLAN		VISITOR CENTER			
SHEET TITLE		PROJECT TITLE		SHEET NO.			
				C100			

PRELIMINARY - NOT FOR CONSTRUCTION



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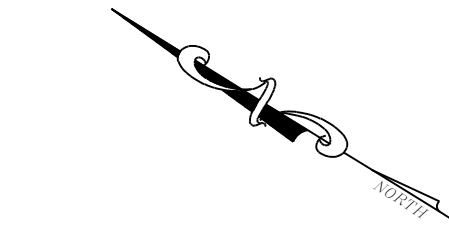
## CONCEPTUAL DRAINAGE PLAN

### GENERAL NOTES

1. THE LOCATIONS, SIZES, AND ELEVATIONS OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO OBTAIN ANY AVAILABLE RECORD DRAWINGS AND SHALL DETERMINE THE EXACT LOCATION AND ELEVATION IN THE FIELD. THE CONTRACTOR SHALL ANTICIPATE THAT SCANNING AND EXCAVATION USING LIGHT EQUIPMENT AND HAND METHODS WILL BE NECESSARY IN AREAS NEAR EXISTING UTILITIES AND STRUCTURES TO AVOID DAMAGING THESE FACILITIES. THE CONTRACTOR SHALL CONTACT BELL SOUTH, THE LOCAL TELEPHONE COMPANY AND COMCAST, THE LOCAL CABLE TV PROVIDER TO VERIFY THE LOCATION OF BURIED TELEPHONE AND CABLE TV UTILITIES. NONE HAVE BEEN INDICATED ON THE DRAWINGS. CALL 1-800-432-4770 BEFORE DIGGING OR TRENCHING OPERATIONS BEGIN.
2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION IN THE FIELD PRIOR TO INSTALLING ANY NEW WORK THAT CROSSES OR CONNECTS TO EXISTING UTILITY SYSTEMS. LOCATIONS OF NEW UTILITIES SHALL BE ADJUSTED IN A MANNER APPROVED BY THE ENGINEER TO AVOID CONFLICTS. DAMAGES TO UTILITIES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE CLIENT.
3. ALL SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KEY WEST STANDARDS AND SPECIFICATIONS.
4. ALL WATER WORK SHALL IN ACCORDANCE WITH THE FLORIDA KEYS AQUEDUCT AUTHORITY STANDARDS AND SPECIFICATIONS.



Know what's below.  
Call before you dig.



SCALE 1"=10'  
BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF  
NOT TWO INCHES ON THIS SHEET ADJUST SCALES  
ACCORDINGLY

## DRAINAGE CALCULATIONS

Water Quantity Calculations - 25yr/72hr Design Storm				
<u>Water Quantity - Predevelopment</u>				
Project Area	0.238	ac	10,373	sf
Pervious Area	0.191	ac	8,330	sf
Impervious Area	0.047	ac	2,043	sf
% Impervious	19.70%			
Rainfall for 25yr/24hr event				
P <sub>24</sub> =	8	in		
Rainfall for 25yr/3day event				
P <sub>72</sub> =	10.87	in		
Depth to Water Table				
	3	ft		
Predeveloped Available Storage				
S =	4.95	in		
Soil Storage				
S =	3.98	in		
Q <sub>peak</sub> = [P <sub>72</sub> - 0.29] <sup>2</sup>				
(P <sub>72</sub> + 0.85)	Q <sub>peak</sub> =	7.23	in	
Runoff Volume from 25 year/ 3 day storm				
V <sub>50yr/72h</sub> =	1.72	ac-in		
<u>Water Quantity - Postdevelopment</u>				
Project Area	A = 0.238	ac	10,373	sf
Pervious Area	0.127	ac	5,553	sf
Impervious Area	0.111	ac	4,820	sf
% Impervious	46.5%			
Rainfall for 25yr/24hr event				
P <sub>24</sub> =	8	in		
Rainfall for 25yr/3day event				
P <sub>72</sub> =	10.87	in		
Depth to Water Table				
	3	ft		
Developed Available Storage				
S =	4.95	in		
Soil Storage				
S =	2.65	in		
Q <sub>peak</sub> = [P <sub>24</sub> - 0.29] <sup>2</sup>				
(P <sub>24</sub> + 0.85)	Q <sub>peak</sub> =	8.23	in	
Runoff Volume from 25 year/ 3 day storm				
V <sub>50yr/72h</sub> =	1.96	ac-in		
<u>Postdevelopment - Predevelopment</u>				
Q <sub>pre-post</sub> = Q <sub>peak-post</sub> - Q <sub>peak</sub>	Q <sub>pre-post</sub> =	1.01	in	
Pre/Post Volume = Q <sub>pre-post</sub> x A				
V <sub>pre-post</sub> =	0.24	ac-in		

Water Quality Calculations				
<u>Water Quality</u>				
Project Area	0.238	ac	10,373	sf
Surface Water	0.000	ac	0	sf
Roof Area	0.055	ac	2,393	sf
Pavement/Walkways	0.056	ac	2,427	sf
Pervious area	0.127	ac	5,553	sf
Site area for water Quality				
(Total area - (water surface + roof area))	0.183	ac	7,960	sf
Impervious area for water Quality				
(Site area for Water Quality - Pervious area)	0.056	ac	2,427	sf
% Impervious for Water Quality				
	30%			
A) One inch of runoff from project area				
	0.238	ac-in		
B) 2.5 inches times percent impervious				
(2.5 x percent impervious x (site area - surface water))	0.181	ac-in		
Treatment Volume Required (1")				
	0.238	ac-in	864	cf
Swale Volume Provided				
	0.252	ac-in	915	cf
Treatment Volume Provided				
	0.252	ac-in	915	cf

NOTE:  
CONVEYANCE OF ROOF DRAINS/RUNOFF TO  
NEW STORMWATER MANAGEMENT SYSTEM  
SHALL BE COORDINATED.

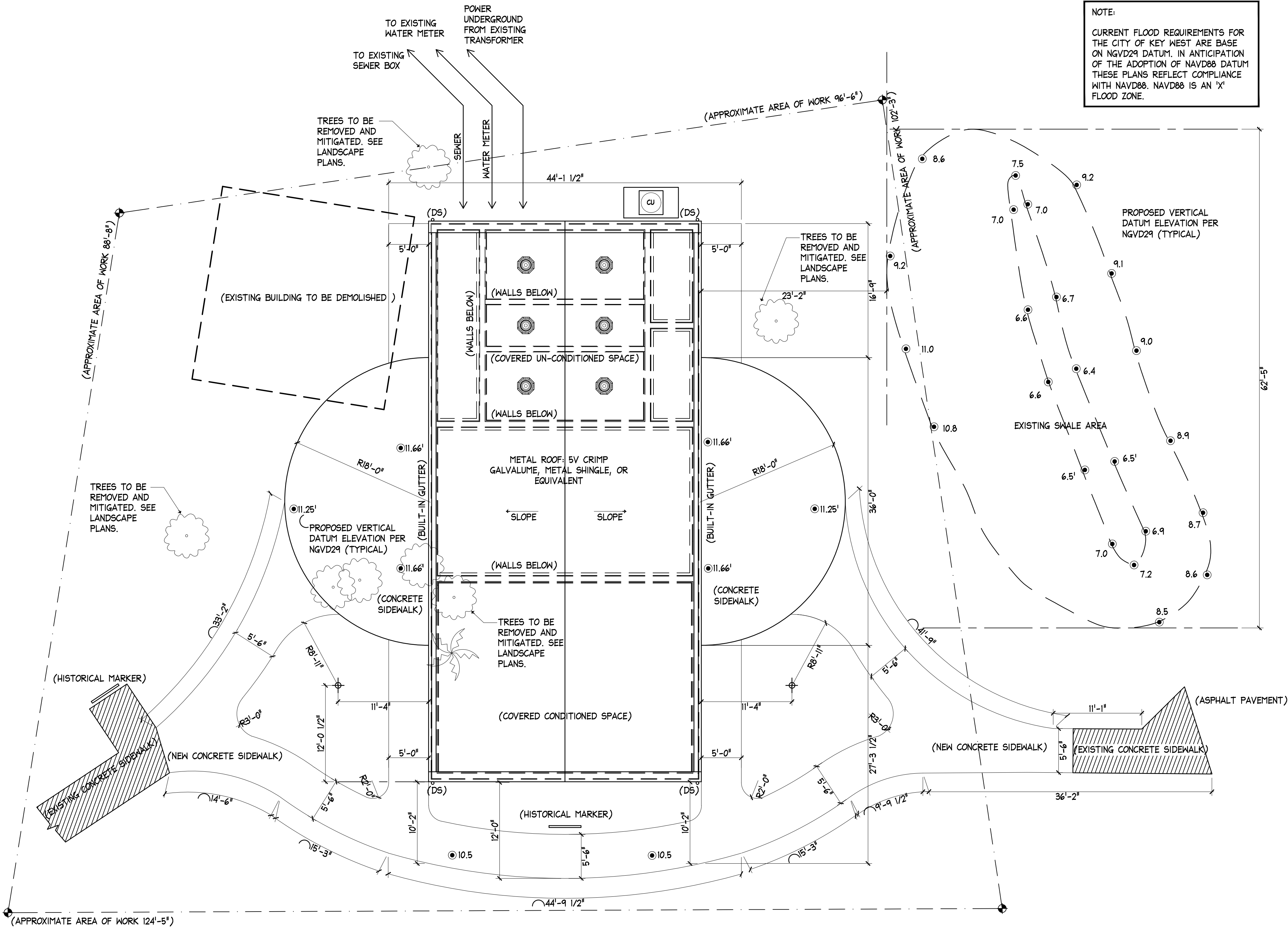
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DRAWN BY:	AEP	REVIEWED BY:	AEP	CONSULTANT :	PEREZ ENGINEERING & DEVELOPMENT, INC. Address: 1010 Kennedy Street, Suite 201 Key West FL 33040 Phone: 305-293-9440 Email: aperez@perezeng.com		
FORT ZACHARY TAYLOR HISTORIC STATE PARK		CONCEPTUAL DRAINAGE PLAN		VISITOR CENTER			
SHEET TITLE		PROJECT TITLE		SHEET NO.			
C200		C200		C200			

PRELIMINARY - NOT FOR CONSTRUCTION

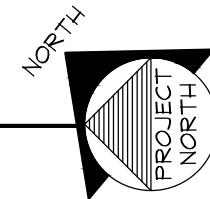


PROJECT STATISTICS

FEMA FLOOD ZONE	ZONE AE '8' (NGVD29)/ ZONE 'X' (NAVD88)		
ZONING DESIGNATION	HPS		
WORK AREA	406,169 S.F.		
OCCUPANCY	PUBLIC PARK		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	162,468 S.F.	8,677 S.F.	10,145 S.F.
PROPERTY AREA X 40%			
IMPERVIOUS SURFACE	203,085 S.F.	37,948 S.F.	39,416 S.F.
PROPERTY AREA X 50%			
BUILDING HEIGHT (CROWN OF ROAD)	25'-0" MAX.	18'-0"	24'-2"
FRONT SETBACK	20'-0" MIN.	142'-0" (EXISTING BATHROOM)	120'-0"
SIDE SETBACK (WEST)	10'-0" MIN.	164'-0" (EXISTING BATHROOM)	158'-0"
SIDE SETBACK (EAST)	5'-0" MIN.	175'-0" (EXISTING BATHROOM)	173'-0"
REAR SETBACK	20'-0" MIN.	804'-0" (EXISTING BATHROOM)	794'-0"
OPEN SPACE	20%	368,221 S.F.	366,753 S.F.



1 SITE PLAN  
A101 SCALE: 1/8"=1'-0"

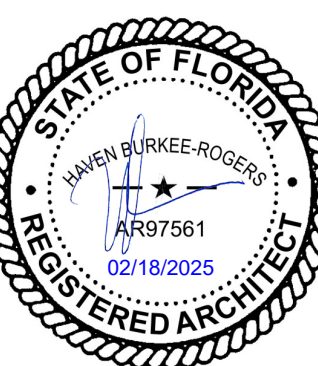


FORT ZACHARY TAYLOR HISTORIC STATE PARK

SITE PLAN

VISITOR CENTER

PROFESSIONAL REGISTRATION  
HAVEN BURKE ROGERS



DESIGNER : HBR

DRAWN BY: ACA

REVIEWED BY: HBR

Consultant : BENDER & ASSOCIATES ARCHITECTS  
Address: 410 Angela Street, Key West  
FL 33040  
Phone: 305-296-1347  
Email: hburkee@benderarchitects.com  
Website: www.benderarchitects.com

ISSUE DATE: — —  
COMP. FILE No.:  
STATE PROJECT No.: 61450C

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DATE

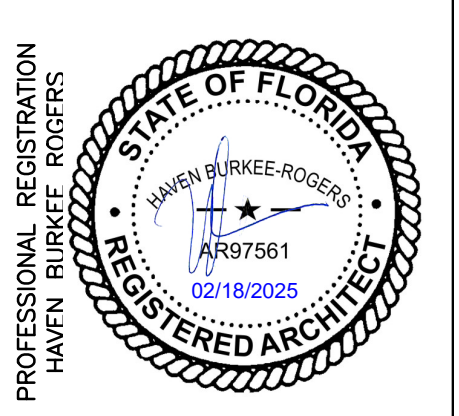
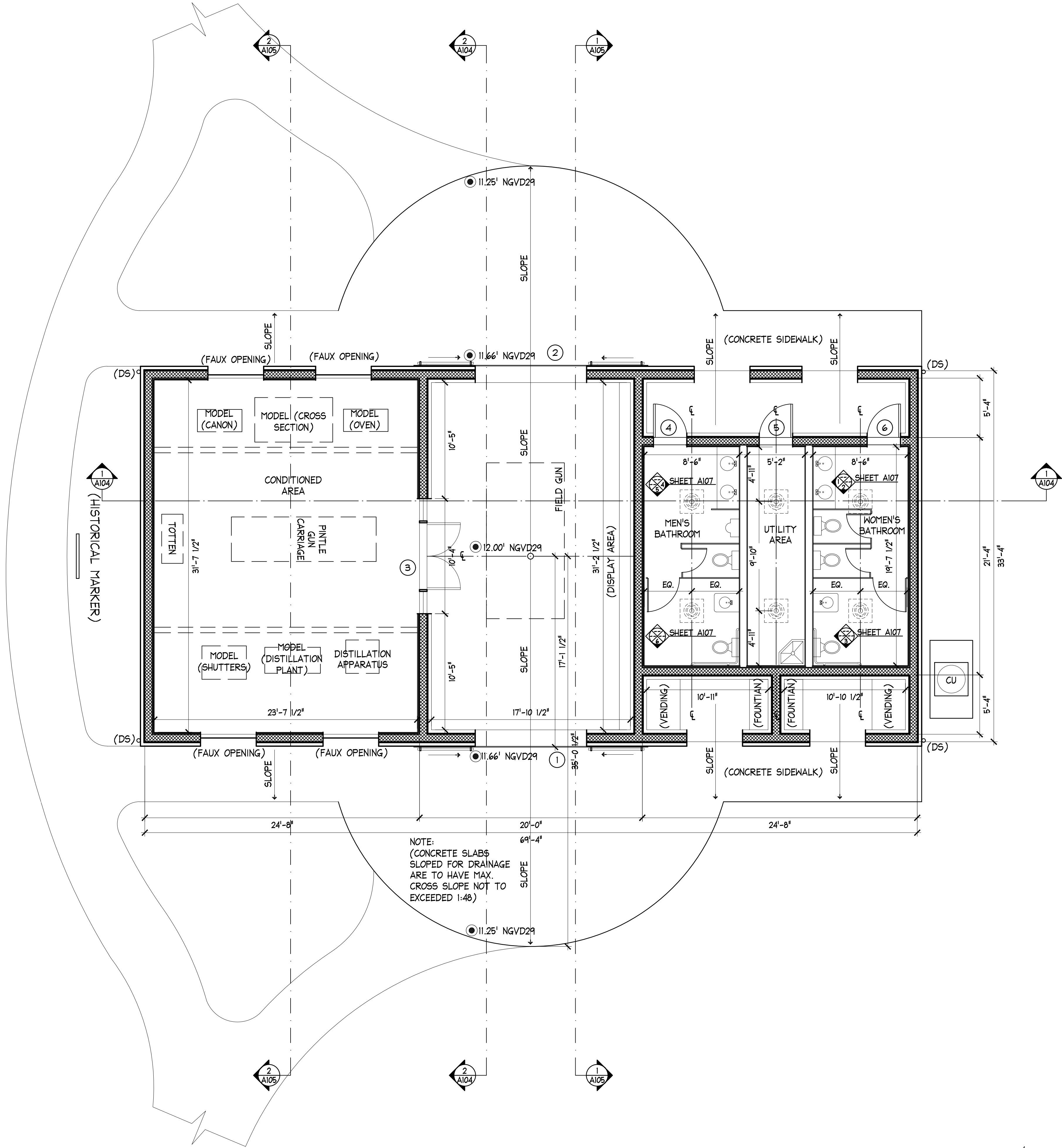
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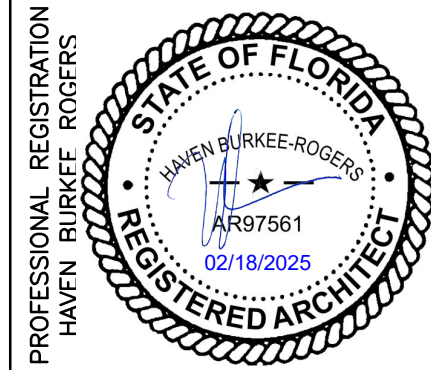
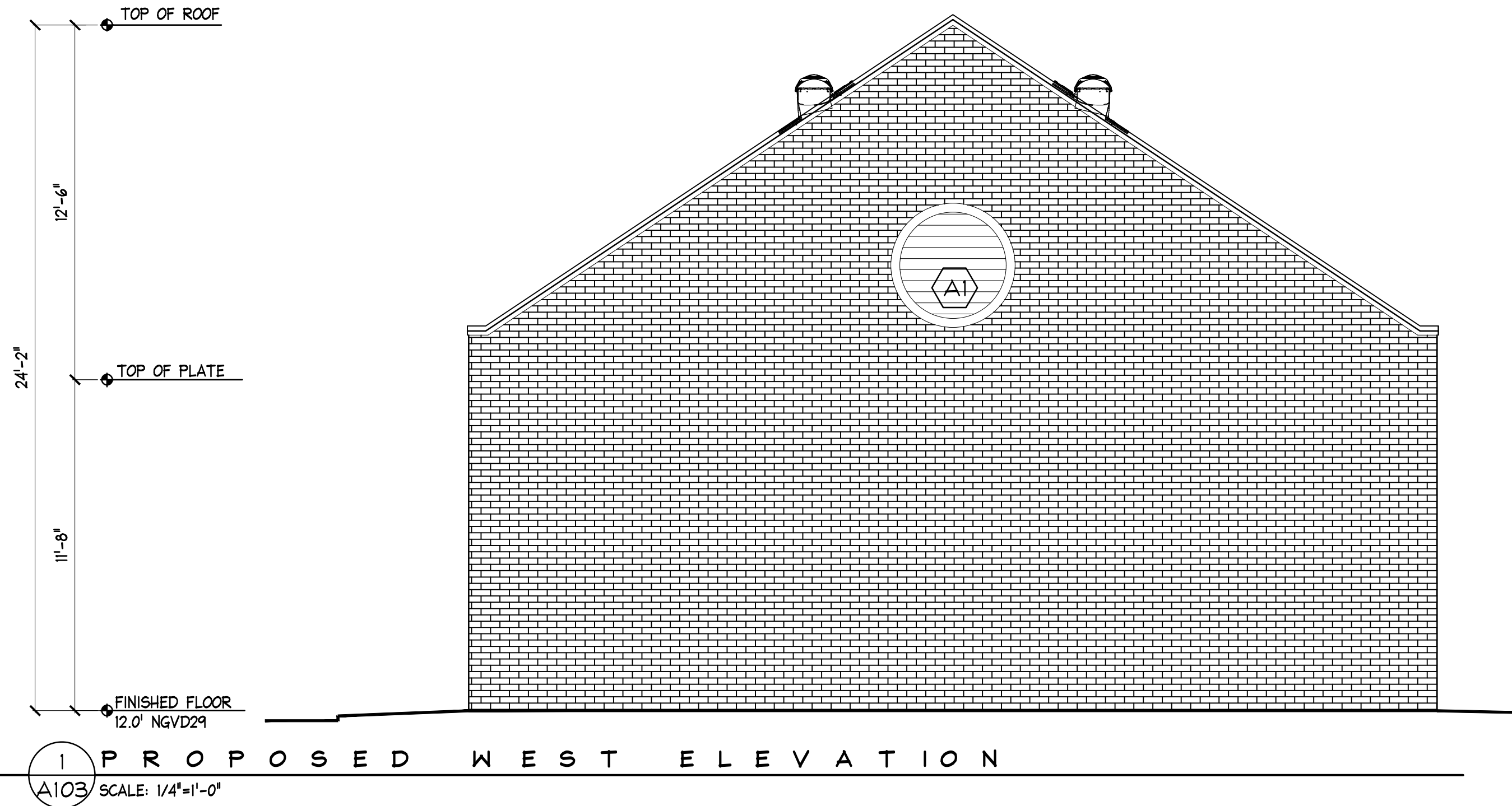
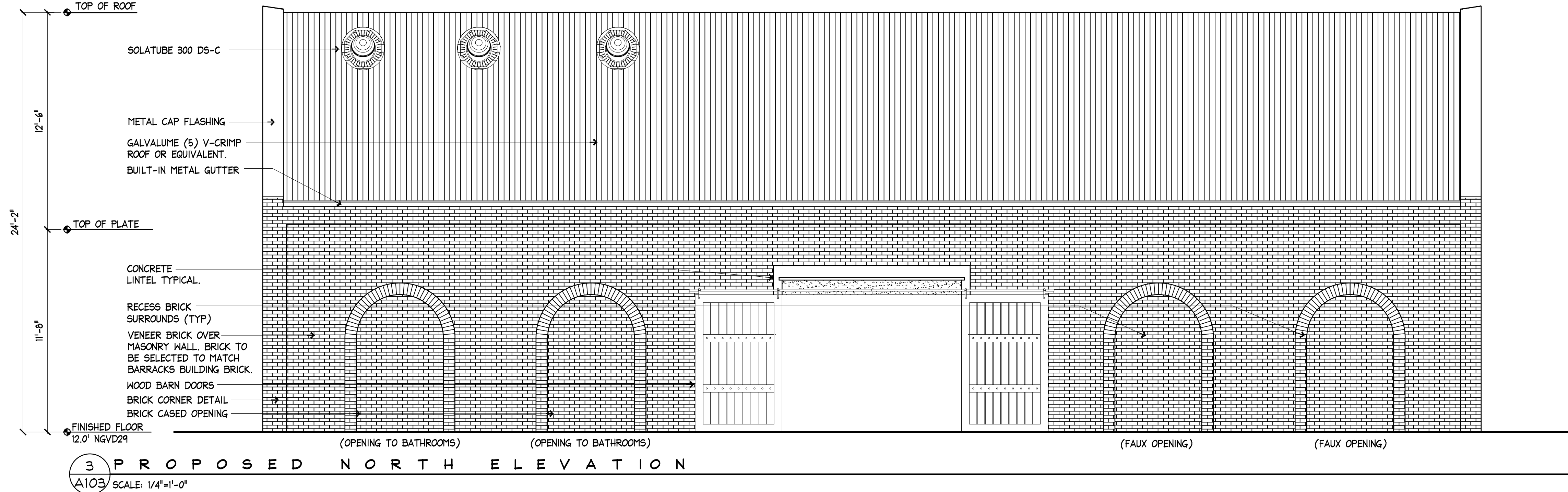
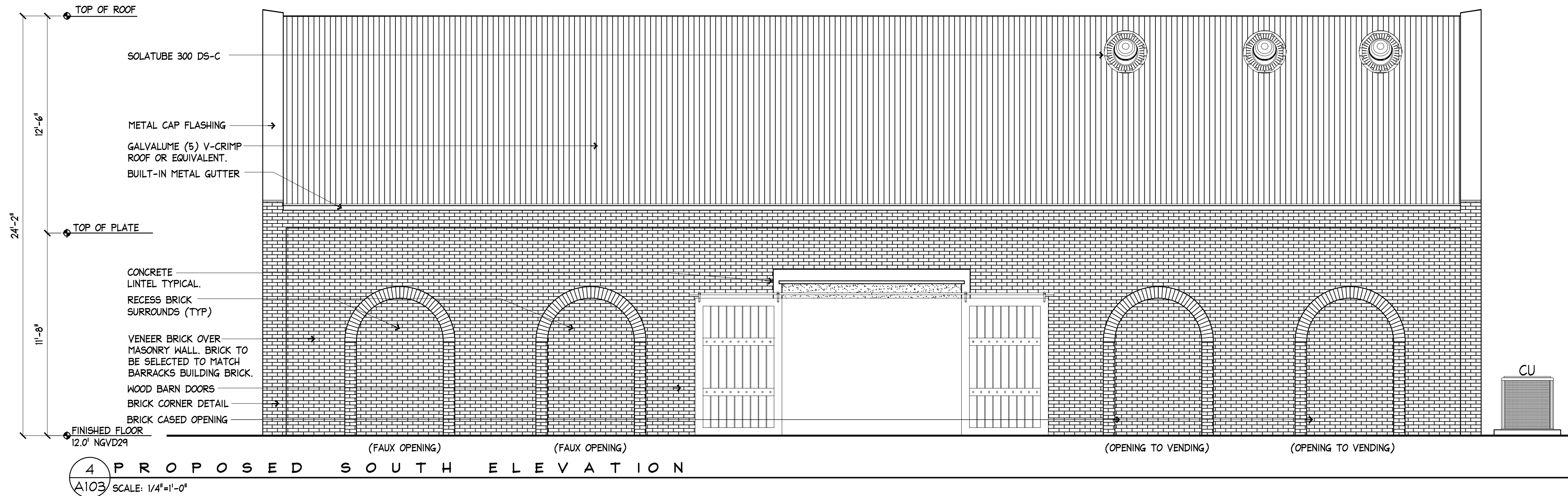
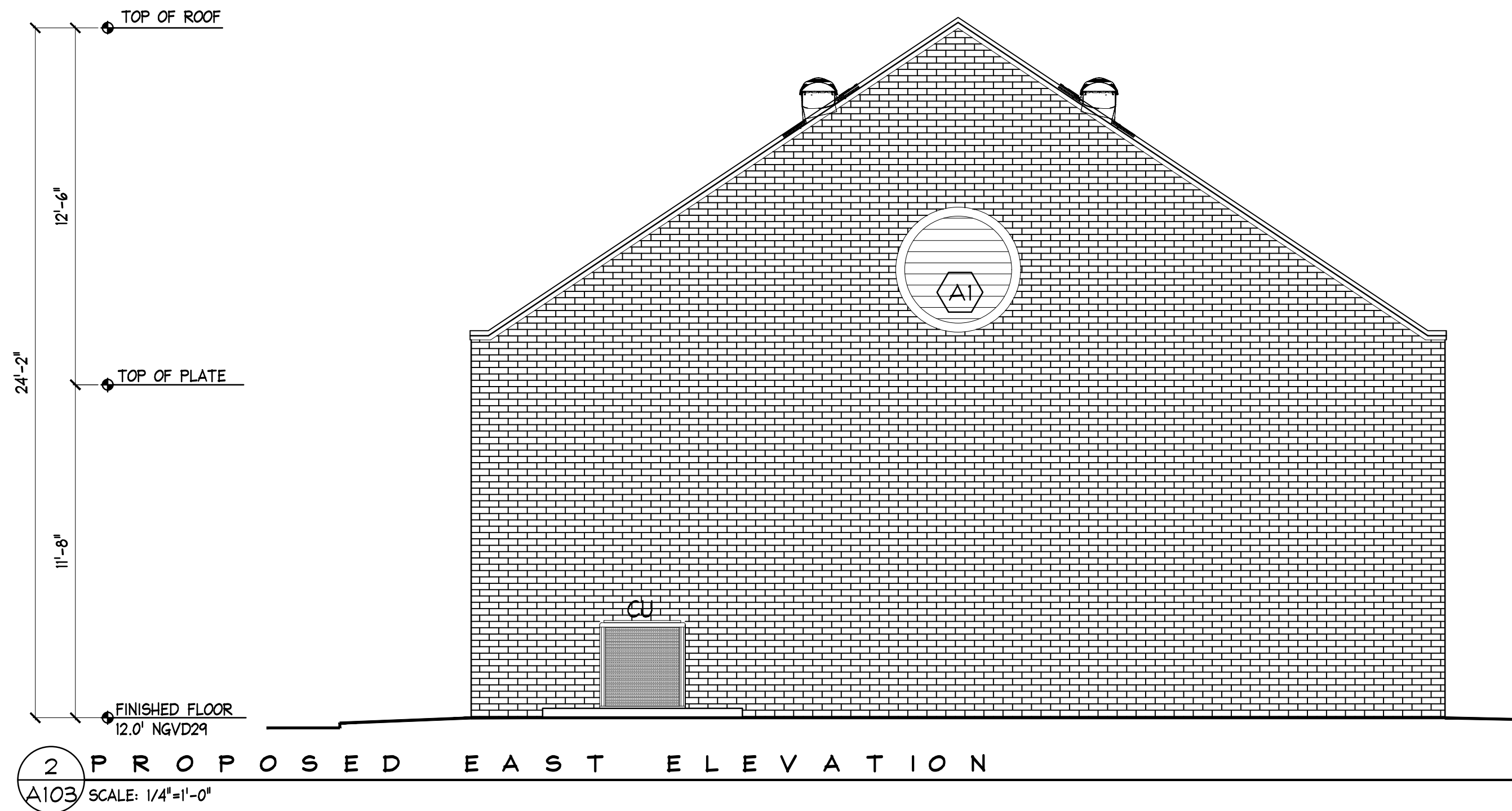


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FL 33040  
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Email: hburkee@benderarchitects.com  
Website: www.benderarchitects.com

SYMBOL	REVISION	DATE	REVISION	DATE
(A)				
(B)				
(C)				
(D)				

Department of Environmental Protection  
Division of Recreation and Parks  
Bureau of Design and Construction  
3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157





FORT ZACHARY TAYLOR HISTORIC STATE PARK

SHEET TITLE

EXTERIOR ELEVATIONS

PROJECT TITLE

VISITOR CENTER

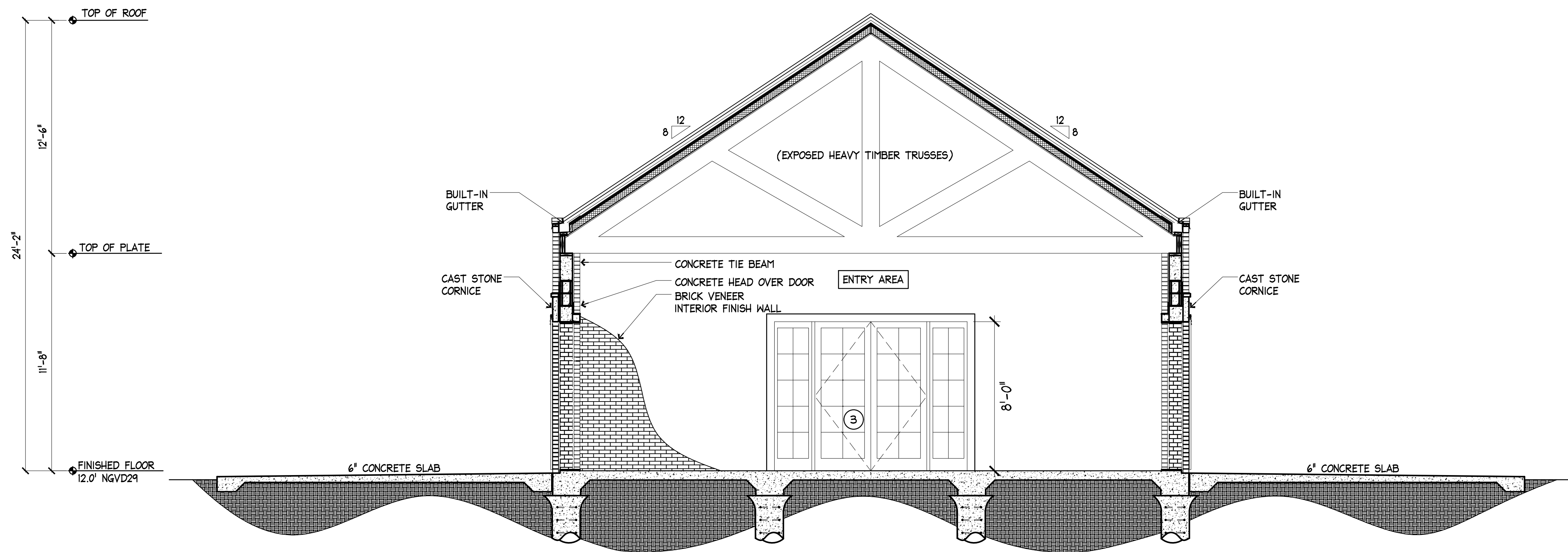
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A103

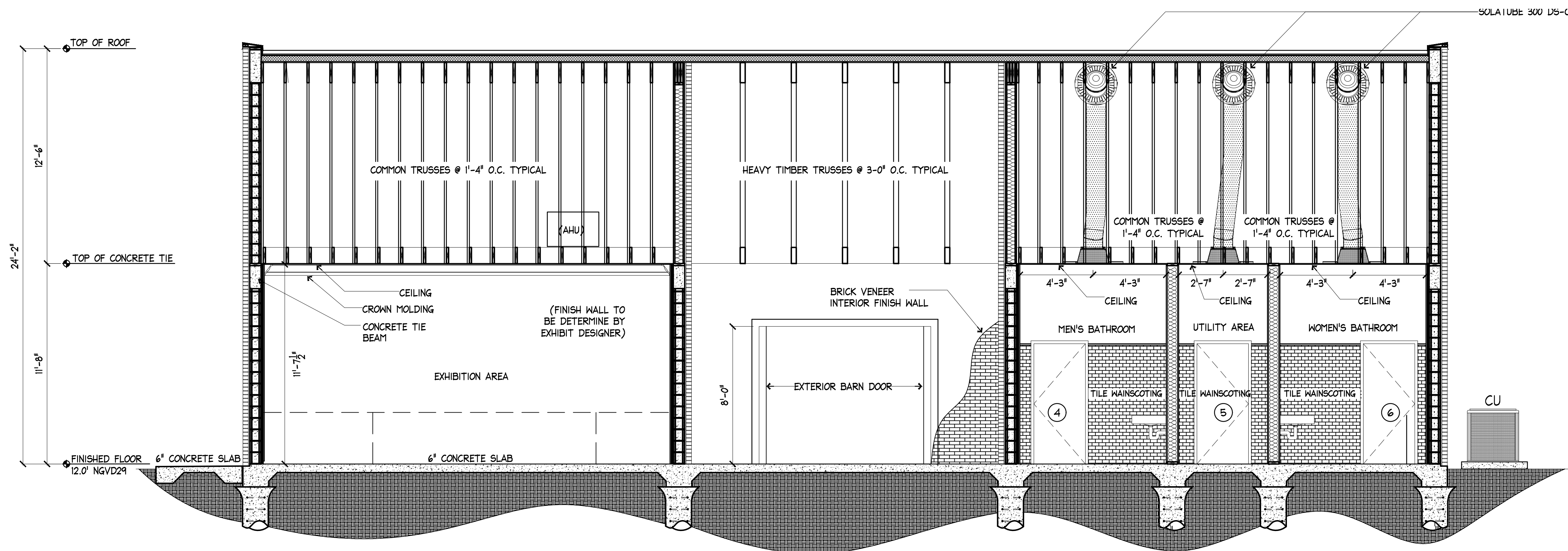
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REVIEWED BY:	HBR	STATE PROJECT No.:	61450C							
Consultant : BENDER & ASSOCIATES ARCHITECTS Address: 410 Angela Street, Key West FL 33040 Phone: 305-296-1347 Email: hburkee@benderarchitects.com Website: www.benderarchitects.com										

Department of Environmental Protection  
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3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157

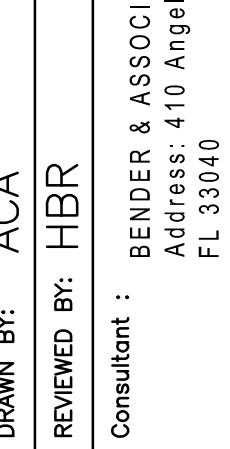




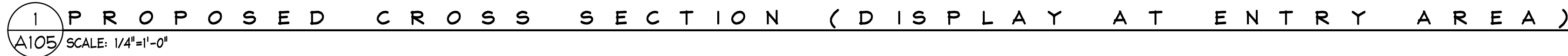
**2 PROPOSED CROSS SECTION**  
A104 SCALE: 1/4"=1'-0"

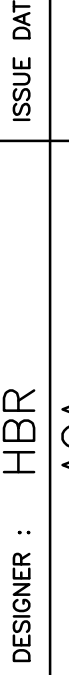


**1 PROPOSED LONGITUDINAL SECTION**  
A104 SCALE: 1/4"=1'-0"

PROFESSIONAL REGISTRATION HAVEN BURKEE ROGERS				DESIGNER : HBR		ISSUE DATE: — —		SYMBOL		REVISION		DATE	
				DRAWN BY: ACA		COMP. FILE No.:		A					
				REVIEWED BY: HBR		STATE PROJECT No.: 61450C		B					
				Consultant :		BENDER & ASSOCIATES ARCHITECTS Address: 410 Angela Street, Key West FL 33040 Phone: 305-296-1347 Email: hburkee@benderarchitects.com Website: www.benderarchitects.com							





SHEET NO.		FORT ZACHARY TAYLOR HISTORIC STATE PARK		<div><div><div>PROFESSIONAL REGISTRATION J. ALLEN BURKES, ARCHITECT</div><div></div></div></div>		<table><tr><td>DESIGNER:</td><td>HBR</td><td>ISSUE DATE:</td><td>— — —</td><td>SYMBOL</td><td>REVISION</td><td>DATE</td></tr><tr><td>DRAWN BY:</td><td>ACA</td><td>COMP. FILE No.:</td><td></td><td>(A)</td><td></td><td></td></tr><tr><td>REVIEWED BY:</td><td>HBR</td><td>STATE PROJECT No.:</td><td>61450C</td><td>(B)</td><td></td><td></td></tr></table>										DESIGNER:	HBR	ISSUE DATE:	— — —	SYMBOL	REVISION	DATE	DRAWN BY:	ACA	COMP. FILE No.:		(A)			REVIEWED BY:	HBR	STATE PROJECT No.:	61450C	(B)			<div><div>Consultant: BENDER &amp; ASSOCIATES ARCHITECTS Address: 410 Angela Street, Key West FL 33040 Phone: 305-296-1347 Email: <a href="mailto:hburkes@benderarchitects.com">hburkes@benderarchitects.com</a> Website: <a href="http://www.benderarchitects.com">www.benderarchitects.com</a></div><div><div><div><div><div>Department of Environmental Protection</div><div>Division of Recreation and Parks</div><div>Bureau of Design and Construction</div><div>3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157</div></div></div></div></div></div>									
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PROJECT TITLE		VISITOR CENTER																																												









DOOR SCHEDULE												HARDWARE SETS
NO.	TYPE	SIZE			MATERIAL	FINISH	GLAZING	FRAMES		DETAILS	REMARKS	
		W.	H.	T.				MATERIAL	FINISH			
1	A	5'-0" (PAR)	8'-0"	1-3/4"	ALUMINUM	PAINTED	NONE	WOOD	PAINTED	--	--	
2	A	5'-0" (PAR)	8'-0"	1-3/4"	ALUMINUM	PAINTED	NONE	WOOD	PAINTED	--	--	
3	B	3'-0" (PAR)	8'-0"	1-3/4"	ALUMINUM	PAINTED	IMPACT	WOOD	PAINTED	--	(2) 2'-0" SIDELIGHT W/ STRUCTURAL MULLION	
4	C	3'-0"	7'-0"	1-3/4"	ALUMINUM	PAINTED	NONE	ALUMINUM	PAINTED	--	--	
5	C	3'-0"	7'-0"	-3/4"	ALUMINUM	PAINTED	NONE	ALUMINUM	PAINTED	--	--	
6	C	3'-0"	7'-0"	1-3/4"	ALUMINUM	PAINTED	NONE	ALUMINUM	PAINTED	--	--	

SEE SCHEDULE

TYPE 'A'

ALUMINUM BARN  
DOOR

SEE SCHEDULE

TYPE 'B'

(2)(2) 'CGI' SERIES "450"  
ALUMINUM FRENCH DOOR  
(BLACK). NOA #21-0917.03  
DESIGN PRESSURE RATING  
= +100/-110

SEE SCHEDULE

TYPE 'C'

METAL DOOR SLAB.  
PAINTED BLACK

DOOR NOTES:

1. CONFIRM DOOR ORDER WITH OWNER AND ARCHITECT PRIOR TO ORDERING.  
2. CONFIRM ALL EXISTING ROUGH OPENING SIZES PRIOR TO ORDERING.  
3. OWNER TO SELECT ALL HARDWARE.



GENERAL NOTES

100. DESIGN CRITERIA

100.1 DESIGN BUILDING CODE:

A. FLORIDA BUILDING CODE, EIGHTH EDITION (2023)

100.2 DESIGN LOADS:

A. LIVE LOAD

GROUND FLOOR400 PSFMECHANICAL PLATFORMS100 PSFPITCHED ROOF20 PSF

B. HANDRAIL AND GUARD LOAD

UNIFORM LOAD (ANY DIRECTION)50 PLFCONCENTRATED LOAD (ANY DIRECTION)200 LB.

100.3 WIND LOAD (ASCE/SEI 7-22)

ULTIMATE DESIGN WIND SPEED (Vult)200 MPHNOMINAL DESIGN WIND SPEED (Vasd)155 MPHRISK CATEGORYIIIIEXPOSURE CATEGORYDENCLOSURE CLASSIFICATIONENCLOSEDINTERNAL PRESSURE COEFFICIENT (Cgp)SEE COMPONENTS AND CLADDING DESIGN WIND PRESSURE TABLE AND DIAGRAM

110. GENERAL

110.1 THESE DRAWINGS HAVE BEEN PRODUCED ENTIRELY ON KEISTER WEBB STRUCTURAL ENGINEERS LLC CADD SYSTEM. ANY OTHER LETTERING, LINES OR SYMBOLS, OTHER THAN PROFESSIONAL STAMPS AND SIGNATURES, HAVE BEEN MADE WITHOUT THE AUTHORIZATION OF KEISTER WEBB STRUCTURAL ENGINEERS LLC AND ARE INVALID.

110.2 THE STRUCTURAL DRAWINGS SHALL GOVERN THE WORK FOR ALL STRUCTURAL FEATURES, UNLESS NOTED OTHERWISE. THE ARCHITECTURAL DRAWINGS SHALL GOVERN THE WORK FOR ALL DIMENSIONS.

110.3 DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS. ONLY DIMENSIONS INDICATED ON DRAWINGS MAY BE USED TO ESTABLISH THE LOCATION AND EXTENT OF STRUCTURAL WORK. IF A REQUIRED DIMENSION IS NOT FURNISHED ON DRAWINGS, THE CONTRACTOR SHALL SUBMIT A REQUEST FOR INFORMATION TO OBTAIN THE DIMENSION.

110.4 UNLESS OTHERWISE INDICATED, PROVIDE EQUAL SPACING OF STRUCTURAL COMPONENTS BETWEEN OVERALL DIMENSIONS INDICATED ON DRAWINGS.

110.5 THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, ETC., AND SHALL NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES, ADDITIONAL INFORMATION, ETC., BEFORE BEGINNING THE WORK.

110.6 THE CONTRACTOR SHALL USE EXTREME CAUTION IN THE DEMOLITION OF EXISTING STRUCTURES. SUCH DEMOLITION SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO REMAIN. PROVIDE SHORING AS REQUIRED.

110.7 STRUCTURAL WORK SHALL BE INSPECTED IN ACCORDANCE WITH ALL LOCAL ORDINANCES. THE CONTRACTOR SHALL ENGAGE AN EXPERIENCED, QUALIFIED INSPECTION AGENCY, SUBJECT TO THE REVIEW OF THE ARCHITECT, TO PERFORM ALL INSPECTION WORK, AS REQUIRED.

110.8 STRUCTURAL WORK SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GENERAL NOTES. THE CONTRACTOR SHALL ENGAGE AN EXPERIENCED, QUALIFIED TESTING AGENCY, SUBJECT TO THE REVIEW OF THE ARCHITECT, TO PERFORM ALL TESTING WORK, AS REQUIRED.

120. SHOP DRAWINGS AND DELEGATED DESIGN SUBMITTALS

120.1 THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY KEISTER WEBB STRUCTURAL ENGINEERS LLC AND THE PROJECT ARCHITECT. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL COMPONENTS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

A. REINFORCING STEEL FOR CONCRETE AND MASONRYB. CONCRETE MIX DESIGNC. CONCRETE CURING PLAN INCLUDING METHODS AND PRODUCTS D. CONCRETE AND/OR MASONRY POST-INSTALLED ANCHORS E. PRECAST CONCRETE COMPONENTS F. PREFABRICATED WOOD TRUSSES INCLUDING COLD-FORMED STEEL FABRICATIONS UTILIZED IN TRUSS-TO-FRAME CONNECTIONS G. COLD-FORMED STEEL FABRICATIONS UTILIZED IN WOOD-TO-WOOD CONNECTIONS

120.2 SHOP DRAWINGS TO BE SUBMITTED SHALL PROVIDE COMPLETE INFORMATION FOR THE PRODUCTS OR COMPONENTS TO BE SUPPLIED. SUBMITTAL INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: MEMBER SIZES AND DIMENSIONS; GRADES OF MATERIAL FURNISHED; MATERIAL PREPARATION REQUIRED; MATERIAL FINISH AND MATERIAL COATINGS TO BE FURNISHED; INFORMATION REGARDING CUTS, COPES, AND HOLES REQUIRED FOR OTHER TRADES; END CONNECTIONS; CAMBER AND OTHER DEVIATION FROM LINE; SPECIAL ERECTION AND/OR INSTALLATION PROCEDURES, INCLUDING REQUIREMENTS FOR TEMPORARY STABILIZATION.

120.3 ALL SHOP DRAWING RESUBMITTALS AND RECORD COPY SUBMITTALS SHALL HAVE ALL REVISIONS SUBSEQUENT TO THE PREVIOUS SUBMISSION CLOUDED OR OTHERWISE IDENTIFIED ON THE RESUBMITTED SHEETS. RESUBMITTALS AND RECORD COPY SUBMITTALS WITHOUT IDENTIFICATION OF REVISIONS WILL BE REJECTED WITHOUT REVIEW.

120.4 THE CONTRACTOR SHALL DESIGN AND SUBMIT CALCULATIONS, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF FLORIDA, FOR ALL DELEGATED DESIGN COMPONENTS. DESIGN OF THESE COMPONENTS SHALL MEET ALL RELEVANT REQUIREMENTS OF THE APPLICABLE DESIGN BUILDING CODES. DELEGATED DESIGN COMPONENTS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

A. PREFABRICATED WOOD TRUSSES INCLUDING COLD-FORMED STEEL FABRICATIONS UTILIZED IN TRUSS-TO-FRAME CONNECTIONS

120.5 THE CONTRACTOR SHALL NOT DIRECTLY INCORPORATE THE STRUCTURAL DRAWINGS, OR PORTIONS THEREOF, INTO SHOP DRAWINGS OR ERECTION DRAWINGS TO BE SUBMITTED FOR THIS PROJECT WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF KEISTER WEBB STRUCTURAL ENGINEERS LLC. SUBMITTED SHOP DRAWINGS WHICH CONTAIN COPIES OR REPRODUCTIONS OF ANY PORTION OF THE STRUCTURAL DRAWINGS WITHOUT THE EXPRESS WRITTEN PERMISSION OF KEISTER WEBB STRUCTURAL ENGINEERS LLC WILL BE RETURNED REJECTED. PERMISSION FOR A SPECIFIC CONTRACTOR OR SUB-CONTRACTOR TO USE PORTIONS OF THE STRUCTURAL DRAWINGS IN THEIR PREPARATION OF SHOP DRAWINGS REQUIRES THAT CONTRACTOR OR SUB-CONTRACTOR TO ENTER INTO A WRITTEN AGREEMENT WITH KEISTER WEBB STRUCTURAL ENGINEERS LLC AND TO PAY A SERVICE FEE. SUCH AGREEMENT IS NON-TRANSFERABLE AND IS EXTENDED ONLY TO THAT CONTRACTOR FOR THE DURATION OF THIS PROJECT.

200.6 THE CONTRACTOR SHALL SUBMIT ELECTRONIC OR PRINTED COPIES OF SHOP DRAWINGS (ELECTRONIC COPIES ARE PREFERRED). COPIES SHALL BE SUBMITTED TO KEISTER WEBB STRUCTURAL ENGINEERS LLC IN PDF FILE FORMAT (ISO 32000-1), WITH ONE (1) ELECTRONIC FILE PER SUBMISSION. KEISTER WEBB STRUCTURAL ENGINEERS LLC WILL REVIEW, ANNOTATE, AND RETURN ONE (1) FILE TO THE ARCHITECT FOR THEIR REVIEW AND DISTRIBUTION TO THE CONTRACTOR.

200.7 THE REVIEW OF SHOP DRAWINGS AND OTHER SUBMITTALS FOR THIS PROJECT IS FOR CONFORMANCE WITH THE DESIGN CONCEPT AND FOR GENERAL COMPLIANCE WITH THE INFORMATION CONTAINED IN THE CONTRACT DOCUMENTS. COMMENTS REGARDING THESE SUBMITTALS DO NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING HIS WORK IN A SAFE AND SATISFACTORY MANNER.

200. FOUNDATIONS - GENERAL

200.1 FOUNDATIONS HAVE BEEN DESIGNED UTILIZING THE FOLLOWING "PRESUMPTIVE" LOAD BEARING VALUES OF SOILS INDICATED IN SECTION 1806 OF THE 2009 INTERNATIONAL BUILDING CODE:

A. ALLOWABLE FOUNDATION PRESSURE = 2000 PSFB. ALLOWABLE LATERAL BEARING = 150 PSF/FT

200.2 THE CONTRACTOR SHALL OBSERVE WATER CONDITIONS AT THE SITE AND TAKE THE NECESSARY PRECAUTIONS TO ENSURE THAT THE FOUNDATION EXCAVATIONS REMAIN DRY DURING CONSTRUCTION. PROVIDE FOR DEWATERING AS NECESSARY.

200.3 THE CONTRACTOR SHALL USE EXTREME CAUTION DURING EXCAVATION. SUCH EXCAVATION SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO REMAIN. PROVIDE TEMPORARY SHORING AS REQUIRED.

210. SHALLOW FOUNDATIONS

210.1 FOUNDATIONS HAVE BEEN DESIGNED AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH CRITERIA ESTABLISHED NOTE 200.1.

210.2 SPREAD FOOTINGS HAVE BEEN DESIGNED TO BEAR ON UNDISTURBED SOILS OR PROPERLY COMPACTED FILL HAVING AN ALLOWABLE BEARING CAPACITY OF 2000 PSF, AS PER NOTE 200.1.

210.3 ELEVATIONS SHOWN ON THE DRAWINGS AT WHICH FOUNDATIONS ARE TO BEAR ARE APPROXIMATE. MATERIAL ON WHICH FOUNDATIONS ARE TO BEAR SHALL HAVE AT LEAST THE ABOVE NOTED CAPACITY. ALL EXTERIOR FOUNDATIONS SHALL BE A MINIMUM OF 12" BELOW FINISHED GRADE.

210.4 THE CONTRACTOR SHALL RETAIN THE SERVICES OF A PROFESSIONAL GEOTECHNICAL ENGINEER, SUBJECT TO THE APPROVAL OF THE ARCHITECT, TO INSPECT THE FOUNDATIONS, BEARING LEVELS, ETC., AND VERIFY THAT THE MATERIAL ON WHICH FOUNDATIONS BEAR HAS AT LEAST THE ABOVE NOTED CAPACITY.

220. AUGER PIER FOUNDATIONS

220.1 FOUNDATIONS HAVE BEEN DESIGNED AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH CRITERIA ESTABLISHED PER NOTE 200.1.

220.2 CAST IN PLACE CONCRETE AUGER PIERS HAVE BEEN DESIGNED TO BEAR ON CAPROCK WITH AN ALLOWABLE END BEARING CAPACITY OF 5000 PSF AND AN ALLOWABLE SIDE FRICTION CAPACITY OF 5000 PSF.

220.3 CAST IN PLACE CONCRETE AUGER PIERS SHALL BE SOCKETED A MINIMUM OF 3 FEET INTO SOUND BEDROCK.

220.4 THE CONTRACTOR SHALL RETAIN THE SERVICES OF A PROFESSIONAL GEOTECHNICAL ENGINEER TO PROVIDE A SIGNED AND SEALED CERTIFICATION THAT THE MATERIAL IN WHICH THE PIERS ARE INSTALLED HAS AT LEAST THE ABOVE NOTED END BEARING AND SIDE FRICTION CAPACITIES.

300. REINFORCED CONCRETE

300.1 ALL REINFORCED CONCRETE WORK SHALL BE IN CONFORMANCE WITH THE "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" (ACI 318, LATEST EDITION) AND SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 301, LATEST EDITION) OF THE AMERICAN CONCRETE INSTITUTE.

300.2 MINIMUM DESIGN COMPRESSION STRENGTH (fc) REQUIRED AT 28 DAYS:

A. AUGERED PIERS5000 PSIB. FOUNDATIONS AND GRADE BEAMS4000 PSIC. WALLS AND BEAMS4000 PSID. INTERIOR SLABS ON GRADE4000 PSIE. EXTERIOR SLABS ON GRADE4000 PSI

300.3 MAXIMUM WATER TO CEMENTITIOUS MATERIALS RATIO:

A. AUGERED PIERS0.45B. FOUNDATIONS AND GRADE BEAMS0.55C. WALLS AND BEAMS0.55D. INTERIOR SLABS ON GRADE0.55E. EXTERIOR SLABS ON GRADE0.55

300.4 ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE (MINIMUM 144 PCF) WITH ALL PORTLAND CEMENT CONFORMING TO ASTM C150, TYPE I, II OR III/ OR BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C495, TYPE IP. MAXIMUM NOMINAL COARSE AGGREGATE SIZE SHALL BE 1-1/2" FOR FOUNDATIONS AND 3/4" FOR WALLS AND SLABS, CONFORMING TO ASTM C33.

300.5 THE CONTRACTOR SHALL BE PERMITTED TO FURNISH CONCRETE MIXES UTILIZING PORTLAND CEMENT OR BLENDED HYDRAULIC CEMENT, SUPPLEMENTED WITH FLY ASH, NATURAL POZZOLAN, SLAG CEMENT AND/OR SILICA FUME CONFORMING TO THE SPECIFICATION REQUIREMENTS OF TABLE 26.4.1.1.1 (a) IN ACI 318.

300.6 MIXING WATER SHALL CONFORM TO ASTM C1602.

300.7 ADMIXTURES SHALL CONFORM TO THE REQUIREMENTS OF SECTION 26.4.1.4.1 OF ACI 318.

300.8 ADMIXTURES SHALL NOT CONTAIN CALCIUM CHLORIDE OR CHLORIDE-CONTAINING COMPOUNDS AS A FUNCTIONAL INGREDIENT.

300.9 LIMIT WATER SOLUBLE CHLORIDE ION CONTENT IN CONCRETE FROM ALL SOURCES TO 0.15 PERCENT BY WEIGHT OF CEMENT FOR NONPRESTRESSED CONCRETE.

300.10 REINFORCEMENT

A. DEFORMED BARSASTM A615, GRADE 60B. DEFORMED BARS (WELDABLE)ASTM A706, GRADE 60C. WELDED WIRE REINFORCINGASTM A1064

300.11 COVER FOR CAST-IN-PLACE CONCRETE REINF., UNLESS OTHERWISE SHOWN ON DRAWINGS, SHALL BE AS FOLLOWS (REFER TO ACI 117 FOR ALLOWABLE CONSTRUCTION TOLERANCES):

A. FOUNDATIONS & GRADE BEAMS3"B. COLUMNS & PEDESTALS (OVER VERT. REINF.)2"C. BEAMS (OVER MAIN REINF.)2"D. SLABS CAST AGAINST EARTH2" FOR 4" SLABS; DEPTH/3 FOR SLABS GREATER THAN 4".

300.12 SPLICES IN REINFORCEMENT, WHERE PERMITTED, SHALL BE AS FOLLOWS:

A. WELDED WIRE REINFORCING8"CLASS "B" TENSION, CASE "1" MINIMUM, UNOB. OTHERS

300.13 CLASS "B", CASE "1" TENSION SPLICES IN INCHES, SHALL BE AS FOLLOWS:

4000 PSISIZE TOP BARS ALL OTHERS#3 (#10)2419#4 (#13)3225#5 (#16)4031#6 (#19)4837#7 (#22)7054#8 (#25)80625000 PSISIZE TOP BARS ALL OTHERS#3 (#10)2217#4 (#13)2922#5 (#16)3628#6 (#19)4333#7 (#22)6349#8 (#25)7255

300.14 SPLICES IN TOP REINFORCEMENT SHALL BE LOCATED AT MIDSPAN AND SPLICES IN BOTTOM REINFORCEMENT SHALL BE LOCATED OVER SUPPORTS, UNLESS NOTED OTHERWISE.

300.15 TOP BARS IN BEAMS SHALL TERMINATE IN A CLASS "B" TENSION SPLICE OR HOOK AT DISCONTINUOUS END.

300.16 PARALLEL REINFORCEMENT PLACED IN TWO OR MORE LAYERS SHALL HAVE A CLEAR DISTANCE BETWEEN LAYERS OF 1". UPPER LAYER BARS SHALL BE PLACED DIRECTLY ABOVE BARS IN THE BOTTOM LAYER.

300.17 ALL REINFORCING SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES DURING PLACEMENT OF CONCRETE. REINFORCING SUPPORTS FOR ALL EXPOSED CONCRETE SHALL BE GALVANIZED WITH PLASTIC COATED FEET. ALL WELDED WIRE REINFORCING SHALL BE CHAIRD.

300.18 ALL TIES/SIRRUPS SHALL HAVE 135 DEGREE BENDS UNLESS OTHERWISE APPROVED BY ENGINEER.

300.19 CONTRACTION JOINTS FOR SLABS-ON-GRADE SHALL BE SPACED AS INDICATED ON THE SLAB PLAN OR NO MORE THAN 16'-0" ON CENTER WHEN NOT INDICATED ON DRAWINGS. PANELS FORMED BY JOINTS OR SLAB EDGES SHALL BE AS SQUARE AS POSSIBLE WITH A LENGTH-TO-WIDTH RATIO NOT TO EXCEED 1.5.

300.20 PROVIDE CONTRACTION JOINTS IN CONCRETE WALLS PER THE TYPICAL DETAILS. REFER TO ARCHITECTURAL DRAWINGS FOR CONTRACTION JOINT WIDTH AND LOCATIONS. THE CONTRACTOR SHALL SUBMIT THE PROPOSED CONTRACTION JOINT LAYOUT TO THE ARCHITECT FOR REVIEW AND APPROVAL. PROVIDE CONCRETE CONTRACTION JOINTS IN ACCORDANCE WITH THE FOLLOWING GUIDELINES UNLESS OTHERWISE INDICATED ON DRAWINGS:

A. ALIGN CONTRACTION JOINTS IN CONCRETE WALLS TO COORDINATE WITH ARCHITECTURAL REQUIREMENTS.B. CONTRACTION JOINTS SHALL BE LOCATED AT A MAXIMUM SPACING OF 20 FEET ON CENTER IN THE WALL FIELD AND A MAXIMUM OF 10 FEET FROM BUILDING CORNERS.C. CONTRACTION JOINTS SHALL BE A MINIMUM WIDTH OF 3/4" V CHAMFER ON BOTH FACES.

300.21 CONTRACTOR SHALL VERIFY DIMENSIONS AND LOCATIONS OF ALL SLOTS, PIPE SLEEVES, ETC., AS REQUIRED FOR MECHANICAL TRADES BEFORE CONCRETE IS PLACED.

300.22 PIPES OR CONDUITS PLACED IN SLABS SHALL NOT HAVE AN OUTSIDE DIAMETER LARGER THAN 1/3 THE SLAB THICKNESS AND SHALL NOT BE SPACED CLOSER THAN 3 DIAMETERS ON CENTERS. ALUMINUM CONDUITS SHALL NOT BE PLACED IN CONCRETE. NO CONDUITS SHALL BE PLACED IN SLAB WITHIN 12" OF COLUMN FACE OR FACE OF BEARING WALL. NO CONDUITS MAY BE PLACED IN EXTERIOR SLABS.

300.23 THE CONTRACTOR SHALL SUBMIT A CONCRETE POUR SCHEDULE SHOWING LOCATION OF ALL PROPOSED CONSTRUCTION JOINTS FOR REVIEW BY STRUCTURAL ENGINEER PRIOR TO PLACING CONCRETE.

300.24 PRIOR TO CONCRETE PLACEMENT, THE CONTRACTOR SHALL SUBMIT A CONCRETE MIX DESIGN PREPARED IN ACCORDANCE WITH ACI 301 TO THE STRUCTURAL ENGINEER FOR REVIEW.

300.25 THE CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING LABORATORY, SUBJECT TO THE APPROVAL OF THE OWNER, TO SAMPLE AND TEST CONCRETE AT THE POINT OF PLACEMENT PER ACI 301. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE OWNER AND ENGINEER. TESTING SHALL INCLUDE AT LEAST THE FOLLOWING:

A. RECORD THE TEMPERATURE AND PERFORM ONE SLUMP TEST PER ASTM C 143 FOR EACH 10 CY OF CONCRETE PLACED.B. CAST AND LABORATORY CURE SIX (6) CONCRETE COMPRESSION STRENGTH TEST CYLINDERS IN ACCORDANCE WITH ASTM C 31 FOR EACH 50 CY OF EACH CLASS OF CONCRETE OR FRACTION THEREOF PLACED PER DAY. TEST IN ACCORDANCE WITH ASTM C-39) TWO (2) CYLINDERS AT 7 DAYS, TWO (2) CYLINDERS AT 28 DAYS AND RETAIN TWO (2) CYLINDERS FOR TESTING AT 56 DAYS IN THE EVENT THE 28 DAY CYLINDERS DO NOT MEET THE SPECIFIED CONCRETE COMPRESSION STRENGTH.

420.9 FULL BED AND HEAD JOINTS SHALL BE USED.

420.10 ALL MASONRY WALLS SHALL BE SECURELY BRACED UNTIL FLOOR OR ROOF SYSTEM HAS BEEN INSTALLED AND HAS BECOME CAPABLE OF STABILIZING THE WALLS.

420.11 GROUT SOLID ALL CELLS IN MASONRY UNITS INSTALLED BELOW GRADE.

420.12 GROUT SOLID ALL CELLS CONTAINING REINFORCING, AND WHERE INDICATED ON PLANS AND SECTIONS.

420.13 PROVIDE FINE GROUT PER ASTM C476 WHEN WIDTH OF GROUT SPACE IS LESS THAN 2". PROVIDE COARSE GROUT FOR GROUT SPACE WIDTHS 2" OR GREATER. PROVIDE FINE GROUT WHEN REINFORCING HAS LESS THAN 1/2" CLEARANCE.

350. CONCRETE/MASONRY ANCHORS

350.1 ALL HEADED CONCRETE ANCHORS SHALL BE NELSON H4L ANCHORS WITH FLUXED ENDS AS MANUFACTURED BY NELSON STYD WELDING COMPANY. LENGTH AND DIAMETER AS INDICATED ON THE TYPICAL EMBED DETAIL OR ELSEWHERE ON THE DRAWINGS.

350.2 ALL HEADED CONCRETE ANCHORS SHALL BE MANUFACTURED FROM MATERIAL WHICH CONFORMS TO ASTM A108, GRADES 1015 THROUGH 1020, HEADED-STUD TYPE, COLD-FINISHED CARBON STEEL; AWS D1.1, TYPE B.

350.3 ALL WELDS SHALL BE MADE IN ACCORDANCE WITH STRUCTURAL WELDING CODE ANSIAWS D1.1 (LATEST EDITION) OF THE AMERICAN WELDING SOCIETY AND THE RECOMMENDATIONS OF THE NELSON STYD WELDING COMPANY.

350.4 ALL ADHESIVE ANCHORS FOR ANCHORING TO CONCRETE SHALL BE "HILTI HIT-HY 200 ADHESIVE ANCHORS" AS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR APPROVED EQUIVALENT).

350.5 THE "HAS-E T HREADED ROD" SHALL CONFORM TO ISO 898 CLASS 5.8 WITH A MINIMUM TENSILE STRENGTH OF 72.5 KSI. THE NUT SHALL CONFORM TO SAE J995 GRADE 5.

350.6 THE "HIT-Z ANCHOR ROD" SHALL CONFORM TO AISI 1038 WITH A MINIMUM TENSILE STRENGTH OF 94.2 KSI. THE NUT SHALL CONFORM TO ASTM A563 AND ANSI B18.2.2. HIT-Z T HREADED RODS MAY BE USED IN UN-CLEANED HOLES IN ACCORDANCE WITH HILTI SPECIFICATIONS.

350.7 ALL SCREW ANCHORS FOR ANCHORING TO CONCRETE OR GROUT-FILLED MASONRY SHALL BE "HILTI KWIK HUS-EZ" AS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR APPROVED EQUIVALENT).

350.8 ALL ADHESIVE ANCHORS FOR ANCHORING TO GROUT-FILLED MASONRY SHALL BE "HILTI HIT-HY 270 ADHESIVE ANCHORS" AS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR EQUAL).

350.9 ALL ADHESIVE ANCHORS FOR ANCHORING TO HOLLOW MASONRY SHALL BE HILTI HIT-HY 270 ADHESIVE ANCHORS" WITH PLASTIC MESH SCREEN TUBES INDICATED ON THE DRAWINGS AND MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR APPROVED EQUIVALENT).

350.10 THE SPACING AND MINIMUM EMBEDMENT OF POST-INSTALLED ANCHORS SHALL BE AS INDICATED ON DRAWINGS. THE INSTALLATION OF THE ANCHORS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED PROCEDURES.

420. MASONRY

420.1 ALL MASONRY WORK SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (TMS 602/ACI 530/ASCE 5) AND THE "SPECIFICATIONS FOR MASONRY STRUCTURES" (TMS 602/ACI 530.1/ASCE 6) OF THE MASONRY SOCIETY WITH THE FOLLOWING ADDITION TO THE REQUIREMENTS OF TMS 602/ACI 530.1/ASCE 6, SECTION 1.8-C: FOR ALL CONDITIONS WHEN TEMPERATURES FALL BELOW 40 DEGREES F, THE TEMPERATURE OF THE NEWLY LAID MASONRY OR NEWLY GROUTED MASONRY SHALL BE MAINTAINED ABOVE 32 DEGREES (F) FOR A MINIMUM OF 24 HOURS USING THE METHODS DESCRIBED IN TMS 602/ACI 530.1/ASCE 6.

420.2 MORTAR SHALL CONFORM TO THE PROPORTION SPECIFICATION OF ASTM C270, TYPE M OR S. PROVIDE TYPE M MORTAR AT ALL HIGH STRENGTH MASONRY NOTED AS F'm = 2500 PSI OR GREATER. PROVIDE TYPE S MORTAR AT ALL STRUCTURAL MASONRY AND REINFORCED MASONRY UNLESS NOTED OTHERWISE.

420.4 GROUT SHALL CONFORM TO ASTM C476 AND AS FOLLOWS:

A. COMPRESSIVE STRENGTH (F'c) OF GROUT = F'm AS INDICATED BELOW BUT NO LESS THAN 3,000 PSI.B. SLUMP OF GROUT SHALL BE 8 TO 11 INCHES AS MEASURED ACCORDING TO ASTM C143.C. MAX. AGGREGATE SIZE SHALL BE 3/8" (AGGREGATE GRADED TO PRODUCE FINE GROUT IN CONFORMANCE WITH ASTM C476 AND C404).

420.5 LIMIT CEMENTITIOUS MATERIALS IN MORTAR TO: PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I; LIME CONFORMING TO ASTM C207; MORTAR CEMENT CONFORMING TO ASTM C1329; AND MASONRY CEMENT CONFORMING TO ASTM C91.

420.6 PROVIDE SOLID AND HOLLOW LOAD BEARING CONCRETE BLOCK UNITS CONFORMING TO ASTM C90. FURNISH CONCRETE BLOCK WITH NET AREA COMPRESSION STRENGTH.

F'm1900 PSI

420.8 HORIZONTAL JOINT REINFORCING FOR ALL EXTERIOR AND LOAD BEARING WALLS SHALL BE GALVANIZED TRUSS OR LADDER TYPE DUR-O-WAL, OR EQUIVALENT AS APPROVED BY THE ENGINEER WITH 2-9 GAUGE LONGITUDINAL WIRE AND 9 GAUGE CROSS WIRE, SPACED AT 16" CENTER TO CENTER, UNLESS NOTED OTHERWISE. PROVIDE ADDITIONAL LAYERS OF JOINT REINFORCEMENT IN THE FIRST TWO COURSES ABOVE AND BELOW A MASONRY OPENING. PROVIDE LAP AS RECOMMENDED BY MANUFACTURER WITH A MINIMUM OF 6". DISCONTINUE JOINT REINFORCING AT CONTROL JOINTS. PROVIDE "L" SHAPE AND "T" SHAPE DUR-O-WAL AT ALL INTERSECTION CORNERS WITH 8" MINIMUM LAP. SEE TYPICAL DETAILS.

420.9 FULL BED AND HEAD JOINTS SHALL BE USED.

420.10 ALL MASONRY WALLS SHALL BE SECURELY BRACED UNTIL FLOOR OR ROOF SYSTEM HAS BEEN INSTALLED AND HAS BECOME CAPABLE OF STABILIZING THE WALLS.

420.11 GROUT SOLID ALL CELLS IN MASONRY UNITS INSTALLED BELOW GRADE.

420.12 GROUT SOLID ALL CELLS CONTAINING REINFORCING, AND WHERE INDICATED ON PLANS AND SECTIONS.

420.13 PROVIDE FINE GROUT PER ASTM C476 WHEN WIDTH OF GROUT SPACE IS LESS THAN 2". PROVIDE COARSE GROUT FOR GROUT SPACE WIDTHS 2" OR GREATER. PROVIDE FINE GROUT WHEN REINFORCING HAS LESS THAN 1/2" CLEARANCE.

420.14 PROVIDE CONTROL JOINTS IN MASONRY CONSTRUCTION PER THE TYPICAL DETAILS. REFER TO ARCHITECTURAL DRAWINGS FOR CONTROL JOINT WIDTH AND LOCATIONS. THE CONTRACTOR SHALL SUBMIT THE PROPOSED CONTROL JOINT LAYOUT TO THE ARCHITECT FOR REVIEW AND APPROVAL. PROVIDE MASONRY CONTROL JOINTS IN ACCORDANCE WITH THE FOLLOWING GUIDELINES UNLESS OTHERWISE INDICATED ON DRAWINGS:

A. ALIGN CONTROL JOINTS IN CONCRETE MASONRY BACKUP FOR MULTI-WYTHE AND CAVITY WALLS TO MATCH LOCATIONS IN MASONRY VENEER UNLESS NOTED OTHERWISE.B. CONTROL JOINTS SHALL BE LOCATED AT A MAXIMUM SPACING OF 24 FEET ON CENTER IN THE WALL FIELD AND A MAXIMUM OF 10 FEET FROM BUILDING CORNERS.C. LOCATE CONTROL JOINTS AT MAJOR HEIGHT CHANGES, CHANGES IN WALL THICKNESS AND AT WALL OPENINGS.D. CONTROL JOINTS IN PARAPETS SHALL BE SPACED AT 15 FEET ON CENTER MAXIMUM. WHERE JOINTS IN PARAPETS CAN NOT BE ALIGNED WITH JOINTS IN WALL FIELD, PROVIDE CONTROL JOINTS IN THE PARAPET ONLY AT HALF THE WALL FIELD SPACING.E. CONTROL JOINTS SHALL BE A MINIMUM WIDTH OF 3/8" AND SHALL UTILIZE COMPRESSIBLE MATERIAL WITH A MINIMUM EXTENSIBILITY OF 60%.

420.15 PROVIDE CLEAN OUT AND INSPECTION HOLES AT BOTTOM OF MASONRY WALL IN ACCORDANCE WITH MASONRY CODE AT REINFORCING IF HIGH LIFT GROUTING (OVER 4 FEET HIGH) IS USED.

420.16 DEFORMED BAR REINFORCEMENT SHALL CONFORM TO ASTM A615, GRADE 60. PROVIDE LAP SPLICES PER THE TABLE BELOW. PROVIDE BAR SPACERS AS REQUIRED TO PROPERLY LOCATE REINFORCING.

#3 (#10) 15"#4 (#13) 20"#5 (#16) 25"#6 (#19) 39"

420.17 MASONRY COURSING SHOWN IN SECTION IS APPROXIMATE. REFER TO PLANS AND ELEVATIONS FOR ACTUAL COURSING. COORDINATE ACTUAL COURSING REQUIREMENTS WITH ARCHITECTURAL DRAWINGS.

420.18 AT MASONRY PIERS AND COLUMNS WHERE TIES ARE INDICATED, PROVIDE MULTIPLE TIE SETS AS REQUIRED, MATCHING THE SIZE AND SPACING INDICATED, TO MEET THE TIE REQUIREMENTS PER ACI 530 FOR BAR CONFINEMENT AND LATERAL SUPPORT.

610. STRUCTURAL LUMBER

610.1 ALL STRUCTURAL LUMBER WORK SHALL BE IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (NDS - LATEST EDITION) PUBLISHED BY THE AMERICAN WOOD COUNCIL.

610.2 ALL STRUCTURAL LUMBER SHALL BE AS A MINIMUM NO. 2 GRADE SOUTHERN PINE AND SHALL HAVE AT LEAST THE FOLLOWING MINIMUM ALLOWABLE DESIGN STRESSES (NOT INCORPORATING THE SIZE ADJUSTMENT FACTOR (CF)) AND MODULUS OF ELASTICITY AT A MAXIMUM MOISTURE CONTENT OF 19%:

A. Fb (BENDING)750 PSIB. Fv (SHEAR)175 PSIC. Fc (COMPRESSION)1,250 PSID. Ft (TENSION)450 PSIE. E1,400,000 PSI

610.3 ALL LUMBER SHALL COMPLY WITH PS 20 "AMERICAN SOFTWOOD LUMBER STANDARD" AND THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (NDS - LATEST EDITION) PUBLISHED BY THE AMERICAN WOOD COUNCIL. FACTORY-MARK EACH PIECE OF LUMBER WITH GRADE STAMP OF INSPECTION AGENCY EVIDENCING COMPLIANCE WITH GRADING RULE REQUIREMENTS.

610.4 STRUCTURAL STEEL PLATES, ANGLES, ETC., SHALL BE ASTM A36. CONTRACTOR TO SUBMIT SHOP DRAWINGS ON ALL MISCELLANEOUS METALS FOR REVIEW BY STRUCTURAL ENGINEER.

610.5 ALL BOLTS SHALL BE 5/8" DIAMETER ASTM A307 UNLESS NOTED OTHERWISE WITH 2 WASHERS PER BOLT UNLESS OTHERWISE NOTED.

610.6 PROVIDE CONTINUOUS DOUBLE 2X TOP PLATE TYPICAL AT ALL WOOD STUD WALLS. SPLICES IN TOP PLATE PLYS SHALL BE MADE OVER STUDS. PROVIDE CONTINUOUS SINGLE 2X BOTTOM PLATE AT ALL WOOD STUD WALLS. BOTTOM PLATES IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED UNLESS NOTED OTHERWISE.

610.7 NO CUTS, HOLES, OR COPES REQUIRED FOR OTHER TRADES IN STRUCTURAL WOOD FRAMING WILL BE PERMITTED WITHOUT PRIOR REVIEW AND APPROVAL OF ENGINEER AND ARCHITECT.

610.8 ONE ROW OF BRIDGING SHALL BE PROVIDED AT CENTER LINE OF JOIST SPAN OR AS INDICATED ON THE DRAWINGS.

610.9 PRESSURE TREAT WITH WATER-BORNE PRESERVATIVES ALL LUMBER FOR SILL PLATES AND OTHER WOOD WHICH MAY BE EXPOSED TO WEATHER OR EARTH. PRESSURE TREATMENT SHALL COMPLY WITH REQUIREMENTS OF AWWA STANDARDS C2 AND LP-22.

610.10 PROVIDE NAILING PATTERN IN COMPLIANCE WITH THE DESIGN BUILDING CODE'S RECOMMENDED FASTENING SCHEDULE WHEN JOINING TWO OR MORE FRAMING MEMBERS.

610.11 ALL WOOD JOISTS BEARING ENDS SHALL BE ANCHORED TO SUPPORT IN WOOD FRAMING WITH A TYPE A34 FRAMING ANCHOR, AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC.

610.12 ALL WOOD JOIST OR HEADERS ENDS WHICH FRAME INTO BEAMS SHALL BE HUNG WITH THE FOLLOWING JOISTS HANGERS, AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC. OR WITH APPROVED SUBSTITUTES WITH THE FOLLOWING WORKING LOAD CAPACITIES.

JOIST SIMPSON LOAD SIZE HANGER CAPACITY2X6 U26 705 LBS.2X8 U26 705 LBS.2X10 U210 1,175 LBS.2X12 U210 1,175 LBS.2-2X6 HU26-2 990 LBS.2-2X8 HU26-2 1,303 LBS.2-2X10 HU210-2 1,666 LBS.2-2X12 HU212-2 2,016 LBS.

610.13 ALTERNATE CONNECTION DETAILS MAY BE USED IF SUCH DETAILS ARE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL. HOWEVER, THE ENGINEER SHALL BE THE SOLE JUDGE OF ACCEPTANCE AND THE CONTRACTOR'S BID SHALL ANTICIPATE THE USE OF THOSE SPECIFIED DETAILS SHOWN ON THE DRAWINGS THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF SUCH ALTERNATE DETAILS WHICH HE PROPOSES.

DESIGNER : MJKDRAWN BY: DCOCHECKED BY: MJKCONSULTANT :

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620.

STRUCTURAL WOOD PANELS/WOOD SHEATHING
- 620.1

FURNISH PANELS THAT ARE EACH FACTORY MARKED WITH A CERTIFICATION STAMP EVIDENCING COMPLIANCE WITH GRADE AND SPAN RATING REQUIREMENTS. THE CENTER-TO-CENTER SPACING IN INCHES SHALL NOT EXCEED THE SPAN RATING STAMPED ON THE PANELS. INSTALLATION OF THE PANELS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE APA.
- 620.2

PANELS SHALL COMPLY WITH USDOC PS-1 OR PS-2 AND APA PRP-108 AND SHALL MEET THE FOLLOWING REQUIREMENTS:

A.

ROOF SHEATHING:

1.

MIN. THICKNESS = 3/4"

2.

BOND CLASSIFICATION = EXPOSURE 1 EXTERIOR

3.

GRADE = APA RATED SHEATHING STRUCTURAL I

4.

SPAN RATING = AS REQUIRED TO SUIT JOIST/TRUSS SPACING
- 620.3

ALL PANELS WHICH HAVE ANY EDGE OR FACE PERMANENTLY EXPOSED TO THE WEATHER SHALL BE CLASSED EXTERIOR. EXCEPT OPEN SOFFITS OR ROOF SHEATHING EXPOSED ON THE UNDERSIDE MAY BE CLASSED EXPOSURE 1.
- 620.4

ALL ROOF PANELS SHALL HAVE THE END JOINTS LOCATED OVER SUPPORTS AND SHALL HAVE THE ROWS STAGGERED ONE HALF PANEL LENGTH FROM ADJACENT PANELS. PROVIDE 1/8" SPACE AT PANEL ENDS AND EDGES.
- 620.5

ALL ROOF STRUCTURAL PANELS SHALL BE NAILED WITH 10d SPIRAL OR RING SHANK NAILS AT 8" OC AT ZONES 1 AND 2; 4" OC IN ZONE 3. SHEATHING SHALL BE NAILED AT ALL ENDS AND INTERMEDIATE SUPPORTS. EDGES SHALL BE NAILED IF BLOCKING IS CALLED FOR ON DRAWINGS. REFER TO COMPONENT AND CLADDING WIND PRESSURE DIAGRAM FOR LOCATION OF ROOF ZONES.
- 620.6

ALL PLYWOOD PANELS SHALL COMPLY WITH THE WIND UPLIFT REQUIREMENTS OF NM519 FOR FULLY-WIND-RESISTIVE ROOF ASSEMBLIES COMPLYING WITH UL CLASS 90 CLASSIFICATION.
635.

WOOD TRUSSES
- 635.1

WOOD TRUSSES SHALL CONFORM TO THE "NATIONAL STANDARD FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION" (TP1 1-2014) OF THE TRUSS PLATE INSTITUTE.
- 635.2

THE WOOD TRUSS MANUFACTURER SHALL SUBMIT STRUCTURAL CALCULATIONS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF FLORIDA.
- 635.3

THE DELEGATED TRUSS SYSTEM DOCUMENTS, SIGNED AND SEALED BY THE TRUSS SYSTEM ENGINEER, SHALL COMPLY WITH ALL REQUIREMENTS INDICATED AND DEPICTED ON THE CONSTRUCTION DOCUMENTS. THE DELEGATED TRUSS SYSTEM ENGINEER SHALL BE REQUIRED TO CONTACT KEISTER WEBB STRUCTURAL ENGINEERS LLC (KW) TO RESOLVE ANY CONFLICT OR DISCREPANCY WITH THESE REQUIREMENTS. THE TRUSS SYSTEM ENGINEER SHALL NOT BE PERMITTED TO DEViate OR ALTER THE REQUIREMENTS WITHOUT WRITTEN APPROVAL FROM KW. KW'S REVIEW OF THE DELEGATED TRUSS SYSTEM DOCUMENTS SHALL NOT BE CONSIDERED AS WRITTEN APPROVAL AND DOES NOT RELIEVE THE DELEGATED TRUSS SYSTEM ENGINEER OF THEIR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS SPECIFIED ON THE CONSTRUCTION DOCUMENTS.
- 635.4

THE WOOD TRUSS MANUFACTURER MAY SUBMIT PROPOSED REVISIONS TO THE TRUSS LAYOUT PLAN AND TRUSS CONFIGURATIONS TO IMPROVE THE CONSTRUCTABILITY OF THE PROJECT OR AS NECESSARY TO ACHIEVE THE TRUSS DESIGN CRITERIA. PROPOSED REVISIONS ARE NOT PERMITTED WITHOUT THE APPROVAL OF KEISTER WEBB STRUCTURAL ENGINEERS LLC. THE MANUFACTURER SHALL NOT PROCEED WITH TRUSS FABRICATION OR INSTALLTION WITHOUT RECEIPT OF REVISED STRUCTURAL CONSTRUCTION DOCUMENTS THAT INCORPORATE THE APPROVED MODIFICATIONS REQUESTED BY THE MANUFACTURER.
- 635.5

THE WOOD TRUSS MANUFACTURER SHALL SPECIFY AND PROVIDE ALL BRACING AT TOP AND BOTTOM CHORDS AS REQUIRED TO STABILIZE THE FLOOR OR ROOF STRUCTURE DURING AND AFTER CONSTRUCTION, IN ADDITION TO THE BRACING INDICATED ON THE STRUCTURAL DRAWINGS.
- 635.6

ERECTION SHALL BE IN ACCORDANCE WITH TRUSS PLATE INSTITUTE RECOMMENDATIONS.
- 635.7

WOOD ROOF TRUSSES SHALL BE DESIGNED TO SUPPORT THE LOADS INDICATED BELOW AT THE SPACING INDICATED ON THE DRAWINGS.

A.

DEAD LOADS:

1.

UNIFORM TOP CHORD DEAD LOAD\_\_\_\_\_25 PSF

2.

UNIFORM BOTTOM CHORD DEAD LOAD\_\_\_\_\_10 PSF

3.

BOTTOM CHORD CONCENTRATED LOAD AT ANY LOCATION ON BOTTOM CHORD\_\_\_\_\_300 LBS.
- 635.8

THE DEFLECTION OF THE FLOOR AND ROOF TRUSSES UNDER THE INDICATED LOADS AND AT THE SPAN AND SPACINGS SHOWN ON THE CONTRACT DRAWINGS SHALL MEET THE FOLLOWING CRITERIA:

A.

ROOF TRUSSES: THE DEFLECTION DUE TO THE TOTAL ROOF LOAD SHALL NOT EXCEED THE SPAN LENGTH/240. THE DEFLECTION DUE TO THE ROOF LIVE/SNOW LOAD SHALL NOT EXCEED THE SPAN LENGTH/360. DETERMINATION OF THE DEAD LOAD DEFLECTION SHALL UTILIZE A TIME DEPENDENT DEFORMATION (CREEP) FACTOR OF 2.0.
- 635.9

NO SPLICES IN WEBS, CHORDS, OR OTHER LOAD CARRYING MEMBERS MAY BE MADE WITHOUT REVIEW AND APPROVAL ON THE FINAL TRUSS SHOP DRAWINGS WHICH INCLUDE SPECIFIC LOCATIONS AND DETAILS FOR ANY SUCH SPLICE(S).
- 635.10

TEMPORARY TRUSS BRACING SHALL BE INSTALLED IN ACCORDANCE WITH "RECOMMENDED DESIGN SPECIFICATIONS FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES" (DSB-89) AND "COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES" (HIB-91). INSTALL ALL WEB BRACING REQUIRED BY THE TRUSS DESIGNER. TEMPORARY BOTTOM CHORD WEB BRACING SHALL REMAIN PERMANENTLY IN PLACE. THE BOTTOM CHORD BRACING SHALL NOT EXCEED 10' FOR TRUSSES WHERE NO SHEATHING IS ATTACHED TO THE TRUSS BOTTOM CHORD OR WITH TRUSS BOTTOM FILLER. PROVIDE 2X4 LATERAL BRACING AT 36" ON CENTER UNDER PIGGYBACK TRUSSES. AT TRUSSES REQUIRING WEB BRACING, PROVIDE 2X4 DIAGONAL AT 20' MAX NAILED TO WEBS FROM ROOF TO BOTTOM CHORD. ALL BRACING SHALL BE NAILED WITH 2-16D NAILS TO TRUSSES. FOR TRUSS SPANS EXCEEDING 60'-0" SUBMIT BRACING DRAWINGS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF FLORIDA.

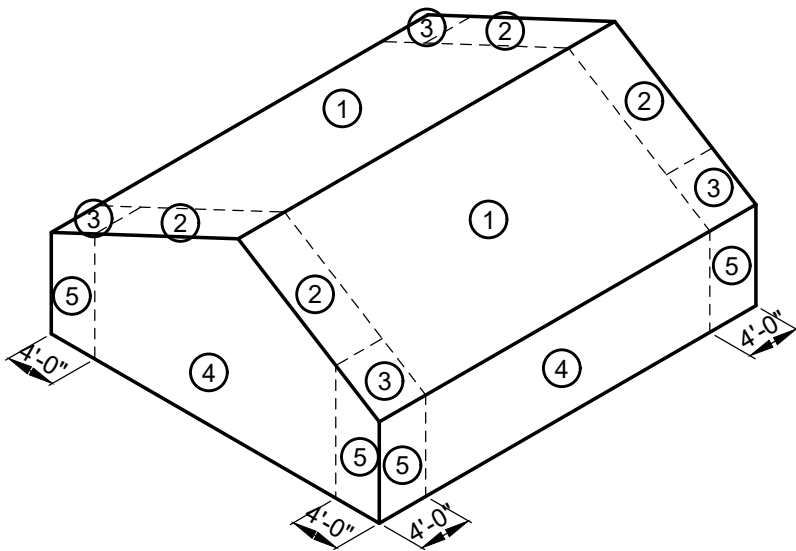
- 635.11

BOTTOM CHORD BEARING PARALLEL CHORD TRUSSES SHALL BE CLEARLY MARKED IN A MANNER WHICH WILL AVOID INVERTED INSTALLATION IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE, "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION," ANSI/TPI 1 - LATEST EDITION.
- 635.12

FRAME BOTH SIDES OF EXPANSION JOINTS WITH SEPARATE TRUSS AND BRACING SYSTEMS. DO NOT BRIDGE EXPANSION JOINTS WITH TRUSS AND BRACING SYSTEMS.
- 635.13

THE WOOD TRUSS MANUFACTURER SHALL REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR COORDINATION OF MECHANICAL/ ELECTRICAL UNITS AND SPECIAL CONCENTRATED LOADS SUPPORTED BY THE WOOD TRUSSES NOT INDICATED ON THE STRUCTURAL DRAWINGS.
- 635.14

WHERE MECHANICAL / ELECTRICAL LOADS ARE ATTACHED TO THE WOOD TRUSSES, ATTACHED LOADS SHALL NOT EXCEED THE LOADS INDICATED IN THE NOTES ABOVE. WHERE THE ACTUAL LOADS EXCEED THE LOADS INDICATED ABOVE, THE WOOD TRUSS MANUFACTURER SHALL EITHER PROVIDE ADDITIONAL FRAMING TO DISTRIBUTE THE LOADS TO CONFORM TO THE LOADS INDICATED OR PROVIDE ADDITIONAL LOCALIZED CAPACITY IN THE WOOD TRUSS DESIGN TO SUPPORT THE ACTUAL LOADS.



COMPONENTS AND CLADDING  
ZONE DIAGRAM

COMPONENTS AND CLADDING WIND PRESSURE							
EFFECTIVE AREA (SF)	ROOF ZONE				WALL ZONE		
	ALL ZONES	1	2	3	ALL ZONES	4	5
10	+101	-185	-204	-250	+110	-120	-148
20	+93	-157	-182	-218	+105	-115	-138
50	+81	-120	-154	-175	+99	-108	-125
100	+73	-92	-132	-143	+94	-103	-115

- NOTES:
1. POSITIVE WIND PRESSURES ACT TOWARDS THE BUILDING SURFACE. NEGATIVE WIND PRESSURES ACT AWAY FROM THE BUILDING SURFACE.
  2. FOR EFFECTIVE AREAS BETWEEN THOSE GIVEN, THE PRESSURE ASSOCIATED WITH THE LOWER EFFECTIVE AREA SHALL BE USED.
  3. TABULATED COMPONENT AND CLADDING PRESSURES HAVE BEEN CALCULATED IN ACCORDANCE WITH THE DESIGN BUILDING CODE PER NOTE 100.1 BASED ON THE ULTIMATE DESIGN WIND SPEED (Vult) PER NOTE 100.3A AND SHOULD BE USED IN CONJUNCTION WITH ASCE 7-22 LOAD COMBINATIONS. TABULATED PRESSURES CAN BE CONVERTED TO NOMINAL VALUES BY MULTIPLYING BY 0.6.
  4. WALL ZONE 5 APPLIES TO THE WALL AREA WITHIN 4 FEET OF BUILDING CORNERS. WALL ZONE 4 APPLIES TO THE REMAINING WALL AREA BETWEEN THE LIMITS OF ZONE 5.

DESIGNER : MJK

DRAWN BY: DCO

REVIEWED BY: MJK

Consultant :

ISSUE DATE: 02/18/2025

COMP. FILE No.:

STATE PROJECT No.: 61450C

SYMBOL

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REVISION

REVISION

REVISION

REVISION

DATE

DATE

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DATE

PROFESSIONAL REGISTRATION

MARK J. KEISTER

FORT ZACHARY TAYLOR HISTORIC STATE PARK

GENERAL NOTES

VISITOR CENTER

SHEET TITLE

PROJECT TITLE

S002

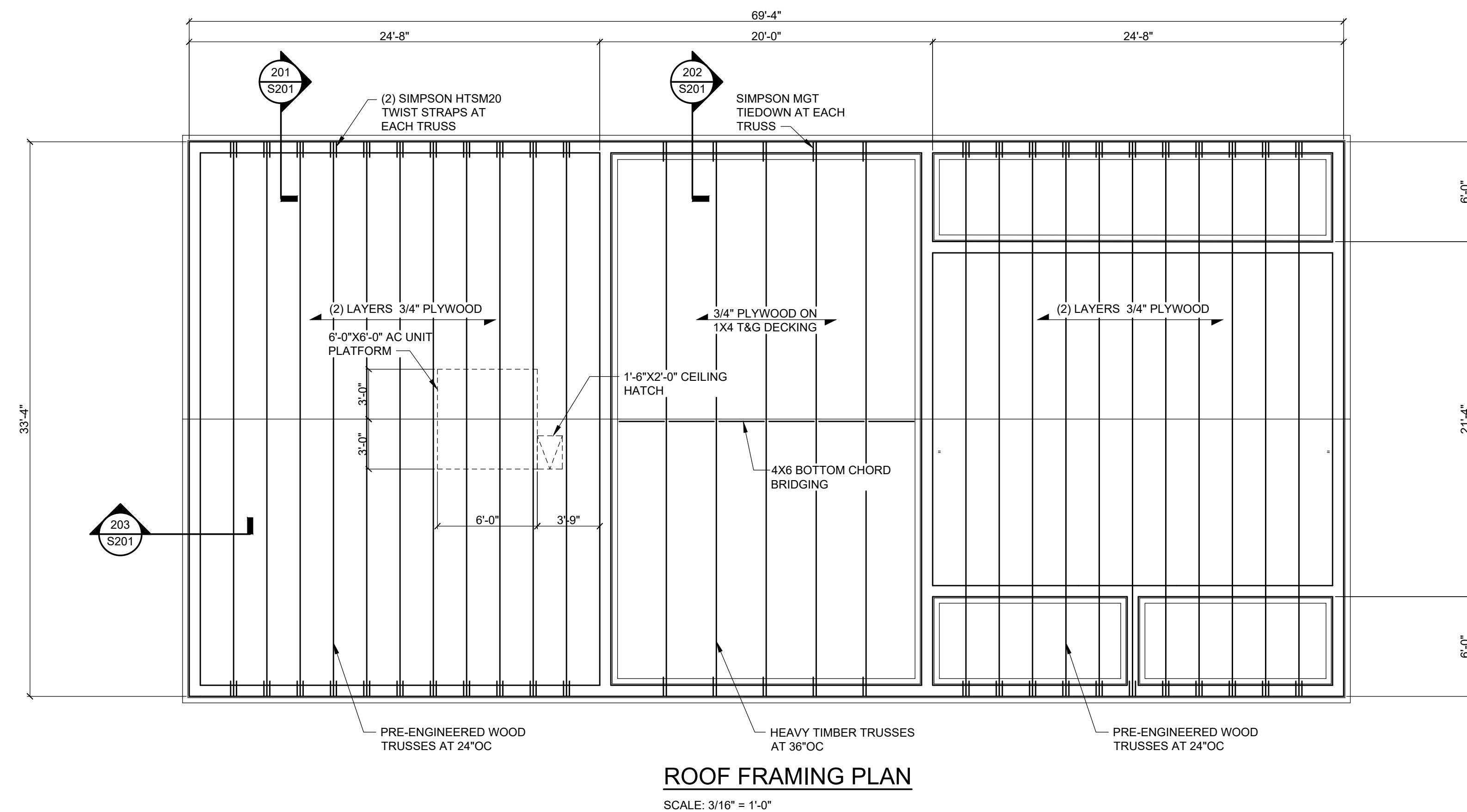
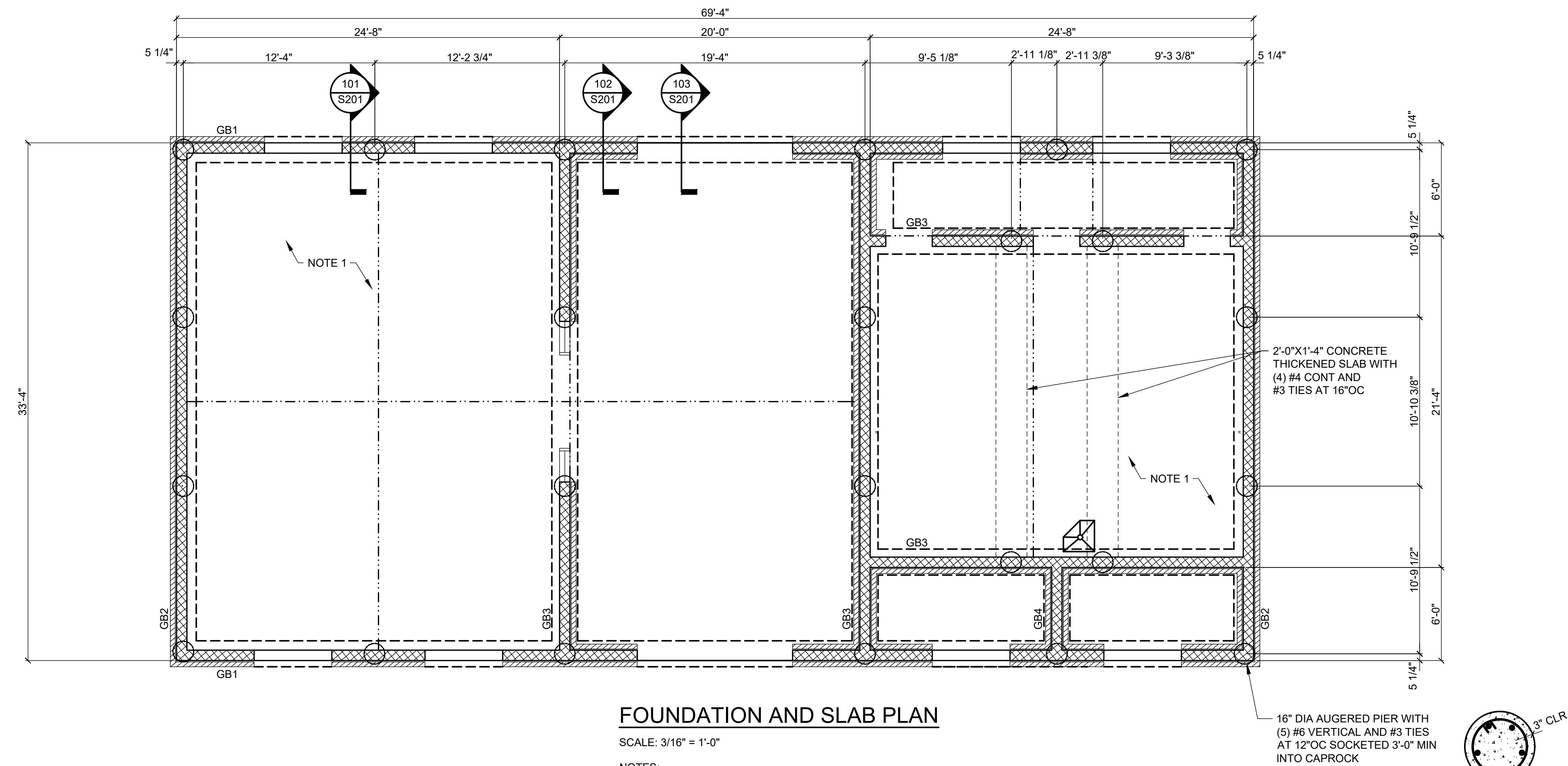
SHEET NO.

Department of Environmental Protection

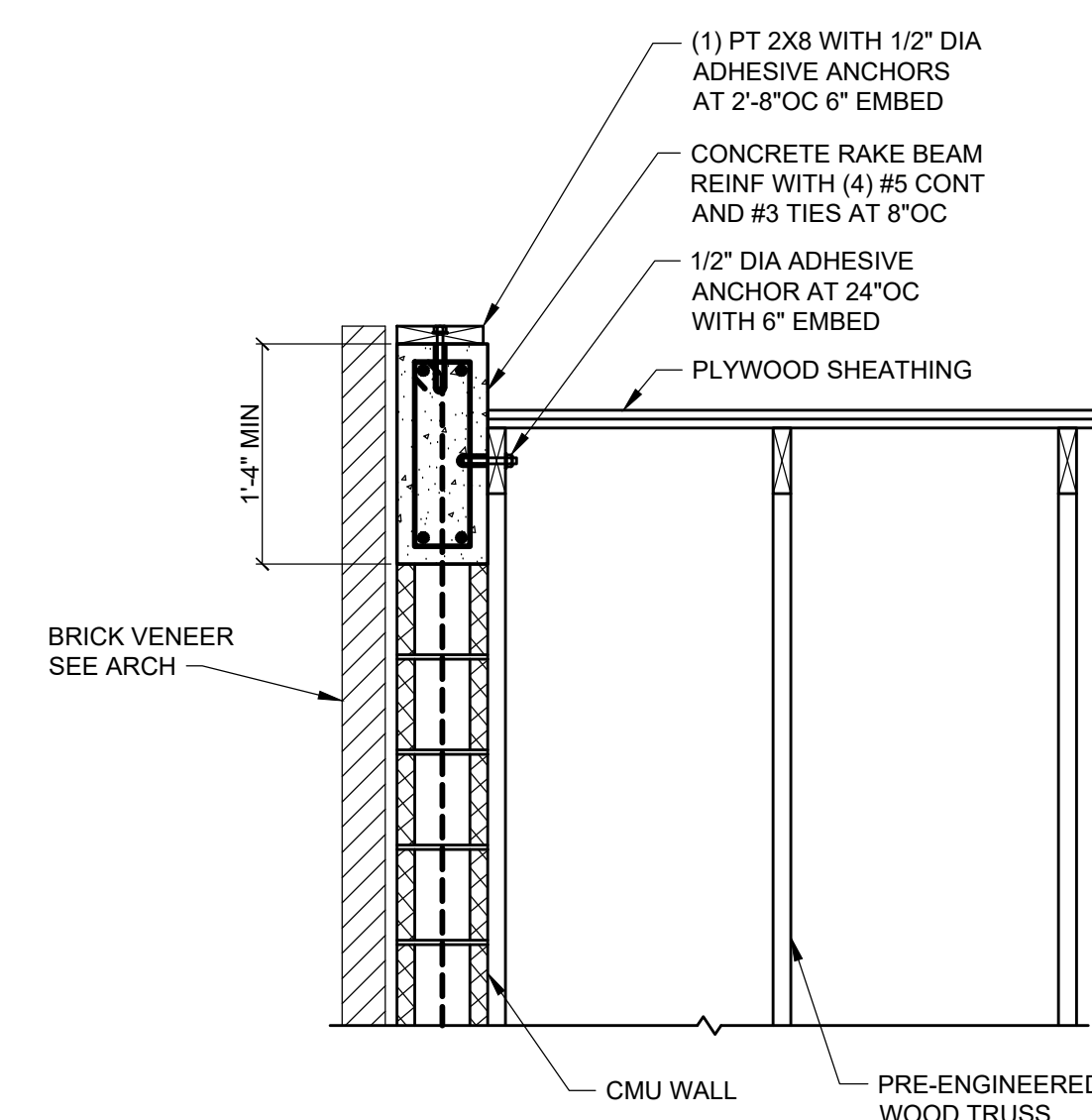
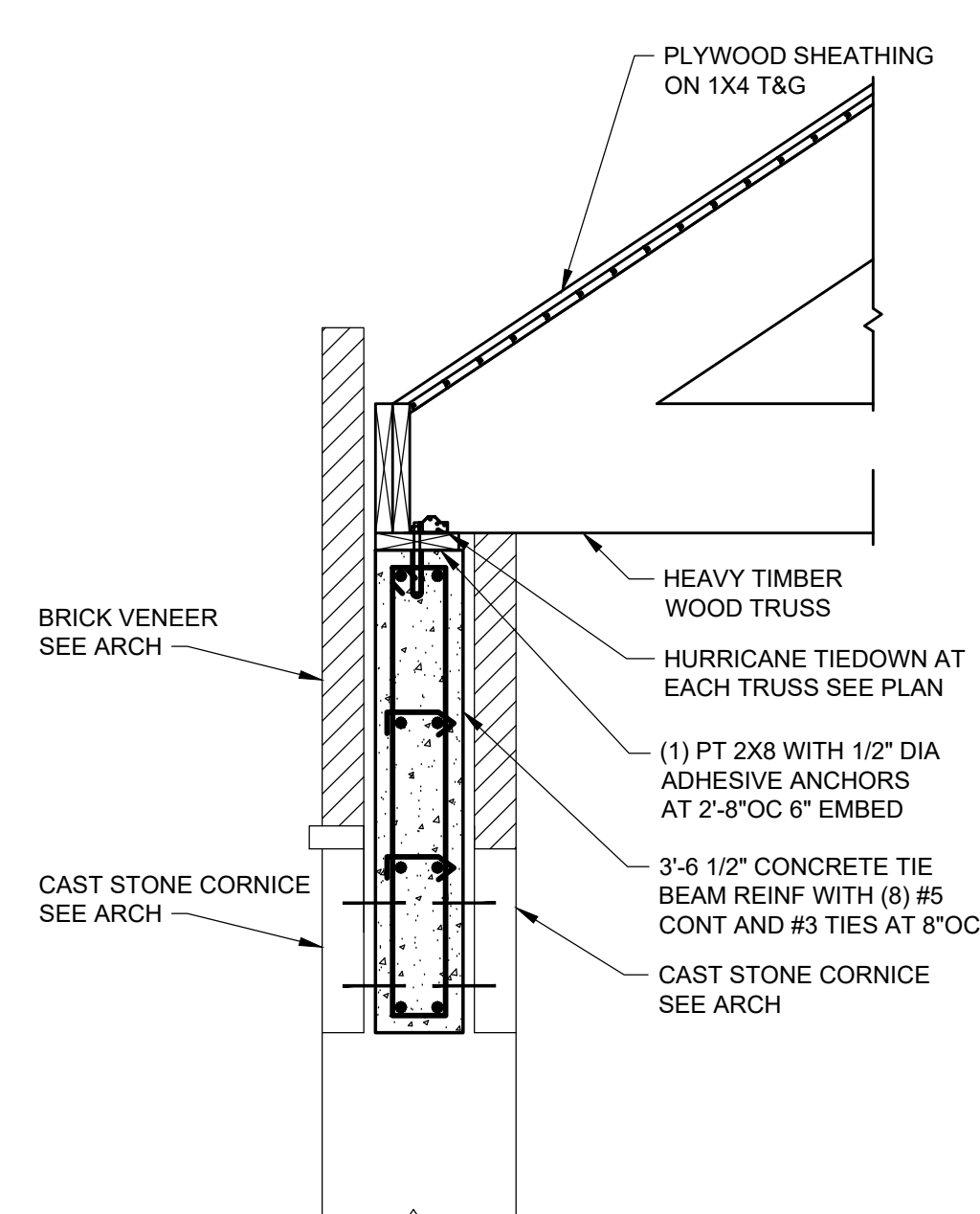
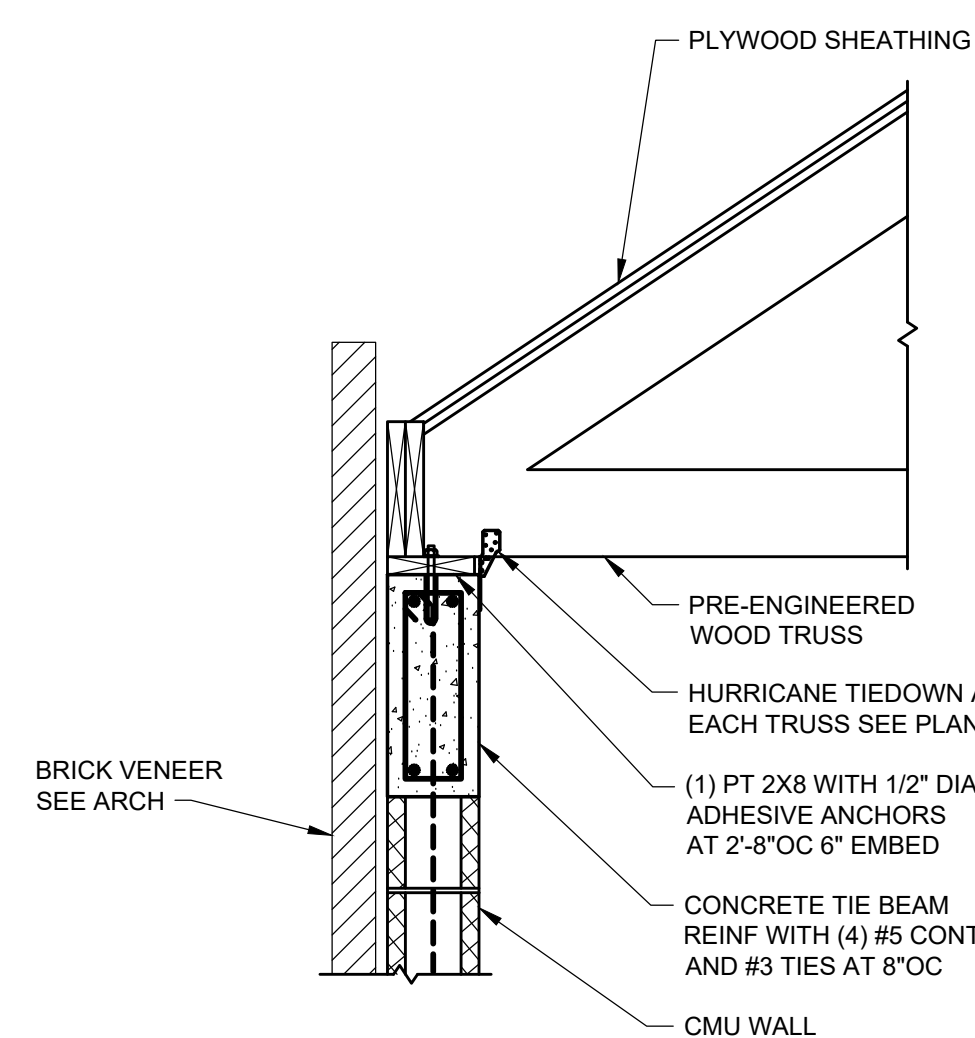
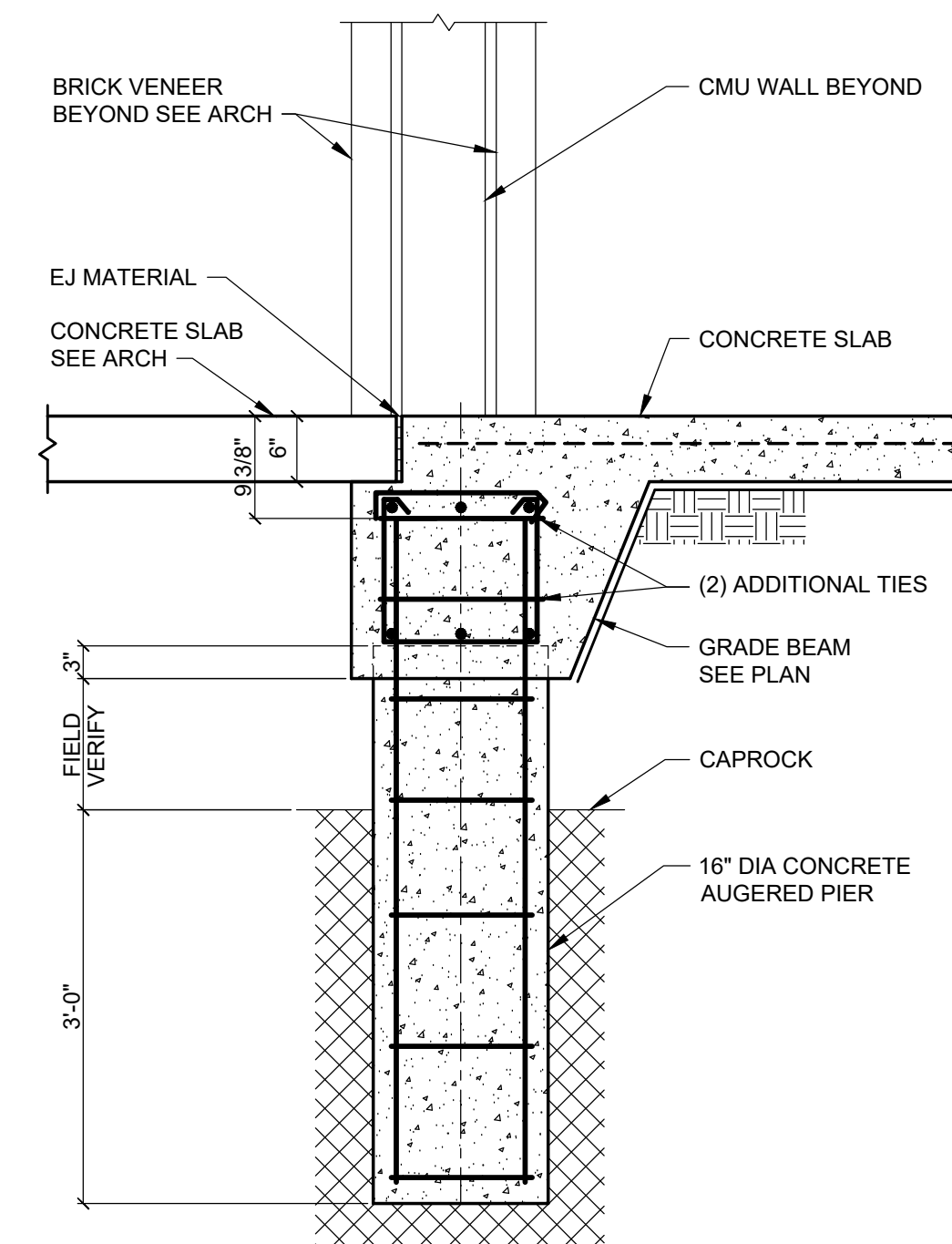
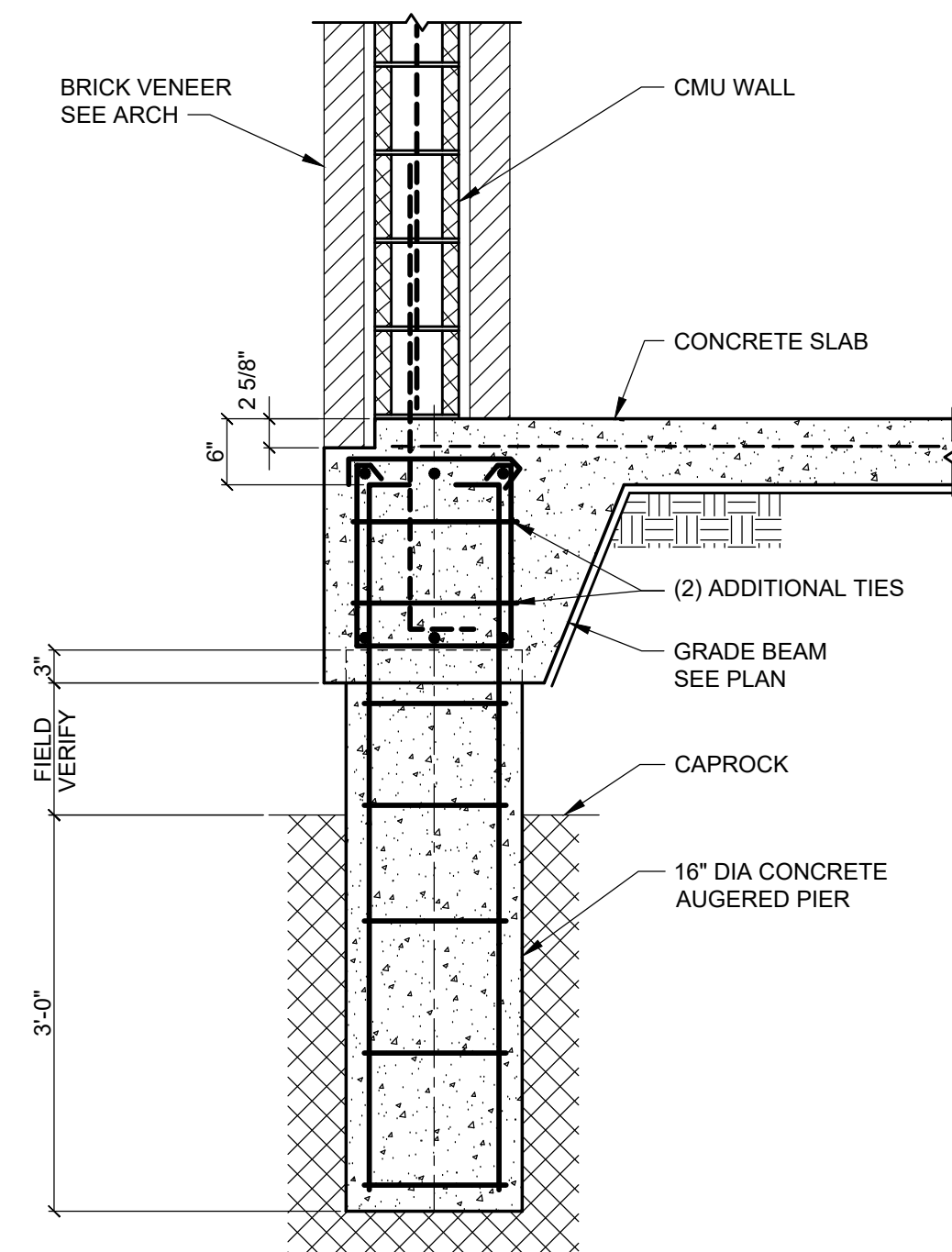
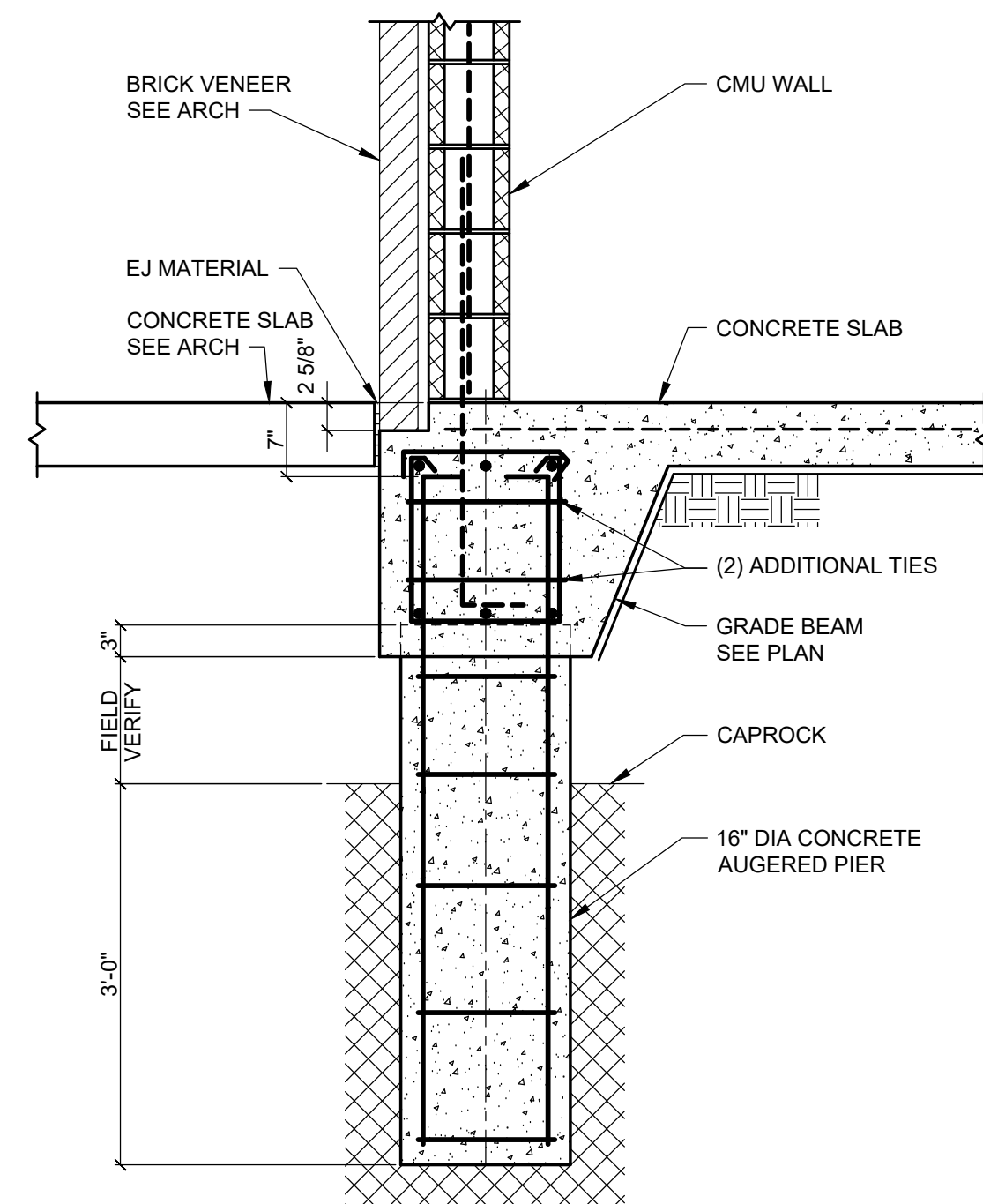
Division of Recreation and Parks






Bureau of Design and Construction

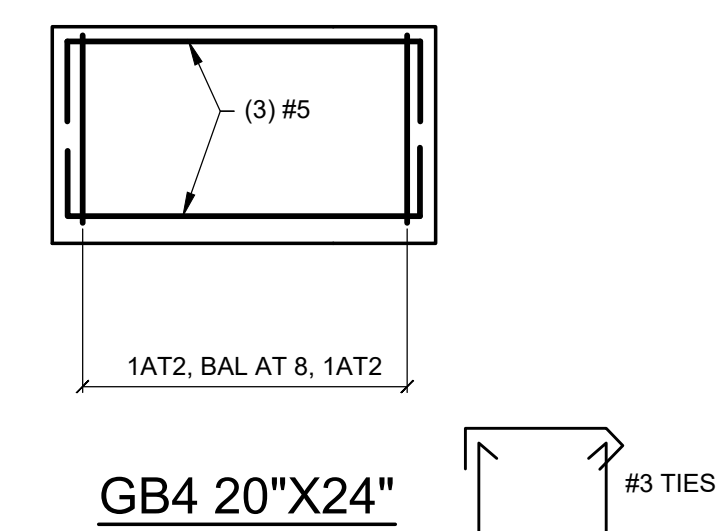
3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157












FORT ZACHARY TAYLOR HISTORIC STATE PARK		PROFESSIONAL REGISTRATION 	
SHEET TITLE SECTIONS			
PROJECT TITLE VISITOR CENTER			
SHEET NO. S201			
		CONSULTANT Department of Environmental Protection Division of Recreation and Parks Bureau of Design and Construction 3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157	
DESIGNER : MJK		ISSUE DATE: 02/18/2025	
DRAWN BY: DCO		COMP. FILE No.:	
REVIEWED BY: MJK		STATE PROJECT No.: 61450C	
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		REVISION	



FORT ZACHARY TAYLOR HISTORIC STATE PARK		<div>PROFESSIONAL REGISTRATION STATE OF FLORIDA  REGISTERED ARCHITECT</div>		DESIGNER : MJK		ISSUE DATE: 02/18/2025		SYMBOL		REVISION		DATE	
SHEET TITLE				DRAWN BY: DCO		COMP. FILE No.:							
				REVIEWED BY: MJK		STATE PROJECT No.: 61450C							
PROJECT TITLE		VISITOR CENTER		Consultant :		Department of Environmental Protection Division of Recreation and Parks Bureau of Design and Construction 3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157							



TYPICAL CONCRETE SLAB ON  
GRADE DETAIL

TYPICAL CONTRACTION JOINT IN  
SLAB ON GRADE DETAIL

WHERE REQUIRED PER ARCH DOCS

TYPICAL CONSTRUCTION JOINT  
IN SLAB ON GRADE DETAIL

ALTERNATE CONSTRUCTION  
JOINT IN SLAB ON GRADE DETAIL

TYPICAL DETAIL AT  
STAGGERED JOINTS

TYPICAL GRADE BEAM  
INTERSECTION DETAIL PLAN VIEW

TYPICAL GRADE BEAM CORNER  
DETAIL PLAN VIEW

TYPICAL GRADE BEAM STEP DETAIL

### TYPICAL SLEEVED PIPE CROSSING THROUGH GRADE BEAM DETAIL

SLAB RECESS LESS THAN 2 1/2"

SLAB RECESS GREATER THAN 2 1/2"

TYPICAL SLAB RECESS DETAIL

TYPICAL CONCRETE BEAM  
INTERSECTION DETAIL  
PLAN VIEW

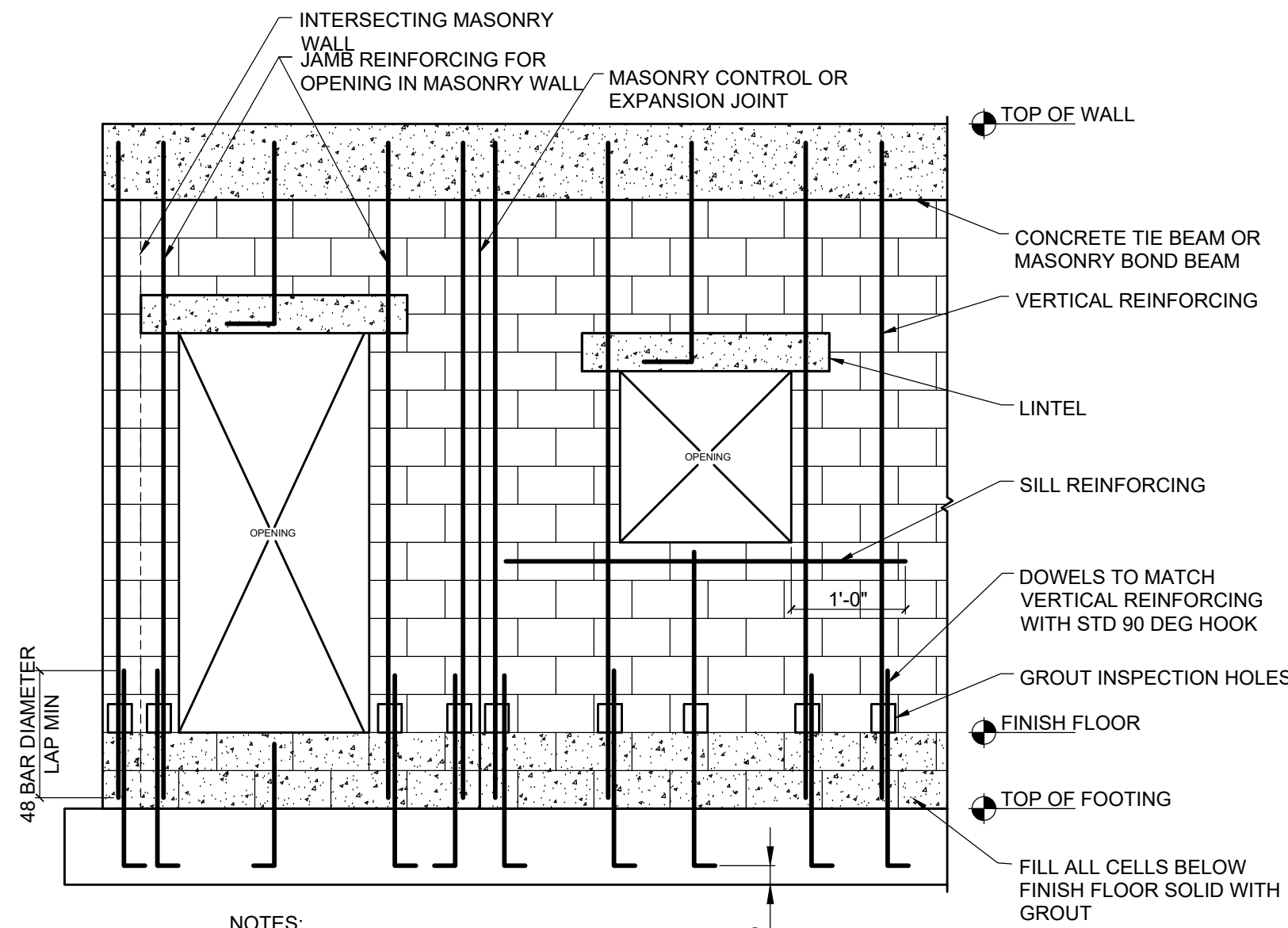
TYPICAL CONCRETE BEAM  
CORNER DETAIL PLAN VIEW

NOTES:

1. COORD EQUIPMENT PAD HEIGHT, DIMENSIONS AND LOCATION W/ ARCH & MEP DOCS AND EQUIPMENT MFR REQUIREMENTS. COORD EQUIPMENT ANCHORAGE TO PAD WITH MFR REQUIREMENTS. MIN PAD THICKNESS = 8"

### TYPICAL EQUIPMENT PAD DETAIL

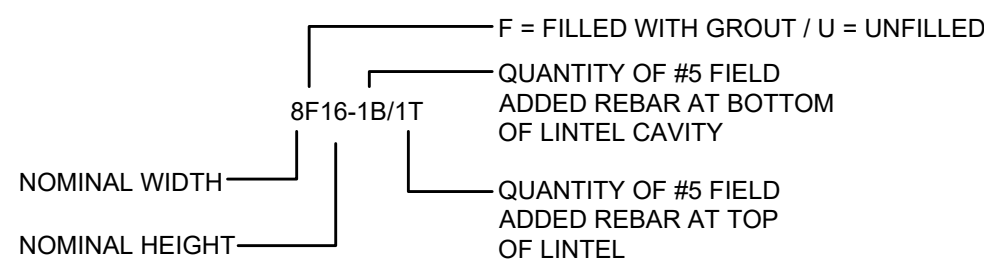
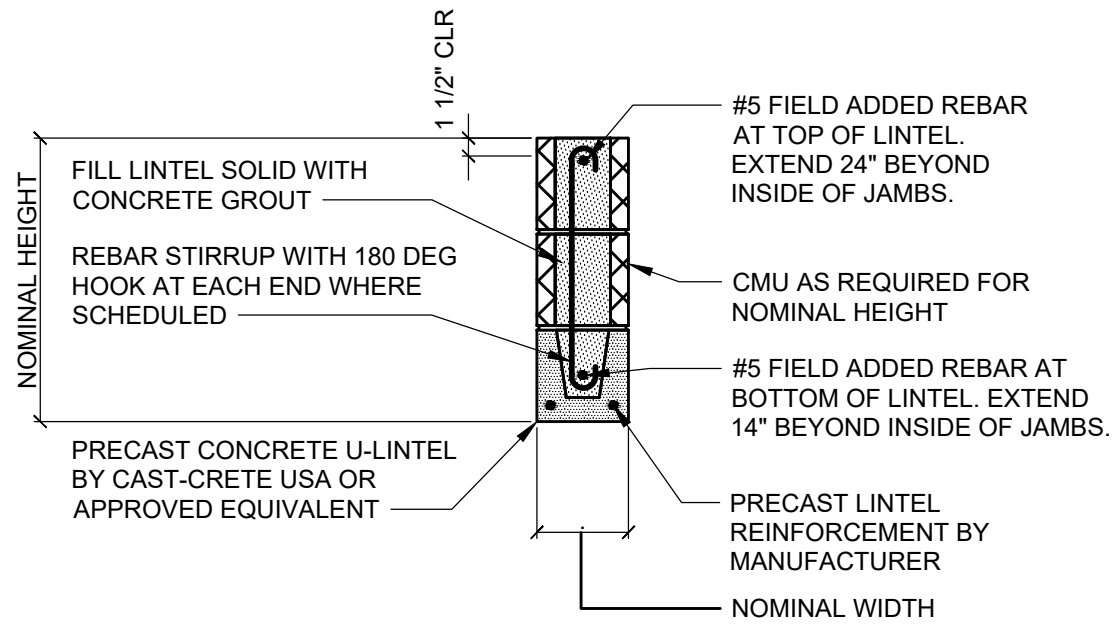




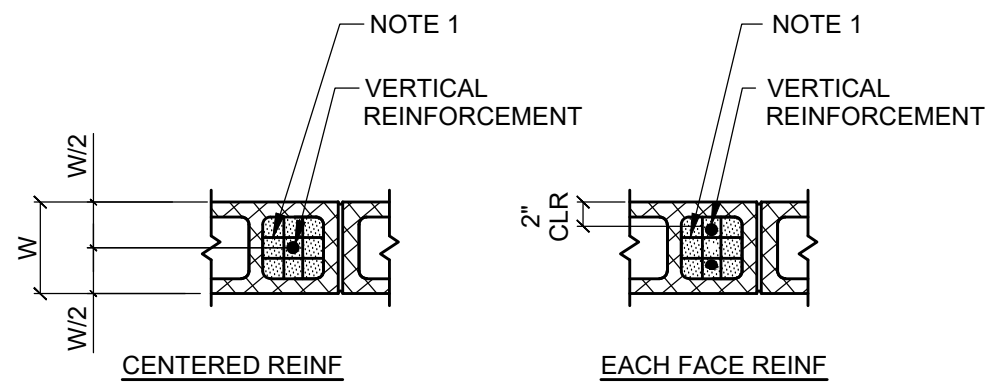
- NOTES:
- SEE PLAN AND SCHEDULE FOR REINFORCING REQUIREMENTS
  - SEE ASSOCIATED TYPICAL MASONRY DETAILS
  - PROVIDE MASONRY JOINT REINF AT 16" OC (NOT SHOWN FOR CLARITY)

### TYPICAL MASONRY WALL REINFORCING ELEVATION

MASONRY OPENING WIDTH	NOMINAL CMU WIDTH		MINIMUM END BEARING	STIRRUP SIZE AND SPACING
	8"	12"		
UP TO 2'-0"	8U8	12U8	8"	N/A
UP TO 4'-0"	8F8-1B/0T	12F8-2B/0T	8"	N/A
UP TO 6'-0"	8F16-1B/1T	12F8-2B/0T	8"	N/A
UP TO 8'-0"	8F16-1B/1T	12F16-2B/2T	8"	N/A
UP TO 10'-0"	8F24-1B/1T	12F24-2B/2T	16"	N/A
UP TO 12'-0"	8F24-1B/1T	12F24-2B/2T	16"	#3 AT 8" OC
UP TO 14'-0"	8F24-1B/1T	12F24-2B/2T	16"	#3 AT 8" OC
UP TO 16'-0"	8F32-1B/1T	12F32-2B/2T	16"	#3 AT 12" OC



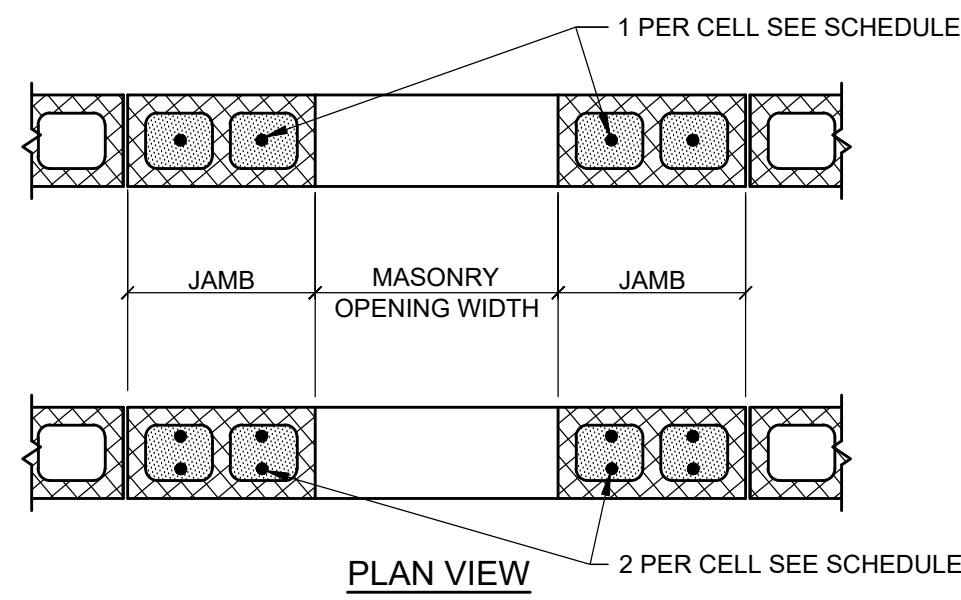
### TYPE DESIGNATION



### NOTES:

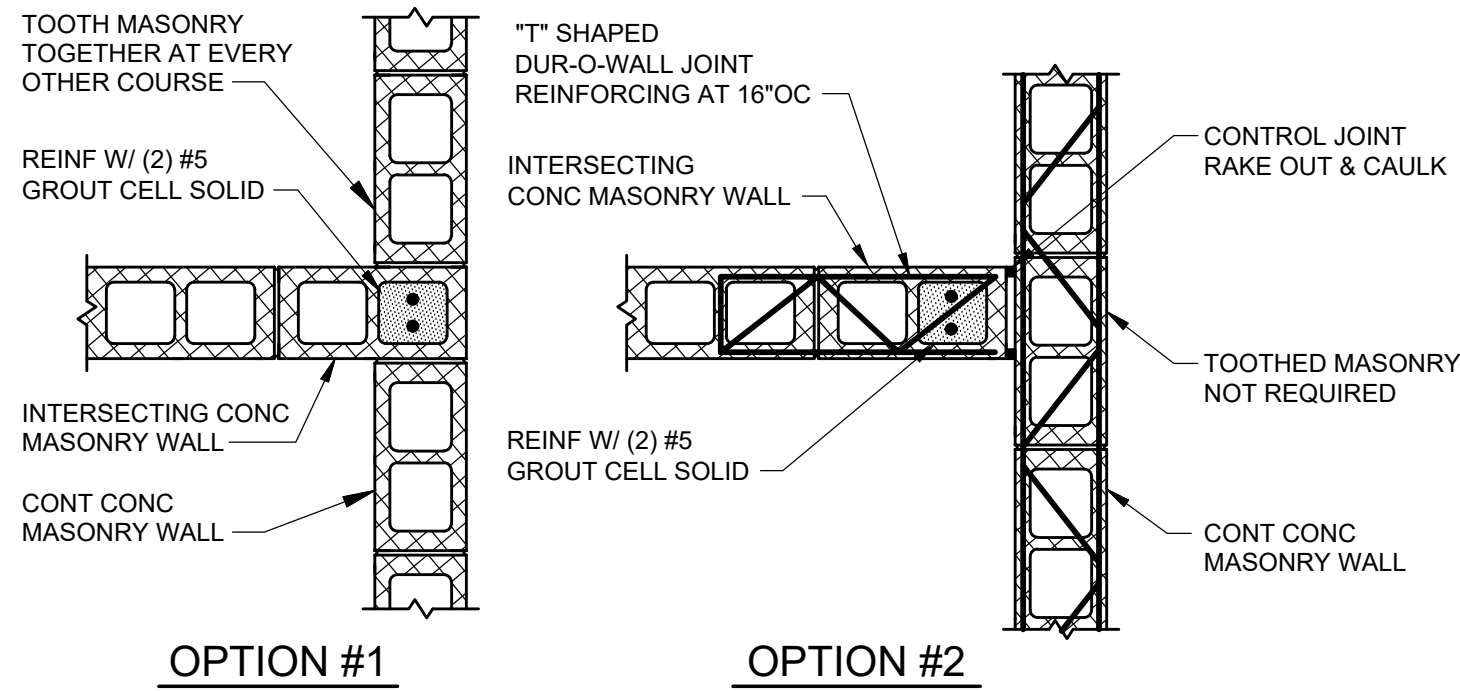
- VERTICAL BAR POSITIONERS LOCATE AT TOP OF FIRST COURSE, ONE COURSE BELOW TOP OF WALL, AND AT 192 BAR DIAMETERS WHEN USING HIGH LIFT GROUTING
- WHERE REINFORCEMENT IN MASONRY WALL SCHEDULE IS DESIGNATED AS INSIDE FACE OR OUTSIDE FACE, INSIDE FACE SHALL REPRESENT BUILDING INTERIOR FACE OF WALL AND OUTSIDE FACE SHALL REPRESENT BUILDING EXTERIOR OR RETAINED SOIL FACE OF WALL.

### TYPICAL CONCRETE MASONRY WALL REINFORCEMENT DETAIL



JAMB REINFORCING SCHEDULE			
MASONRY OPENING WIDTH	NOMINAL CMU WIDTH	OPENING IN EXTERIOR WALL	OPENING IN INTERIOR WALL
UP TO 4'-0"	8"	(1) #5 PER CELL IN (1) CELL	(1) #5 PER CELL IN (1) CELL
UP TO 7'-4"	8"	(1) #5 PER CELL IN (2) CELLS	(1) #5 PER CELL IN (2) CELLS
UP TO 9'-4"	8"	(2) #5 PER CELL IN (2) CELLS	(1) #5 PER CELL IN (2) CELLS
UP TO 12'-8"	8"	(2) #5 PER CELL IN (3) CELLS	(1) #5 PER CELL IN (3) CELLS

### TYPICAL JAMB REINFORCING FOR OPENING IN LOAD BEARING MASONRY WALL DETAIL



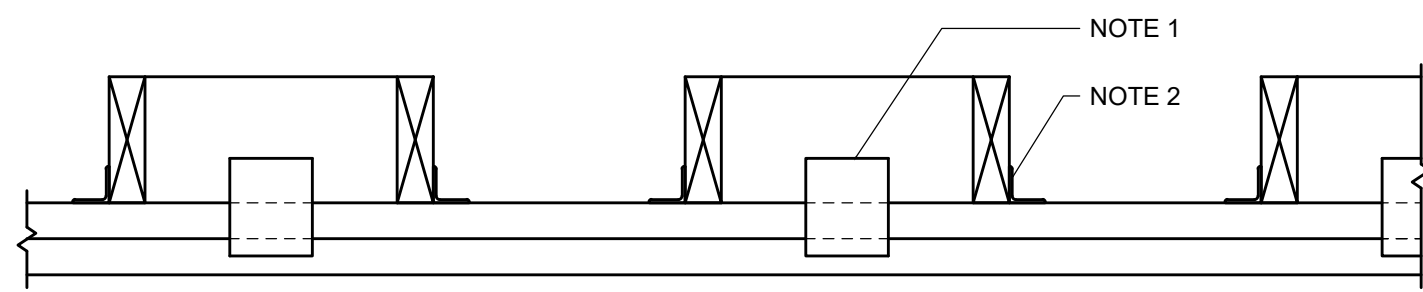
### OPTION #1

### OPTION #2

### NOTES:

- TYPICAL AT ENDS, INTERSECTIONS AND CORNERS OF WALLS AND SIDES OF ALL OPENINGS.
- GROUT ONLY THOSE CELLS CONTAINING VERT REINF UNO.
- PROVIDE REBAR LAP AT EACH FLOOR PER GENERALL NOTES.
- PROVIDE LADDER TYPE PREFABRICATED CORNER AND TEE SECTIONS OF STEEL REINFORCING AT 16"OC TO BE LAPPED 24" MINIMUM WITH HORIZONTAL JOINT REINFORCEMENT.
- FOR WALLS WITH #6 REBAR, PROVIDE (2) #6 IN LIEU OF (2) #5 UNO.

### TYPICAL INTERSECTING MASONRY WALL DETAILS



### TYPICAL TRUSS/RAFTER BLOCKING

### NOTES:

- BLOCKING SHALL BE PROVIDED AT EVERY OTHER ROOF TRUSS BAY. BLOCKING MAY BE ATTACHED TO TOP PLATE WITH SIMPSON A35 OR RBC CLIP.
- PROVIDE A SIMPSON TYPE A34 AT EACH ROOF FRAMING MEMBER.
- TRUSS/RAFTER CONNECTION NOT SHOWN FOR CLARITY.

### MASONRY WALL LINTEL NOTES:

- SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATIONS OF OPENINGS IN MASONRY WALLS. INSTALL LINTELS ABOVE ALL OPENINGS.
- LINTEL DIMENSIONS INDICATED ARE NOMINAL RATHER THAN ACTUAL DIMENSIONS.
- INSTALL LINTEL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. SHORE LINTELS AS REQUIRED.
- GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS OR MEET ASTM C476.
- TYPICAL LINTELS SHOWN ARE TO BE USED WHERE NO SPECIFIC LINTEL OR CAST-IN-PLACE CONCRETE BEAM HAS BEEN DETAILED AND ARE FOR SUPPORT OF WALL LOADS ONLY UNO.
- HORIZONTAL WALL REINFORCING SHALL CONTINUE THROUGH LINTELS. WHERE BOTH HORIZONTAL WALL REINFORCING AND LINTEL REINFORCING WOULD OCCUR IN THE SAME COURSE, THE LARGER BARS SHALL BE USED.
- EXTEND VERTICAL REINFORCING CONTINUOUS THROUGH LINTEL AT BEARINGS WHERE END VERTICAL CELLS ARE REINFORCED.
- FOR CMU WALL ABOVE LINTEL, VERTICAL WALL REINFORCING SHALL TERMINATE IN BOTTOM COURSE OF LINTEL WITH 90 DEG HOOK.
- HORIZONTAL JOINT REINFORCNG.  
A. PROVIDE STANDARD LADDER REINFORCING AT 16" OC IN LINTEL SPANS UP TO 6'-0"  
B. PROVIDE STANDARD LADDER REINFORCING AT 8" OC IN LINTEL SPANS UP TO 12'-0"  
C. PROVIDE HEAVY (W2.8) LADDER REINFORCING AT 8" OC IN LINTEL SPANS OVER 12'-0"
- LINTEL REINFORCING SHALL BE CONTINUOUS. SPLICES SHALL NOT BE PERMITTED WITHOUT APPROVAL BY ENGINEER. FOR CONTINUOUS LINTEL REINFORCING WHERE SPLICES ARE APPROVED BY ENGINEER, SPlice TOP BARS AT MID-SPAN OF OPENINGS AND BOTTOM BARS AT PIERS OR SUPPORT LOCATIONS WITH CLASS "B" LAP.
- GROUT LINTELS MONOLITHICALLY WITH THE SUPPORT WALL OR COLUMN AT EACH END.

DESIGNER :	MJK	ISSUE DATE:	02/18/2025	SYMBOL	A	REVISION		DATE	
DRAWN BY:	DCO	COMP. FILE No.:		SYMBOL	B	REVISION		DATE	
REVIEWED BY:	MJK	STATE PROJECT No.:	61450C	SYMBOL		REVISION		DATE	
Consultant :									

PROFESSIONAL REGISTRATION  
MADE PERMITTED  
STATE OF FLORIDA  
REGISTERED ARCHITECT  
AR97561  
02/18/2025

FORT ZACHARY TAYLOR HISTORIC STATE PARK  
SHEET TITLE  
TYPICAL DETAILS  
PROJECT TITLE  
VISITOR CENTER

Department of Environmental Protection  
Division of Recreation and Parks  
Bureau of Design and Construction  
3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157





A/C GENERAL NOTES

1. GENERAL:

A. SUBMIT MANUFACTURER'S DATA AND SHOP DRAWINGS ON ALL A/C EQUIPMENT AND DUCTWORK FOR REVIEW BEFORE INSTALLATION.

B. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND PROJECT BOOK SPECIFICATIONS.

C. ALL DIMENSIONS AND ACTUAL CONSTRUCTION CONDITIONS MUST BE VERIFIED AT THE JOB SITE.

D. CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH OTHER TRADES AND FIELD CONDITIONS.

E. CONTRACTOR, PRIOR TO SUBMITTING HIS BID PRICE, SHALL VISIT THE SITE, FAMILIARIZE HIMSELF WITH ALL FIELD CONDITIONS, AND SHALL OBTAIN ALL REQUIRED INFORMATION NECESSARY TO COMPLETE THE JOB. ANY DISCREPANCIES BETWEEN WHAT IS SHOWN ON THE DRAWINGS AND ACTUAL WORK REQUIRED TO COMPLETE THE JOB SHALL BE TAKEN INTO ACCOUNT IN THE BID PRICE.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:

A. FLORIDA BUILDING CODE, 8TH EDITION (2023 ED.)

B. NFPA – 90A AIR CONDITIONING AND VENTILATION (2021 ED.)

C. NFPA – 91 BLOWER AND EXHAUST SYSTEMS (2020 ED.)

D. ASHRAE HANDBOOK HVAC SYSTEMS AND EQUIPMENT – (2020 ED.)

E. ASHRAE HANDBOOK – HVAC APPLICATIONS – (2019 ED.)

F. SMACNA – FIBROUS GLASS DUCT CONSTRUCTION STANDARDS (2010 ED.)

G. SMACNA – HVAC DUCT CONSTRUCTION STANDARDS-METAL AND FLEXIBLE (2021 ED.)

H. NFPA-101 LIFE SAFETY CODE (2021 ED.)

I. FLORIDA FIRE PREVENTION CODE 7TH EDITION (2023 ED.)

J. 2022 GUIDELINES FOR THE DESIGN AND CONSTRUCTION OF RESIDENTIAL HEALTH CARE AND SUPPORT FACILITIES.
3. MATERIALS:

A. DUCTWORK

1. GALVANIZED SHEET METAL CONSTRUCTED IN ACCORDANCE WITH SMACNA STANDARDS. CORRIDOR SUPPLY RISERS SHALL BE CONSTRUCTED TO A MINIMUM OF 3"WG PRESSURE CLASS.

ALTERNATE PRODUCT: FIBERGLASS RECTANGULAR GLASS DUCT WITH ALUMINUM FOIL CASING, LISTED U.L. AS CLASS 1 DUCT MEETING REQUIREMENTS OF NFPA, BULLETIN 90A AND FLORIDA EFFICIENCY CODE LATEST EDITION. FIBERGLASS DUCT SHALL BE PROVIDED WITH EPA REGISTERED BIOCIDES. REFER TO SPECIFICATIONS FOR DUCTWORK INSTALLATION.

2. PROVIDE AIR EXTRACTORS IN ALL RECTANGULAR BRANCH TAPS.

3. FLEXIBLE DUCTS: DUCT SHALL BE LIGHTWEIGHT CONSTRUCTED WITH CORROSION RESISTANT CORE AND REINFORCED WITH BONDED HELIX. DUCT TO BE INSULATED WITH 2" THICK, 1 LB. FIBERGLASS BLANKET INSULATION WITH ALUMINUM FILM VAPOR BARRIER. DUCT SHALL BE LISTED CLASS 1, U.L. STANDARD 181.

4. ROUND BRANCH TAPS SHALL BE MADE WITH "SPIN-IN" TYPE FITTINGS WITH VOLUME DAMPER AND ADAPTER FOR CONNECTION TO FIBERGLASS DUCT.

B. INSULATION

1. INSULATE ALL AIR CONDITIONING SUPPLY, RETURN AND OUTSIDE AIR DUCTWORK WITH MINIMUM R=8.0" BLANKET TYPE OF NOT LESS THAN 1 PCF DENSITY WITH FIRE RETARDANT FOIL FACING. MATERIAL SHALL BE UNDERWRITERS' LABORATORIES LABELED TO COMPLY WITH NFPA 90A. FASTEN WITH FLARE TYPE STAPLES ON 1" CENTERS ALONG OVERLAPS. SEAL ALL STAPLE HEADS, LAPS AND BREAKS IN INSULATION WITH FIRE RESISTANT MASTIC.

2. INSULATE ALL AIR CONDITIONING DUCTWORK EXPOSED TO OUTDOORS AS FOLLOWS: COVER WITH 2" THICK DUCTBOARD, R=8.0, WITH FOIL COVER, APPLY 1 LAYER FOSTER 4500 MASTIC EMBEDDED WITH GLASSFAB INTO MASTIC, FINISH WITH 2ND LAYER OF FOSTER 4500 MASTIC THROUGHOUT.

3. INSULATE NECK, THROATS AND COLLARS OF SUPPLY OUTLET RUNOUTS ABOVE CEILINGS. ALL DUCTWORK INSULATION AS PER NAIMA STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.

4. NO INSULATION SHALL BE INSTALLED UNTIL THE SYSTEM HAS BEEN CHECKED AND FREE OF ALL LEAKS.
5. MISCELLANEOUS: CAP VALVES, DRAIN AND VENT LINES AND MISCELLANEOUS APPURTENANCES SUBJECT TO SWEATING WITH FOAM PLASTIC CAPS WITH APPROVED FLAME SPREAD 25 OR LESS AND SMOKE DEVELOPED RATING 50 OR LESS.

6. PROTECT ALL PIPE INSULATION AT HANGERS WITH GALVANIZED SHEET METAL SHIELDS.

C. PIPING

1. REFRIGERANT PIPING – USE COPPER TUBING TYPE "L" WITH WROUGHT SOLDER FITTINGS AND SILVER SOLDER. REFRIGERANT LINES AS SIZED BY MANUFACTURER.

INSULATE REFRIGERANT SUCTION PIPING WITH 3/4" THICK ARMAFLEX SLIPPED UNSPLIT OVER PIPE, FLAME SPREAD 25 OR LESS, SMOKE DEVELOPED RATING 100 OR LESS. PAINT AS RECOMMENDED BY MANUFACTURER WHEN EXPOSED OUTDOORS.

2. CONDENSATE PIPING:

A. PIPING: COPPER TYPE 'L' WITH SOLDERED FITTINGS.

4. HANGERS – 4" AND SMALLER GRINNEL #115.

5. EQUIPMENT AS SPECIFIED ON SCHEDULE.

6. PROVIDE TURNING VANES IN ALL ELBOWS (EXCEPT ON GREASE DUCTS), AIR EXTRACTORS OR ADJUSTABLE TURNING VANES AT ALL BRANCH TAKEOFFS AND ALL REQUIRED DAMPERS TO PROPERLY BALANCE THE SYSTEM.

7. CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL DIFFUSERS, GRILLES, AND REGISTERS WITH INTERIOR DESIGNER'S DRAWINGS.

8. PROVIDE APPROVED FIRE OR FIRE/SMOKE DAMPERS AT ALL PENETRATIONS OF FIRE RATED PARTITIONS, WALLS AND CEILINGS AS REQUIRED BY CODE. FIRE/SMOKE DAMPERS SHALL BE CLASS 1, 350 DEG. LOW LEAKAGE TYPE, UL-555S LISTED AND INSTALLED PER MANUFACTURER'S DIRECTIONS.

9. ALL MOTORIZED DAMPERS SHALL BE AIR FOIL INSULATED LOW LEAKAGE TYPE. UL-555S LISTED.

10. SUPPLY, RETURN, OUTSIDE AND EXHAUST AIR DUCTS IN UNCONDITIONED AREAS MUST BE INSULATED WITH R-8.0 MINIMUM.

11. NO PVC OR ANY COMBUSTIBLE MATERIALS ALLOWED IN AC CLOSET PLENUM/ RETURN AIR PLENUM

12. PROVIDE ACCESS PANELS WHERE INDICATED OR REQUIRED FOR SERVICE AT ALL VALVES,MECHANICAL EQUIPMENT,FAN, AHU'S, CONTROL DEVICES AND DAMPERS WHICH REQUIRE ADJUSTMENT. USE MILCOR STYLE M FOR EXPOSED MASONRY APPLICATION, STYLE B FOR ACOUSTICAL PLASTER APPLICATION. PROVIDE U.L. LABELED FIRE RATED TYPE WHERE REQUIRED. FURNISH WITH FACTORY APPLIED, BAKED-ON PRIME COAT AND STANDARD FLUSH TYPE METAL CAM LOCK.

13. PROVIDE ISOLATION DI-ELECTRIC FITTINGS BETWEEN STEEL AND COPPER.

14. ALL DUCTWORK CONNECTED TO LOUVERS AND GRILLES AT EXTERIOR WALLS SHALL HAVE BOTTOM OF DUCT CONSTRUCTED WITH MINIMUM 1/8 IN/FT. SLOPE FOR A DISTANCE OF FOUR FEET SLOPING BACK TOWARDS LOUVER TO ALLOW INCIDENTAL WATER INTRUSION TO DRAIN BACK OUT THROUGH LOUVER. CONNECTION TO LOUVER SHALL BE RENDERED WATER-TIGHT AND NO OBSTRUCTION SHALL OCCUR INSIDE DUCTWORK WHICH WOULD PREVENT PROPER DRAINAGE BACK TO LOUVER.

15. COORDINATE LOCATION OF DUCTWORK WITH OTHER TRADES, PARTICULARLY WHERE DUCTS RUN THROUGH STRUCTURAL ELEMENTS. PROVIDE ALL NECESSARY SLEEVES BEFORE CONCRETE IS POURED.

16. GENERAL: THE DESIGN DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT SHOW EVERY BEND, OFFSET, ELBOW OR OTHER FITTING WHICH MAY BE REQUIRED IN THE PIPING AND/OR DUCTWORK FOR INSTALLATION IN THE SPACES ALLOTTED. CAREFUL COORDINATION OF THE WORK OF THIS SECTION WITH THAT OTHER TRADES AND FIELD CONDITIONS IS NECESSARY TO AVOID CONFLICTS.

17. TEST & BALANCE NOTES

1. PROCURE THE SERVICES OF AN INDEPENDENT BALANCE & TESTING AGENCY TO PERFORM TEST AND BALANCE TO ENTIRE SYSTEM "AIR & WATER", REFER TO SPECIFICATION FOR DETAILS.

OUTSIDE AIR CALCULATIONS  
(PER FBCM 2020 TABLE 403.3)

AREA DESIGNATION	NET OCC. AREA (SQ.FT)	TOTAL PERSONS	CFM/ PERSON	CFM/ SQ.FT	CFM REQUIRED	CFM PROVIDED	ASSIGNED SYSTEM
Retail	750	5	7.5	0.12	128	200	PROVIDED BY AHU-1
						200	

AIR CONDITIONING UNIT SCHEDULE	
MANUFACTURER	TRANE
CONDENSING UNIT TAG	AHU-1
Nominal Tons	3
SEER 2	16.2
Condenser Model	4TTR6036N
Total Capacity - MBH	36
Sensible Capacity - MBH	27
Compressor - Qty/Type	1-Clmatuff
Compressor - RLA/LRA	14.2-78.1
Condenser Fan - HP-FLA	1/8 - 0.71
Voltage	208/230/1/60
MCA	18.4
MOCP	30
Dimensions - W x D x H (in.)	37.25x34.25x45.13
Weight - lbs	250
Liquid Line	0.375
Suction Line	0.75
AIR HANDLER TAG	CU-1
AHU Model	TAMB9ADC36
Entering Air - DB/WB	80/67
CFM	1200
ESP	0.5"
Leaving Air - DB/WB	58.9/57.1
Blower Motor - HP-FLA	1/2 - 3.0-4.1
Electric Heater KW	7.7
Voltage	240/1/60
MCA	44
MOCP	45
Filters - Qty/Size	1-22x20x1
Dimensions - W x D x H (in.)	23.5x21.8x56.9
Net Weight (lbs.)	146
AHRI	209458958

- Notes:
- Provide factory installed double wall foam insulated cabinet.
  - Provide factory installed ECM blower motor.
  - Provide factory installed noncorrosive vertical and horizontal drain pans.
  - Provide factory installed aluminum evaporator coil with electronic expansion valv

CU Notes:

- Provide factory installed composite base for outdoor unit.
- Provide factory installed Aluminum condenser coil.
- Provide factory installed 2 stage coondenser with dual compressors.
- Provide field installed OEM programmable thermostat.

AIR DISTRIBUTION SCHEDULE

SYMBOL	MANUFACTURER & MODEL NO.	DESCRIPTION
RG	TITUS #4FL	ALUMINUM RETURN GRILLE. MODULE SIZE AND TYPE AS REQUIRED TO FIT CEILING CONSTRUCTION SHOWN ON ARCHITECTURAL DRAWINGS. PROVIDE WITH OPPOSED BLADE VOLUME DAMPER.
FRG	TITUS #4FFL	FILTER RETURN GRILLE. MODULE SIZE AND TYPE AS REQUIRED TO FIT CEILING CONSTRUCTION SHOWN ON ARCHITECTURAL DRAWINGS. PROVIDE OPPOSED BLADE VOLUME DAMPER.
ER	TITUS #4FL	ALUMINUM EXHAUST GRILLE. MODULE SIZE AND TYPE AS REQUIRED TO FIT CEILING CONSTRUCTION SHOWN ON ARCHITECTURAL DRAWINGS. PROVIDE OPPOSED BLADE VOLUME DAMPER.
LCD-X	TITUS #FL-10 #FL-15 #FL-20 #FL-30	FLOWBAR LINEAR SLOT DIFFUSER, SLOT SIZE INDICATED BY SUFFIX (X). NUMBER OF SLOTS AND LENGTH SHOWN ON THE DRAWINGS. PROVIDE ACOUSTICALLY LINED PLENUM LENGTH AND NUMBER SHOWN ON THE DRAWINGS.
LCR-X	TITUS #FL-10 #FL-15 #FL-20 #FL-30	LINEAR SLOT TYPE CEILING RETURN, SLOT SIZE INDICATED BY SUFFIX (X). NUMBER OF SLOT AND LENGTH SHOWN ON THE DRAWINGS. PROVIDE INSULATED RETURN HOOD WITH LIGHT SHIELD MODEL FBRI-15
LB	TITUS #CT480	LINEAR BAR SUPPLY GRILLE, WHITE FINISH, ALUMINUM. IN DRAWINGS, CEILING MOUNTED. PROVIDE SINGLE BLADE VOLUME DAMPER MODEL AG-30

NOTES:  
ALL FINISHED TO BE OFF-WHITE BAKED ENAMEL EXCEPT AS OTHERWISE NOTED ABOVE OR AS SPECIFICALLY SHOWN ON THE DRAWINGS.

ALL DUCTWORK CONNECTED TO LOUVERS AND GRILLES AT EXTERIOR WALLS SHALL HAVE BOTTOM OF DUCT CONSTRUCTED WITH MINIMUM 1/8 IN/FT SLOPE FOR A DISTANCE OF FOUR FEET SLOPING BACK TOWARDS LOUVER TO ALLOW INCIDENTAL WATER INTRUSION TO DRAIN BACK OUT THROUGH LOUVER. CONNECTION TO LOUVER SHALL BE RENDERED WATER-TIGHT AND NO OBSTRUCTION SHALL OCCUR INSIDE DUCTWORK WHICH WOULD PREVENT PROPER DRAINAGE BACK TO LOUVER.

AIR CONDITIONING LEGEND

SYMBOL	DESCRIPTION
RL RS USS	REFRIGERANT LIQUID REFRIGERANT SUCTION UNDERSIDE OF STRUCTURE
	DUCT, SIZE SHOWN IN INCHES
	MANUAL OPERATED DAMPER
	MOTOR OPERATED DAMPER
	SPLITTER DAMPER
	SQUARE ELBOW W/ TURNING VANES
	AIR EXTRACTOR
	DUCT TRANSITION
	SQ. TO ROUND TRANSITION
	FLEXIBLE DUCT
	BRANCH TAP WITH CONICAL FITTING
	RADIUS ELBOW WITH HEEL TAP
	RADIUS ELBOW, 5 PIECE IF AVAILABLE, 3PIECE OR SMOOTH OTHERWISE
	DIVIDED FLOW 'Y' TYPE FITTING
S/A O/A E/A EF	SUPPLY AIR OUTSIDE AIR EXHAUST AIR EXHAUST FAN
	SMOKE DETECTOR
	COMBINATION SMOKE/FIRE DAMPER
	FIRE DAMPER
	THERMOSTAT WITH WARMER/COOLER DIAL AND TEMPERATURE SENSOR
	ROOM TEMPERATURE SENSOR
	ROOM HUMIDITY SENSOR
EMCS	ENERGY MANAGEMENT CONTROL SYSTEM
	MOTORIZED DAMPER
	VOLUME DAMPER

HVAC DESIGN REQUIRES:	YES	NO
DUCT SMOKE DETECTOR		X
FIRE DAMPER(S)		X
SMOKE DAMPER(S)		X
FIRE RATED ENCLOSURE		X
FIRE RATED ROOF/FLOOR		X
CEILING ASSEMBLY	X	
FIRE STOPPING		X
SMOKE CONTROL		X

SYSTEM COMMISSIONING:

PROVIDE SYSTEMS COMMISSIONING IN ACCORDANCE WITH REQUIREMENTS OF FBC ENERGY CONSERVATION, SECTION 608

PROCURE THE SERVICED OF AN INDEPENDENT COMMISSIONING AGENT.

PROVIDE PRELIMINARY AND FINAL COMMISSIONING REPORT TO:

CERTIFY THAT HVAC&R SYSTEMS, HYDRONIC COMPONENTS, SUBSYSTEMS, AND EQUIPMENT HAVE BEEN INSTALLED, CALIBRATED, AND STARTED AND ARE OPERATING ACCORDING TO THE CONTRACT DOCUMENTS AND APPROVED SHOP DRAWINGS AND SUBMITTALS.

CERTIFY THAT HVAC&R INSTRUMENTATION AND CONTROL SYSTEMS HAVE BEEN COMPLETED AND CALIBRATED, THAT THEY ARE OPERATING ACCORDING TO THE CONTRACT DOCUMENTS AND APPROVED SHOP DRAWINGS AND SUBMITTALS, AND THAT PRETEST SET POINTS HAVE BEEN RECORDED.

CERTIFY THAT TAB PROCEDURES HAVE BEEN COMPLETED AND THAT TAB REPORTS HAVE BEEN SUBMITTED, DISCREPANCIES CORRECTED, AND CORRECTIVE WORK APPROVED.

CERTIFY THAT LIGHTING SYSTEMS AND EQUIPMENT HAVE BEEN INSTALLED, CALIBRATED, AND STARTED AND ARE OPERATING ACCORDING TO THE CONTRACT DOCUMENTS AND APPROVED SHOP DRAWINGS AND SUBMITTALS.

DESIGNER : E.C.

DRAWN BY: S.C.

REVIEWED BY: E.C.

Consultant :

ISSUE DATE: ---

COMP. FILE NO.:

STATE PROJECT NO.: 61450C

PROFESSIONAL REGISTRATION

FORT ZACHARY TAYLOR HISTORIC STATE PARK

SHEET TITLE  
Mechanical Schedules, Notes and Details

PROJECT TITLE  
VISITOR CENTER

SHEET NO.

M102

Department of Environmental Protection  
Division of Recreation and Parks  
Bureau of Design and Construction  
3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157

7100 SW 10th Ave, Suite 302, Miami FL 33173  
Phone (786) 246-4851 Fax (305) 397-0304  
info@bauhauseng.com bauhauseng.com  
REGISTERED ENGINEERING PROFESSIONAL











STANDARD 3" WIDE HANGERS

HANGER EXTENSION IS DEFINED AS THE SUM OF THE DISTANCES BETWEEN THE HANGING WIRES AND THE DUCT WALLS (BOTH SIDES).

MAXIMUM HANGER SPACING  
BY DUCT SIZE, I.D.

CHANNEL—  
(SEE TABLE  
FOR METAL GAUGE &  
DIMENSIONS)



SHEET NO.	FORT ZACHARY TAYLOR HISTORIC STATE PARK	<div>PROFESSIONAL REGISTRATION</div> <div></div>	<div>CONSULTANT :</div> <div><div>7100 SW 80th Ave, Suite 202, Miami FL 33173 Phone (786) 246-4851 Fax: (305) 397-0354 E-mail: engineering@bouhausengineering.com PROJECT #P-24-01</div></div>	DESIGNER :	E.C.	ISSUE DATE:	— —	SUBMITTAL NO.		REVISION		DATE					
				DRAWN BY:	S.C.	COMP. FILE NO.:		SYMBOL		REVISION		SYMBOL		REVISION		DATE	
				REVISED BY:	E.C.	STATE PROJECT No.:	61450C	SYMBOL		REVISION		SYMBOL		REVISION		DATE	
				<div><div>Department of Environmental Protection</div><div>Division of Recreation and Parks</div><div>Bureau of Design and Construction</div><div>3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157</div></div>													
SHEET TITLE	Mechanical Details	VISITOR CENTER	PROJECT TITLE														
M103																	





\*\* WHEN CONNECTED TO DUCTWORK PROVIDE 8" FULL SIZE METAL PLENUM BOX FOR DUCT CONNECTION.



1. FLEXIBLE DUCTS SHALL BE ONE-PIECE AND SHALL NOT BE SPLICED TOGETHER.  
EXTEND FLEXIBLE DUCT INSULATION TO DUCT/DIFFUSER PANEL INSULATION AND SEAL WITH MASTIC.
2. MINIMUM 1" WIDE 22 GALVANIZED STRAP HANGER WITH HEMMED EDGES PER SMACNA, FIGURE 3-10
3. FLEXIBLE AIR DUCT SHALL BE FULLY EXTENDED AND NOT COMPRESSED WITH ELBOW RADIUS NO LESS THAN  $R/D = 1.0$ .



1. ALL HANGER SPRING VIBRATION ISOLATORS SHALL BE FASTENED WITH DOUBLE NUTS.

## DIRECT DRIVE INLINE FAN

**SCALE: NTS**

SHEET NO.		PROJECT TITLE		CONSULTANT		REVISION		DATE		REVISION		DATE	
M104		VISITOR CENTER		Bouhaus Engineering 7109 SW 90th Ave. Suite 202, Miami FL 33173 Phone (786) 246-4851 Fax: (305) 397-0354 Email: engineering@bouhausengineering.com PRODUCT (24-25-26)		STATE PROJECT No.: 61450C		COMP. FILE No.:		ISSUE DATE: — —			
SHEET TITLE		MECHANICAL SCHEDULES		Professional Registration STATE OF FLORIDA JAMES B. KEISER ROGERS REGISTERED ARCHITECT AR97561 02/18/2025		DESIGNER : E.C.		DRAWN BY: S.C.		REVIEWED BY: E.C.			
FORT ZACHARY TAYLOR HISTORIC STATE PARK													







GENERAL ELECTRICAL NOTES

- 1.a) ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE, FLORIDA BUILDING CODE AND OTHER APPLICABLE CODES AND STANDARDS.
- 1.b) IT IS THE CONTRACTORS RESPONSIBILITY TO BE FULLY COGNIZANT WITH ALL CODE SECTIONS AS THEY APPLY TO THE WORK/INSTALLATION AT HAND WHETHER OR NOT SHOWN ON THE DRAWINGS BUT REQUIRED BY CODE. IF ANY DISCREPANCY ARISES BETWEEN ANY DESIGN ISSUES AND CODE REQUIREMENTS, CONTRACTOR MUST ADHERE TO THE MOST STRINGENT APPROACH.
- 2.a) THE DRAWINGS ARE DIAGRAMMATIC AND DO NOT SHOW ALL OFFSETS, BENDS AND BOXES REQUIRED TO MAKE A COMPLETE NEAT INSTALLATION IN ACCORDANCE WITH N.E.C..
- 2.b) WHEN CONFLICTS ARISE IN LOCATIONS WIRING DEVICES, ELECTRICAL EQUIPMENT, DISCONNECTS, PANELBOARDS ETC. DUE TO FIELD CONDITION OR IMPROPER FIELD COORDINATION CONTRACTOR SHALL BRING IT TO THE A/E's ATTENTION AND AT NO EXTRA COST RELOCATE, AND OR EXTEND WITHIN A REASONABLE DISTANCE SUCH ITEM WHICH IS IN CONFLICT. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING LOCATION OF ALL COMPONENT PRIOR TO ROUGH-IN WITH ALL TRADES- NO EXTRAS WILL BE ALLOWED FOR FAILURE TO DO SO.
3. THE CONTRACTOR IS RESPONSIBLE FOR EVALUATING FIELD CONDITIONS BY VISITING THE SITE PRIOR TO COMMENCING/BIDDING WORK.
4. CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING ALL ELECTRICAL SYSTEM COMPONENTS SUCH AS LUMINAIRES, WIRING DEVICES, APPLIANCES, CONTROLS SHOWN ON THE ARCHITECTURAL OR MECHANICAL DRAWINGS.
5. THE CONTRACTOR SHALL SATISFACTORILY REPAIR/REPLACE EQUIPMENT OR PART OF STRUCTURE DAMAGED AS A RESULT OF HIS WORK. SURFACES AND FINISHED AREAS SHALL BE RESTORED TO MATCH ADJACENT AREAS.
6. APPROVAL SHALL BE OBTAINED FROM THE ARCHITECT/STRUCTURAL ENGINEER PRIOR TO CUTTING OR DRILLING ANY STRUCTURAL SUPPORT MEMBER.
- 7.a) ALL DEVICE BOXES SHALL BE INSTALLED FLUSH AND CONDUITS RUN CONCEALED IN FINISHED AREAS EXCEPT AS SPECIFICALLY SHOWN/NOTED OTHERWISE.
- 7.b) ALL DEVICES INSTALLED OUTDOORS TO HAVE WEATHERPROOF COVERS.
8. INSTALL POWER AND CONTROL WIRING (INCLUDING CONDUITS AND BOXES) AND REQUIRED CONTROL COMPONENTS FOR AIR CONDITIONING SYSTEMS AS SHOWN/NOTED ON THESE DRAWINGS AND PER OTHER APPLICABLE DRAWINGS/INSTRUCTIONS. SEE AIR CONDITIONING DRAWINGS.
9. WIRE SIZE SHALL BE #12 THHN/THWN UNLESS OTHERWISE NOTED ON PLANS. CONDUCTORS #6 AND LARGER SHALL BE THWN.
10. ALL CONDUCTORS SHALL BE COPPER.
11. ALL CONDUCTORS SHALL BE RUN IN CONDUIT (METALLIC TYPE). IF PVC SCHEDULE 40 IS USED FOR UNDERGROUND FEEDERS ONLY, AN EQUIPMENT GROUND CONDUCTOR SIZED IN ACCORDANCE WITH N.E.C. 250-122 MUST BE INSTALLED AND CONDUIT SIZE INCREASED AS REQUIRED.
12. ALL MATERIALS SHALL BE U. L. APPROVED.
13. NEW TYPEWRITTEN PANEL TALLY SHALL BE FURNISHED AFTER JOB IS COMPLETED.
14. ALL BRANCH CIRCUITS SHALL BE PROPERLY PHASE BALANCED.
15. CONTRACTOR SHALL SEAL ALL FLOOR OPENINGS WITH A FIRE SEAL SIMILAR TO 'OZ' FLAMESEAL.
16. ALL NON-POWER RELATED WIRING IN CEILING AIR CONDITIONING PLENUM RUNNING WITHOUT CONDUIT SHALL BE TEFLON COATED CLASSIFIED FOR USE IN PLENUMS.
- 17.a) ALL BACK OF HOUSE WIRING DEVICES TO BE SPECIFICATION GRADE WITH STAINLESS STEEL COVER PLATES EQUAL TO LEVITON 53500 SERIES (SWITCHES); 5252 SERIES (RECEPTACLES).
- 17.b)ALL WIRING DEVICES INSTALLED IN KITCHEN COUNTERS, LAVATORIES AND EXTERIOR TO BE GF1.
18. LIGHT SWITCHES OPERATING CIRCUITS OTHER THAN 120V SHALL NOT BE GANGED IN SAME BOX UNLESS SWITCHES ARE CONNECTED TO SAME CIRCUIT.
19. ALL BRANCH CIRCUITS TO HAVE A GREEN EQUIPMENT GROUNDING CONDUCTOR SIZED AS PER N.E.C. 250.122.
20. ALL EMPTY CONDUITS TO BE PROVIDED WITH NYLON PULL STRINGS.
21. FUSES SHALL BE DUAL ELEMENT, TIME DELAY TYPE UNLESS OTHERWISE NOTED.
22. A/C EQUIPMENT WIRING, BREAKER AND FUSE SIZES ARE BASED ON A/C EQUIPMENT SPECIFIED ON CONTRACT DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WIRING, BREAKER AND FUSES SIZES IN ACCORDANCE WITH A/C EQUIPMENT NAMEPLATE REQUIREMENTS IF DIFFERENT FROM THAT SPECIFIED ON DRAWINGS, AS WELL AS ANY FEEDER CHANGES BEING AFFECTED BY THIS CHANGE. CONTRACTOR SHALL MAKE ABOVE MENTIONED CHANGES AT NO EXTRA COST.
23. CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH OTHER TRADES IN ORDER TO FURNISH AND INSTALL ALL CONTROL WIRING AND RACEWAYS. ALL POWER CONTROL CIRCUITS WIRING AND RACEWAYS AS SHOWN ON THE AIR CONDITIONING DRAWINGS OR SPECIFICATIONS. IF AIR CONDITIONING DRAWINGS REFER TO MANUFACTURER'S WIRING DIAGRAMS, THE CONTRACTOR SHALL VERIFY WITH SAID MANUFACTURER ALL REQUIREMENTS AND INCLUDE ALL RELATED WORK IN HIS CONTRACT.
24. ALL LUMINAIRES SHALL BE PROPERLY SUPPORTED IN ACCORDANCE WITH THE CEILING SYSTEM MANUFACTURER RECOMMENDATIONS AND LOCAL CODE REQUIREMENTS.
25. RISERS ARE DIAGRAMMATIC ONLY. THEY DO NOT SHOW EVERY BEND REQUIRED FOR THE INSTALLATION.
26. THIS DRAWING IS A GUIDE FOR THE INSTALLATION OF ELECTRICAL SERVICE. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE A FUNCTIONING SYSTEM.
27. ALL CABLES SHALL BE RUN WITHOUT SPLICES EXCEPT OTHERWISE INDICATED.
28. ALL PULL AND JUNCTION BOXES SHALL BE ACCESSIBLE AT ALL TIMES.
29. EXACT POINT AND METHODS OF CONNECTION SHALL BE DETERMINED IN FIELD.
30. ALL WORK SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER.
31. BRANCH CIRCUIT BREAKERS SHALL BE OF THE BOLT-ON TYPE. PLUG-IN CIRCUIT BREAKERS WILL NOT BE ACCEPTED.
32. ALL RACEWAY ROUTED, INSULATED CONDUCTORS SYSTEM SHALL BE COLOR CODED AS FOLLOWS:
- 120/240V SYSTEM

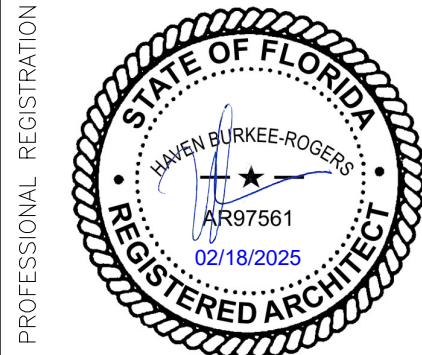
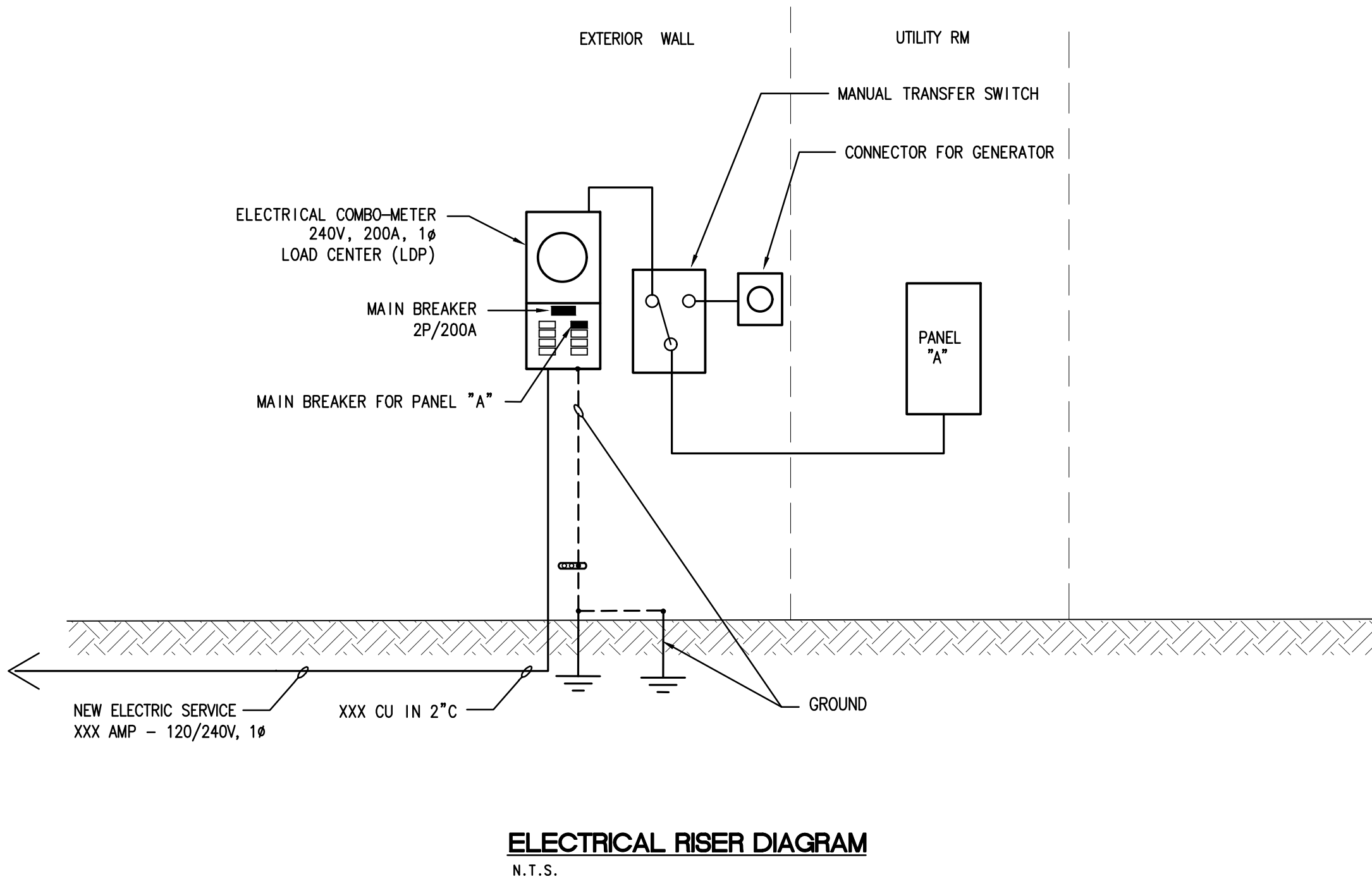
PHASE 'A' BLACK  
PHASE 'B' RED  
NEUTRAL WHITE  
GROUND GREEN
33. ALL ROUGH-IN DIMENSIONS ARE TO CENTER LINE OF DEVICE UNLESS OTHERWISE NOTED.
34. ALL EXTERIOR SURFACE MOUNTED LUMINAIRES, POSTS, POST TOPS, POLES AND AREA LIGHTING LUMINAIRES TO HAVE FINISH COLOR TO MATCH ARCHITECTURAL WINDOW FRAME COLOR UNLESS OTHERWISE SPECIFICALLY NOTED.
35. ALL PULL BOXES, HAND HOLES AND MAN HOLES TO HAVE COVER PLATE BOLTED TO FRAME AND BONDED TO THE EQUIPMENT GROUND SYSTEM.
36. CONTRACTOR SHALL INCLUDE IN HIS BID ALL COSTS RELATED TO THE FBC WIND LOAD COMPLIANCE, THE CERTIFICATION OF THE EXTERIOR POLE/LUMINAIRE ASSEMBLIES BY A STRUCTURAL ENGINEER.
37. ALL CONDUCTOR SPLICES IN EXTERIOR LOCATED JUNCTION/PULL BOXES EXPOSED TO THE WEATHER TO BE WEATHER SEALED BY USING AN APPROVED METHOD SUCH AS 3M SCOTCHLOCK CONNECTOR EPOXY SEALING PACKS OR SIMILAR.
- 38.a)WHEN THERE IS CONFLICT AS TO OPTIONS TO PERFORM A GIVEN TASK CONTRACTOR SHALL CHOOSE THE MOST COSTLY IN NATURE IN ORIGINAL BID.
- 38.b)WHEN ITEMS ARE REQUIRED BY LOCAL OR NATIONAL CODES CONTRACTOR SHALL INCLUDE THEM WHETHER SHOWN ON THE DRAWINGS OR NOT.
39. CONTRACTOR TO PROVIDE 1/2" CONDUIT AND OUTLET BOX FOR ALL THERMOSTATS LOCATED IN THE A/C DRAWINGS. CONDUIT TO RUN FROM THERMOSTAT LOCATED TO RESPECTIVE A/C UNIT.

GENERAL ELECTRICAL NOTES (CONTINUATION)

40. LUMINAIRES CONSISTING OF CONTINUOUS SECTIONS EITHER MECHANICALLY/ELECTRICALLY ATTACHED FROM FACTORY OR A ONE SOLID PIECE SHALL BE LENGTH AS SCALED. ANY DISCREPANCY BETWEEN THE LIGHTING FIXTURE SCHEDULE AND THE DRAWINGS MUST BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO ORDERING.
41. ANY DISCREPANCY BETWEEN ANY OF THE LUMINAIRES CHARACTERISTICS, SUCH AS VOLTAGE, MOUNTING, NUMBER OF LAMPS, LOCATION RATING, ETC., AS INDICATED IN THE LIGHTING FIXTURE SCHEDULE AND AVAILABILITY MUST BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO ORDERING.
42. ALL 120/240V BRANCH CIRCUITS SHALL BE INSTALLED WITH INDIVIDUAL NEUTRAL CONDUCTORS PER PHASE UNLESS INSTALLED AS PER METHOD ON NOTE #43.
43. IF MULTIWIRED BRANCH CIRCUITS (TWO OR THREE POLE BRANCH CIRCUITS SHARING A COMMON NEUTRAL CONDUCTOR) ARE INSTALLED AT CONTRACTOR'S OPTION, ALL UNGROUNDED CONDUCTORS SHALL BE SIMULTANEOUSLY DISCONNECTED BY PROVIDING 2 POLE OR 3 POLE CIRCUIT BREAKER OR SINGLE POLE BREAKERS WITH APPROVED HANDLE TIES AS REQUIRED PER N.E.C. 210.4.
44. RECEPTACLE OUTLETS CONTROLLED BY BMS SHALL BE PROVIDED WITH PERMANENT POWER SYMBOL AND THE WORD 'CONTROLLED', CLEARLY VISIBLE AFTER INSTALLATION.

ELECTRICAL SYMBOL LEGEND

SYMBOL	DESCRIPTION
	MOTORATED SWITCH
	DUPLEX RECEPTACLE OUTLET, 125V, 3 WIRE 20A,+18"
	GROUND FAULT INTERRUPTER REC. OUTLET, 20A, 125V, 3W GROUNDING & TAMPER RESISTANT TYPE.
	JUNCTION BOX
	DENOTES WEATHERPROOF AND WEATHER RESISTANCE PER N.E.C. 406.8 (a) & (b).
	MOTOR, SIZE AS INDICATED
	MOTOR STARTER OR CONTROLLER
	DISCONNECT SWITCH; 3-NUMBER OF POLES; 30-RATING; 20-FUSE SIZE; F-FUSE SIZE AS PER EQUIPMENT MANUFACTURER
	LIGHTING OR GENERAL PANELBOARD
	DISTRIBUTION AND/OR POWER PANELBOARD OR GUTTER
	CONDUIT RUN CONCEALED IN WALL OR CEILING
	GROUND FAULT INTERRUPTER RECEPTACLE OUTLET 20A, 125V, 3W ,HEIGHT AS DENOTED ON FLOOR PLAN
	CONDUIT RUN EXPOSED
	DENOTES BRANCH CIRCUIT HOME RUN. SHORT TICKS DENOTES NUMBER OF CIRCUITS, LONG TICK-NEUTRAL, 1G-ISOLATED GROUND CONDUCTOR, G-GROUND CONDUCTOR
	FLEXIBLE CONDUIT
	DENOTES CODED NOTE
	ELECTRICAL PANEL
	POWER COMPANY METER



FORT ZACHARY TAYLOR HISTORIC STATE PARK

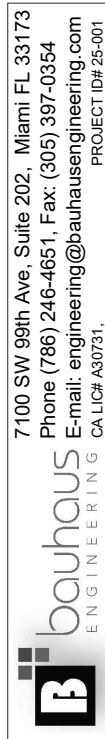
Electrical Schedules, Notes and Details

VISITOR CENTER

SHEET NO.

E102

Department of Environmental Protection  
Division of Recreation and Parks  
Bureau of Design and Construction  
3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157





PANEL ' MDP '

VOLTAGE:120/240V,1PHTYPE:XX  
MAIN:XXXMOUNTING SURFACE

CIRCUIT DESIGNATION	POLE AMPS	VOLT A	AMP. B	WIRE / COND SIZE	#	#	WIRE / COND SIZE	VOLT A	AMP. B	POLE AMPS	CIRCUIT DESIGNATION
PANEL A					1	2					
					3	4					
					5	6					
					7	8					

PHASE A VAKVA CONNECTED XX  
PHASE B VAAAMP CONNECTED XX

PANEL ' A '

VOLTAGE:120/240V,1PHTYPE:XX  
MAIN:XXX MLOMOUNTING SURFACE

CIRCUIT DESIGNATION	POLE AMPS	VOLT A	AMP. B	WIRE / COND SIZE	#	#	WIRE / COND SIZE	VOLT A	AMP. B	POLE AMPS	CIRCUIT DESIGNATION
CU					1	2					INDOOR LIGHTS
					3	4					EXHAUST FAN
AHU					5	6					RESTROOMS LIGHTS
					7	8					COVERED LIGHTS
WATER HTR					9	10					OUTDOOR LIGHTS
					11	12					GFI REC
GFI REC.					13	14					GFI REC
GFI REC.					15	16					GFI REC
GFI REC.					17	18					DRINKING FOUNTAIN
VENDING					19	20					DRINKING FOUNTAIN
VENDING					21	22					HAND DRYER
					23	24					HAND DRYER
					25	26					
					27	28					
					29	30					
					31	32					
					33	34					
					35	36					
					37	38					
					39	40					
					41	42					

PHASE A VAKVA CONNECTED XX  
PHASE B VAAAMP CONNECTED XX

DESIGNER : E.C.  
DRAWN BY: S.C.  
REVIEWED BY: E.C.  
Consultant :

ISSUE DATE: ---  
COMP. FILE No.:  
STATE PROJECT No.: 61450C


SYMBOL  
A  
B

SYMBOL  
C  
D

REVISION  
DATE

REVISION  
DATE

PROFESSIONAL REGISTRATION



FORT ZACHARY TAYLOR HISTORIC STATE PARK

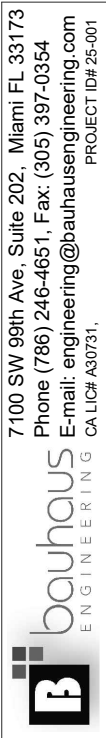
Electrical Schedules

VISITOR CENTER

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PROJECT TITLE

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Division of Recreation and Parks  
Bureau of Design and Construction  
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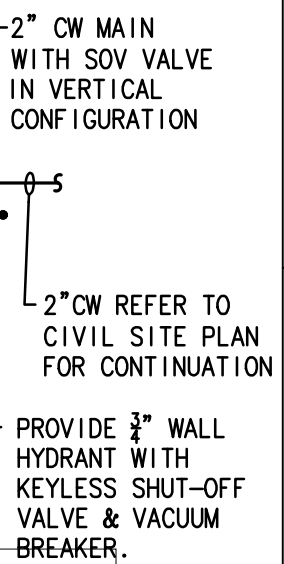
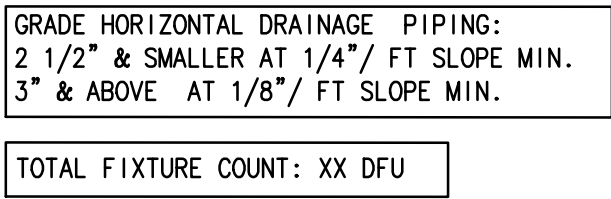


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PROJECT EX-25-001

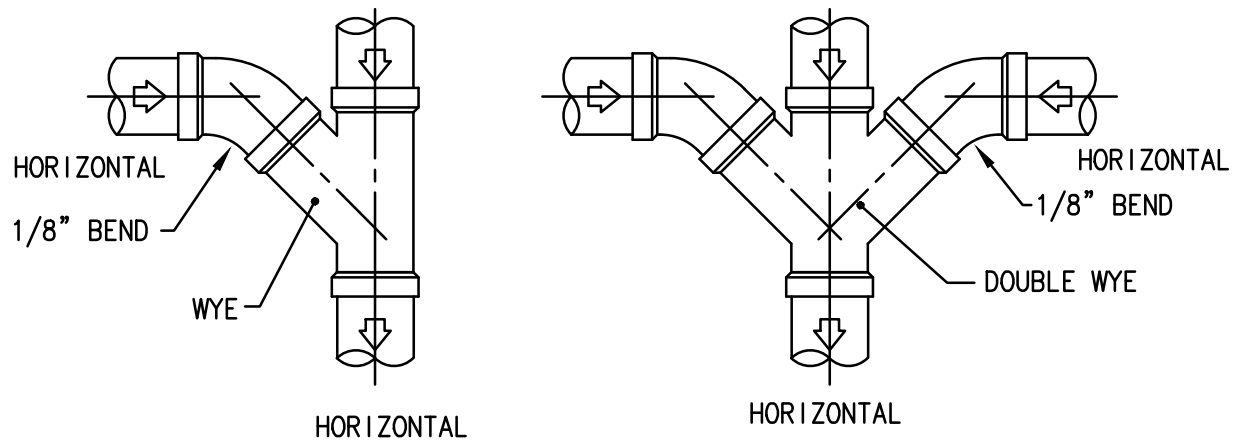
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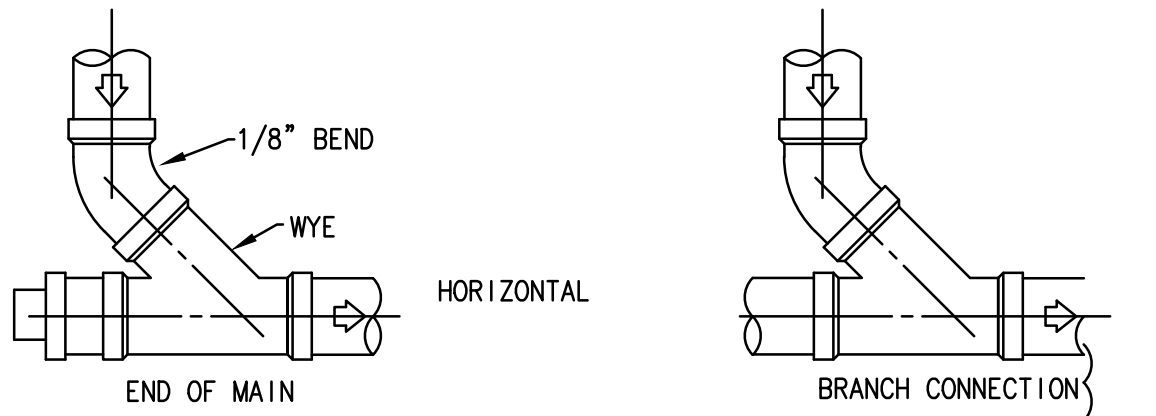




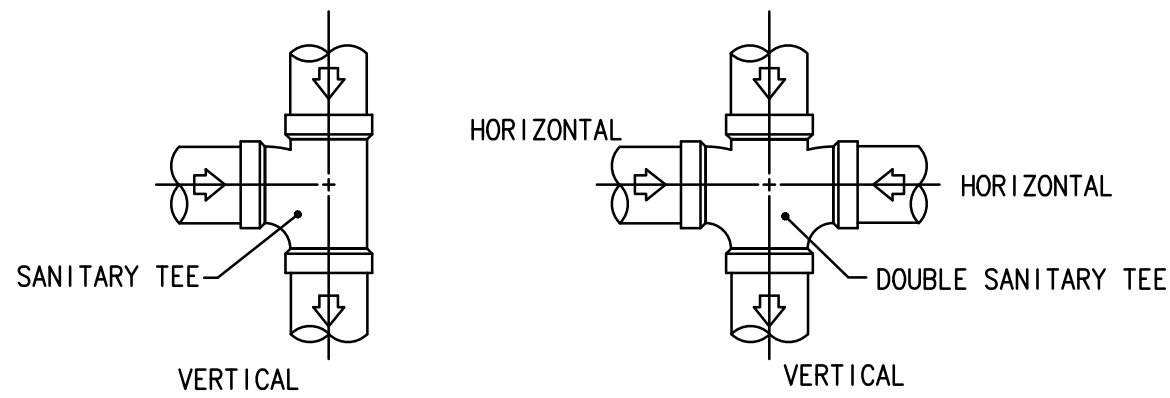




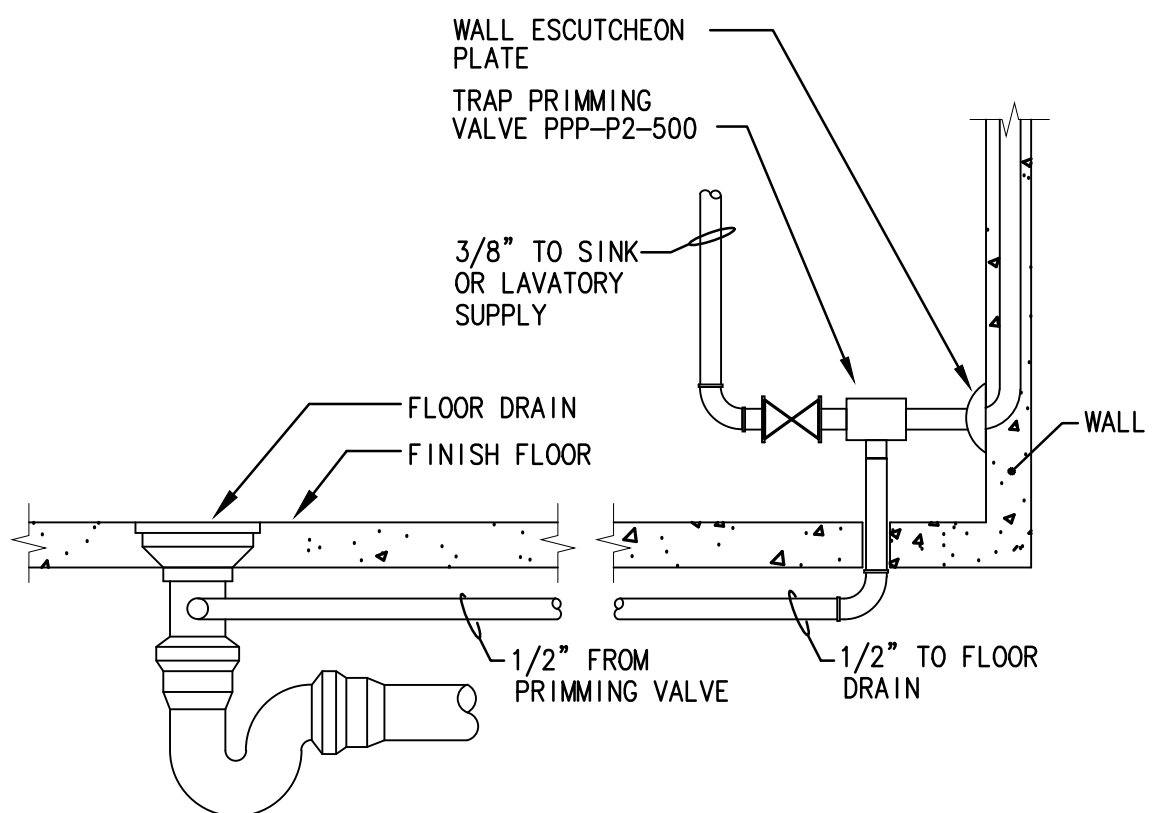
**TYPICAL SANITARY AND STORM DRAIN LINE CONNECTION WHEN FLOW DIRECTION IS HORIZONTAL TO HORIZONTAL.**  
N.T.S.



**TYPICAL SANITARY AND STORM DRAIN LINE CONNECTION WHEN FLOW DIRECTION IS VERTICAL TO HORIZONTAL.**  
N.T.S.



**TYPICAL SANITARY AND STORM DRAIN LINE CONNECTION WHEN FLOW DIRECTION IS HORIZONTAL TO VERTICAL.**  
N.T.S.



**SINGLE FLOOR DRAIN TRAP RESEAL FROM SINK OR LAVATORY**

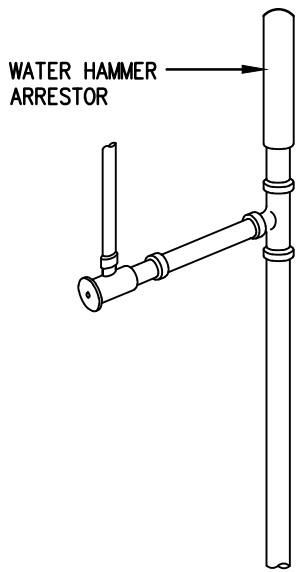
PLUMBING FIXTURE SCHEDULE					
MARK	FIXTURE	MANUFACTURER & MODEL	CW HW WASTE	TRAP	REMARKS
WC	WATER CLOSET	(SELECTED BY ARCHITECT)	1" — 4"	INTEGRAL	
WC-1	WATER CLOSET	(SELECTED BY ARCHITECT) (HANDICAP)	1" — 4"	INTEGRAL	
LAV	LAVATORY	(SELECTED BY ARCHITECT)	1/2" 1/2" 1-1/2"	1-1/4"	
LAV-1	LAVATORY (HANDICAP)	(SELECTED BY ARCHITECT)	1/2" 1/2" 1-1/2"	1-1/4"	
UR	URINAL	(SELECTED BY ARCHITECT)	3/4" — 2"	INTEGRAL	
MS	MOP SINK	(SELECTED BY ARCHITECT)	1/2" 1/2" 3"	3"	
DF	DRINKING FOUNTAIN	(SELECTED BY ARCHITECT)	1/2" — 1-1/4"	1-1/4"	

**NOTE:**

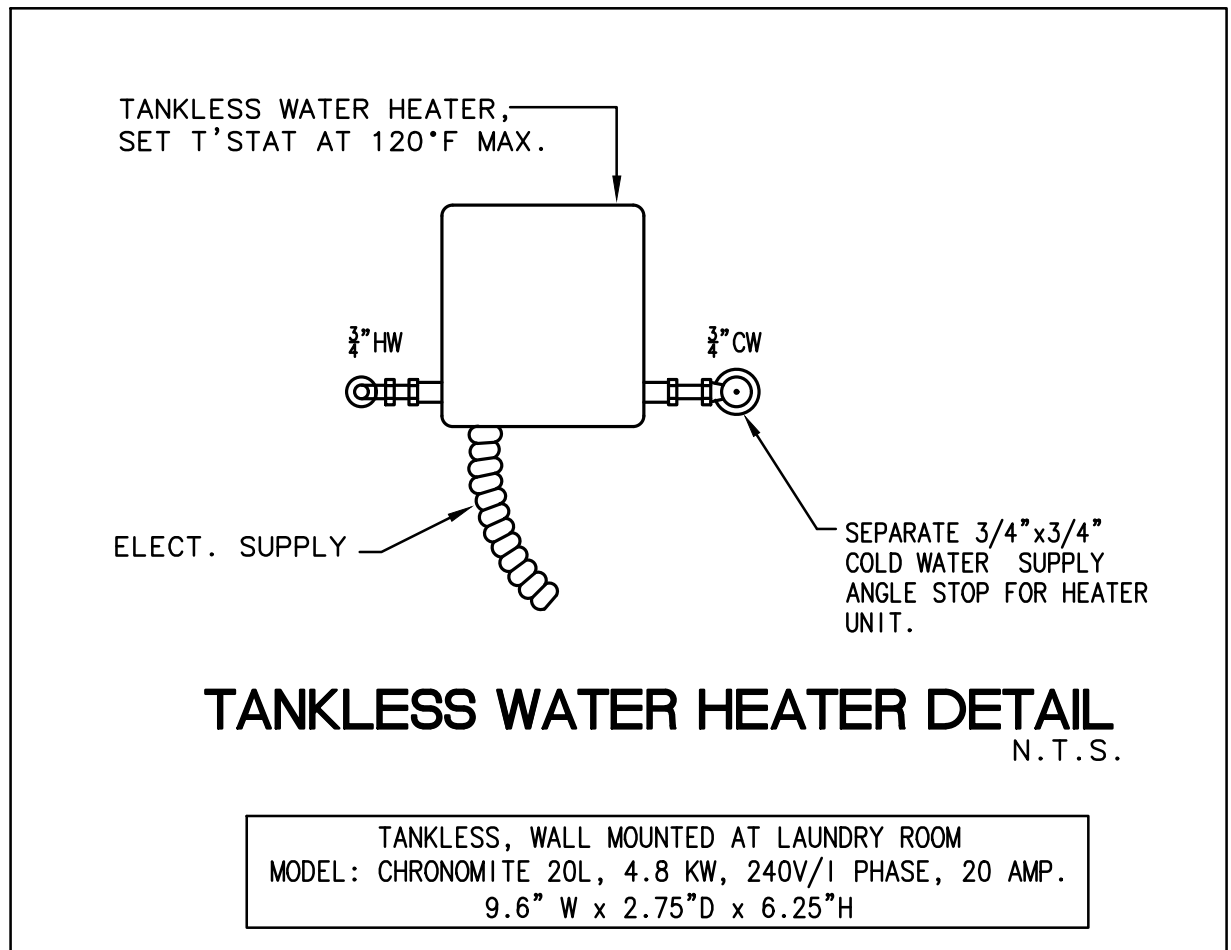
1. REFER TO ARCHITECTURAL DRAWING A# FOR PLUMBING FIXTURES AND VALVES.
2. ALL FIXTURES TO COMPLY WITH WATER CONSUMPTION RATES (FBC, PLUMBING TABLE 604.4).
3. ALL FIXTURES TO COMPLY WITH (FBC, PLUMBING CHAPTER 4, SECTIONS 406 THRU 426).

WATER HAMMER ARRESTER SCHEDULE		
MARK	* P.D.I. SIZE	CONN. SIZE
(A)	SWA-500	1/2"
(B)	SWA-750	3/4"
(C)	SWA-1000	1"

\* MODELS BASED ON PPP "SWEAT ON" FITTINGS



**TYPICAL WATER HAMMER ARRESTOR DETAIL**  
SCALE: NTS



**TANKLESS WATER HEATER DETAIL**  
N.T.S.

PLUMBING SYMBOL LEGEND	
SYMBOL	DESCRIPTION
— — — — —	SANITARY AND RAINWATER LINES
— — — — —	VENT LINE
— SD —	STORM DRAIN LINE
— C —	CONDENSATE LINE
— — — — —	COLD WATER LINE
— — — — —	HOT WATER LINE
— — — — —	HOT WATER RETURN LINE
F.C.O.	FLUSH CLEAN OUT
F.D.	FLOOR DRAIN
F.F.D.	FUNNEL FLOOR DRAIN
A.D.	AREA DRAIN
D.D.	DECK DRAIN
G.D.	GARAGE DRAIN
P.D.	PLANTER DRAIN
R.D.	ROOF DRAIN
C.O.	CLEAN OUT
VTR	VENT THRU ROOF
RWL	RAIN WATER LEADER
H.B.	HOSE BIBB
ABV	ABOVE
TYP	TYPICAL
DN	DOWN
— — — — —	SHUT OFF VALVE
— — — — —	CHECK VALVE
— — — — —	PRESSURE REDUCING VALVE
— — — — —	BALANCING VALVE
— — — — —	FLOOR DRAINS
— — — — —	FLOOR SINK
— — — — —	FLUSH CLEAN OUT
— — — — —	HOSE BIBB
— G —	GAS LINE
— — — — —	POINT OF CONNECTION

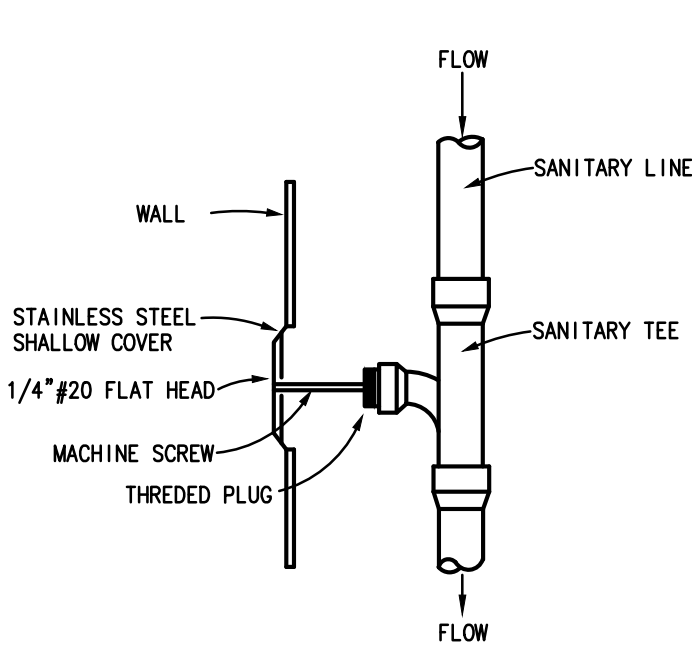
## PLUMBING SPECIFICATIONS

- A. RAINWATER, SANITARY WASTE AND VENT PIPING:
1. SHALL BE SPUN SERVICE WEIGHT CAST IRON NO-HUB PIPE AND FITTINGS FOR ABOVE GROUND, AND PUSH-ON JOINT WITH NEOPRENE GASKET FOR UNDERGROUND.
  2. ALTERNATE MATERIAL: PVC SCHEDULE 40, DW/PM, PRESSURE RATED TYPE PIPING WHEN NOT IN A/C RETURN AIR PLENUM. (NO FOAM CORE ALLOWED).
  3. ALL SANITARY HORIZONTAL PIPING SHALL BE SLOPED IN ACCORDANCE WITH FLORIDA BUILDING CODE REQUIREMENTS.
- B. DOMESTIC WATER PIPING:
1. CW PIPING SHALL BE COPPER TYPE 'L' WITH BRONZE OR WROUGHT COPPER SOLDER JOINT FITTINGS. JOINTS WITH 95/5 SOLDER, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
  2. INSTALL CAPPED AIR CHAMBER AND MECHANICAL SHOCK ABSORBERS WHERE SHOWN ON WATER RISERS. CHAMBERS SHALL NOT BE LESS THAN 1/4" AND 1/8" HIGH.
  3. PROVIDE DIELECTRIC ISOLATION BETWEEN CONTACT OF DISSIMILAR METALS.
  4. C.P. ESCUTCHEON PLATES REQUIRED ON ALL WALL PENETRATIONS.
  5. PROVIDE SHUT-OFF VALVES AT EACH PLUMBING FIXTURE WATER SUPPLY.
- C. HOT WATER AND HOT WATER RETURN PIPING INSULATION:
1. 3/4" INCH THICK GLASS FIBER MOLDED INSULATION WITH FACTORY APPLIED FRJ JACKET WITH LONGITUDINAL LAP AND BUTT JOINT STRIPS WITH SELF SEALING ADHESIVE.
  2. PROVIDE DIELECTRIC ISOLATION BETWEEN CONTACT OF DISSIMILAR METALS.
- D. CONDENSATE PIPING:
1. A/C CONDENSATE SHALL BE PVC SCHEDULE 40, WHEN NOT IN A RETURN AIR PLENUM, OR COPPER TYPE 'M' WHEN IN PLENUM. INSULATE ALL RUNS WITH 3/4" FIBERGLASS INSULATION WITH ALL SERVICE JACKET INSTALLED PER MANUFACTURER'S RECOMMENDATIONS OR 1/2" AMARFLEX.
- E. PIPE HANGERS AND SUPPORTS:
1. PROVIDE ADJUSTABLE HANGERS, INSERTS AND SUPPLEMENTARY STEEL AS REQUIRED FOR PROPER SUPPORT OF PIPE LINES.
- F. CLEANOUTS:
1. CLEANOUTS SHALL BE PROVIDED AND INSTALLED AT POINTS INDICATED BY 'C.O.' AND 'F.C.O.' ON DRAWINGS.
  2. CLEANOUT COVERS:
    - WALLS — JOSAM 8600-SS
    - RESILIENT FLOORS — JOSAM 8480 FERRULE WITH 8640.
    - CONCRETE FLOORS — JOSAM 8360
- G. MISCELLANEOUS PRODUCTS:
1. FLOOR DRAINS
    - RESTROOMS — JOSAM 30003-5A WITH NIKALLOY TOP AND 1/4" PRIMER TAP.
    - EQUIPMENT ROOMS JOSAM 30004-8A WITH NIKALLOY TOP AND 1/4" PRIMER TAP.
  2. TRENCH DRAINS: ZURN FLO-THRU MODEL 812 WITH 2001 AND 2002 CHANNELS, END CAPS, END OUTLETS AND CG CAST IRON GRATE/FRAME. INSTALL PER MANUFACTURER'S DIRECTIONS.
  3. AREA DRAINS (A.D.): JOSAM 23000 SERIES 14# SW. PROMENADE DRAIN WITH HEELPROOF, NICKEL-ALLOY GRATE.
  4. ROOF DRAINS: (R.D.): JOSAM 2100 SERIES ROOF DRAIN.
  5. PLANTER DRAINS (P.D.): JOSAM 39600 SERIES PLANTER DRAIN WITH S.S. MESH SCREEN OVER DOME.
  6. GARAGE DRAINS (G.D.): JOSAM 31220 SERIES WITH SEDIMENT BUCKET WITH 671000 SERIES BALL-FLOAT ADAPTOR.
- NOTE: WHERE DRAINS ARE INSTALLED AT COMPOSITION DECKS WITH SECONDARY MEMBRANES PROVIDE OPTPTION #85, STAINLESS STEEL PERFORATED EXTENSION (HEIGHT AS NECESSARY FOR LOCATION OF INSTALLATION).
- H. GAS PIPING:
1. GALVANIZED STEEL SCHEDULE 40 PIPE WITH TWO COATS OF BITUMASTIC PAINT WHEN EXPOSED TO THE OUTDOORS. PROVIDE PROPER SUPPORT ON ROOF AND INSIDE THE SPACE.
  2. GAS PIPING INSTALLED UNDERGROUND MUST BE PROVIDED WITH PVC SCHEDULE 80 SLEEVE.
- I. EXECUTION:
1. ALL WATER PIPING SHALL BE TESTED AT 100 PSIG, STERILIZED AND FLUSHED BEFORE CONNECTION TO BUILDING SYSTEMS.
  - J. SEE SPECIFICATION BOOK FOR ADDITIONAL DETAILED SPEC'S.

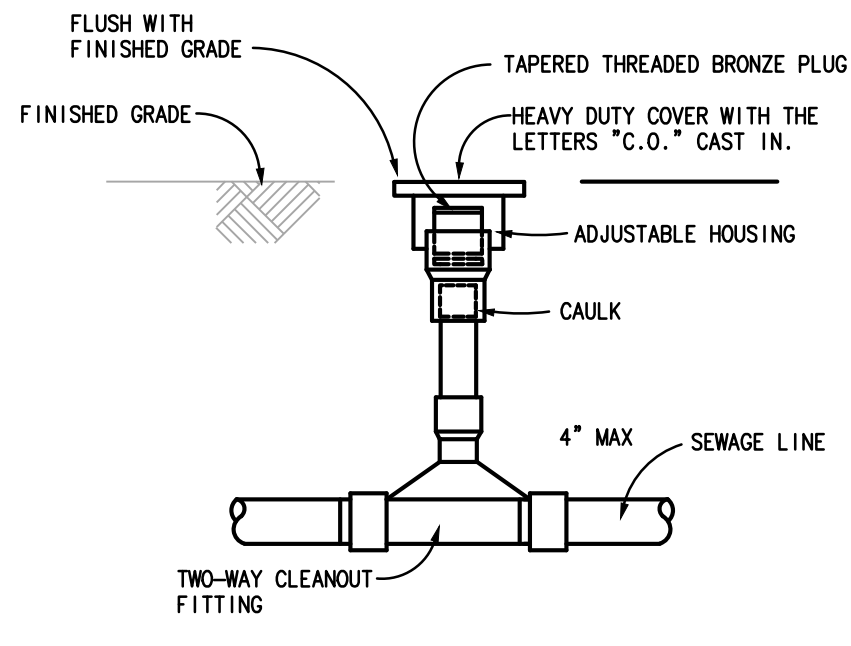
## PLUMBING RENOVATION NOTES

1. EXISTING PLUMBING LAYOUT INFORMATION IS BASED ON PROVIDED RECORD DRAWINGS, DIMENSIONS AND EXISTING PLUMBING LAYOUT SHALL BE FIELD-VERIFIED AND COORDINATED PRIOR TO PROCUREMENT OR FABRICATION. COORDINATE THE WORK WITH OTHER TRADES INVOLVED. FIELD MODIFICATIONS SUCH AS OFFSETS IN PIPING NEEDED DUE TO OBSTRUCTIONS OR INTERFERENCES SHALL BE PROVIDED AT NO ADDITIONAL COST. FOR PROJECTS INVOLVING RENOVATION, COORDINATE NEW WORK WITH EXISTING ELEMENTS SUCH AS THE BUILDING STRUCTURE AND ARCHITECTURAL FEATURES, SPRINKLER PIPING, LIGHTS, PLUMBING, AND ELECTRICAL CONDUIT.
2. ALL CONCRETE SLAB PENETRATIONS TO MODIFY OR INSTALL NEW HVAC, PLUMBING, ELECTRICAL AND FIRE PROTECTION PIPING, HANGERS AND OR OTHER COMPONENTS THAT EXCEED 8" IN DEPTH MUST BE X-RAYED OR SCANNED WITH GROUND PENETRATING RADAR SYSTEMS TO DOCUMENT EXISTING CONDITIONS AND EXACT LOCATION OF AFFECTED COMPONENTS AND ANY IMPEDIMENT IN AREAS AFFECTED BY PROJECT SCOPE OF WORK. EXISTING CONDITIONS MUST BE FIELD-VERIFIED PRIOR TRENCHING OR PENETRATING TO INCORPORATE PROJECT SCOPE OF WORK.
3. INTERRUPTIONS TO EXISTING SERVICES SHALL BE SCHEDULED FOR TIMES OTHER THAN NORMAL OPERATING HOURS (SUCH AS NIGHTS AND WEEKENDS). SUCH INTERRUPTIONS TO SERVICES SHALL NOT BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF THE OWNER'S REPRESENTATIVE AND PROPER COORDINATION WITH OTHER TRADES. PRE-WORK SHALL BE PERFORMED TO MAKE THE SHUTDOWN PERIOD AS BRIEF AS POSSIBLE.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2023 FLORIDA BUILDING CODE, 8TH EDITION. APPLICABLE REQUIREMENTS FOR THIS PROJECT SCOPE OF WORK.



**WALL CLEANOUT DETAIL**  
N.T.S.



**TWO WAY FLUSH CLEANOUT DETAIL**  
N.T.S.

DESIGNER : E.C.  
DRAWN BY: S.C.  
REVIEWED BY: E.C.  
Consultant :

ISSUE DATE: —  
COMP. FILE NO.:  
STATE PROJECT No.: 61450C

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C D

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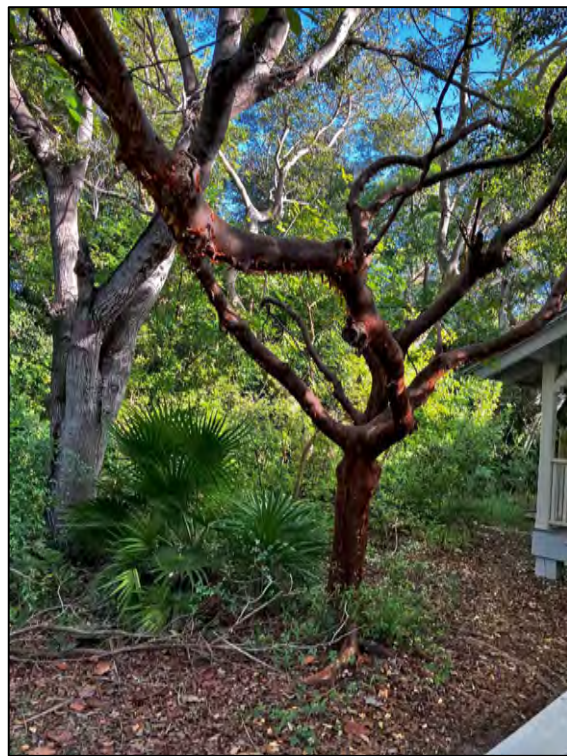
PROFESSIONAL REGISTRATION  
JAMES BURKE-ROGER  
REGISTERED ARCHITECT  
AR97561  
02/18/2025

FORT ZACHARY TAYLOR HISTORIC STATE PARK  
SHEET TITLE  
Plumbing Schedules, Notes and Details  
PROJECT TITLE  
VISITOR CENTER

P102  
N.T.S.

Department of Environmental Protection  
Division of Recreation and Parks  
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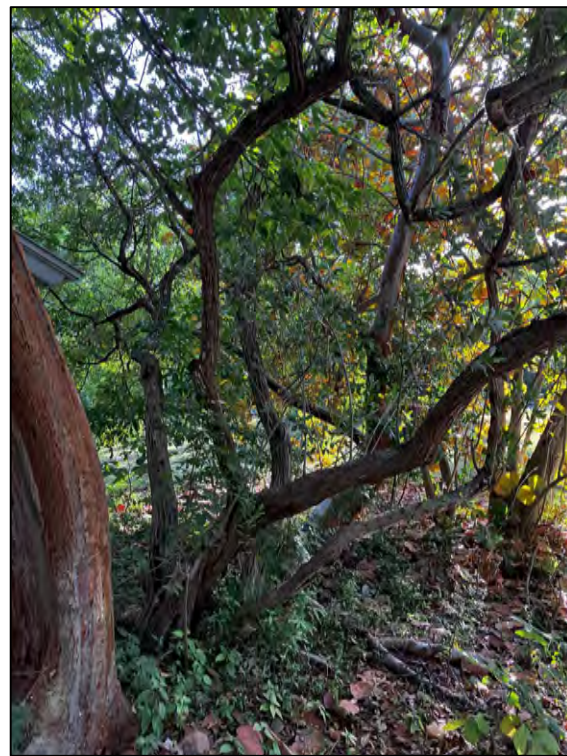




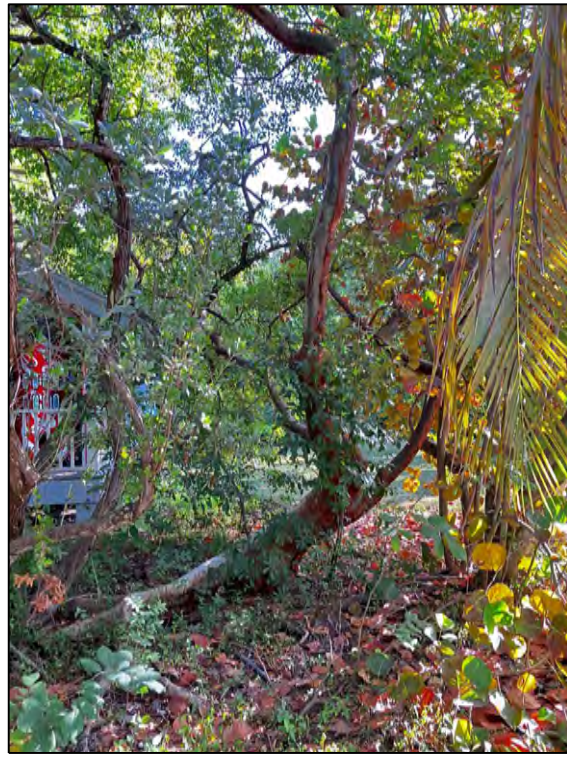
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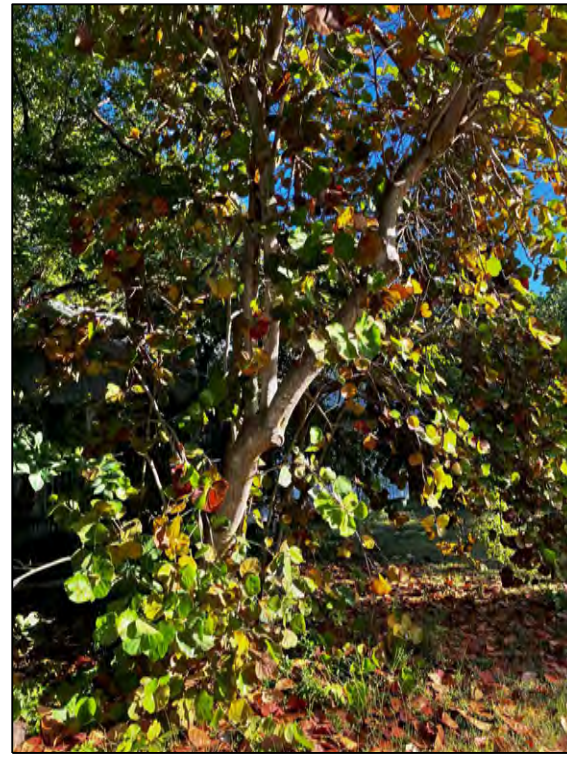
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T R E E # 3



T R E E # 4



T R E E # 5



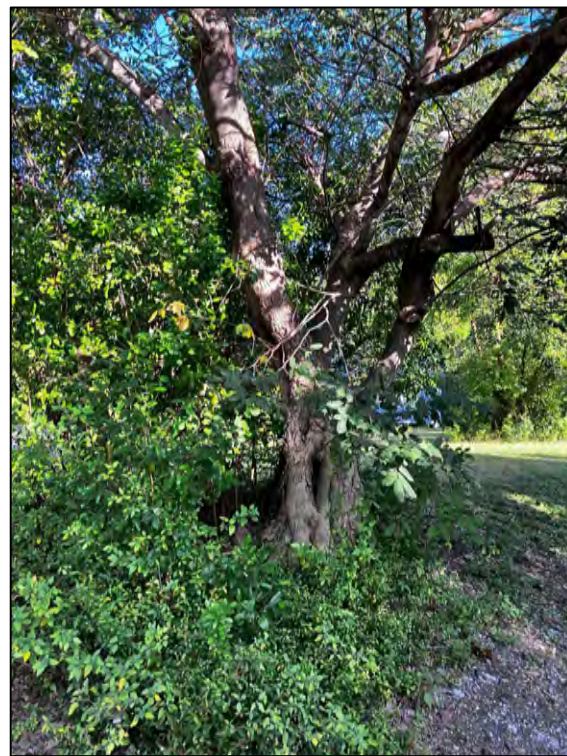
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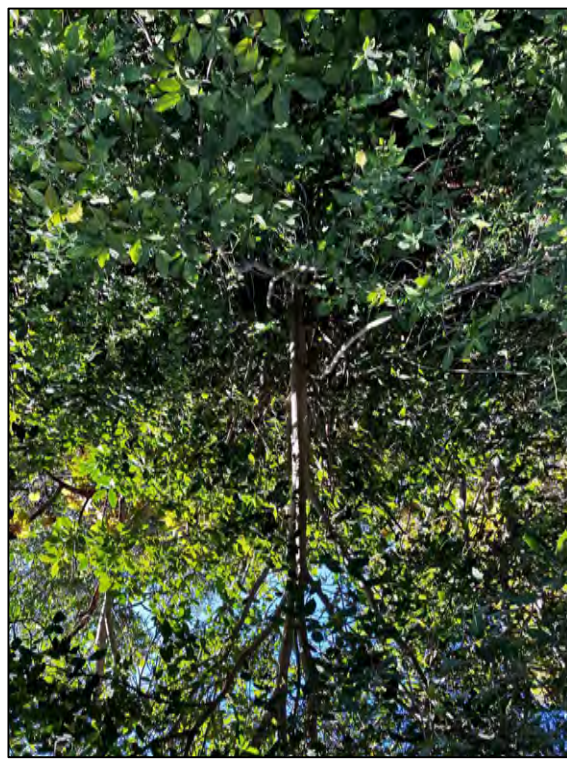
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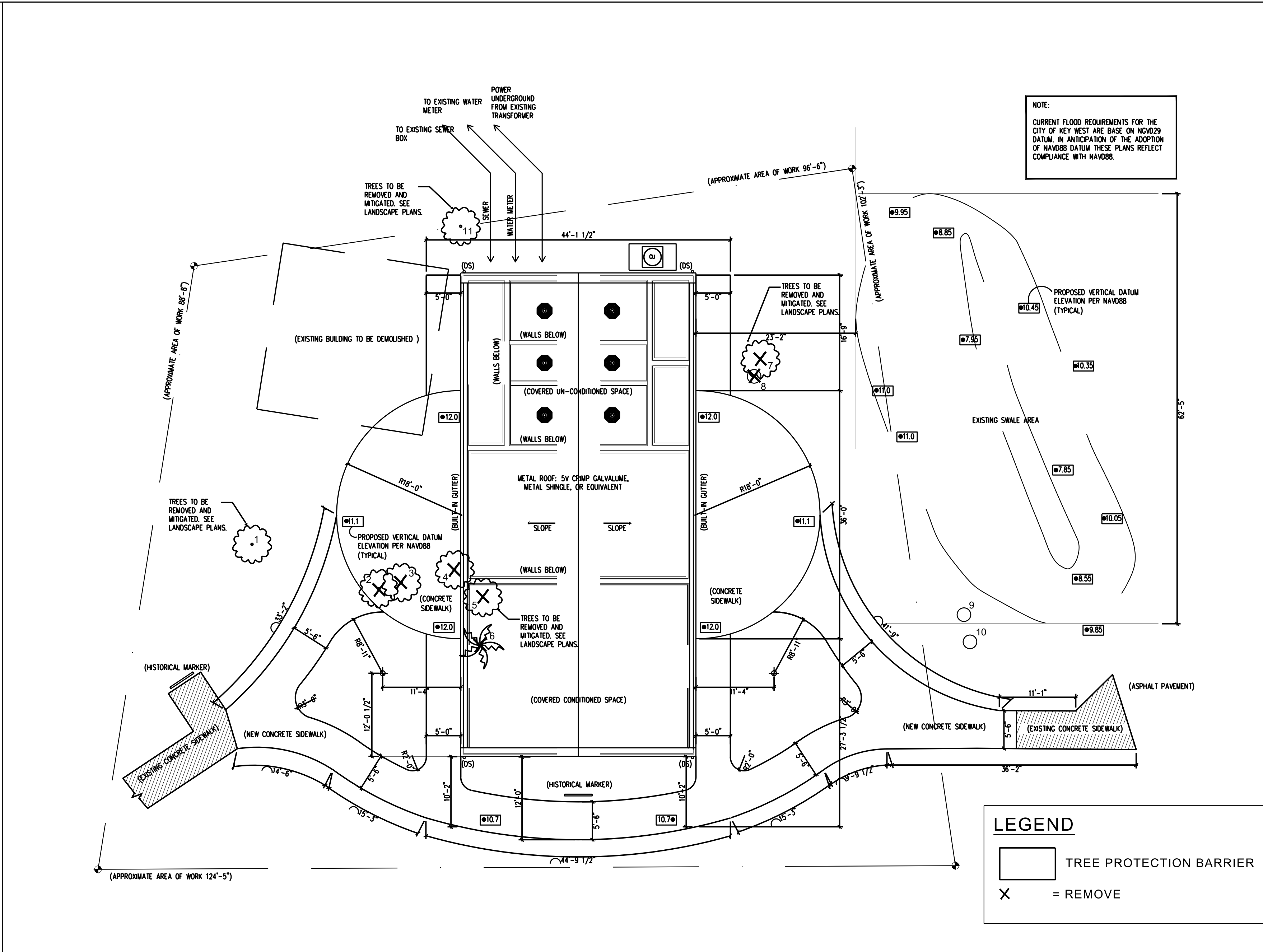
T R E E # 9



T R E E # 1 0



T R E E # 1 1



1 TREE REMOVAL PLAN  
D100 SCALE: 1"=10'-0"

#	COMMON NAME	SCIENTIFICNAME	SIZE	KW/Cty LDR	DISPOSITION	REQUIRED REPLACEMENT	NOTES
1	Gumbo Limbo	Bursera simaruba	14" cal	Protected	Remain		
2	Gumbo Limbo	Bursera simaruba	2x12"	Protected	Remove 60%	14.4" replace	Double Trunk
3	Silver Buttonwood	conocarpus erectus	20"	Protected	Remove 60%	12" replace	multiple trunks - aggregate total
4	Gumbo Limbo	Bursera simaruba	18"	Protected	Remove 50%	9" replace	laying over
5	Seagrape	Coccoloba uvifera	22"	Protected	Remove 70%	15.4" replace	multi-trunk
6	Coconut Palm	Cocos nucifera	20'	Protected	Remove	1 to 1	replace min. 4' in height
7	Strangler Fig	Ficus aurea	60"	Protected	Remove 80%	34.8" replace	multi-trunk
8	Gumbo Limbo	Bursera simaruba	8" & 6"	Protected	Remove 50%	7" replaced	Growing root of strangler fig; 2 Main Stems
9	Monkey Pod	Pithecellobium saman		Regulated	Remain		
10	TBD	TBD			Remain		
11							
12	Total replacement inches required: 92.6"						
13	Total Palm replacement : 1 palm tree min. 4' CT						

DESIGNER : HBR  
DRAWN BY: ACA  
REVIEWED BY: HBR

ISSUE DATE: ---  
COMP. FILE NO.: 61450C  
STATE PROJECT NO.: 61450C

CONSULTANT :  
BENDER & ASSOCIATES ARCHITECTS  
Address: 410 Angela Street, Key West  
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Phone: 305-296-1347  
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Website: www.benderarchitects.com

PROFESSIONAL REGISTRATION  
HAVEN BURKEE-ROGERS  
ARCHITECT  
REGISTERED ARCHITECT  
STATE OF FLORIDA  
AR97561  
02/18/2025

FORT ZACHARY TAYLOR HISTORIC STATE PARK

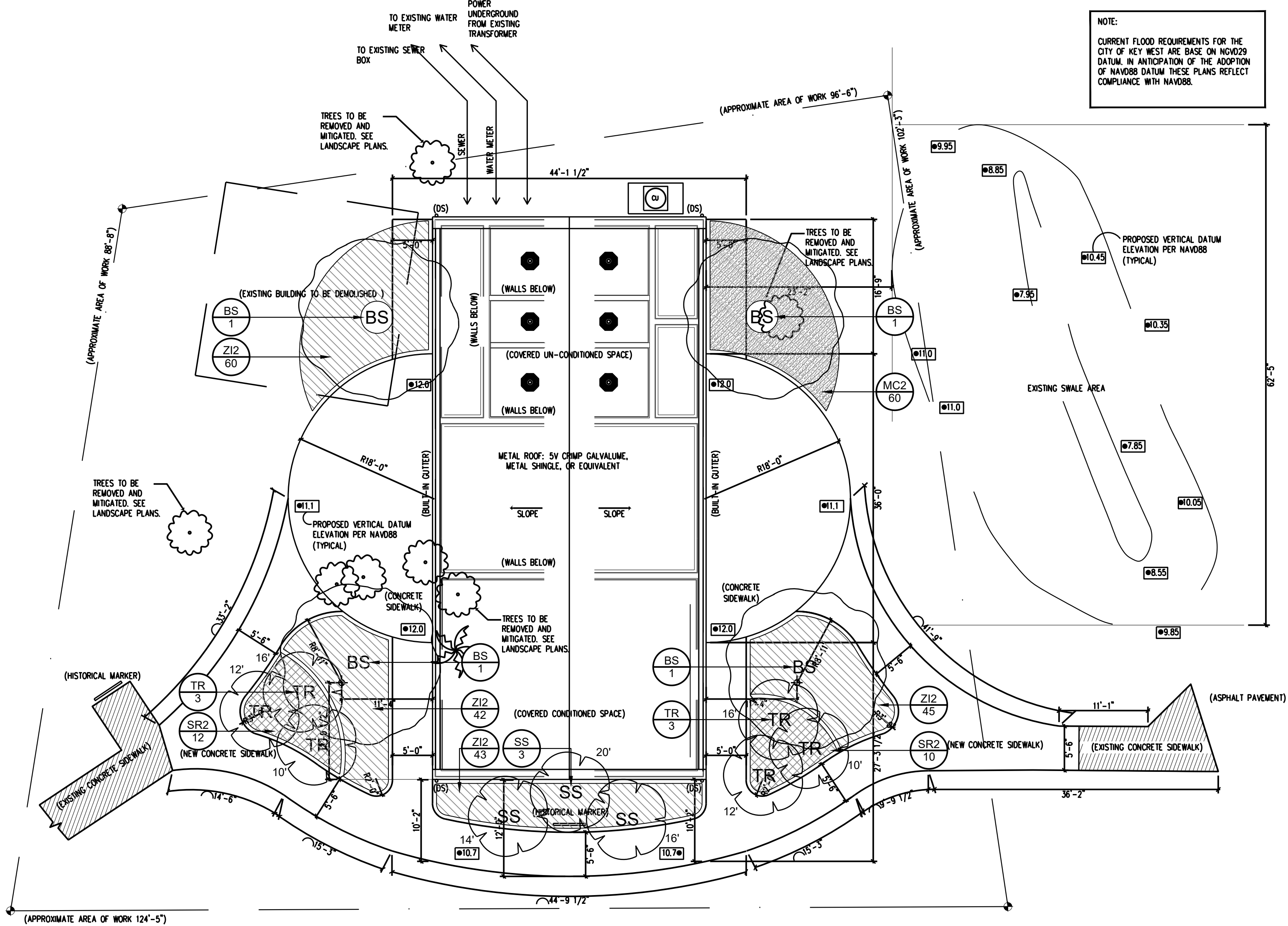
AREA SURVEY

VISITOR CENTER






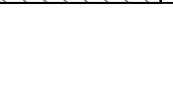
SHEET NO.

LD100





PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SIZE	NATIVE/NON-NATIVE	
TREES							
	BS	4	BURSERIA SIMARUBA / GUMBO LIMBO	45 GAL.	4" CAL. 12-14' HT	NATIVE	
	SS	3	SABAL PALMETTO / CABBAGE PALMETTO	F.G.		NATIVE	
	TR	6	THRINAX RADIATA / FLORIDA THATCH PALM	F.G.		NATIVE	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	NATIVE/NON-NATIVE	SPACING
SHRUB AREAS							
	MC2	60	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	3 GAL.	20"-24" HT., FULL	NATIVE	24" o.c.
	SR2	22	SERENOA REPENS / SAW PALMETTO	3 GAL.	12" - 14" HT., FULL	NATIVE	36" o.c.
	ZI2	190	ZAMIA INTEGRIFOLIA / COONTIE	3 GAL.	1'-1.5' HT, 1'-1.5' SPRD	NATIVE	24" o.c.

1 SITE PLAN  
A100 SCALE: 1"=10'-0"

DESIGNER : HBR  
DRAWN BY: ACA  
REVIEWED BY: HBR

ISSUE DATE: -- --  
COMP. FILE No.: 61450C  
STATE PROJECT No.: 61450C

CONSULTANT :  
BENDER & ASSOCIATES ARCHITECTS  
Address: 410 Angela Street, Key West  
FL 33040  
Phone: 305-296-1347  
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Website: www.benderarchitects.com

PROFESSIONAL REGISTRATION  
HAVEN BURKEE ROGERS  
REGISTERED ARCHITECT  
STATE OF FLORIDA  
HAVEN BURKEE-ROGERS  
AR97561  
02/18/2025

FORT ZACHARY TAYLOR HISTORIC STATE PARK

SHEET TITLE  
AREA SURVEY

PROJECT TITLE  
VISITOR CENTER

SHEET NO.

LA100

Department of Environmental Protection  
Division of Recreation and Parks  
Bureau of Design and Construction  
3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157





## THE CITY OF KEY WEST

### Tree Commission

Post Office Box 1409 - Key West, FL 33041-1409

Telephone: 305-809-3723

May 21, 2025

David Matson  
3800 Commonwealth Blvd  
Tallahassee, FL 32303

Keith Oropeza  
415 E Pine St. Apt 1012  
Orlando, FL 32801

To Whom It May Concern:

The City of Key West Tree Commission recently considered your permit application, TP2025-0007, for Conceptual Landscape Plan approval with tree removal for 601 Howard England Way. Key West, Florida (Fort Zachary Taylor State Park), at their regularly scheduled meeting on May 20, 2025.

The Tree Commission approved the Conceptual Landscape Plan, to remove 2-Gumbo Limbos, 1-Silver Buttonwood, 1-Seagrape, and 1-Coconut Palm, with the following conditions:

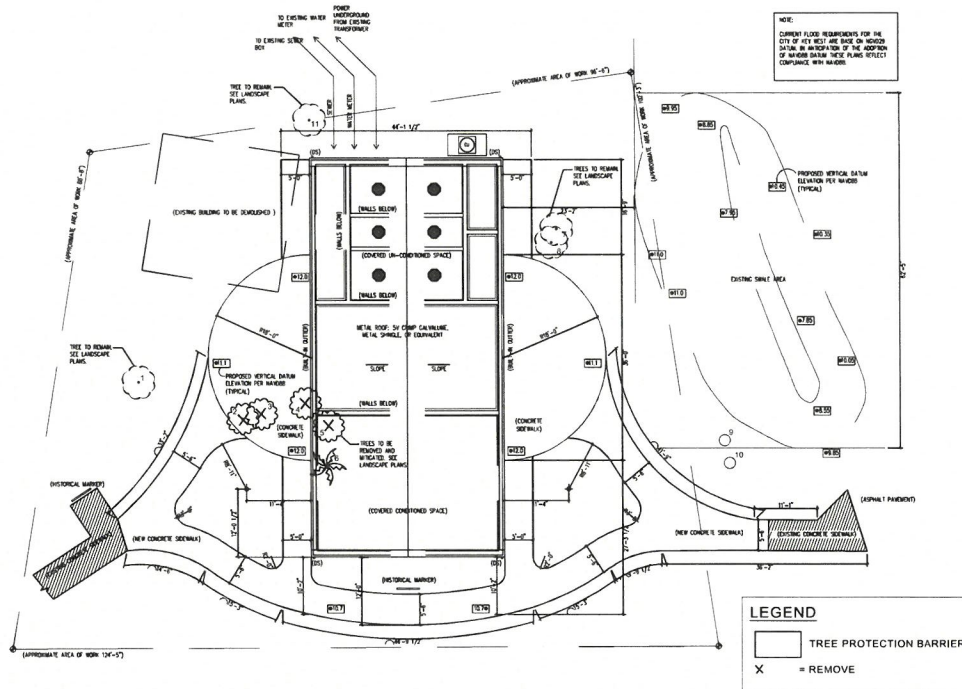
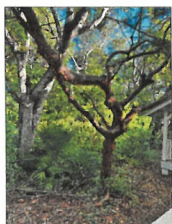
1. The mitigation plan for the final landscape plan shall include the entire 73.1 Caliper inch requirement, and
2. The plan shall be revised to meet the code requirement of only 25% of plantings be palms

This approval now allows the project to proceed through the review process with the Planning Board. Once you have received approvals from these boards, an application should be made again to the Tree Commission for Final Landscape Plan approval with Tree Removal. If the changes have been made pursuant to the conditions of this conceptual approval, then the Urban Forestry Department will be able to file a memo into the file regarding Final landscape plan approval. If the changes have not been made, then the Tree Commission will need to review the Final Landscape Plan.

If you have any questions, please call the office at (305) 809-3768.

Sincerely,

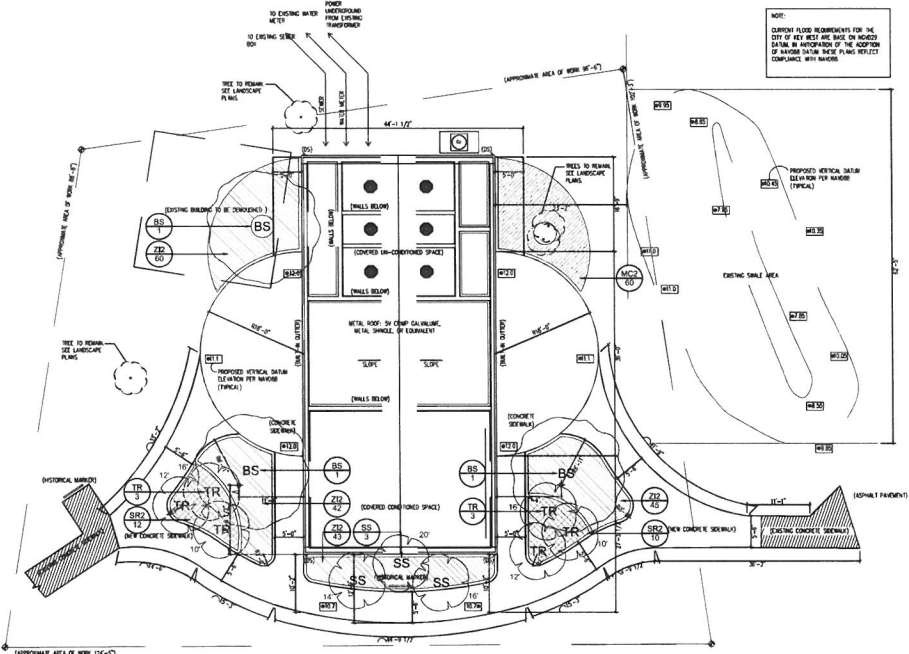
Misha McRAE  
Chairman, Tree Commission









Sl. No.	COMMON NAME	SCIENTIFIC NAME	SIZE (DBH)	KW. City	DEPOSITION	REQUIRED REPLACEMENT	CONDITION	NOTES
1	Gumbo Limbo	Bursera simaruba	14"	Protected	Remain		Good	
2	Gumbo Limbo	Bursera simaruba	212"	Protected	Remove		Fair	Double Trunk
3	Silver Buttonwood	Conocarpus erectus	20"	Protected	Remove		Fair	multiple trunks – aggregate total
4	Gumbo Limbo	Bursera simaruba	18"	Protected	Remove		Poor	laying over
5	Scaevola	Coccoloba uvifera	22"	Protected	Remove		Fair	multi-trunk
6	Coconut Palm	Cocos nucifera	20"	Protected	Remove		Good	replace min. 4' in height
7	Strangler Fig	Ficus aurea	60"	Protected	Remain		Good	multi-trunk
8	Gumbo Limbo	Bursera simaruba	8' & 6"	Protected	Remain		Poor	Growing root of strangler fig. 2 Main Stems
9	Monkey Pod	Alseodaphnophyllum saman		Regulated	Remain		Good	
10	Iroewood	Nyctele trifoliata	6"	Protected	Remain		Good	
11	Figs	Ficus spp	4"	Protected	Remain		Good	TBD by urban forester
12	Total replacement inches required							
13	Total Palm replacement : 1 palm tree min							













1 SITE PLAN  
LA100 SCALE: 1"=10'-0"


PLANT SCHEDULE							
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER	SIZE	NATIVE/NON-NATIVE	
TREES							
	BS	3	BURSERIA SIMARUBA / OUMBO LIMBO	45 GAL.	4" DBH, 12'-14" HT.	NATIVE	
	SS	3	SABAL PALMETTO / CABBAGE PALMETTO	F.G.		NATIVE	
	TR	6	THRINAX RADIATA / FLORIDA THATCH PALM	F.G.		NATIVE	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	NATIVE/NON-NATIVE	SPACING
SHRUB AREAS							
	MC2	60	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	3 GAL.	20"-24" HT., FULL	NATIVE	24" o.c.
	SR2	22	SERENGA REPENS / SAW PALMETTO	3 GAL.	12" - 14" HT. FULL	NATIVE	36" o.c.
	ZR2	190	ZAMIA INTEGRIFOLIA / COONTIE	3 GAL.	1'-1.5' HT. 1'-1.5' SPRD	NATIVE	24" o.c.



DATE	REGION	SYMBOL	DATE	REGION	SYMBOL	DATE	REGION	SYMBOL	DATE	REGION	SYMBOL
DEPARTMENT OF ENVIRONMENTAL PROTECTION DIVISION OF RECREATION AND PARKS BUREAU OF DESIGN AND CONSTRUCTION 3800 COMMONWEALTH BLVD., TALLAHASSEE, FL 32399 (850) 245-2157											
PROJECT: FORT ZACHARY TAYLOR HISTORIC STATE PARK AREA: AREA SURVEY VISITOR CENTER SHEET NO. LA100											

[illegible]

PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL COMMON NAME	CONTAINER	SIZE	NATIVE/ENDORSE
TREES						
	06	4	BURSERA SIMARUBA GUANO LIMBO	46 GAL.	4" DBH, 12'-4" HT.	NATIVE
	07	4	MYRTILLANTHUS ROSEAGENS / SIMPSON'S STOPPER	46 GAL.	2" DBH, 10'-12" HT.	NATIVE
	08	2	THEPAAK KUDIA / FLORIDA HATCH PALM	P.O.	SEE PLANTING CT	NATIVE
SYMBOL	CODE	QTY	BOTANICAL COMMON NAME	CONTAINER	SIZE	SPACING
SHRUB AREAS						
	AC2	60	MULGA EMBERRA CAPILLARS / PINK MULGA GRASS	3 GAL.	20"-24" HT., FULL	24" o.c.
	SP2	22	SEEDA EMBERRA / SAW PALMETTO	3 GAL.	27" - 41" HT. FULL	36" o.c.
	ZZ2	190	ZAMIA PITCHER PLANT / COONITE	3 GAL.	1'-1.5" HT., 1'-1.5" BRND	24" o.c.

SHEET NO. <b>LA1000</b>	<b>FORT ZACHARY TAYLOR HISTORIC STATE PARK</b>		PROFESSIONAL REGISTRATION KEITH OROPEZA LA0001023	DESIGNER : HBR	ISSUE DATE : --	SYMBOL	REVISION	DATE	SYMBOL	REVISION	DATE
	SHEET TITLE <b>AREA SURVEY</b>			DRAWN BY: ACA	COMP. FILE No.:	A			C		
	PROJECT TITLE <b>VISITOR CENTER</b>			REVIEWED BY: HBR	STATE PROJECT No.: 61450C	B			D		
			Consultant : BENDER & ASSOCIATES ARCHITECTS Address: 410 Angels Street, Key West FL 33344 Phone: 305-295-1347 Email: <a href="mailto:bob@benderandassociates.com">bob@benderandassociates.com</a> <a href="http://www.benderandassociates.com">www.benderandassociates.com</a>	<b>Department of Environmental Protection</b> <b>Division of Recreation and Parks</b> <b>Bureau of Design and Construction</b> <b>3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157</b>							