



Historic Architectural Review Commission
Staff Report for Item 7

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: July 26, 2016

Applicant: City of Key West, Owner
Bermejo, Ajamil & Partners, Architects

Application Number: H16-01-0697

Address: #Truman Waterfront

Description of Work:

New amphitheater and bathroom building.

Site Facts:

Truman Waterfront is a site of approximately 32 acres located on the west side of the historic district. The Navy transferred the land to the City of Key West. A Memorandum of Agreement signed by the parts includes, among others, land use limitations, setbacks, State Park access as well as specific requirements for Navy vehicular accesses through the land. The HARC Commission approved the proposed Major Development Plan in February 24, 2014. The Commission also approved the new stables building, a new multi-use structure, and bathroom facilities for an interactive fountain.

The city started phase one construction. In phase one, roads and civil work will take place as well as the construction of the fountain and bathrooms facilities.

Guidelines Cited in Review:

- Additions, alterations and new construction (pages 36-38a), specifically all guidelines for new construction.

Staff Analysis

The certificate of appropriateness in review proposes a one-story freestanding structure that will be an amphitheater. The structure will be located in the westernmost portion of the park. The main structure will have an elliptical footprint and flat roof. The building will raise 29'-5" from ground and with the stage, service area, and ramps will cover approximately 3,180 square feet. The rear wall of the stage will be facing the road.

The amphitheater structure will raise on a concrete slab 4 feet over ground and over the slab a 14'-6" height concrete curved wall will serve as the backdrop. Over the backdrop wall there will be nine steel columns that will serve as support elements to the flat roof. Two full steel columns flanking each side of the backdrop wall will also serve as structural elements supporting the flat roof. Six smaller metal elements running horizontally from the main structural columns will serve as a "ring" for installation of lights and sound equipment. Under the elliptical flat roof, there will be a smaller ridge, also for accommodating light, video, and sound equipment.

The design also includes a detached building for bathrooms. This structure will be located next to the amphitheater structure. The building will be rectangular in footprint and will have concrete walls. The design for this building is similar in concept as the amphitheater, as the roof is detached from the walls and supported through steel columns, creating a "floating roof". The building will have a maximum height of 13'5" and its footprint will occupy 655 square feet. The walls and base will be stucco finish and the roof will be metal.

The design depicts the proposed arena surrounding the amphitheater. Storage for equipment and furniture will not be provided in the premises.

Consistency with Cited Guidelines

After the review of the plans, it is staff's opinion that the proposed buildings conforms the guidelines pertaining new construction, specifically mass, scale, proportions and compatibility. There is no urban context surrounding the area; the only existing building within proximity is the Eco Discovery Center, which is a one-story cbs structure of approximately 16 feet tall. The new amphitheater will be a stand-alone structure surrounded by open grounds. The proposed architectural vocabulary for both buildings do not mimic any historic building, but rather is a contemporary expression that evokes some industrial characteristics, which complements the historic use of a naval base.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER <i>16-01-964</i>		BUILDING PERMIT NUMBER <i>X</i>		INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #	
FLOOD ZONE AE8	PANEL # 1516K	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> %	

ADDRESS OF PROPOSED PROJECT:

East Quay Rd
West of Fort Street and The Truman Annex Development # OF UNITS

RE # OR ALTERNATE KEY:

East Quay Road

NAME ON DEED:

Naval Properties Local Redevelopment Authority PHONE NUMBER 305.809.3962

OWNER'S MAILING ADDRESS:

PO Box 1409 EMAIL jbouquet@cityofkeywest-fl.gov

Key West, FL 33040

CONTRACTOR COMPANY NAME:

NA PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

Bermello Ajamil & Partners, Inc. PHONE NUMBER (305) 989-9953

ARCHITECT / ENGINEER'S ADDRESS:

2601 South Bayshore Drive EMAIL sbakos@bermelloajamil.com

10th Floor Miami Florida 33133

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: YES NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT: **\$ 3,700,000**

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE: ONE OR TWO FAMILY MULTI-FAMILY COMMERCIAL NEW REMODEL
 CHANGE OF USE / OCCUPANCY ADDITION SIGNAGE WITHIN FLOOD ZONE
 DEMOLITION SITE WORK INTERIOR EXTERIOR AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

New Open-Aired Amphitheater for a variety of venues located

within the Truman Waterfront Park Development. Project provides for 500 non-fixed seating and additional "lawn" and berm area for viewing. Amphitheater structure includes stage, stage roof, back-drop wall and

service area. A separate modular (pre-engineered / pre-manufactured bathroom is included. See attached figures

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: <i>Gregory Jones CKW</i>	QUALIFIER PRINT NAME:
OWNER SIGNATURE: <i>Gregory Jones</i>	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <i>16</i> DAY OF <i>May</i> , 20 <i>16</i>	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20 _____
<i>Herta M. Miller</i> Notary Public FF 101246 Bonds thru The Fair Insurance STATE OF FLORIDA	
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

Paid

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW

SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A / C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE _____ AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS

RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov
 INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER
 ADDITIONAL INFORMATION: See attached

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
	NA	

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.
 DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: NA

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
NA		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY: HARC STAFF OR COMMISSION REVIEW		
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> TABLED FOR ADD'L. INFO.
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
<i>vacant lot</i>		
<i>Guidelines for new construction.</i>		
HARC PLANNER SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

PROJECT PHOTOS



BERMELLO AJAMIL & PARTNERS • INC

Architecture • Engineering • Planning
Interior Design • Landscape Architecture
2601 South Bayshore Drive
Suite 1000
Miami, Florida 33133
(305) 859-2050
Fax (305) 860-3700

PREPARED FOR/OWNER:
CITY OF KEY WEST, FL
P. O. BOX 1409
3140 FLAGLER AVENUE
KEY WEST, FL 33041



PROJECT NAME:
TRUMAN WATERFRONT PARK AMPHITHEATER

PROJECT LOCATION/ADDRESS:
TRUMAN WATERFRONT PARK
WEST OF FORT STREET AND THE
TRUMAN ANNEX DEVELOPMENT,
NORTH OF KEY WEST NAVAL BASE

KEY PLAN:

PROFESSIONAL SEAL:



SUBMITTAL DESCRIPTION / MILESTONE:

**HARC - Submittal
Not for Construction
JULY 01, 2016**

REVISIONS:

DRAWING SHEET INFORMATION

BA PROJECT NO.: 15086.000
SCALE:
DATE: JULY 01, 2016
DRAWN BY: SB
CHECKED BY: SB
CADD FILE:

DRAWING TITLE:
AERIAL LOCATION MAP
EXISTING CONDITIONS

SHEET NO.

A-0.1

APPROXIMATE SITE LOCATION
OF PROPOSED AMPHITHEATER



PHOTOGRAPHY TAKEN
FROM POINTS (1-4) AND
THEIR DIRECTION

Angela St

Quay Rd





1



2



3



4



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DRAWING TITLE:

EXISTING CONDITIONS
SITE PHOTOS

SHEET NO.

A-0.2

PROPOSED DESIGN

Approved Master Plan



Truman Waterfront Park
THE CITY OF KEY WEST
DICKIE HILSON



TRUMAN WATERFRONT PARK AMPHITHEATER PROJECT

West of Fort Street and the Truman Annex Development,
North of Key West Naval Base
The City of Key West

HARC SUBMITTAL
JULY 01, 2016
AMPHITHEATER PROJECT



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DRAWING INDEX

Cover Sheet

- A-0.1 Location Map (Existing Condition)
- A-0.2 Existing Site Photos
- A-1.0 Context Park Site Plan
- A-1.1 Amphitheater Site Plan
- A-1.2 Amphitheater Floor Plan
- A-1.3 Amphitheater Bathroom Floor Plan
- A-2.0 Amphitheater - East and North Elevations
- A-2.1 Amphitheater - West and South Elevations
- A-2.2 Amphitheater - East and North Elevations / "Art-Wall" Concept
- A-2.3 Amphitheater - West and South Elevations / "Art-Wall" Concept
- ~~A-2.4 Not Used~~
- ~~A-2.5 Not Used~~
- A-2.6 Amphitheater Bathroom - East and North Elevations
- A-2.7 Amphitheater Bathroom - West and South Elevations
- ~~A-2.8 Not Used~~
- ~~A-2.9 Not Used~~
- A-2.10 Amphitheater and Amp. BR - Ext. Bldg. Colors, Finishes and Materials
- A-3.0 Amphitheater - 3D Views
- A-3.1 Amphitheater - 3D Views
- A-3.2 Amphitheater - 3D Views
- A-3.3 Amphitheater - 3D Views
- A-3.4 Amphitheater - 3D Views



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KEY WEST, FL 33041



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TRUMAN WATERFRONT PARK
WEST OF FORT STREET AND THE
TRUMAN ANNEX DEVELOPMENT,
NORTH OF KEY WEST NAVAL BASE

KEY PLAN:

PROFESSIONAL SEAL:



SUBMITTAL DESCRIPTION / MILESTONE:

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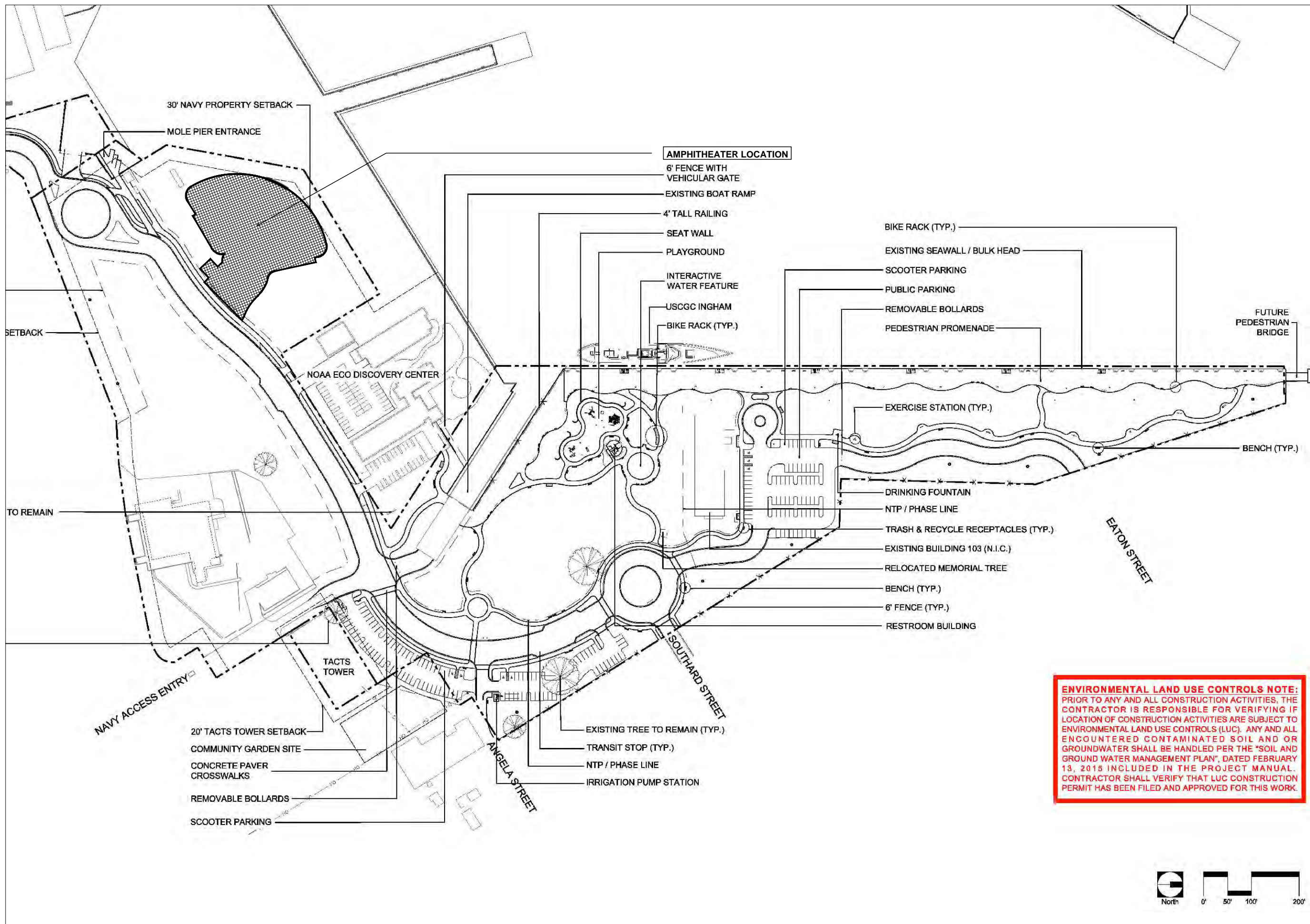
REVISIONS:

DRAWING SHEET INFORMATION

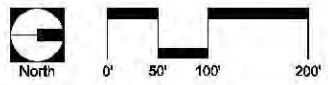
BA PROJECT NO.: 15086.000
SCALE:
DATE:
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CHECKED BY: SB
CADD FILE:

DRAWING TITLE:
AMPHITHEATER WITH
OVERALL PARK SITE PLAN

SHEET NO.
A-1.0



ENVIRONMENTAL LAND USE CONTROLS NOTE:
PRIOR TO ANY AND ALL CONSTRUCTION ACTIVITIES, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING IF LOCATION OF CONSTRUCTION ACTIVITIES ARE SUBJECT TO ENVIRONMENTAL LAND USE CONTROLS (LUC). ANY AND ALL ENCOUNTERED CONTAMINATED SOIL AND/OR GROUNDWATER SHALL BE HANDLED PER THE "SOIL AND GROUND WATER MANAGEMENT PLAN", DATED FEBRUARY 13, 2015 INCLUDED IN THE PROJECT MANUAL. CONTRACTOR SHALL VERIFY THAT LUC CONSTRUCTION PERMIT HAS BEEN FILED AND APPROVED FOR THIS WORK.





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JULY 01, 2016**

REVISIONS:

NO.	DESCRIPTION

DRAWING SHEET INFORMATION

BA PROJECT NO.: 15086.000

SCALE:

DATE: JULY 01, 2016

DRAWN BY: SB

CHECKED BY: SB

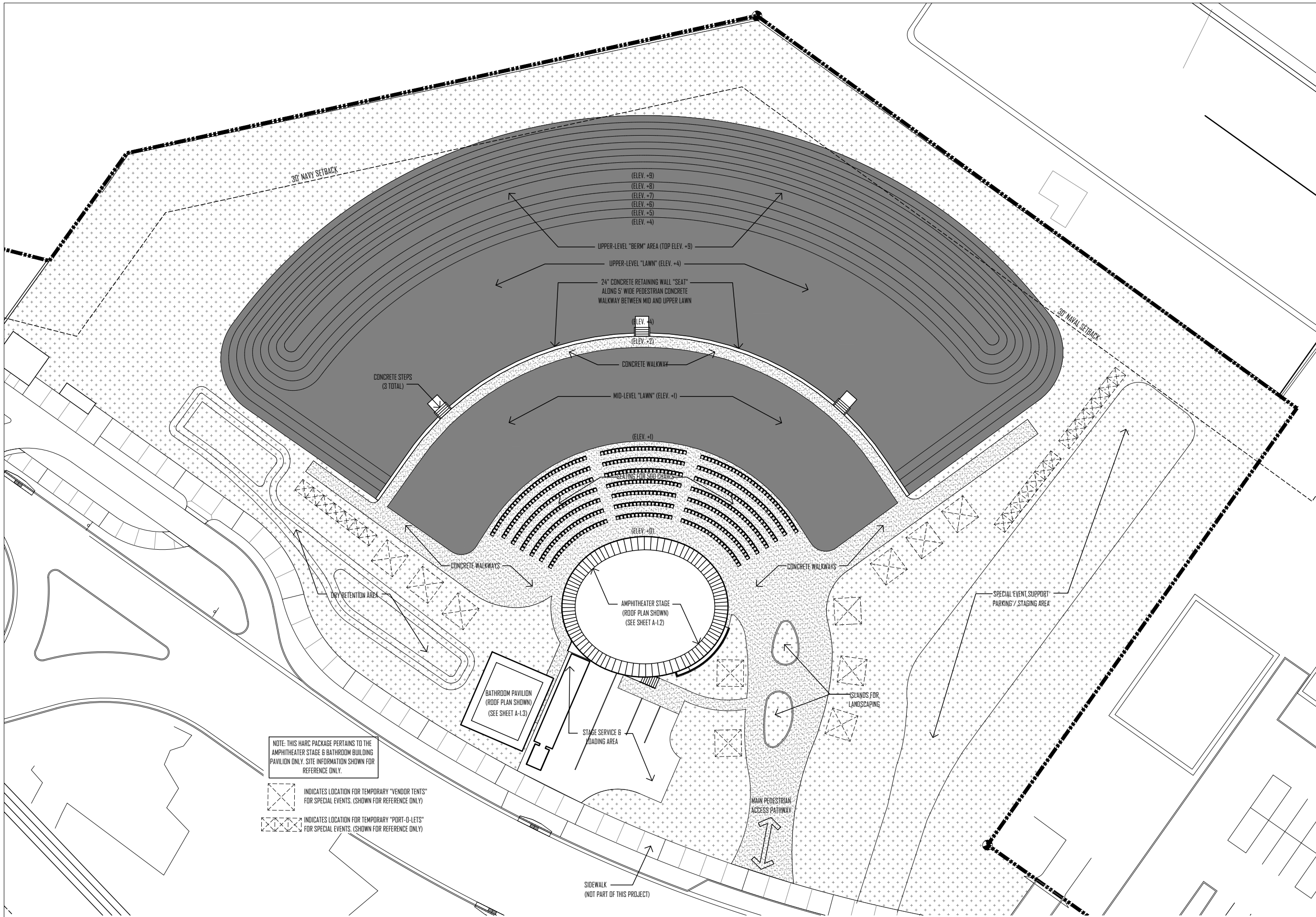
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**AMPHITHEATER
SITE PLAN**

SHEET NO.

A-1.1





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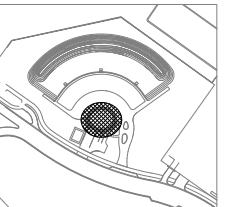
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NO.	DESCRIPTION

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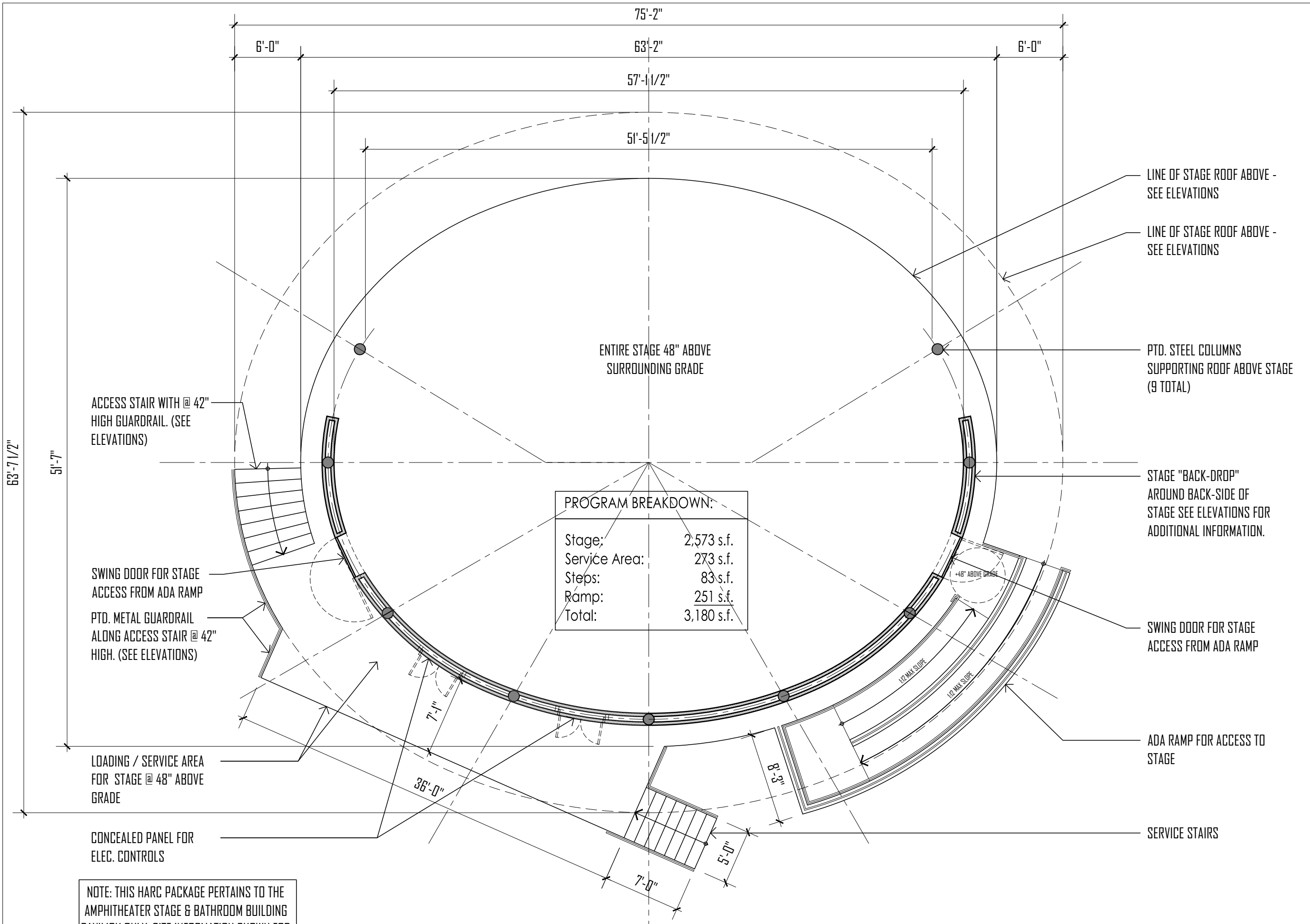
CADD FILE:

DRAWING TITLE:

AMPHITHEATER / STAGE
FLOOR PLAN

SHEET NO.

A-1.2



1 AMPHITHEATER / STAGE - FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE: THIS HARC PACKAGE PERTAINS TO THE AMPHITHEATER STAGE & BATHROOM BUILDING
PAVILION ONLY. SITE INFORMATION SHOWN FOR



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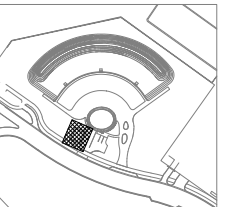
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DRAWING TITLE:

AMPHITHEATER BATHROOM
FLOOR PLAN

SHEET NO.

A-1.3

MAIN ENTRY / EXIT ACCESS TO
MENS AND WOMENS BATHROOM
CONCEALED OVERHEAD COILING
ROLL-DOWN GATE (TO SECURE
FACILITY AFTER HOURS)

HI-LOW ADA COMPLIANT DRINKING
FOUNTAIN

SIDEWALK - SEE SITE PLAN

LINE OF PTD. STUCCO OVER CONCRETE ROOF SLAB SLOPING
BACK TO DRY RETENTION AREA @ 1/4" PER FT. "OVER"
EXTERIOR WALL SUPPORTED BY COLUMNS PER PLAN FOR
FREE AIR SPACE

SMOOTH PAINTED STUCCO FINISH @ EXTERIOR
WALLS - SEE ELEVATIONS

PROGRAM BREAKDOWN:

Mens Room:	175 s.f.
Womens Room:	175 s.f.
Vestibule:	137 s.f.
Plumbing Chase:	46 s.f.
Walls / Partitions:	122 s.f.
Total:	655 s.f.

NOTE: THIS HARC PACKAGE PERTAINS TO THE
AMPHITHEATER STAGE & BATHROOM BUILDING
PAVILION ONLY. SITE INFORMATION SHOWN FOR
REFERENCE ONLY.

MODULAR BATHROOM UNIT IN (2) TWO
SECTIONS

MODULAR LENGTH

MODULAR LENGTH

MODULAR LENGTH

MODULAR LENGTH



Painted Metal Roof
(P-2 / M-1 OR M-2)

Painted Metal "Rigging Ring"
(P-1)

Painted Metal "Rings" (to Attach Equipment)
(P-1)

Painted Steel Columns (9 Total)
(P-2 / M-1 OR M-2)

Painted Stucco "Back-Drop / Art-Wall"
(BD-1)

Concrete Broom Flooring Finish
(C-1)

Painted Metal Guardrail @ Stairs
(P-2)

Tile Finish Around Entire Amphitheater Base
(S-1 or S-2)

See Sheet A-2.10 for Ext. Color, Finish and Material Information

+29.5'
T.O. Stage Roof

+27.0'
B.O. Stage Roof

+24.3'
B.O. Rigging Ring

+18.5'
T.O. Back-Drop Wall

+4.0'
T.O. Stage

+0.0'
Grade

29'-6"

25'-6"

27'-0"

23'-0"

24'-4"

20'-4"

18'-6"

14'-6"

2 AMPHITHEATER / STAGE - NORTH ELEVATION

A-2.0 SCALE: 1/4" = 1'-0"

Painted Metal Roof
(P-2 / M-1 OR M-2)

Painted Metal "Rigging Ring"
(P-1)

Painted Metal "Rings" (to Attach Equipment)
(P-1)

Painted Steel Columns (9 Total)
(P-2 / M-1 OR M-2)

Painted Stucco "Back-Drop / Art-Wall"
(BD-1)

Concrete Broom Flooring Finish
(C-1)

Painted Metal Guardrail @ Stairs
(P-2)

Tile Finish Around Entire Amphitheater Base
(S-1 or S-2)

See Sheet A-2.10 for Ext. Color, Finish and Material Information

+29.5'
T.O. Stage Roof

+27.0'
B.O. Stage Roof

+24.3'
B.O. Rigging Ring

+18.5'
T.O. Back-Drop Wall

+4.0'
T.O. Stage

+0.0'
Grade

29'-6"

25'-6"

27'-0"

23'-0"

24'-4"

20'-4"

18'-6"

14'-6"

1 AMPHITHEATER / STAGE - EAST ELEVATION

A-2.0 SCALE: 1/4" = 1'-0"



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PREPARED FOR OWNER:
CITY OF KEY WEST, FL
P. O. BOX 1409
3140 FLAGLER AVENUE
KEY WEST, FL 33041



PROJECT NAME:

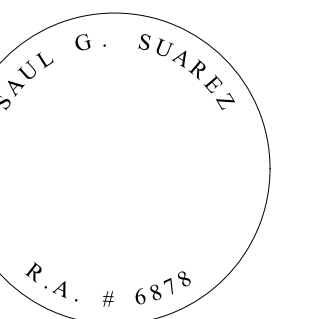
TRUMAN WATERFRONT PARK AMPHITHEATER

PROJECT LOCATION/ADDRESS:

TRUMAN WATERFRONT PARK
WEST OF FORT STREET AND THE
TRUMAN ANNEX DEVELOPMENT,
NORTH OF KEY WEST NAVAL BASE

KEY PLAN:

PROFESSIONAL SEAL:



SUBMITTAL DESCRIPTION / MILESTONE:

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REVISIONS:

DRAWING SHEET INFORMATION

BA PROJECT NO.: 15086.000

SCALE:

DATE: JULY 01, 2016

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AMPHITHEATER / STAGE
EAST & NORTH ELEVATIONS

SHEET NO.

A-2.0

See Sheet A-2.10 for Ext. Color, Finish and Material Information

+29.5'
T.O. Stage Roof

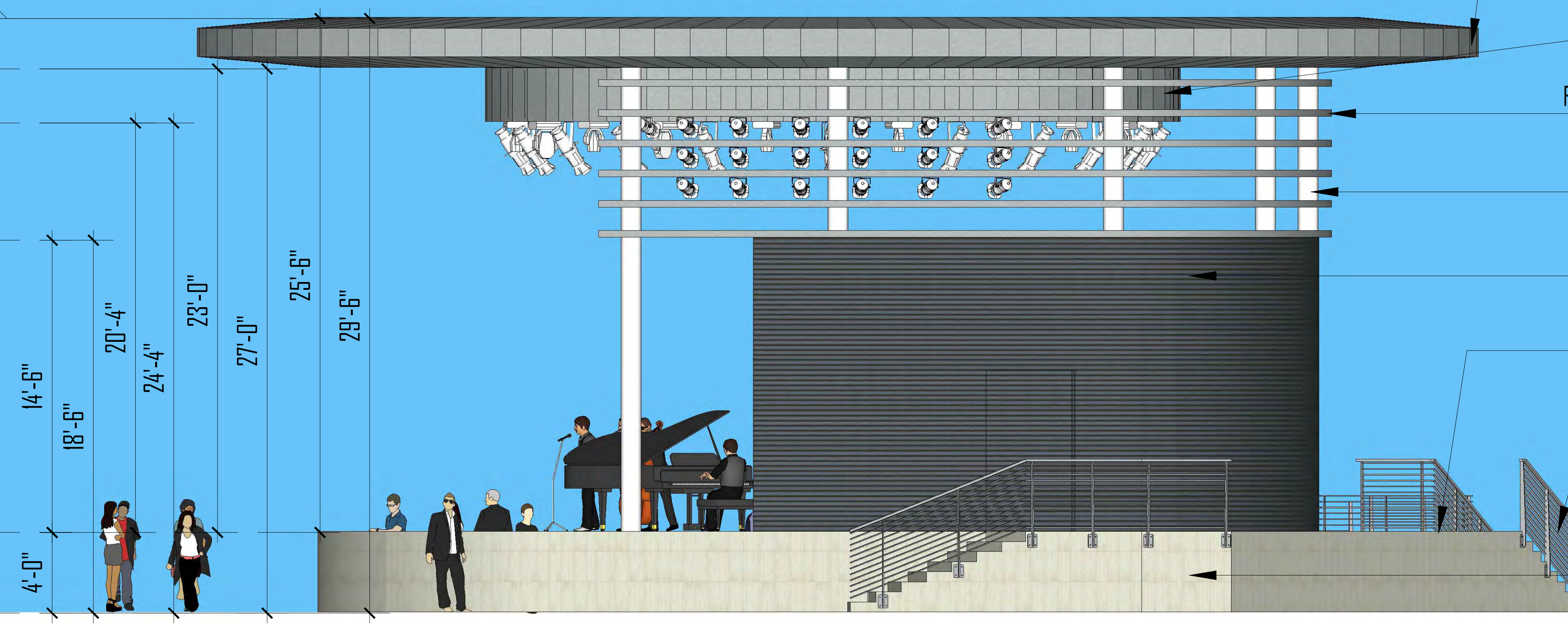
+27.0'
B.O. Stage Roof

+24.3'
B.O. Rigging Ring

+18.5'
T.O. Back-Drop Wall

+4.0'
T.O. Stage

+0.0'
Grade



Painted Metal Roof
(P-2 / M-1 OR M-2)

Painted Metal "Rigging Ring"
(P-1)

Painted Metal "Rings" (to Attach Equipment)
(P-1)

Painted Steel Columns (9 Total)
(P-2 / M-1 OR M-2)

Painted Stucco "Back-Drop / Art-Wall"
(BD-1)

Concrete Broom Flooring Finish
(C-1)

Painted Metal Guardrail @ Stairs
(P-2)

Tile Finish Around Entire Amphitheater Base
(S-1 or S-2)

2 AMPHITHEATER / STAGE - SOUTH ELEVATION

A-2.1 SCALE: 1/4" = 1'-0"

Painted Metal Roof
(P-2 / M-1 OR M-2)

Painted Metal "Rigging Ring"
(P-1)

Painted Metal "Rings" (to Attach Equipment)
(P-1)

Painted Steel Columns (9 Total)
(P-2 / M-1 OR M-2)

Painted Stucco "Back-Drop / Art-Wall"
(BD-1)

Concrete Broom Flooring Finish
(C-1)

Painted Metal Guardrail @ Ramp
(P-2)

Tile Finish Around Entire Amphitheater Base
(S-1 or S-2)

See Sheet A-2.10 for Ext. Color, Finish and Material Information

+29.5'
T.O. Stage Roof

+27.0'
B.O. Stage Roof

+24.3'
B.O. Rigging Ring

+18.5'
T.O. Back-Drop Wall

+4.0'
T.O. Stage

+0.0'
Grade

1 AMPHITHEATER / STAGE - WEST ELEVATION

A-2.0 SCALE: 1/4" = 1'-0"



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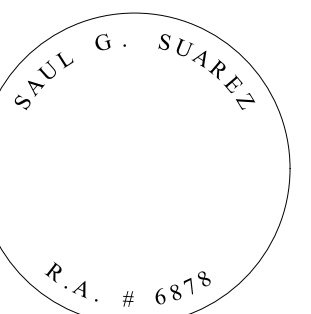


PROJECT NAME:
TRUMAN WATERFRONT PARK AMPHITHEATER

PROJECT LOCATION/ADDRESS:
TRUMAN WATERFRONT PARK
WEST OF FORT STREET AND THE
TRUMAN ANNEX DEVELOPMENT,
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KEY PLAN:

PROFESSIONAL SEAL:



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DRAWING TITLE:
AMPHITHEATER / STAGE
WEST & SOUTH ELEVATIONS

SHEET NO.

A-2.1

Painted Metal Roof
(P-2 / M-1 OR M-2)

THE FOLLOWING ELEVATIONS ARE EXAMPLES ILLUSTRATING THE OPPORTUNITY FOR THE EXTERIOR WALLS OF THE AMPHITHEATER BACK-DROP TO BECOME A "CANVAS" FOR ART-WORK OR GRAPHICS RELATED TO OR PART OF AN UP-COMING EVENT. THE COLOR / PATTERNS / GRAPHICS SHOWN ARE NOT INTENDED TO BE SPECIFIC RECOMMENDED ART, RATHER EXAMPLES OF A WIDE RANGE OF ARTISTIC STYLES.

See Sheet A-2.10 for Ext. Color, Finish and Material Information

Painted Metal "Rigging Ring"
(P-1)

Painted Metal "Rings" (to Attach Equipment)
(P-1)

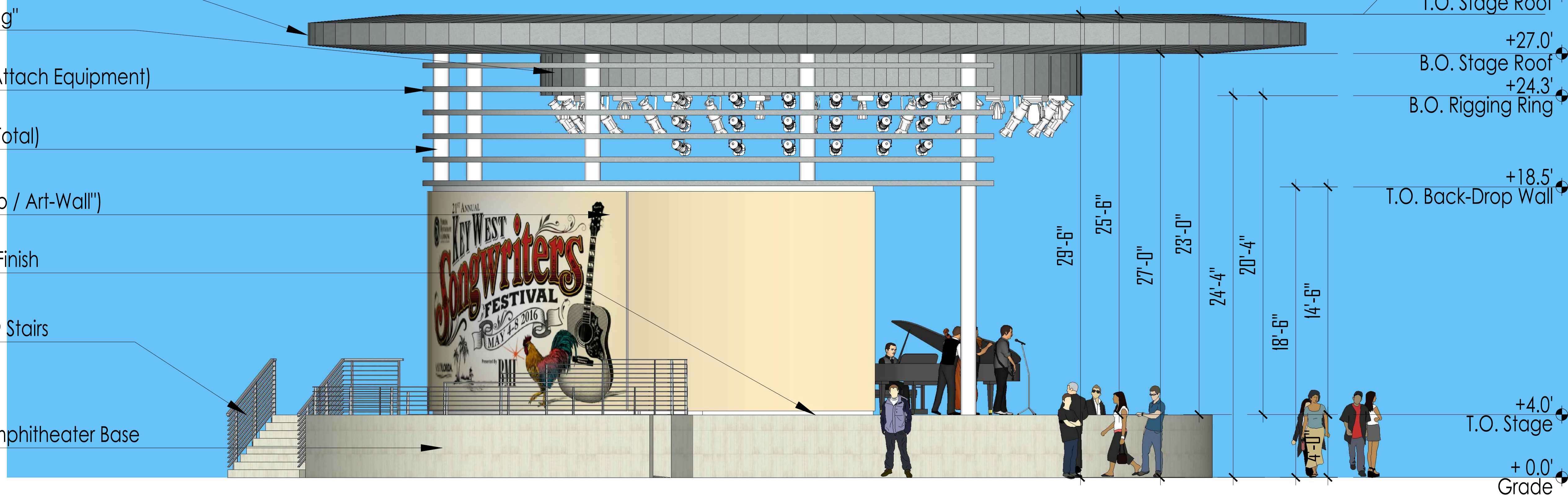
Painted Steel Columns (9 Total)
(P-2 / M-1 OR M-2)

Painted Stucco "Back-Drop / Art-Wall"
(BD-1)

Concrete Broom Flooring Finish
(C-1)

Painted Metal Guardrail @ Stairs
(P-2)

Tile Finish Around Entire Amphitheater Base
(S-1 or S-2)



2 AMPHITHEATER / STAGE - NORTH ELEVATION / "ART-WALL CONCEPT"

A-2.2 SCALE: 1/4" = 1'-0"

Painted Metal Roof
(P-2 / M-1 OR M-2)

THE FOLLOWING ELEVATIONS ARE EXAMPLES ILLUSTRATING THE OPPORTUNITY FOR THE EXTERIOR WALLS OF THE AMPHITHEATER BACK-DROP TO BECOME A "CANVAS" FOR ART-WORK OR GRAPHICS RELATED TO OR PART OF AN UP-COMING EVENT. THE COLOR / PATTERNS / GRAPHICS SHOWN ARE NOT INTENDED TO BE SPECIFIC RECOMMENDED ART, RATHER EXAMPLES OF A WIDE RANGE OF ARTISTIC STYLES.

See Sheet A-2.10 for Ext. Color, Finish and Material Information

Painted Metal "Rigging Ring"
(P-1)

Painted Metal "Rings" (to Attach Equipment)
(P-1)

Painted Steel Columns (9 Total)
(P-2 / M-1 OR M-2)

Painted Stucco "Back-Drop / Art-Wall"
(BD-1)

Concrete Broom Flooring Finish
(C-1)

Painted Metal Guardrail @ Stairs
(P-2)

Tile Finish Around Entire Amphitheater Base
(S-1 or S-2)



1 AMPHITHEATER / STAGE - EAST ELEVATION / "ART-WALL" CONCEPT

A-2.2 SCALE: 1/4" = 1'-0"



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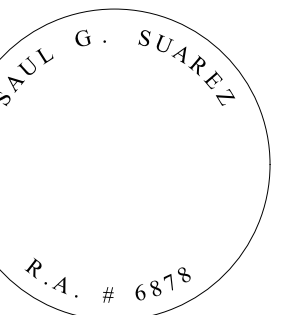
TRUMAN WATERFRONT PARK AMPHITHEATER

PROJECT LOCATION/ADDRESS:

TRUMAN WATERFRONT PARK
WEST OF FORT STREET AND THE
TRUMAN ANNEX DEVELOPMENT,
NORTH OF KEY WEST NAVAL BASE

KEY PLAN:

PROFESSIONAL SEAL:



SUBMITTAL DESCRIPTION / MILESTONE:

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DRAWING TITLE:

AMPHITHEATER / STAGE
EAST & NORTH ELEVATIONS
"ART-WALL" CONCEPT

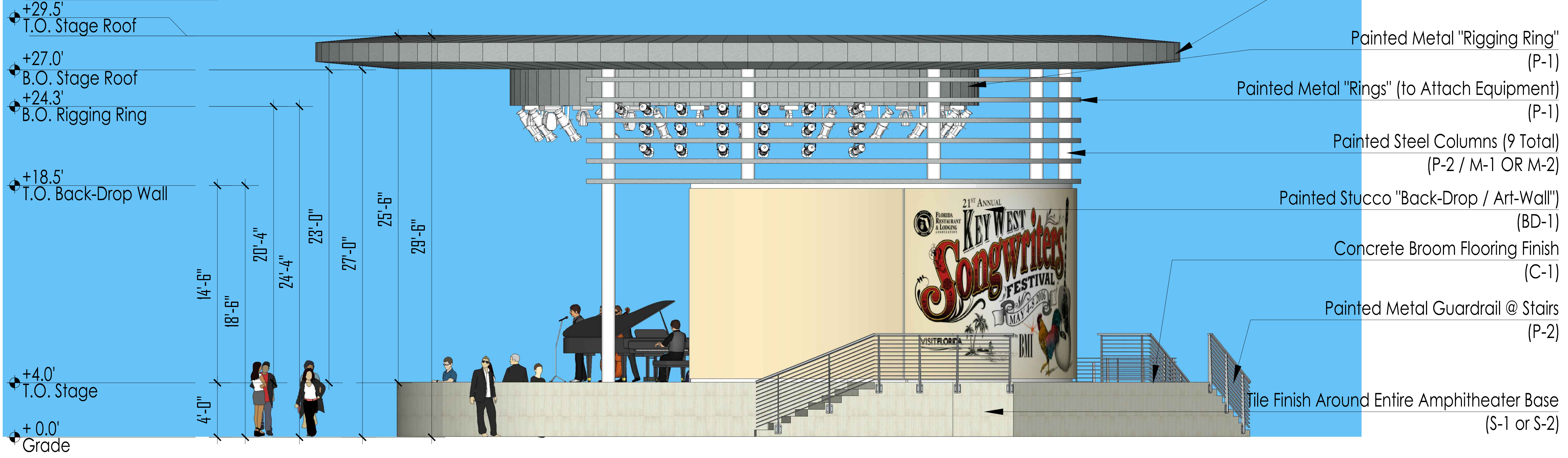
SHEET NO.

A-2.2



See Sheet A-2.10 for Ext. Color, Finish and Material Information

THE FOLLOWING ELEVATIONS ARE EXAMPLES ILLUSTRATING THE OPPORTUNITY FOR THE EXTERIOR WALLS OF THE AMPHITHEATER BACK-DROP TO BECOME A "CANVAS" FOR ART-WORK OR GRAPHICS RELATED TO OR PART OF AN UP-COMING EVENT. THE COLOR / PATTERNS / GRAPHICS SHOWN ARE NOT INTENDED TO BE SPECIFIC RECOMMENDED ART, RATHER EXAMPLES OF A WIDE RANGE OF ARTISTIC STYLES.



2 AMPHITHEATER / STAGE - SOUTH ELEVATION / "ART-WALL" CONCEPT

A-2.3 SCALE: 1/4" = 1'-0"

Painted Metal Roof (P-2 / M-1 OR M-2)

THE FOLLOWING ELEVATIONS ARE EXAMPLES ILLUSTRATING THE OPPORTUNITY FOR THE EXTERIOR WALLS OF THE AMPHITHEATER BACK-DROP TO BECOME A "CANVAS" FOR ART-WORK OR GRAPHICS RELATED TO OR PART OF AN UP-COMING EVENT. THE COLOR / PATTERNS / GRAPHICS SHOWN ARE NOT INTENDED TO BE SPECIFIC RECOMMENDED ART, RATHER EXAMPLES OF A WIDE RANGE OF ARTISTIC STYLES.

See Sheet A-2.10 for Ext. Color, Finish and Material Information

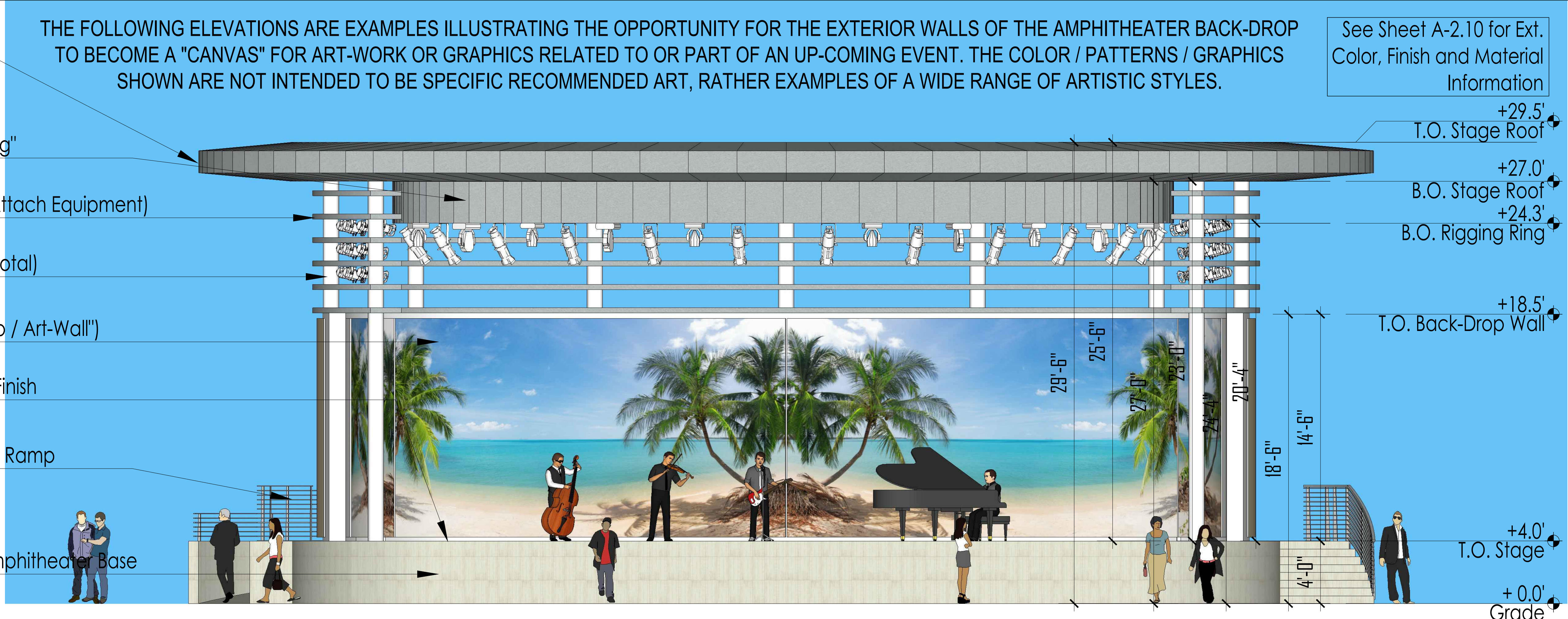
Painted Metal "Rigging Ring" (P-1)
Painted Metal "Rings" (to Attach Equipment) (P-1)
Painted Steel Columns (9 Total) (P-2 / M-1 OR M-2)
Painted Stucco "Back-Drop / Art-Wall" (BD-1)
Concrete Broom Flooring Finish (C-1)
Painted Metal Guardrail @ Ramp (P-2)

+29.5' T.O. Stage Roof
+27.0' B.O. Stage Roof
+24.3' B.O. Rigging Ring

+18.5' T.O. Back-Drop Wall

+4.0' T.O. Stage
+0.0' Grade

Tile Finish Around Entire Amphitheater Base (S-1 or S-2)



1 AMPHITHEATER / STAGE - WEST ELEVATION / "ART-WALL" CONCEPT

A-2.3 SCALE: 1/4" = 1'-0"



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P. O. BOX 1409
3140 FLAGLER AVENUE
KEY WEST, FL 33041



PROJECT NAME:

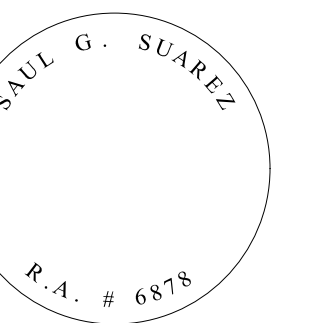
**TRUMAN
WATERFRONT PARK
AMPHITHEATER**

PROJECT LOCATION/ADDRESS:

**TRUMAN WATERFRONT PARK
WEST OF FORT STREET AND THE
TRUMAN ANNEX DEVELOPMENT,
NORTH OF KEY WEST NAVAL BASE**

KEY PLAN:

PROFESSIONAL SEAL:



SUBMITTAL DESCRIPTION / MILESTONE:

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**AMPHITHEATER BATHROOM
EAST & NORTH ELEVATIONS**

SHEET NO.

A-2.6

Painted Metal Roof
(P-2 / M-1 OR M-2)

Painted Steel Columns (9 Total)
(P-2 / M-1 OR M-2)

Painted Stucco Exterior Walls
(BD-1)

Tile Finish Around Bathroom
(S-1 or S-2)

See Sheet A-2.10 for Ext.
Color, Finish and Material
Information

+13.5'

T.O. Roof

+12.0'

B.O. Roof

+10.0'

T.O. Exterior Walls

13'-6"

12'-0"

10'-0"

+4.0'

Tile Base

+0.0'

Grade

2

AMPHITHEATER BATHROOM - NORTH ELEVATION

A-2.6

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

Painted Metal Roof
(P-2 / M-1 OR M-2)

Painted Steel Columns (9 Total)
(P-2 / M-1 OR M-2)

Painted Stucco Exterior Walls
(BD-1)

Tile Finish Around Bathroom
(S-1 or S-2)

See Sheet A-2.10 for Ext.
Color, Finish and Material
Information

+13.5'

T.O. Roof

+12.0'

B.O. Roof

+10.0'

T.O. Exterior Walls

13'-6"

12'-0"

10'-0"

+4.0'

Tile Base

+0.0'

Grade

1

AMPHITHEATER BATHROOM - EAST ELEVATION

A-2.6

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



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3140 FLAGLER AVENUE
KEY WEST, FL 33041



PROJECT NAME:

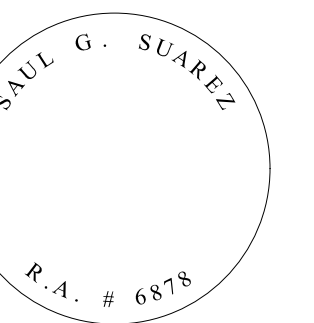
TRUMAN WATERFRONT PARK AMPHITHEATER

PROJECT LOCATION/ADDRESS:

TRUMAN WATERFRONT PARK
WEST OF FORT STREET AND THE
TRUMAN ANNEX DEVELOPMENT,
NORTH OF KEY WEST NAVAL BASE

KEY PLAN:

PROFESSIONAL SEAL:



SUBMITTAL DESCRIPTION / MILESTONE:

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REVISIONS:

NO.	DESCRIPTION

DRAWING SHEET INFORMATION

BA PROJECT NO.: 15086.000

SCALE:

DATE: JULY 01, 2016

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DRAWING TITLE:

AMPHITHEATER BATHROOM
WEST & SOUTH ELEVATIONS

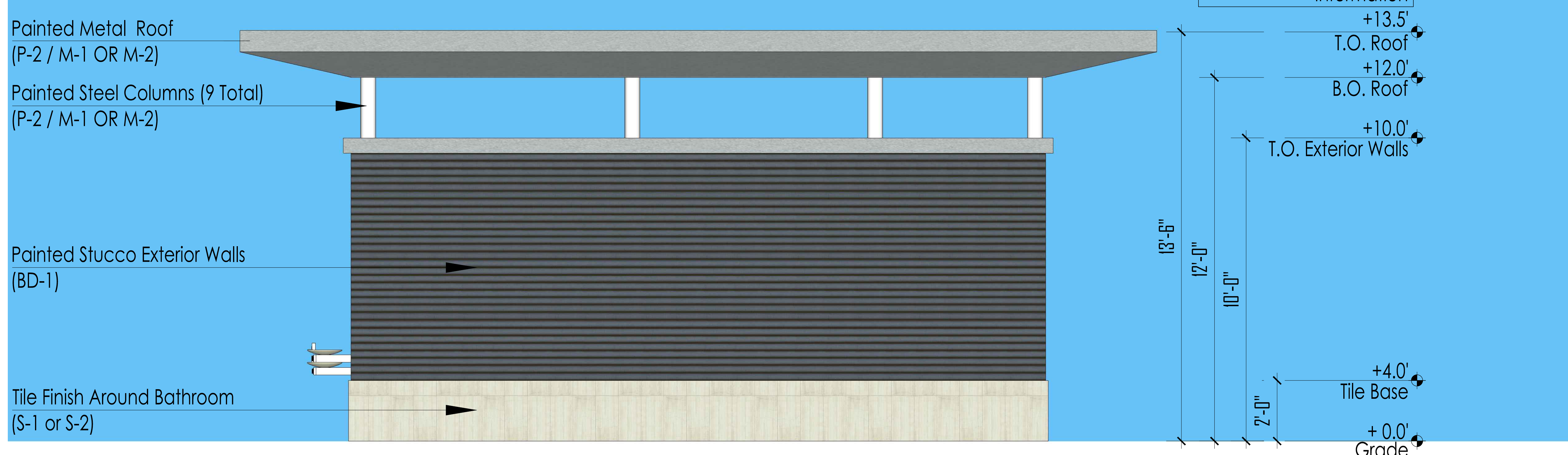
SHEET NO.

A-2.7



2 AMPHITHEATER BATHROOM - SOUTH ELEVATION

A-2.7 SCALE: 1/2" = 1'-0"



1 AMPHITHEATER BATHROOM - WEST ELEVATION

A-2.7 SCALE: 1/2" = 1'-0"

Note: All Exterior / Cladding Components as Part of the Amphitheater / Stage Shall have Products Approval / NOA's Applicable to Current Florida Building Code 2014 5th Edition for Impact Resistant/Wind Loads.

Paint Color & Metal Finishes

- P-1 Snow Bound (SW7004)
- P-2 Silver Gray Finish on Metal Panels



Concrete & Stone

- C-1 Concrete Broom Finish
- S-1 Thinset Stone Tile (Example 1)
- S-2 Thinset Stone Tile (Example 1)

Note: Either S-1 or S-2 to be Selected @ Stage Base



Metal Panels Systems

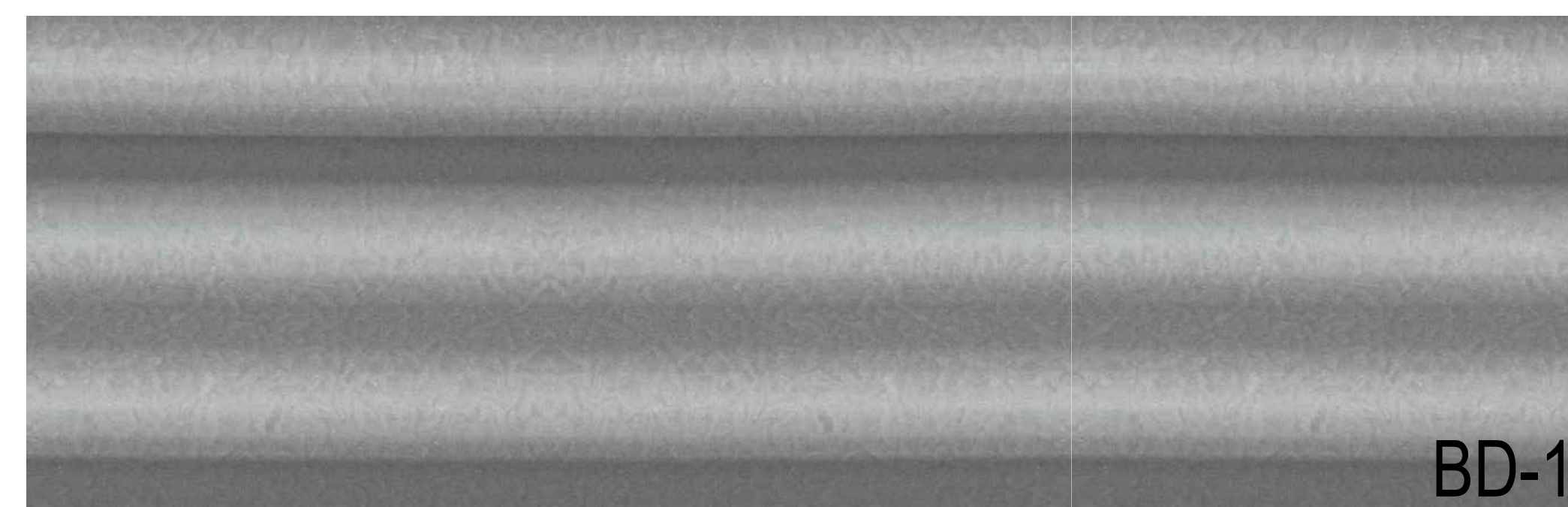
- M-1 Metal Panel @ Soffit / Roof
- M-2 Metal Panel @ Soffit / Roof

Note: Either M-1 or M-2 to be Selected @ Soffit / Roof



Back-Drop "Art-Wall" Finish

- BD-1 Stucco Banding Effect



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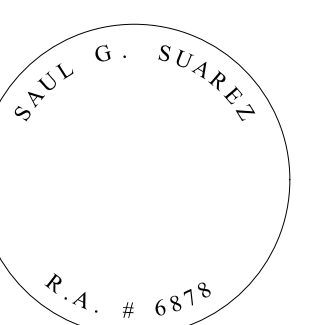
TRUMAN WATERFRONT PARK AMPHITHEATER

PROJECT LOCATION/ADDRESS:

TRUMAN WATERFRONT PARK
WEST OF FORT STREET AND THE
TRUMAN ANNEX DEVELOPMENT,
NORTH OF KEY WEST NAVAL BASE

KEY PLAN:

PROFESSIONAL SEAL:



SUBMITTAL DESCRIPTION / MILESTONE:

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AMPHITHEATER & AMP. BR.
EXTERIOR BLDG. COLORS,
MATERIALS & FINISHES

SHEET NO.

A-2.10



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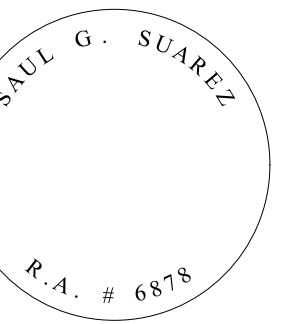
**TRUMAN
WATERFRONT PARK
AMPHITHEATER**

PROJECT LOCATION/ADDRESS:

TRUMAN WATERFRONT PARK
WEST OF FORT STREET AND THE
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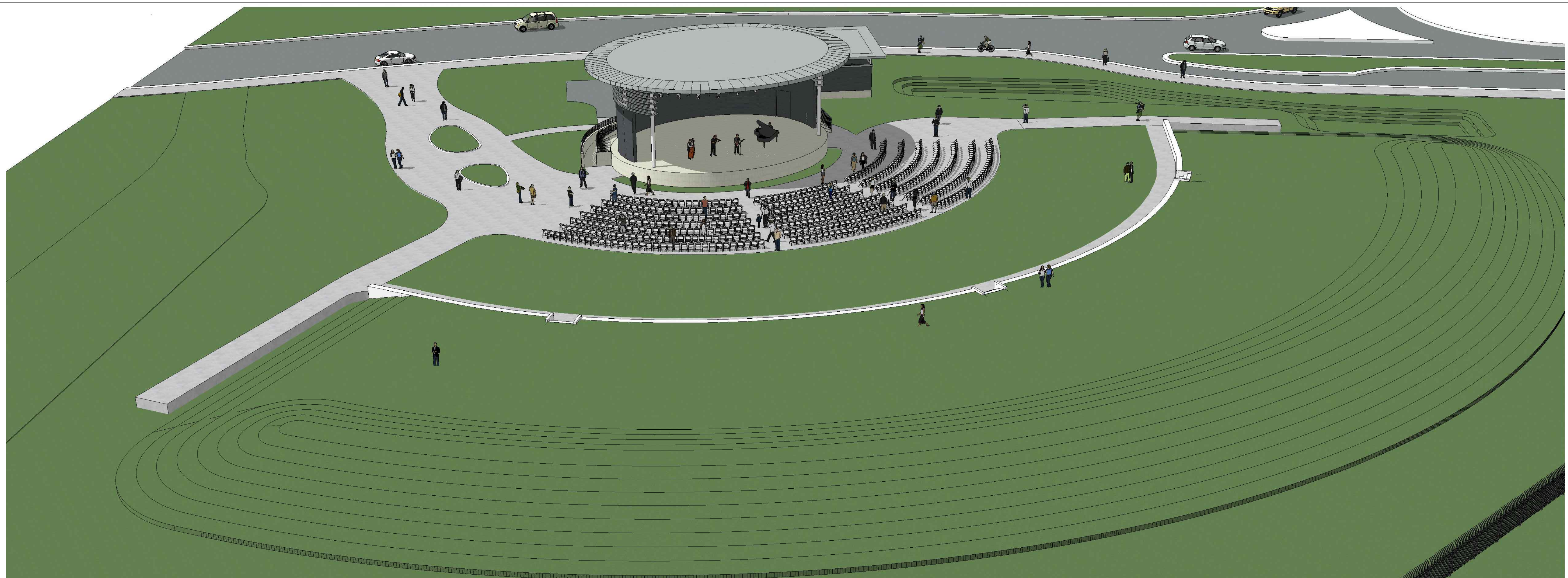
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AMPHITHEATER 3D VIEWS

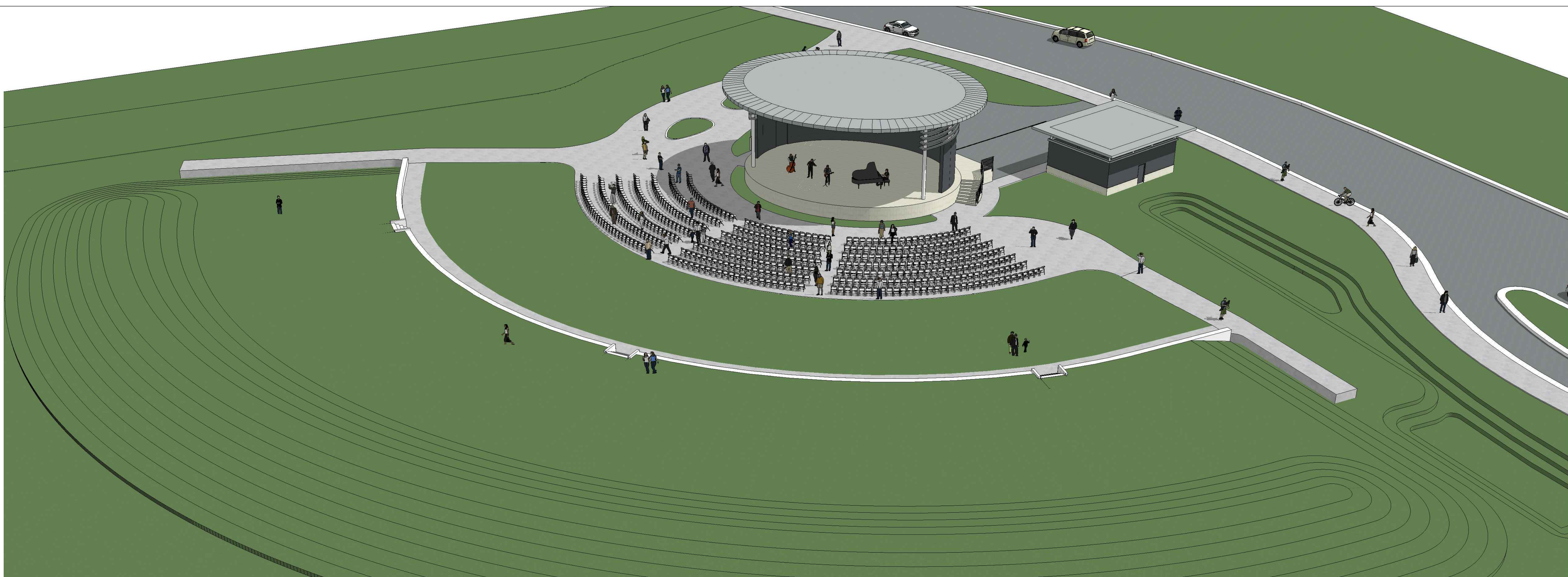
SHEET NO.

A-3.0



2 AMPHITHEATER 3D VIEW

A-3.0 SCALE: NTS



1 AMPHITHEATER 3D VIEW

A-3.0 SCALE: NTS



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PROJECT NAME:

**TRUMAN
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AMPHITHEATER**

PROJECT LOCATION/ADDRESS:

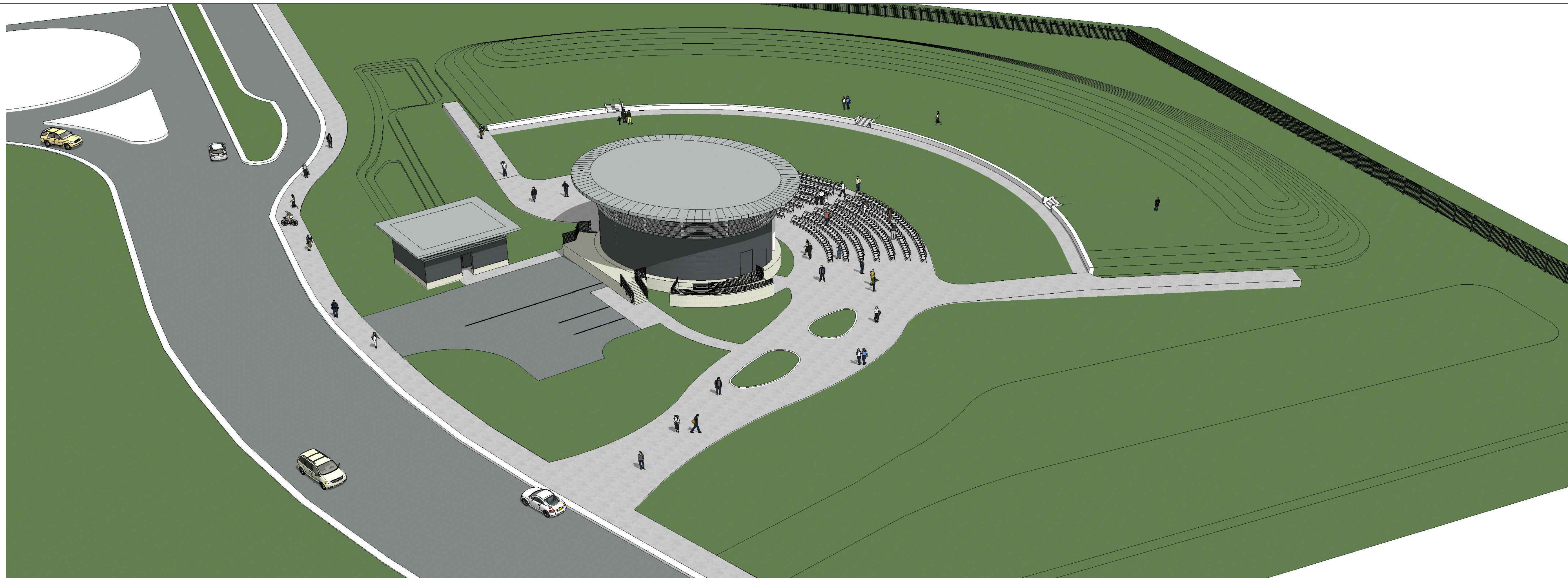
TRUMAN WATERFRONT PARK
WEST OF FORT STREET AND THE
TRUMAN ANNEX DEVELOPMENT
NORTH OF KEY WEST NAVAL BASE

KEY PLAN:



2 AMPHITHEATER 3D VIEW

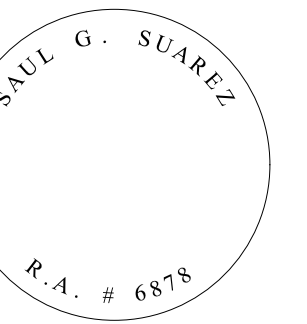
A-3.1 SCALE: NTS



1 AMPHITHEATER 3D VIEW

A-3.1 SCALE: NTS

PROFESSIONAL SEAL:



SUBMITTAL DESCRIPTION / MILESTONE:

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AMPHITHEATER 3D VIEWS

SHEET NO.

A-3.1



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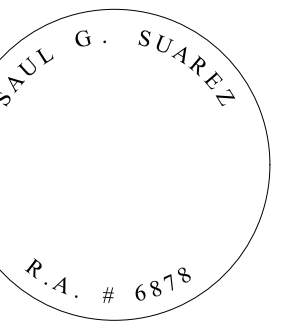
**TRUMAN
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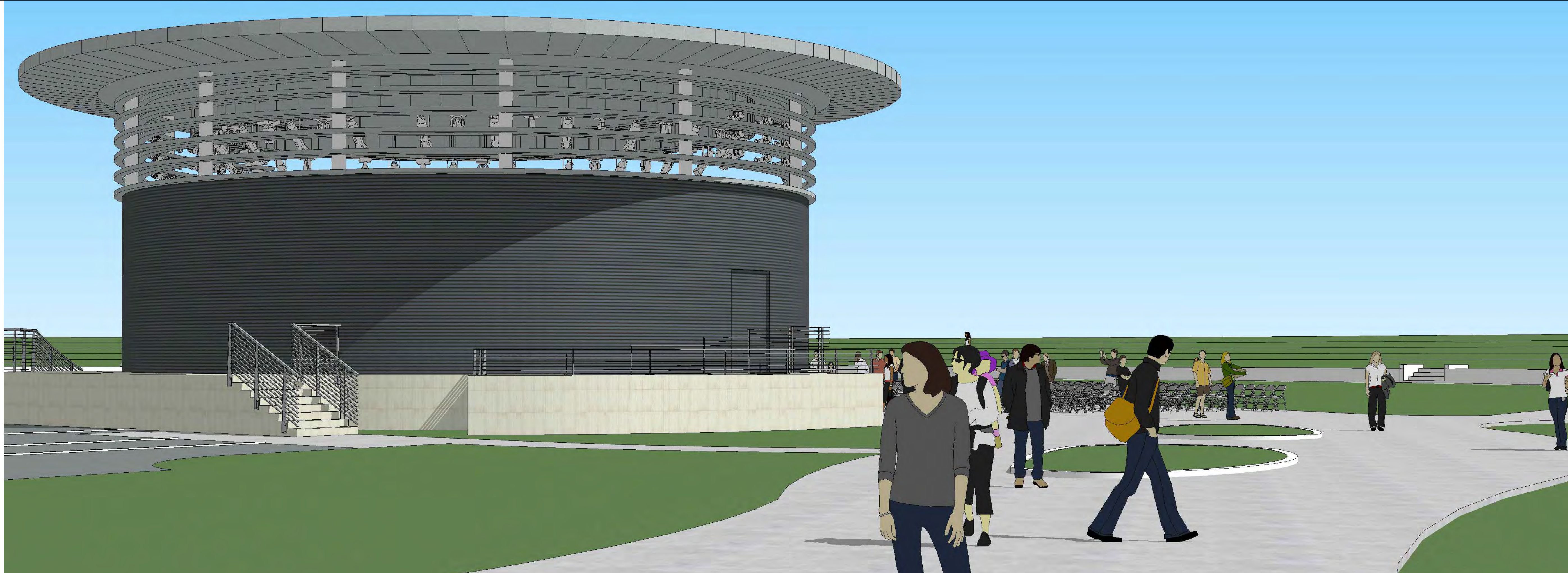
SHEET NO.

A-3.2



2 AMPHITHEATER 3D VIEW

A-3.2 SCALE: NTS



1 AMPHITHEATER 3D VIEW

A-3.2 SCALE: NTS



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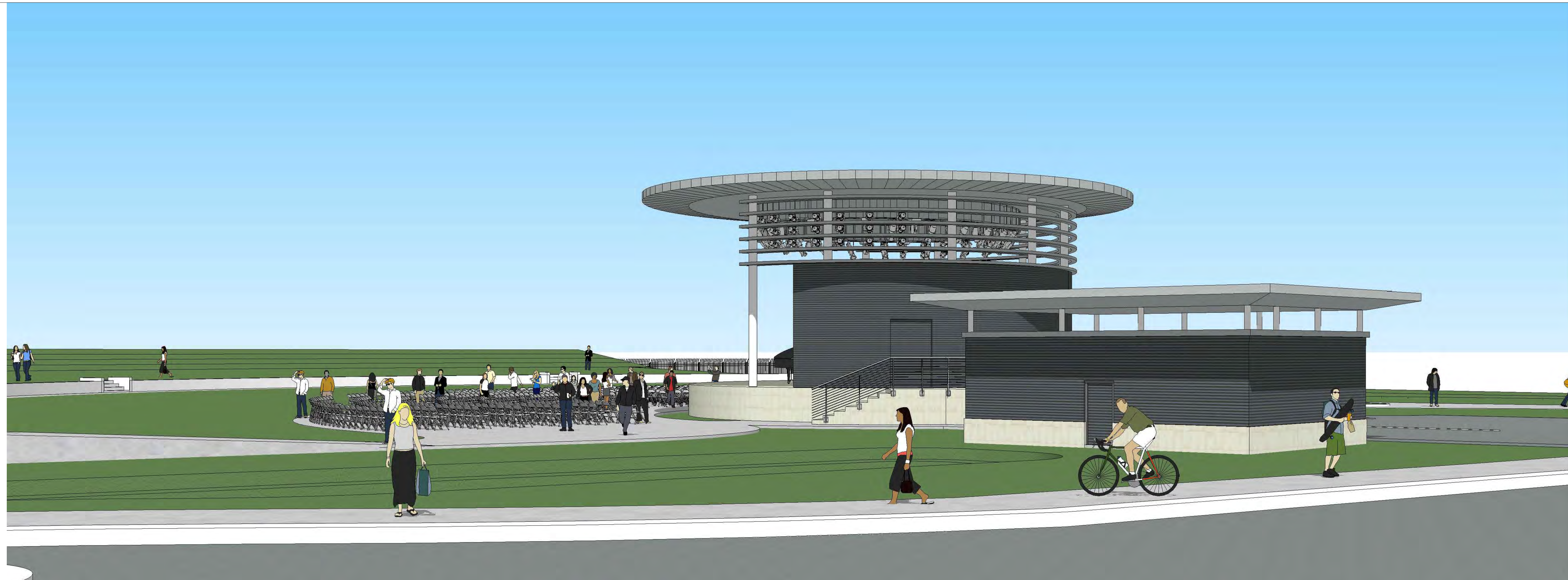
PROJECT NAME:

**TRUMAN
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PROJECT LOCATION/ADDRESS:

TRUMAN WATERFRONT PARK
WEST OF FORT STREET AND THE
TRUMAN ANNEX DEVELOPMENT
NORTH OF KEY WEST NAVAL BASE

KEY PLAN:



2 AMPHITHEATER 3D VIEW

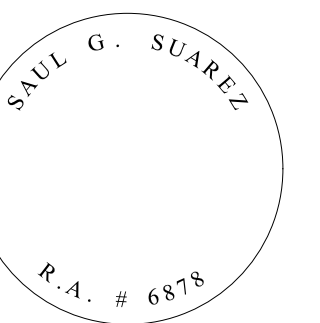
A-3.3 SCALE: NTS



1 AMPHITHEATER 3D VIEW

A-3.3 SCALE: NTS

PROFESSIONAL SEAL:



SUBMITTAL DESCRIPTION / MILESTONE:

**HARC - Submittal
Not for Construction
JULY 01, 2016**

REVISIONS:

DRAWING SHEET INFORMATION

BA PROJECT NO.: 15086.000

SCALE:

DATE: JULY 01, 2016

DRAWN BY: SB

CHECKED BY: SB

CADD FILE:

DRAWING TITLE:

AMPHITHEATER 3D VIEWS

SHEET NO.

A-3.3



2 AMPHITHEATER 3D VIEW

A-3.4 SCALE: NTS



1 AMPHITHEATER 3D VIEW

A-3.4 SCALE: NTS



**BERMELLO AJAMIL
& PARTNERS • INC**

Architecture • Engineering • Planning
Interior Design • Landscape Architecture
2601 South Bayside Drive
Suite 1000
Miami, Florida 33133
(305) 859-2050
Fax (305) 860-3700

PREPARED FOR/OWNER:
CITY OF KEY WEST, FL
P. O. BOX 1409
3140 FLAGLER AVENUE
KEY WEST, FL 33041

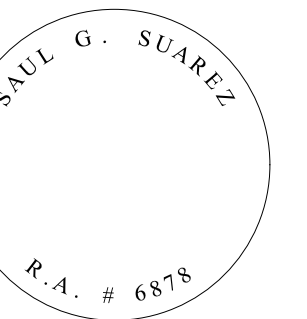


PROJECT NAME:
**TRUMAN
WATERFRONT PARK
AMPHITHEATER**

PROJECT LOCATION/ADDRESS:
**TRUMAN WATERFRONT PARK
WEST OF FORT STREET AND THE
TRUMAN ANNEX DEVELOPMENT,
NORTH OF KEY WEST NAVAL BASE**

KEY PLAN:

PROFESSIONAL SEAL:



SUBMITTAL DESCRIPTION / MILESTONE:

**HARC - Submittal
Not for Construction
JULY 01, 2016**

REVISIONS:

DRAWING SHEET INFORMATION
BA PROJECT NO.: 15086.000
SCALE:
DATE: JULY 01, 2016
DRAWN BY: SB
CHECKED BY: SB
CADD FILE:

DRAWING TITLE:
AMPHITHEATER 3D VIEWS

SHEET NO.

A-3.4

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., July 26, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW AMPHITHEATER AND BATHROOM BUILDING. FOR- TRUMAN WATERFRONT

Applicant – City of Key West/ Bermejo Ajamil & Partners Application #H16-01-0697

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

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

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:

Truman waterpoint bay street on the 21 day of July, 2016.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on July 26, 2016.

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

The Certificate of Appropriateness number for this legal notice is 16-01-0627

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

Signed Name of Affiant:

[Signature]
Date: July 22, 2016
Address: Flamingo Avenue
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 22nd day of July, 2016.

By (Print name of Affiant) ENID TORREGOSA who is personally known to me or has produced _____ as identification and who did take an oath.

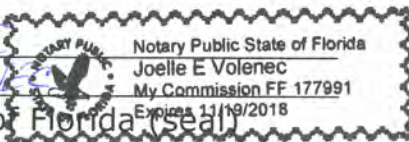
NOTARY PUBLIC

Sign Name: Joelle E Volenec

Print Name: JOELLE E VOLENEC

Notary Public - State of Florida (Seal)

My Commission Expires: _____





Public Meeting Notice

**Site Development
Demolition - Underground Utilities**

305-296-5606

**Public
Meeting
Notice**

FOR INFORMATION OF THE PUBLIC
THE CITY OF MIAMI
IS HOLDING A PUBLIC MEETING
ON THE PROPOSED
REVISIONS TO THE
MAYOR'S OFFICE

