



Historic Architectural Review Commission

Staff Report for Item 13

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: May 20, 2020

Applicant: Robert Ramey- K2M Designers

Application Number: H2020-0014

Address: #1300 Duval Street

Description of Work

Demolition of non-historic and non-contributing structures.

Site Facts

The site under review is located on the southwestern corner of Duval and United Streets. Historically this was a vacant lot until its development as a car dealership in the earliest 1950's. The current buildings have no relationship with the original one-story cmu structure. The current lot serves as a rental place for carts, scooters and bicycle rentals. In addition, the site serves as a commercial parking lot. Residences are located west to the property and the Key West Butterfly and Natural Conservatory abuts the site on its south. Most of the lot is paved with asphalt and the corner has a small green area.

The proposed use is a permitted one by the Land Development Regulations and the City has issued, among others, a license for commercial parking.

Ordinances Cited on Review:

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations.

Staff Analysis:

A Certificate of Appropriateness is under review for demolition of non-historic and non-contributing structures. Current structures comprise of two one-story cmu structures and two metal shed structures supported with metal poles. One of the cmu structures house electrical, mechanical and plumbing elements that feeds the current lot. The second cmu structure houses office spaces. Submitted plans for a commercial parking lot are part of the Certificate of Appropriateness.

The historic architectural review commission shall not issue a certificate of appropriateness that would result in:

- (1) *Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;*

It is staff's opinion that the proposed demolition of all existing structures will not jeopardize the historic character of the district. These structures do not define the historic character of the site or its surrounding context.

- (2) *Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space;*

The structures under review are not historic.

- (3) *Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.*

The structures under review are not significant or important in defining the historic character of the site or surrounding context. The structures are not historic.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion that the non-historic structures in question will not qualify as contributing elements to the site in a near future.

It is staff's opinion that the Commission can consider the demolition request, as it is consistent with the cited ordinance. If approve, this will be the only required reading for demolition.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE

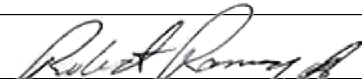


City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:	1300 DUVAL STREET	
NAME ON DEED:	RAMEY ROBERT III	PHONE NUMBER
OWNER'S MAILING ADDRESS:	2764 N ROOSEVELT BLVD	EMAIL
	KEY WEST, FL 33045	
APPLICANT NAME:	ROBERT RAMEY	PHONE NUMBER 305-307-5840
APPLICANT'S ADDRESS:	2764 N ROOSEVELT BLVD	EMAIL EPOOLE@K2MDESIGN.COM
	KEY WEST, FL 33045	
APPLICANT'S SIGNATURE:		DATE 3/27/2020

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.
 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. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ___ RELOCATION OF A STRUCTURE ___ ELEVATION OF A STRUCTURE ___
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ___ NO X INVOLVES A HISTORIC STRUCTURE: YES ___ NO X
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ___ NO X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	NEW PARKING LOT W/ 77 STANDARD SPACES, 4 HC, AND 14 COMPACT MADE OF ASPHALT MILLINGS WITH SITE LIGHTING PER PLAN AND SQUARE FOOTAGES PER A111.
MAIN BUILDING:	N/A
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	

**APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV**

ACCESSORY STRUCTURE(S): N/A	
PAVERS: ASPHALT MILLINGS	FENCES: EXISTING TO REMAIN
DECKS: N/A	PAINTING: POSTS FOR SIGNAGE MOUNTING - WHITE
SITE (INCLUDING GRADING, FILL, TREES, ETC): SITE GRADING/DRAINAGE AND TREES PER PLAN, ASPHALT MILLINGS AND PARKING LOT LINES PER PLAN	POOLS (INCLUDING EQUIPMENT): N/A
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): SITE LIGHTING PER DRAWINGS AND PROVIDED SPEC, AND (3) PAY STATIONS PER DRAWINGS AND PROVIDED SPEC.	OTHER: TRASH/RECYCLE RECEPTACLES PER PLAN, SIGNAGE PER PLAN TO CONFORM WITH HARC SIGNAGE REQUIRED

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC Certificate of Appropriateness: Demolition Appendix



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1300 DUVAL STREET
PROPERTY OWNER'S NAME:	ROBERT RAMEY III
APPLICANT NAME:	ROBERT RAMEY III

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR to proceeding with the work outlined above** and that a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review**.

PROPERTY OWNER'S SIGNATURE		4-7-2020	DATE AND PRINT NAME
	Robert Ramey		

DETAILED PROJECT DESCRIPTION OF DEMOLITION	
DEMO OF ALL EXISTING BUILDINGS/STRUCTURES AND SLABS/PAVEMENT ON SITE.	

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.
N/A

(2) Or explain how the building or structure meets the criteria below:

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

NO STRUCTURE ON SITE EMBODIES DISTINCTIVE CHARACTERISTICS OF HISTORICAL SIGNIFICANCE. THE BUILDINGS ARE NON-CONTRIBUTING AND ARE NON-HISTORIC.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

NO STRUCTURE ON SITE OR THE SITE ITSELF ARE ASSOCIATED WITH HISTORICAL EVENTS.

(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

NO STRUCTURE ON SITE HAVE ANY SIGNIFICANT CHARACTER, INTEREST, OR VALUE. THEY ARE NOT ASSOCIATED WITH THE LIFE OF ANY HISTORICAL FIGURE.

(d) Is not the site of a historic event with significant effect upon society.

THE SITE IS NOT ASSOCIATED WITH ANY HISTORIC EVENTS.

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

THE SITE/STRUCTURES DO NOT EXEMPLIFY CULTURAL, POLITICAL, ECONOMICAL, SOCIAL, OR HISTORIC HERITAGE OF THE CITY.

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

THE SITE/STRUCTURES DO NOT PORTRAY A HISTORICAL, DISTINCTIVE ARCHITECTURAL STYLE.

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

THE SITE/STRUCTURES ARE NOT PART OF A PARK OR SQUARE. THERE IS NO HISTORICAL, CULTURAL, NATURAL, OR ARCHITECTURAL SIGNIFICANCE TO THE STRUCTURES OR SITE AS IS.

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

THE SITE IS LOCATED ON DUVAL STREET, AND IS THEREFORE IN A LOCATION OF PROMINENT HISTORIC VALUE TO OLD TOWN. THE EXISTING STRUCTURES, HOWEVER, ARE NON-HISTORIC AND NON-CONTRIBUTING AND DO NOT CURRENTLY PROVIDE A POSITIVE IMPACT ARCHITECTURALLY ON THE NEIGHBORHOOD.

(i) Has not yielded, and is not likely to yield, information important in history.

THE SITE/STRUCTURES HAVE NOT COME UP AS HISTORICALLY RELEVANT AND HAVE NOT BEEN NOTED TO BE ASSOCIATED WITH IMPORTANT HISTORICAL EVENTS/PEOPLE.

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

THE STRUCTURES ON SITE DO NOT PROVIDE HISTORIC CHARACTER OR VALUE TO THE NEIGHBORHOOD. THEY DO NOT PROVIDE CHARACTER TO THE NEIGHBORHOOD AS THEY ARE CURRENTLY.

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

REMOVAL OF THE EXISTING STRUCTURES ON THE SITE DOES NOT DESTROY HISTORICAL RELATIONSHIPS WITH OPEN SPACE OR STRUCTURE. THE EXISTING USE IS NON-HISTORIC.

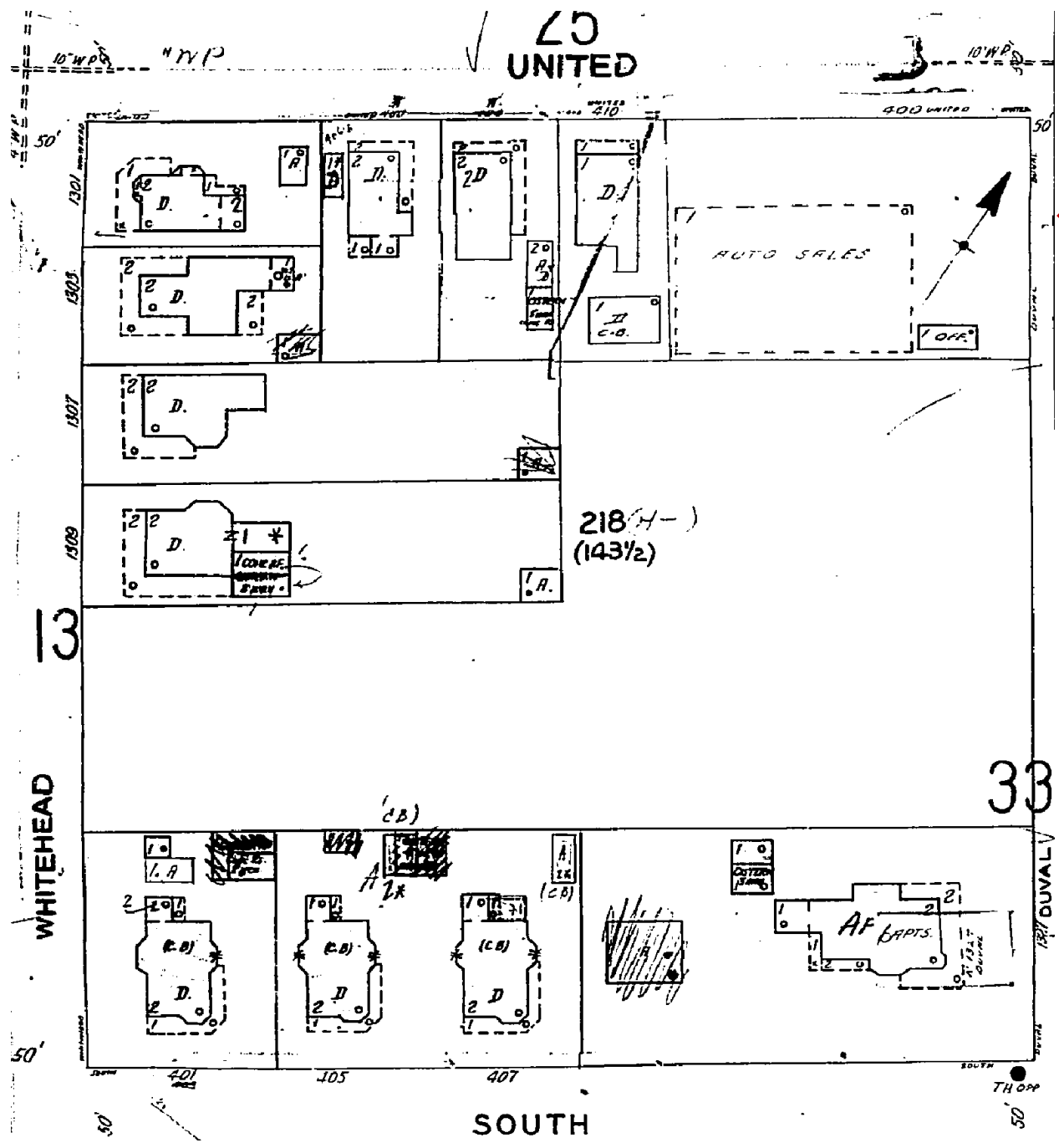
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

NO STRUCTURE OR BUILDING ON SITE QUALIFY AS HISTORIC.

(4) Removing buildings or structures that would otherwise qualify as contributing.

NO STRUCTURE OR BUILDING ON SITE QUALIFY AS CONTRIBUTING.

SANBORN MAPS

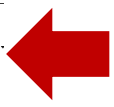
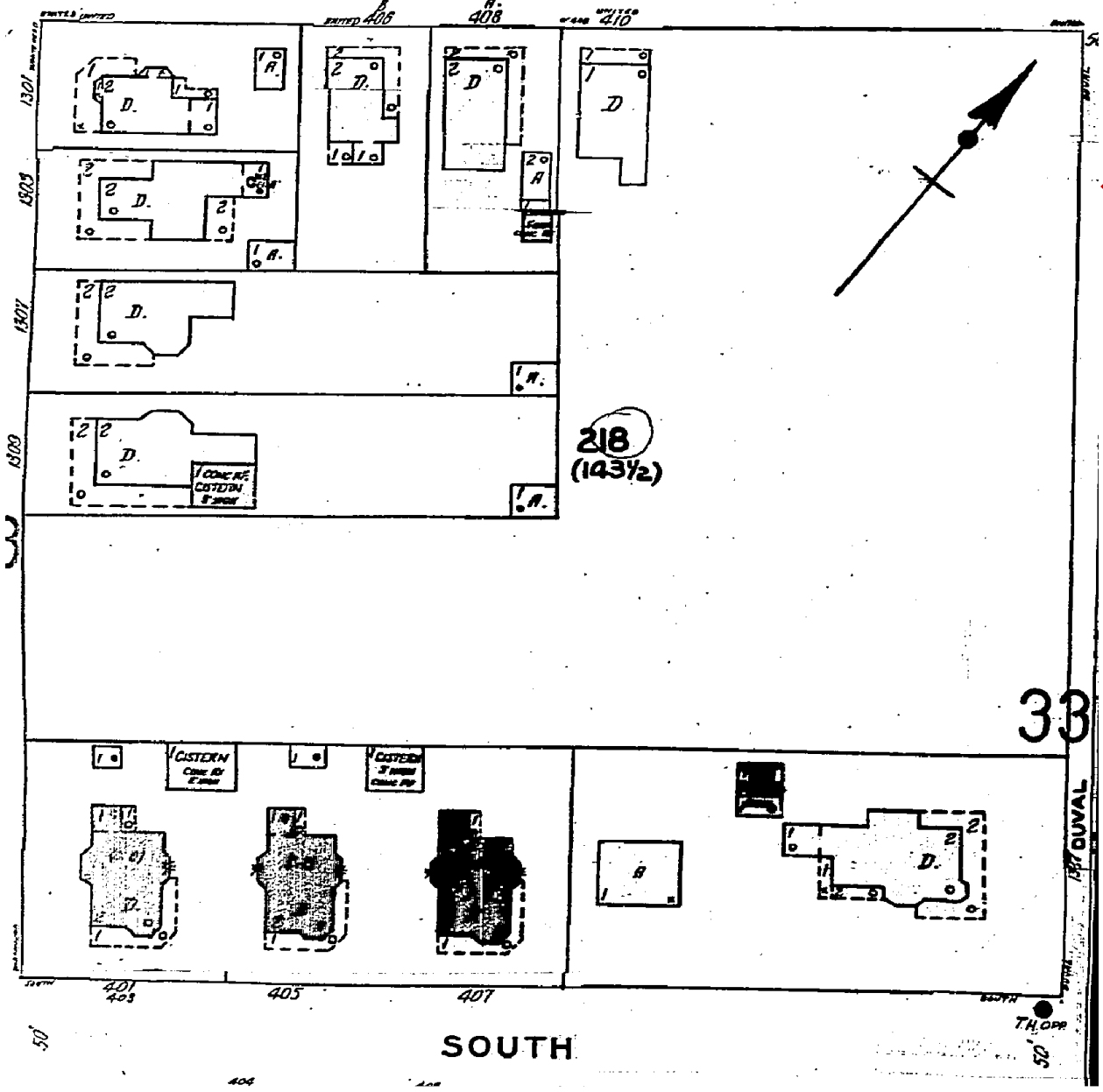


Sanborn Map 1962

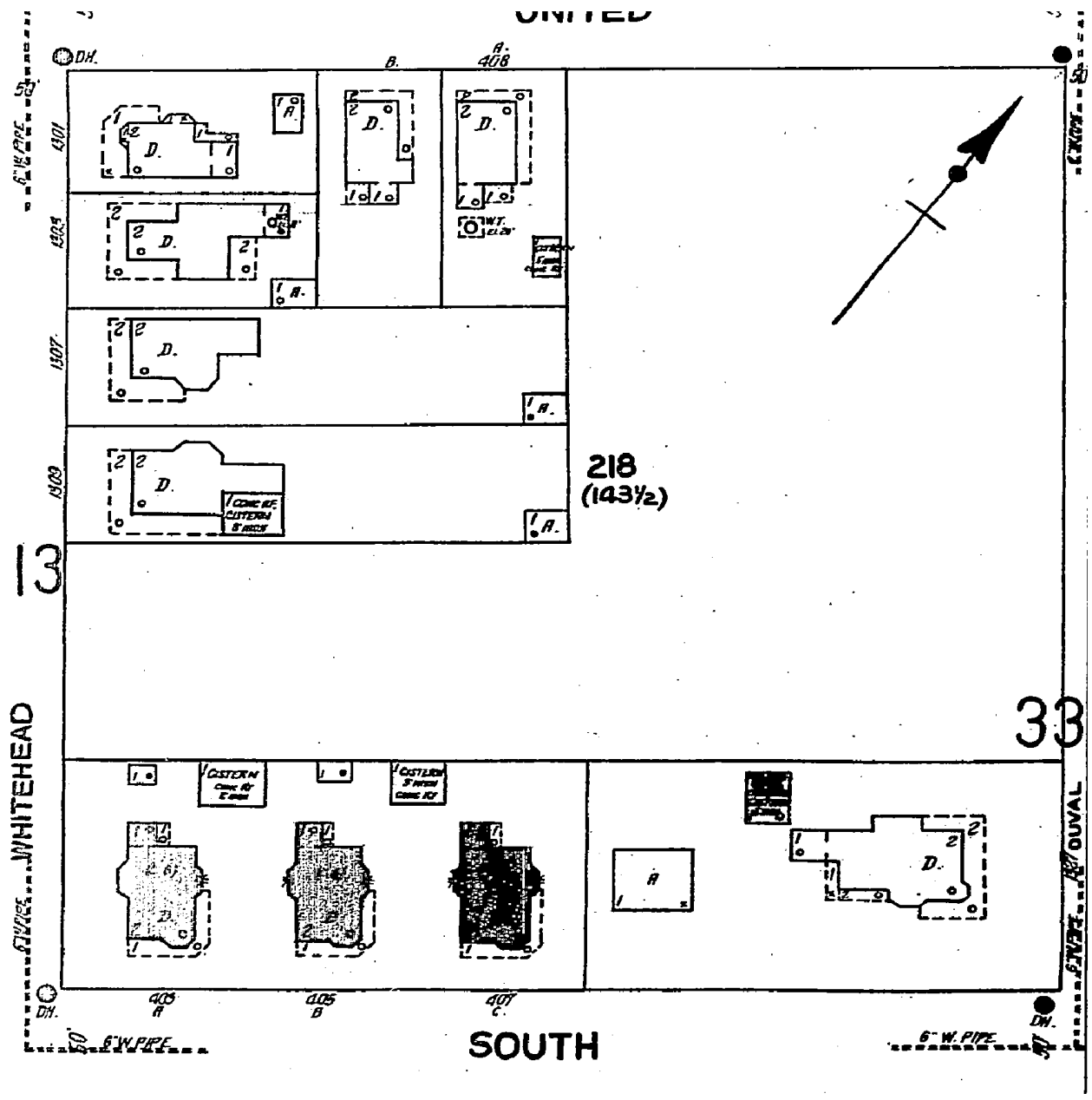
10° W. R. 2

LU
UNITED

10° W. R. 2

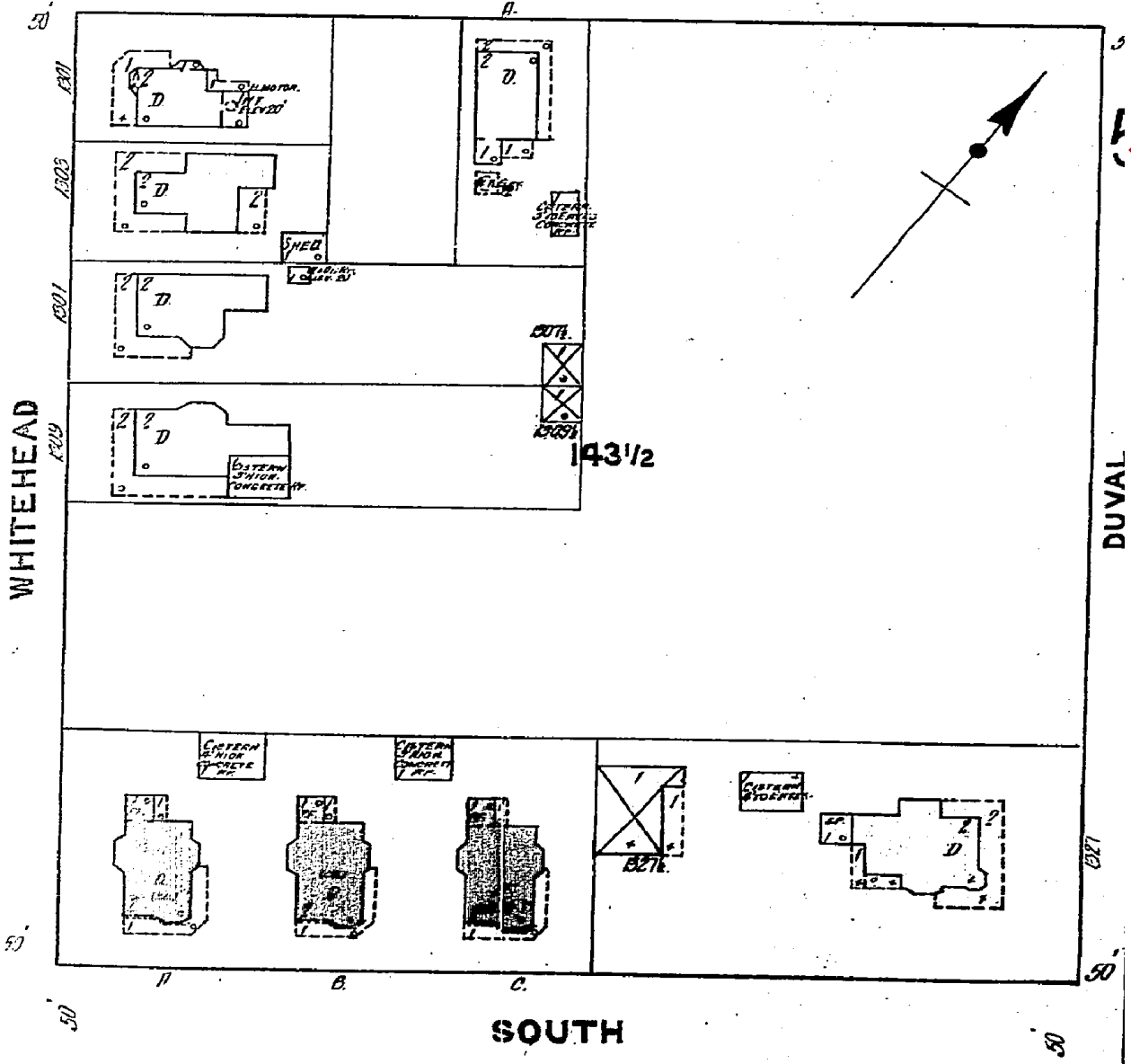


Sanborn Map 1948



Sanborn Map 1926

UNITED



Sanborn Map 1912

PROJECT PHOTOS



Duval Street circa 1930. Monroe County Library.



Duval Street circa 1950. Monroe County Library.



Post card 1960. Monroe County Library.



1300 Duval Street circa 1965. Monroe County Library.



1300 Duval Street in 1971. Monroe County Library.



KEY WEST

Key West

1300

PARKING

Key West

Key West

Key West

Key West

Key West

Key West

Key West

THE CITIZEN



Duval St





Current conditions.



Current Conditions



Current Conditions



Current Conditions



Current Conditions



United St

United St

Duval St

Duval St

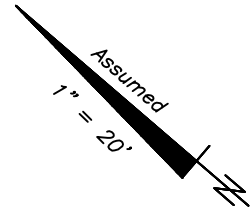
Tropical Rent A Car

1300 Duval Street

Avalon Bed & Breakfast

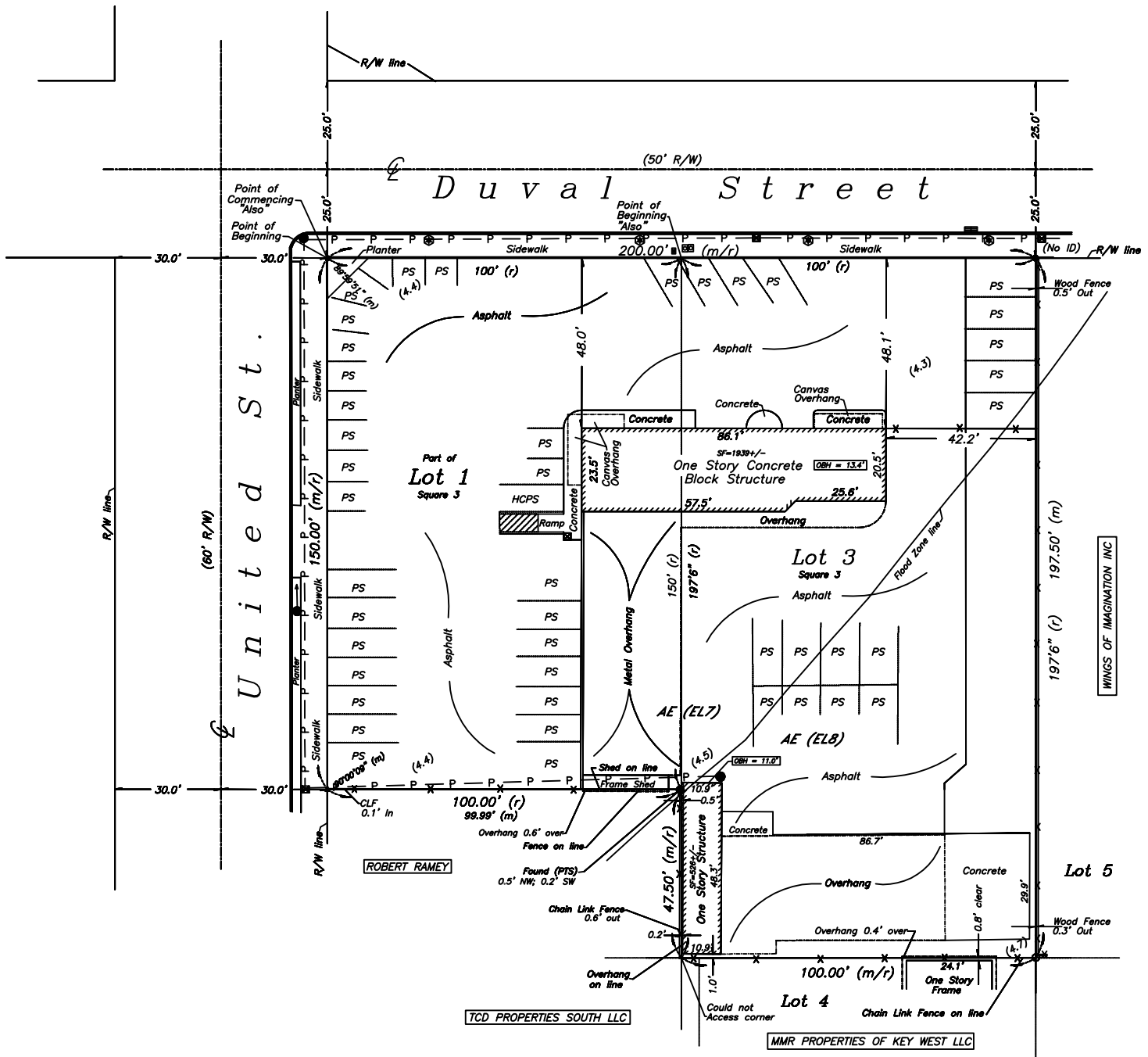
The Key West Butterfly
and Nature Conservatory
Tropical habitat for...

SURVEY



LEGEND

- Found 1" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (As Noted)
- ▲ Found Nail & Disc (FHM)
- ▲ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊕ Wood Utility Pole
- ⊕ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊕ Light Post
- ⊕ Fire Hydrant
- ⊕ Sewer Cleanout
- ⊕ Water Meter
- PS Parking Space
- HCPS Handicap Parking Space
- OBH Overall Building Height



- NOTES:**
1. Said described property is located within an area having a Zone Designations of AE (EL 7) and AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12016E, with a date of identification of 2-18-05, for Community Panel No. 1516 K, Key West, Monroe County, State of Florida, which is the current Flood Insurance Rate Map for the community in which the premises is situated.
 2. The property has direct physical access to United Street and Duval Street, both dedicated public streets or highway.
 3. Gross Land Area: 34749.5+/- Square Feet (0.79+/- Acres).
 4. The property described hereon is the same as the property described in Chicago Title Insurance Company Commitment No. 7997007 with an effective date of October 9, 2019, and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to have been plotted hereon or otherwise noted as to their effect on the subject property.
 5. Date of field work: December 6, 2019.
 6. Underground foundations and utilities were not located.
 7. Ownership of fences is undeterminable, unless otherwise noted.
 8. North Arrow is assumed and based on the legal description.
 9. Street address: 1300 Duval Street, Key West, FL.
 10. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 11. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record by this Surveyor. Easement information shown hereon was based on Chicago Title Insurance Company, Title Commitment No. 7997007, effective date 10/09/19.
 12. ZONING - per City of Key West Zoning Department: HCT (Historic Commercial Tourist)
 - Setbacks: Front = 5'; Street Side = 5'; Side = 5'; Rear = 10'
 - Maximum Building Height: 35'
 - Minimum Lot Size: 10,000 Square Feet
 - Building Density: Maximum Floor Area Ratio: 1.0
 - Maximum Building Coverage: 50%
 - Maximum Impervious Surface Ratio: 70%
 13. The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; there are no visible encroachments on subject property or upon adjacent land abutting said property except as shown hereon and was made in accordance with laws and/or Minimum Standards of the State of Florida.
 14. The legal description shown hereon was furnished by the client or their agent (Chicago Title Insurance Company, Title Commitment No. 7997007, effective date 10/09/19). This survey does not determine or imply ownership.
 15. There are no cemeteries on or within 100 feet of the property.
 16. There are no watercourses or wetlands on subject property.
 17. Marked Parking Spaces: 43 Regular; 1 Handicap
 18. Square footage is of buildings at ground level and do not include porches, balconies, steps, etc.
 19. No evidence in field on December 6, 2019 of recent construction, earth moving work or building additions.
 20. No evidence in field on December 6, 2019 of recent street or sidewalk construction.
 21. This survey is not assignable, except for referenced lender.
 22. Overall Building Height (OBH) is taken from highest point on roof (or support) to grade.
 23. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.
 24. Benchmark utilized: U 397

Boundary Survey of:

Part of Lot Number 1 in Square Number 3, according to the Diagram of Division of Tract 16 on the Island of Key West, between Frederick Filer and John Boyle, recorded in Book "N", Page 476, of Monroe County, Florida Records. Said lot commencing at the corner of Duval and United Streets, in the City of Key West, and running thence along the line of Duval Street, in a Southeasterly direction 100 feet; thence at right angles in a Southwesterly direction 150 feet; thence at right angles in a Northwesterly direction 100 feet; thence at right angles in a Northeasterly direction 150 feet, back to the Point of Beginning.

ALSO:

Lot 3 in Square 3, according to the diagram of Division of Tract 16 on the Island of Key West, between Frederick Filer and John Boyle, recorded in Book "N", Page 476, of Monroe County, Florida Records. Said lot commencing at a point on Duval Street distant 100 feet from the corner of Duval and United Streets and running thence along the line of Duval Street in a SE'y direction 100 feet; thence at right angles in a SW'y direction 197 feet 6 inches; thence at right angles in a NW'y direction 100 feet; thence at right angles in a NE'y direction 197 feet 6 inches back to the Point of Beginning on Duval Street.

SURVEYOR'S CERTIFICATION

This survey is made for the benefit of: Hurwitz Enterprises, LLC, an Illinois limited liability company; Oropeza, Stones & Cardenas, PLLC; Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 5, 6 (a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a) and 11, of Table A thereof. The field work was completed on December 6, 2019

Date of Plat or Map: December 9, 2019

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn
Professional Surveyor & Mapper
Florida Registration #6298

SHEET: 1
OF: 1

DATE:
REVISIONS:
DRAWN BY: JLO
CHECKED BY: DD
DATE: 12-09-19

ALTA/NSPS LAND TITLE SURVEY
Part of Lot 1, all of Lot 3,
Square 3, Tract 16
Island of Key West

J. LYNN O'FLYNN, INC.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422

Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.

PROPOSED DESIGN

1300 DUVAL PARKING

KEY WEST, FLORIDA 33040

PERMIT SET



1150 Virginia Street,
Key West, FL 33040

URL: www.k2mdesign.com

APPROVALS RECEIVED

DATE

1. SCHEMATIC DESIGN	APPROVED XXXXXX
2. DESIGN REVIEW COMMITTEE	APPROVED XXXXXX
3. PLANNING COMMISSION	APPROVED XXXXXX
4. DESIGN DEVELOPMENT	APPROVED XXXXXX
5. CONSTRUCTION DOCUMENTS	APPROVED XXXXXX

ARCHITECT:

K2M DESIGN

Architecture, Engineering,
Interior Design,
Asset Management,
Specialty Consulting

Key Largo, FL
Key West, FL
Marathon, FL

URL: www.k2mdesign.com
PROF. REG. AA26001059

Building Relationships
Based on Trust and Results

Cleveland | Columbus | Indianapolis | Key Largo | Key West | Marathon | Orlando | Tallahassee | Venice

SEAL:



Scott C. Maloney, License AA26001059
Expiration Date 2/28/2021
CDA #: AA26001059

Consultants:

Submissions:

2020.03.25 - ISSUED PERMIT SET

1300 DUVAL DEVELOPMENT
SITE STUDY
1300 DUVAL
KEY WEST, FLORIDA 33040

PLOTTED: 3/30/2020 3:53 PM

Drawing Size | Project #:
24 x 36 | 20035

Drawn By: | Checked By:
NM | EHP

Title:
COVER SHEET

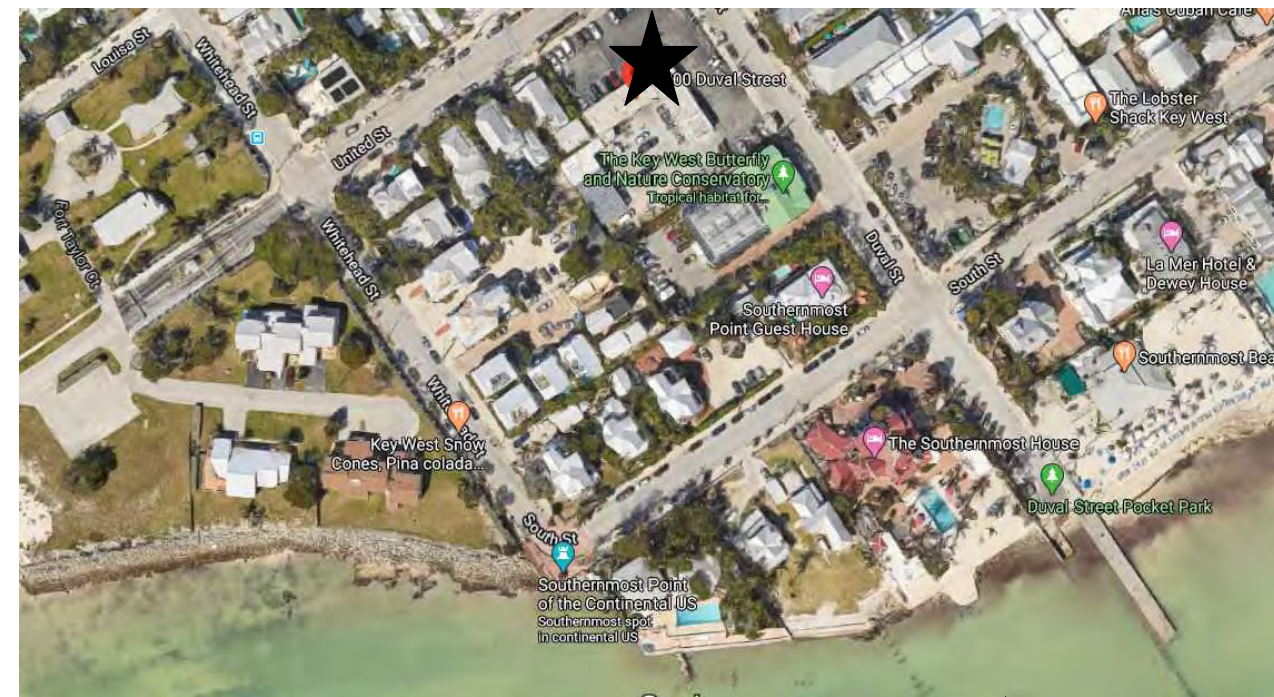
Sheet Number:

G0.0.1

Date: 03/25/2020

©2019 by K2M Design, Inc.

LOCATION MAP



PROJECT LOCATION ★

CODE INFORMATION

APPLICABLE CODES
ALL WORK SHALL BE IN CONFORMANCE, BUT NOT LIMITED TO THE REQUIREMENTS OF THE FOLLOWING AND ANY OTHER STATE OR LOCAL CODES HAVING JURISDICTION.

2017 FLORIDA BUILDING CODE
2017 FLORIDA MECHANICAL CODE
2017 FLORIDA PLUMBING CODE
2014 NATIONAL ELECTRIC CODE
2017 FLORIDA FIRE CODE
2017 FLORIDA ENERGY CONSERVATION CODE
2017 FLORIDA ACCESSIBILITY CODE

LOCAL BUILDING REQUIREMENTS: CITY OF KEY WEST CODES AND ORDINANCES
FEMA REQUIREMENTS: AE: 7'/8' NCV0 1929
CURRENT ZONING: HCT - HISTORIC COMMERCIAL TOURIST
MAX BUILDING HEIGHT: 35' FROM COR
USE GROUP: LOW-HAZARD STORAGE, GROUP S-2

BUILDING INFORMATION

1300 DUVAL STREET,
KEY WEST, FLORIDA 33040

CONTRACTOR GENERAL NOTES:
- ALL WORK TO BE IN ACCORDANCE WITH APPLICABLE CODES.
- WORKMANSHIP TO MEET OR EXCEED ACCEPTED STANDARDS OF RESPECTIVE TRADES.
- VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS BEFORE START OF CONSTRUCTION.
NOTIFY ARCHITECT IF ANY CONFLICTS EXIST PRIOR TO COMMENCEMENT OF WORK.

FIRE EXTINGUISHERS WILL BE PROVIDED AS REQUIRED BY AUTHORITY HAVING JURISDICTION OR AS DIRECTED BY THE LOCAL FIRE DEPARTMENT.

DRAWING INDEX

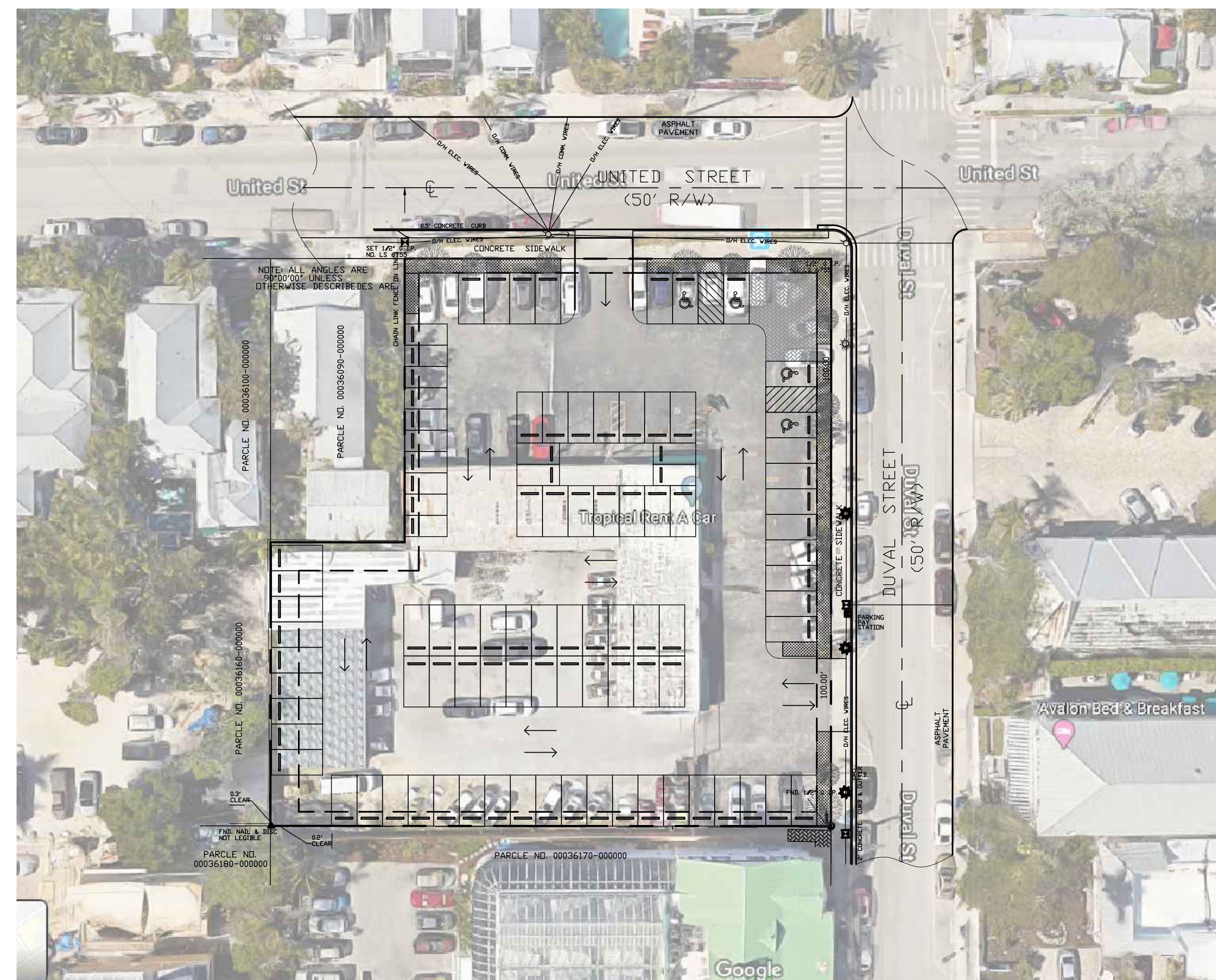
ISSUED FOR:	
	PERMIT SET
GENERAL	
	GO.0.1 COVER SHEET
	GO.0.2 DRAWING INDEX AND PROJECT INFORMATION
ARCHITECTURAL	
	AE1.1.1 EXISTING SITE PLAN
	AE1.1.2 EXISTING SURVEY
	AD1.1.1 SITE PLAN DEMOLITION
	A1.1.1 SITE PLAN
ELECTRICAL	
	E0.1.1 ELECTRICAL NOTES AND SPECIFICATIONS
	E1.1.1 PHOTOMETRIC PLAN
	E1.2.1 ELECTRICAL SITE PLAN
	E2.1.1 ELECTRICAL ONE-LINE DIAGRAM
CIVIL	
	C100 CIVIL ENGINEERING NOTES AND LEGEND
	C200 EROSION CONTROL PLAN
	C300 CIVIL SITE PLAN
	C400 GRADING AND DRAINAGE PLAN

GENERAL NOTES

- The contract documents consist of this set of drawings, addenda, construction change directives, change orders, the contract between the owner and contractor, conditions of the contract and any other information written and mutually agreed upon between the owner and contractor.
- These drawings are complementary and interrelated; work of any individual trade is not necessarily confined to specific documents, chapters, or locations.
- It is the intent of the contract documents to be designed in accordance with all codes and ordinances in effect at the time the permit is issued. Notify architect immediately upon discovery of suspected deviation.
- If discrepancies or inconsistencies in the documents are discovered, notify the architect immediately using a consistent "request for information" procedure.
- Construction techniques, procedures, sequencing, and scheduling are solely the responsibility of the contractor.
- DO NOT SCALE DRAWINGS;** use dimensions only. All dimensions must be verified on the job and the architect must be notified of any discrepancies before proceeding with the work.
- Coordinate locations and/or elevations of floor drains, registers, grilles, louvers, ducts, unit heaters, panels, etc. with the Mechanical, Plumbing, and Electrical Contractors and the architectural drawings.
- Blocking at openings, doors, windows, and wall mounted fixtures shall be 2x FRT materials. At wall mounted equipment locations, use 1/2" plywood sheet material. All blocking in contact with concrete or concrete masonry units to be pressure treated.
- Where a detail is shown for one condition, it shall apply to all like or similar conditions, even though not specifically marked on the drawings.
- All abbreviations, materials and symbols in legends may or may not be used.
- Follow the manufacturer's instruction specifications for preparation, implementation, and construction of all materials and systems.

SYMBOLS

	ROOM IDENTIFICATION TAG	ROOM NAME ROOM NUMBER
	ELEVATION TAG	ELEVATION NUMBER SHEET NUMBER
	DETAIL TAG	DETAIL NUMBER SHEET NUMBER
	INTERIOR ELEVATION TAG	ELEVATION NUMBER SHEET NUMBER
	SECTION TAG	SECTION NUMBER SHEET NUMBER
	DOOR TAG. REFER TO DOOR SCHEDULE.	
	WINDOW TAG. REFER TO WINDOW SCHEDULE.	
	WALL TYPE TAG. REFER TO WALL TYPES.	
	BREAKLINE	
	GRAPHIC SCALE	
	NORTH ARROW	
	DRAWING TITLE	DETAIL NUMBER SHEET NUMBER TITLE SCALE



SCOPE OF WORK

DEMO OF EXISTING SINGLE STORY CONCRETE STRUCTURES AND SHADE STRUCTURES. DEMO OF ALL EXISTING PAVEMENT AND CONCRETE SLABS. EXISTING CURB CUTS AND SIDEWALKS TO REMAIN.

NEW PARKING LOT WITH SAME COVERAGE AS PREVIOUS DEVELOPMENT. 77 STANDARD, 14 COMPACT AND 4 HANDICAP SPACES. THE NEW SIDEWALK TO PAVEMENT CONNECTIONS.

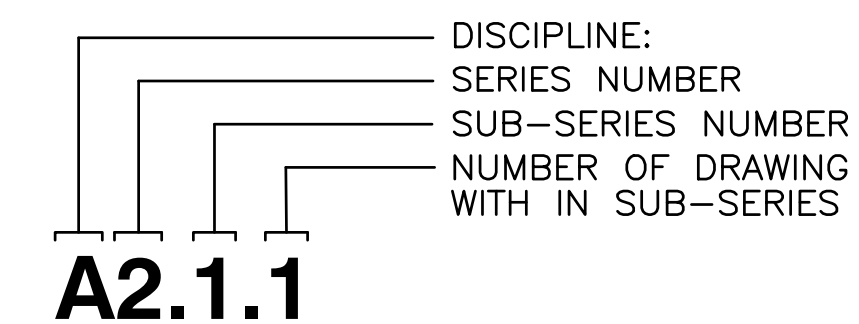
APPROVALS

SCHEMATIC DESIGN	SUBMITTED	-
DESIGN DEVELOPMENT	APPROVED	-
CONSTRUCTION DOCUMENTS	SUBMITTED	-
PLANNING SUBMISSION	APPROVED	-
PERMIT DOCUMENTS	SUBMITTED	-
	APPROVED	-

DESIGN TEAM INFORMATION

ARCHITECT (PRIMARY POINT OF CONTACT):
K2M Design, Inc.
Erica Poole, RA
1150 Virginia Street,
Key West, FL 33040
tel: 305.307.5840

SHEET NUMBERING SYSTEM



ARCHITECT:

K2M DESIGN

Architecture, Engineering,
Interior Design,
Asset Management,
Specialty Consulting

Key Largo, FL
Key West, FL
Marathon, FL

URL: www.k2mdesign.com
PROF. REG. AA26001059

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Cleveland | Columbus | Indianapolis | Key Largo | Key West | Marathon | Orlando | Baltimore | Baltimore

SEAL:

Scott C. McKinley, License AA993163
Expiration Date 2/28/2021
CDA # AA993163

Consultants:

Submissions:

2020.03.25 - ISSUED PERMIT SET

1300 DUVAL DEVELOPMENT
SITE STUDY
1300 DUVAL
KEY WEST, FLORIDA 33040

PLOTTED: 3/30/2020 3:53 PM

Drawing Size 24 x 36	Project #: 20035
Drawn By: NM	Checked By: EHP

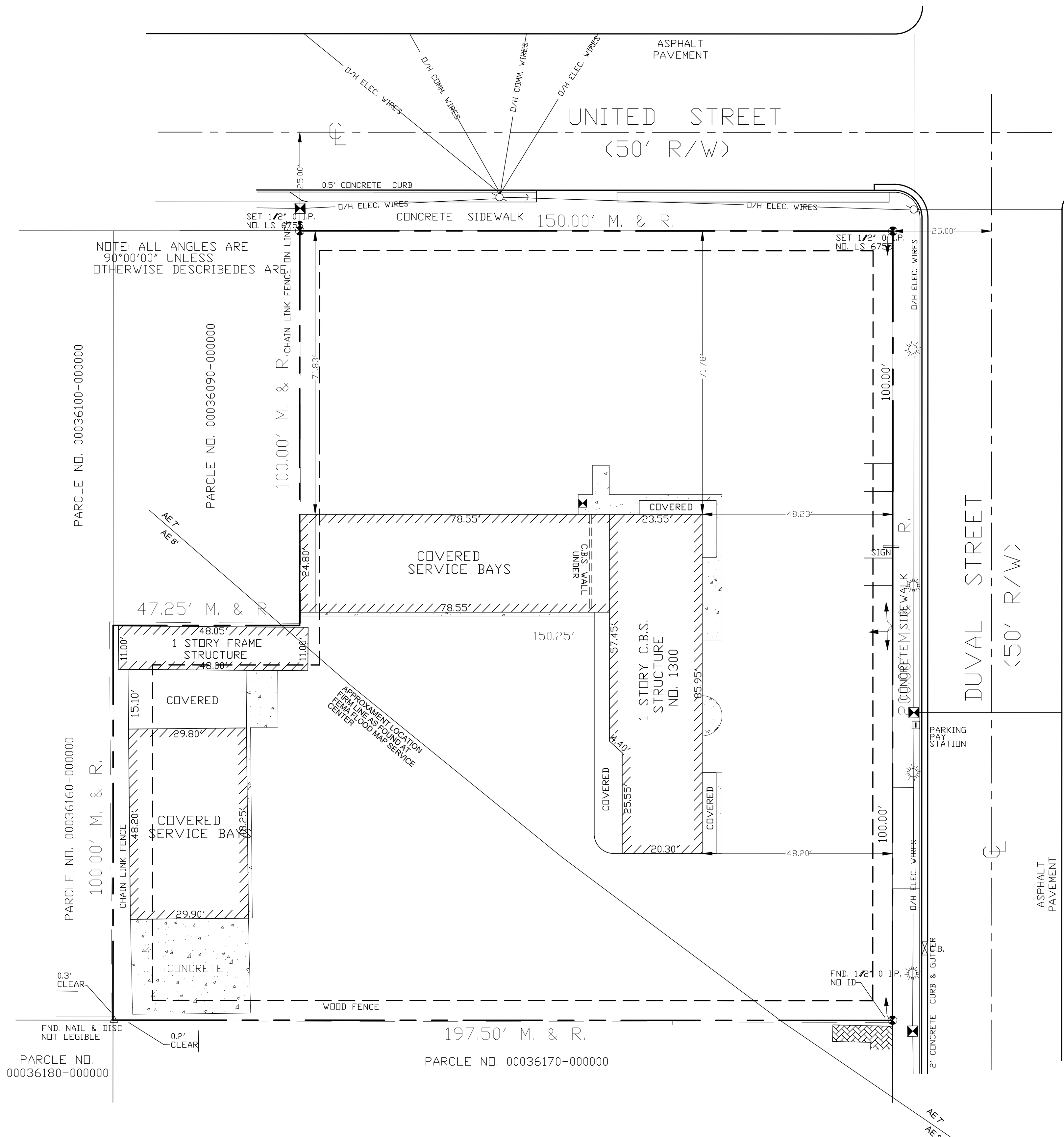
Title:
DRAWING INDEX
CODE INFO., SYMBOL
LEGEND, &
ABBREVIATIONS

Sheet Number:
GO.0.2

Date: 03/25/2020
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EXISTING SITE DATA TABLE		
	CODE REQUIREMENT	EXISTING SITE
Zoning	HCT	HCT
Flood Zone	AE 7/8	AE 7/8
Size of Site	34,775	34,775
Height	35'-0"	30'-0"
Front Setback	5'-0"	44'-7"
Side Setback	5'-0"	25'-0"
Side Setback	5'-0"	0'-6"
Street Side Setback	5'-0"	67'-8"
Rear Setback	10'-0"	1'-4"
Residential Floor Area	N/A	N/A
Density	22 du/acre	N/A
F.A.R. (Commercial)	1	0.195
Building Coverage	50%	20%
Impervious Surface	70%	96%
Parking (All)	1/300 SF	31
Regular Parking		
Compact Parking		
Handicap Parking**	2.00	2
Bicycle Parking	25%	24
Open Space/Landscaping	20%	4%
Number & Type of Units	N/A	N/A
Consumption Area or Number of Seats	N/A	N/A
**up to 25 - 1		

Breakdowns (SF)		
Existing Developments		Our Site
Lot Area		34,775.00
Existing Coverages		
Asphalt/Concrete	Concrete	1,245
	Asphalt 1	14,493
	Asphalt 2	10,719
Sidewalks on Back		
Sidewalks on Front/Side		
Buildings		
	Building - Covered Ba	4,368
	1 Story Frame Structure	2,424
Impervious Surface		33,250
Impervious Surface %		96%
Building Coverage		6,792
Building Coverage %		20%
Open Space		1,525.34
Open Space %		4%



1 EXISTING SITE PLAN
SCALE: 1/16" = 1' - 0"

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 Architecture, Engineering,
 Interior Design,
 Asset Management,
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Key Largo, FL
 Key West, FL
 Marathon, FL

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 PROF. REG. AA26001059

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SEAL:

Scott C. Maloney, License AB93101, License AA95161, License AA26001059, Expiration Date 2/28/2021, License No. AA950999

Consultants:

Submissions:
 2020.03.25 - ISSUED PERMIT SET

1300 DUVAL DEVELOPMENT
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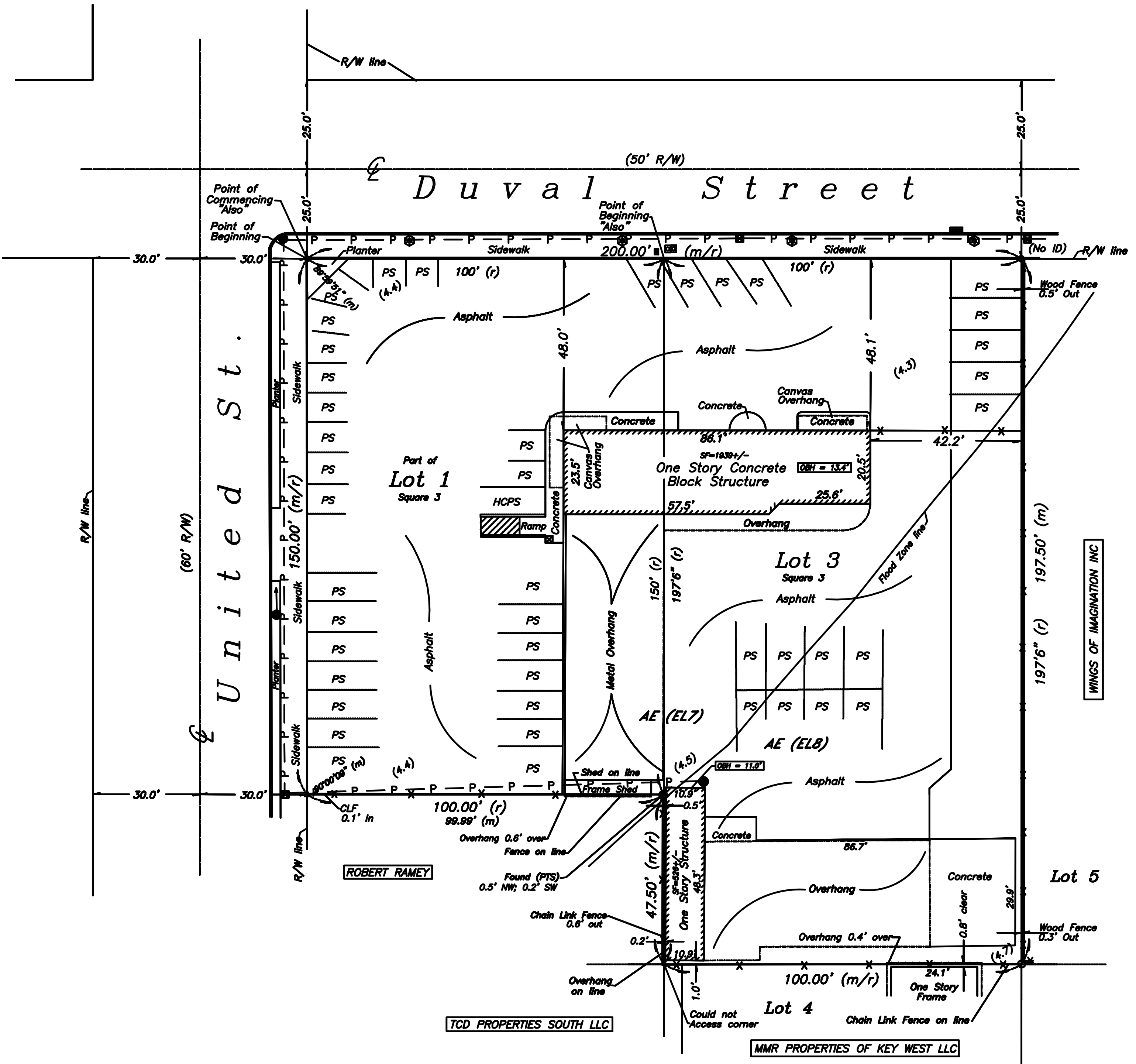
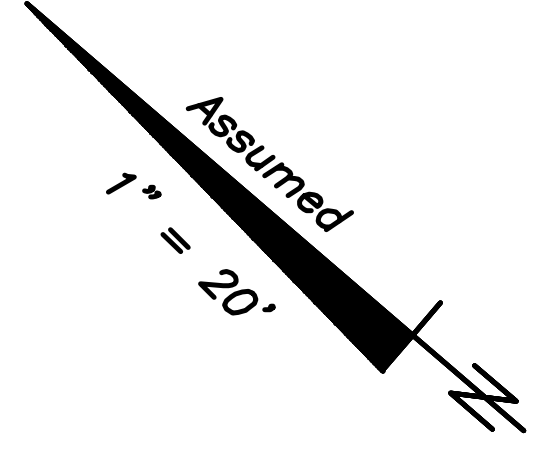
Title: EXISTING SITE PLAN

Sheet Number:
AE1.1.1
 Date: 03/25/2020
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LEGEND

- Found 1" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (E298)
- Found 1/2" Iron Rod (As Noted)
- ▲ Found Nail & Disc (FHH)
- ▲ Set Nail & Disc (E298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- Wood Utility Pole
- ⊕ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊙ Light Post
- Fire Hydrant
- Sewer Cleanout
- Water Meter
- PS Parking Space
- HCPS Handicap Parking Space
- OBH Overall Building Height



NOTES:

1. Said described property is located within an area having a Zone Designations of AE (EL 7) and AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 120168, with a date of identification of 2-18-05, for Community Panel No. 1518 K, Key West, Monroe County, State of Florida, which is the current Flood Insurance Rate Map for the community in which the premises is situated.
2. The property has direct physical access to United Street and Duval Street, both dedicated public streets or highway.
3. Gross Land Area: 34749.5+/- Square Feet (0.79+/- Acres).
4. The property described hereon is the same as the property described in Chicago Title Insurance Company Commitment No. 7997007 with an effective date of October 9, 2019, and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to have been plotted hereon or otherwise noted as to their effect on the subject property.
5. Date of field work: December 8, 2019.
6. Underground foundations and utilities were not located.
7. Ownership of fences is undeterminable, unless otherwise noted.
8. North Arrow is assumed and based on the legal description.
9. Street address: 1300 Duval Street, Key West, FL.
10. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
11. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record by this Surveyor. Easement information shown hereon was based on Chicago Title Insurance Company, Title Commitment No. 7997007, effective date 10/09/19.
12. ZONING - per City of Key West Zoning Department: HCT (Historic Commercial Tourist)
 - Setbacks: Front = 5'; Street Side = 5'; Side: 5'; Rear = 10'
 - Maximum Building Height: 35'
 - Minimum Lot Size: 10,000 Square Feet
 - Building Density: Maximum Floor Area Ratio: 1.0
 - Maximum Building Coverage: 50%
 - Maximum Impervious Surface Ratio: 70%
13. The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; there are no visible encroachments on subject property or upon adjacent land abutting said property except as shown hereon and was made in accordance with laws and/or Minimum Standards of the State of Florida.
14. The legal description shown hereon was furnished by the client or their agent (Chicago Title Insurance Company, Title Commitment No. 7997007, effective date 10/09/19). This survey does not determine or imply ownership.
15. There are no cemeteries on or within 100 feet of the property.
16. There are no watercourses or wetlands on subject property.
17. Marked Parking Spaces: 43 Regular; 1 Handicap
18. Square footage is of buildings at ground level and do not include porches, balconies, steps, etc.
19. No evidence in field on December 8, 2019 of recent construction, earth moving work or building additions.
20. No evidence in field on December 8, 2019 of recent street or sidewalk construction.
21. This survey is not assignable, except for referenced lender.
22. Overall Building Height (OBH) is taken from highest point on roof (or support) to grade.
23. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.
24. Benchmark utilized: U 397

Boundary Survey of:

Part of Lot Number 1 in Square Number 3, according to the Diagram of Division of Tract 16 on the Island of Key West, between Frederick Filer and John Boyle, recorded in Book "N", Page 478, of Monroe County, Florida Records. Said lot commencing at the corner of Duval and United Streets, in the City of Key West, and running thence along the line of Duval Street, in a Southeasterly direction 100 feet; thence at right angles in a Southwesterly direction 150 feet; thence at right angles in a Northwesterly direction 100 feet; thence at right angles in a Northeasterly direction 150 feet, back to the Point of Beginning.

ALSO:

Lot 3 in Square 3, according to the diagram of Division of Tract 16 on the Island of Key West, between Frederick Filer and John Boyle, recorded in Book "N", Page 478, of Monroe County, Florida Records. Said lot commencing at a point on Duval Street distant 100 feet from the corner of Duval and United Streets and running thence along the line of Duval Street in a SE'y direction 100 feet; thence at right angles in a SW'y direction 197 feet 6 inches; thence at right angles in a NW'y direction 100 feet; thence at right angles in a NE'y direction 197 feet 6 inches back to the Point of Beginning on Duval Street.

SURVEYOR'S CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 5, 6 (a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a) and 11, of Table A thereof. The field work was completed on December 8, 2019

Date of Plat or Map: December 9, 2019

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn
Professional Surveyor & Mapper
Florida Registration #6298

GENERAL SITE DEMOLITION NOTES

SCOPE OF DEMOLITION

1. THE EXISTING CONDITION / DEMOLITION DRAWINGS ARE INTENDED AS A GENERAL GUIDE TO THE DEMOLITION REQUIRED FOR THE PROJECT. DEMOLITION IS NOT SHOWN IN COMPLETE DETAIL AND IT SHALL BE THE RESPONSIBILITY OF THE DEMOLITION CONTRACTORS TO REMOVE EXISTING CONSTRUCTION AS REQUIRED TO ACCOMPLISH THE NEW DESIGN INTENT AND / OR WORK SHOWN ON REASONABLY IMPLIED FOR THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL REFER TO THE WORK SHOWN ON ALL OTHER DRAWINGS IN THE SET FOR THE EXTENT OF DEMOLITION REQUIRED TO PERFORM WORK INTENT.

GENERAL CONDITIONS

1. ALL CONTRACTORS ARE REQUIRED TO VISIT THE JOB SITE TO VERIFY EXISTING CONDITIONS AND DIMENSION PRIOR TO BEGINNING ANY WORK. NOTIFY ARCHITECT / OWNER AS SOON AS POSSIBLE OF ANY DISCREPANCIES FOR RESOLUTION OF THE ISSUES(S) PRIOR TO BEGINNING OF ANY WORK.
2. TYPICAL: DEMOLITION CONTRACTOR AND/OR GENERAL CONTRACTOR ARE TO REMOVE ALL EXISTING ITEMS SHOWN ON PLANS INCLUDING ALL MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION ITEMS ASSOCIATED WITH THE DEMOLITION.

HEALTH, SAFETY AND WELFARE

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS DURING DEMOLITION AND CONSTRUCTION TO PROTECT AND MAINTAIN THE INTEGRITY AND OPERATION OF EXISTING OR TEMPORARY LIFE SAFETY AND EGRESS AREAS REQUIRED BY THE LOCAL AUTHORITY GOVERNING THIS PROJECT.

SAFETY AND CONVENIENCE

SAFETY EQUIPMENT

1. THE CONTRACTOR SHALL DO ALL WORK NECESSARY TO PROTECT THE USER FROM HAZARDS, INCLUDING, BUT NOT LIMITED TO, SURFACE IRREGULARITIES OR UNRAISED GRADE CHANGES IN PEDESTRIAN SIDEWALK OR WALKWAY, AND RAMPED OR EXCAVATIONS IN ROADWAY, BARRICADES, LANTERNS, AND PROPER SIGNS SHALL BE FURNISHED IN SUFFICIENT AMOUNT TO SAFEGUARD THE PUBLIC AND THE WORK. ALL BARRICADES AND SIGNS SHALL BE CLEAN AND SERVICEABLE, IN THE OPINION OF THE OWNER AND ARCHITECT.
2. DURING CONSTRUCTION, THE CONTRACTOR SHALL CONSTRUCT AND AT ALL TIMES MAINTAIN SATISFACTORY AND SUBSTANTIAL TEMPORARY CHAIN LINK FENCING, SOLID FENCING, RAILING, BARRICADES OR STEEL PLATES, AS APPLICABLE, AT ALL OPENING, OBSTRUCTIONS, OR OTHER HAZARDS IN STREETS, SIDEWALKS, FLOORS, ROOFS, AND WALKWAYS. ALL SUCH BARRIERS SHALL HAVE ADEQUATE WARNING LIGHTS AS NECESSARY, OR REQUIRED, FOR SAFETY. ALL LIGHTS SHALL BE REGULARLY MAINTAINED, AND IN A FULLY OPERATIONAL STATE AT ALL TIMES.

ACCIDENT REPORTS

1. IN ADDITION, THE CONTRACTOR MUST PROMPTLY REPORT IN WRITING TO THE ARCHITECT AND OWNER, ALL ACCIDENTAL WHATSOEVER ARISING OUT OF, OR IN CONNECTION WITH, THE PERFORMANCE OF THE WORK WHETHER ON, OR ADJACENT TO, THE SITE, GIVING FULL DETAILS AND STATEMENTS OF WITNESSES. IF DEATH OR SERIOUS INJURIES OR SERIOUS DAMAGES ARE CAUSED, THE ACCIDENT SHALL BE REPORTED IMMEDIATELY BY TELEPHONE OR MESSENGER TO THE OWNER AND ARCHITECT.
2. IF A CLAIM IS MADE BY ANYONE AGAINST THE CONTRACTOR OR ANY SUBCONTRACTOR ON ACCOUNT OF ANY ACCIDENT, THE CONTRACTOR SHALL PROMPTLY REPORT THE FACTS IN WRITING TO THE OWNER AND ARCHITECT, GIVING FULL DETAILS OF THE CLAIM.

- SAFE ACCESS BY FEDERAL, STATE, AND LOCAL GOVERNMENT AUTHORITIES**
1. AUTHORIZED REPRESENTATIVES OF THE STATE, FEDERAL, OR LOCAL GOVERNMENT AGENCIES, SHALL AT ALL TIMES HAVE SAFE ACCESS TO THE WORK, AND THE CONTRACTOR SHALL PROVIDE PROPER FACILITIES FOR SUCH ACCESS AND INSPECTION.

PROTECTION OF PROPERTY

1. NOTIFY PROPERTY OWNERS AFFECTED BY THE DEMOLITION AT LEAST 48 HOURS IN ADVANCE OF THE TIME DEMOLITION BEGINS. DURING CONSTRUCTION OPERATIONS, CONSTRUCT AND MAINTAIN SUCH FACILITIES AS MAY BE REQUIRED TO PROVIDE ACCESS BY ALL PROPERTY OWNERS TO THEIR PROPERTY. NO PERSON SHALL BE CUT OFF FROM ACCESS TO HIS RESIDENCE OR PLACE OF BUSINESS FOR A PERIOD EXCEEDING 8 HOURS, UNLESS THE CONTRACTOR HAS MADE SPECIAL ARRANGEMENT SWITCH THE AFFECTED PERSONS.
2. THE CONTRACTOR SHALL IDENTIFY AND ISOLATE HIS WORK ZONE IN SUCH A MANNER AS TO EXCLUDE ALL PERSONNEL NOT EMPLOYED BY HIM, THE DESIGN TEAM, AND THE OWNER.

PROTECTION OF THE ENVIRONMENT

- GENERAL**
1. THE CONTRACTOR SHALL MAINTAIN ALL WORK AREAS WITHIN AND OUTSIDE THE PROJECT BOUNDARIES FREE FROM ENVIRONMENTAL POLLUTION WHICH WOULD BE IN VIOLATION TO ANY FEDERAL, STATE, OR LOCAL REGULATIONS.

PROTECTION OF SEWERS

1. TAKE ADEQUATE MEASURE TO PREVENT THE IMPAIRMENT OF THE OPERATION OF THE EXISTING STORM AND SANITARY SEWER SYSTEMS. PREVENT CONSTRUCTION MATERIAL, PAVEMENT, CONCRETE, EARTH, OR OTHER DEBRIS FROM ENTERING A SEWER OR STORM STRUCTURE.

PROTECTION OF AIR QUALITY

1. THE AIR POLLUTION LIKELY TO OCCUR DUE TO DEMOLITION OPERATIONS SHALL BE MINIMIZED BY WETTING DOWN BARE SOILS DURING WINDY PERIODS, REQUIRING THE USE OF OPERATING COMBUSTION EMISSION CONTROL DEVICES ON CONSTRUCTION VEHICLES AND EQUIPMENT USED BY CONTRACTORS, AND BY ENCOURAGING THE SHUTDOWN OF MOTORIZED EQUIPMENT WHEN NOT ACTUALLY IN USE.

NOISE CONTROL

1. THE CONTRACTOR SHALL CONDUCT ALL HIS WORK, USE APPROPRIATE CONSTRUCTION METHODS AND EQUIPMENT, AND FURNISH AND INSTALL ACOUSTICAL BARRIERS, ALL AS NECESSARY SO THAT NO NOISE EMANATING FROM THE PROCESS OR ANY RELATED TOOL OR EQUIPMENT WILL EXCEED LEGAL NOISE LEVELS.

SPECIFICATIONS

SELECTIVE DEMOLITION

- DEFINITIONS**
1. REMOVE: DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF THEM OFF-SITE, UNLESS INDICATED TO BE REMOVED AND SALVAGED OR REMOVED AND REINSTALLED.
 2. REMOVE AND SALVAGE: DETACH ITEMS FROM EXISTING CONSTRUCTION AND DELIVER THEM TO OWNER.
 3. REMOVE AND REINSTALL: DETACH ITEMS FROM EXISTING CONSTRUCTION, PREPARE THEM FOR REUSE, AND REINSTALL THEM WHERE INDICATED.
 4. EXISTING TO REMAIN: EXISTING ITEMS OF CONSTRUCTION THAT ARE NOT TO BE REMOVED AND THAT ARE NOT OTHERWISE INDICATED TO BE REMOVED, REMOVED AND SALVAGED, OR REMOVED AND REINSTALLED.

SUBMITTALS

1. PREDEMOLITION VIDEO TAPE: SHOW EXISTING CONDITIONS OF ADJOINING CONSTRUCTION AND SITE IMPROVEMENTS, INCLUDING FINISH SURFACES, THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY SELECTIVE DEMOLITION OPERATIONS.

QUALITY CONTROL

1. REGULATORY REQUIREMENTS: COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE BEGINNING SELECTIVE DEMOLITION. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
2. STANDARDS: COMPLY WITH ANSI A10.6 AND NFPA 241.
3. PREDEMOLITION CONFERENCE: CONDUCT CONFERENCE AT PROJECT SITE.
4. HAZARDOUS MATERIALS: IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK.
5. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB. IMMEDIATELY NOTIFY ARCHITECT AND OWNER. OWNER WILL REMOVE HAZARDOUS MATERIALS UNDER A SEPARATE CONTRACT.
6. STORAGE OR SALE OF REMOVED ITEMS OR MATERIALS ON-SITE IS NOT PERMITTED.
7. UTILITY SERVICE: MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.
8. MAINTAIN FIRE-PROTECTION FACILITIES IN SERVICE DURING SELECTIVE DEMOLITION OPERATIONS.

UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS

1. EXISTING SERVICES/SYSTEMS: MAINTAIN SERVICES/SYSTEMS INDICATED TO REMAIN AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.
2. SERVICE/SYSTEM REQUIREMENTS: LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF INDICATED UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS SERVING AREAS TO BE SELECTIVELY DEMOLISHED.
3. IF SERVICES/SYSTEMS ARE REQUIRED TO BE REMOVED, RELOCATED, OR ABANDONED, BEFORE PROCEEDING WITH SELECTIVE DEMOLITION PROVIDE TEMPORARY SERVICES/SYSTEMS THAT BYPASS AREA OF SELECTIVE DEMOLITION AND THAT MAINTAIN CONTINUITY OF SERVICES/SYSTEMS TO OTHER PARTS OF BUILDING.
4. CUT OFF PIPE OR CONDUIT IN WALLS OR PARTITIONS TO BE REMOVED. CAP, VALVE, OR PLUG AND SEAL REMAINING PORTION OF PIPE OR CONDUIT AFTER BYPASSING.

PREPARATION

1. SITE ACCESS AND TEMPORARY CONTROLS: CONDUCT SELECTIVE DEMOLITION AND DEBRIS-REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
2. TEMPORARY FACILITIES: PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.

SELECTIVE DEMOLITION

1. GENERAL: DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED. USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS AND AS FOLLOWS:

DISPOSAL OF DEMOLISHED MATERIALS

1. GENERAL: EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN OWNER'S PROPERTY, REMOVE DEMOLISHED MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN AN EPA-APPROVED LANDFILL.
2. COMPLY WITH REQUIREMENTS SPECIFIED IN DIVISION 1 SECTION "CONSTRUCTION WASTE MANAGEMENT."
3. BURNING: DO NOT BURN DEMOLISHED MATERIALS.
4. DISPOSAL: TRANSPORT DEMOLISHED MATERIALS OFF OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM.

CLEANING

1. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE SELECTIVE DEMOLITION OPERATIONS BEGAN.

WASTE MANAGEMENT

SUMMARY

1. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL DEMOLITION DEBRIS GENERATED DURING THIS PHASE OF WORK.

DEFINITIONS

1. CONSTRUCTION WASTE: BUILDING AND SITE IMPROVEMENT MATERIALS AND OTHER SOLID WASTE RESULTING FROM CONSTRUCTION, REMODELING, RENOVATION, OR REPAIR OPERATIONS. CONSTRUCTION WASTE INCLUDES PACKAGING.
2. DEMOLITION WASTE: BUILDING AND SITE IMPROVEMENT MATERIALS RESULTING FROM DEMOLITION OR SELECTIVE DEMOLITION OPERATIONS.
3. DISPOSAL: REMOVAL OFF-SITE OF DEMOLITION AND CONSTRUCTION WASTE AND SUBSEQUENT SALE, RECYCLING, REUSE, OR DEPOSIT IN LANDFILL OR INCINERATOR ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.

SUBMITTALS

1. LANDFILL RECORDS: INDICATE RECEIPT AND ACCEPTANCE OF HAZARDOUS WASTES BY A LANDFILL FACILITY LICENSED TO ACCEPT HAZARDOUS WASTES.

PROCESS

1. SITE ACCESS AND TEMPORARY CONTROLS: CONDUCT WASTE MANAGEMENT OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES. DESIGNATE AND LABEL SPECIFIC AREAS ON PROJECT SITE NECESSARY FOR SEPARATING MATERIALS THAT ARE TO BE SALVAGED, RECYCLED, REUSED, DONATED, AND SOLD.
2. COMPLY WITH DIVISION 1 SECTION "TEMPORARY FACILITIES AND CONTROLS" FOR CONTROLLING DUST AND DIRT, ENVIRONMENTAL PROTECTION, AND NOISE CONTROL.
3. DISPOSING OF NONHAZARDOUS DEMOLITION WASTE.

DISPOSAL OF WASTE

1. GENERAL: EXCEPT FOR ITEMS OR MATERIALS TO BE SALVAGED, RECYCLED, OR OTHERWISE REUSED, REMOVE WASTE MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN A LANDFILL OR INCINERATOR ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
2. EXCEPT AS OTHERWISE SPECIFIED, DO NOT ALLOW WASTE MATERIALS THAT ARE TO BE DISPOSAL OF ACCUMULATE ON-SITE.
3. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS AND IN ACCORDANCE WITH ODOT, COUNTY, AND LOCAL ORDINANCES.
4. BURNING: DO NOT BURN WASTE MATERIALS.
5. DISPOSAL: TRANSPORT WASTE MATERIALS OFF OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM.

SITE CLEARING

PREPARATION

1. PROTECT AND MAINTAIN BENCHMARKS AND SURVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION.
2. LOCATE AND CLEARLY FLAG TREES AND VEGETATION TO REMAIN OR TO BE RELOCATED.
3. PROTECT EXISTING SITE IMPROVEMENTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
4. RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO OWNER.

TEMPORARY EROSION AND SEDIMENTATION CONTROL

1. PROVIDE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT SOIL EROSION AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS, ACCORDING TO REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
2. INSPECT, REPAIR, AND MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED.
3. REMOVE EROSION AND SEDIMENTATION CONTROLS AND RESTORE AND STABILIZE AREAS DISTURBED DURING REMOVAL.

TREE PROTECTION

1. ERECT AND MAINTAIN TEMPORARY FENCING AROUND TREE PROTECTION ZONES BEFORE STARTING SITE CLEARING. TREE PROTECTION SHALL EXTEND TO DRIP EDGE OF OUTER BRANCHES. REMOVE FENCE WHEN CONSTRUCTION IS COMPLETE.
2. DO NOT EXCAVATE WITHIN TREE PROTECTION ZONES, UNLESS OTHERWISE INDICATED.
3. REPAIR OR REPLACE TREES AND VEGETATION INDICATED TO REMAIN THAT ARE DAMAGED BY CONSTRUCTION OPERATIONS, IN A MANNER APPROVED BY ARCHITECT.

UTILITIES

1. LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITIES INDICATED TO BE REMOVED.
2. ARRANGE WITH UTILITY COMPANIES TO SHUT OFF INDICATED UTILITIES.

CLEARING AND GRUBBING

1. FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.
2. PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING A LOOSE DEPTH OF 8 INCHES AND COMPACT EACH LAYER TO A DENSITY EQUAL TO ADJACENT ORIGINAL GROUND.

DISPOSAL

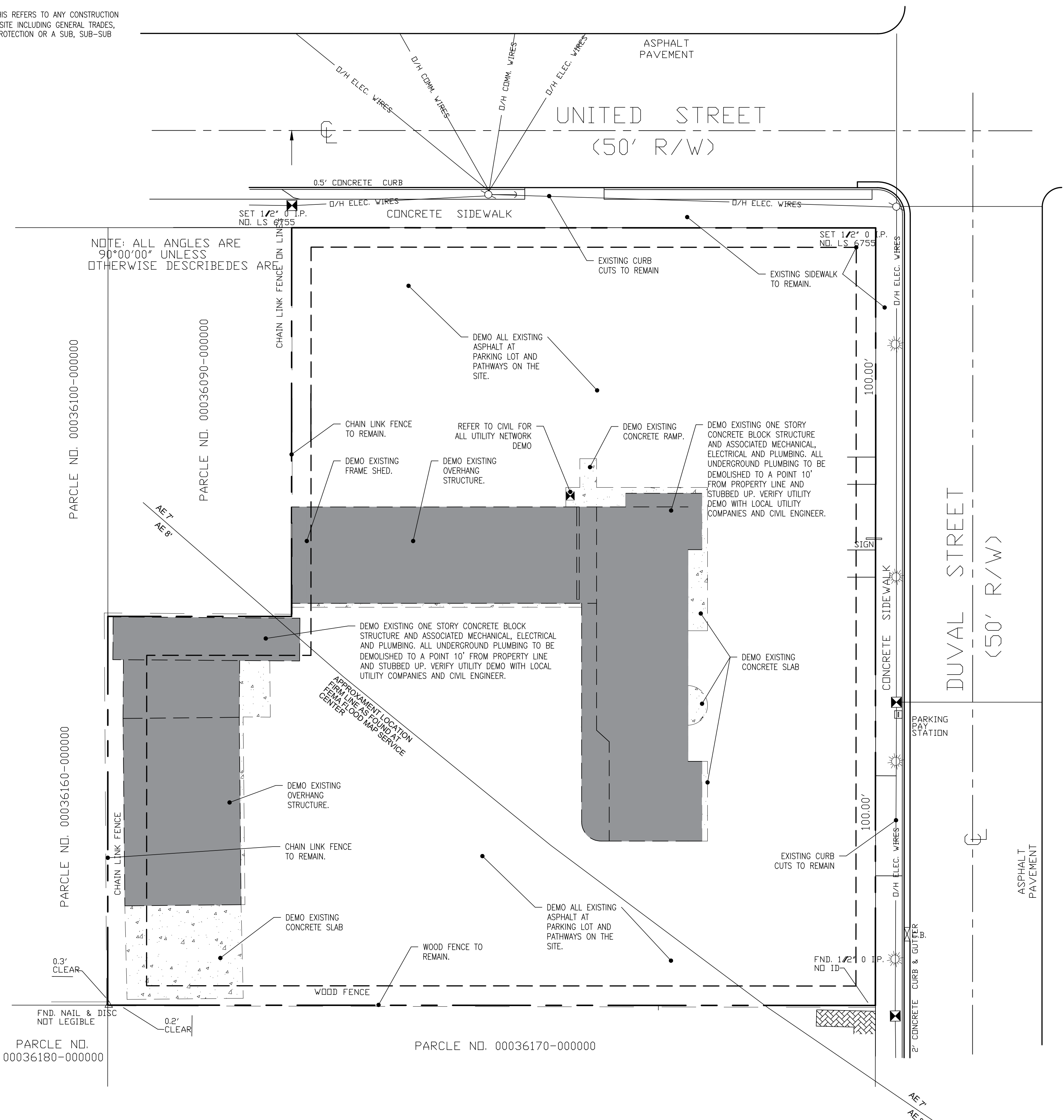
1. DISPOSAL: REMOVE SURPLUS SOIL MATERIAL, UNSUITABLE TOPSOIL, OBSTRUCTIONS, DEMOLISHED MATERIALS, AND WASTE MATERIALS INCLUDING

TRASH AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.

GENERAL NOTES:

1. GENERAL TRADES CONTRACTOR WILL BE REQUIRED TO REPLACE A PORTION OF THE PERIMETER ROAD THAT MAY BE DAMAGED AS PART OF THE BUILDING ADDITION CONSTRUCTION PROJECT. THE EXTENTS SHOWN SHALL BE THE BASE BID AMOUNT FOR REPLACEMENT. REFER TO UNIT PRICES SPECIFICATION FOR COSTS FOR WORK OUTSIDE THE BASE BID.
2. CONTRACTOR TO PROVIDE (1) WEEPING CHERRY TREE FOR PLACEMENT BY THE CHIEF STAFF. COORDINATE W/STAFF FOR DELIVERY TIME. CONTRACTOR IS TO PROVIDE ALL MATERIALS AND LABOR FOR DIGGING THE HOLE TO PLACE THE TREE.

NOTE: WHEN REFERENCING "CONTRACTOR" THIS REFERS TO ANY CONSTRUCTION PROFESSIONALS / TRADE ON THE PROJECT SITE INCLUDING GENERAL TRADES, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION OR A SUB, SUB-SUB THERE OF.



NOTE: ALL ANGLES ARE 90°/00'00" UNLESS OTHERWISE DESCRIBED AREAS

1 SITE PLAN DEMOLITION
SCALE: 1/16" = 1' - 0"

ARCHITECT:
K2M DESIGN
Architecture, Engineering,
Interior Design,
Asset Management,
Specialty Consulting
Key Largo, FL
Key West, FL
Marathon, FL
URL: www.k2mdesign.com
PROF. REG. AA26001059
Building Relationships
Based on Trust and Results
Cleveland | Columbus | Indianapolis | Key Largo | Key West | Marathon | Orlando | Tallahassee

SEAL:
STATE OF FLORIDA
SCOTT C. MCMURRY
REGISTERED PROFESSIONAL ARCHITECT
EXPIRES 12/31/2025
FLC NO. AA26001059
FLC# AA26001059
Scott C. McMurry, License #26001059
Expiration Date: 2/28/2025
CDA #: AA26001059

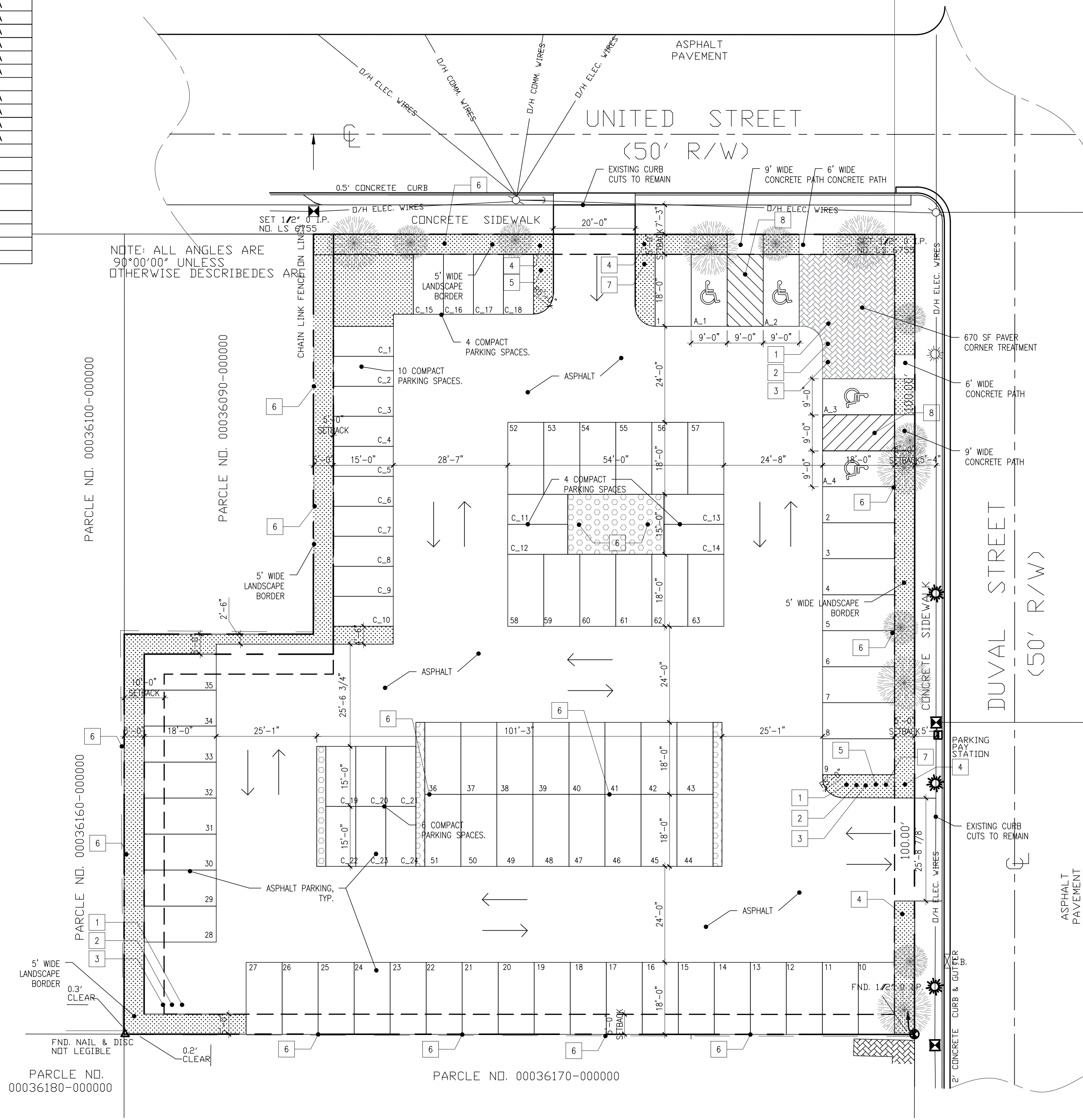
Consultants:

1300 DUVAL DEVELOPMENT
SITE STUDY
1300 DUVAL
KEY WEST, FLORIDA 33040

PLOTTED: 3/30/2020 3:53 PM
Drawing Size: 24 x 36 | Project #: 20035
Drawn By: NM | Checked By: EHP
Title: SITE PLAN DEMOLITION
Sheet Number:
AD1.1.1
Date: 03/25/2020
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SITE DATA TABLE				
EXISTING SITE DATA TABLE				
	CODE REQUIREMENT	EXISTING SITE	PROPOSED	VARIANCE REQUEST
Zoning	HCT	HCT	HCT	N/A
Flood Zone	AE 7/8	AE 7/8	AE7/8	N/A
Size of Site	34,775	34,775	34,775	N/A
Height	35'-0"	30'-0"	-	N/A
Front Setback	5'-0"	44'-7"	5'-0"	N/A
Side Setback	5'-0"	25'-0"	5'-0"	N/A
Side Setback	5'-0"	0'-6"	5'-0"	N/A
Street Side Setback	5'-0"	67'-8"	5'-0"	N/A
Rear Setback	10'-0"	1'-4"	10'-0"	N/A
Residential Floor Area	N/A	N/A	N/A	N/A
Density	22 du/acre	N/A	N/A	N/A
F.A.R. (Commercial)	1	0.195	N/A	N/A
Building Coverage	50%	20%	0%	N/A
Impervious Surface	70%	96%	96%	N/A
Parking (All)	1/300 SF	31	91	N/A
Regular Parking			63	N/A
Compact Parking			24	N/A
Handicap Parking**	2.00	2	4	N/A
Bicycle Parking	25%	24	0	N/A
Open Space/Landscaping	20%	4%	11%	
Number & Type of Units	N/A	N/A	N/A	
Consumption Area or Number of Seats	N/A	N/A	N/A	
**up to 25 - 1				

Breakdowns (SF)		
Existing Developments		Our Site
Lot Area		34,775.00
Existing Coverages		
Asphalt/Concrete	Concrete	1,245
	Asphalt 1	14,493
	Asphalt 2	10,719
Sidewalks on Back		
Sidewalks on Front/Side		
Buildings	Building - Covered Ba	4,368
	1 Story Frame Structure	2,424
Impervious Surface		33,250
Impervious Surface %		96%
Building Coverage		6,792
Building Coverage %		20%
Open Space		1,525.34
Open Space %		4%
Proposed Developments		
Lot Area		34,775.00
Coverages		76,343
Asphalt/Parking		30,941
Buildings		0
Impervious Surface		30,941
Impervious Surface %		89%
Building Coverage		0
Building Coverage %		0%
Open Space		3,834
Open Space %		11%



GENERAL NOTES

- EXISTING CURB CUTS TO REMAIN.
- NO ADDITIONAL IMPERVIOUS ARE ADDED.
- EXISTING OPEN SPACES 1,525.34 SF.
- PROPOSED OPEN SPACE 3,834.00 SF (PHASE 1 - 3,244.00 SF; PHASE 2 - 590.00 SF)

CODED NOTES

- PAY STATION
- TRASH RECEPTACLE
- 24x36 PAY METER HERE SIGN
- 24x36 PARKING WITH DIRECTION ARROW SIGN
- PARKING INSTRUCTIONS SIGN
- 24x24 PAYMENT OPTION SIGN
- 12x18 ATTENTION SIGN AT EACH ENTRANCE
- 12x18 HANDICAP MUST PAY SIGN

- PHASE 1 LANDSCAPE - PLANTED WHEN PARKING LOT ESTABLISHED
- PHASE 2 LANDSCAPE - DELAYED PLANTING AGREEMENT

ARCHITECT:



Architecture, Engineering,
Interior Design,
Asset Management,
Specialty Consulting

Key Largo, FL
Key West, FL
Marathon, FL

URL: www.k2mdesign.com
PROF. REG. AA26001059

Building Relationships
Based on Trust and Results

Covered | Columbia | Indiana | Key Largo | Key West | Marathon | Orlando | Palm Beach | Pompano

SEAL:



Consultants:

Submissions:

2020.03.25 - ISSUED PERMIT SET
2020.06.05 - ISSUED CLARIFICATION "A"

1300 DUVAL DEVELOPMENT
SITE STUDY
1300 DUVAL
KEY WEST, FLORIDA 33040

PLOTTED: 5/7/2020 11:58 AM

Drawing Size | Project #:
24 x 36 | 20035

Drawn By: | Checked By:
NM | EHP

Title:

SITE PLAN

Sheet Number:

A1.1.1

Date: 03/25/2020

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1 PARKING LAYOUT
SCALE: 1/16" = 1'-0"



2041 58th Avenue East
Bradenton, FL 34203

p. 800-345-4928

<http://www.beaconproducts.com/>

Case Study

Duval Street
City of Key West, Florida



Waterford

High Powered Decorative LED Post-Top Luminaire

Technology + Performance = “INSPIRED” Solutions



Project Design Goals:

- Create a safe environment for City Wide events
- Maintain a Historic look
- Increase light levels
- Reduce energy costs (City Cost is \$0.12KWH)
- Reduce maintenance costs

Product Specified and Installed:

- 40" WATERFORD II LUMINAIRE, w/
 - 48W, LED, 120-277V,
 - 90 MINUTE EMERGENCY BATTERY PACK,
 - TYPE V DIRECT LED DISTRIBUTION,
 - LIGHTNING SURGE PROTECTION,
 - ACRYLIC FROSTED LENS, & PHOTOCCELL

Project Summary:

The World famous Duval St (the only street that runs from coast to coast) in the City of Key West, Florida had four major critical design needs when this project was initiated.

- First, during major city wide events and festivals power outages would frequently black out Duval St for an hour or more creating a potentially dangerous situation.
- Second, due to the current lamp technology of MH lamps were often out or at minimal light output and the limited city electrical staff had a constant maintenance task.
- Third, lighting at certain key areas such as intersections, gathering spaces and key attractions were glaring and had hot spots and dark areas.
- Fourth, the local electric rate of 12 cents per KWH accelerated the ROI of this project.

The solutions lead to the newest technology – LED Lighting.





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Case Study

Duval Street
City of Key West, Florida



Waterford

High Powered Decorative LED Post-Top Luminaire

Technology + Performance = **"INSPIRED"** Solutions

Project Summary (Cont.):

The Architectural Board created a specification which included the Emergency Battery Back-up system. The project was competitively bid and the Beacon Products Waterford was selected because of its Historic look and size was sufficient to house the needed Battery Pack. Utilizing a 48W light engine, replacing the 150W MH, energy consumption was reduced by more than 70% and the 60,500 hr. life virtually eliminated maintenance.

A Type V lighting distribution with a frosted acrylic lens increased light levels and reduced glare, thereby actually increasing the visual acuity and safety on the street. Mr. Brett Wright, Facility Maintenance Supervisor, stated that the city is very pleased with the installation and the overall performance.





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Bradenton, FL 34203

p. 800-345-4928

<http://www.beaconproducts.com/>

Case Study

Duval Street
City of Key West, Florida



Waterford

High Powered Decorative LED Post-Top Luminaire



Benefits:

The Waterford Series provides exceptional quality illumination, stability, durability and cost savings. The Waterford uses up to 75% less electricity than its metal halide counterparts. And unlike conventional lighting, there is negligible light loss over the life of the LEDs. It provides reliable, durable, maintenance-free illumination for more than 60,500 hours. The integral Emergency Battery Pack will provide a reduced light level for a minimum of 90 minutes. The Waterford is not affected by vibrations and typical temperature variations and is available in color temperatures from “warm” to “cool” with a high color rendering index (CRI), guaranteeing high-quality white light. It’s also so water-tight that harsh wind driven rains remove the dirt and grime that impede illumination and jeopardize pedestrian and vehicle safety.

Beacon Products, with a 30+ year history of leadership in lighting and site furnishings, is the first domestic manufacturer to introduce the most comprehensive line of “Municipal-Grade” outdoor LED luminaires. These luminaires are designed to be environmentally friendly, as well as performance driven with their light control and distribution optical systems



LAJ30

30" LA JOLLA LUMINAIRE

FEATURES

- 30" six sided lantern
- Choice of acrylic, polycarbonate lensing
- IES Distributions
- Clear or diffused lensing
- Integral surge and thermal protection



RELATED PRODUCTS

- [⌘ Acorn](#)
[⌘ Traditional](#)
[⌘ Windsor](#)

CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- All cast aluminum parts are low copper alloy A356. All extruded aluminum parts are alloy 6061-T6, 6063-T5 or equal
- All fasteners are Corrosion Resistant. When tamper resistant fasteners are required, spanner HD (snake eye) style is provided (special tool required, available at additional cost)
- The upper chamber/lid is topped by a decorative cast aluminum finial/cap and mechanically fastens to the optical chamber
- The cast multi-sided cage accommodates UV stabilized acrylic or polycarbonate lenses (side panels), sealed for weather tight operation
- The electrical chamber/fitter is an aluminum, decorative fitter designed to accommodate the driver assembly, mounts to 3" OD x 3" H tenon and secured by three stainless steel set screws

ELECTRICAL

- Each luminaire is supplied with an optical one piece cartridge system consisting of an LED engine, optics, gasket and stainless steel bezel. The cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system. Two-piece silicone and polycarbonate foam gasket ensure a weather-proof seal around each individual LED and allow the luminaire to be rated for high-pressure hose down applications

ELECTRICAL (CONTINUED)

- The optical cartridge is secured to the extruded housing with fasteners and a heat pad to ensure thermal conductivity. The optics are held in place without the use of adhesives and the complete assembly is gasketed for high pressure hose down cleaning. The cartridge assembly is available in various lighting distributions using a specially designed acrylic optical lens over each LED
- Able to operate normally in ambient temperatures from -40°C to 40°C
- The on-board surge protector is a UL recognized component for the United States and Canada and has a surge current rating of 20,000 Amps using the industry standard 8/20 pSec wave
- The LSP has a clamping voltage of 825V and surge rating of 540J. The case is a high-temperature, flame resistant plastic enclosure
- Luminaires are equipped with LED driver(s) that accept 90 through 305 VAC, 50 Hz to 60 Hz (UNIV). Power factor is .92 at full load
- All driver components supplied are component-to-component wiring within the luminaire, carry no more than 80% of rated current and listed by UL for use at 600VAC at 50°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 15A or higher

CERTIFICATIONS

- U.L. UL1310, Class 2 and UL48 compliant
- The luminaire has an NRTL label and be marked suitable for wet locations

WARRANTY

- 5 year warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	1700–10,000
Wattage Range	27–136
Efficacy Range (LPW)	59–76
Weight lbs. (kg)	40 (18)

LAJ30

30" LA JOLLA LUMINAIRE

DATE: _____ LOCATION: _____

TYPE: _____ PROJECT: _____

CATALOG #: _____

ORDERING GUIDE

Example: LAJ30-AC-24L-27-3K7-UNV-DIR2-PEC-GENI-XX-PT-BLT

 CATALOG #

LAJ30		Lens Option		Engine-Watts		CCT/CRI		Voltage		Optics	
Model											
LAJ30	La Jolla 30"	AC	Acrylic, clear	24L-27	27 Watts - LED array	3K7	3000K, 70 CRI	UNV	120-277V	DIR2	Direct, Type II
		AS	Acrylic, seeded	36L-80	80 Watts - LED array	4K7	4000K, 70 CRI	347	347V	DIR3	Direct, Type III
		AW	Acrylic, white	48L-110	100 Watts - LED array	5K7	5000K, 70 CRI	480	480V	DIR4	Direct, Type IV
		PC	Polycarbonate, clear	60L-136	136 Watts - LED array					DIR5	Direct, Type V
		PF	Polycarbonate, frosted								

PEC		GENI-XX		Mounting Options		Color	
Electrical Options		Control Options					
PEC	Photocell, button	GENI-XX	Energeni ¹	PT	Post Top	BLT	Black Matte Textured
				PM	Pendant mount, arm/stem/chain available ²	BLS	Black Gloss Smooth
						DBT	Dark Bronze Matte Textured
						DBS	Dark Bronze Gloss Smooth
						GTT	Graphite Matte Textured
						LGS	Light Grey Gloss Smooth
						PSS	Platinum Silver Smooth
						WHT	White Matte Textured
						WHS	White Gloss Smooth
						VGT	Verde Green Textured
						Color Option	
						CC	Custom Color

- Notes:
- When ordering Energeni, specify the routine setting code (example GENI-04). See Energeni brochure and Energeni instructions for setting table and options. Not available with sensor options
 - Consult factory regarding mounting options and additional information required regarding the mounting of your application

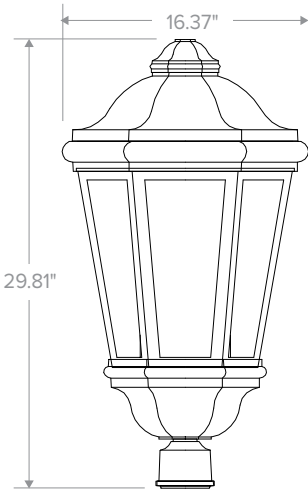
PERFORMANCE DATA

# LED'S	120-277V	Type	5K (5000K nominal, 70CRI)					4K (4000K nominal, 70CRI)					3K (3000K nominal, 70CRI)				
			Lumens	LPW ¹	B	U	G	Lumens	LPW ¹	B	U	G	Lumens	LPW ¹	B	U	G
24	27	DIR2	1784	66	1	1	1	1819	67	1	1	1	1637	61	1	1	1
		DIR3	1892	70	1	2	1	1930	71	1	2	1	1737	64	1	2	1
		DIR4	1892	70	1	2	1	1930	71	1	2	1	1737	64	1	2	1
		DIR5	1954	72	2	2	1	1993	74	2	2	1	1794	66	1	2	1
24	55	DIR2	3640	64	1	1	2	3713	65	1	1	2	3341	59	1	1	2
		DIR3	3861	68	1	3	2	3939	69	1	3	2	3545	62	1	3	2
		DIR4	3861	68	1	3	2	3938	69	1	2	1	3544	62	1	2	1
		DIR5	3967	70	3	3	2	4047	71	3	3	2	3642	64	2	3	2
36	80	DIR2	5460	67	2	1	2	5569	68	2	1	2	5012	61	1	1	2
		DIR3	5792	71	2	3	3	5908	72	2	3	3	5317	65	1	3	3
		DIR4	5791	71	1	2	2	5907	72	1	2	2	5316	65	1	2	2
		DIR5	5951	73	3	3	3	6070	74	3	3	3	5463	67	3	3	3
48	110	DIR2	7280	66	2	1	2	7425	67	2	1	3	6683	60	2	1	2
		DIR3	7723	70	2	3	3	7877	71	2	3	3	7090	64	2	3	3
		DIR4	7721	70	1	3	2	7876	71	1	3	2	7088	64	1	3	2
		DIR5	7935	71	3	3	3	8093	73	3	3	3	7284	66	3	3	3
60	136	DIR2	9100	67	2	1	3	9282	68	2	1	3	8354	61	2	1	3
		DIR3	9653	72	2	3	3	9846	74	2	3	3	8862	66	2	3	3
		DIR4	9652	71	1	2	3	9845	73	1	2	3	8859	65	1	2	3
		DIR5	9918	74	4	3	3	10116	76	4	3	3	9105	68	3	3	3

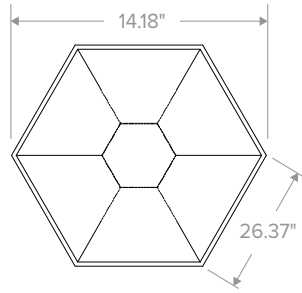
LAJ30

30" LA JOLLA LUMINAIRE

DIMENSIONS



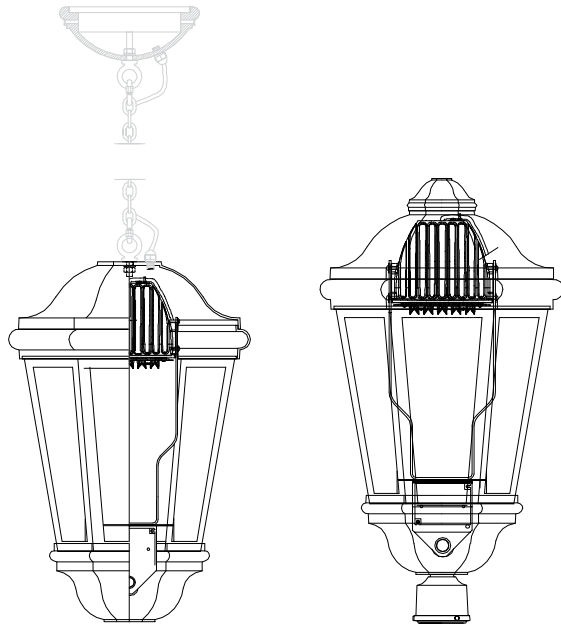
Side View



Top View

ADDITIONAL INFORMATION

MOUNTING OPTIONS



Pendant Mount

Post Top

USE OF TRADEMARKS AND TRADE NAMES

All product and company names, logos and product identifies are trademarks [™] or registered trademarks [®] of Hubbell Lighting, Inc. or their respective owners. Use of them does not necessarily imply any affiliation with or endorsement by such respective owners.

RSA-B-BAYV SERIES POLES

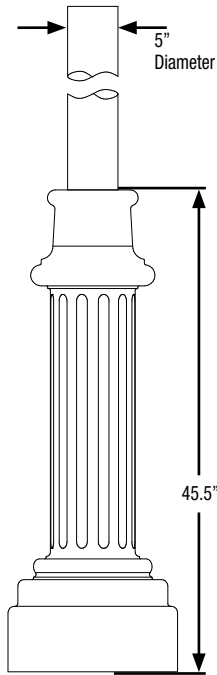
ROUND STRAIGHT ALUMINUM

Cat.#

Job

Type

Approvals



APPLICATIONS

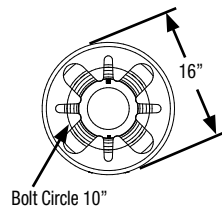
- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

CONSTRUCTION

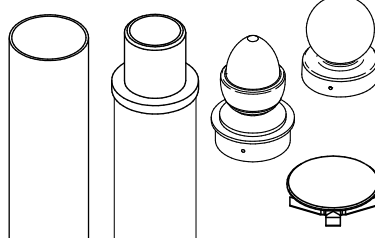
- **SHAFT:** One-piece straight aluminum with fluted or smooth cross section; Extruded shafts of 6061-T6 aluminum in 3/16" or 1/4" thickness. Decorative base of 356 cast aluminum.
- **POLE CAP OR FINALS:** Cap or decorative finials available for side mounted luminaires. Open top or tenons provided for post top mounted luminaires.
- **HAND HOLE:** Hand hole provided in cast base; Mounting provisions for grounding lug located behind cover
- **ANCHOR BOLTS:** Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling

FINISH

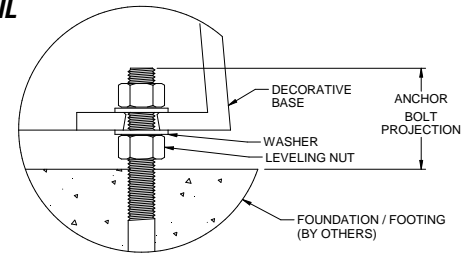
- Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint finish coat available in twelve standard colors; Custom colors available; RAL number preferable.



TENONS & POLE CAPS



BASE DETAIL



ORDERING EXAMPLE:

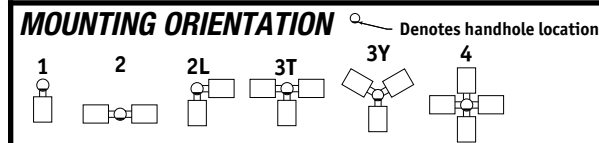
RSA-B-BAYV - **S/F** - **16** - **50** - **A/B/C** - **2L** - **B3** - **DBT** - **VM2**

SERIES	STYLE	SHAFT	THICKNESS	MOUNTING	FINISH	OPTIONS
RSA-B-BAYV Round Straight Aluminum Pole Beacon	S Smooth F Fluted	Reference page 2 Ordering matrix	Reference page 2 Ordering matrix	1 Single arm mount 2 Two fixtures at 180° 2L Two fixtures at 90° 3T Three fixtures at 90° 3Y Three at 120° 4 Four fixtures at 90° OT Open top (includes pole cap) TN3 Tenon 3 x 3 TN4 Tenon 3 x 4 TN5 Tenon 4 x 5 TN8 Tenon 4 x 8 ARC Acorn Finial BAL Ball Finial CAP Cap	BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGS Light Grey Gloss Smooth PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VGT Verde Green Textured	GFI 20 Amp GFCI Receptacle and Cover EHH Extra Handhole C05 .5" Coupling C07 .75" Coupling C20 2" Coupling VM2 2nd mode vibration damper LAB Less Anchor Bolts
HEIGHT Reference page 2 Ordering matrix						
Color Option CC Custom Color						
DRILL PATTERN B1 Cruiser, "AM" arm B3 2 bolt (2-1/2" spacing), Viper "A" arm S2 2 bolt (3-1/2" spacing), Viper "AD" arm						

1 Specify option location using logic found on page 2 (Option Orientation)

ACCESSORIES- Order Separately

Catalog Number	Description
VM2SXX	2nd mode vibration damper



Beacon Products • 701 Millennium Blvd, Greenville, SC 29607 • Phone: 864-678-1000

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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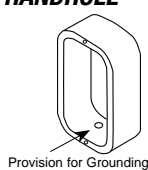
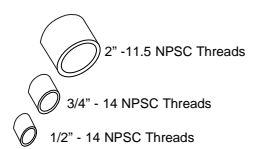

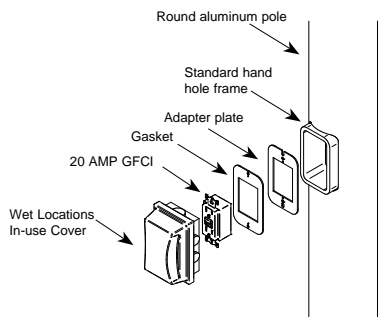


RSA-B-BAYV POLES-SPEC FEBRUARY 21, 2020 10:04 AM

ORDERING INFORMATION Cont.

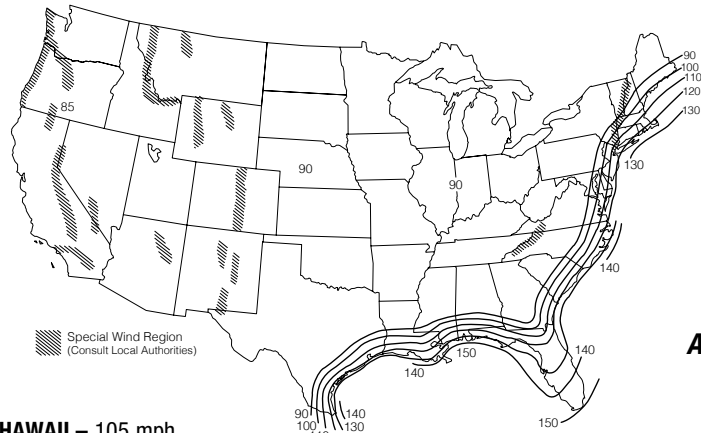
Catalog Number	Height		Nominal Shaft Dimensions	Wall Thickness	Bolt Circle (suggested)	Bolt Square	Base Plate Size	Anchor Bolt Size	Bolt Projection	Pole weight (lbs)
	Feet	Meters								
RSA-B-BAYV-S-10-50-B	10	3.0	5" Round	0.188"	10.0"	7.07"	16" Dia. X 45-1/2" Tall	3/4 x 30 x 4	3-1/4"	96
RSA-B-BAYV-S-12-50-B	12	3.7	5" Round	0.188"	10.0"	7.07"	16" Dia. X 45-1/2" Tall	3/4 x 30 x 4	3-1/4"	120
RSA-B-BAYV-S-14-50-B	14	4.3	5" Round	0.188"	10.0"	7.07"	16" Dia. X 45-1/2" Tall	3/4 x 30 x 4	3-1/4"	144
RSA-B-BAYV-S-16-50-B	16	4.9	5" Round	0.188"	10.0"	7.07"	16" Dia. X 45-1/2" Tall	3/4 x 30 x 4	3-1/4"	168
RSA-B-BAYV-S-18-50-B	18	5.5	5" Round	0.188"	10.0"	7.07"	16" Dia. X 45-1/2" Tall	3/4 x 30 x 4	3-1/4"	192
RSA-B-BAYV-S-20-50-B	20	6.1	5" Round	0.188"	10.0"	7.07"	16" Dia. X 45-1/2" Tall	3/4 x 30 x 4	3-1/4"	216
RSA-B-BAYV-S-22-50-B	22	6.7	5" Round	0.188"	10.0"	7.07"	16" Dia. X 45-1/2" Tall	3/4 x 30 x 4	3-1/4"	240
RSA-B-BAYV-S-24-50-B	24	7.3	5" Round	0.188"	10.0"	7.07"	16" Dia. X 45-1/2" Tall	3/4 x 30 x 4	3-1/4"	264
RSA-B-BAYV-S-10-50-C	10	3.0	5" Round	0.25"	10.0"	7.07"	16" Dia. X 45-1/2" Tall	3/4 x 30 x 4	3-1/4"	96
RSA-B-BAYV-S-12-50-C	12	3.7	5" Round	0.25"	10.0"	7.07"	16" Dia. X 45-1/2" Tall	3/4 x 30 x 4	3-1/4"	120
RSA-B-BAYV-S-14-50-C	14	4.3	5" Round	0.25"	10.0"	7.07"	16" Dia. X 45-1/2" Tall	3/4 x 30 x 4	3-1/4"	144
RSA-B-BAYV-S-16-50-C	16	4.9	5" Round	0.25"	10.0"	7.07"	16" Dia. X 45-1/2" Tall	3/4 x 30 x 4	3-1/4"	168
RSA-B-BAYV-S-18-50-C	18	5.5	5" Round	0.25"	10.0"	7.07"	16" Dia. X 45-1/2" Tall	3/4 x 30 x 4	3-1/4"	192
RSA-B-BAYV-S-20-50-C	20	6.1	5" Round	0.25"	10.0"	7.07"	16" Dia. X 45-1/2" Tall	3/4 x 30 x 4	3-1/4"	216
RSA-B-BAYV-S-22-50-C	22	6.7	5" Round	0.25"	10.0"	7.07"	16" Dia. X 45-1/2" Tall	3/4 x 30 x 4	3-1/4"	240
RSA-B-BAYV-S-24-50-C	24	7.3	5" Round	0.25"	10.0"	7.07"	16" Dia. X 45-1/2" Tall	3/4 x 30 x 4	3-1/4"	264
RSA-B-BAYV-F-10-50-B	10	3.0	5" Fluted	0.188"	10.0"	7.07"	16" Dia. X 45-1/2" Tall	3/4 x 30 x 4	3-1/4"	96
RSA-B-BAYV-F-12-50-B	12	3.7	5" Fluted	0.188"	10.0"	7.07"	16" Dia. X 45-1/2" Tall	3/4 x 30 x 4	3-1/4"	120
RSA-B-BAYV-F-14-50-B	14	4.3	5" Fluted	0.188"	10.0"	7.07"	16" Dia. X 45-1/2" Tall	3/4 x 30 x 4	3-1/4"	144
RSA-B-BAYV-F-16-50-B	16	4.9	5" Fluted	0.188"	10.0"	7.07"	16" Dia. X 45-1/2" Tall	3/4 x 30 x 4	3-1/4"	168
RSA-B-BAYV-F-18-50-B	18	5.5	5" Fluted	0.188"	10.0"	7.07"	16" Dia. X 45-1/2" Tall	3/4 x 30 x 4	3-1/4"	192
RSA-B-BAYV-F-20-50-B	20	6.1	5" Fluted	0.188"	10.0"	7.07"	16" Dia. X 45-1/2" Tall	3/4 x 30 x 4	3-1/4"	216
RSA-B-BAYV-F-22-50-B	22	6.7	5" Fluted	0.188"	10.0"	7.07"	16" Dia. X 45-1/2" Tall	3/4 x 30 x 4	3-1/4"	240
RSA-B-BAYV-F-24-50-B	24	7.3	5" Fluted	0.188"	10.0"	7.07"	16" Dia. X 45-1/2" Tall	3/4 x 30 x 4	3-1/4"	264

NOTE Factory supplied template must be used when setting anchor bolts. Hubbell Lighting will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template and anchor bolts.

<p>EHH - EXTRA HANDHOLE</p>  <p>Provision for Grounding</p>	<p>C05 - C07 - C20 - COUPLING</p>  <p>2" - 11.5 NPSC Threads 3/4" - 14 NPSC Threads 1/2" - 14 NPSC Threads</p>	<p>VM2 - VIBRATION DAMPER 2ND MODE</p>  <p>Factory installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.</p>	<p>GFI - 20 AMP GFCI RECEPTACLE & COVER</p>  <p>Round aluminum pole Standard hand hole frame Adapter plate Gasket 20 AMP GFCI Wet Locations In-use Cover</p>
<p>OPTION ORIENTATION</p> <p>Follow the logic below when ordering location specific options. For each option, include its orientation (in degrees) and its height (in feet). Example: Option C07 should be ordered as: RSAB-BAYV-F16-50B-TN3-DBT-C05-0-15 (.5" coupling on the handhole/arm side of pole, 15 feet up from the pole base) 1' spacing required between option. Consult factory for other configurations.</p>		<p>VM2SXX - VIBRATION DAMPER 2ND MODE</p> <p>Field installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.</p> <p>VM2S08 - 8' VM2S12 - 12' VM2S16 - 16' VM2S20 - 20' VM2S24 - 24'</p>	

For more information about pole vibration and vibration dampers, please consult http://cdn.spauldinglighting.com/content/products/literature/literature_files/Pole_Wind_Induced_Flyer_HL010022.pdf
Due to our continued efforts to improve our products, product specifications are subject to change without notice.

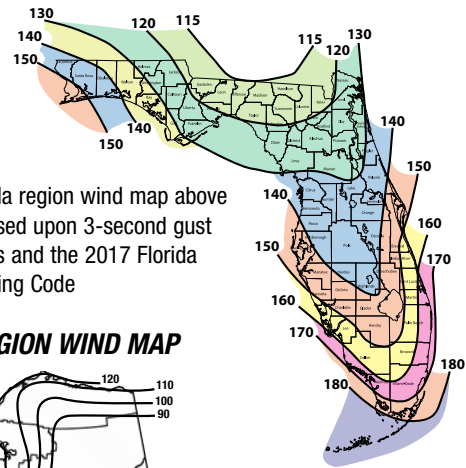
ASCE7-05 WIND MAP



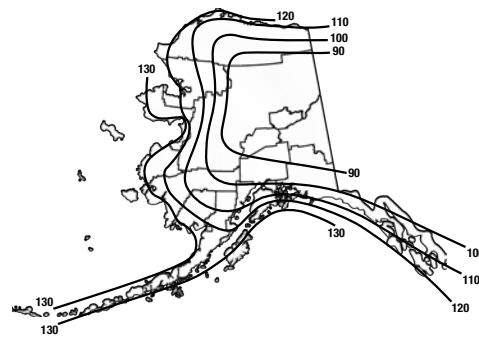
HAWAII – 105 mph
PUERTO RICO – 145 mph

*PRINTED WITH PERMISSION FROM ASCE

FLORIDA REGION WIND MAP



ALASKA REGION WIND MAP



ASCE 7-05 wind map EPA Load Rating - 3 second gust wind speeds										
Catalog Number	85	90	100	105	110	120	130	140	145	150
RSA-B-BAYV-S-10-50-B	25.0	25.0	25.0	25.0	23.3	19.7	16.9	14.6	13.7	12.8
RSA-B-BAYV-S-12-50-B	25.0	24.9	20.4	18.6	17.0	14.3	12.2	10.6	9.9	9.2
RSA-B-BAYV-S-14-50-B	21.5	19.2	15.6	14.2	12.9	10.9	9.3	8.0	7.4	6.9
RSA-B-BAYV-S-16-50-B	17.0	15.1	12.2	11.1	10.1	8.5	7.2	6.2	5.7	5.3
RSA-B-BAYV-S-18-50-B	13.6	12.0	9.6	8.7	7.9	6.6	5.5	4.7	4.4	4.0
RSA-B-BAYV-S-20-50-B	10.8	9.4	7.4	6.7	6.1	5.0	4.2	3.5	3.3	3.0
RSA-B-BAYV-S-22-50-B	8.6	7.4	5.7	5.1	4.6	3.8	3.1	2.6	2.4	2.2
RSA-B-BAYV-S-24-50-B	6.8	5.7	4.3	3.8	3.4	2.7	2.2	1.8	1.6	1.4
RSA-B-BAYV-S-10-50-C	25.0	25.0	25.0	25.0	25.0	21.9	19.0	17.7	16.5	15.5
RSA-B-BAYV-S-12-50-C	25.0	25.0	25.0	25.0	22.2	18.7	16.0	13.9	12.9	12.1
RSA-B-BAYV-S-14-50-C	25.0	25.0	20.5	18.7	17.1	14.4	12.3	10.6	9.9	9.2
RSA-B-BAYV-S-16-50-C	22.5	20.1	16.3	14.8	13.6	11.4	9.7	8.3	7.8	7.3
RSA-B-BAYV-S-18-50-C	18.2	16.1	13.0	11.8	10.8	9.0	7.7	6.6	6.1	5.7
RSA-B-BAYV-S-20-50-C	14.7	13.0	10.4	9.4	8.5	7.1	6.0	5.1	4.7	4.4
RSA-B-BAYV-S-22-50-C	12.0	10.4	8.3	7.5	6.7	5.6	4.7	3.9	3.6	3.4
RSA-B-BAYV-S-24-50-C	9.7	8.4	6.5	5.9	5.3	4.3	3.6	3.0	2.7	2.5
RSA-B-BAYV-F-10-50-B	25.0	25.0	25.0	25.0	25.0	23.9	20.3	17.4	16.2	15.1
RSA-B-BAYV-F-12-50-B	25.0	25.0	25.0	23.8	21.7	18.1	15.2	13.0	12.0	11.1
RSA-B-BAYV-F-14-50-B	19.3	17.0	13.4	11.9	10.6	8.4	6.7	5.3	4.8	4.2
RSA-B-BAYV-F-16-50-B	15.9	13.9	10.7	9.4	8.3	6.4	4.9	3.7	3.2	2.8
RSA-B-BAYV-F-18-50-B	12.9	11.2	8.4	7.3	6.3	4.7	3.4	2.4	1.9	1.5
RSA-B-BAYV-F-20-50-B	10.4	8.9	6.5	5.5	4.7	3.2	2.1	1.2	0.8	NR
RSA-B-BAYV-F-22-50-B	8.3	7.0	4.9	4.0	3.2	1.9	0.9	NR	NR	NR
RSA-B-BAYV-F-24-50-B	6.6	5.4	3.5	2.7	2.0	0.8	NR	NR	NR	NR

Florida Building Code 2017 EPA Load Rating - 3 second gust wind speeds								
Catalog Number	115	120	130	140	150	160	170	180
RSA-B-BAYV-S-10-50-B	25.0	25.0	22.8	20.3	17.7	15.6	13.8	12.2
RSA-B-BAYV-S-12-50-B	21.1	19.3	16.4	14.8	12.9	11.3	9.9	8.7
RSA-B-BAYV-S-14-50-B	16.1	14.7	12.3	11.4	9.8	8.5	7.4	6.5
RSA-B-BAYV-S-16-50-B	12.4	11.2	9.3	8.9	7.6	6.5	5.6	4.8
RSA-B-BAYV-S-18-50-B	9.5	8.5	6.9	6.4	5.8	4.9	4.1	3.5
RSA-B-BAYV-S-20-50-B	7.2	6.4	5.6	5.4	4.4	3.7	3.0	2.5
RSA-B-BAYV-S-22-50-B	5.4	4.7	4.3	4.1	3.3	2.7	2.1	1.6
RSA-B-BAYV-S-24-50-B	3.9	3.3	3.1	2.8	2.4	1.8	1.3	0.9
RSA-B-BAYV-S-10-50-C	25.0	25.0	25.0	25.0	22.9	20.2	17.9	15.9
RSA-B-BAYV-S-12-50-C	25.0	25.0	21.6	19.3	16.8	14.8	13.0	11.5
RSA-B-BAYV-S-14-50-C	21.2	19.5	16.4	15.0	13.0	11.3	9.9	8.7
RSA-B-BAYV-S-16-50-C	16.6	15.2	12.7	11.8	10.2	8.8	7.6	6.7
RSA-B-BAYV-S-18-50-C	13.0	11.8	9.7	9.4	8.0	6.8	5.9	5.0
RSA-B-BAYV-S-20-50-C	10.2	9.2	8.0	7.5	6.3	5.3	4.5	3.8
RSA-B-BAYV-S-22-50-C	8.0	7.1	6.4	6.0	4.9	4.1	3.4	2.8
RSA-B-BAYV-S-24-50-C	6.2	5.4	5.0	4.7	3.8	3.1	2.4	1.9
RSA-B-BAYV-F-10-50-B	25.0	25.0	22.8	19.7	17.1	14.9	13.1	11.6
RSA-B-BAYV-F-12-50-B	21.1	19.3	16.4	14.0	12.1	10.4	9.1	7.9
RSA-B-BAYV-F-14-50-B	16.1	14.7	12.3	10.4	8.8	7.5	6.4	5.5
RSA-B-BAYV-F-16-50-B	12.4	11.2	9.3	7.7	6.4	5.3	4.4	3.6
RSA-B-BAYV-F-18-50-B	9.5	8.5	6.9	5.6	4.5	3.6	2.8	2.1
RSA-B-BAYV-F-20-50-B	7.2	6.4	5.0	3.9	2.9	2.1	1.5	0.9
RSA-B-BAYV-F-22-50-B	5.4	4.7	3.5	2.5	1.7	1.0	NR	NR
RSA-B-BAYV-F-24-50-B	3.9	3.3	2.2	1.3	0.6	NR	NR	NR



NOTES

Wind-speed Website disclaimer:

Hubbell Lighting has no connection to the linked website and makes no representations as to its accuracy. While the information presented on this third-party website provides a useful starting point for analyzing wind conditions, Hubbell Lighting has not verified any of the information on this third party website and assumes no responsibility or liability for its accuracy. The material presented in the windspeed website should not be used or relied upon for any specific application without competent examination and verification of its accuracy, suitability and applicability by engineers or other licensed professionals. Hubbell Lighting Inc. does not intend that the use of this information replace the sound judgment of such competent professionals, having experience and knowledge in the field of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the results of the windspeed report provided by this website. Users of the information from this third party website assume all liability arising from such use. Use of the output of these referenced websites do not imply approval by the governing building code bodies responsible for building code approval and interpretation for the building site described by latitude/longitude location in the windspeed report. <http://windspeed.atcouncil.org>

- Allowable EPA, to determine max pole loading weight, multiply allowable EPA by 30 lbs.
- The tables for allowable pole EPA are based on the ASCE 7-05 Wind Map or the Florida Region Wind Map for the 2010 Florida Building Code. The Wind Maps are intended only as a general guide and cannot be used in conjunction with other maps. Always consult local authorities to determine maximum wind velocities, gusting and unique wind conditions for each specific application
- Allowable pole EPA for jobsite wind conditions must be equal to or greater than the total EPA for fixtures, arms, and accessories to be assembled to the pole. Responsibility lies with the specifier for correct pole selection. Installation of poles without luminaires or attachment of any unauthorized accessories to poles is discouraged and shall void the manufacturer's warranty
- Wind speeds and listed EPAs are for ground mounted installations. Poles mounted on structures (such as bridges and buildings) must consider vibration and coefficient of height factors beyond this general guide; Consult local and federal standards
- Wind Induced Vibration brought on by steady, unidirectional winds and other unpredictable aerodynamic forces are not included in wind velocity ratings. Consult Hubbell Lighting's Pole Vibration Application Guide for environmental risk factors and design considerations. http://cdn.spauldinglighting.com/content/products/literature/literature_files/Pole_Wind_Induced_Flyer_HLQI0022.pdf
- Extreme Wind Events like, Hurricanes, Typhoons, Cyclones, or Tornadoes may expose poles to flying debris, wind shear or other detrimental effects not included in wind velocity ratings

Due to our continued efforts to improve our products, product specifications are subject to change without notice.





PARKING

PAY VIA APP OR METER IN ADVANCE



**ASTA
PARKING**



SINCE 1989 / 888-764-ASTA



PAY HERE



INSTRUCTIONS

1. Pay Via App Or Meter In Advance
2. Enter License Plate At Meter
3. No Change Given
4. No Refunds
5. No Oversized Vehicles
6. Park In Between The Lines
7. Private Property Enforced 24 / 7

OR



Download
ParkByApp
App Store / Google Play

or go to
ParkByApp.com

OR CALL TO MAKE PAYMENT 844-320-1APP

ZONE

PRIVATELY OPERATED BY
ASTA PARKING INC.

PLEASE NOTE

**FAILURE TO PAY IN ADVANCE OR EXPIRED TIME WILL
RESULT WITH A PARKING NOTICE AND/OR BOOTING
AND/OR TOWING. HANDICAP VEHICLES MUST PAY.**

THIS IS PRIVATE PROPERTY.



SIZE 12" * 18"

font style: ARIAL BOLD

ALL WHITE REFLECTIVE

.80 ALUMINUM

12"

**PRIVATE
PARKING LOT**



18"

**HANDICAP
VEHICLES
MUST PAY
TO PARK**

PARKING INSTRUCTIONS

1. PARK
2. PAY BY PLATE VIA APP OR
METER
3. FAILURE TO PAY IN ADVANCE
OR EXPIRED TIME WILL
RESULT WITH A PARKING
NOTICE AND/OR BOOTING
AND/OR TOWING.

PRIVATE PROPERTY



ASTA
PARKING



SINCE 1989 / 888-764-ASTA



(P)AYMENT OPTIONS



**PAY BY
PLATE
AT
METER**

(ON THIS PROPERTY ONLY)

OR



**Download
ParkByApp**

App Store / Google Play

or go to
ParkByApp.com

OR CALL TO MAKE PAYMENT 844-320-1APP

**PRIVATE PROPERTY
ENFORCED 24 / 7**

ZONE

**FAILURE TO PAY IN ADVANCE OR EXPIRED TIME WILL RESULT WITH A PARKING NOTICE
AND/OR BOOTING AND/OR TOWING. HANDICAP VEHICLES MUST PAY.**

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a virtual meeting at **5:00 p.m., May 20, 2020**. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1

The purpose of the hearing will be to consider a request for:

NEW ASPHALT MILLINGS PARKING LOT. SITE LIGHTING AND SIGNAGE. DEMOLITION OF EXISTING NON-HISTORIC AND NON-CONTRIBUTING STRUCTURES.

#1300 DUVAL STREET

Applicant – ROBERT RAMEY- K2M Application #H2020-0014

If you wish to see the application or have any questions, you may contact the Planning Department during regular office hours at 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 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



Public Meeting Notice

SMALL SHOPPING PARK, 1300 SITE LIGHTING AND SIGNAGE

FOR THE BENEFIT OF EXISTING AND PROPOSED DEVELOPMENTS

1300 PALM BEACH STREET

WEST PALM BEACH, FLORIDA 33411

DATE: 08/07/2014

TIME: 10:00 AM

LOCATION: 1300 PALM BEACH STREET, WEST PALM BEACH, FLORIDA 33411

AGENDA:

1. OPEN HOUSE

2. PUBLIC COMMENT PERIOD

3. PUBLIC MEETING

4. PUBLIC COMMENT PERIOD

5. PUBLIC MEETING

6. PUBLIC COMMENT PERIOD

7. PUBLIC MEETING

8. PUBLIC COMMENT PERIOD

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100. PUBLIC COMMENT PERIOD

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

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

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 1300 Duval Street; Key West on the 12 day of May, 2020.

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 May 20, 2020.

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 H-2020-0014

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

Signed Name of Affiant:

[Signature]
Date: 5/12/2020
Address: 1150 Virginia St.
City: Key West
State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 12 day of May, 2020.

By (Print name of Affiant) DEVON AYERS who is personally known to me or has produced identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: Erica Poole

Notary Public - State of Florida (seal)
My Commission Expires: 1/5/2024



PROPERTY APPRAISER INFORMATION



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 00036080-000000
 Account# 1036943
 Property ID 1036943
 Millage Group 10KW
 Location 1300 DUVAL St, KEY WEST
 Address
 Legal KW FILER BOYLE SUB N-476 PT LOT 1 & ALL LOT 3 SQR 3 TR 16 G71-248 OR432-669/70 OR617-384
 Description OR787-1556Q/C OR824-525/531 OR827-1519 CASE #79-1453-CA-03 OR912-609 OR998-812/813
 (Note: Not to be used on legal documents.)
 Neighborhood 32110
 Property RACE TRACK (3700)
 Class
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

[RAMEY III ROBERT](#)
 2764 N Roosevelt Blvd
 Unit 2850
 Key West FL 33045

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$399,559	\$383,650	\$383,650	\$364,072
+ Market Misc Value	\$59,474	\$30,290	\$30,290	\$30,291
+ Market Land Value	\$2,945,443	\$2,096,933	\$2,096,933	\$2,098,184
= Just Market Value	\$3,404,476	\$2,510,873	\$2,510,873	\$2,492,547
= Total Assessed Value	\$2,761,960	\$2,510,873	\$2,510,873	\$2,492,547
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,404,476	\$2,510,873	\$2,510,873	\$2,492,547

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	34,775.00	Square Foot	0	0

Commercial Buildings

Style OFFICE BLD-1 STORY / 17C
 Gross Sq Ft 5,796
 Finished Sq Ft 4,000
 Perimeter 0
 Stories 3
 Interior Walls
 Exterior Walls C.B.S.
 Quality 350 ()
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1963
 Year Remodeled
 Effective Year Built 1994
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
CAN	CANOPY	868	0	0
FLA	FLOOR LIV AREA	4,000	4,000	0
OPU	OP PR UNFIN LL	364	0	0
OPF	OP PRCH FIN LL	452	0	0
SBF	UTIL FIN BLK	112	0	0
TOTAL		5,796	4,000	0

Style SERV SHOPS ETC / 25C
Gross Sq Ft 3,371
Finished Sq Ft 2,700
Perimeter 0
Stories 2
Interior Walls
Exterior Walls MIN WOOD SIDING
Quality 250 ()
Roof Type
Roof Material
Exterior Wall1 MIN WOOD SIDING
Exterior Wall2
Foundation
Interior Finish
Ground Floor Area
Floor Cover
Full Bathrooms 0
Half Bathrooms 0
Heating Type
Year Built 1963
Year Remodeled
Effective Year Built 1978
Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,700	2,700	0
SBF	UTIL FIN BLK	671	0	0
TOTAL		3,371	2,700	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
ASPHALT PAVING	1969	1970	1	26057 SF	2
CH LINK FENCE	1971	1972	1	1638 SF	1
WALL AIR COND	2001	2002	1	1 UT	2
WALL AIR COND	2001	2002	1	2 UT	1
CH LINK FENCE	1971	1972	1	2034 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/1/1986	\$1	Warranty Deed		998	812	M - Unqualified	Improved
5/1/1984	\$238,000	Warranty Deed		912	609	U - Unqualified	Improved
1/1/1981	\$99,375	Agreement for Deed		824	525	M - Unqualified	Improved

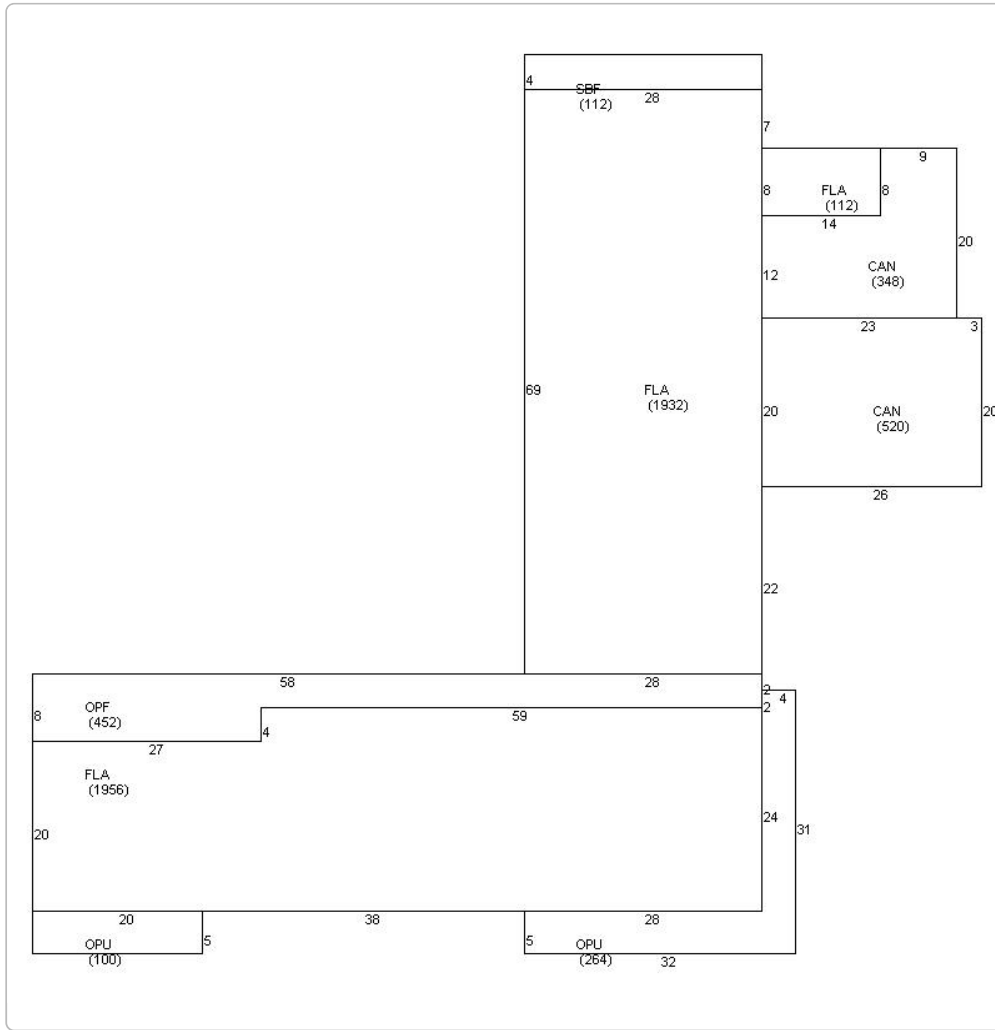
Permits

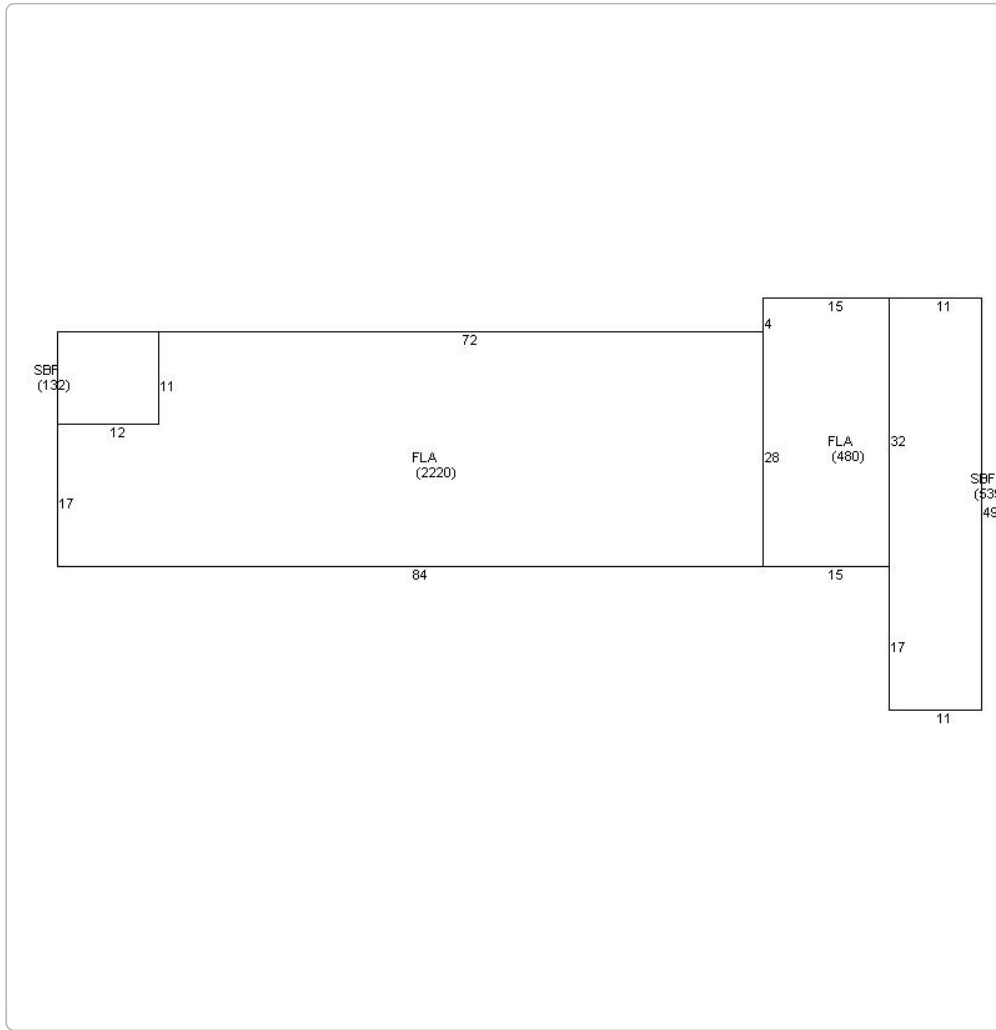
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
11-1095	4/4/2011	6/4/2019	\$900		EMERGENCY REPAIR: DAMAGED RISER AND METER CAN FOR 200AMP SERVICE.
03-3327	9/15/2003	12/1/2003	\$500		REPLACE BURNED RISER
9702079	7/1/1997	7/1/1997	\$1,500		AWNINGS & DOORS
9602722	7/1/1996	10/1/1996	\$400		RENOVATIONS
B952361	7/1/1995	9/1/1995	\$1,300		SEAL ASPHALT

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Sketches (click to enlarge)





Photos



Map



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2019 Notices Only

No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

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