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OCT 04 2024
BY: aw

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040
Phone: 305-809-3764
Website: www.cityofkeywest-fl.gov

Fees listed below include a $341.78 advertising/noticing fee and a $121.55 fire review fee where applicable. Any Major or Minor Development Plan returned to the Planning Board after initial approval willrequire a new application fee equivalent to one-half of the current fee schedule

Development Plan and Conditional Use Application Fee Schedule	
Development Plan	
Minor Development Plan	
Within Historic District Total Application Fee	$ 3,745.19
Outside Historic District Total Application Fee	$ 3,015.88
Conditional Use Total Application Fee	$ 1,800.38
Extension Total Application Fee	$ 1,071.07
Major Development Plan Total Application Fee	$ 4,960.69
Conditional Use Total Application Fee	$ 1,800.38
Extension Total Application Fee	$ 1,071.07
Administrative Modification Fee	$ 882.00
Minor Modification Fee	$ 1,681.31
Major Modification Fee	$ 2,839.21
Conditional Use (not part of a development plan) Total Application Fee	$ 3,502.09
Extension (not part of a development plan) Total Application Fee	$ 1,071.07
Revision or Addition (not part of a development plan) Fee	$ 2,205.00

Applications will not be accepted unless complete

Development Plan	Conditional Use	Historic District
Major_____	_____	Yes X
Minor X		No _____

Please print or type:

1) Site Address: 601 Howard England Way, Key West, Florida
2) Name of Applicant: Florida Department of Environmental Protection - Terry McCullum Jr.
3) Applicant is:
   Property Owner: _____
   Authorized Representative: X
   (attached Authorization and Verification Forms must be completed)
4) Address of Applicant: 1992 SW 1st Street, Miami, Florida 33135
5) Applicant's Phone #: 305-274-4805 Email: alfonso.suarez@cphcorp.com
6) **Email Address**: alfonso.suarez@cphcorp.com
7) Name of Owner, if different than above: Florida Department of Environmental Protection
8) Address of Owner: 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-0000

9) Owner Phone #: 850-245-2118 Email: Public.Serivces@FloridaDEP.gov

10) Zoning District of Parcel: Historic Public and Semi-public Services RE# 00001630-000100

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

If Yes: Date of approval N/A

HARC approval # N/A

OR: Date of meeting _____

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

The proposed development includes the construction of a modular building at 601 Howard England Way in Key West, FL

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

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

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

Yes _____ No X

If Yes, describe and attach relevant documents.

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

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

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

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

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

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

I. **Existing Conditions.**

A) Recent Survey of the site by a licensed Surveyor (Survey must be within 10 years from submittal date of this application) showing all dimensions including distances from property lines, and including:
   1) Size of site;
   2) Buildings, structures, and parking;
   3) FEMA Flood Zone;
   4) Topography;
   5) Easements; and
   6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.

B) Existing size, type and location of trees, hedges, and other features.
C) Existing stormwater retention areas and drainage flows.
D) A sketch showing adjacent land uses, buildings, and driveways.

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

A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.
   1) Buildings
   2) Setbacks
   3) Parking:
      a. Number, location and size of automobile and bicycle spaces
      b. Handicapped spaces
      c. Curbs or wheel stops around landscaping
      d. Type of pavement
   4) Driveway dimensions and material
   5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
   6) Location of garbage and recycling
   7) Signs
   8) Lighting
   8) Project Statistics:
      a. Zoning
      b. Size of site
      c. Number of units (or units and Licenses)
      d. If non-residential, floor area & proposed floor area ratio
      e. Consumption area of restaurants & bars
      f. Open space area and open space ratio
      g. Impermeable surface area and impermeable surface ratio
      h. Number of automobile and bicycle spaces required and proposed

B) Building Elevations
   1) Drawings of all building from every direction. If the project is in the Historic District, please submit HARC approved site plans.
   2) Height of building.
   3) Finished floor elevations and bottom of first horizontal structure
   4) Height of existing and proposed grades

C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms.

D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations.

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

Development Plan Submission Materials

Sec. 108-226. Scope.
A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

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

Sec. 108-227. Title block.
The development plan shall contain the following pertaining to the title block:

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

Sec. 108-228. Identification of key persons.
The development plan shall contain the following pertaining to identification of key persons:

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

Sec. 108-229. Project description.
Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

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

Sec. 108-230. Other project information.

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

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

Sec. 108-231. Residential developments.

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

Sec. 108-232. Intergovernmental coordination.

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

(1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
  a. South Florida Regional Planning Council (SFRPC).
  b. City electric system (CES).
  c. State department of environmental protection (DEP).
  d. Army Corps of Engineers (ACOE).
  e. South Florida Water Management District (SFWMD).
  f. State department of transportation (DOT).
  g. State department of community affairs (DCA).
  h. Florida Keys Aqueduct Authority (FKAA).
  i. State fish and wildlife conservation commission (F&GC).
  j. The county.

(2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.
(3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.

CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent

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

Sec. 122-62. Specific criteria for approval.

(a) Findings. A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan complies with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.

(b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:

(1) Scale and intensity of the proposed conditional use as measured by the following:

a. Floor area ratio;
b. Traffic generation;
c. Square feet of enclosed building for each specific use;
d. Proposed employment;
e. Proposed number and type of service vehicles; and
f. Off-street parking needs.

(2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:

a. Utilities;
b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
c. Roadway or signalization improvements, or other similar improvements;
d. Accessory structures or facilities; and
e. Other unique facilities/structures proposed as part of site improvements.

(3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:

a. Open space;
b. Setbacks from adjacent properties;
c. Screening and buffers;
d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts

(c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:

(1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.

(2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.

(3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.

(4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.

(5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.

(6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:

a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outsidethe V zone.

b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter110; especially protection of historic resources; subdivision of land; access, internal circulation, and off- street parking; as well as possible required mitigative measures such as landscaping and site design amenities.

c. Commercial or mixed-use development. Commercial or mixed-use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land;access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed-use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.

d. Development within or adjacent to historic district. All development proposed as a conditional use within or

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

e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed-use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impactsrelative to service area deficiencies or improvement needs.

f. Commercial structures uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.

g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.

Verification & Authorization Forms

City of Key West
Planning Department

Verification Form
(Where Applicant is an entity)

I, David Matson, in my capacity as Assistant Bureau Chief
(print name) *(print position; president, managing member)*

of FDEP - Bureau of Design and Construction
(print name of entity)

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

3900 Commonwealth Blvd. MS520, Tallahassee, FL 32399
Street address of subject property

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

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

Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this October 3, 2024 by
date

David Matson.
Name of Applicant

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

Notary's Signature and Seal

MACEY ROBINSON
Commission # HH 505566
Expires March 19, 2028

Name of Acknowledger typed, printed or stamped

Commission Number, if any

City of Key West
Planning Department

Authorization Form
(Where Owner is a Business Entity)

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

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

Assistant Bureau Chief of FDEP - Bureau of Design and Construction
Name of office (President, Managing Member) *Name of owner from deed*

authorize Alfonso Suarez
Please Print Name of Representative

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

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

Subscribed and sworn to (or affirmed) before me on this October 3, 2024
Date

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

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

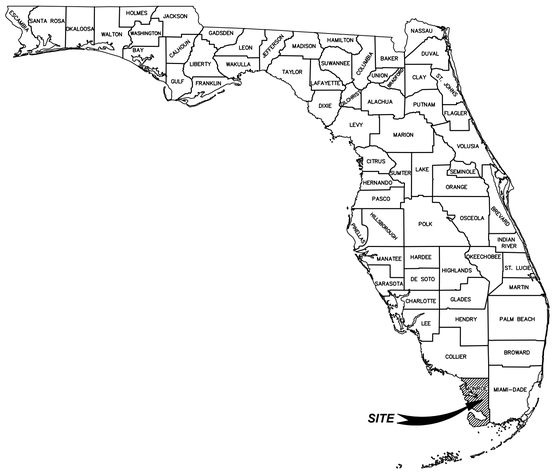
Notary's Signature and Seal

NOTARY PUBLIC STATE OF FLORIDA
MACEY ROBINSON
Commission # HH 505566
Expires March 19, 2028

Name of Acknowledger typed, printed or stamped

Commission Number, if any

Survey

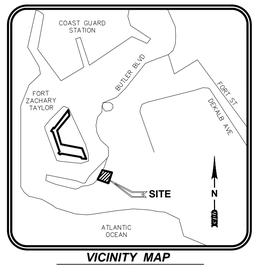


FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

AT
FORT ZACHARY TAYLOR
LYING IN
SECTIONS 6&7-TOWNSHIP 25 SOUTH-RANGE 68 EAST
MONROE COUNTY, FLORIDA

Topographic Survey Area:

PORTION OF FORT ZACHARY TAYLOR STATE PARK AS REQUESTED BY THE CLIENT.



VICINITY MAP
NOT TO SCALE

Survey Notes:

1. COPIES OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. THIS SURVEY IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)

   THE SITE BENCHMARKS FOR THIS TOPOGRAPHIC SURVEY ARE DISPLAYED ON THE RESPECTIVE SURVEY FILE. THESE BENCHMARKS ARE BASED ON A CLOSED VERTICAL CONTROL LOOP HAVING AN ACTUAL ERROR OF CLOSURE OF 0.014' WHICH MEETS THE ALLOWABLE CLOSURE OF 0.043'. THIS FIELDWORK WAS PERFORMED USING A TOPCON LEVEL MODEL # DL-502 AND REFERENCES THE FOLLOWING PUBLISHED BENCHMARKS AS ESTABLISHED BY THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) AND ALL VERTICAL INFORMATION INCLUDING SPOT ELEVATIONS, NOTATIONS AND THE CONTOUR LINES DERIVED THEREFROM ARE BASED ON AND MATCHED TO VERTICAL CONTROL BENCHMARKS SUPPLIED BY NGS DATA SHEETS PUBLISHED AT WWW.LABINS.ORG AS FOLLOWS:

   a) DESIGNATION #872 4580 TIDAL 30, PID #AA0007
      (NAVD '88) ELEVATION = 15.07

   b) DESIGNATION #872 4580 TIDAL BASIC, PID #AA0008
      (NAVD '88) ELEVATION = 12.98

   SITE BENCHMARKS ARE AS SHOWN ON SURVEY SHEET 2 OF 2.
4. THIS SURVEY IS NOT VALID WITHOUT SURVEY SHEETS 1 THROUGH 2 OF 2.
5. THE LAST DAY FIELD WORK WAS PERFORMED WAS 4/5/2022. THIS IS NOT A BOUNDARY SURVEY.
6. HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12087C1516K, COMMUNITY PANEL NO. 120168-1516-K, CITY OF KEY WEST, REVISED DATE FEBRUARY 18, 2005, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE AE, WHICH ARE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD WITH BASE FLOOD ELEVATIONS DEPICTED AS 8 AND 9 FEET (NGVD '29). THIS DETERMINATION WAS BASED ON A GRAPHIC INTERPOLATION OF SAID MAP AND NOT ON ACTUAL FIELD MEASUREMENTS.

   A FACTOR OF MINUS 1.34 (-1.34) U.S. SURVEY FEET SHOULD BE UTILIZED FOR THIS AREA TO CONVERT ELEVATIONS TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 BASED ON THE 'VERTCON' METHOD FOUND ON THE NATIONAL GEODETIC SURVEY WEB SITE (WWW.NGS.NOAA.GOV).
7. HORIZONTAL WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.05 (FT). THE EQUIPMENT USED TO VERIFY THE HORIZONTAL CONTROL ON THE SUBJECT SURVEY WAS A TOPCON GPS HIPER V. THE EQUIPMENT USED TO LOCATE THE FEATURES WAS A LEICA SCANSTATION P40 AND TOPCON GPS HIPER V.
8. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN.
9. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL WETLAND BOUNDARIES.
10. FENCES AND WALLS EXISTING ON, OVER OR ADJACENT TO SUBJECT PROPERTY, ARE DISPLAYED HEREON; OWNERSHIP WHETHER SINGULAR OR JOINT WAS NOT DETERMINED BY THIS SURVEY.
11. VERTICAL FEATURE ACCURACY: "ELEVATIONS OF WELL-IDENTIFIED FEATURES CONTAINED IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.05 (FT)."
12. STATE PLANE INFORMATION SHOWN HEREON IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (1990) USING CONTROL POINTS FROM THE NGS DATA SHEETS PUBLISHED AT WWW.LABINS.ORG AND ARE AS FOLLOWS:

    FLORIDA EAST ZONE

    a) DESIGNATION # BC BATTERY 231, PID #AA0015 = N 78,064.89 FEET, E 389,055.00 FEET

    b) DESIGNATION # KEY WEST GSL, PID #AA1645 = N 81,406.31 FEET, E 386,795.90 FEET

    THE EQUIPMENT USED TO TRANSFER THE STATE PLANE INFORMATION FROM THE ABOVE REFERENCED CONTROL POINTS TO THE SUBJECT SURVEY WAS A TOPCON GPS HIPER V.
13. DIMENSIONS ARE SHOWN RELATIVE TO UNITED STATES STANDARD FEET AND DECIMALS THEREOF, UNLESS THE OBJECT SHOWN IS COMMONLY IDENTIFIED IN INCHES, I.E. TREE DIAMETER, PIPE DIAMETER, ETC. TREES DEPICTED ARE COMMON NAMES AND MEASURED AND LABELED AS DIAMETER AT BREAST HEIGHT IN INCHES.
14. THE PURPOSE OF THIS SURVEY IS TO DEPICT COLLECTED TOPOGRAPHIC DATA ON A PORTION OF THE SITE. TOPOGRAPHIC LIMITS WERE PROVIDED BY THE CLIENT. THIS IS NOT A BOUNDARY SURVEY.

Abbreviation Legend:

(A)	– ACTUAL	MBX	– MAILBOX
A/C	– AIR CONDITIONER	MES	– MITERED END SECTION
ACSM	– AMERICAN CONGRESS ON SURVEYING & MAPPING	MH	– MANHOLE
ADA	– AMERICANS WITH DISABILITIES ACT	MLP	– METAL LIGHT POLE
ALTA	– AMERICAN LAND TITLE ASSOCIATION	MPH	– MILES PER HOUR
APPROX	– APPROXIMATE	MPP	– METAL POWER POLE
ARV	– AIR RELEASE VALVE	N/A	– NOT APPLICABLE
AVE	– AVENUE	NAVD	– NORTH AMERICAN VERTICAL DATUM
AVG	– AVERAGE	NAD	– NORTH AMERICAN DATUM
(BB)	– BEARING BASIS	NG	– NATURAL GROUND
BFP	– BACK FLOW PREVENTER	NGS	– NATIONAL GEODETIC SURVEY
BLK	– BLOCK	NGVD	– NATIONAL GEODETIC VERTICAL DATUM
BLDG	– BUILDING	N & D	– NAIL AND DISK
BLVD	– BOULEVARD	NO.	– NUMBER
BM	– BENCH MARK	NR	– NON-RADIAL
BOC	– BACK OF CURB	NSPS	– NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
BOW	– BACK OF WALK	NT	– NON-TANGENT
BSL	– BUILDING SETBACK LINE	NTS	– NOT TO SCALE
BWF	– BARBED WIRE FENCE	OD	– OUTSIDE DIAMETER
C-X	– DENOTES SHEET NUMBERING FOR ENGINEERING PLANS	ORB	– OFFICIAL RECORDS BOOK
(C)	– CALCULATED	OR	– OFFICIAL RECORDS
C	– CHORD	OUL	– OVERHEAD UTILITY LINES
CATV	– CABLE TELEVISION RISER	OTL	– OVERHEAD TRAFFIC LINES
CB	– CHORD BEARING	(P)	– PLAT
CBS	– CONCRETE BLOCK STRUCTURE	PB	– PLAT BOOK
C.C.R.	– CERTIFIED CORNER RECORD	PC	– POINT OF CURVATURE
C&G	– CURB & GUTTER	PCC	– POINT OF COMPOUND CURVATURE
CI	– CATCH INLET	PCP	– PERMANENT CONTROL POINT
C/L	– CENTERLINE	PFF	– PROPOSED FINISHED FLOOR
CLF	– CHAIN LINK FENCE	PG	– PAGE
CM	– CONCRETE MONUMENT	PGS	– PAGES
CMP	– CORRUGATED METAL PIPE	PI	– POINT OF INTERSECTION
CO	– CLEANOUT	PIV	– POST INDICATOR VALVE
CONC	– CONCRETE	PK	– PARKER KAYLON
COR	– CORNER	POB	– POINT OF BEGINNING
CRPP	– CORRUGATED PLASTIC PIPE	POC	– POINT OF COMMENCEMENT
CUE	– COUNTY UTILITY EASEMENT	POL	– POINT ON LINE
CVS	– CAN'T VERIFY SIZE	PP	– POWER POLE
CVS&T	– CAN'T VERIFY SIZE & TYPE	PRC	– POINT OF REVERSE CURVATURE
CWS	– CROSSWALK SIGNAL	PRM	– PERMANENT REFERENCE MONUMENT
Δ	– DELTA	PSM	– PROFESSIONAL SURVEYOR & MAPPER
(D)	– DESCRIPTION	PT	– POINT OF TANGENCY
DB	– DEED BOOK	PVC	– POLYVINYL CHLORIDE PIPE
DBH	– DIAMETER AT BREAST HEIGHT IN INCHES	PVMT	– PAVEMENT
DE	– DRAINAGE EASEMENT	R&BE	– RANGE 68 EAST
DEPT	– DEPARTMENT	R	– RADIUS
DIP	– DUCTILE IRON PIPE	RAD	– RADIAL
DR	– DRIVE	RCP	– REINFORCED CONCRETE PIPE
D/U	– DRAINAGE AND UTILITY EASEMENT	REC	– RECOVERED
(E)	– ENGINEERING PLAN	REV	– REVISION
EJB	– ELECTRIC JUNCTION BOX	RP	– RADIUS POINT
EL	– UNDERGROUND ELECTRICAL LINES	R/W	– RIGHT-OF-WAY
ELEC	– ELECTRIC	RLS	– REGISTERED LAND SURVEYOR
ELEV	– ELEVATION	RP	– RADIUS POINT
ELLIP	– ELLIPTICAL	RWL	– UNDERGROUND RECLAIM WATER LINE
EOI	– END OF INFORMATION	RWM	– RECLAIMED WATER METER
EOP	– EDGE OF PAVEMENT	SE	– SPECIAL EASEMENT
FB	– FIELD BOOK	SEC 7	– SECTION 7
FDC	– FIRE DEPARTMENT CONNECTION	SMH	– SANITARY SEWER MANHOLE
FDOT	– FLORIDA DEPARTMENT OF TRANSPORTATION	(SP)	– STATE PLANE
FF	– FINISH FLOOR	SQ	– SQUARE
FGI	– FLAT GRATE INLET	SQ FT	– SQUARE FEET
FGLP	– FIBERGLASS LIGHT POLE	ST	– STREET
FHYD	– FIRE HYDRANT	STMH	– STORM DRAINAGE MANHOLE
FM	– FORCE MAIN	S/W	– SIDEWALK
FND	– FOUND	TB	– TANGENT BEARING
FP&L	– FLORIDA POWER AND LIGHT	T25S	– TOWNSHIP 25 SOUTH
FS	– FLORIDA STATUTES	TELE	– TELEPHONE
(G)	– GRID (STATE PLANE)	TL	– OVERHEAD TRAFFIC SIGNAL LINES
GL	– UNDERGROUND GAS LINES	TOB	– TOP OF BANK
GOV'T	– GOVERNMENT	TOE	– TOE OF SLOPE
GPR	– GROUND PENETRATING RADAR	TR	– TELEPHONE RISER
GTMH	– GREASE TRAP MANHOLE	TRANS	– TRANSFORMER
HDPE	– HIGH DENSITY POLYETHYLENE PIPE	TSB	– TRAFFIC SIGNAL BOX
HWF	– HOG WIRE FENCE	TSSP	– TRAFFIC SIGNAL SUPPORT POLE
ID	– IDENTIFICATION	TVL	– UNDERGROUND CABLE TV LINES
ICV	– IRRIGATION CONTROL VALVE	(TYP)	– TYPICAL
INFO	– INFORMATION	UE	– UTILITY EASEMENT
INV	– INVERT	UNK	– UNKNOWN
IP	– IRON PIPE	UTL	– UNDERGROUND TELEPHONE LINES
IP&C	– IRON PIPE & CAP	W/	– WITH
IR	– IRON ROD	WIF	– WROUGHT IRON FENCE
IR&C	– IRON REBAR & CAP	WL	– UNDERGROUND WATER LINE
IRR	– IRRIGATION	WLP	– WOOD LIGHT POLE
L	– ARC LENGTH	WM	– WATER METER
LB#	– LICENSED BUSINESS NUMBER	WP	– WORK PROGRAM
LP	– LIGHT POLE	WPF	– WOOD POST FENCE
(M)	– MEASURED	WPP	– WOOD POWER POLE
MB	– MAP BOOK	WV	– WATER VALVE

Line Legend:

NOT TO SCALE

- = 1 FOOT CONTOURS
- = 5 FOOT CONTOURS
- = ADJOINER PROPERTY LINES
- = BARBED WIRE FENCE
- = BROKEN LINE
- = BURIED CABLE
- = BURIED CABLE TELEVISION
- = BURIED ELECTRIC
- = BURIED FIBER OPTICS
- = BURIED GAS
- = BURIED RECLAIMED WATER LINE
- = BURIED SANITARY LINES
- = BURIED SANITARY SEWER FORCE MAIN LINE
- = BURIED TRAFFIC CONTROL
- = BURIED TELEPHONE LINE
- = BURIED WATER LINES
- = CENTER LINE R/W
- = CHAIN LINK FENCE
- = EASEMENT LINES (EXISTING)
- = EASEMENT LINES (PROPOSED)
- = EDGE OF WATER LINES
- = EXISTING DRAINAGE PIPES
- = EXISTING DRAINAGE PIPES (TERMINUS & ANGLE UNKNOWN)
- = FIRE WATER MAIN LINES
- = HOT WATER SUPPLY LINES
- = IRRIGATION LINES
- = OVERHEAD TRAFFIC LINES
- = OVERHEAD UTILITY LINES
- = RAILROAD TRACKS
- = RIGHT-OF-WAY LINES
- = SECTION LINES
- = STONE WALL LINES
- = TOP OF BANK LINES
- = TOE OF SLOPE LINES
- = TREE LINES
- = TRAVERSE LINES
- = UNKNOWN BURIED LINES
- = VINYL FENCE
- = WOOD FENCE
- = WETLAND LINE
- = ORANGE PAINT LINE
- = GREEN PAINT LINE
- = RED PAINT LINE
- = WHITE PAINT LINE
- = PURPLE PAINT LINE
- = BLUE PAINT LINE
- = YELLOW PAINT LINE

Symbol Legend:

NOT TO SCALE

- – AIR RELEASE VALVE
- – BORING HOLE LOCATION
- – BRICK PAVERS
- – CABLE TV RISER
- – CENTRAL ANGLE
- – CLEAN OUT
- – COMMUNICATION MANHOLE
- – CONCRETE
- – CONCRETE LIGHT POLE
- – CONCRETE LIGHT POLE (DUAL)
- – CONCRETE LIGHT POLE (TRIPLE)
- – CONCRETE LIGHT POLE (QUAD)
- – CONCRETE MITERED END SECTION
- – CONCRETE PAVERS
- – CONCRETE RIP RAP
- – CONCRETE UTILITY POLE
- – COUNTY ROAD SYMBOL
- – CROSSWALK SIGNAL POLE
- – DETECTABLE WARNING AREA
- – DUAL SUPPORT SIGN
- – ELECTRICAL MANHOLE
- – ELECTRIC METER
- – ELECTRICAL JUNCTION BOX
- – ELECTRIC OUTLET
- – ELECTRIC RISER
- – FIBER OPTIC MARKER
- – FIRE DEPARTMENT CONNECTION
- – FIRE HYDRANT
- – FLOOD LIGHT
- – FOUND CONCRETE MONUMENT (AS NOTED)
- – FOUND IRON PIPE (AS NOTED)
- – FOUND IRON REBAR (AS NOTED)
- – FOUND/SET NAIL (AS NOTED)
- – GARBAGE CAN
- – GAS MARKER
- – GAS VALVE
- – GOPHER TORTOISE HOLE
- – GRATE INLET
- – GRAVEL/DIRT
- – GREASE TRAP MANHOLE
- – GROUND LIGHT
- – GUY ANCHOR
- – HANDICAP PARKING SPACE
- – INTERSTATE SYMBOL
- – IRRIGATION CONTROL VALVE
- – LIGHT POLE
- – LIGHT POLE (DUAL)
- – LIGHT POLE (TRIPLE)
- – LIGHT POLE (QUAD)
- – MAILBOX
- – MONITOR WELLS
- – PARKING SPACES (2)
- – POST INDICATOR VALVE
- – PULL BOX (AS NOTED)
- – REVISION NUMBER (3)
- – RECLAIMED WATER MARKER
- – RECLAIMED WATER METER
- – RECLAIMED WATER RISER
- – RECLAIMED WATER VALVE
- – ROOF DRAIN
- – SANITARY SEWER MANHOLE
- – SANITARY SEWER MARKER
- – SANITARY SEWER VALVE
- – TITLE OR REPORT ITEM NUMBER
- – SECTION CORNER
- – 4" X 4" CM LB #7143
- – 5/8" IR&C LB #7143
- – SIGN
- – SITE BENCH MARK
- – STORM SEWER MANHOLE
- – STRIPING (DIRECTIONAL)
- – TELEPHONE CABLE RISER
- – TELEPHONE MANHOLE
- – TELEPHONE LINE MARKER
- – TELEPHONE JUNCTION BOX
- – TEST HOLE
- – TRAFFIC SIGNAL BOX
- – TRAFFIC SIGNAL SUPPORT POLE
- – UNKNOWN MANHOLE
- – UNKNOWN UTILITY MARKER
- – UNKNOWN RISER
- – UNKNOWN VALVE
- – UTILITY FLAG (AS NOTED)
- – VENT (AS NOTED)
- – WATER METER
- – WATER RISER
- – WATER SERVICE
- – WATER SPIGOT
- – WATER SPRINKLER
- – WATER VALVE
- – WELL
- – WETLAND FLAG
- – WOOD UTILITY POLE
- – WATER LINE MARKER
- – WIRE HEIGHTS (SEE CHART)

Sign Legend:

NOT TO SCALE

- (R1) – ROW NUMBER SIGN
- (B) – BUS STOP SIGN
- (DE) – DEAD END SIGN
- (DNE) – DO NOT ENTER SIGN (R5-1)
- (HC) – HANDICAP SIGN
- (HC) – DUAL HANDICAP SIGN
- (FDC) – FIRE DEPARTMENT CONNECTION
- (INFO) – INFORMATION SIGN
- (KR) – KEEP RIGHT SIGN
- (LTO) – LEFT TURN ONLY
- (ME) – MEDIAN SIGN
- (MO) – MOBILE ORDER PARKING SIGN
- (ND) – NO DUMPING SIGN
- (NL) – NO LEFT TURN SIGN (R3-2)
- (NLI) – NO LITTERING SIGN
- (NO) – NO OUTLET SIGN
- (FL) – NO PARKING FIRE LANE SIGN
- (NOR) – NO RIGHT TURN SIGN (R3-1)
- (NTT) – NO THRU TRAFFIC SIGN
- (NOT) – NO TRUCKS (R5-2)
- (NP) – NO PARKING SIGN
- (1W) – ONE WAY SIGN (R6-2)
- (PE) – PEDESTRIAN CROSSING SIGN
- (PU) – PICKUP PARKING SIGN
- (RP) – RESERVED PARKING SIGN
- (RTO) – RIGHT TURN ONLY
- (SL) – SPEED LIMIT SIGN
- (ST) – STOP SIGN (R1-1)
- (SS) – STREET SIGN
- (TZ) – TOW AWAY ZONE SIGN
- (TE) – TRUCK ENTRANCE SIGN
- (TX) – TRUCK EXIT SIGN
- (U) – UNKNOWN SIGN
- (WL) – WEIGHT LIMIT SIGN
- (WW) – WRONG WAY SIGN
- (Y) – YIELD SIGN

Index of Survey Sheets

1 COVER SHEET
2 TOPOGRAPHIC SURVEY

Surveyor's Certification:

I hereby certify that the attached "Topographic Survey" of the hereon-described property is true and correct to the best of my knowledge, information and belief as surveyed in the field on April 5, 2022. I further certify that this "Topographic Survey" meets the standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code, pursuant to FS 472.027.

THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH THE FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3) AND THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THOMAS J. GALLOWAY, PSM, 6549 ON 1/18/2024 PER 5J-17.062(2)

For the Firm By: _____
Thomas J. Galloway
Professional Surveyor and Mapper
Florida Registration No. 6549

NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 2 OF 2.

TITLE BLOCK ABBREVIATIONS
Eng. = ENGINEERING L.B. = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION Arch.= ARCHITECTURAL
Landscp. = LANDSCAPE N/A = NOT APPLICABLE Lic. = LICENSED
No. = NUMBER P.O. = POST OFFICE © = COPYRIGHT

	DATE	REVISION	SYMBOL
			C
			D

	DATE	REVISION	SYMBOL
			A
			B

Department of Environmental Protection
Office of Operations
Bureau of Design and Construction
3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 425-2300

ISSUE DATE: 5/13/2022
COMP. FILE No.:
STATE PROJECT No.:

Survey Prepared By:
CPH, Inc.
500 West Fulton St.
Sanford, FL 32771
Ph: 407.322.8841
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. L.C. No. AA26001625
Landscp. Lic. No. LC0000288

cph
www.cphcorp.com
A Full Service A & E Firm

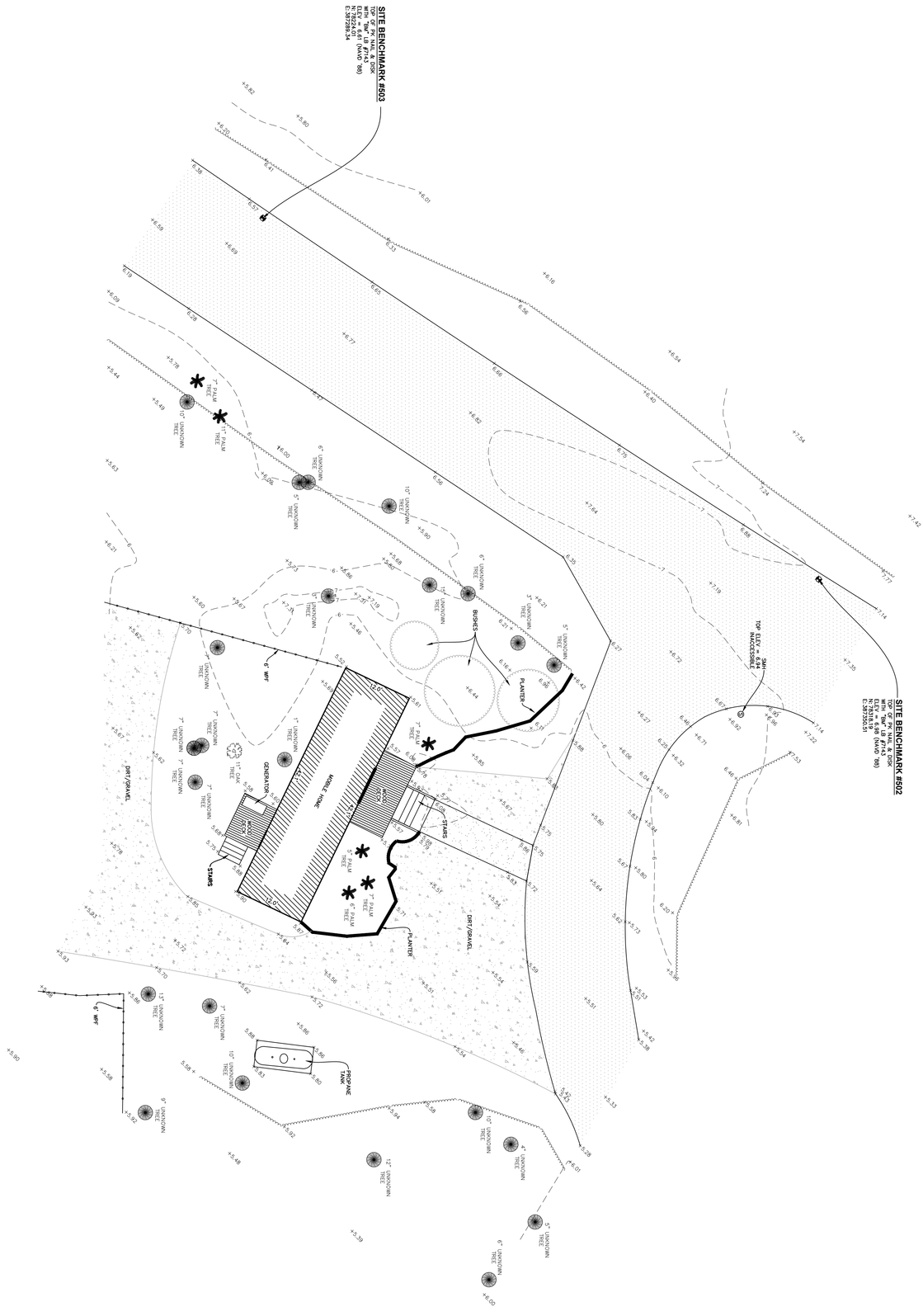
DESIGNER : R. Buchanan
DRAWN BY:
REVIEWED BY:
Consultant :

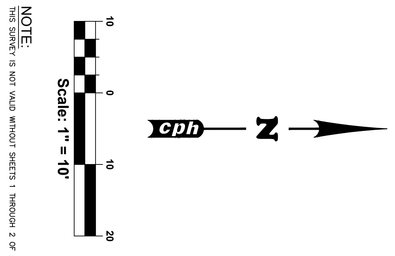
PROFESSIONAL REGISTRATION
THOMAS J. GALLOWAY, PSM
FLORIDA REGISTRATION NO. 6549

SHEET TITLE: SURVEY COVER SHEET
PROJECT TITLE: FORT ZACHARY TAYLOR

SHEET NO. 1 of X

J:\F13623\Survey\F13623\F13623.dwg, 1/18/2024 2:11:31 PM, Galloway, Thomas J.





NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 2 OF 2.

SHEET NO. 2 of 2

SHEET TITLE: TOPOGRAPHIC SURVEY

PROJECT TITLE: FORT ZACHARY TAYLOR

PROFESSIONAL REGISTRATION
THOMAS J. GALLOWAY, PSM
FLORIDA REGISTRATION NO. 6549

DESIGNER :
DRAWN BY: R. Buchanan
REVIEWED BY:
Consultant :

ISSUE DATE: 5/13/2022
COMP. FILE No.:
STATE PROJECT No.:

SYMBOL	REVISION	DATE	SYMBOL	REVISION	DATE
A			C		
B			D		

cph
www.cphcorp.com
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Survey Prepared By:
CPH, Inc.
500 West Fulton St.
Sanford, FL 32771
Ph: 407.322.6841
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

Department of Environmental Protection
Office of Operations
Bureau of Design and Construction
3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 425-2300

Warranty Deed

1/6.00

100655

OFF REC 679 PAGE 159

QUITCLAIM DEED

The UNITED STATES OF AMERICA, acting by and through the Secretary of the Interior, acting by and through the Southeast Regional Director, Bureau of Outdoor Recreation, under and pursuant to the power and authority contained in the provisions of the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), as amended, and particularly as amended by Public Law 485, 91st Congress, and regulations and orders promulgated thereunder (hereinafter designated "Grantor"), for and in consideration of the perpetual use of the hereinafter described premises as and for public park and public recreation area purposes, by the State of Florida (hereinafter designated "Grantee"), does hereby release and quitclaim to Grantee, and to its successors and assigns, subject to the reservations, exceptions, restrictions, conditions and covenants hereinafter expressed and set forth, all Grantor's right, title and interest in and to the following described property, consisting of approximately 38 acres, located in Monroe County, Florida:

IN THE CITY OF KEY WEST, commencing at a point on the southwest corner of the center section at the mole at the Naval Station, the coordinates of which are N79,821.0 and E230,188.0 based on U.S. Coast and Geodetic Survey Mercator Grid Coordinate System which has for its zero coordinate a point at latitude 24°20'N, and 500,000 feet west of longitude 81°00'W; thence run south 10°00'W, a distance of 245.0 feet along the west property line of the Naval Station to the point of beginning; thence run south 10°00'W a distance of 2198.0 feet along the west property line of the Naval Station to a point; thence run south 80°00'E a distance of 965.0 feet along the south property line of the Naval Station to a point; thence N10° 00'E a distance of 1045.0 feet to a point which is the intersection of the south and east walls of a structure known as "Fort Taylor;" thence meandering along the east wall of said structure to a point which is the intersection of its north and east walls; thence N38°00'W a distance of 870.0 feet more or less back to the point of beginning, containing 38.0 acres, more or less, and including the structure known as Fort Zachary Taylor.

6
685
25E

This deed was prepared in the Office of the Regional Solicitor, U. S. Department of the Interior, 148 Cain Street, N.E., Suite 405, Atlanta, Georgia 30303.

811

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

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

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

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

1. This property shall be used and maintained for the public purposes for which it was conveyed in perpetuity; the Grantee shall, prior to constructing a museum, stabilizing Fort Taylor, landscaping the grounds, or carrying out any other action resulting in a change in the character of the grounds or structures thereon (other than routine maintenance tasks), submit a complete program of utilization for such work to the Grantor for approval, which program and plan may be amended from time to time at the request of either the Grantor or Grantee, with the written concurrence of the other party, and such amendments shall be added to and become a part of the original application.

2. The Grantee shall, within 6 months of the date of the deed of conveyance, erect and maintain a permanent sign or marker near the point of principal access to the conveyed area indicating that the property is a park or recreation area and has been acquired from the Federal Government for use by the general public.

3. The property shall not be sold, leased, assigned, or otherwise disposed of except to another eligible governmental agency that the Secretary of the Interior agrees in writing can assure the continued use and maintenance of the property for public park or public recreational purposes subject to the same terms and conditions in the original instrument of conveyance. However, nothing in this provision shall preclude the Grantee from providing major related recreational facilities and services such as public tours, equipment rentals, etc., compatible with the approved application, through concession agreements entered into with third parties, provided prior concurrence to such agreements is obtained in writing from the Secretary of the Interior. It is understood that this requirement does not apply to concession agreements with private parties to provide normal sales items to the public.

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

5. If at any time the United States of America shall determine that the premises herein conveyed, or any part thereof, are needed for the national defense, all right, title and interest

in and to said premises, or part thereof determined to be necessary to such national defense, shall revert to and become the property of the United States of America.

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

7. In the event there is a breach of any of the conditions and covenants herein contained by the Grantee, its successors and assigns, whether caused by the legal or other inability of the Grantee, its successors and assigns, to perform said conditions and covenants, or otherwise, all right, title and interest in and to the said premises shall revert to and become the property of the Grantor at its option, which in addition to all other remedies for such breach (except that any money judgments against the Grantee shall be binding only to the extent granted by Florida law) shall have the right of entry upon said premises, and the Grantee, its successors and assigns, shall forfeit all right, title and interest in said premises and in any and all of the tenements, hereditaments and appurtenances thereunto belonging; provided, however, that the failure of the Secretary of the Department of the Interior to require in any one or more instances complete performance of any of the conditions or covenants shall not be construed as a waiver or relinquishment of such future performance, but the obligation or the Grantee, its successors and assigns, with respect to such future performance shall continue in full force and effect.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and on its behalf this the 7th day of OCTOBER, 1976.

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

Through:

Robert M. Baker
Southeast Regional Director
Bureau of Outdoor Recreation

By: Hugh L. Watson

OFF REC 679 PAGE 164

WITNESSES:
Wallace A. Jones
William G. Hilgman

STATE OF GEORGIA)
) ss
COUNTY OF FULTON)

On this 7th day of OCTOBER, 1976, before me, the subscriber, personally appeared HUGH L. WATSON, Bureau of Outdoor Recreation, of the United States Department of the Interior, a governmental agency of the United States of America, and known to me to be the same person described in and who executed the foregoing instrument aforesaid, as the act and deed of the United States of America, for and on behalf of the Secretary of the Interior, duly designated, empowered and authorized so to do by said Secretary, and he acknowledged that he executed the foregoing instrument for and on behalf of the United States of America, for the purposes and uses therein described.

Roger Walker
NOTARY PUBLIC

My Commission expires:

Notary Public, Georgia, State At Large
My Commission Expires Jan. 3, 1980

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

State of Florida, Board of Trustees of the Internal Improvement Trust Fund

By: Harmon W. Shields
Executive Director
Florida Department of Natural Resources

APPROVED AS TO
FORM AND LEGALITY
ATTORNEY - D.N.R.

STATE OF Florida)
) ss
COUNTY OF Dade)

On this 14th day of October, 1976, before me, the undersigned Officer, personally appeared Harmon W. Shields, to me known and known to me to be the same person whose name is subscribed to the foregoing acceptance, who being by me duly sworn, did depose and say that he is the Executive Director of the Florida Department of Natural Resources, that he is duly designated, empowered and authorized by a resolution of the Florida Department of Natural Resources dated July 1, 1975, to execute the foregoing acceptance and sign his name thereto; and that he signed his name thereto and acknowledges that he executed the foregoing instrument for and on behalf of the State of Florida for the purposes and uses therein described.

Jacqueline H. Wright
NOTARY PUBLIC

My Commission expires:

Notary Public, State of Florida at Large
My Commission Expires June 29, 1978
Bonded by American Fire & Casualty Co.

RECORDED IN OFFICIAL RECORD BOOK
MONROE COUNTY, FLORIDA
RALPH W. WHITE
CLERK OF CIRCUIT COURT
RECORD VERIFIED

c 14.00

OFF REC 815 PG 1685

216949

QUITCLAIM DEED

1

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

'80 AUG -6 AM 9:26

FILED FOR RECORD

DALTON MONROE COUN

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685
25E

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

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

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

OFF REC 815 PG 1686

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

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

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

1. This property shall be used and maintained for the public purposes for which it was conveyed in perpetuity as set forth in the program of utilization and plan contained in the application, submitted by the Grantee in April, 1979, which program and plan may be amended from time to time at the request of either the Grantor or Grantee, with the written concurrence of the other party, and such amendments shall be added to and become a part of the original application.

2. The Grantee shall, within 6 months of the date of the deed of conveyance, erect and maintain a permanent sign or marker near the point of principal access to the conveyed area indicating that the property is a park or recreation area and has been acquired from the Federal Government for use by the general public.

3. The property shall not be sold, leased, assigned, or otherwise disposed of except to another eligible governmental agency that the Secretary of the Interior agrees in writing can assure the continued use and maintenance of the property for public park or public recreational purposes subject to the same terms and conditions in the original instrument of conveyance. However, nothing in this provision shall preclude the Grantee from providing related recreational facilities and services compatible with the approved application, through concession agreements entered into with third parties, provided prior concurrence to such agreements is obtained in writing from the Secretary of the Interior.

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

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

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

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

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

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

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

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

OFF REC 815PG1689

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

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

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

Through:

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

By W. Thomas Brown

WITNESSES:

Glenda Farmer

Claude Reams

STATE OF Georgia)
) ss
COUNTY OF Fulton)

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

Roger Parker
NOTARY PUBLIC

My commission expires:
1-3-80

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

STATE OF FLORIDA
DEPARTMENT OF NATURAL RESOURCES

By _____
Executive Director
Department of Natural Resources

APPROVED AS TO FORM AND LEGALITY
ATTORNEY, D.N.R.

STATE OF FLORIDA)
) ss
COUNTY OF LEON)

On this 9th day of January, 19 80, before me, the undersigned Officer, personally appeared Elton J. Gissendanner to me known and known to me to be the same person whose name is subscribed to the foregoing acceptance, who being by me duly sworn, did depose and say that he is the Executive Director of the State of Florida Department of Natural Resources, that he is duly designated, empowered and authorized by the Executive Board of the State of Florida Department of Natural Resources to execute the foregoing acceptance and sign his name thereto; and that he signed his name thereto and acknowledges that he executed the foregoing instrument for and on behalf of the State of Florida for the purposes and uses therein described.

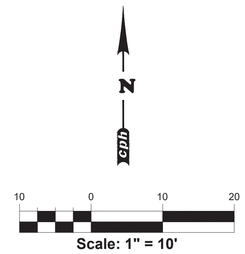
Mary N. Solcom
NOTARY PUBLIC

My Commission expires:
Notary Public, State of Florida
My Commission Expires Feb. 18, ...
Bonded By American Fire & Casualty Co.

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

RECORDED IN OFFICIAL RECORD BOOK
MONROE COUNTY, FLORIDA
RALPH W. WHITE
CLERK OF CIRCUIT COURT
RECORD VERIFIED

Plans, Tree, and Site DATA



SITE DATA

LOCATION	601 HOWARD ENGLAND WAY, KEY WEST, FL
PARK NET AREA	= 87 ACRES
PROJECT AREA	= 32,500 SF = 0.75 AC = 0.8%
PROPOSED BUILDING:	= 1,250 SF, OFFICE
REQUIRED PARKING RATIO	= 3 PER 1000 SF
REQUIRED PARKING	= 4 SPACES
PARKING LIMITS	PARKING IS NOT-STRIPED, PERVIOUS PARKING ADJACENT TO BUILDING, AND THROUGHOUT OTHER AREAS OF THE PARK
SETBACKS	N/A, INTERIOR TO PARK
BUILDING TYPE	BUILDING IS PRE-MANUFACTURED PER ARCHITECT CRITERIA PACKAGE
PERCENT PERVIOUS CHANGE	PROP. BUILDING REPLACES 500 SF OFFICE APPROX. 1050 SF ADDITIONAL PERVIOUS. NET TOTAL PERVIOUS CHANGE IN PARK IS LESS THAN 0.02%

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SYMBOL	DATE	REVISION
A		
B		
C		
D		

ISSUE DATE: 3/31/23
COMP. FILE No.:
STATE PROJECT No.: 61390C

DESIGNER : K.B.
DRAWN BY: A.M.
REVIEWED BY: K.B.
Consultant :

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

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KYLE MICHAEL BECHTELHEIMER
LICENSE
No. 86673
STATE OF FLORIDA
PROFESSIONAL ENGINEER

FORT ZACHARY TAYLOR

SHEET TITLE: SITE PLAN

PROJECT TITLE: ADMIN BUILDING REPLACEMENT

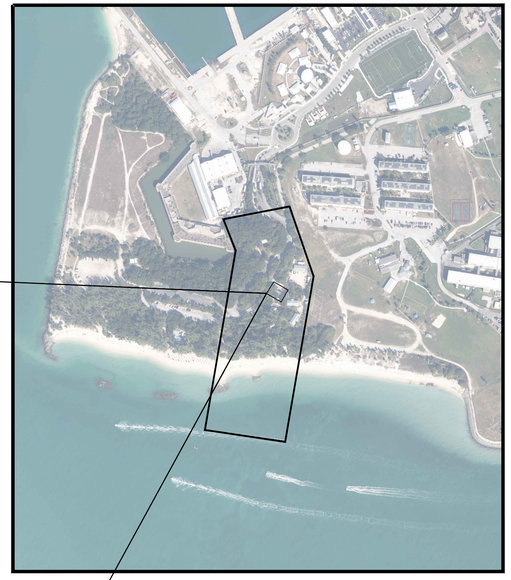
SHEET NO.
C101

PROJECT SITE AREA

20 0 20 40

Scale: 1" = 20'

ENTIRE SITE PARCEL



N

400 0 400 800

Scale: 1" = 400'

SITE DATA TABLE

LOCATION	601 HOWARD ENGLAND WAY, KEY WEST, FL
PARK NET AREA	= 87 ACRES
PARCEL AREA	= 535,617.53 SF
PROJECT AREA	= 32,500 SF = 0.75 AC = 0.8%
OPEN SPACE	= 528,010 SF
IMPERVIOUS SURFACE	= 10,000 SF
EXISTING BUILDING COVERAGE	= 7,607 SF
PROPOSED BUILDING AREA:	= 1,250 SF, OFFICE
SETBACKS	N/A, INTERIOR TO PARK
PROPOSED BUILDING HEIGHT	12 FEET (1 STORY)
PROPOSED ELEVATION OF STRUCTURE	22 (BASED ON NAVD '88)
FLOOR AREA RATIO	0.0023
FLOOD ZONE	AE (9)
EXISTING AND PROPOSED PARKING SPACES	PARKING IS NOT-STRIPED, PERVIOUS PARKING ADJACENT TO BUILDING, AND THROUGHOUT OTHER AREAS OF THE PARK

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

SYMBOL	REVISION	DATE
A		
B		
C		
D		

DESIGNER : K.B.
DRAWN BY: A.M.
REVIEWED BY: K.B.
Consultant :

ISSUE DATE: 3/31/23
COMP. FILE No.:
STATE PROJECT No.: 61390C

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PROFESSIONAL REGISTRATION
KYLE M. BECHTELHEIMER
86673

FORT ZACHARY TAYLOR

KEY WEST PERMITTING EXHIBIT

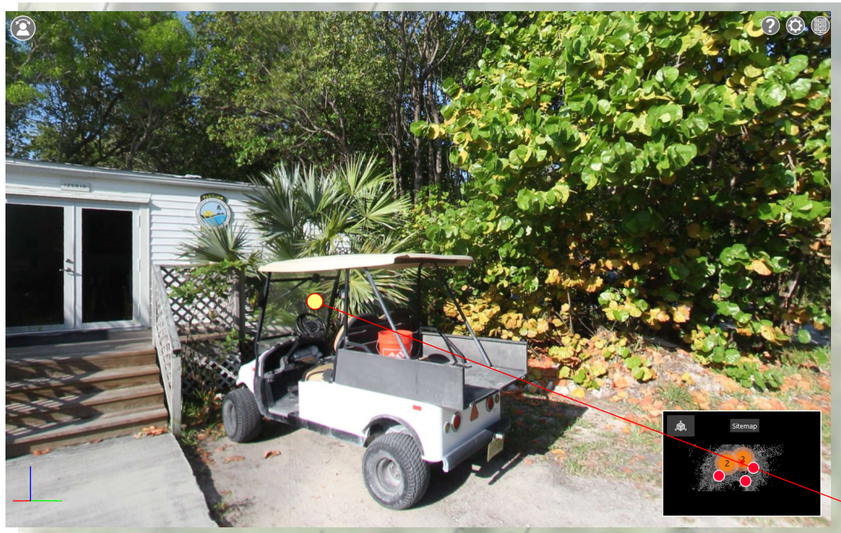
ADMIN BUILDING REPLACEMENT

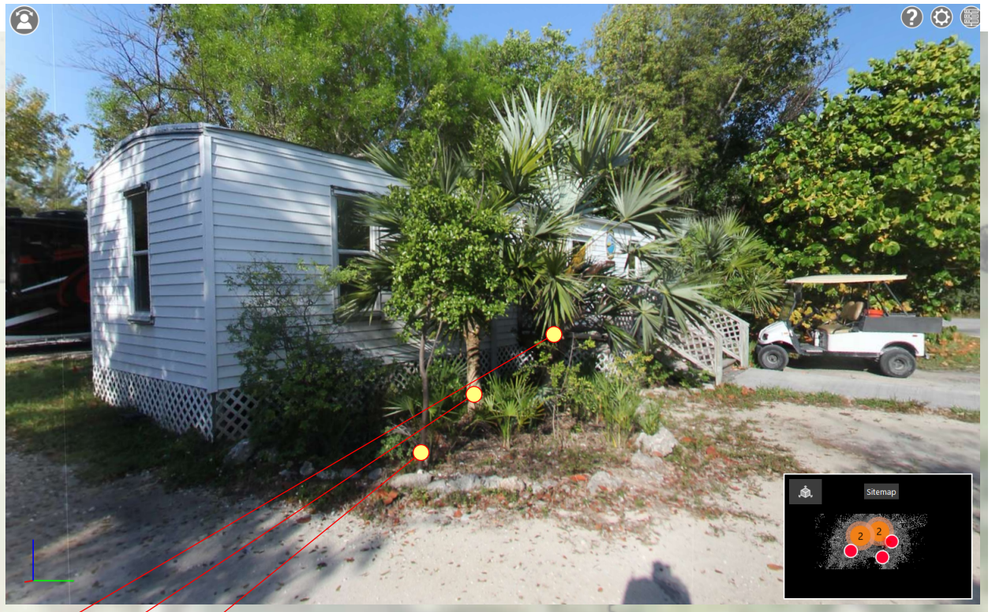
SHEET TITLE

PROJECT TITLE

SHEET NO.

EXHIBIT 1





1 7" THATCH PALM

2 5" THATCH PALM

3 7" THATCH PALM

4 LESS THAN 4", PERMIT NOT REQUIRED

5 LESS THAN 4", PERMIT NOT REQUIRED

6 11" OAK TREE

7 7" UNKNOWN TREE

8 7" UNKNOWN TREE

9 7" GUMBO LIMBO

N

GDH

10 0 10 20

Scale: 1" = 10'

LEGEND

UNKNOWN TREE TO BE REMOVED

PALM TREE TO BE REMOVED

AREA TO BE DEMOLISHED

GENERAL NOTES:

1. CONTRACTOR SHALL DEMOLISH INDICATED TREES REQUIRED TO FACILITATE THE NEW CONSTRUCTION DESCRIBED IN CONTRACT.
2. CONTRACTOR SHALL DEMOLISH ENTIRE EXISTING MODULAR ADMIN BUILDING, GENERATORS, WOOD DECKS AND STAIRS, AND SIDEWALK
3. CONTRACTOR SHALL BACKFILL WITH SUITABLE MATERIAL AND COMPACT PER GEOTECHNICAL REPORT RECOMMENDATIONS. CONTRACTOR TO MATCH EXISTING GRADE.
4. CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR WASTE DISPOSAL AND COORDINATE THESE ARRANGEMENTS WITH THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL RUBBLE AND DEBRIS CAUSED BY DEMOLITION AND DISPOSING OF IT IN A PROPER MANNER OFF PROJECT SITE.
5. REFER TO ADDITIONAL DEMOLITION NOTES ON SHEET G100.

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	SYMBOL	DATE	REVISION
	A		
	B		
	C		
	D		

ISSUE DATE: 3/31/23
COMP. FILE No.:
STATE PROJECT No.: 61390C

DESIGNER : K.B.
DRAWN BY: A.M.
REVIEWED BY: K.B.
Consultant :

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

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KYLE MICHAEL BECHTELHEIMER
LICENSE
No. 86673
STATE OF FLORIDA
PROFESSIONAL ENGINEER

FORT ZACHARY TAYLOR

SHEET TITLE: DEMOLITION PLAN

PROJECT TITLE: ADMIN BUILDING REPLACEMENT

SHEET NO.
C100

Plans

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
A.H.U.	AIR HANDLING UNIT
ALUM.	ALUMINUM
ALT.	ALTERNATE
APPROX.	APPROXIMATE
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BLT.	BUILT
BRK.	BRICK
BRKR.	BREAKER
BSMT.	BASEMENT
C.J.	CONTROL JOINT
CLG.	CEILING
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CP	COPPER
CU. FT.	CUBIC FOOT
CU. IN.	CUBIC INCH
CU. YD.	CUBIC YARD
DIA./ø	DIAMETER
DBL	DOUBLE
DBT	DRY-BULB TEMPERATURE
DEG.	DEGREE
DEPT.	DEPARTMENT
DF	DRINKING FOUNTAIN
DISC.	DISCONNECT
DL	DEAD LOAD
DN.	DOWN
D.S.	DOWN SPOUT
DWG	DRAWING
E.F.	EXHAUST FAN
EXH	EXHAUST
EXP. JT.	EXPANSION JOINT
EXT.	EXTERIOR
FIN	FINISH
FL.	FLOOR
FLUOR.	FLUORESCENT
FP	FIREPLACE
FR	FIRE RATING
FT.	FOOT/FEET
FTG.	FOOTING
GALV.	GALVANIZED
GFI	GROUND FAULT CIRCUIT INTERRUPT
GOV'T.	GOVERNMENT
GR.FL.	GROUND FLOOR
GYP.	GYPSUM
H.C.	HOLLOW CORE
H.D.G.	HOT DIPPED GALVANIZED
HDR.	HEADER
HDWR.	HARDWARE
H.P.	HORSEPOWER
HT.	HEIGHT
HTR	HEATER
HV	HIGH VOLTAGE
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
HWY.	HIGHWAY
ID	INSIDE DIAMETER
IN	INCH
INCAND.	INCANDESCENT
INCL.	INCLUDED
INSUL.	INSULATION
INT.	INTERIOR
INV. EL.	INVERT ELEVATION
JST.	JOIST
KD	KILN DRIED
KW	KILOWATT
KWH	KILOWATT HOUR
LAM.	LAMINATED
LAV.	LAVATORY
LB.	POUND
LTG.	LIGHTING
LGTH.	LENGTH
LIN.	LINEAR
LL	LIVE LOAD
MANUF.	MANUFACTURE
MAX.	MAXIMUM
MIN.	MINIMUM
MLDG.	MOLDING
MHW	MEAN HIGH WATER
MHHW	MEAN HIGHER HIGH WATER
MLW	MEAN LOW WATER
MLLW	MEAN LOWER LOW WATER
MSL	MEAN SEA LEVEL
MOD.	MODIFICATION
NTS.	NOT TO SCALE
NO./#	NUMBER
OA	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFC.	OFFICE
O/H	OVER HEAD
OPP.	OPPOSITE
PARTN.	PARTITION
PC.	PORTLAND CEMENT
PCF	POUNDS PER CUBIC FOOT
P.E.	PROFESSIONAL ENGINEER
PERF.	PERFORATE
PERP.	PERPENDICULAR
PL.	PLATE
PLC.	PLACE
PLYWD.	PLYWOOD
PNL	PANEL
PREFAB.	PREFABRICATED
PRELIM.	PRELIMINARY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
QS	QUARTER SAWN
R	RADIUS
RCPT.	RECEPTACLE
REBAR	REINFORCING BAR
REFRIG.	REFRIGERATION
REINF.	REINFORCING
RFG	ROOFING
ROH	ROUGH
RM	ROOM
R.O.	ROUGH OPENING
RS	ROUGH SAWN
S.C.	SOLID CORE
SCH	SCHEDULE
SDG.	SIDING
SECT.	SECTION
SFTWD.	SOFTWOOD
SGD	SLIDING GLASS DOOR
SH	SHINGLES
SPEC	SPECIFICATION
SPR	SPRING
SQ.	SQUARE
SQ. FT.	SQUARE FOOT
SQ. IN.	SQUARE INCH
SQ. YD.	SQUARE YARD
SS	STAINLESS STEEL
STL.	STEEL
SUB. FL.	SUBFLOOR
SUP.	SUPPLY
SW.	SWITCH
SYM.	SYMMETRICAL
S.Y.P.	SOUTHERN YELLOW PINE
SYS.	SYSTEM
S4S	SURFACED FOUR SIDES
TEL.	TELEPHONE
T&G	TONGUE-AND-GROOVE
TYP.	TYPICAL
U.E.	UNDERGROUND ELECTRIC
U.G.	UNDER GROUND
UL	UNDERWRITERS LABORATORIES, INC.
V.	VOLT
VENT.	VENTILATOR
VERT.	VERTICAL
VIF	VERIFY IN FIELD
VOL.	VOLUME
VP.	VENT PIPE
VTR.	VENT THRU ROOF
W.	WATER
WBT.	WET BULB TEMPERATURE
WC	WATER CLOSET
WD	WOOD
WP.	WATERPROOF
WWF	WELDED WIRE FABRIC
YD	YARD

REFERENCE LEGEND

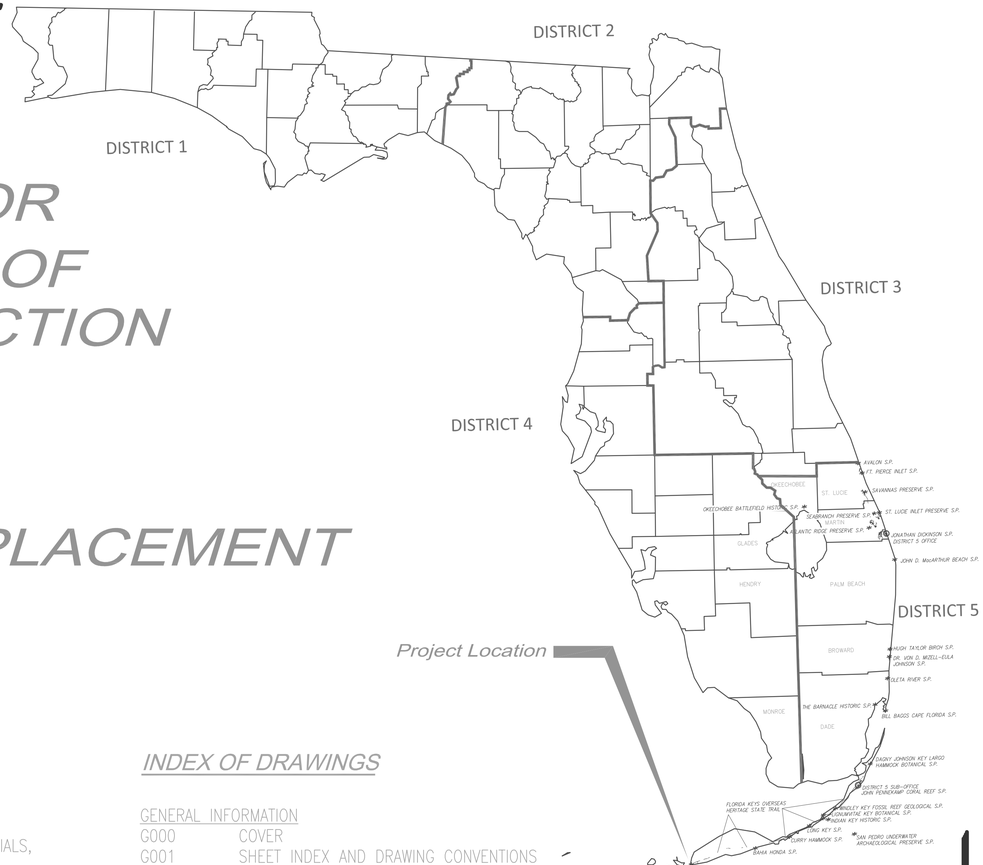
G8 / A502 — SECTION IDENTIFICATION / SHEET NUMBER

G8 / A502 — DETAIL IDENTIFICATION / SHEET NUMBER

FORT ZACHARY TAYLOR
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
DISTRICT 5
MONROE COUNTY

ADMINISTRATION BUILDING REPLACEMENT

PROJECT # 61930C



APPLICABLE CODES AND DESIGN DATA

CODE LIST

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

DESIGN DATA

CONSTRUCTION TYPE:		TOTAL BUILDING AREA PER FLOOR:	1260 SF
OCCUPANCY CLASS:	BUSINESS GROUP B	BUILDING HEIGHT/NUMBER OF STORIES:	1 STORY 14'-8"
OCCUPANT LOAD:	24	REQUIRED SPRINKLER OR ALARM SYSTEM:	NO
TOTAL EXITS:	1	NUMBER OF BEDROOMS:	0
SQ FT ALTERED AREA:	N/A	LEVEL OF ALTERATION:	N/A

DESIGN LOADS (FBC-B CHAPTER 16):

WIND LOADS (FBC-B SECTION 1609):

LIFE SAFETY PLAN:

SCOPE OF PROJECT

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SUPERVISION, AND PERMITTING TO CONSTRUCT THE FACILITY.

KYLE MICHAEL BECHTELHEIMER — LICENSE No. 86673 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

KYLE M. BECHTELHEIMER
DESIGNER

CN210
CONSULTANT CONTRACT No.

01/10/2024
INITIAL ISSUE DATE

INDEX OF DRAWINGS

GENERAL INFORMATION
G000 COVER
G001 SHEET INDEX AND DRAWING CONVENTIONS
G010 CODE SUMMARY & CALCULATIONS
G100 GENERAL NOTES
G101 GENERAL SPECIFICATIONS
G102 GENERAL SPECIFICATIONS
G103 GENERAL SPECIFICATIONS
G104 GENERAL SPECIFICATIONS
ARCHITECTURE
A100 ARCHITECTURAL FLOOR PLAN
A140 REFLECTED CEILING PLAN
A150 ROOF PLAN
A200 EXTERIOR ELEVATIONS
A201 EXTERIOR ELEVATIONS
A400 DETAILS
A500 CASEWORK PLANS, ELEVATIONS & DETAILS
A501 DOOR, WINDOW & FINISH SCHEDULE & NOTES
A502 SIGNAGE TYPES & NOTES
CIVIL
C100 DEMOLITION PLAN
C101 SITE PLAN
STRUCTURAL
S001 GENERAL NOTES
S100 GRADE BEAM, PILE, AND LAYOUT DETAILS
S101 SLAB REINFORCEMENT PLAN
S102 CONCRETE RAMP, PLAN VIEW & SECTIONS
S103 GRADE BEAM TYPICAL SECTIONS

FT. ZACHARY TAYLOR
ADMINISTRATION BUILDING

Division of Recreation and Parks Bureau of Design and Construction

ABREVIATIONS

A		
	&	AND
	@	AT
	A/E	ARCHITECT / ENGINEER
	AB	ANCHOR BOLT
	AC	AIR CONDITIONING
	ACC	ACCESSIBLE
	ACOUST	ACOUSTICAL
	ACT	ACOUSTIC CEILING TILE
	AD	AREA DRAIN
	AD	ACCESS DOOR
	ADJ	ADJACENT
	AFF	ABOVE FINISHED FLOOR
	AFG	ABOVE FINISHED GRADE
	AGGR	AGGREGATE
	ALT	ALTERNATE
	ALUM	ALUMINUM
	ANOD	ANODIZED
	APC	ACOUSTICAL PANEL CEILING
	APPROX	APPROXIMATE
	ARCH	ARCHITECTURAL
	ASPH	ASPHALT
	ATTN	ATTENTION
	AUTO	AUTOMATIC
	AV	AUDIOVISUAL
B		
	BD	BOARD
	BIT	BITUMINOUS
	BLDG	BUILDING
	BLK	BLOCK
	BLKG	BLOCKING
	BM	BEAM
	BO	BOTTOM OF
	BOB	BOTTOM OF BEAM
	BOC	BOTTOM OF CURB
	BOT	BOTTOM
	BRG	BEARING
	BRK	BRICK
	BRKT	BRACKET
	BSMNT	BASEMENT
	BUR	BUILT UP ROOFING
C		
	385	
	C	CHANNEL
	C/C	CENTER TO CENTER
	CAB	CABINET
	CAT	CATEGORY
	CB	CATCH BASIN
	CB	CEMENT BOARD
	CBU	CEMENTITIOUS BACKER UNIT
	CCTV	CLOSED CIRCUIT TELEVISION
	CEM	CEMENT
	CER	CERAMIC
	CG	CORNER GUARD
	CH	CHILLER
	CI	CAST IRON
	CIP	CAST-IN-PLACE
	CJ	CONTROL JOINT
	CL	CENTERLINE
	CLG	CEILING
	CLR	CLEAR
	CMU	CONCRETE MASONRY UNIT
	CNTR	COUNTER
	CO	CLEANOUT
	COL	COLUMN
	CONC	CONCRETE
	COND	CONDITION
	CONN	CONNECTION
	CONST	CONSTRUCTION
	CONT	CONTINUOUS
	CONTR	CONTRACTOR
	COORD	COORDINATE
	CORR	CORRIDOR
	CPT	CARPET
	CT	CERAMIC TILE
	CTR	CENTER
	CTSK	COUNTERSUNK
	CUST	CUSTODIAL
	CW	COLD WATER
D		
	D	DEEP, DEPTH
	DBL	DOUBLE
	DEG	DEGREE
	DEMO	DEMOLISH OR DEMOLITION
	DEMO	DEMOLITION
	DEPT	DEPARTMENT
	DF	DRINKING FOUNTAIN
	DIA	DIAMETER
	DIAG	DIAGONAL
	DIFF	DIFFUSER
	DIM	DIMENSION
	DIMS	DIMENSIONS
	DISP	DISPENSER
	DIV	DIVISION
	DMPF	DAMP PROOFING
	DN	DOWN
	DO	DOOR OPENING
	DR	DOOR
	DRN	DRAIN
	DS	DOWNSPOUT
	DTL	DETAIL
	DW	DISHWASHER
	DWG	DRAWING
	DWR	DRAWER
E		
	E	EAST
	EA	EACH
	EB	EXPANSION BOLT
	EJ	EXPANSION JOINT
	EL	ELEVATION
	ELEC	ELECTRICAL
	ELEV	ELEVATOR
	EMER	EMERGENCY
	ENCL	ENCLOSURE
	ENG	ENGINEER
	EP	ELECTRICAL PANEL
	EPDM	ETHYLENE PROPYLENE DIENE M-CLASS
	EQ	EQUAL
	EQUIP	EQUIPMENT

ABREVIATIONS

	EWC	ELECTRIC WATER COOLER
	EXH	EXHAUST
	EXIST	EXISTING
	EXP	EXPANSION
	EXT	EXTERIOR
F		
	FA	FIRE ALARM
	FB	FACE BRICK
	FD	FLOOR DRAIN OR FIRE DEPARTMENT
	FDC	FIRE DEPARTMENT CONNECTION
	FE	FIRE EXTINGUISHER
	FEC	FIRE EXTINGUISHER CABINET
	FF&E	FURNITURE, FIXTURES AND EQUIPMENT
	FFB	FLUSH FLOOR BOX
	FFEL	FINISH FLOOR ELEVATION
	FH	FULL HEIGHT OR FLAT HEAD
	FHC	FIRE HOSE CABINET
	FIN	FINISH
	FIXT	FIXTURE
	FLASHG	FLASHING
	FLR	FLOOR
	FLUOR	FLUORESCENT
	FND	FOUNDATION
	FO	FACE OF OR FINISHED OPENING
	FP	FIRE PROTECTION
	FPG	FIREPROOFING
	FR	FIRE RESISTANT
	FRC	FIBER REINFORCED CONCRETE
	FRP	FIBER REINFORCED PLASTIC
	FRT	FIRE RETARDANT TREATED
	FS	FLOOR SINK
	FT	FEET/FOOT
	FTG	FOOTING
	FURN	FURNITURE
	FURR	FURRING
	FWC	FABRIC WALL COVERING
	FWP	FABRIC WRAPPED PANEL
G		
	GA	GAUGE
	GALV	GALVANIZED
	GB	GRAB BAR
	GC	GENERAL CONTRACT(OR)
	GEN	GENERAL
	GFRC	GLASS FIBER REINFORCED CONCRETE
	GL	GLASS
	GLAZ	GLAZING
	GR	GRADE
	GRAN	GRANULAR
	GRD	GROUND
	GRFG	GLASS FIBER REINFORCED GYPSUM
	GSM	GALVANIZED SHEET METAL
	GV	GAS VALVE
	GWB	GYPSUM WALL BOARD
	GYP	GYPSUM
H		
	H	HIG
	HB	HOSE BIB
	HC	HANDICAPPED OR HOLLOW CORE
	HDWD	HARDWOOD
	HDWR	HARDWARE
	HGT	HEIGHT
	HM	HOLLOW METAL
	HNDRL	HANDRAIL
	HO	HOLD OPEN
	HORIZ	HORIZONTAL
	HP	HIGH POINT
	HR	HOUR
	HRC	HOSE REEL CABINET
	HT	HEIGHT
	HTG	HEATING
	HVAC	HEATING VENTILATION & AIR CONDITIONING
	HW	HOT WATER
I		
	ID	INSIDE DIAMETER
	IN	INCH/INCHES
	INCAND	INCANDESCENT
	INCL	INCLUDED/INCLUDING
	INFO	INFORMATION
	INSUL	INSULATED OR INSULATION
	INT	INTERIOR
	INTERM	INTERMEDIATE
	INV	INVERT
J		
	JAN	JANITOR
	JC	JANITOR'S CLOSET
	JST	JOIST
	JT	JOINT
K		
	KIT	KITCHEN
	KO	KNOCK OUT
L		
	LAM	LAMINATE
	LAV	LAVATORY
	LB	POUND
	LF	LINEAR FEET
	LLH	LONG LEG HORIZONTAL
	LLV	LONG LEG VERTICAL
	LT	LIGHT
	LTG	LIGHTING
	LTWT	LIGHTWEIGHT
	LVL	LEVEL
	LVR	LOUVER
M		
	MAINT	MAINTENANCE
	MAS	MASONRY
	MAT	MATERIAL
	MAX	MAXIMUM
	MB	MACHINE BOLT
	MECH	MECHANICAL
	MED	MEDIUM
	MEMBR	MEMBRANE
	MEZZ	MEZZANINE
	MFR	MANUFACTURER
	MH	MANHOLE
	MIN	MINIMUM
	MISC	MISCELLANEOUS
	MO	MASONRY OPENING
	MR	MOISTURE RESISTANT
	MTD	MOUNTED

ABREVIATIONS

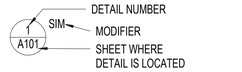
	MTG	MOUNTING
	MTL	METAL
	MULL	MULLION
N		
	N	NORTH
	NA	NOT APPLICABLE
	NC	NOISE CRITERIA
	NIC	NOT IN CONTRACT
	NO	NUMBER
	NOM	NOMINAL
	NR	NON RATED
	NTS	NOT TO SCALE
O		
	CFCI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
	OA	OUTSIDE AIR
	OC	ON CENTER
	OD	OUTSIDE DIAMETER
	OD	OVERFLOW DRAIN
	OF	OWNER FURNISHED
	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
	OFF	OFFICE
	OFOI	OWNER FURNISHED, OWNER INSTALLED
	OH	OVERHEAD
	OPNG	OPENING
	OPP	OPPOSITE
	ORD	OVERFLOW ROOF DRAIN
	ORIG	ORIGINAL
P		
	P	PAINT
	PAV	PAVING
	PBD	PARTICLE BOARD
	PC	PRECAST
	PDF	POWER DRIVEN FASTENER
	PERF	PERFORATED
	PERIM	PERIMETER
	PERP	PERPENDICULAR
	PI.	PLATE
	PLAM	PLASTIC LAMINATE
	PLAS	PLASTER
	PLBG	PLUMBING
	PLF	POUNDS PER LINEAR FOOT
	PLYWD	PLYWOOD
	PNL	PANEL
	PNT	PAINT OR PAINTED
	POL	POLISHED
	PR	PAIR
	PREFAB	PREFABRICATED
	PROJ	PROJECT
	PSF	POUNDS PER SQUARE FOOT
	PT	POINT
	PT	PRESSURE TREATED
	PTD	PAINTED
	PTN	PARTITION
	PVC	POLYVINYL CHLORIDE
Q		
	QT	QUARRY TILE
	QTY	QUANTITY
R		
	R	RADIUS/RISER
	RA	RETURN AIR
	RAD	RADIUS
	RB	RESILIENT BASE
	RBR	RUBBER
	RCP	REFLECTED CEILING PLAN
	RD	ROOF DRAIN
	REC	RECESSED
	RECPT	RECEPTACLE
	REF	REFERENCE
	REFR	REFRIGERATOR
	REG	REGISTER
	REINF	REINFORCED REINFORCING
	REINF	REINFORCED
	REL	RELOCATE
	REM	REMOVABLE
	REQ	REQUIRE/REQUIRED
	REQD	REQUIRED
	RESIL	RESILIENT
	REV	REVISION/REVISED
	RM	ROOM
	RO	ROUGH OPENING
	RTD	RATED
	RTG	RATING
	RWL	RAIN WATER LEADER
S		
	S	SOUTH
	SA	SUPPLY AIR
	SAF	SELF ADHERED FLASHING
	SC	SOLID CORE
	SCHED	SCHEDULE
	SD	STORM DRAIN
	SECT	SECTION
	SF	SQUARE FEET/FOOT
	SH	SPRINKLER HEAD
	SHR	SHOWER
	SHT	SHEET
	SIM	SIMILAR
	SJ	SAW JOINT
	SM	SHEET METAL
	SM	SURFACE MOUNTED
	SP	STANDPIPE
	SPEC	SPECIFIED OR SPECIFICATION
	SPK	SPRINKLE
	SPKR	SPEAKER
	SQ	SQUARE
	SS	STAINLESS STEEL
	SSK	SERVICE SINK
	STA	STATION
	STC	SOUND TRANSMISSION COEFFICIENT
	STL	STEEL
	STOR	STORAGE
	STRG	STRINGER
	STRUCT	STRUCTURAL
	STRUCT	STRUCTURE OR STRUCTURAL
	SUBCAT	SUBCATEGORY
	SUSP	SUSPENDED
	SYM	SYMMETRICAL
	SYS	SYSTEM

ABREVIATIONS

T		
	T	TREAD
	T&B	TOP AND BOTTOM
	T&G	TONGUE AND GROOVE
	TB	TOWEL BAR
	TDC	TRAFFIC DECK COATING
	TEL	TELEPHONE/TELECOM
	TELE	TELEPHONE
	TEMP	TEMPORARY
	THK	THICKNESS
	THRU	THROUGH
	TKBD	TACK BOARD
	TLT	TOILET
	TMPD	TEMPERED
	TO	TOP OF
	TOB	TOP OF BEAM
	TOC	TOP OF CONCRETE OR TOP OF CURB
	TOS	TOP OF STEEL
	TOW	TOP OF WALL
	TS	TUBE STEEL
	TV	TELEVISION
	TYP	TYPICAL
U		
	UL	UNDERWRITERS LABORATORY
	UNFIN	UNFINISHED
	UNO	UNLESS NOTED OTHERWISE
	UON	UNLESS OTHERWISE NOTED
	URNL	URINAL
V		
	VAC	VENTILATION AND AIR CONDITIONING
	VAR	VARIES
	VCT	VINYL COMPOSITION TILE
	VER	VERIFY
	VERT	VERTICAL
	VEST	VESTIBULE
	VIF	VERIFY IN FIELD
	VP	VISION PANEL
	VR	VAPOR RETARDER
	VT	VINYL TILE
	VWC	VINYL WALL COVERING
W		
	W	WIDE OR WEST
	W/	WITH
	W/O	WITHOUT
	WC	WATER CLOSET
	WD	WOOD
	WIN	WINDOW
	WM	WIRE MESH
	WP	WATERPROOF OR WATERPROOFING
	WPM	WATERPROOF MEMBRANE
	WS	WEATHER-STRIPPING
	WSCT	WAINSCOT
	WT	WEIGHT
	WV	WATER VALVE
	WWF	WELDED WIRE FABRIC
	WWM	WELDED WIRE MESH
Y		
	YR	YEAR

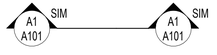
DRAWING CONVENTIONS

REFERENCE SYMBOL (TYP.)

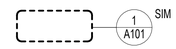


WALL SECTIONS

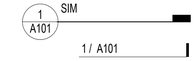
BUILDING SECTIONS



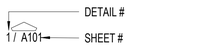
ENLARGEMENT REFERENCE



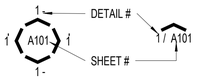
DETAIL SECTIONS



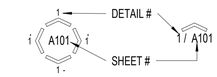
CASEWORK ELEVATION



EXTERIOR ELEVATION

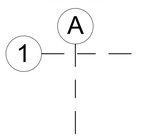


INTERIOR ELEVATION



ACCENT WALL FINISH TAG

COLUMN GRID

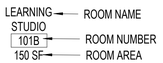


DATUM

SPOT ELEVATION

VERTICAL ELEVATION

ROOM TAG

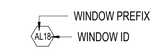


DOOR TAG

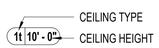
PARTITION TAG

EXTERIOR WALL TAG

WINDOW TAG



CEILING TYPE



PLUMBING FIXTURE TAG

TOILET ACCESSORY TAG

SIGN TAG

WINDOW PREFIX LEGEND

AL	ALUMINUM WINDOW
HM	HOLLOW METAL WINDOW
SF	STOREFRONT
CW	CURTAINWALL
LV	LOUVER

ACOUSTICAL PARTITION TAG

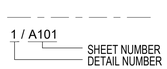
GYPSUM TYPE TAG

FURNITURE TAG

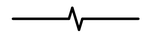
EQUIPMENT TAG

KEYNOTE

MATCHLINE



BREAK LINE



FLOORING INSTALL DIRECTION

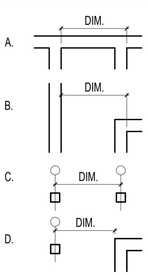
REVISION TAG

MATERIAL LEGEND

- BRICK
- CONCRETE
- CONCRETE MASONRY UNIT
- CONTINUOUS WOOD MEMBER
- INSULATION - FOAM
- INSULATION - RIGID
- INSULATION - SPRAY FOAM
- SEMI RIGID INSULATION
- BATT INSULATION
- FINISHED WOOD MEMBER
- GYPSUM WALL BOARD
- METAL
- PLYWOOD
- WOOD BLOCKING
- EARTH

DIMENSIONING

1. DOORS NOT OTHERWISE DIMENSIONED SHALL BE:
   A. 8" FROM FACE OF ADJACENT MASONRY WALL TO ROUGH DOOR OPENING.
   B. 4" FROM FACE OF ADJACENT STUD WALL TO ROUGH DOOR OPENING.
2. SEE LARGE SCALE DETAILS FOR LOCATIONS AND ALIGNMENTS OF PARTITIONS NOT DIMENSIONED ON FLOOR PLANS.
3. UNLESS OTHERWISE NOTED, PLAN DIMENSIONS ARE TAKEN FROM:



DRAWING CONVENTIONS

Date	Revision	Symbol	Date	Revision	Symbol
		C			A
		D			B

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

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Designed: Designer
Drawn: Author
Checked: Checker
Consultant: Checker

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SHEET INDEX AND DRAWING CONVENTIONS

ADMINISTRATION BUILDING REPLACEMENT
601 HOWARD ENGLAND WAY
KEY WEST, FL 33040

Sheet No.
G001

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

PROJECT SUMMARY / SCOPE OF WORK

THIS PROJECT CONSISTS OF THE DEMOLITION OF THE EXISTING BUILDING AND CONSTRUCTION OF THE NEW ADMINISTRATION BUILDING

AUTHORITIES HAVING JURISDICTION

BUILDING:	CITY OF KEY WEST
FIRE / LIFE SAFETY:	CITY OF KEY WEST

ABBREVIATIONS

N/A	NOT APPLICABLE AS PART OF THIS PROJECT	FSD	FIRE SEPARATION DISTANCE
AGP	ABOVE GRADE PLANE - STORY	AHJ	AUTHORITY HAVING JURISDICTION
FDVA	FIRE DEPARTMENT VEHICLE ACCESS	OL	OCCUPANT LOAD

APPLICABLE CODES

BUILDING:	(A)	2020	FLORIDA BUILDING CODE 7TH EDITION - BUILDING
FIRE:	(B1)	2020	FLORIDA FIRE PREVENTION CODE 7th EDITION
	(B2)	2020	NFPA 1, FIRE CODE - FLORIDA AMENDED 7th EDITION
LIFE SAFETY:	(C)	2020	NFPA 101, LIFE SAFETY CODE - FLORIDA AMENDED 7th EDITION
PLUMBING:	(D)	2020	FLORIDA BUILDING CODE 7th EDITION - PLUMBING
FUEL / GAS:	(E)	2020	FLORIDA BUILDING CODE 7th EDITION - FUEL GAS
MECHANICAL:	(F)	2020	FLORIDA BUILDING CODE 7th EDITION - MECHANICAL
ELECTRICAL:	(G1)	2020	FLORIDA BUILDING CODE 7th EDITION - CHAPTER 27
	(G2)	2017	NFPA 70, NATIONAL ELECTRICAL CODE (BY REFERENCE)
ENERGY:	(H)	2020	FLORIDA BUILDING CODE 7th EDITION - ENERGY CONSERVATION
ACCESSIBILITY:	(J)	2020	FLORIDA BUILDING CODE 7th EDITION - ACCESSIBILITY
EXISTING:	(K)	2020	FLORIDA BUILDING CODE 7th EDITION - EXISTING
OTHER:			- RESERVED -

ALTERATION LEVEL

(K) Chapter 5

N/A

USE & OCCUPANCY CLASSIFICATION

FBC - BUILDING (A) CHAPTER 3	FFPC: (B1) CHAPTER 6 / NFPA 101: (C) CHAPTER 40, 42
NON-SEPERATED MIXED USES: B	B NON SEPARATED

SPECIAL REQUIREMENTS BASED UPON USE & OCCUPANCY

(A) CHAPTER 4

SECTION 458 MANUFACTURED BUILDINGS

TYPES OF CONSTRUCTION

(A) CHAPTER 6

TYPE VB CONSTRUCTION

FIRE RESISTANCE OF BLDG. ELEMENTS BY CONSTRUCTION TYPE

(A) CHAPTER 6

OCCUPANCY: OCCUPANCY:	
PRIMARY STRUCT. FRAME:	2 HOURS
BEARING WALLS - EXT:	3 HOURS
BEARING WALLS - INT:	3 HOURS
NONBEARING WALLS - EXT:	SEE TABLE 602
NONBEARING WALLS - INT:	0 HOURS
FLOOR CONSTRUCTION:	2 HOURS
ROOF CONSTRUCTION:	1 HOUR
CORRIDORS:	SMOKE PARTITION (NFPA 14.3.6(2)a)
EXIT STAIRS:	1 HOUR (FBC 1022.1 / NFPA 7.1.3.2.1(1)) 2 HOUR AT STAIR D (FBC 1022.1 / NFPA 7.1.3.1.1(2))
FLOOR OPENINGS / SHAFTS:	1 HOUR (FBC 708.4 / NFPA 8.6.5(2) 2 HOUR WHERE CONNECTING FOUR STORIES OR MORE

NOTE: REFER TO GENERAL INFORMATION SHEETS FOR APPLICABLE UL ASSEMBLIES TO PROVIDE REQUIRED FIRE RESISTANCE OF BLDG. ELEMENTS

BUILDING HEIGHT BY CONSTRUCTION TYPE

(F.B.C. Chapter 5 - General Building Heights and Areas)

ALLOWABLE HEIGHT:	60 FEET (2 STORIES)
ACTUAL BUILDING HEIGHT:	12 FEET (1 STORY)

BUILDING AREA BY CONSTRUCTION TYPE

(F.B.C. Chapter 5 - General Building Heights and Areas)

ALOWABLE BUILDING AREA:	Unlimited
ACTUAL BUILDING AREA:	1,260 SF
FIRST FLOOR:	1,260 SF
SECOND FLOOR:	N/A
THIRD FLOOR:	N/A

OPENING PROTECTIVES IN FIRE RESISTANT CONSTRUCTION

CONSTRUCTION TYPE	FIRE RESISTANCE RATING
1 - HOUR FIRE BARRIER:	3/4 HOUR
2 - HOUR FIRE BARRIER	1 1/2 HOUR
1- HOUR EXIT ENCLOSURE	1 HOUR
SMOKE PARTITION	N/A

SEPERATION FROM HAZARDS

ROOM OR AREA	FIRE RESISTANCE RATING	STANDARD
BOILER / FURNACE ROOM	SMOKE PARTITION W/ SPRINKLER	
JANITOR CLOSETS	SMOKE PARTITION W/ SPRINKLER	
STORAGE ROOMS	SMOKE PARTITION W/ SPRINKLER	

INTERIOR FINISHES

(per NFPA 101 14.3.3.2 - more stringent than FBC)

CONSTRUCTION TYPE	FIRE RESISTANCE RATING
EXITS	CLASS A
EXIT ACCESS CORRIDORS	CLASS B
OTHER THAN EXITS	CLASS C
LOW HEIGHT PARTITIONS	CLASS C (SEE NOTE 1)
INTERIOR FLOOR FINISHES	CLASS II
GENERAL ASSEMBLY AREAS (>300)	CLASS B
ASSEMBLY AREAS (<300)	CLASS C

NOTES:
1. PARTITIONS NOT EXCEEDING 60 INCHES AND IN LOCATIONS OTHER THAN EXITS

OCCUPANT LOADS

THE CALCULATED OCCUPANT LOAD RESULTS IN A TOTAL BUILDING POPULATION FOR EGRESS AS INDICATED BELOW: REFER TO EGRESS CAPACITY TABLES BELOW FOR EGRESS BY FLOOR OR AREA. REFER TO THE LIFE SAFETY DRAWINGS FOR THE OCCUPANCY SCHEDULES.

LEVEL	OCCUPANT LOAD	PROVIDED EGRESS
FIRST FLOOR	38 PERSONS	1 PERSONS
SECOND FLOOR	N/A	N/A
TOTAL CAPACITY FOR EGRESS	N/A	N/A

EGRESS CAPACITY

EXITS

LEVEL	EXIT WIDTH - REQUIRED	EXIT WIDTH - PROVIDED
FIRST FLOOR	38 PERSONS X 0.2" = **8" INCHES**	**34" INCHES**
SECOND FLOOR	N/A	N/A

STAIRS

LEVEL	STAIR WIDTH - REQUIRED	STAIR WIDTH - PROVIDED
FIRST FLOOR	N/A	N/A
SECOND FLOOR	N/A	N/A

EGRESS COMPONENTS

MIN. NUMBER OF EXITS:	1 (PER F.B.C. TABLE 1021.1)
MAX. TRAVEL DISTANCE:	200 FT. (PER F.B.C TABLE 1016.1 & NFPA 101 14.2.6.3)
MAX. COMMON PATH OF TRAVEL:	75 FT. (PER F.B.C TABLE 1014.3 & NFPA 101 14.2.5.3)
MAX. DEAD END CORRIDOR:	20 FT. (PER F.B.C. SECTION 1018.4 & NFPA 14.2.5.2)
MIN. CORRIDOR WIDTH:	6 FT. CLEAR (PER NFPA 101 14.2.3.2)
MIN. STAIR WIDTH:	N/A
MIN. DOOR WIDTH:	0.2" PER PERSON (PER F.B.C. 1005.1 & NFPA 7.3.3.1) BUT NO LESS THAN 44" (PER F.B.C. SECTION 1009.1)

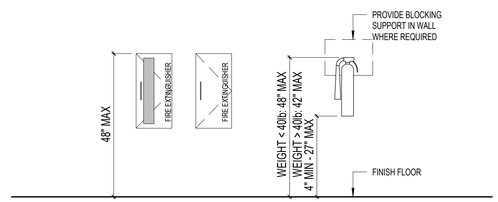
FIRE ALARM AND PROTECTION SYSTEMS

FIRE SUPPRESION SYSTEM (ESFR)	NO	FIRE ALARM SYSTEM	NO
AUTOMATIC FIRE DETECTION SYSTEM	NO	SMOKE CONTROL SYSTEM	NO
SUPERVISION	NO		

ADDITIONAL CODE INFORMATION

ENERGY REQUIREMENTS

CLIMATE ZONE:	**1A**		
ROOF ATTIC:	R-38	FLOORS:	1
WALLS, ABOVE GRADE:	R-5.7 C.I.	SLAB ON GRADE FLOORS:	N/A
WALLS, BELOW GRADE:	N/A	OPAQUE DOORS (SWINGING):	N/A
ENTRANCE DOORS:	U= 1.10	OPAQUE DOORS (NON-SWINGING):	N/A
FIXED FENESTRATION:	U= 0.50	SOLAR HEAT GAIN COEFFICIENT:	0.23
OPERABLE FENESTRATION:	U= 0.65	IMPACT RATED GLAZING:	YES



FIRE EXTINGUISHERS SHALL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA-1, SECTION 13.6 AND NFPA-10 OF THE FLORIDA FIRE PROTECTION CODE (FFPC), LOCATED SO THAT ALL AREAS ARE WITHIN 75 ' OF AN EXTINGUISHER. QUANTITY AND LOCATIONS WILL BE REVIEWED AND APPROVED WITH THE AUTHORITY HAVING JURISDICTION.

- PROVIDE ABC DRY CHEMICAL TYPE 2A-10BC, OR EQUIVALENT, LIGHT HAZARD EXTINGUISHER, TYP. WALL MOUNTED OR CABINET PER PLAN.
- PROVIDE CLASS K WET CHEMICAL TYPE FIRE EXTINGUISHER IN FOOD PREP AREAS, TYP. MAX 30' FROM HOOD. A PLACARD SHALL BE PLACED CONSPICUOSLY NEAR THE CLASS K FIRE EXTINGUISHER STATING THAT "FIRE PROTECTION SYSTEM SHALL BE ACTIVATED PRIOR TO USING FIRE EXTINGUISHER."

FIRE EXTINGUISHER LEGEND

Date | Revision | Symbol
Date | Revision | Symbol
03/31/2023 | A | B
Issue Date: | Comp. File No.: | State Project No.: 61930C

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

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FORT ZACHARY TAYLOR

CODE SUMMARY & CALCULATIONS

ADMINISTRATION BUILDING REPLACEMENT
601 HOWARD ENGLAND WAY
KEY WEST, FL 33040

Sheet No.
G010

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

GENERAL NOTES TO CONTRACTOR

1 APPLICABLE BUILDING CODE AND OTHER ORDINANCES, CODES AND REGULATIONS LISTED IN THE SPECIFICATIONS OR ON THE DRAWINGS, AND REQUIRED BY LOCAL BUILDING AUTHORITIES. THE GOVERNING CODES, RULES AND REGULATIONS ARE COLLECTIVELY REFERRED TO AS "THE CODE". THE CONTRACTOR SHALL REPORT ANY INCONSISTENCIES, CONFLICTS OR OMISSIONS DISCOVERED TO THE ARCHITECT FOR INTERPRETATION PRIOR TO PERFORMING ANY WORK.

2 THE GENERAL CONTRACTOR SHALL CONTACT THE OWNER TO DETERMINE THE RULES OF THE BUILDING RELATIVE TO CONSTRUCTION; WHEN AND HOW DELIVERIES CAN BE MADE AND, IN GENERAL, ANY SPECIAL BUILDING REQUIREMENTS WHICH WILL AFFECT THE COST OF ALL WORK BORNE BY THE GENERAL CONTRACTOR. ALL WORK SHALL CONFORM TO ALL BASE BUILDING STANDARD SPECIFICATIONS AND BUILDING REGULATIONS WHICH THE GENERAL CONTRACTOR SHALL OBTAIN PRIOR TO SUBMISSION OF BID.

3 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUB-CONTRACTORS RECEIPT OF COMPLETE SETS OF THESE DOCUMENTS AS WELL AS ALL FUTURE ADDENDA, BULLETINS, FIELD DIRECTIVES AND CHANGE ORDERS.

4 THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER THE STORAGE OF MATERIALS. GENERAL CONTRACTOR SHALL PROVIDE PROTECTION AS NECESSARY TO PREVENT VANDALISM AND LOSS OF MATERIALS BY THEFT OR DAMAGE SUSTAINED DUE TO EXPOSURE TO INAPPROPRIATE ENVIRONMENTAL CONDITIONS. GENERAL CONTRACTOR WILL REPAIR AND REPLACE ANY DAMAGE OR LOSS AT THE GENERAL CONTRACTOR'S EXPENSE WITHOUT CHARGE TO THE OWNER.

5 WHERE ADJACENT AREAS BEYOND THE IMMEDIATE CONSTRUCTION AREA WILL BE OCCUPIED DURING THE CONSTRUCTION PERIOD, THE GENERAL CONTRACTOR SHALL:

a. CONFORM TO OWNERS AND TENANT REQUIREMENTS FOR HOURS OF CONSTRUCTION OPERATIONS, ACCESS TO TENANT SPACES AND ALLOWABLE NOISE LEVEL DURING TENANT BUSINESS HOURS;
b. NOT BLOCK HALLWAYS, ACCESSIBLE ROUTES OR MEANS OF EGRESS FOR TENANTS OF BUILDING;
c. NOT CAUSE INTERRUPTIONS OF ELECTRICAL SERVICES TO THE OCCUPANTS OF THE BUILDING WITHOUT PRIOR NOTIFICATION AND APPROVALS;
d. PROPERLY PROTECT ALL FLOORS, MAIL CHUTES AND DOORS IN PUBLIC AREAS SUBJECT TO CONSTRUCTION TRAFFIC;
e. PROVIDE SHOE WIPING MATS AT ALL OPENINGS BETWEEN CONSTRUCTION AREAS AND ALL PUBLIC SPACES;
f. KEEP ALL ACTIVE AREAS CLEAN AND FREE FROM DEBRIS;
g. ERECT AND MAINTAIN TEMPORARY BRACING, LIGHTS, DUSTPROOF PARTITIONS, BARRICADES, FENCES AND WARNING SIGNS AS NECESSARY TO PREVENT INJURY, NOISE, DUST AND INCONVENIENCE TO OTHER OCCUPANTS, THE PUBLIC AND TO PREVENT DAMAGE TO ADJACENT CONSTRUCTION TO REMAIN;
h. FOLLOW THE RECOMMENDED CONTROL MEASURES OF THE SHEET METAL AND AIR CONDITIONING NATIONAL CONTRACTORS ASSOCIATION (SMACNA) IAQ GUIDELINES FOR OCCUPIED BUILDINGS UNDER CONSTRUCTION, 2ND EDITION 2008, ANSI / SMACNA 008-2008, CHAPTER 3;
i. INSTALL FILTRATION MEDIA AT ALL RETURN AIR GRILLS FOR PERMANENTLY INSTALLED AIR HANDLERS TO BE USED DURING CONSTRUCTION WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 8;
j. PROVIDE A ZIPWALL (OR SIMILAR) BARRIER IN AREAS WHERE NO IMMEDIATE ADJACENT SPACES (I.E. CORRIDORS) ARE AVAILABLE, SEPARATING THE CONSTRUCTION SPACE FROM ANY OCCUPIED SPACE;
PROVIDE A TEMPORARY RAMMED PARTITION IN AREAS WHERE LARGER SPACES ARE REQUIRED TO BE SEPARATE AND PORTIONS OF ROOMS ARE OCCUPIED. FINISHED SIDE OF TEMPORARY WALL FACING ADJACENT OCCUPIED SPACE SHALL BE PAINTED TO LOOK SIMILAR TO THE OCCUPIED SPACE.

6 THE GENERAL CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS FOR THE DURATION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL PROVIDE PUBLIC PROTECTION AS NECESSARY AND REQUIRED BY GOVERNING AGENCIES HAVING JURISDICTION UNTIL OWNER / TENANT ACCEPTANCE OF THE PREMISES.

7 THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, IMPLEMENTATION AND MAINTENANCE OF ALL BRACING, SHORING, ENCLOSURES, BARRIERS, SCAFFOLDING OR ANY OTHER TEMPORARY CONSTRUCTION REQUIRED TO PROVIDE A SAFE WORKING ENVIRONMENT AS DICTATED BY SITE CONDITIONS, THE PROGRESSION OF WORK AND ANY APPLICABLE CODES OR STANDARDS HAVING JURISDICTION OVER THE WORK.

8 FOR THE DURATION OF THE PROJECT, ALL EXITS, EXIT AND OPERABLE LIGHTING, FIRE PROTECTION DEVICES AND ALARMS AND ANY OTHER REQUIRED OR EXISTING SAFETY EQUIPMENT SHALL BE MAINTAINED AS REQUIRED BY ANY APPLICABLE CODES, REGULATIONS OR STANDARDS HAVING JURISDICTION OVER THE WORK. UNLESS NOTED OTHERWISE, ALL EXISTING, SERVICES AND DEVICES SHALL REMAIN ACTIVE AND IN GOOD REPAIR.

9 THE GENERAL CONTRACTOR SHALL PROTECT THE PROPERTY OF THE BUILDING OWNER INCLUDING, BUT NOT LIMITED TO, WINDOWS, FLOOR AND CEILING FINISHES, PUBLIC TOILETS, ELEVATORS, DOORS AND BUCKS, ELECTRICAL AND HVAC EQUIPMENT. THE GENERAL CONTRACTOR SHALL PROTECT ADJOINING PROPERTY. DAMAGE CAUSED BY THE GENERAL CONTRACTOR'S WORK OR WORKMEN MUST BE MADE GOOD IN A TIMELY FASHION. PATCHING AND REPLACEMENT OF DAMAGED WORK SHALL BE PERFORMED AT THE COST OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL OF ITS SUB-CONTRACTORS. IF THE GENERAL CONTRACTOR FAILS TO COMPLETE THE REPAIRS IN A TIMELY FASHION, REPAIRS WILL BE MADE BY A CONTRACTOR SELECTED BY THE OWNER / TENANT OR OWNER / TENANT'S REPRESENTATIVE AND BACK CHARGED TO THE GENERAL CONTRACTOR ACCORDINGLY.

10 THE GENERAL CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE LANDLORD, TENANT AND ARCHITECT AGAINST ANY AND ALL CLAIMS AND DEMANDS FOR THE DAMAGE TO THE PROPERTY OF ANY PERSON, FIRM OR INDIVIDUAL OR FOR PERSONAL INJURIES (INCLUDING DEATH) ARISING OUT OF OR SUFFERED WHILE ENGAGED IN, OR CAUSED IN WHOLE OR IN PART, BY THE EXECUTION OF THE WORK; THE CONTRACTOR SHALL WELL AND TRULY DEFEND THE LANDLORD, TENANT AND ARCHITECT AND SHALL PAY ALL MONIES AWARDED FOR SUCH DAMAGES OR INJURIES (INCLUDING DEATH), ALL COSTS INCLUDING REASONABLE ATTORNEY'S FEES SUSTAINED AND SHALL OBTAIN A FULL ACQUAINTANCE AND RELEASE IN FAVOR OF THE LANDLORD, TENANT AND ARCHITECT, UNLESS SUCH LIABILITY RESULTS SOLELY FROM THE NEGLIGENCE OF THE LANDLORD, TENANT, ARCHITECT, ITS AGENTS OR EMPLOYEES.

11 THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR THE PERFORMANCE OF ANY WORK, THE MEANS AND METHODS OF CONSTRUCTION CHOSEN BY THE CONTRACTOR OR ANY SUB-CONTRACTORS, NOR SHALL THE ARCHITECT GUARANTEE THE PERFORMANCE OF THEIR CONTRACTS.

12 THE GENERAL CONTRACTOR SHALL PERFORM DAILY CLEANING OF THE JOB SITE DURING THE CONSTRUCTION PERIOD AND SHALL PROTECT FINISHED WORK FROM DAMAGE. IMMEDIATELY PRIOR TO TENANT OCCUPANCY, THE CONTRACTOR SHALL PERFORM FINAL CLEANING OF THE WORK AREA INCLUDING, BUT NOT LIMITED TO, WET WIPING OF FURNITURE AND CASEWORK, WASHING AND WAXING OF ALL FLOORING REQUIRING SUCH CARE AND THE VACUUMING OF CARPET. ALL CLEANING SHALL BE IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.

13 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL SUB-CONTRACTORS AND SHALL PERFORM SUCH MISCELLANEOUS WORK AS MAY BE NECESSARY FOR THE COMPLETION OF THE WORK. IT IS EXPECTED THAT THE GENERAL CONTRACTOR SHALL ALSO CLOSELY COORDINATE THE WORK WITH THAT OF ALL OTHER VENDORS RETAINED BY THE OWNER / TENANT TO ASSURE THAT ALL SCHEDULES ARE MET AND WORK PROCEEDS WITHOUT DELAY.

14 BIDDERS, BEFORE SUBMITTING PROPOSALS, SHALL VISIT AND CAREFULLY EXAMINE THE AREAS AFFECTED BY THE WORK TO FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS AND ANY DIFFICULTIES THAT WILL AFFECT THE EXECUTION OF THE WORK. SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS WILL NOT BE RECOGNIZED FOR EXTRA LABOR, EQUIPMENT OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN REASONABLY FORESEEN HAD SUCH AN EXAMINATION BEEN MADE. THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE AND REPORT ANY AND ALL DISCREPANCIES AND / OR UNUSUAL CONDITIONS TO THE ARCHITECT PRIOR TO FINALIZING BIDS OR COMMENCEMENT OF ANY WORK.

15 THE GENERAL CONTRACTOR SHALL MAKE KNOWN ANY AND ALL LIMITATIONS, EXCLUSIONS OR MODIFICATIONS TO THE PROJECT DURING THE BIDDING PROCESS. ANY AND ALL LIMITATIONS, EXCLUSIONS OR MODIFICATIONS NOT ITEMIZED IN THE BID PROPOSAL DOCUMENTS ARE PRESUMED "INCLUDED", IN WHICH CASE NO ADDITIONAL MONIES WILL BE ALLOCATED FOR THIS WORK.

16 EXISTING CONSTRUCTION AND DIMENSIONS SHOWN ARE PER EXISTING DRAWINGS AND FIELD VERIFICATION OF EXISTING CONDITIONS AND DIMENSIONS. ALL EXISTING INFORMATION MUST BE VERIFIED IN THE FIELD. EVERY EFFORT HAS BEEN MADE TO ASSURE THE ACCURACY OF THE EXISTING CONDITIONS AND DIMENSIONS REFLECTED IN THE CONSTRUCTION DOCUMENTS, HOWEVER, IT IS STILL UP TO THE GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. SHOULD ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS ARISE RESULTING FROM THE GENERAL CONTRACTOR'S FIELD INVESTIGATIONS AND INSPECTIONS, SUCH DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK. EXISTING CONSTRUCTION CONDITIONS IN AREAS WHERE NEW WORK IS NOT PLANNED MAY NOT BE COMPLETELY SHOWN.

17 EXHAUSTIVE AND INVASIVE INSPECTIONS OF EXISTING CONDITIONS WERE NOT PERFORMED BY THE ARCHITECT. AS SUCH, ADVERSE CONDITIONS MAY BE DISCOVERED DURING THE PROGRESSION OF THE WORK. IF SUCH ADVERSE CONDITIONS ARE REVEALED OR DISCOVERED DURING THE PROGRESSION OF THE WORK, SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY BEFORE THE COMPLETION OF ANY WORK ADVERSELY EFFECTED BY THESE DISCOVERIES.

19 THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL ATTEND JOB MEETINGS AS REQUIRED BY CONTRACT.

20 THE GENERAL CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL SITE DEVELOPMENT WORK, PAY ALL FEES FOR PERMITS AND CHECK ALL GOVERNING AUTHORITIES' SPECIFICATIONS INCLUDING THE REMOVAL OR RELOCATION OF EXISTING UTILITIES OR OTHER PHYSICAL OBJECTS SHOWN ON PLANS OR NOTED OTHERWISE. SEPARATE PERMITS, WHEN REQUIRED AND / OR WHEN WORK ITEMS ARE DESIGN / BUILD IN NATURE, SHALL BE OBTAINED BY THE GENERAL CONTRACTOR FOR MECHANICAL, PLUMBING, FIRE SPRINKLERS, ELECTRICAL AND FIRE ALARM SYSTEMS. DESCRIPTIVE, DETAILED DESIGN AND REQUIRED SUBMITTAL DOCUMENTS INFORMATION SHALL BE PROVIDED FOR REVIEW BY THE REGULATING AUTHORITIES AND BY THE OWNER AND ARCHITECT PRIOR TO ANY WORK BEING PERFORMED. SEE SPECIFICATIONS FOR REQUIRED DESIGN / BUILD SYSTEMS. SUBMIT PLAN TO AND OBTAIN PERMIT FROM THE AUTHORITY HAVING JURISDICTION OVER DESIGN / BUILD SYSTEMS' INSTALLATION OR MODIFICATION. ALL WORK SHALL COMPLY WITH GOVERNING CODES AND REGULATIONS APPLICABLE TO THE WORK. NOTHING IN THE CONSTRUCTION DOCUMENTS IS TO BE CONSTRUED TO PERMIT WORK WHICH DOES NOT CONFORM TO CURRENT GOVERNING CODES.

21 THE GENERAL CONTRACTOR SHALL CREATE AND IMPLEMENT AN EROSION AND SEDIMENTATION CONTROL PLAN FOR ALL SITE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE PROJECT. THE PLAN MUST CONFORM TO THE EROSION AND SEDIMENTATION REQUIREMENTS OF THE 2017 ENVIRONMENTAL PROTECTION AGENCY'S CONSTRUCTION GENERAL PERMIT OR LOCAL STANDARDS AND CODES, WHICHEVER IS MORE STRINGENT.

22 ALL REQUIRED PERMITS MUST BE OBTAINED FROM THE FIRE DEPARTMENT HAVING JURISDICTION PRIOR TO THE COMMENCEMENT OF ANY WORK.

23 ALL COSTS FOR INSPECTIONS AND / OR TESTS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR UNLESS NOTED OTHERWISE.

24 THE CONTRACTOR SHALL PAY THE EXPENSES FOR ALL TRANSPORTATION, HOISTING AND ELEVATOR USE CHARGES ON ALL MATERIALS OR EQUIPMENT TO THE POINT OF USE AND SHALL BE RESPONSIBLE FOR ALL UNLOADING, CHECKING AND STORAGE OF THE SAME IN CONNECTION WITH THE WORK.

26 THE GENERAL CONTRACTOR SHALL MAKE ALL ARRANGEMENTS, MAINTAIN AND PAY ALL COSTS FOR TEMPORARY WATER, PLUMBING, POWER, LIGHTING, HEATING OR VENTILATION REQUIRED TO PROPERLY CONDUCT THE WORK.

27 DIMENSIONS ARE TO FACE OF STUD OR CONCRETE UNLESS NOTED OTHERWISE. DOORS SHALL BE 4" FROM ADJACENT STUD WALLS OR CENTERED IN THE WALL IN WHICH IT OCCURS UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN. ANY DIMENSIONAL DISCREPANCIES ENCOUNTERED SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR CLARIFICATION PRIOR TO THE COMMENCEMENT OF THE ASSOCIATED WORK.

28 LARGER SCALE DRAWINGS SHALL GOVERN OVER SMALLER SCALE DRAWINGS.

29 INSTALL ALL EQUIPMENT AND MATERIALS PER MANUFACTURERS' RECOMMENDATIONS. ANY DIFFICULTIES OR DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY PRIOR TO THE COMMENCEMENT OF THE ASSOCIATED WORK.

30 THE GENERAL CONTRACTOR AND EACH SUB-CONTRACTOR SHALL WARRANTEE ALL WORK PERFORMED UNDER THEIR RESPECTIVE CONTRACT(S) FOR A MINIMUM PERIOD OF ONE (1) YEAR. ALL DEFECTS IN THE WORK OCCURRING IN THE WARRANTEE PERIOD SHALL BE CORRECTED AT NO ADDITIONAL COST TO THE LANDLORD, OWNER OR TENANT, WHICHEVER IS APPLICABLE.

31 THE OWNER / TENANT, ARCHITECT, CONSULTANTS AND ALL INSPECTORS FROM ANY AGENCIES HAVING JURISDICTION OVER THE WORK SHALL BE PERMITTED ACCESS TO THE JOB SITE AT ALL TIMES DURING NORMAL WORKING HOURS.

GENERAL NOTES TO CONTRACTOR

32 THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO EXECUTE ALL WORK, EXCEPT WHERE NOTED AS NOT IN CONTRACT.

33 MINOR DETAILS NOT SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS UNLESS OTHERWISE AGREED UPON. WHERE THE CONTRACT, CONSTRUCTION NOTES OR DRAWINGS CALL FOR ANY WORK OF A MORE STRINGENT NATURE THAN THAT REQUIRED BY THE BUILDING CODE OR ANY OTHER ENTITY HAVING JURISDICTION OVER THE WORK, THE WORK OF THE MORE STRINGENT NATURE CALLED SHALL BE FURNISHED IN ALL CASES.

35 FOR ALL MATERIALS PURCHASED, THE GENERAL CONTRACTOR SHALL FURNISH MATERIALS MANUFACTURED WITHIN A 500 MILE RADIUS OF THE PROJECT SITE WHERE AVAILABLE, WITHIN BUDGET, WITHIN FAIR MARKET VALUE AND DO NOT RISK TO THE PROJECT SCHEDULE.

36 FOR ALL NEW WOOD PRODUCTS INCLUDING, BUT NOT LIMITED TO, PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD, PLYWOOD, ORIENTED STRAND BOARD AND WOOD DOORS, THE GENERAL CONTRACTOR SHALL FURNISH MATERIALS THAT CONTAIN NO ADDED UREA-FORMALDEHYDE

37 DETAILS ARE INTENDED TO SHOW THE INTENT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT FIELD CONDITIONS. THESE MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.

38 ALL WORK SHALL BE EXECUTED IN A WORKMANLIKE MANNER BY MECHANICS AND TRADES PERSONS SKILLED IN THEIR RESPECTIVE TRADES AND IN ACCORDANCE WITH THE BEST ACCEPTED TRADE PRACTICES.

39 THE GENERAL CONTRACTOR SHALL CONFIRM THE AVAILABILITY AND DELIVERY TIMES FOR ALL SPECIFIED MATERIALS AND EQUIPMENT REQUIRED TO PERFORM THE WORK UPON RECEIPT OF THE CONSTRUCTION DOCUMENTS. SHOULD THE AVAILABILITY OF SPECIFIED ITEMS DELAY THE ON-TIME COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNER / TENANT IMMEDIATELY AND PROPOSE AN EQUIVALENT SUBSTITUTION TO BE REVIEWED BY THE ARCHITECT AND OWNER / TENANT.

40 SUBSTITUTION OF ALL EQUALS SHALL BE ONLY AS APPROVED BY THE ARCHITECT. WHERE THE TERM "OR EQUAL" IS USED THE ARCHITECT SHALL BE THE SOLE JUDGE OF EQUALITY BASED UPON THE INFORMATION FURNISHED BY THE CONTRACTOR. SUBSTITUTIONS MUST BE ACCEPTED IN WRITING BEFORE THEY MAY BE USED.

41 THE GENERAL CONTRACTOR SHALL PREPARE SUBMITTALS FOR REVIEW BY THE ARCHITECT FOR ALL MATERIALS AND EQUIPMENT SPECIFIED. IF THE GENERAL CONTRACTOR, OWNER / TENANT, OR OWNER / TENANT 'S REPRESENTATIVE SUBSTITUTES A MATERIAL METHOD OF ATTACHMENT, REVISES A CONSTRUCTION DETAIL OR IN ANY WAY ALTERS THE WORK SUCH THAT IT NO LONGER CONFORMS TO THESE DOCUMENTS WITHOUT THE WRITTEN ACCEPTANCE OF THE ARCHITECT, SUCH ACTION CONSTITUTES ACCEPTANCE OF FULL LIABILITY BY THE GENERAL CONTRACTOR OF ANY AND ALL COMPONENTS, SYSTEMS OR ITEMS AFFECTED BY THE SUBSTITUTION. FURTHER, SUCH SUBSTITUTION WILL RELIEVE THE ARCHITECT OF ANY RESPONSIBILITY OR LIABILITY INCLUDING, BUT NOT LIMITED TO, AESTHETIC CONSEQUENCES, SUBSEQUENT FAILURES AND PERSONAL OR PROPERTY DAMAGE ATTRIBUTABLE TO THIS CHANGE.

42 REVIEW OF A SPECIFIC ITEM SHALL NOT INCLUDE REVIEW OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT.

43 SUBMITTALS THAT CONTAIN EXCESSIVE ERRORS OR ARE INCOMPLETE OR INADEQUATE MAY BE RETURNED WITHOUT ACTION. COSTS INCURRED FOR THE RESULTANT DELAYS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

44 REVIEW OF SUBMITTALS SHALL NOT RELIEVE THE GENERAL CONTRACTOR OF OBLIGATIONS OR RESPONSIBILITIES FOR DEVIATIONS FROM THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS UNLESS THE ARCHITECT IS NOTIFIED AND SPECIFICALLY APPROVES OF, IN WRITING, THE DEVIATIONS AT THE TIME OF SUBMISSION.

45 REVIEW OF SUBMITTALS SHALL NOT RELIEVE THE GENERAL CONTRACTOR 'S OBLIGATION FOR COORDINATION NOR WAIVE RESPONSIBILITY FOR ERRORS AND OMISSIONS IN THE SUBMITTALS INCLUDING, BUT NOT LIMITED TO, FIELD VERIFICATION AND MEASUREMENTS.

46 CHANGES IN THE SCOPE OF WORK OR IN CONSTRUCTION DETAILS, WHETHER DUE TO FIELD CONDITIONS OR OMISSIONS BY THE GENERAL CONTRACTOR, ARCHITECT OR OWNER / TENANT, SHALL BE DOCUMENTED BY THE ARCHITECT AND APPROVED PRIOR TO EXECUTION.

47 UPON SUBSTANTIAL COMPLETION OF WORK THE GENERAL CONTRACTOR SHALL PREPARE A PUNCH LIST OF CORRECTIONS AND UNSATISFACTORY AND / OR INCOMPLETE WORK FOR REVIEW BY THE OWNER / TENANT AND ARCHITECT.

48 THE CONTRACTOR SHALL MAINTAIN ON SITE ONE RECORD COPY OF ALL DRAWINGS, PERMITS, SUBMITTALS AND SAMPLES IN AN ORDERED STATE CONSISTENT WITH THE CONSTRUCTION DOCUMENTS ON WHICH TO RECORD ALL CHANGES DURING CONSTRUCTION. ACCESS TO THESE SHALL BE PROVIDED FOR THE USE OF ALL TRADES, OWNER / TENANT AND ARCHITECT DURING ALL PHASES OF CONSTRUCTION.

49 DURING THE COURSE OF CONSTRUCTION, ACTUAL LOCATIONS FOR ALL RUNS OF MECHANICAL AND ELECTRICAL WORK INCLUDING CONCEALED WORK WHICH DEVIATES FROM THE DRAWINGS SHALL BE INDICATED TO SCALE IN RED INK ON THE OWNER / TENANT'S RECORD DRAWINGS. UPON COMPLETION OF THE PROJECT, INCLUDING ALL PUNCH LIST ITEMS, THIS INFORMATION SHALL BE NEATLY TRANSFERRED BY THE CONTRACTOR TO A SET OF DRAWINGS WHICH SHALL BE MARKED "AS BUILT SET". COPIES SHALL BE PROVIDED TO BOTH THE OWNER / TENANT, ARCHITECT AND STORED ON SITE AT THE LOCATION AND IN THE MANNER INDICATED IN THE CONSTRUCTION DOCUMENTS. WITHIN THREE (3) WEEKS (15 BUSINESS DAYS) OF THE RECEIPT OF THE "AS BUILT SET." APPROVAL FOR FINAL PAYMENT TO THE CONTRACTOR SHALL BE GRANTED OR REASONABLE CAUSE SHOWN WHY SUCH APPROVAL HAS BEEN DENIED.

50 PRIOR TO THE COMPLETION OF THE WORK, THE GENERAL CONTRACTOR SHALL ASSEMBLE AND FURNISH THE CLIENT A COMPLETE SET OF MANUFACTURERS' CATALOG, OPERATING INSTRUCTIONS, START-UP CHECK LISTS, MAINTENANCE INSTRUCTIONS AND SIMILAR DATA AS WELL AS ALL GUARANTEES AND / OR WARRANTEES FOR ALL EQUIPMENT AND OPERABLE DEVICES FURNISHED OR INSTALLED BY THE GENERAL CONTRACTOR UNDER THIS CONTRACT AND SHALL ORIENT AND INSTRUCT THE PERSONNEL DESIGNATED BY THE OWNER / TENANT IN THE OPERATION OF ALL SUCH EQUIPMENT.

51 THE GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER / TENANT IN THE EVENT THAT MOLD OR ASBESTOS IS UNCOVERED DURING THE PROGRESSION OF THE WORK. THE OWNER / TENANT SHALL RETAIN A QUALIFIED CONSULTANT WHO SHALL ARRANGE FOR THE PROMPT IDENTIFICATION, TESTING, TREATMENT, REMEDIATION AND STORAGE OF THE MOLD OR ASBESTOS AS REQUIRED BY LAW AND GOOD CONSTRUCTION PRACTICES. THE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK RELATED TO THESE MATERIALS.

52 THE GENERAL CONTRACTOR IS ADVISED THAT THE PREMISE HAS NOT BEEN TESTED FOR LEAD PAINT OR OTHER POTENTIALLY HAZARDOUS MATERIALS. THE GENERAL CONTRACTOR SHALL USE ALL APPROPRIATE PRECAUTIONS AND / OR NECESSARY ACTIONS AS REQUIRED BY CODES OR REGULATIONS HAVING JURISDICTION OVER SUCH MATERIALS WHILE CARRYING OUT OF ALL CONSTRUCTION OPERATIONS, INCLUDING THE DEMOLITION WORK.

53 THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL CARRY PROPERTY DAMAGE AND PUBLIC LIABILITY INSURANCE AS REQUIRED BY ANY GOVERNING AGENCIES HAVING JURISDICTION AND COMPLYING WITH STATUTORY REQUIREMENTS FOR DISABILITY AND WORKMEN'S COMPENSATION AND AS REQUIRED BY CONTRACT.

54 ALL CONSTRUCTION, MATERIALS, AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE CODES SPECIFIED ON THESE DRAWINGS.

55 ALL MATERIALS USED IN THE CONSTRUCTION OF THE BUILDING WHICH ARE COVERED BY THE FLORIDA BUILDING COMMISSION RULE 61G 20-3.006 SHALL HAVE CURRENT FLORIDA PRODUCT APPROVAL.

57 PROVIDE ENERGY CODE COMPLIANCE FORM AND/OR HEAT LOSS AND GAIN CALCULATIONS

56 PLAN REVIEW AND INSPECTION REQUIRED BY CHAPTER 633 F.S. SHALL BE DONE ON SITE BY LOCAL FIRE SAFETY INSPECTOR.

58 ALL DOORS SHALL BE OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS SHALL NOT BE USED.

59 PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AS REQUIRED BY NFPA 10.

60 WINDOWS AND DOORS MUST BE CERTIFIED FOR COMPLIANCE WITH THE WIND DESIGN PRESSURE FOR COMPONENTS AND CLADDING.

61 THESE PLANS COMPLY WITH THE LATEST FBC CHANGE, DATED DECEMBER 31, 2020.

62 THIS BUILDING HAS NOT BEEN DESIGNED TO BE LOCATED ON THE SEAWARD SIDE OF THE COASTAL CONSTRUCTION LINE.

DEMOLITION GENERAL NOTES

1 THE FOLLOWING REQUIREMENTS FOR DEMOLITION, CUTTING AND PATCHING APPLY TO ALL WORK WHICH IS ALTERED, WHETHER SUCH WORK IS NEW, EXISTING, RENOVATED OR REPLACED

2 THESE DRAWINGS WERE PREPARED BASED ON INFORMATION ATTAINED FROM A SITE SURVEY. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO DEMOLITION & NOTIFY THIS OFFICE IN CASE OF DISCREPANCIES ASAP.

3 PRIOR TO DEMOLITION, CUTTING AND PATCHING, THE CONTRACTOR SHALL LOCATE AND DISCONNECT UTILITY SERVICES AND ELECTRICAL / MECHANICAL SYSTEMS, OR TEMPORARILY CAP OFF SUCH SERVICES TO THE AFFECTED AREAS. GIVE NOTICE TO, AND COORDINATE WITH UTILITY COMPANIES. OBTAIN WRITTEN APPROVAL FROM, AND COOPERATE WITH OTHER PARTIES WHO MAY BE AFFECTED BY INTERRUPTION OF SERVICES.

4 ALL MEASUREMENTS INDICATED ON THE PLAN SHALL BE VERIFIED ON THE ACTUAL CONDITION. ANY DISCREPANCY IN THE MEASUREMENT SHALL BE REPORTED TO THE ARCHITECT BEFORE THE START OF DEMOLITION.

5 CLEARLY MARK THE AREAS AND LIMITS OF DEMOLITION, CUTTING AND PATCHING. IF FEASIBLE, PRE-CUT THE LINE OF SEPARATION BETWEEN AREAS OF DEMOLITION AND AREAS TO BE PRESERVED. UTILIZE DEMOLITION AND CUTTING TECHNIQUES WHICH ARE LEAST LIKELY TO DAMAGE SURROUNDING OR ADJOINING WORK. WHERE FEASIBLE, USE HAND TOOLS AND SMALL POWER TOOLS THAT ARE DESIGNED FOR SAWING AND GRINDING, NOT HAMMERING OR CHOPPING. DO NOT USE EXPLOSIVES.

6 DO NOT SCALE DRAWINGS. ALL MEASUREMENTS INDICATED ON THE PLAN SHALL BE VERIFIED ON THE ACTUAL CONDITION. ANY DISCREPANCY IN THE MEASUREMENT SHALL BE REPORTED TO THE ARCHITECT BEFORE THE START OF DEMOLITION.

7 STRUCTURAL REQUIREMENTS: DO NOT CUT AND PATCH STRUCTURAL WORK IN A MANNER WHICH WILL REDUCE LOAD-CARRYING CAPACITY OR LOAD-DEFLECTION RATIO. WHERE STRUCTURAL WORK MUST BE CUT, PROVIDE ADEQUATE TEMPORARY SUPPORT (BRACING AND/OR SHORING) TO RESIST VERTICAL, LATERAL AND DYNAMIC LOADS IN THE ENTIRE TRIBUTARY AREA OF THE AFFECTED STRUCTURAL MEMBERS. WHERE REQUIRED, ENGAGE A LICENSED STRUCTURAL ENGINEER TO DESIGN SHORING / BRACING SYSTEMS AND JOINT OR CONNECTION DETAILS.

8 DEMOLITION IS TO BE EXECUTED SO AS NOT TO DISTURB EXISTING STRUCTURAL & ROOFING SYSTEMS, AND OTHER AREAS THAT ARE INTENDED TO REMAIN INTACT. VERIFY ALL CONSTRUCTION TO BE REMOVED THAT IS NOT INTEGRAL TO STRUCTURAL SYSTEM PRIOR TO DEMOLITION.

9 OPERATIONAL AND SAFETY LIMITATIONS: DO NOT CUT AND PATCH OPERATIONAL ELEMENTS OR SAFETY RELATED COMPONENTS IN A MANNER WHICH WILL REDUCE INTENDED PERFORMANCE OR SAFETY FACTOR, OR WHICH WILL RESULT IN INCREASED MAINTENANCE OR REDUCED OPERATIONAL LIFE.

10 ALL DIMENSIONS SHOWN AS EXISTING SHOULD BE FIELD VERIFIED BY CONTRACTOR PRIOR TO DEMOLITION. VERIFY ALL DEMOLITION WORK W/ NEW CONSTRUCTION & INSTALLATION DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.

11 VISUAL REQUIREMENTS: DO NOT CUT AND PATCH WORK IN A MANNER WHICH WILL RESULT IN LESSENING OF THE AESTHETIC QUALITIES OF THE BUILDING OR SITE, OR THAT WILL RESULT IN VISUAL EVIDENCE OF CUT AND PATCH WORK. WHERE REQUIRED, EXTEND FINISH MATERIALS OVER ENTIRE UNBROKEN SURFACE AREAS AFFECTED BY CUT AND PATCH WORK. REMOVE AND REPLACE CUT AND PATCH WORK WHICH DOES NOT MEET VISUAL REQUIREMENTS.

12 ELECTRICAL DEMOLITION NOTE: REMOVE ALL ELECTRICAL LI

GENERAL SPECIFICATION STANDARDS

DIVISION 1 - GENERAL REQUIREMENTS

1. SEPARATE APPROVALS FOR PERMITS FROM ALL GOVERNING AGENCIES SHALL BE REQUIRED FOR ALL BUILDING SITE IMPROVEMENT SYSTEMS. THE PREPARATION OF SUCH DOCUMENTS AND OBTAINING THE PERMITS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS OTHER THAN GENERAL BUILDING PERMITS REQUIRED FOR SUCH WORK SHOWN ON THE DRAWINGS. SUCH PERMITS SHALL BE OBTAINED BEFORE STARTING THE WORK. SEPARATE PERMITS ARE REQUIRED FOR THE INSTALLATION OF ALL EXTERIOR SIGNAGE. THE CONTRACTOR SHALL ACQUIRE THESE PERMITS AND PAY ALL REQUIRED FEES PRIOR TO THE SIGNAGE INSTALLATION. THE COUNTY REQUIRES THAT ENGINEERING DETAILS AND CALCULATIONS BE SUBMITTED FOR REVIEW.
3. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE VARIOUS TRADE ITEMS WITHIN THE SPACE ABOVE THE CEILINGS.
4. DO NOT SCALE DRAWINGS.
5. ALL FLOOR ELEVATIONS SHOWN REFER TO FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS AND SHALL BE INCLUDED AS PART OF THE CONTRACTOR'S WORK.
7. DIMENSIONS SHOWN ON THE FLOOR PLANS, PLANS AND SECTIONS ARE TO FACE OF GYPSUM BOARD OR FACE OF CONCRETE, UNLESS OTHERWISE NOTED OR SHOWN.
8. WHERE AISLES MAY OCCUR LEADING TO EXITS, THEY SHALL HAVE A CLEAR WIDTH AS SHOWN ON THE DRAWINGS BUT IN NO CASE LESS THAN 3'-8" MINIMUM CLEAR.
9. REFER TO OTHER DISCIPLINE DRAWINGS FOR ADDITIONAL GENERAL NOTES.

DIVISION 2 - SITE WORK

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MAKE A PRE-CONSTRUCTION VIDEO (DVD FORMAT) ALONG THE PROPOSED ROUTE DOCUMENTING THE CONDITION OF EXISTING DRIVEWAYS, BUILDINGS, STRUCTURES, MAILBOXES, SIGNS, FENCES, AND LANDSCAPING ALONG PROPOSED CONSTRUCTION AREAS.
2. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (FS 553.60-553.64). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.
3. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL AVAILABLE REGULATORY AGENCY PERMITS AND LOCAL AGENCY PERMITS. THE CONTRACTOR IS STILL RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
4. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES NEEDED IN ORDER TO PREVENT THE TRANSFER OF SEDIMENT FROM THE PROJECT AREA AND PREVENT THE EROSION OF SURFACES DURING CONSTRUCTION, AS NEEDED TO PROTECT ADJACENT PROPERTIES AND WATER BODIES.
5. IN THE EVENT THAT WATER IS ENCOUNTERED DURING CONSTRUCTION, DEWATERING SHALL BE CONDUCTED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, INSTALLATION, OPERATION, AND SUBSEQUENT REMOVAL OF DEWATERING SYSTEMS AND THEIR SAFETY AND CONFORMITY WITH LOCAL CODES AND REGULATIONS.
6. DEWATERING DISCHARGE FROM THE SITE SHALL COMPLY WITH ALL NPDES GENERAL PERMIT REQUIREMENTS AND STATE WATER QUALITY STANDARDS. PROVIDE ALL TESTING AND PERMITTING REQUIRED AND COMPLY WITH ALL TREATMENT OR DISPOSAL METHODS REQUIRED TO MEET ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.
7. UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER, THE CONTRACTOR IS EXPECTED TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE PROPERTY BOUNDARY, RIGHT-OF-WAY AND EASEMENTS, AND OTHER AREAS SPECIFICALLY DESIGNATED FOR CONSTRUCTION. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. ANY REPAIR OR RECONSTRUCTION OF DAMAGED AREAS IN SURROUNDING PROPERTIES SHALL BE REPAIRED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED.
8. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL USE THE GEOMETRY PROVIDED ON THE CONSTRUCTION PLANS. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNER'S SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
9. BASE SURVEY INFORMATION INCLUDING BUT NOT LIMITED TO ELEVATIONS, EASEMENTS, RIGHTS OF WAY, AND OTHER TOPOGRAPHIC INFORMATION HAS BEEN PREPARED BY OTHER PROFESSIONALS. CPH ENGINEERS, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.
10. THIS SET OF PLANS MAY CONTAIN DRAWINGS PREPARED BY OTHER PROFESSIONALS, WHICH CONTAIN THE NAME, ADDRESS, AND LOGO OF THE PROFESSIONAL. CPH ENGINEERS, INC. IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS.
11. THE ENTIRE PROJECT SITE SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF THE WORK. CLEAN ALL INSTALLED PIPELINES, STRUCTURES, SIDEWALKS, PAVED AREAS, ACCUMULATED SILT IN PONDS, PLUS ALL ADJACENT AREAS AFFECTED BY CONSTRUCTION, AS DIRECTED BY THE OWNER OR JURISDICTIONAL AGENCY. EQUIPMENT TO CLEAN THESE SURFACES SHALL BE SUBJECT TO APPROVAL BY THE OWNER.
12. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ANY UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE CLOSELY COORDINATED WITH THE ENGINEER AND THE RESPECTIVE UTILITY COMPANY FOR RELOCATION OR PROPER INSTRUCTION.
13. A SINGLE POINT UTILITY IDENTIFICATION SERVICE HAS BEEN SET UP FOR EXISTING UTILITIES. THE CONTRACTOR IS TO CONTACT THE SUNSHINE STATE ONE CALL CENTER BY DIALING "811" AT LEAST TWO (2) AND NO MORE THAN FIVE (5) WORKING DAYS PRIOR TO THE SPECIFIC CONSTRUCTION ACTIVITY FOR FIELD LOCATION. NOTE THAT NOT ALL UTILITIES PARTICIPATE IN THIS PROGRAM. THE CONTRACTOR SHOULD CONTACT ALL NON-PARTICIPATING UTILITIES SEPARATELY FOR FIELD LOCATION OF THEIR FACILITIES AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION. PER FLORIDA STATUTE 553.851, THE CONTRACTOR OR EXCAVATOR IS REQUIRED TO NOTIFY THE GAS COMPANY TWO (2) WORKING DAYS PRIOR TO STARTING EXCAVATION.
14. THE CONTRACTOR SHALL KEEP LOCATE TICKETS UP TO DATE AT ALL TIMES.
15. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH EACH UTILITY AND ALL COSTS ASSOCIATED WITH THE PROTECTION OF EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE NECESSARY RELOCATIONS OR OTHER CONSTRUCTION RELATED MATTERS WITH EACH UTILITY.
16. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN IN SERVICE ALL EXISTING PIPING ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY PIPING WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE OWNER AND THE ENGINEER. THE CONTRACTOR SHALL FIELD LOCATE ALL WATER AND SEWER SERVICES AND LATERALS WITHIN THE PROPOSED CONSTRUCTION AREA PRIOR TO CONSTRUCTION AND ADJUST THE PROPOSED CONSTRUCTION AS NEEDED TO ACCOMMODATE THESE EXISTING LINES.
17. FOR EACH RESPECTIVE PIPELINE CONSTRUCTION REQUIRED, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH, AND ALIGNMENT OF ALL EXISTING PIPES, CABLES, ETC. TO BE CROSSED OR CONNECTED TO. IF THE CONTRACTOR DEEMS NECESSARY (A) A CHANGE IN ALIGNMENT OR DEPTH, OR THE NEED FOR ADDITIONAL FITTINGS, BENDS, OR COUPLINGS, WHICH REPRESENT A DEPARTURE FROM THE CONTRACT DRAWING, OR (B) A NEED FOR RELOCATION OF EXISTING UTILITIES, THEN DETAILS OF SUCH DEPARTURES, RELOCATIONS, OR ADDITIONAL FITTINGS, INCLUDING CHANGES IN RELATED PORTIONS OF THE PROJECT AND THE REASONS THEREFORE, SHALL BE SUBMITTED WITH SHOP DRAWINGS. APPROVED DEPARTURES FOR THE CONTRACTOR'S CONVENIENCE SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
18. THE CONTRACTOR SHALL PROVIDE AT HIS OWN EXPENSE ALL NECESSARY TEST PUMPING EQUIPMENT, WATER, WATER METERS, PRESSURE GAUGES, AND OTHER EQUIPMENT, MATERIAL AND FACILITIES REQUIRED FOR ALL HYDROSTATIC, LEAKAGE, AND PRESSURE TESTING. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND THE OWNER IN WRITTEN FORM, FORTY-EIGHT (48) HOURS IN ADVANCE OF PROPOSED TESTING. THE CONTRACTOR SHALL PERFORM SATISFACTORY PRETESTING PRIOR TO NOTIFICATION.
19. ALL CONSTRUCTION SIGNING AND MARKINGS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH FDOT INDEX NO. 600 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE PLACEMENT OF THE SIGNING AND MARKINGS SHALL BE APPROVED IN THE FIELD BY THE ENGINEER PRIOR TO CONSTRUCTION.
20. CONTACT PROPERTY OWNERS AFFECTED BY CONSTRUCTION. COORDINATE TEMPORARY DRIVEWAY CLOSURES AND SEQUENCING. MAINTAIN ACCESS FOR ALL PROPERTY OWNERS DURING CONSTRUCTION.
21. WET UNSTABILIZED AREAS AS NECESSARY TO CONTROL DUST.
22. ADJUST TRAFFIC CONTROL DEVICES AS REQUIRED UNDER EMERGENCY CONDITIONS.
23. THE CONTRACTOR IS EXPECTED TO COORDINATE ITS ACTIVITIES WITH OTHER CONTRACTORS WHO MAY BE WORKING IN THE IMMEDIATE VICINITY. WHEN WORK OCCURS WITHIN 15-FT OF ACTIVE ROAD TRAVEL LANES BUT NO CLOSER THAN 2-FT FROM THE EDGE OF PAVEMENT, SIGNAGE AND WARNING DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH FDOT INDEX NO. 600 AND 602.

DIVISION 3 - CONCRETE

1. SEE STRUCTURAL DRAWINGS FOR CONCRETE GENERAL NOTES AND CONCRETE FOUNDATION INFORMATION

DIVISION 4 - MASONRY

1. THERE IS NO MASONRY REQUIRED FOR THIS PROJECT

DIVISION 5 - METALS

SECTION 05520 ALUMINUM HANDRAILS AND RAILING

1. PROVIDE WELDED ALUMINUM HANDRAILS, RAILINGS, AND HANDHOLD POSTS AS INDICATED ON THE DRAWINGS. RAILINGS SHALL BE 42 INCHES HIGH, AND OF THE CONFIGURATIONS INDICATED ON THE DRAWINGS.
2. RAILINGS, HANDRAILS, AND POSTS SHALL BE FABRICATED OF 1_1/2 INCH NOMINAL DIAMETER SCHEDULE 40 ALUMINUM PIPE. POSTS SHALL BE SPACED NOT GREATER THAN 5 FEET FOR HORIZONTAL RAILINGS. PROVIDE EXPANSION SPLICES AT NOT GREATER THAN 24 FEET MAXIMUM SPACING. POST SUPPORT SHALL BE AS INDICATED ON THE DRAWINGS. ALUMINUM SHALL BE CLEAR ANODIZED, AA_M10C22A41.
3. POSTS AND RAILS SHALL BE JOINED BY WELDING. WELDING SHALL CONSIST OF FLUSH_TYPE WELD FITTINGS TO CONFORM TO THE ADJOINING PIPE AND WELDING. WELDS SHALL BE GROUND SMOOTH AND FLUSH.
4. PROVIDE DRAIN HOLES IN ALL RAILINGS AND POSTS TO PREVENT TRAPPING OF MOISTURE.
5. FURNISH RAILINGS IN SHOP FABRICATED SECTIONS, COMPLETE WITH ACCESSORIES, INCLUDING GATES, PLATED HARDWARE, CLOSURE CAPS FOR RAIL TERMINATION, BASE TRIM, AND ANCHORAGES.
6. HANDRAILS ATTACHED TO WALLS SHALL BE MOUNTED WITH ALUMINUM BRACKETS OF CONVENTIONAL DESIGN. EACH BRACKET SHALL BE FASTENED WITH A MINIMUM 3/8 INCH DIAMETER STUD SET INTO THE WALL AND TAPPED INTO THE BRACKET. BRACKETS SHALL HAVE A 3 INCH PROJECTION FROM WALL AND SHALL BE UNIFORMLY SPACED APPROXIMATELY 4 FEET WITH THE END BRACKETS NOT MORE THAN 12 INCHES FROM THE ENDS OF THE HANDRAIL.

DIVISION 6 - WOOD AND PLASTICS

SECTION 06100 ROUGH CARPENTRY:

1. WOOD WORK SHALL CONFORM TO AITC, NATIONAL DESIGN SPECIFICATIONS; NDS 05.
2. PLYWOOD SHALL BE EXTERIOR TYPE WITH EXTERIOR GLUE (CDX) DFPA TRADEMARK STAMPED AND CONFORMING TO PS-1-83.
3. PLYWOOD MAY BE NAILED WITH THE USE OF AIR POWERED GUNS EXCEPT WHERE NOTED OR SHOWN OTHERWISE. THE NAIL SHALL BE WELL DRIVEN BUT IN NO CASE SHALL. THE DRIVING OF THE NAILS BREAK OR SPLIT THE FACE PLY OF THE PLYWOOD SHEET. PLYWOOD SHEETS WITH BROKEN OR SPLIT FACES SHALL BE REMOVED AND REPLACED.
4. ROOF SHEATHING SHALL BE 5/8" PLYWOOD PANELS, APA RATED 24/16, EXTERIOR GRADE. LAY PANELS CONTINUOUS OVER TWO OR MORE SPANS WITH LONG DIMENSION ACROSS SUPPORTS. FASTEN WITH 10d RING SHANK NAILS AS FOLLOWS:
   ZONE 1 - INTERIOR ZONE: 8" O.C. IN-FIELD AND 6" O.C. ALONG EDGES
   ZONE 2 - EDGE/END ZONE: 6" O.C. IN-FIELD AND 4" O.C. ALONG EDGES
   ZONE 3 - CORNER ZONE: 4" O.C. IN-FIELD AND 2" O.C. ALONG EDGES

   IN ADDITION: FOR 10 FOOT END ZONE AT GABLE ENDS, BLOCK PLYWOOD JOINTS WITH 2x6 BLOCKING AND NAIL PLYWOOD TO BLOCKING AS IN ZONE 2
   STAGGER NAILS ALONG NEIGHBORING PANELS TO AVOID SPLITTING TRUSS TOP CHORD.

   STRUCTURAL VALUES FOR WOOD FRAMING MEMBERS SHALL BE AT LEAST EQUIVALENT TO #2 KILN DRIED SOUTHERN PINE.
5. WOOD EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
6. ALL LUMBER SHALL BE SOUTHERN PINE OF THE FOLLOWING GRADES UNLESS OTHERWISE NOTED:
7. PROVIDE NAILING AS OUTLINED IN THE FLORIDA BUILDING CODE TABLE 2306.1 FASTENER TABLE;UNLESS NOTED OTHERWISE.
8. PRESSURE TREATMENT PROCESS SHALL CONSIST OF COPPER CHROMIUM ARSENIC (CCA) OR ALKALINE COPPER QUATERNARY (ACQ).
9. METAL PRODUCTS IN CONTACT WITH PRESSURE TREATED WOOD MUST BE CORROSION RESISTANT. PROVIDED GALVANIZED OR STAINLESS STEEL FASTENERS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SPECIFIC WOOD PRESERVATIVE MANUFACTURER.

SECTION 06400 ARCHITECTURAL WOODWORK

1. CABINET WORK SHALL FOLLOW MINIMUM REQUIREMENTS DESCRIBED IN THE LATEST EDITION OF THE ARCHITECTURAL WOODWORK INSTITUTE (AWI) FOLLOWING "CUSTOM GRADE" STANDARDS.
2. SUBMIT COPIES OF MANUFACTURER'S DATA FOR EACH ITEM FURNISHED UNDER THIS SECTION. SUBMIT COPIES OF SHOP DRAWINGS SHOWING PLANS, ELEVATIONS, AND LARGE-SCALE DETAILS FOR EACH FABRICATED ITEM. SHOW PLASTIC LAMINATE COLORS, PATTERNS, AND INSERTS.
3. CASEWORK SHALL BE "CUSTOM GRADE" OVERLAY DESIGN WITH PLASTIC LAMINATE FINISH. PARTICLE BOARD IS NOT ALLOWED.
4. PLASTIC LAMINATE: HIGH PRESSURE LAMINATE CONFORMING TO NEMA SPECIFICATION LD3 LATEST EDITION. LAMINATE THE PLASTIC LAMINATE SHEETS TO THE CORE STOCK UNDER PRESSURE WITH WATER RESISTANT ADHESIVE TO ACHIEVE A TYPE II BOND.
5. DELIVER CASEWORK WHEN THE BUILDING IS SECURE AND WEATHER TIGHT.PLASTIC LAMINATE MANUFACTURERS:
   A. NEVAMAR.
   B. FORMICA.
   C. MICARTA.
   D. PIONITE.
   E. WILSON ART.
6. CASE MEMBERS, TOPS, BOTTOMS, SIDES, DIVIDERS, SHELVES, DOOR FRONTS, AND DRAWER FRONTS SHALL BE 3/4" THICK 7 PLY CLOSED GRAIN HARDWOOD PLYWOOD. CASE BACKS SHALL BE 1/4" THICK CLOSED GRAIN HARDWOOD PLYWOOD. PLYWOOD SHALL HAVE TYPE II WATER-RESISTANT GLUE.

DIVISION 7 - THERMAL & MOISTURE PROTECTION

SECTION 07212 BOARD AND BATT INSULATION

1. POLYISOCYANURATE BOARD INSULATION: RIGID CELLULAR FOAM, COMPLYING WITH ASTM C 1289; TYPE I, ALUMINUM FOIL BOTH FACES; CLASS 2, GLASS FIBER-REINFORCED CORE.
   A. FLAME SPREAD INDEX: 75 OR LESS, WHEN TESTED IN ACCORDANCE WITH ASTM E 84.
   B. SMOKE DEVELOPED INDEX: 450 OR LESS, WHEN TESTED IN ACCORDANCE WITH ASTM E 84.
   C. COMPRESSIVE STRENGTH: 16 PSI (110 KPA)
   D. BOARD SIZE: 48 X 96 INCH (1220 X 2440 MM).
   E. BOARD THICKNESS: 1 INCH (25 MM).
2. MINERAL FIBER BATT INSULATION: FLEXIBLE PREFORMED BATT OR BLANKET, COMPLYING WITH ASTM C 665; FRICTION FIT; UNFACED FLAME SPREAD INDEX OF 0 (ZERO) WHEN TESTED IN ACCORDANCE WITH ASTM E 84.
   A. WHERE INDICATED, PROVIDE FOIL FACING ON ONE SIDE; WITH FLAME SPREAD INDEX OF 25 OR LESS, WHEN TESTED IN ACCORDANCE WITH ASTM E 84.
   B. SMOKE DEVELOPED INDEX: 450 OR LESS, WHEN TESTED IN ACCORDANCE WITH ASTM E 84.
   C. THERMAL RESISTANCE: R OF 11.
   D. THICKNESS: 3 1/2 INCH.
3. ACCESORIES
   A. TAPE: BRIGHT ALUMINUM SELF-ADHERING TYPE, MESH REINFORCED, 2 INCH WIDE.
   B. NAILS OR STAPLES: STEEL WIRE; ELECTROPLATED, OR GALVANIZED; TYPE AND SIZE TO SUIT APPLICATION.
   C. ADHESIVE: TYPE RECOMMENDED BY INSULATION MANUFACTURER FOR APPLICATION.
4. PROVIDE SOUND ATTENUATION BLANKETS IN WALLS AND CEILING AROUND TOILET ROOMS AT PERIMETER OF EACH RESTROOM.

SECTION 07540 THERMOPLASTIC MEMBRANE ROOFING

1. PROVIDE MEMBRANE MANUFACTURER'S:
   A. TECHNICAL DATA SHEET FOR EACH INSULATION TYPE.
   B. TECHNICAL DATA SHEET FOR ROOF MEMBRANE.
2. PROVIDE SHOP DRAWINGS:
   A. SHOW TAPERED INSULATION, PROVIDE PROJECT-SPECIFIC LAYOUT AND DIMENSIONS FOR EACH BOARD.
3. SUBMIT SPECIMEN WARRANTY PRIOR TO STARTING WORK.
4. MANUFACTURER OF INSULATION AND COVER BOARDS SAME MANUFACTURER AS ROOF MEMBRANE.
5. INSTALL ROOFING, INSULATION, FLASHINGS, AND ACCESSORIES IN ACCORDANCE WITH ROOFING MANUFACTURER'S PUBLISHED INSTRUCTIONS AND RECOMMENDATIONS FOR THE SPECIFIED ROOFING SYSTEM. WHERE MANUFACTURER PROVIDES NO INSTRUCTIONS OR RECOMMENDATIONS, FOLLOW GOOD ROOFING PRACTICES AND INDUSTRY STANDARDS. COMPLY WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
6. ROOFING SYSTEM: THERMOPLASTIC OLEFIN (TPO) MEMBRANE; FULLY ADHERED.

   INSULATION:
   A. AVERAGE R VALUE: 20 MINIMUM.
   B. TAPERED: SLOPE ¼" : 1'-0" ; PLACE TAPERED LAYER ON BOTTOM.
   C. BASE LAYER: POLYISOCYANURATE FOAM BOARD, NON-COMPOSITE (1 ½" TOTAL).
   D. FIRE CLASSIFICATION: FM CLASS1 ; ASTM E136, UL 790
   E. TOP LAYER: 1/2" GLASS MAT WITH NON-ASPHALTIC COATING GYPSUM BOARD DENSDECK PRIME; INSTALLED WITH PRIMED SIDE UP.

   MEMBRANE:

   A. FLEXIBLE, HEAT WELDABLE SHEET COMPOSED OF THERMOPLASTIC POLYOLEFIN POLYMER AND ETHYLENE PROPYLENE RUBBER; COMPLYING WITH ASTM D 6878, WITH POLYESTER WEFT INSERTED REINFORCEMENT AND THE FOLLOWING ADDITIONAL CHARACTERISTICS:
      1) PROPYLENE RUBBER; COMPLYING WITH ASTM D 6878, WITH POLYESTER WEFT INSERTED REINFORCEMENT AND THE FOLLOWING ADDITIONAL CHARACTERISTICS:
      2) THICKNESS: 0.045 INCH PLUS/MINUS 10 PERCENT, WITH COATING THICKNESS OVER REINFORCEMENT OF 0.024 INCH PLUS/MINUS 10 PERCENT.
      3) SHEET WIDTH: PROVIDE THE WIDEST AVAILABLE SHEETS TO MINIMIZE FIELD SEAMING.
      4) COLOR: WHITE.

   MEMBRANE FASTENERS: TYPE AND SIZE AS REQUIRED BY ROOF MEMBRANE MANUFACTURER FOR ROOFING SYSTEM AND WARRANTY TO BE PROVIDED; USE ONLY FASTENERS FURNISHED BY ROOF MEMBRANE MANUFACTURER.

   FORMABLE FLASHING: NON-REINFORCED, FLEXIBLE, HEAT WELDABLE SHEET, COMPOSED OF THERMOPLASTIC POLYOLEFIN POLYMER AND ETHYLENE PROPYLENE RUBBER.
7. ROOF INSULATION AND COVER BOARDS:
   A. ¼":1'-0" TAPERED POLYISOCYANURATE BOARD INSULATION: CLOSED CELL POLYISOCYANURATE FOAM WITH BLACK GLASS REINFORCED MAT LAMINATED TO FACES, COMPLYING WITH ASTM C 1289 TYPE I CLASS 1, WITH THE FOLLOWING ADDITIONAL CHARACTERISTICS:
      1) THICKNESS: ¼":1'-0"TAPERED WITH .5 INCH THICK STARTING THICKNESS
      2) SIZE: 48 INCHES BY 48 INCHES, NOMINAL.
      3) COMPRESSIVE STRENGTH: 20 PSI WHEN TESTED IN ACCORDANCE WITH ASTM C 1289.
      4) OZONE DEPLETION POTENTIAL: ZERO; MADE WITHOUT CFC OR HCFC BLOWING AGENTS.
      5) RECYCLED CONTENT: 19 PERCENT POST-CONSUMER AND 15 PERCENT POST-INDUSTRIAL, AVERAGE.
   B. GLASS MAT WITH NON-ASPHALTIC COATING GYPSUM BOARD: GLASS MAT FACED GYPSUM WITH NONASPHALTIC, HIGHLY FILLED PROPRIETARY HEAT-CURED COATING ON ONE SIDE:
      1) BOARD THICKNESS: 1/2 INCH THICK.
      2) SIZE: 48 INCHES BY 96 INCHES, NOMINAL.
      3) COMPRESSIVE STRENGTH: 500-900 PSI WHEN TESTED IN ACCORDANCE WITH ASTM C 1177.
      4) ACCEPTABLE PRODUCT: DENSDECK PRIME ROOF BOARD BY GEORGIA PACIFIC.

SECTION 07440 FIBER CEMENT BOARDS

1. PROVIDE DETAILED SHOP DRAWINGS OF ATYPICAL NON-STANDARD APPLICATIONS OF CLADDING JUNCTIONS AND PENETRATIONS WHICH ARE OUTSIDE THE SCOPE OF THE STANDARD DETAILS AND SPECIFICATIONS PROVIDED BY THE MANUFACTURER. PROVIDE MANUFACTURER'S DATA SHEETS ON EACH PRODUCT TO BE USED INCLUDING INSTALLATION INSTRUCTIONS, STORAGE AND HANDELING.
2. FOR EACH FINISH PRODUCT SPECIFIED, SUBMIT TWO COMPLETE SETS OF COLOR CHIPS REPRESENTING MANUFACTURER'S FULL RANGE OF AVAILABLE COLORS AND PATTERNS. FOR EACH FINISH PRODUCT SPECIFIED, SUBMIT TWO VERIFICATION SAMPLES, MINIMUM SIZE 4 BY 6 INCHES, REPRESENTING ACTUAL PRODUCT, COLOR, AND PATTERNS.
3. MAINTAIN ENVIRONMENTAL CONDITIONS (TEMPERATURE, HUMIDITY, AND VENTILATION) WITHIN LIMITS RECOMMENDED BY MANUFACTURER FOR OPTIMUM RESULTS. DO NOT INSTALL PRODUCTS UNDER ENVIRONMENTAL CONDITIONS OUTSIDE MANUFACTURER'S ABSOLUTE LIMITS
4. PRODUCTS: HARDIE REVEAL PANEL AS MANUFACTURED BY JAMES HARDIE BUILDING PRODUCTS, INC. (OR APPROVED EQUAL) 7/16 INCHES THICK, 3 FEET 11.5 INCHES WIDE BY 7 FEET 11.5 INCHES LONG. PRODUCT SHALL BE ENGINEERED FOR CLIMATE ZONE PRODUCT: HZ10 FOR HOT HUMID AND WET CLIMATES WITH YELLOW TITN PRIMER.
5. WEATHER BARRIER: JAMES HARDIE HARDIEWRAP AND HARDIEWRAP FLASHING AND SEAM TAPES.
6. RAINSCREEN CAVITY: INSTALL HARDIE REVEAL PANELS ON A DRAINED AND VENTED RAINSCREEN CAVITY, WITH A MINIMUM 3/4 INCH (19MM) AIR CAVITY. SELECTION OF CAVITY VENT MATERIALS SHALL BE INCORPORATED INTO THE DESIGN TO PREVENT INSECT AND PEST ENTRY.
7. ACCESSORIES TRIMS: REVEAL TRIMS MANUFACTURED BY CUSTOM ALUMINUM OF ELGIN, IL IN PROFILES SUPPLIED BY JAMES HARDIE. ALUMINUM ALLOY 6063-T5 WITH A MINIMUM THICKNESS OF 0.050 INCH. ALL REVEAL TRIMS ARE 8 FEET IN LENGTH. FINISHES OF REVEAL TRIMS SHALL BE CLEAR ANODIZED; CONFORMING TO ASTM B244 AND ASTM B136.
   A. FASTENERS FOR ATTACHING HARDIE REVEAL PANEL DIRECT TO SHEATHING TO A RAIN SCREEN PROVIDE THE FOLLOWING: STEEL FRAMING, COUNTERSUNK SCREWS: NO. 8 BY 0.390 INCH HEAD DIAMETER BY 1-5/8 INCH (41 MM) LONG.
   B. FASTENERS SHALL BE OF HIGH-QUALITY STAINLESS STEEL TO ENSURE RESISTANCE TO CORROSION.
8. FINISHES: PROVIDE FACTORY APPLIED UNIVERSAL SEALER/PRIMER BY JAMES HARDIE. APPLY FLAT SHEEN FINISHES TO PANELS. REFER TO SECTION 09900 PAINTING FOR THE TOP COAT. FACTORY-APPLIED CLEAR ANODIZED FINISH FOR TRIM.
9. DO NOT BEGIN INSTALLATION UNTIL SUBSTRATES HAVE BEEN PROPERLY PREPARED. CLEAN SURFACES THOROUGHLY PRIOR TO INSTALLATION. PREPARE SURFACES USING THE METHODS RECOMMENDED BY THE MANUFACTURER FOR ACHIEVING THE BEST RESULT FOR THE SUBSTRATE UNDER THE PROJECT CONDITIONS.
10. METAL FRAMING SHALL BE MINIMUM 20 GAUGE, 3-5/8 INCH C-STUD 16 INCHES OC MAXIMUM METAL FRAMING COMPLYING WITH LOCAL BUILDING CODES, INCLUDING THE USE OF WATER-RESISTIVE BARRIERS AND/OR VAPOR BARRIERS WHERE REQUIRED. MINIMUM 1-1/2 INCHES FACE AND STRAIGHT, TRUE, OF UNIFORM DIMENSIONS AND PROPERLY ALIGNED. INSTALL WATER-RESISTIVE BARRIERS AND CLADDINGS TO DRY SURFACES. REPAIR ANY PUNCTURES OR TEARS IN THE WATER-RESISTIVE BARRIER PRIOR TO THE INSTALLATION OF THE SIDING.
11. FURRING: INSTALL FURRING ON A MINIMUM 3/4 INCH RAINSCREEN CAVITY, OR IN ACCORDANCE WITH LOCAL BUILDING CODE FOR RAINSCREEN REQUIREMENTS.
11. INSTALL MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
   A. FASTENING METHOD: COUNTERSUNK AND FILLED.
   B. PLACE FASTENERS NO CLOSER THAN 3/4 INCH FROM PANEL EDGES AND 2 INCHES FROM PANEL CORNERS.
   C. USE FASTENERS AS SPECIFIED IN THE JAMES HARDIE TECH DATA SHEET AND IN THE HARDIE REVEAL PANEL INSTALLATION INSTRUCTION.
   D. INSTALL PANEL USING 1/2 INCH SPACERS AT HORIZONTAL JOINTS. LEAVE BOTTOM EDGE OF PANEL ABOVE ALL HORIZONTAL TRIMS EXPOSED, NO CAULKING SHALL BE PLACED AT THIS OVERLAP OF HORIZONTAL REVEAL TRIM. FACTORY PRIMED EDGE SHALL ALWAYS BE USED.
   E. INSTALL A KICKOUT FLASHING TO DEFLECT WATER AWAY FROM THE SIDING AT THE ROOF INTERSECTION.
   F. INSTALL A SELF-ADHERING MEMBRANE ON THE WALL BEFORE THE SUBFASCIA AND TRIM BOARDS ARE NAILED IN PLACE, AND THEN INSTALL THE KICKOUT.
   G. ALLOW MINIMUM VERTICAL CLEARANCE BETWEEN THE BOTTOM EDGE OF SIDING AND ANY OTHER MATERIAL IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
   H. MAINTAIN CLEARANCE BETWEEN SIDING AND ADJACENT FINISHED GRADE.

DIVISION 8 - DOORS AND WINDOWS

SECTION 08520 ALUMINUM WINDOWS

1. PRIOR TO FABRICATION AND INSTALLATION SUBMIT SHOP DRAWINGS. ALL UNITS SHALL BE DESIGNED TO WITHSTAND WIND PRESSURES TO COMPLY WITH MIAMI DADE NOA OR FLORIDA PRODUCT APPROVAL. PROVIDE COPIES OF TEST REPORTS SHOWING THAT WINDOWS PROPOSED TO BE FURNISHED COMPLY.
2. EXCEPT AS OTHERWISE SPECIFIED HEREIN, THE PRODUCTS REFERRED TO HEREIN SHALL BE THE

GENERAL SPECIFICATION STANDARDS

3 WINDOWS SHALL BE INTERMEDIATE TYPE CONFORMING TO AAMA P_A2.50 WITH A FRAME DEPTH OF 1_1/2 INCHES.

4 MATERIAL SHALL CONFORM TO THE MANUFACTURER'S STANDARD SPECIFICATIONS AS APPROVED BY THE E/A. ASTM STANDARDS SHALL APPLY FOR ALL MATERIALS FOR WHICH SUCH SPECIFICATIONS HAVE BEEN ESTABLISHED.

5 EXTRUDED ALUMINUM SHALL BE 6063_T5 (ASTM B221) (GS 10A_T5). SHEET METAL SHALL BE TEMPERED TO THE HARDNESS CONSISTENT WITH THE REQUIRED FORMING OPERATION. ALL SECTIONS SHALL BE FORMED TRUE TO DETAILS AND FREE FROM DEFECTS IMPAIRING APPEARANCE, STRENGTH AND DURABILITY.

6 UNLESS OTHERWISE INDICATED, NON_EXPOSED FLASHINGS SHALL BE MILL FINISH UTILITY SHEET .020 INCHES THICK. JOINTS SHALL BE LAPPED NOT LESS THAN 6 INCHES AND SEALED.

7 SCREWS, BOLTS AND FASTENERS SHALL BE STAINLESS STEEL OR ALUMINUM.

8 ALL EXPOSED ALUMINUM SURFACES AND HARDWARE SHALL BE FREE OF SCRATCHES AND OTHER SERIOUS SURFACE BLEMISHES AND SHALL BE FINISHED IN ARCHITECTURAL CLASS I, CLEAR ANODIC COATING CONFORMING TO ALUMINUM ASSOCIATION DESIGNATION M21C22A31.

9 ALL CORNERS SHALL BE MITERED, FLUSH WELDED AND MECHANICALLY JOINED WITH REINFORCING ANGLES. WELDS SHALL THOROUGHLY PENETRATE THE MATERIALS AND PRODUCE A COMPLETE FUSION OF METAL, FOLLOWING RECOMMENDATIONS OF AWS.

10 FRAMES OF FIXED WINDOWS SHALL BE MANUFACTURED FROM EXTRUDED ALUMINUM SHAPES. WINDOWS SHALL BE DESIGNED TO ACCOMMODATE INCH THICK GLASS WITH CONTINUOUS INSIDE SNAP_IN GLAZING BEADS.

11 INSTALL ALL WINDOWS LEVEL, SQUARE, PLUMB, AT THE PROPER ELEVATIONS AND IN ALIGNMENT WITH OTHER WORK IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

12 JOINTS BETWEEN WINDOW FRAMES AND ADJOINING CONSTRUCTION SHALL RECEIVE SEALANT TO PROVIDE A WATERTIGHT INSTALLATION. FRAMES SHALL BE SECURELY FASTENED IN PLACE, USING SCREWS, BOLTS, MASONRY PLUGS, ANCHORS OR CLIPS AS REQUIRED. WHERE INDICATED, CUT AND FIT MOLDINGS ACCURATELY TO FORM A TIGHTLY CLOSED JOINT.

13 CLEAN METAL SURFACES OF WINDOW FRAMES ON BOTH THE INSIDE AND OUTSIDE. WASH WITH A STIFF FIBER BRUSH, SOAP AND WATER AND THOROUGHLY RINSE WITH CLEAR WATER. WHERE ALUMINUM HAS BECOME STAINED, OR DISCOLORED, IT SHALL BE CLEANED OR HAVE THE FINISH RESTORED IN ACCORDANCE WITH RECOMMENDATIONS OF THE ARCHITECTURAL ALUMINUM MANUFACTURER'S ASSOCIATION. STAINED, DISCOLORED OR ABRADED WINDOWS THAT CANNOT BE SATISFACTORILY REPAIRED SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

SECTION 08110 - STEEL DOORS AND FRAMES

1 REFERENCE STANDARDS
- A. ANSI A250.8 - SDI-100 RECOMMENDED SPECIFICATIONS FOR STANDARD STEEL DOORS AND FRAMES; 2003.
- B. NAAMM HMMA 840 - GUIDE SPECIFICATIONS FOR INSTALLATION AND STORAGE OF HOLLOW METAL DOORS AND FRAMES; THE NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS; 2007.
- C. NFPA 80 - STANDARD FOR FIRE DOORS AND OTHER OPENING PROTECTIVES; 2010.
- D. UL (BMD) - BUILDING MATERIALS DIRECTORY; UNDERWRITERS LABORATORIES INC.; CURRENT EDITION.

2 SUBMITTALS
- A. SHOP DRAWINGS: DETAILS OF EACH OPENING, SHOWING ELEVATIONS, GLAZING, FRAME PROFILES, AND IDENTIFYING LOCATION OF DIFFERENT FINISHES, IF ANY.
- B. APPROVED TEST DATA: MIAMI-DADE COUNTY NOA OR FLORIDA PRODUCT APPROVAL FOR HVHZ AREAS.

3 MANUFACTURERS
- A. STEEL DOORS AND FRAMES:
  1) ASSA ABLOY CECO, CURRIES, OR FLEMING: WWW.ASSAABLOYDSS.COM.
  2) WINDSOR REPUBLIC DOORS; WWW.REPUBLICDOOR.COM.
  3) MESKER DOORS; WWW.MESKERDOOR.COM.

4 DOORS AND FRAMES
- A. REQUIREMENTS FOR ALL DOORS AND FRAMES:
  1) DOOR TOP CLOSURES: FLUSH WITH TOP OF FACES AND EDGES.
  2) DOOR EDGE PROFILE: BEVELED ON BOTH EDGES.
  3) DOOR TEXTURE: SMOOTH FACES.
  4) HARDWARE PREPARATION: IN ACCORDANCE WITH BHMA A156.115, WITH REINFORCEMENT WELDED IN PLACE, IN ADDITION TO OTHER REQUIREMENTS SPECIFIED IN DOOR GRADE STANDARD.
  5) FINISH: FACTORY PRIMED, FOR FIELD FINISHING.

5 STEEL DOORS
- A. EXTERIOR DOORS:
  1) GRADE: ANSI A250.8 LEVEL 3, PHYSICAL PERFORMANCE LEVEL A, MODEL 2, SEAMLESS.
  2) CORE: POLYSTYRENE FOAM.
  3) GALVANIZING: ALL COMPONENTS HOT-DIPPED ZINC-IRON ALLOY-COATED (GALVANNEALED) IN ACCORDANCE WITH ASTM A 653/A 653M, WITH MANUFACTURER'S STANDARD COATING THICKNESS.

6 STEEL FRAMES
- A. GENERAL:
  1) COMPLY WITH THE REQUIREMENTS OF GRADE SPECIFIED FOR CORRESPONDING DOOR, EXCEPT:
     - ANSI A250.8 LEVEL 3 DOORS: 14 GAGE FRAMES.
     - FRAMES FOR WOOD DOORS: COMPLY WITH FRAME REQUIREMENTS SPECIFIED IN ANSI A250.8 FOR LEVEL 1, 18 GAGE
  2) FINISH: SAME AS FOR DOOR.
  3) PROVIDE MORTAR GUARD BOXES FOR HARDWARE CUT-OUTS IN FRAMES TO BE INSTALLED IN MASONRY OR TO BE GROUTED.
- B. EXTERIOR DOOR FRAMES: FACE WELDED, SEAMLESS WITH JOINTS FILLED.
  1) GALVANIZING: ALL COMPONENTS HOT-DIPPED ZINC-IRON ALLOY-COATED (GALVANNEALED) IN ACCORDANCE WITH ASTM A 653/A 653M, WITH MANUFACTURER'S STANDARD COATING THICKNESS.

7 ACCESSORY MATERIALS
- A. GROUT FOR FRAMES: PORTLAND CEMENT GROUT OF MAXIMUM 4-INCH SLUMP FOR HAND TROWELING; THINNER PUMPABLE GROUT IS PROHIBITED.

8 FINISH MATERIALS
- A. PRIMER: RUST-INHIBITING, COMPLYING WITH ANSI A250.10, DOOR MANUFACTURER'S STANDARD.
- B. BITUMINOUS COATING: ASPHALT EMULSION OR OTHER HIGH-BUILD, WATER-RESISTANT, RESILIENT COATING.

9 INSTALLATION
- A. INSTALL IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFIED DOOR GRADE STANDARD AND NAAMM HMMA 840.
- B. COORDINATE FRAME ANCHOR PLACEMENT WITH WALL CONSTRUCTION.
- C. GROUT FRAMES IN MASONRY CONSTRUCTION, USING HAND TROWEL METHODS; BRACE FRAMES SO THAT PRESSURE OF GROUT BEFORE SETTING WILL NOT DEFORM FRAMES.
- D. COORDINATE INSTALLATION OF HARDWARE AND GLAZING..

10 TOLERANCES
- A. CLEARANCES BETWEEN DOOR AND FRAME: AS SPECIFIED IN ANSI A250.8.
- B. MAXIMUM DIAGONAL DISTORTION: 1/16 IN (1.5 MM) MEASURED WITH STRAIGHT EDGE, CORNER TO CORNER.

11 ADJUSTING
- A. ADJUST FOR SMOOTH AND BALANCED DOOR MOVEMENT.

SECTION 08210 - WOOD DOORS

1 SUBMIT PROPERLY IDENTIFIED MANUFACTURER'S PRODUCT DATA AND SPECIFICATIONS BEFORE STARTING WORK. SHOP DRAWINGS: SUBMIT COMPLETE DETAILED SHOP DRAWINGS OF SPECIFIED DOORS.

2 DOORS SHALL COMPLY WITH NATIONAL WOOD WINDOW AND DOOR ASSOCIATION I.S.1_A_97 (NWWDA) STANDARDS AND ARCHITECTURAL WOODWORK INSTITUTE (AWI) 7TH EDITION.INSTALL ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

3 DO NOT DELIVER DOORS TO JOB SITE UNTIL NEEDED. STORE DOORS IN A FLAT POSITION ELEVATED A MINIMUM OF 4 INCHES ABOVE CURED CONCRETE SLAB. SHIP DOORS INDIVIDUALLY WRAPPED/CARTONED. IDENTIFY EACH DOOR BY NUMBER/TAG ACCORDING TO ACCEPTED SHOP DRAWINGS.

4 MANUFACTURERS
- A. WEYERHAUSER, MARSHVILLE, WI.
- B. ALGOMA HARDWOODS, ALGOMA, WI.
- C. EGGERS INDUSTRIES, TWO RIVERS, WI.
- D. BUELL DOORS, DALLAS, TX.

5 THE USE OF PARTICLE BOARD OR CHIP BOARD, OF ANY GRADE, IS NOT ALLOWED.
HOLLOW CORE DOORS SHALL BE
- A. 1_3/8". STILES:
- B. SOFTWOOD, MINIMUM 1".
- C. RAILS: SOFTWOOD, MINIMUM 2_1/4".
- D. CORE: EXPANDED CELLULAR, UNIFORMLY BONDED TO THE FACES.
- E. LOCK BLOCKS: BOTH SIDES, MINIMUM 4" X 20" CENTERED.
- F. FACING: BIRCH.

6 FABRICATE TO SIZES AND DESIGN INDICATED ON DRAWINGS, PREFITTED FOR OPENINGS AND PROPERLY BEVELED. 1/8" TOP AND SIDES AND 1/2" ABOVE SCHEDULED FINISHED FLOORING MATERIAL.

7 HARDWARE PREPARATION: PRE-MACHINE AT FACTORY FOR SCHEDULED HARDWARE USING TEMPLATES AND DIRECTIONS FURNISHED BY HARDWARE SUPPLIER.

SECTION 08800 - GLAZING

1 REFERENCE STANDARDS
- A. 16 CFR 1201 - SAFETY STANDARD FOR ARCHITECTURAL GLAZING MATERIALS; CURRENT EDITION.
- B. ANSI Z97.1 - AMERICAN NATIONAL STANDARD FOR SAFETY GLAZING MATERIALS USED IN BUILDINGS, SAFETY PERFORMANCE SPECIFICATIONS AND METHODS OF TEST; 2004.
- C. ASTM C 1036 - STANDARD SPECIFICATION FOR FLAT GLASS; 2006.
- D. ASTM C 1172 - STANDARD SPECIFICATION FOR LAMINATED ARCHITECTURAL FLAT GLASS; 2009.
- E. GANA (SM) - FGMA SEALANT MANUAL; GLASS ASSOCIATION OF NORTH AMERICA; 2008.
- F. MIAMI-DADE COUNTY NOA.

2 SUBMITTALS
- A. PRODUCT DATA ON GLASS TYPES: PROVIDE STRUCTURAL, PHYSICAL AND ENVIRONMENTAL CHARACTERISTICS, SIZE LIMITATIONS, SPECIAL HANDLING OR INSTALLATION REQUIREMENTS.
- B. PRODUCT DATA ON GLAZING COMPOUNDS: PROVIDE CHEMICAL, FUNCTIONAL, AND ENVIRONMENTAL CHARACTERISTICS, LIMITATIONS, SPECIAL APPLICATION REQUIREMENTS. IDENTIFY AVAILABLE COLORS.
- C. APPROVED TEST DATA: MIAMI-DADE COUNTY NOA OR FLORIDA PRODUCT APPROVAL FOR HVHZ AREAS.

3 QUALITY ASSURANCE
- A. PERFORM WORK IN ACCORDANCE WITH GANA GLAZING MANUAL AND FGMA SEALANT MANUAL FOR GLAZING INSTALLATION METHODS.

4 FIELD CONDITIONS
- A. DO NOT INSTALL GLAZING WHEN AMBIENT TEMPERATURE IS LESS THAN 50 DEGREES F (10 DEGREES C).

5 WARRANTY
- A. LAMINATED GLASS: PROVIDE A FIVE (5) YEAR WARRANTY TO INCLUDE COVERAGE FOR DELAMINATION, INCLUDING REPLACEMENT OF FAILED UNITS.

6 GLAZING TYPES
- A. INSULATED, LAMINATED GLASS:
  1) APPLICATIONS: ALL EXTERIOR GLAZING.
  2) TYPE: FULLY TEMPERED GLASS.
  3) TINT: LIGHT GRAY.
  4) THICKNESS: PER MIAMI-DADE COUNTY NOA.

8 GLASS MATERIALS
- A. FLOAT GLASS MANUFACTURERS:
  1) PILKINGTON NORTH AMERICA INC: WWW.PILKINGTON.COM/NA.
  2) PPG INDUSTRIES, INC: WWW.PPGGLAZING.COM.
- B. FLOAT GLASS: ALL GLAZING IS TO BE FLOAT GLASS UNLESS OTHERWISE INDICATED.
  1) ANNEALED TYPE: ASTM C 1036, TYPE I, TRANSPARENT FLAT, CLASS 1 CLEAR, QUALITY Q3 (GLAZING SELECT).
  2) HEAT-STRENGTHENED AND FULLY TEMPERED TYPES: ASTM C 1048.
  3) TINTED TYPES: COLOR AND PERFORMANCE CHARACTERISTICS AS INDICATED.
  4) THICKNESSES: AS INDICATED; FOR EXTERIOR GLAZING COMPLY WITH SPECIFIED REQUIREMENTS FOR WIND LOAD DESIGN REGARDLESS OF SPECIFIED THICKNESS.
- C. LAMINATED GLASS: FLOAT GLASS LAMINATED IN ACCORDANCE WITH ASTM C1172.
  1) PLASTIC INTERLAYER: 0.060 INCH THICK, MINIMUM AND PER MIAMI-DADE COUNTY NOA
  2) WHERE FULLY TEMPERED IS SPECIFIED OR REQUIRED, PROVIDE GLASS THAT HAS BEEN TEMPERED BY THE TONG-LESS HORIZONTAL METHOD.

9 PLASTIC FILMS
- A. MANUFACTURERS:
  1) PER MIAMI-DADE COUNTY NOA.

10 GLAZING COMPOUNDS
- A. MANUFACTURERS:
  1) PER MIAMI-DADE COUNTY NOA.
- B. BUTYL SEALANT: SINGLE COMPONENT; SHORE A HARDNESS OF 10 TO 20; BLACK COLOR; NON-SKINNING.
- C. SILICONE SEALANT: SINGLE COMPONENT; CHEMICAL CURING; CAPABLE OF WATER IMMERSION WITHOUT LOSS OF PROPERTIES; NON-BLEEDING, NON-STAINING; ASTM C 920, TYPE S, GRADE NS, CLASS 25, USES M, A, AND G; CURED SHORE A HARDNESS OF 15 TO 25; COLOR AS SELECTED.

11 GLAZING ACCESSORIES
- A. SETTING BLOCKS: NEOPRENE, 80 TO 90 SHORE A DUROMETER HARDNESS, ASTM C 864 OPTION I. LENGTH OF 0.1 INCH FOR EACH SQUARE FOOT (25 MM FOR EACH SQUARE METER) OF GLAZING OR MINIMUM 4 INCH (100 MM) X WIDTH OF GLAZING RABBET SPACE MINUS 1/16 INCH (1.5 MM) X HEIGHT TO SUIT GLAZING METHOD AND PANE WEIGHT AND AREA.
- B. SPACER SHIMS: NEOPRENE, 50 TO 60 SHORE A DUROMETER HARDNESS, ASTM C 864 OPTION I. MINIMUM 3 INCH (75 MM) LONG X ONE HALF THE HEIGHT OF THE GLAZING STOP X THICKNESS TO SUIT APPLICATION, SELF ADHESIVE ON ONE FACE.
- C. GLAZING TAPE: PREFORMED BUTYL COMPOUND WITH INTEGRAL RESILIENT TUBE SPACING DEVICE; 10 TO 15 SHORE A DUROMETER HARDNESS; COILED ON RELEASE PAPER; BLACK COLOR.
- D. GLAZING GASKETS: RESILIENT SILICONE EXTRUDED SHAPE TO SUIT GLAZING CHANNEL RETAINING SLOT; ASTM C 864 OPTION I; BLACK COLOR.
- E. GLAZING CLIPS: MANUFACTURER'S STANDARD TYPE.

12 PREPARATION
- A. CLEAN CONTACT SURFACES WITH SOLVENT AND WIPE DRY.
- B. PRIME SURFACES SCHEDULED TO RECEIVE SEALANT.
- C. INSTALL SEALANTS IN ACCORDANCE WITH ASTM C 1193 AND FGMA SEALANT MANUAL.
- D. INSTALL SEALANT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

DIVISION 9 - FINISHES

SECTION 09260 - GYPSUM BOARD ASSEMBLIES

1 REFERENCE STANDARDS
- A. ASTM C 840 - STANDARD SPECIFICATION FOR APPLICATION AND FINISHING OF GYPSUM BOARD; 2008.
- B. ASTM C 1396/C 1396M - STANDARD SPECIFICATION FOR GYPSUM BOARD; 2009A.
- C. GA-216 - APPLICATION AND FINISHING OF GYPSUM BOARD; GYPSUM ASSOCIATION; 2007.
- D. UL (FRD) - FIRE RESISTANCE DIRECTORY; UNDERWRITERS LABORATORIES INC.; CURRENT EDITION.

2 GYPSUM BOARD ASSEMBLIES
- A. PROVIDE COMPLETED ASSEMBLIES COMPLYING WITH ASTM C 840 AND GA-216.

3 METAL FRAMING MATERIALS
- A. NON-LOADBEARING FRAMING SYSTEM COMPONENTS: ASTM C 645; GALVANIZED SHEET STEEL, OF SIZE AND PROPERTIES NECESSARY TO COMPLY WITH ASTM C 754 FOR THE SPACING INDICATED, WITH MAXIMUM DEFLECTION OF WALL FRAMING OF L/240 AT 5 PSF (240 PA).
  1) EXCEPTION: THE MINIMUM METAL THICKNESS AND SECTION PROPERTIES REQUIREMENTS OF ASTM C 645 ARE WAIVED PROVIDED STEEL OF 40 KSI (275 MPA) MINIMUM YIELD STRENGTH IS USED, THE METAL IS CONTINUOUSLY DIMPLED, THE EFFECTIVE THICKNESS IS AT LEAST TWICE THE BASE METAL THICKNESS, AND MAXIMUM STUD HEIGHTS ARE DETERMINED BY TESTING IN ACCORDANCE WITH ASTM E 72 USING ASSEMBLIES SPECIFIED BY ASTM C 754.
  2) STUDS: "C" SHAPED WITH FLAT OR FORMED WEBS WITH KNURLED FACES.
  3) RUNNERS: U SHAPED, SIZED TO MATCH STUDS.
  4) CEILING CHANNELS: C SHAPED.
  5) FURRING: HAT-SHAPED SECTIONS, MINIMUM DEPTH OF 7/8 INCH (22 MM).
- B. LOADBEARING STUDS FOR APPLICATION OF GYPSUM BOARD: AS SPECIFIED IN SECTION 05400.
- C. CEILING HANGERS: TYPE AND SIZE AS SPECIFIED IN ASTM C 754 FORSPACING REQUIRED.

4 BOARD MATERIALS
- A. MANUFACTURERS - GYPSUM-BASED BOARD:
  1) CERTAINTEED CORPORATION: WWW.CERTAINTEED.COM.
  2) GEORGIA-PACIFIC GYPSUM LLC: WWW.GP.COM/GYPSUM.
  3) NATIONAL GYPSUM COMPANY: WWW.NATIONALGYPSUM.COM.
  4) USG CORPORATION: WWW.USG.COM.
- B. GYPSUM WALLBOARD: PAPER-FACED GYPSUM PANELS AS DEFINED IN ASTM C 1396/C 1396M; SIZES TO MINIMIZE JOINTS IN PLACE; ENDS SQUARE CUT.
  1) APPLICATION: USE FOR VERTICAL SURFACES AND CEILINGS, UNLESS OTHERWISE INDICATED.
  2) THICKNESS: VERTICAL SURFACES: 1/2 INCH or 5/8 INCH AS INDICATED.
- C. BACKING BOARD FOR WET AREAS:
  1) APPLICATION: SURFACES BEHIND TILE IN WET AREAS
  2) ANSI CEMENT-BASED BOARD: NON-GYPSUM-BASED; AGGREGATED PORTLAND CEMENT PANELS WITH GLASS FIBER MESH EMBEDDED IN FRONT AND BACK SURFACES COMPLYING WITH ANSI A118.9 OR ASTM C 1325; THICKNESS AS INDICATED.
- D. EXTERIOR SHEATHING BOARD: SIZES TO MINIMIZE JOINTS IN PLACE; ENDS SQUARE CUT.
  1) APPLICATION: EXTERIOR SHEATHING, UNLESS OTHERWISE INDICATED.
  2) REGULAR BOARD THICKNESS: 5/8 INCH.
  3) EDGES: SQUARE, FOR VERTICAL APPLICATION.
  4) GLASS MAT FACED PRODUCTS; GEORGIA-PACIFIC GYPSUM LLC; DENSGLASS GOLD SHEATHING.

5 ACCESSORIES
- A. ACOUSTIC INSULATION: ASTM C 665; PREFORMED GLASS FIBER, FRICTION FIT TYPE.
- B. JOINT MATERIALS: ASTM C 475 AND AS RECOMMENDED BY GYPSUM BOARD MANUFACTURER FOR PROJECT CONDITIONS.
  1) TAPE: 2 INCH WIDE, COATED GLASS FIBER TAPE FOR JOINTS AND CORNERS, EXCEPT AS OTHERWISE INDICATED.
  2) READY-MIXED VINYL-BASED JOINT COMPOUND.
- C. TEXTURED FINISH MATERIALS: LATEX-BASED COMPOUND; PLAIN.
- D. SCREWS FOR ATTACHMENT TO STEEL MEMBERS LESS THAN 0.03 INCH IN THICKNESS, TO WOOD MEMBERS, AND TO GYPSUM BOARD: ASTM C 1002; SELF-PIERCING TAPPING TYPE; CADMIUM-PLATED FOR EXTERIOR LOCATIONS.
- E. SCREWS FOR ATTACHMENT TO STEEL MEMBERS FROM 0.033 TO 0.112 INCH IN THICKNESS: ASTM C 954; STEEL DRILL SCREWS FOR APPLICATION OF GYPSUM BOARD TO LOADBEARING STEEL STUDS.
- F. ANCHORAGE TO SUBSTRATE: TIE WIRE, NAILS, SCREWS, AND OTHER METAL SUPPORTS, OF TYPE AND SIZE TO SUIT APPLICATION; TO RIGIDLY SECURE MATERIALS IN PLACE.

6 EXAMINATION
- A. VERIFY THAT PROJECT CONDITIONS ARE APPROPRIATE FOR WORK OF THIS SECTION TO COMMENCE.

7 FRAMING INSTALLATION
- A. METAL FRAMING: INSTALL IN ACCORDANCE WITH ASTM C 754 AND MANUFACTURER'S INSTRUCTIONS.
- B. SUSPENDED CEILINGS AND SOFFITS: SPACE FRAMING AND FURRING MEMBERS AS INDICATED.
- C. STUDS: SPACE STUDS AS SCHEDULED.
  1) EXTEND PARTITION FRAMING TO STRUCTURE WHERE INDICATED AND TO CEILING IN OTHER LOCATIONS.
  2) PARTITIONS TERMINATING AT CEILING: ATTACH CEILING RUNNER SECURELY TO CEILING TRACK IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- D. OPENINGS: REINFORCE OPENINGS AS REQUIRED FOR WEIGHT OF DOORS OR OPERABLE PANELS, USING NOT LESS THAN DOUBLE STUDS AT JAMBS.
- E. STANDARD WALL FURRING: INSTALL AT MASONRY WALLS SCHEDULED TO RECEIVE GYPSUM BOARD, NOT MORE THAN 4 INCHES FROM FLOOR AND CEILING LINES AND ABUTTING WALLS. SECURE IN PLACE ON ALTERNATE CHANNEL FLANGES.
  1) ORIENTATION: HORIZONTAL.
  2) SPACING: AS INDICATED.

8 BOARD INSTALLATION
- A. COMPLY WITH ASTM C 840. INSTALL TO MINIMIZE BUTT END JOINTS, ESPECIALLY IN HIGHLY VISIBLE LOCATIONS.
- B. SINGLE-LAYER NON-RATED: INSTALL GYPSUM BOARD WITH ENDS AND EDGES OCCURRING OVER FIRM BEARING.
- C. EXTERIOR SHEATHING: COMPLY WITH ASTM C 1280. INSTALL SHEATHING WITH EDGES BUTTED TIGHT AND ENDS OCCURRING OVER FIRM BEARING.
- D. CEMENTITIOUS BACKING BOARD: INSTALL OVER STEEL FRAMING MEMBERS AND PLYWOOD SUBSTRATE WHERE INDICATED, IN ACCORDANCE WITH ANSI A108.11 AND MANUFACTURER'S INSTRUCTIONS.
- E. INSTALLATION ON METAL FRAMING: USE SCREWS FOR ATTACHMENT OF ALL GYPSUM BOARD.
- F. MOISTURE PROTECTION: TREAT CUT EDGES AND HOLES IN MOISTURE RESISTANT GYPSUM BOARD AND EXTERIOR GYPSUM SOFFIT BOARD WITH SEALANT.

9 INSTALLATION OF TRIM AND ACCESSORIES
- A. CONTROL JOINTS: PLACE CONTROL JOINTS CONSISTENT WITH LINES OF BUILDING SPACES AND AS INDICATED.
  1) NOT MORE THAN 30 FEET APART ON WALLS AND CEILINGS OVER 50 FEET LONG.
  2) AT EXTERIOR SOFFITS, NOT MORE THAN 30 FEET APART IN BOTH DIRECTIONS.
- B. CORNER BEADS: INSTALL AT EXTERNAL CORNERS, USING LONGEST PRACTICAL LENGTHS.

10 JOINT TREATMENT
- A. FINISH GYPSUM BOARD IN ACCORDANCE WITH LEVELS DEFINED IN ASTM C 840, AS FOLLOWS:
  1) LEVEL 4: WALLS AND CEILINGS TO RECEIVE PAINT FINISH OR WALL COVERINGS, UNLESS OTHERWISE INDICATED.
  2) LEVEL 1: FIRE RATED WALL AREAS ABOVE FINISHED CEILINGS, WHETHER OR NOT ACCESSIBLE IN THE COMPLETED CONSTRUCTION.
- B. TAPE, FILL, AND SAND EXPOSED JOINTS, EDGES, AND CORNERS TO PRODUCE SMOOTH SURFACE READY TO RECEIVE FINISHES.
  1) FEATHER COATS OF JOINT COMPOUND SO THAT CAMBER IS MAXIMUM 1/32 INCH.
- C. FILL AND FINISH JOINTS AND CORNERS OF CEMENTITIOUS BACKING BOARD AS RECOMMENDED BY MANUFACTURER.

SECTION 09510 - ACOUSTICAL CEILINGS

1 INSTALL SUSPENSION SYSTEM AND PANELS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, AND IN COMPLIANCE WITH ASTM C 636 AND WITH THE AUTHORITIES HAVING JURISDICTION.

2 PRODUCT DATA: SUBMIT MANUFACTURER'S TECHNICAL DATA FOR EACH TYPE OF ACOUSTICAL CEILING UNIT AND SUSPENSION SYSTEM REQUIRED. CONTRACTOR SHALL SUBMIT SAMPLES OF EXPOSED WALL MOLDING AND SUSPENSION SYSTEM, INCLUDING MAIN RUNNER AND 4 FOOT CROSS TEES. SHOP DRAWINGS: LAYOUT AND DETAILS OF ACOUSTICAL CEILINGS. SHOW LOCATIONS OF ITEMS WHICH ARE TO BE COORDINATED WITH, OR SUPPORTED BY THE CEILINGS

3 CERTIFICATIONS: MANUFACTURER'S CERTIFICATIONS THAT PRODUCTS COMPLY WITH SPECIFIED REQUIREMENTS, INCLUDING LABORATORY REPORTS SHOWING COMPLIANCE WITH SPECIFIED TESTS AND STANDARDS. FOR ACOUSTICAL PERFORMANCE, EACH CARTON OF MATERIAL MUST CARRY AN APPROVED INDEPENDENT LABORATORY CLASSIFICATION OF NRC, CAC, AND AC.

4 SINGLE-SOURCE RESPONSIBILITY: PROVIDE ACOUSTICAL PANEL UNITS AND GRID COMPONENTS BY A SINGLE MANUFACTURER.

5 FIRE PERFORMANCE CHARACTERISTICS: IDENTIFY ACOUSTICAL CEILING COMPONENTS WITH APPROPRIATE MARKINGS OF APPLICABLE TESTING AND INSPECTING ORGANIZATION. SURFACE BURNING CHARACTERISTICS: AS FOLLOWS, TESTED PER ASTM E 84 AND COMPLYING WITH ASTM E 1264 FOR CLASS A PRODUCTS. FLAME SPREAD: 25 OR LESS SMOKE DEVELOPED: 50 OR LESS

6 DO NOT INSTALL INTERIOR CEILINGS UNTIL SPACE IS ENCLOSED AND WEATHERPROOF; WET WORK IN PLACE IS COMPLETED AND NOMINALLY DRY; WORK ABOVE CEILINGS IS COMPLETE; AND AMBIENT CONDITIONS OF TEMPERATURE AND HUMIDITY ARE CONTINUOUSLY MAINTAINED AT VALUES NEAR THOSE INTENDED FOR FINAL OCCUPANCY. BUILDING AREAS TO RECEIVE CEILINGS SHALL BE FREE OF CONSTRUCTION DUST AND DEBRIS.

7 ACOUSTICAL PANELS BY ARMSTRONG WORLD INDUSTRIES, INC.
- A. SURFACE TEXTURE: COARSE
- B. COMPOSITION: MINERAL FIBER
- C. COLOR: WHITE
- D. SIZE: 24IN X 24IN X 5/8IN
- E. EDGE PROFILE: SQUARE LAY-IN FOR INTERFACE WITH PRELUDE ML 15/16" EXPOSED TEE.
- F. NOISE REDUCTION COEFFICIENT (NRC): ASTM C 423; CLASSIFIED WITH UL LABEL ON PRODUCT CARTON, 0.55.
- G. CEILING ATTENUATION CLASS (CAC): ASTM C 1414; CLASSIFIED WITH UL LABEL ON PRODUCT CARTON, 30
- H. ARTICULATION CLASS (AC): ASTM E 1111; CLASSIFIED WITH UL LABEL ON PRODUCT CARTON (NOT APPLICABLE).
- I. FLAME SPREAD: ASTM E 1264; CLASS A (UL)
- J. LIGHT REFLECTANCE (LR): ASTM E 1477; WHITE PANEL: LIGHT REFLECTANCE: 0.81.
- K. DIMENSIONAL STABILITY: STANDARD.
- L. ACCEPTABLE PRODUCT: DESIGNER, 735, AS MANUFACTURED BY ARMSTRONG WORLD INDUSTRIES.

SECTION 09900 - PAINTS AND COATINGS

1 REFERENCE STANDARDS
- A. MPI (APL) - MASTER PAINTERS INSTITUTE APPROVED PRODUCTS LIST; MASTER PAINTERS AND DECORATORS ASSOCIATION; CURRENT EDITION, WWW.PAINTINFO.COM.
- B. MPI (APSM) - MASTER PAINTERS INSTITUTE ARCHITECTURAL PAINTING SPECIFICATION MANUAL; MASTER PAINTERS AND DECORATORS ASSOCIATION; 2004.

2 SUBMITTALS
- A. PRODUCT DATA: PROVIDE COMPLETE LIST OF ALL PRODUCTS TO BE USED, WITH THE FOLLOWING INFORMATION FOR EACH:
  1. MANUFACTURER'S NAME, PRODUCT NAME AND/OR CATALOG NUMBER, AND GENERAL PRODUCT CATEGORY (E.G. "ALKYD ENAMEL").
  2. MPI PRODUCT NUMBER (E.G. MPI #47).
  3. CROSS-REFERENCE TO SPECIFIED PAINT SYSTEM(S) PRODUCT IS TO BE USED IN; INCLUDE DESCRIPTION OF EACH SYSTEM (COPY OF RELEVANT MPI MANUAL PAGE IS ACCEPTABLE).

3 EXTRA MATERIALS
- A. SUPPLY 1 GALLON OF EACH COLOR; STORE WHERE DIRECTED.
- B. LABEL EACH CONTAINER WITH COLOR IN ADDITION TO THE MANUFACTURER'S LABEL.

4 MANUFACTURERS
- A. PROVIDE ALL PAINT AND COATING PRODUCTS USED IN ANY INDIVIDUAL SYSTEM FROM THE SAME MANUFACTURER; NO EXCEPTIONS.
- B. PAINTS: ACCEPTABLE MANUFACTURERS ARE LIMITED TO THE FOLLOWING:
  1. DURON, INC: WWW.DURON.COM.
  2. BENJAMIN MOORE & CO: WWW.BENJAMINMOORE.COM.
  3. SHERWIN WILLIAMS: WWW.SHERWIN-WILLIAMS.COM

5 MATERIALS - GENERAL
- A. PAINTS AND COATINGS: PROVIDE PRODUCTS LISTED IN MASTER PAINTERS INSTITUTE APPROVED PRODUCT LIST, CURRENT EDITION AVAILABLE AT WWW.PAINTINFO.COM, FOR SPECIFIED MPI CATEGORIES, EXCEPT AS OTHERWISE INDICATED.
  1. PROVIDE READY MIXED PAINTS, EXCEPT FIELD-CATALYZED COATINGS.
  2. PROVIDE MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER AND THE SUBSTRATES INDICATED UNDER CONDITIONS OF SERVICE AND APPLICATION, AS DEMONSTRATED BY MANUFACTURER BASED ON TESTING AND FIELD EXPERIENCE.

6 PAINT SYSTEMS
- A. PROVIDE PREMIUM GRADE SYSTEMS (2 TOP COATS) AS DEFINED IN MPI ARCHITECTURAL PAINTING SPECIFICATION MANUAL, EXCEPT AS OTHERWISE INDICATED.
- B. WHERE A SPECIFIED PAINT SYSTEM DOES NOT HAVE A PREMIUM GRADE, PROVIDE CUSTOM GRADE SYSTEM.

7 EXTERIOR PAINT SYSTEMS
- A. CONCRETE HORIZONTAL SURFACES:
  1. EXT 3.2A LATEX FLOOR PAINT: MPI #60.
- B. CONCRETE SEALER:
  1. EXT 3.2G SEALER, CLEAR: MPI #104.
- C. CEMENTITIOUS COMPOSITION BOARD:
  1. EXT 3.3A LATEX: LATEX MPI #10, 11, 15 OR 119.
- D. CONCRETE MASONRY UNITS:
  1. WATER REPELLANT AS SPECIFIED IN DRAWINGS.
  2. EXT 4.2A LATEX: BLOCK FILLER MPI #4, LATEX MPI #10, 11, 15 OR 119.
- E. STRUCTURAL STEEL AND METAL FABRICATIONS:
  1. APPLICATIONS INCLUDE BUT ARE NOT LIMITED TO DOORS.
  2. EXT 5.1A QUICK DRY ENAMEL: Q.D. PRIMER MPI #76, Q.D. ENAMEL MPI #81 OR 96.
     A. SEMI-GLOSS.
- F. ALUMINUM:
  1. APPLICATIONS INCLUDE FRAMES.
  2. EXT 5.4A ALKYD: VINYL WASH PRIMER MPI #80, ALKYD MPI #8, 9 OR 94.
     A. SEMI-GLOSS.
- G. DIMENSION LUMBER:
  1. APPLICATIONS INCLUDE BUT ARE NOT LIMITED TO COLUMNS.
  2. EXT 6.2A LATEX: OIL/ALKYD PRIMER MPI #5 OR #7, LATEX MPI #10, 11, 15 OR 119.
- H. DRESSED LUMBER:
  1. APPLICATIONS INCLUDE BUT ARE NOT LIMITED TO DOORS.
  2. EXT 6.3A LATEX: OIL/

GENERAL SPECIFICATION STANDARDS

8 INTERIOR PAINT SYSTEMS

A. STRUCTURAL STEEL AND METAL FABRICATIONS:
1. INT 5.1A QUICK DRY ENAMEL: Q.D. PRIMER MPI #76, Q.D. ENAMEL MPI #81 OR 96.

B. ALUMINUM (NOT ANODIZED):
1. APPLICATIONS INCLUDE BUT ARE NOT LIMITED TO FRAMES, SASH, SILLS, FLASHING, HANDRAILS, RAILINGS, AND POSTS.
2. INT 5.4A ALKYD: VINYL WASH PRIMER MPI #80, ALKYD MPI #47, 48, 49 OR 51.

C. DIMENSION LUMBER:
1. APPLICATIONS INCLUDE BUT ARE NOT LIMITED TO COLUMNS, BEAMS, EXPOSED JOISTS, UNDERSIDE OF DECKING, AND SIDING:

D. DRESSED LUMBER:
1. APPLICATIONS INCLUDE BUT ARE NOT LIMITED TO DOORS, DOOR FRAMES, WINDOW FRAMES, WINDOW CASINGS, TRIM, BASEBOARDS, AND MOLDINGS.
2. INT 6.3A HIGH PERFORM ARCHITECTURAL LATEX: LATEX PRIMER MPI #39, HIPAC LATEX MPI #138, 139, 140 OR 141.
3. INT 6.3C SEMI-TRANSPARENT STAIN: WOOD STAIN MPI #90.

E. PLASTER AND GYPSUM BOARD:
1. APPLICATIONS INCLUDE BUT ARE NOT LIMITED TO WALLS, CEILINGS, SOFFITS, AND BULKHEADS.
2. INT 9.2A LATEX: LATEX PRIMER SEALER MPI #50, LATEX #43, 44, 52, 53, 54 OR 114.

9 SCOPE -- SURFACES TO BE FINISHED

A. PAINT ALL EXPOSED SURFACES EXCEPT WHERE INDICATED NOT TO BE PAINTED OR TO REMAIN NATURAL; THE TERM "EXPOSED" INCLUDES AREAS VISIBLE THROUGH PERMANENT AND BUILT-IN FIXTURES WHEN THEY ARE IN PLACE.

B. PAINT THE SURFACES INDICATED ON THE DRAWINGS, AND AS FOLLOWS:
1. IF A SURFACE, MATERIAL, OR ITEM IS NOT SPECIFICALLY MENTIONED, PAINT IN THE SAME MANNER AS SIMILAR SURFACES, MATERIALS, OR ITEMS, REGARDLESS OF WHETHER COLORS ARE INDICATED OR NOT.
2. PAINT SURFACES BEHIND MOVABLE EQUIPMENT AND FURNISHINGS THE SAME AS SIMILAR EXPOSED SURFACES.
3. PAINT SURFACES TO BE CONCEALED BEHIND PERMANENTLY INSTALLED FIXTURES, EQUIPMENT, AND FURNISHINGS, USING PRIMER ONLY, PRIOR TO INSTALLATION OF THE PERMANENT ITEM.
4. PAINT BACK SIDES OF ACCESS PANELS AND REMOVABLE AND HINGED COVERS TO MATCH EXPOSED SURFACES.
5. PAINT INTERIOR SURFACES OF AIR DUCTS AND CONVECTOR AND BASEBOARD HEATING CABINETS WITH FLAT, NONSPECULAR BLACK PAINT WHERE VISIBLE THROUGH REGISTERS, GRILLES, OR LOUVERS.
6. PAINT DAMPERS EXPOSED BEHIND LOUVERS, GRILLES, AND CONVECTOR AND BASEBOARD CABINETS TO MATCH FACE PANELS.

C. DO NOT PAINT OR FINISH THE FOLLOWING ITEMS:
1. ITEMS FULLY FACTORY-FINISHED UNLESS SPECIFICALLY NOTED; FACTORY-PRIMED ITEMS ARE NOT CONSIDERED FACTORY-FINISHED.
2. ITEMS INDICATED TO RECEIVE OTHER FINISH.
3. ITEMS INDICATED TO REMAIN NATURALLY FINISHED.
4. FIRE RATING LABELS, EQUIPMENT SERIAL NUMBER AND CAPACITY LABELS, AND OPERATING PARTS OF EQUIPMENT.

10 EXAMINATION

A. VERIFY THAT SURFACES ARE READY TO RECEIVE WORK AS INSTRUCTED BY THE PRODUCT MANUFACTURER.

B. EXAMINE SURFACES SCHEDULED TO BE FINISHED PRIOR TO COMMENCEMENT OF WORK. REPORT ANY CONDITION THAT MAY POTENTIALLY AFFECT PROPER APPLICATION.

C. TEST SHOP-APPLIED PRIMER FOR COMPATIBILITY WITH SUBSEQUENT COVER MATERIALS; REPORT INCOMPATIBLE PRIMER CONDITIONS AND SUBMIT RECOMMENDED CHANGES FOR ARCHITECT'S APPROVAL.

11 PREPARATION

A. PREPARE SURFACES AS SPECIFIED IN MPI ARCHITECTURAL PAINTING SPECIFICATION MANUAL AND AS FOLLOWS FOR THE APPLICABLE SURFACE AND COATING; IF MULTIPLE PREPARATION TREATMENTS ARE SPECIFIED, USE AS MANY AS NECESSARY FOR BEST RESULTS; WHERE THE MANUAL REFERENCES EXTERNAL STANDARDS FOR PREPARATION (E.G. SSPC STANDARDS), PREPARE AS SPECIFIED IN THOSE STANDARDS; COMPLY WITH COATING MANUFACTURER'S SPECIFIC PREPARATION METHODS OR TREATMENTS, IF ANY.

B. COORDINATE PAINTING WORK WITH CLEANING AND PREPARATION WORK SO THAT DUST AND OTHER CONTAMINANTS DO NOT FALL ON NEWLY PAINTED, WET SURFACES.

C. SURFACE APPURTENANCES: PRIOR TO PREPARING SURFACES OR FINISHING, REMOVE ELECTRICAL PLATES, HARDWARE, LIGHT FIXTURES, LIGHT FIXTURE TRIM, ESCUTCHEONS, MACHINED SURFACES, FITTINGS, AND SIMILAR ITEMS ALREADY INSTALLED THAT ARE NOT TO BE PAINTED.

1 IF REMOVAL IS IMPRACTICAL OR IMPOSSIBLE BECAUSE OF THE SIZE OR WEIGHT OF THE ITEM, PROVIDE SURFACE-APPLIED PROTECTION BEFORE PREPARATION AND FINISHING.

2. AFTER COMPLETING PAINTING IN EACH SPACE OR AREA, REINSTALL ITEMS REMOVED USING WORKERS SKILLED IN THE TRADES INVOLVED.

D. SURFACES: CORRECT DEFECTS AND CLEAN SURFACES WHICH AFFECT WORK OF THIS SECTION. REMOVE OR REPAIR EXISTING COATINGS THAT EXHIBIT SURFACE DEFECTS.

E. MARKS: SEAL WITH SHELLAC THOSE WHICH MAY BLEED THROUGH SURFACE FINISHES.

F. IMPERVIOUS SURFACES: REMOVE MILDEW BY SCRUBBING WITH SOLUTION OF TETRA-SODIUM PHOSPHATE AND BLEACH. RINSE WITH CLEAN WATER AND ALLOW SURFACE TO DRY.

12 APPLICATION

A. APPLY PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND AS SPECIFIED OR RECOMMENDED BY MPI MANUAL, USING THE PREPARATION, PRODUCTS, SHEENS, TEXTURES, AND COLORS AS INDICATED.

1. REMOVE, REFINISH, OR REPAINT WORK NOT COMPLYING WITH REQUIREMENTS.

B. DO NOT APPLY FINISHES OVER DIRT, RUST, SCALE, GREASE, MOISTURE, SCUFFED SURFACES, OR OTHER CONDITIONS DETRIMENTAL TO FORMATION OF A DURABLE COATING FILM; DO NOT APPLY FINISHES TO SURFACES THAT ARE NOT DRY.

C. USE APPLICATORS AND METHODS BEST SUITED FOR SUBSTRATE AND TYPE OF MATERIAL BEING APPLIED AND ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

D. MINIMUM COATING THICKNESS: APPLY PAINT MATERIALS NO THINNER THAN MANUFACTURER'S RECOMMENDED SPREADING RATE; PROVIDE TOTAL DRY FILM THICKNESS OF ENTIRE SYSTEM AS RECOMMENDED BY MANUFACTURER.

E. APPLY FINISH TO COMPLETELY COVER SURFACES WITH UNIFORM APPEARANCE

13 CLEANING AND PROTECTION

A. COLLECT WASTE MATERIAL WHICH MAY CONSTITUTE A FIRE HAZARD, PLACE IN CLOSED METAL CONTAINERS, AND REMOVE DAILY FROM SITE.

B. AT THE END OF EACH WORKDAY, REMOVE EMPTY CANS, RAGS, RUBBISH, AND OTHER DISCARDED PAINT MATERIALS FROM SITE.

C. PROTECT OTHER WORK, WHETHER BEING PAINTED OR NOT, AGAINST DAMAGE BY PAINTING. CORRECT DAMAGE BY CLEANING, REPAIRING OR REPLACING, AND REPAINTING AS APPROVED BY ARCHITECT.

D. PROVIDE "WET PAINT" SIGNS TO PROTECT NEWLY PAINTED FINISHES. REMOVE TEMPORARY PROTECTIVE WRAPPINGS PROVIDED BY OTHERS TO PROTECT THEIR WORK AFTER COMPLETING PAINTING OPERATIONS.

E. AT COMPLETION OF CONSTRUCTION ACTIVITIES OF OTHER TRADES, TOUCH UP AND RESTORE DAMAGED OR DEFACED PAINTED SURFACES. COMPLY WITH PROCEDURES SPECIFIED IN MPI MANUAL.

SECTION 09660 LUXURY VINYL TILE (LVT) FLOORING

1 ANY MATERIALS OR OPERATION SPECIFIED BY REFERENCE TO THE PUBLISHED SPECIFICATIONS OF A MANUFACTURER, FEDERAL SPECIFICATIONS (FED. SPEC.), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), OR OTHER PUBLISHED STANDARDS, SHALL COMPLY WITH THE REQUIREMENTS OF THAT STANDARD.

2 EXCEPT AS OTHERWISE SPECIFIED HEREIN OR SPECIFICALLY APPROVED BY THE ARCHITECT IN WRITING, THE PRODUCTS OF THE FOLLOWING MANUFACTURERS, SUBJECT TO COMPLIANCE WITH SPECIFICATION REQUIREMENTS SHALL BE ACCEPTABLE:
A. KENTILE
B. ARMSTRONG
C. GAF CORP.
D. JOHNSON

3 SAMPLES OF THE FOLLOWING MATERIALS OR ASSEMBLIES SHALL BE REQUIRED:
A. FLOOR TILE
B. BASE
C. TRIM PIECES AND ACCESSORIES

4 MATERIALS SHALL BE DELIVERED TO THE PROJECT IN MANUFACTURER'S ORIGINAL, UNOPENED CONTAINERS, CLEARLY MARKED WITH MANUFACTURER'S BRAND NAME, COLOR OR PATTERN IDENTIFICATION, AND MILL-RUN CODE NUMBER.HANDLE AND STORE MATERIALS CAREFULLY IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. TILES WITH CRACKED, CHIPPED OR BENT CORNERS SHALL BE REJECTED, WHETHER THESE DEFACED TILES HAVE BEEN INSTALLED IN THE WORK OR NOT.

5 FLOORING SHALL BE UNIFORM IN THICKNESS AND SIZE. TILE SHALL BE CUT ACCURATELY WITH SQUARE, TRUE EDGES. PLAIN COLORS SHALL BE UNIFORM THROUGHOUT IN COLOR. VARIATIONS FROM PIECE TO PIECE WITH VARIEGATED COLORS SHALL NOT BE SO WIDE AS TO MAR THE DECORATIVE VALUE OF THE FLOOR.

6 FLOOR TILE: TILE AND COLORS SHALL BE SELECTED FROM MANUFACTURER'S STANDARD SERIES. TILE SHALL BE VINYL 1/8-INCH-THICK, 12 X 12 INCHES, CONFORMING TO FED. SPEC. SS_T_312, TYPE IV. RESILIENT FLOORING SHALL BE PLACED SO THAT FIELDS OF PATTERNS RUN CONTINUOUSLY THROUGHOUT THE FLOOR SURFACE. FIT FLOORING NEATLY INTO BREAKS AND RECESSES. FIT FLOORING WITH TIGHT, ALIGNED JOINTS. EDGING STRIPS SHALL BE PROVIDED WHERE FLOORING TERMINATES AT POINTS HIGHER THAN THE CONTIGUOUS FINISHED FLOORING.

7 BASE SHALL BE MOLDED VINYL COVE 1/8-INCH-THICK, 4 INCHES HIGH. INTERNAL AND EXTERNAL CORNERS SHALL BE PREMOLDED. COLORS SHALL BE FROM MANUFACTURER'S STANDARD COLOR GROUP. ADHESIVES, UNDERLAYMENT, PRIMERS, CRACK FILLERS, WAX AND CLEANERS SHALL BE AS RECOMMENDED BY MANUFACTURER. FIRMLY CEMENT BASE TO WALL. PRESS DOWN SO THAT BOTTOM COVED EDGE FOLLOWS FLOOR. FORM INTERNAL AND EXTERNAL CORNERS WITH PREMOLDED UNITS. SCRIBE BASE ACCURATELY TO ABUTTING MATERIALS.

8 SURFACES TO RECEIVE RESILIENT FLOORING SHALL BE EXAMINED, AND WORK SHALL NOT BE STARTED UNTIL DEFECTS HAVE BEEN CORRECTED. STARTING OF APPLICATION OF RESILIENT FLOORING SHALL CONSTITUTE ACCEPTANCE BY THIS SUBCONTRACTOR THAT THE SURFACE IS IN PROPER CONDITION. DO NOT START WORK UNTIL ALL MATERIALS OF OTHER TRADES HAVE BEEN INSTALLED WHICH WILL AFFECT RESILIENT FLOORING.

9 SURFACES RECEIVING RESILIENT FLOORING SHALL NOT VARY MORE THAN 1/8 INCH IN ANY 6 FOOT DISTANCE, AND MORE THAN 1/16 INCH WITHIN ANY ONE FOOT DISTANCE. ANY DEVIATION FROM THIS TOLERANCE OF THE SURFACE RECEIVING RESILIENT FLOORING SHALL BE FILLED WITH UNDERLAYMENT.

SECTION 09680 TILE CARPETING

1 ALL REFERENCES INDICATING TO FOLLOW MANUFACTURER'S INSTRUCTIONS SHALL IMPLY USING THE LATEST MANUFACTURER'S PUBLISHED INFORMATION.

2 PROVIDE MOISTURE TESTS AND PH TESTS (ALKALINITY) IN ACCORDANCE WITH MANUFACTURER'S WRITTEN REQUIREMENTS AND ASTM STANDARDS.

3 OBTAIN APPROVAL OF A/E OWNER BEFORE MAKING SUBMITTALS. SUBMIT PRODUCT DATA AND SPECIFICATIONS FOR EACH CARPET TILE, INCLUDING SPECIFIED TESTS PASSED, AND DESCRIPTION OF ADHESIVE, RUBBER BASE, TRANSITION STRIPS AND EDGE STRIPS. SUBMIT MANUFACTURERS INSTALLATION INSTRUCTIONS, INCLUDING ANY SPECIAL PROCEDURES.

A. SUBMIT TWO FULL SIZE SAMPLES OF CARPET TILE, IN THE RANGE OF COLORS AND PATTERNS SPECIFIED, FOR SELECTION OF ONE OR MORE COLORS AND PATTERNS BY THE OWNER.

B. SUBMIT TWO 12-INCH LONG PIECES OF SPECIFIED MOLDING AND 2 SAMPLES OF ALL AND ANY SPECIAL TREATMENT MATERIALS (CARPET SADDLE, SNAP DOWN DIVIDERS, REDUCERS).

4 MAINTENANCE MANUALS: PROVIDE TWO COMPLETE MANUALS EACH WITH MAINTENANCE PROCEDURES, RECOMMENDED MAINTENANCE MATERIALS, STAIN REMOVAL PROCEDURES AND SUGGESTED SCHEDULE FOR CLEANING AND REPAIR PROCEDURES.

5 PROVIDE IN MANUFACTURER'S UNOPENED BOXES. PROVIDE MINIMUM OF 2% OF ALL CARPET TILE INSTALLED IN THIS WORK, BUT NO LESS THAN 1 FULL BOX OF CARPET TILE IN EACH COLOR/PATTERN. OBTAIN SIGNATURE OF THE M-DCPS PROJECT MANAGER ON THE TRANSMITTAL LETTER TO CONFIRM RECEIPT OF THE CARPET TILE.

6 CARPET TILES SHALL BE TUFTED NYLON PILE ON SPONGE PLASTIC OR CUSHION BACKING.

ACCECPTABLE MANUFACTURER CARPET TILE PRODUCTS:
A. SHAW CONTRACT GROUP
B. MANNINGTON COMMERCIAL
C. PATCRAFT PRODUCTS FAMILY

TUFTED NYLON PILE BONDED TO GLASS-REINFORCED VINYL (PVC) BACKING.
A. FIBERGLASS REINFORCED, LOW VOC, THERMOPLASTIC PVC MAT, WITH COATING THAT BINDS TUFTS TO AT LEAST 10.0 LB.
B. WITHDRAWAL FORCE; ASTM D1335THICKNESS: 0.090 TO 0.100 IN.
C. OVERALL WEIGHT: 70 TO 80 OZ/YD^2.
D. DIMENSIONAL STABILITY: <0.15% CHANGE; DIN 54318 "AACHEN TEST".

ACCEPTABLE MANUFACTURER BACKING PRODUCTS:
A. INTERFACE PRODUCT FAMILY
B. J&J FLOORING PRODUCT FAMILY
C. MANNINGTON COMMERCIAL

7 ADHESIVES SHALL BE RELEASABLE, PRESSURE-SENSITIVE PAD-TYPE ADHESIVE SYSTEM AS PROVIDED BY CARPET TILE MANUFACTURER

8 ALUMINUM TRANSITION AND EDGE STRIPS: GENTLY TAPERED PROFILE, AT LEAST 2 IN. WIDE THAT WILL GRIP THE EDGE OF CARPET TILE WITHOUT EXTENDING ABOVE ADJACENT PILE HEIGHT, AS PRODUCED BY PEMKO, SCHLUTER OR ZERO.

9 INSTALL CARPET TILE FOLLOWING MANUFACTURER'S CURRENT PUBLISHED RECOMMENDATIONS AND INSTRUCTIONS, EXCEPT AS MORE STRINGENTLY SPECIFIED HEREIN.

10 CUT AND FIT CARPET TILE TO BUTT TIGHTLY AT VERTICAL SURFACES, BUILT-INS, PIPES, OUTLETS, EDGINGS, THRESHOLDS AND NOSINGS. EXTEND CARPET TILE INTO TOE SPACES, DOOR REVEALS, CLOSETS, AND OTHER SIMILAR DEPARTURES FROM STRAIGHT ROOM BOUNDARIES. PROVIDE EDGE STRIPS AT DOORS.

DIVISION 10 - SPECIALTIES

SECTION 10400 IDENTIFYING DEVICES

1 CONTRACTOR SHALL INSTALL ENGRAVED PLASTIC LAMINATE SIGNS AT THE DOOR INTO ALL ROOMS WITH THE ROOM NAME AND ROOM NUMBER AS INDICATED ON THE FLOOR PLAN.

2 ENGRAVED PLASTIC LAMINATE IDENTIFYING ROOM SIGNS SHALL BE 1/8" THICK WITH FACE AND CORE COLORS AS SELECTED BY THE ARCHITECT AND OWNER. COLOR SELECTION WILL BE MADE FROM THE SUPPLIERS STANDARD COLORS. THE SUPPLIER SHALL PROVIDE A MINIMUM OF 10 COLORS FOR THE ARCHITECT AND OWNER CONSIDERATION.

3 ENGRAVED LETTERS SHALL BE MACHINE CUT EVENLY INTO THE CONTRASTING COLOR CORE. LETTER STYLE SHALL BE HELVETICA MEDIUM.

4 INSTALL IDENTIFICATION SIGNS IN A PERMANENT MANNER AS APPROVED BY THE ARCHITECT AND OWNER. INSTALL SIGNS SO THE CENTER IS 9" FROM THE DOOR FRAME AT A HEIGHT OF 60" AFF.

5 SUBMIT SHOP DRAWINGS AND PRODUCT DATA FOR ALL IDENTIFYING ROOM SIGNS. SUBMIT SAMPLES OF PLASTIC LAMINATE FOR APPROVAL BY THE ARCHITECT AND OWNER.

6 C. NON_POTABLE WATER CAUTION SIGNS
1. PROVIDE NON_POTABLE WATER CAUTION SIGNS ADJACENT TO ALL HOSE BIBBS DELIVERING NON_POTABLE WATER.
2. NON_POTABLE WATER CAUTION SIGNS SHALL BE LETTERED AS FOLLOWS:
CAUTION
NON_POTABLE WATER
DO NOT DRINK

7 D. CLEARANCE CAUTION SIGNS
1. PROVIDE CLEARANCE CAUTION SIGNS IN THE FOLLOWING LOCATIONS:
A.
B.
2. CLEARANCE CAUTION SIGNS SHALL BE LETTERED AS FOLLOWS:
CAUTION
_FOOT
CLEARANCE

8 2.02 ENGRAVED PLASTIC LAMINATE SIGNS
A.

9 2.03 DEDICATION PLAQUE

PROVIDE ONE DARK BRONZE CAST ALUMINUM DEDICATION PLAQUE. TEXT AND DESIGN SHALL BE AS PROVIDED BY THE E/A. APPROXIMATE SIZE SHALL BE 3' LONG BY 2' HIGH. BASE BID ON APPROXIMATELY 500 RAISED LETTERS AND THE OWNER'S LOGO.

10 3. EXECUTION
3.01 INSTALLATION
END OF SECTION

SECTION 10800 RESTROOM ACCESSORIES

1 WORK UNDER THIS SECTION INCLUDES:
A. 42 "GRAB BARS
B. 36" GRAB BAR
C. SURFACE MOUNTED MIRROR
D. TOILET TISSUE DISPENSERS
E. PAPER TOWEL DISPENSERS.

2 SUBMIT SHOP DRAWINGS AND PRODUCT DATA FOR RESTROOM ACCESSORIES. INSTALL RESTROOM ACCESSORIES AS INDICATED ON THE DRAWINGS AND IN COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

3 PROVIDE GRAB BARS WHERE INDICATED ON THE DRAWINGS. GRAB BARS SHALL BE FABRICATED FROM SATIN FINISH STAINLESS STEEL AND SHALL BE 1½" OUTSIDE DIAMETER. TUBING SHALL BE BENT AND WELDED, FORMING A STRUCTURAL UNIT FREE FROM PROTRUDING EDGES. INTERMEDIATE SUPPORTS SHALL BE WELDED TO THE BARS. CONCEALED MOUNTING FLANGES SHALL BE STAINLESS STEEL. INSTALLED BARS SHALL BE CAPABLE OF WITHSTANDING A 500 LB. VERTICAL LOAD WITHOUT BECOMING LOOSE AND WITHOUT OBVIOUS PERMANENT DEFORMATION. GRAB BARS SHALL BE MANUFACTURED BY THE FOLLOWING, OR EQUAL:
A. ACCESSORY SPECIALTIES, INC.
B. AMERICAN DISPENSER CO., INC.
C. BOBRICK WASHROOM EQUIPMENT, INC.

4 FIXED TILT MIRROR SHALL BE ¼" THICK PLATE GLASS WITH TWO COATS OF SILVER AND AN ELECTROLYTICALLY APPLIED COPPER PLATED. MIRROR SHALL BE GUARANTEED FOR 10 YEARS. UNIT SHALL MEASURE 16" BY 30". FRAME SHALL BE STAINLESS STEEL WITH A SATIN FINISH AND SHALL EXTEND 4" FROM WALL AT THE TOP AND 1" FROM THE WALL AT THE BOTTOM. FIXED TILT MIRRORS SHALL BE ONE OF THE FOLLOWING, OR EQUAL:
A. ACCESSORY SPECIALTIES, INC. MODEL 0535.
B. AMERICAN DISPENSER CO., INC. MODEL 573.
C. BOBRICK WASHROOM EQUIPMENT, INC. MODEL B_293.

5 PROVIDE ONE (1) MULTI_ROLL TISSUE DISPENSER FOR EACH WATER CLOSET. TOILET TISSUE DISPENSERS SHALL BE TWO_ROLL SURFACE MOUNTED OF STAINLESS STEEL WITH A NO. 4 SATIN FINISH. DISPENSER SHALL BE ONE OF THE FOLLOWING:
A. ACCESSORY SPECIALTIES, INC., MODEL 06976A.
B. AMERICAN DISPENSER CO., INC., MODEL 511.
C. BOBRICK WASHROOM EQUIPMENT, INC. MODEL B_2994.

6 SURFACE MOUNTED TOWEL DISPENSERS. TOWEL DISPENSERS SHALL BE FABRICATED FROM STAINLESS STEEL AND SHALL HAVE A SATIN FINISH. TOWEL DISPENSERS SHALL HOLD A MINIMUM OF 600 C_FOLD TOWELS. TOWEL DISPENSERS SHALL BE ONE OF THE FOLLOWING, OR EQUAL:
A. AMERICAN DISPENSER CO., INC. MODEL 6C & 7MC.
B. BOBRICK WASHROOM EQUIPMENT, INC. MODEL B3901 & B3914.

DIVISION 11 - EQUIPMENT

1 THERE IS NO DIVISION 11 EQUIPMENT IN THE SCOPE FOR THIS PROJECT

DIVISION 12 - FURNISHING

1 THERE IS NO FURNISHING IN THE SCOPE FOR THIS PROJECT

DIVISION 13 - SPECIAL CONSTRUCTION

1 THERE IS NO SPECIAL CONSTRUCTION IN THE SCOPE FOR THIS PROJECT

DIVISION 14 - CONVEYING EQUIPMENT

1 THERE IS NO CONVEYING EQUIPMENT FOR THIS PROJECT

Date	Revision	Symbol	Date	Revision	Symbol

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

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FORT ZACHARY TAYLOR

GENERAL SPECIFICATIONS

ADMINISTRATION BUILDING REPLACEMENT
601 HOWARD ENGLAND WAY
KEY WEST, FL 33040

Sheet No.
G103

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

GENERAL SPECIFICATION STANDARDS

DIVISION 15 - MECHANICAL & PLUMBING

1. ALL SUPPLY AIR REGISTERS SHALL BE 24 INCHES x 24 INCHES ADJUSTABLE WITH 15 INCHES x 7 INCHES (INSIDE) OVERHEAD FIBERGLASS DUCT, UNLESS OTHERWISE SPECIFIED. DUCTS IN UNCONDITIONED SPACES SHALL HAVE R-4.2 MINIMUM INSULATION EXCEPT DUCTS EXPOSED TO VENTILATED ATTICS AND CRAWL SPACES SHALL HAVE R-6 INSULATION.
2. INTERIOR DOORS SHALL BE UNDERCUT 1.5 INCHES ABOVE FINISHED FLOOR FOR AIR RETURN AND OR AS NOTED ON FLOOR PLAN, EXCEPT DOORS LOCATED IN FIRE RATED PARTITIONS SHALL NOT BE UNDERCUT.
3. RESTROOM VENT FANS SHALL PROVIDE 50 CFM OR MORE EXHAUST PER WATER CLOSET OR URINAL, UNLESS OTHERWISE SPECIFIED ON PLANS.
4. VENT FANS SHALL BE DUCTED TO THE EXTERIOR AND TERMINATE AT AN APPROVED VENT CAP.
5. HVAC EQUIPMENT SHALL BE EQUIPPED WITH OUTSIDE FRESH AIR INTAKES CAPABLE OF PROVIDING 5 CFM FOR EACH OCCUPANT & 0.06 CFM PER SQUARE FOOT OF BUILDING AREA.
6. HVAC EQUIPMENT SHALL BE U.L. LISTED. CONDENSATION PIPE FROM HVAC UNIT TO GRADE SHALL BE SITE INSTALLED. TIME SWITCH, PROGRAMMABLE TIME CLOCK, OR EQUAL SHALL BE INSTALLED ON HVAC FROM ENERGY CONSERVATION. HVAC UNIT SHALL HAVE A MINIMUM SEER RATING OF 14 (SNG. PACKAGE).
7. INTERIOR DOORS SHALL BE UNDERCUT 1.5" ABOVE FINISHED FLOOR FOR RETURN AIR.
8. HVAC UNITS SHALL HAVE FRESH AIR INTAKE CAPABLE OF PROVIDING 0.5 CFM PER SQ. FT. OF FLOOR AREA.
9. HVAC UNIT BLOWERS SHALL OPERATE CONTINUOUSLY DURING HOURS OF OCCUPANCY.
10. INSULATED DUCTS FOR CONDITIONED AIR SHALL HAVE A VAPOR BARRIER ON THE WARM SIDE OF THE DUCT.
11. OUTSIDE AND INSIDE WET AND DRY BULB DESIGN MUST COMPLY WITH WEATHER CONDITIONS.
12. TOILETS SHALL BE ELONGATED WITH NONABSORBENT OPEN FRONT SEATS.
13. RESTROOM WALLS SHALL BE COVERED WITH NONABSORBENT MATERIAL TO A MINIMUM HEIGHT OF 48 INCHES A.F.F. (70 INCHES MINIMUM IN SHOWERS).
14. ALL PLUMBING FIXTURES SHALL HAVE SEPARATE SHUTOFF VALVES.
15. WATER HEATER SHALL HAVE A T & P RELIEF VALVE WITH DRAIN TO EXTERIOR, AND A SHUTOFF VALVE WITHIN 3 FEET ON THE COLD WATER SUPPLY LINE.
16. DWV SYSTEM SHALL BE EITHER ABS OR PVC - DWV.
17. WATER SUPPLY LINES SHALL BE POLYBUTYLENE, CPVC, OR COPPER; WHEN POLYBUTYLENE SUPPLY LINES ARE INSTALLED THE MAXIMUM WATER HEATER TEMPERATURE SETTING IN 180°F. THE POLYBUTYLENE PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS LIMITATIONS AND INSTRUCTIONS.
18. ALL PIPE HANGERS SHALL BE NON-METALLIC OR OF THE SAME METAL AS THE PIPE BEING SUPPORTED. ALL SUPPORTS FOR PLASTIC PIPES SHALL PERMIT FREE MOVEMENT AND/OR THERMAL EXPANSION OF THE PIPE. PIPING SUPPORTS SHALL BE SPACED IN ACCORDANCE WITH THE APPLICABLE PLUMBING CODE AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
19. WATER CLOSETS ARE TANK TYPE UNLESS OTHERWISE SPECIFIED.
20. BUILDING DRAIN AND CLEANOUTS ARE DESIGNED BY EOR AND SITE INSTALLED BY G.C., SUBJECT TO LOCAL JURISDICTION APPROVAL.
21. THERMAL EXPANSION DEVICE, IF REQUIRED BY WATER HEATED INSTALLED.

DIVISION 16 - ELECTRICAL

1. ALL EQUIPMENT SHALL BE LISTED BY UL FOR THE APPLICATION FOR WHICH IT IS USED AND ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE LISTING.
2. ALL CIRCUITS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE APPROPRIATE ARTICLES OF THE NATIONAL ELECTRICAL CODE (NEC).
3. LIGHT FIXTURES INSTALLED IN STORAGE ROOMS SHALL BE RECESSED. ALL LIGHT FIXTURES SHALL BE LED TYPE AND ALL FIXTURES SHALL BE A MINIMUM CLEARANCE OF 6 INCHES FROM "STORAGE AREA" AS DEFINED BY NEC 410.2.
4. WHEN WATER HEATERS ARE INSTALLED THEY SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE WATER HEATERS SERVED. THE BRANCH CIRCUIT SWITCH OR CIRCUIT BREAKER SHALL BE PERMITTED TO SERVE AS THE DISCONNECTING MEANS ONLY WHERE THE SWITCH OR CIRCUIT BREAKER IS WITHIN SIGHT FROM THE WATER HEATER OR IS CAPABLE OR BEING LOCATED IN THE OPEN POSITION.
5. HVAC EQUIPMENT SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE EQUIPMENT SERVED. A UNIT SWITCH WITH A MARKED "OFF" POSITION THAT IS A PART OF THE HVAC EQUIPMENT AND DISCONNECTS ALL UNGROUNDED CONDUCTORS SHALL BE PERMITTED AS THE DISCONNECTING MEANS WHERE OTHER DISCONNECTING MEANS ARE ALSO PROVIDED BY A READILY ACCESSIBLE CIRCUIT BREAKER.
6. PRIOR TO ENERGIZING THE ELECTRICAL SYSTEM THE INTERRUPTING RATING OF THE MAIN BREAKER MUST BE DESIGNED AND VERIFIED AS BEING IN COMPLIANCE WITH SECTION 110-9 OF THE NEC.
7. THE MAIN ELECTRICAL PANEL AND FEEDERS ARE DESIGNED BY ENGINEER OF RECORD, SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION APPROVAL.
8. ALL CIRCUITS CROSSING OVER MODULE MATING LINE(S) SHALL BE SITE CONNECTED WITH APPROVED ACCESSIBLE JUNCTION BOXES OR CABLE CONNECTORS.
9. ALL RECEPTACLES INSTALLED IN WET LOCATIONS (EXTERIOR) SHALL BE WEATHER RESISTANT & IN WEATHER PROOF (WP) ENCLOSURES, THE INTEGRITY OF WHICH IS NOT AFFECTED WHEN AN ATTACHMENT PLUG CAP IS INSERTED OR REMOVED.
10. ALL EXTERIOR LIGHTS SHALL BE EQUIPPED WITH PHOTOCELLS FOR AUTOMATIC SHUT-OFF WHEN DAYLIGHT IS AVAILABLE.
11. EMERGENCY LIGHTING SHALL BE CAPABLE OF PROVIDING INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (fc) AND A MINIMUM OF 0.1 fc MEASURED ALONG THE PATH OF EGRESS AT THE FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 fc AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 fc AT THE END OF THE EMERGENCY LIGHT TIME DURATION. A MAXIMUM-T0-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES.
12. INTERIOR LIGHTING SHALL BE CONTROLLED BY OCCUPANT SENSORS THAT TURN OFF THE LIGHTING WITHIN 30 MINUTES OF AN OCCUPANT LEAVING THE SPACE IN ALL OF THE FOLLOWING AREAS:

    A. ALL ROOMS IN BUILDINGS THAT EXCEED 5000 SQUARE FEET IN AREA EXCEPT FOR LIGHTING INTENDED FOR 24 HOUR OPERATION, LIGHTING IN SPACES WHERE PATIENT CARE IS RENDERED, AND SPACES WHERE AUTOMATIC SHUT-OFF WOULD ENDANGER THE SAFETY OR SECURITY OF THE ROOM OR BUILDING OCCUPANT(S);

    B. THE FOLLOWING ROOMS IN BUILDINGS OF 5000 SQUARE FEET OR LESS IN AREA: CONFERENCE AND MEETING ROOMS, EMPLOYEE LUNCH OR BREAK ROOMS, CLASSROOMS (NOT INCLUDING SHOP CLASSROOMS, LABORATORY CLASSROOMS AND CLASSROOMS FOR PRESCHOOL THROUGH THE 12TH GRADE).
13. PROVISIONS FOR EXIT DISCHARGE LIGHTING (INCLUDING EXIT DISCHARGE EMERGENCY LIGHTING) ARE PART OF MANUFACTURED BUILDING.
14. INSTALL MINIMUM OF 1 ELECTRICAL OUTLET ON EACH WALL IN ALL ROOMS. ALL OUTLETS IN THE RESTROOM AND KITCHENETTE SHALL BE GFI TO COMPLY WITH FBC. INSTALL 2 ADDITIONAL GFI OUTLETS AT KITCHENETTE BASE CABINET COUNTER.
15. INSTALL AN IT RACK IN THE IT ROOM. COORDINATE THE INSTALLATION WITH THE OWNER.
16. INSTALL A DATA / PHONE JACK IN EACH OF THE FOLLOWING ROOMS WITH CONDUIT AND WIRING THAT HOME-RUNS TO THE IT RACK. COORDINATE THE INSTALLATION WITH THE OWNER:

    A. ROOM 1 OFFICE
    B. ROOM 2 OFFICE
    C. ROOM 4 KITCHENETTE
    D. ROOM 5 CONFERENCE ROOM (2 JACKS, 1 TV JACK)
    E. ROOM 6 OPEN OFFICE (2 JACKS)
    F. ROOM 8 STORAGE / IT (2 JACKS NEAR RACK)

Date | Revision | Symbol | Date | Revision | Symbol

C | D | A | B

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Sheet No.
G104

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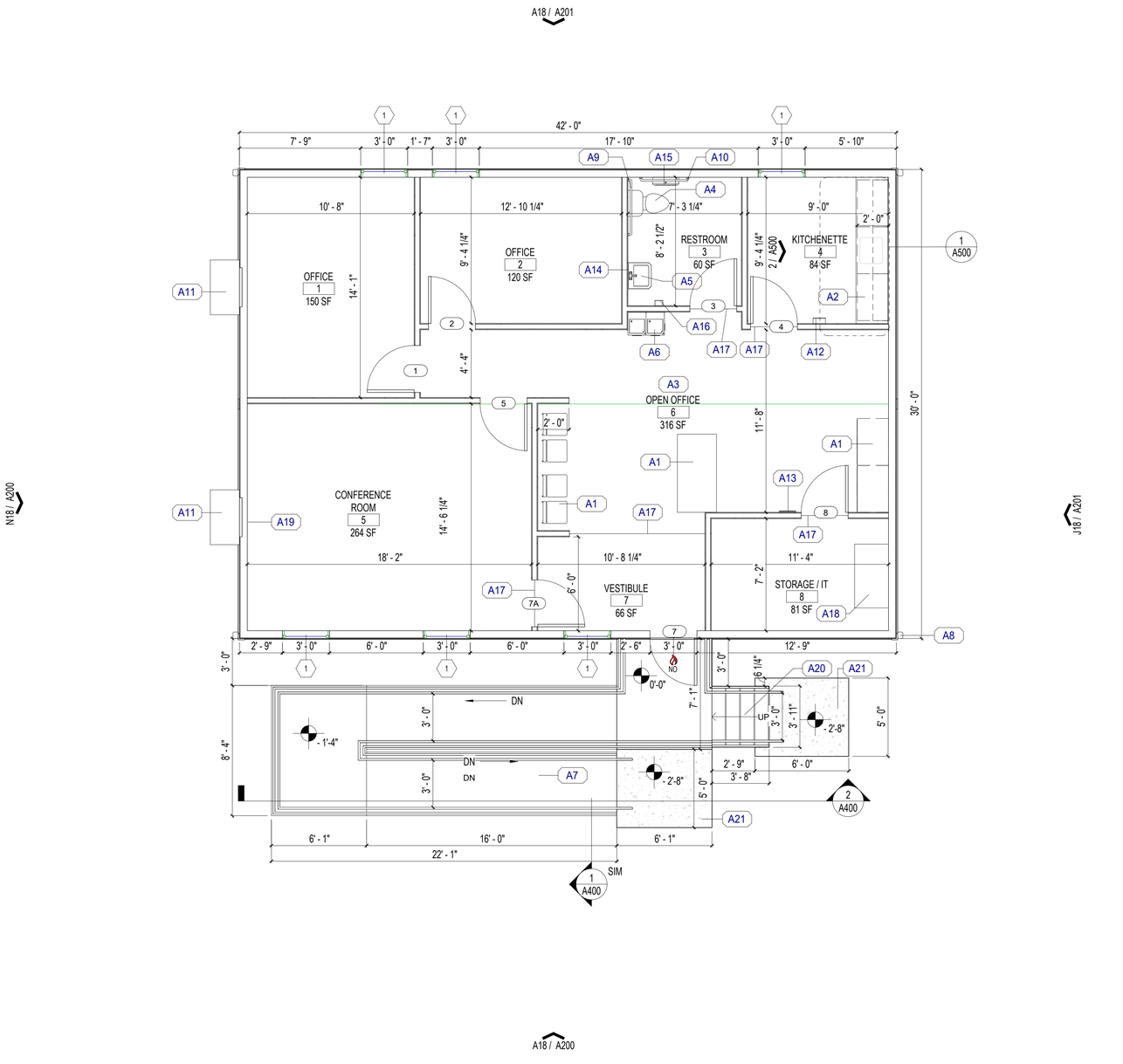

KEYNOTE LEGEND

#	DESCRIPTION
A1	FURNITURE IS SHOWN FOR INFORMATION ONLY.
A2	BASE CABINET REFER TO A500
A3	FLOOR FINISH SHALL BE LVT (REFER TO G103)
A4	TOILET (REFER TO CIVIL DRAWINGS FOR CONNECTION)
A5	SINK (REFER TO CIVIL DRAWINGS FOR CONNECTION)
A6	DOUBLE HEIGHT H.C. WATER COOLER
A7	RAMP (REFER TO STRUCTURAL DRAWINGS)
A8	ALUMINUM DOWNSPOUT
A9	42" GRAB BAR
A10	36" GRAB BAR
A11	EXTERIOR HVAC UNITS BY MODULAR BUILDING MANUFACTURER
A12	SEMI RECESSED FIRE EXTINGUISHER AND CABINET BY LARSON
A13	ROOM SIGNAGE TYPICAL FOR ALL ROOMS (REFER TO A502)
A14	SURFACE MOUNTED MIRROR
A15	TOILET TISSUE DISPENSER
A16	PAPER TOWEL DISPENSER
A17	TRANSITION STRIP BETWEEN CARPET AND LVT
A18	IT RACK (COORDINATE WITH OWNER)
A19	BLOCKING IN WALL FOR FLAT SCREEN TV
A20	STEEL STAIRS WITH 5 EQUAL RISERS AND 11" THREADS BOLTED TO CONCRETE LANDING. CONTRACTOR TO SUBMIT SHOP DRAWINGS SIGNED AND SEAL BY FLORIDA LICENSE STRUCTURAL ENGINEER FOR STAIRS & RAILING.
A21	4" REINFORCED CONCRETE SLAB ON GRADE (REFER TO STRUCTURAL DRAWINGS)

RESTROOM NOTES

1. RESTROOM SHALL COMPLY WITH ADA AND FBD.
2. PROVIDE FRTW BLOCKING AT ALL ACCESSORY AND GRAB BAR LOCATIONS.
3. TOILET ROOM SIGNS BY G.C. SHALL COMPLY WITH ANSI A117.1 SECTION 703.
4. ALL TOILET ACCESSORIES AND PLUMBING FIXTURES SHALL BE MOUNTED IN ACCORDANCE TO ANSI A117.1
5. LAVATORIES SHALL BE LOCATED SUCH THAT TOP OF RIM OR COUNTER SURFACE TO BE AT A MAX. OF 34" A.F.F. PROVIDE 29" MIN. CLEARANCE BETWEEN FINISH FLOOR AND BOTTOM OF APRON AND SHALL COMPLY WITH ANSI A117.1 SECTION 606.
6. LAVATORIES AND ELECTRIC WATER COOLERS SHALL BE LOCATED SUCH THAT A CLEAR FLOOR SPACE OF 30" X 48" IS PROVIDED AND SHALL COMPLY WITH ANSI A117.1 SECTION 305.3 & SECTION 306.
7. PROVIDE PROTECTIVE INSULATION WHICH SHALL COMPLY WITH ANSI A117.1, SECTION 606.6 AT ALL ACCESSIBLE LAVATORIES WITH EXPOSED PIPING.
8. UNO WATER CLOSETS & URINAL FLUSH CONTROLS AND FAUCETS SHALL BE AUTOMATIC OR BATTERY OPERATED AND SHALL COMPLY WITH ANSI A117.1 SECTION 604.4. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS NOT MORE THAN 44" A.F.F.
9. U.N.O. ALL ACCESSORIES AND DISPENSERS SHALL BE SUPPLIED AND INSTALLED BY GC.
10. NEW RESTROOM(S) TO BE FULLY ACCESSIBLE PER THE PROVISIONS OF ANSI A117.1.

TOILET ACCESSORY SCHEDULE

T1	42" GRAB BAR
T2	36" GRAB BAR
T3	SURFACE MOUNTED MIRROR 24"X36" TEMPERED GLASS
T4	TOILET TISSUE DISPENSER
T5	PAPER TOWEL DISPENSER

1 FINISH FLOOR LEVEL

1/4" = 1'-0"

4ft. 0 4ft. 8ft.

Date	Revision	Symbol	Date	Revision	Symbol
		C			A
		D			B

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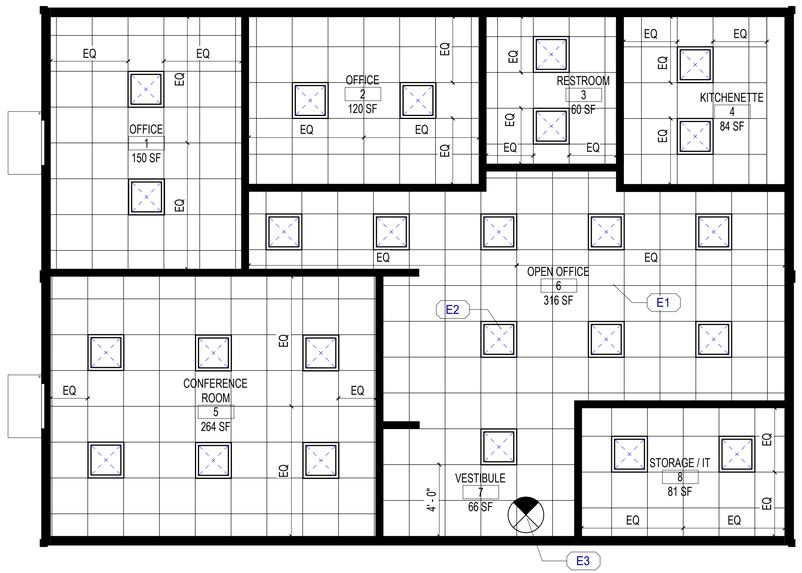

REFLECTED CEILING PLAN NOTES

1. THIS REFLECTED CEILING PLAN IS PROVIDED TO DOCUMENT CEILING DESIGN INTENT. SEE ALSO MECHANICAL AND ELECTRICAL DOCUMENTATION FOR COMPLETE INFORMATION INCLUDING SWITCH LOCATION, CIRCUITING AND WIRING LAYOUT. ALL MEP-FP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS, OR IN CONFLICT WITH MEP/FP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION. IN THE EVENT OF DISCREPANCIES BETWEEN THE ARCHITECT'S REFLECTED CEILING PLAN AND THE ENGINEERS' PLANS, IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING BEFORE ORDERING MATERIALS OR PROCEEDING WITH THE WORK.
2. - RESERVED-
3. FOLLOWING COMPLETION OF THE ACOUSTICAL CEILING INSTALLATION, ALL JOINTS AND GRID SHALL BE STRAIGHT, TRUE TO LINE, WITH EXPOSED SURFACES FLUSH AND LEVEL. DIRTY OR DISCOLORED SURFACES OF TILE ARE TO BE CLEANED OR REPLACED, AND LEFT FREE OF DEFECTS. AFTER 30 DAYS FROM SUBSTANTIAL COMPLETION, INSPECT THE WORK AND ADJUST TILE NOT IN ALIGNMENT WITH OTHER CEILING TILES AND REPLACE MISSING OR DAMAGED UNITS.
4. IN ALL ROOMS OR AREAS, THE CONTRACTOR SHALL ESTABLISH A SINGLE FLOOR ELEVATION THAT IS TO BE USED AS THE ORIGIN FOR ALL CEILING HEIGHTS ABOVE FINISHED FLOOR.
5. VERIFY FIELD CONDITIONS AND LOCATIONS OF ALL MEP/FP AND STRUCTURAL ELEMENTS. CONTRACTOR TO COORDINATE THE WORK OF ALL TRADES NECESSARY TO MAINTAIN THE FINISHED CEILING HEIGHTS INDICATED. INSTALL DUCTWORK TIGHT TO UNDERSIDE OF BEAMS, WITH A SMALL SPACE TO AVOID VIBRATION. INSTALLATION AND/OR ALTERATION OF DUCTWORK, PIPING OR OTHER EQUIPMENT THAT WILL REQUIRE FASCIAS, SOFFITS AND OTHER TRANSITIONS IN CEILING HEIGHT SHALL BE REVIEWED WITH THE ARCHITECT PRIOR TO PROCEEDING. CONTRACTOR TO PROVIDE COMPLETE COORDINATION DRAWINGS FOR THE ARCHITECT AND ENGINEER'S REVIEW.
6. PROVIDE SMOKE DETECTORS THROUGHOUT TENANT AREAS IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS.
7. ALL CEILING MOUNTED DEVICES SHALL BE WHITE U.N.O.
8. PROVIDE BLOCKING ABOVE CEILING REQUIRED FOR ALL CEILING MOUNTED EQUIPMENT. PROVIDE ADDITIONAL SUPPORT FOR LIGHT FIXTURES AS RECOMMENDED BY FIXTURE MANUFACTURER.
9. LOCATE ANY CONTROLS THAT NEED ACCESSING OVER ACOUSTICAL CEILING TILE AREAS. DO NOT PLACE ANY ABOVE GYPSUM BOARD CEILINGS, UNLESS APPROVED BY ARCHITECT.
10. PROVIDE CEILING ACCESS REQUIRED FOR EQUIPMENT AND SYSTEM MAINTENANCE. MATCH ADJACENT CEILING FINISH U.N.O. SYSTEMS AND EQUIPMENT REQUIRING ACCESS SHALL BE LOCATED AT ACCESSIBLE CEILINGS -ACCESS PANELS NOT SHOWN ON DRAWINGS SHALL NOT BE INSTALLED IN GYPSUM BOARD CEILINGS WITHOUT PRIOR APPROVAL.
11. ALL ACCESS PANELS IN GYPSUM BOARD CEILINGS SHALL BE FRAMELESS; LOCATIONS SHALL BE COORDINATED WITH ARCHITECT. GROUP DEVICES TO MINIMIZE THE NUMBER AND SIZE OF ACCESS PANELS.
12. ALL CONDUITS, BOXES, DUCTS, HVAC UNITS, PIPES, ETC., SHALL BE INSTALLED AS HIGH AS POSSIBLE, NOT LOWER THAN 8" ABOVE LINE OF HIGHEST FINISHED CEILING.
13. THERE SHALL BE NO COMBUSTIBLE MATERIALS IN THE PLENUM SPACE.
14. WHEN MULTIPLE SWITCHES OCCUR IN CLOSE PROXIMITY GANG UNDER SINGLE SWITCH PLATE.
15. INSTALL NEW THERMOSTATS CLOSE TO DOOR OPENINGS. DO NOT INSTALL IN CENTER OF WALL. ARCHITECT AND CLIENT TO APPROVE ALL LOCATIONS.
16. ALL LIGHTS TO BE CONTROLLED BY MOTION SENSOR. PROVIDE OVERRIDE SWITCH AT ALL CONFERENCE ROOMS
17. ALL LAMPS SHALL BE IDENTICAL FROM ONE MANUFACTURER IN SAME TEMPERATURE, UON.
18. CENTER CEILING GRID IN ROOM OR AREA IN TWO DIRECTIONS, TYPICAL UON.
19. CENTER LIGHT FIXTURES/SPRINKLER HEAD/CEILING ELEMENT IN 24" PORTION OF 48" CEILING TILE, TYPICAL UON.
20. LOCATE ALL LIGHT FIXTURES, SPEAKERS, LIFE-SAFETY DEVICES AND SIMILAR CEILING ELEMENTS, ETC., IN THE CENTER OF CEILING TILE IN BOTH DIRECTIONS AND ALIGN WITH ADJACENT FIXTURES, DEVICES OR HEADS IN A RUN OR ROW, U.N.O.
21. REFER TO ELEVATIONS AND SECTIONS FOR MOUNTING HEIGHTS OF WALL SURFACE MOUNTED LIGHT FIXTURES.
22. IN SEISMIC HAZARD AREAS, PROVIDE SEISMIC BRACING AT ALL SUSPENDED CEILING SYSTEMS. SUSPENDED CEILING AND BRACING SHALL MEET THE MINIMUM REQUIREMENTS OF CISCA AND ASCE 7-10 SECTION 13.5.6.
23. PROVIDE CEILING ACCESS AS REQ. FOR SYSTEMS MAINTENANCE. MATCH ADJ. CEILING FINISH, UNO. SYSTEMS AND EQPT TO BE LOCATED ABOVE ACCESSIBLE CEILINGS. ACCESS PANELS NOT SHOWN SHALL NOT BE INSTALLED IN GPY BD CEILING WITHOUT PRIOR APPROVAL
24. ACCESS PANELS IN GYP. BD CEILINGS TO BE FRAMELESS; COORD. W/ ARCHITECT. GROUP DEVICES
25. MAXIMIZE ALL CONDUIT, BOXES, DUCTS, HVAC UNITS, PIPES, ETC. HEIGHTS, MINIMUM 5" ABOVE HIGHEST FINISHED CEILING DATUM

KEYNOTE LEGEND

#	DESCRIPTION
E1	2' X 2' EXPOSED GRID ACOUSTIC TILE CEILING
E2	2' X 2' LED RECESSED LIGHT FIXTURE TYPICAL
E3	CEILING MOUNTED ILLUMINATED EXIT SIGN

1 REFLECTED CEILING PLAN

1/4" = 1'-0"

4ft. 0 4ft. 8ft.

Revision	Date	Symbol

Revision	Date	Symbol
		C
		D

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		A
		B

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FORT ZACHARY TAYLOR

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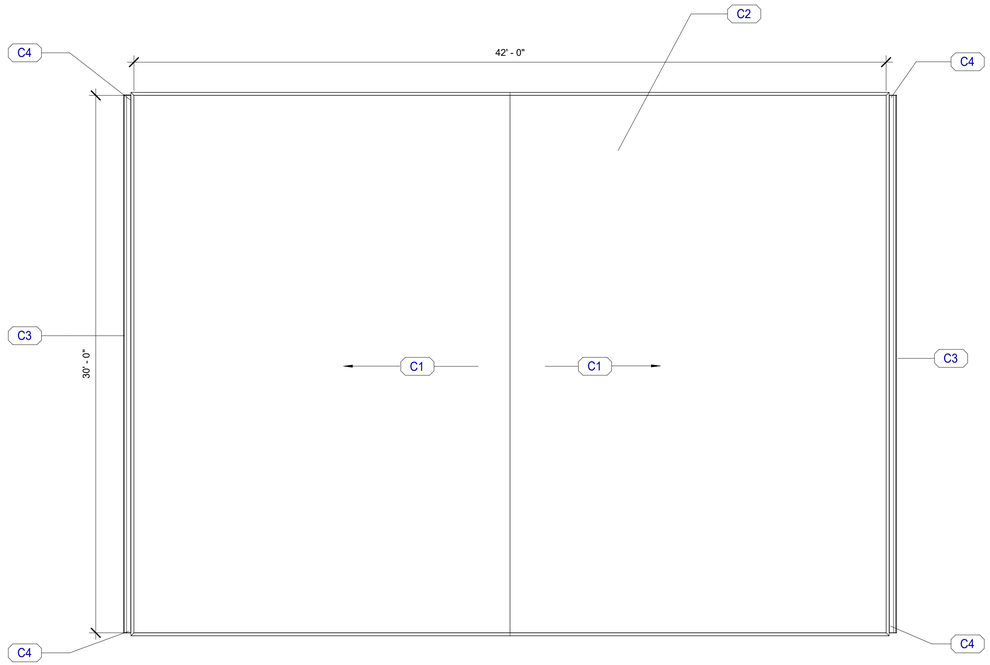

ROOF PLAN GENERAL NOTES

1. NO CONDUIT ON ROOF
2. ALL COMPONENTS FOR THE ROOF DRAINAGE SYSTEM SHALL BE SIZED BASED ON A STORM OF 60 MINUTES DURATION AND 100 YEAR RETURN PERIOD PER LOCAL BUILDING CODE
3. ALL ROOF MATERIALS SHALL COMPLY W/ THE STANDARDS AS SPECIFIED BY LOCAL CODE AND SHALL HAVE A FIRE CLASSIFICATION AS REQUIRED
4. PROVIDE MANUF. STANDARD DETAILS FOR ROOF PENETRATIONS
5. SLOPE ROOF MINIMUM 1/4" PER 1'-0"
6. THE ROOF SHALL BE INSTALLED BY PRE-FAB BUILDING MANUFACTURER

KEYNOTE LEGEND

#	DESCRIPTION
C1	SLOPE ROOF TO GUTTER
C2	ROOF SHALL BE ...
C3	CONTINUOUS ALUMINUM GUTTER
C4	ALUMINUM DOWNSPOUT

GENERAL NOTES:

1. PROVIDE MANUF. STANDARD DETAILS FOR ROOF PENETRATIONS
2. SEE. MECH & PLUMBING EQUIP. PLANS FOR EXTENT OF ROOFTOP EQUIPMENT, CURBS, VENTS, PIPES, AND CONDUITS PENETRATING THE ROOF.
3. PROVIDE CRICKETS TO PROVIDED POSITIVE DRAINAGE AROUND ALL ROOF TOP EQUIPMENT AND HATCHES. CRICKETS SHALL SLOPE AT 1/2" PER FT. MINIMUM.
4. OVERFLOW SCUPPERS (O.S.) SHALL BE INSTALLED WITH EACH CONDUCTOR HEAD AND DOWNSPOUT (CH/DS) UNLESS NOTED OTHERWISE.
5. PROVIDE CONCRETE SPLASH BLOCKS WHERE DOWNSPOUTS DISCHARGE ONTO ROOF BELOW.
6. COORDINATE TILT-WALL OPENINGS WITH SCUPPER REQUIREMENTS.
7. COORDINATE WALL MTD. ITEMS WITH EXTERIOR ELEVATIONS.
8. COORDINATE ALL ROOF DRAINAGE WITH CIVIL.
9. ALL WALKPADS SHALL BOUND THE PERIMETER OF ROOF MTD. EQUIPMENT AND ROOF HATCHES A MINIMUM OF 4'-0" ON EACH SIDE. INSTALL WALKPADS SUCH THAT CROSS DRAINAGE IS NOT IMPEDED.
10. REFER TO A-55# SERIES DRAWINGS FOR ROOF DETAILS. REFER TO WALL SECTIONS & DETAILS FOR ADDITIONAL ROOF DETAILING. ALUMINUM CANOPIES PROVIDED FOR REFERENCE ONLY. CANOPIES WILL BE INCLUDED IN THE NEXT SUBMITTAL (INTERIOR FIT-OUT).
11. REFER TO A-551 FOR ROOF LADDER SCHEDULE AND DETAILS.
12. CONDUCTOR HEAD/DOWNSPOUT LOCATIONS TO BE COORDINATED WITH EXTERIOR ELEVATIONS.

1 ROOF PLAN

1/4" = 1'-0"

ROOF LEGEND

Symbol	Revision	Date
C		
D		
A		
B		

Issue Date: 03/31/2023
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Drawn: Author
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ROOF PLAN

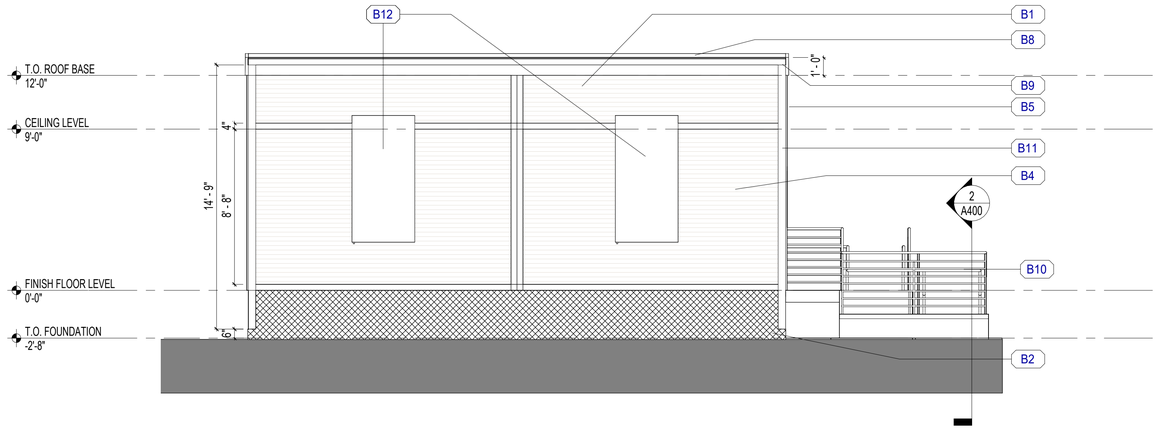
ADMINISTRATION BUILDING REPLACEMENT
601 HOWARD ENGLAND WAY
KEY WEST, FL 33040

Sheet No.
A150

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

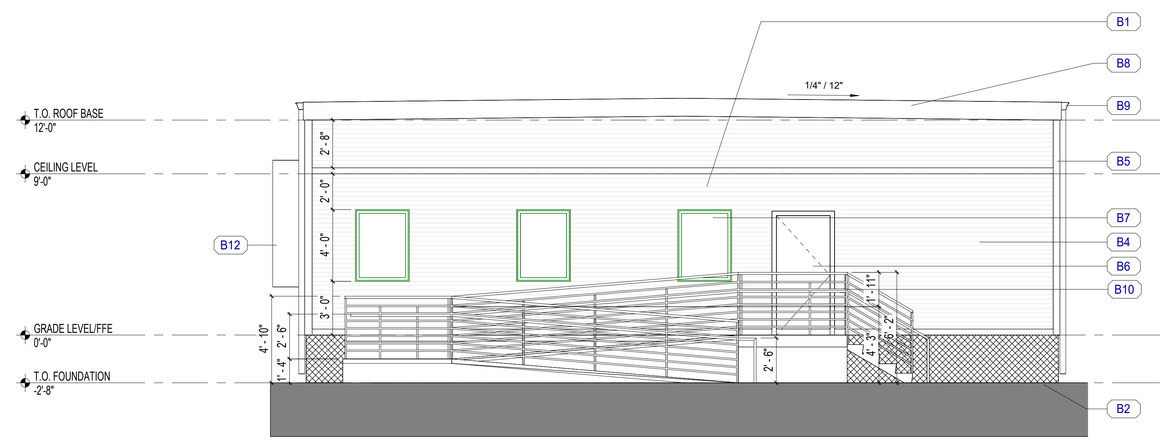
KEYNOTE LEGEND

#	DESCRIPTION
B1	MODULAR BUILDING
B2	CONCRETE FOUNDATION (REFER TO STRUCTURAL DRAWINGS)
B4	FIBER CEMENT SIDING
B5	FIBER CEMENT CORNER MOLDING
B6	EXTERIOR HURRICANE RATED DOOR FRAME AND HOLLOW METAL DOOR
B7	HURRICANE RATED WINDOW WITH IMPACT GLASS
B8	GALVALUME METAL ROOF
B9	6" X 6" RAIN GUTTER
B10	1 1/2: DIA GUARD / HAND RAILING FOR RAMP
B11	4" X 5" ALUMINUM DOWNSPOUT
B12	HVAC UNITS BY MODULAR BUILDING MANUFACTURER



N18 WEST ELEVATION

1/4" = 1'-0"



A18 SOUTH ELEVATION

1/4" = 1'-0"

Date	Revision	Symbol	Date	Revision	Symbol

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EXTERIOR ELEVATIONS

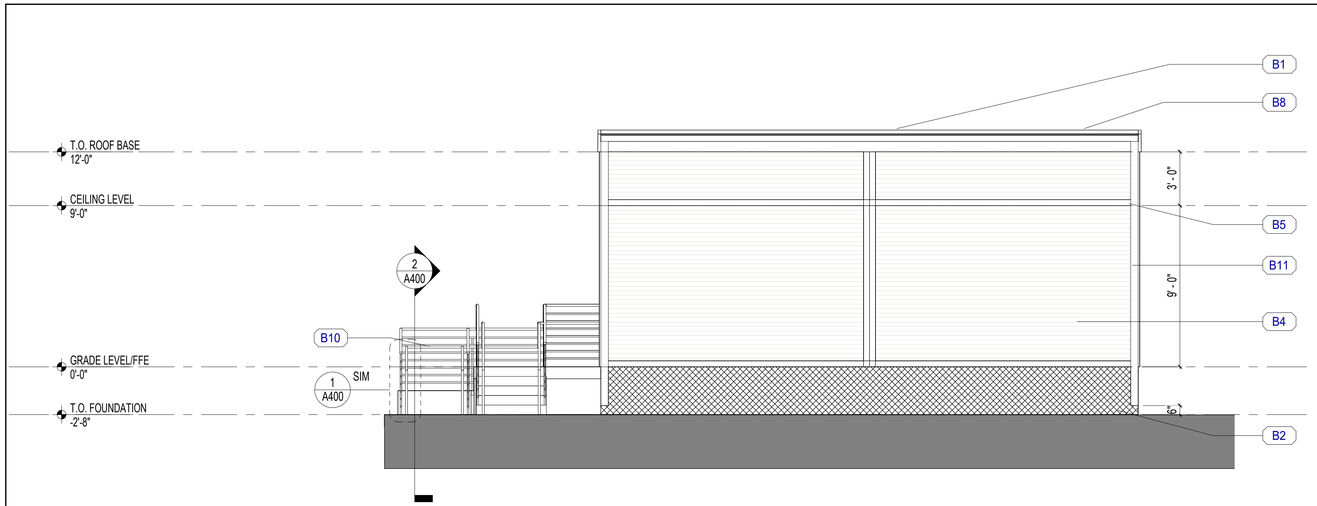
ADMINISTRATION BUILDING REPLACEMENT
601 HOWARD ENGLAND WAY
KEY WEST, FL 33040

Sheet No.
A200

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

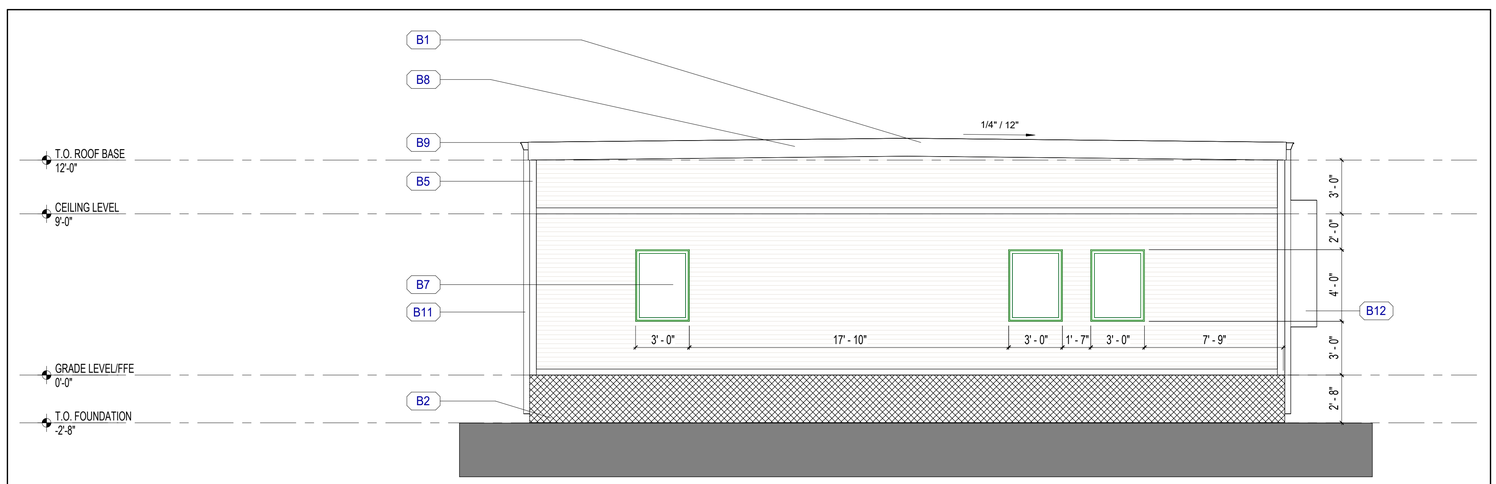
KEYNOTE LEGEND

#	DESCRIPTION
B1	MODULAR BUILDING
B2	CONCRETE FOUNDATION (REFER TO STRUCTURAL DRAWINGS)
B4	FIBER CEMENT SIDING
B5	FIBER CEMENT CORNER MOLDING
B7	HURRICANE RATED WINDOW WITH IMPACT GLASS
B8	GALVALUME METAL ROOF
B9	6" X 6" RAIN GUTTER
B10	1 1/2: DIA GUARD / HAND RAILING FOR RAMP
B11	4" X 5" ALUMINUM DOWNSPOUT
B12	HVAC UNITS BY MODULAR BUILDING MANUFACTURER



J18 EAST ELEVATION

1/4" = 1'-0"



A18 NORTH ELEVATION

1/4" = 1'-0"

Date	Revision	Symbol	Date	Revision	Symbol
					A
					B
		C			
		D			

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EXTERIOR ELEVATIONS

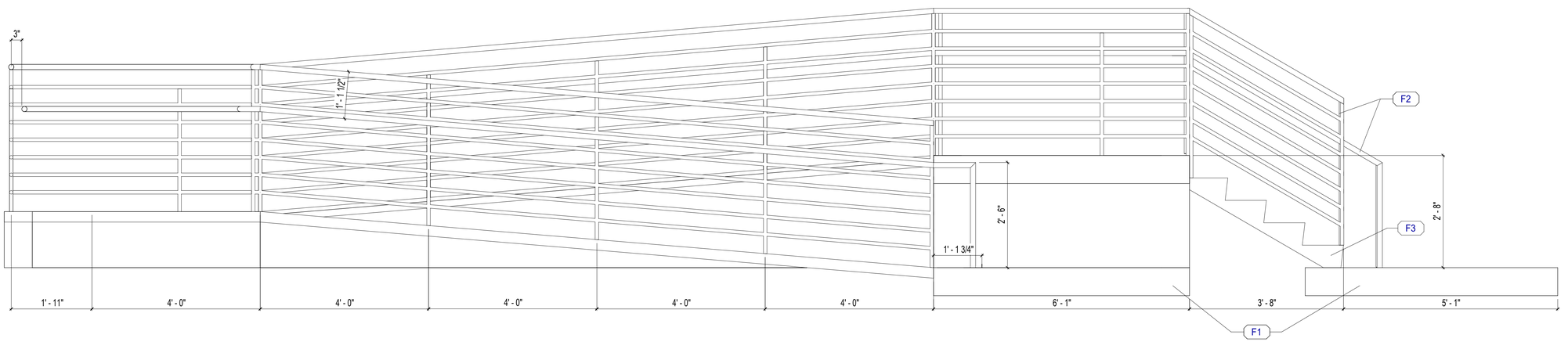
ADMINISTRATION BUILDING REPLACEMENT
601 HOWARD ENGLAND WAY
KEY WEST, FL 33040

Sheet No.
A201

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

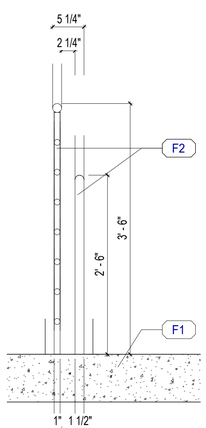
KEYNOTE LEGEND

#	DESCRIPTION
F1	REINFORCED CONCRETE SLAB ON GRADE (REFER TO STRUCTURAL DWGS)
F2	ALUMINUM HAUDRAIL & RAILING (REFER TO G101)
F3	STEEL STEPS (REFER TO A100)



2 RAMP ELEVATION

3/4" = 1'-0"



1 RAILING SECTION

1" = 1'-0"

Revision	Date

Symbol	Date	Revision
C		
D		

Symbol	Revision
A	
B	

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DETAILS

ADMINISTRATION BUILDING REPLACEMENT
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KEY WEST, FL 33040

Sheet No.
A400

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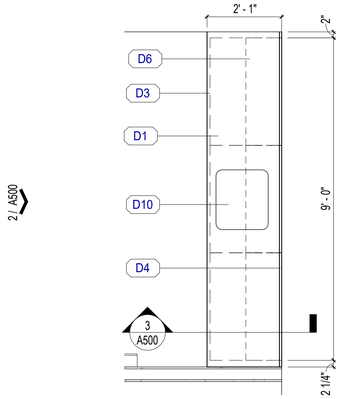
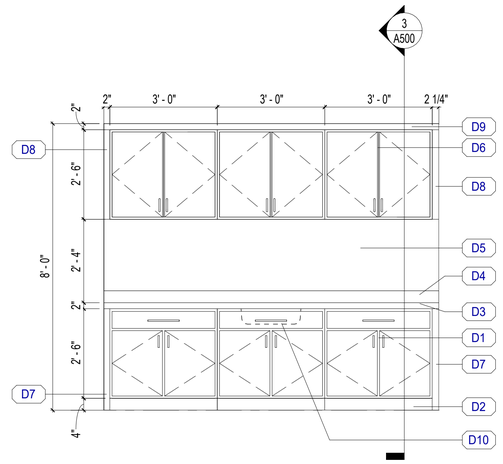


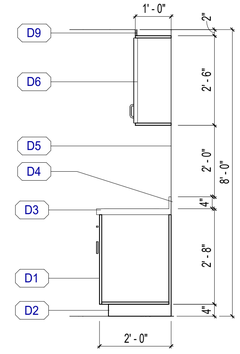
1 ENLARGED PLAN CASEWORK

1/2" = 1'-0"



2 ELEVATION CASEWORK

1/2" = 1'-0"



3 SECTION CASEWORK

1/2" = 1'-0"

CASEWORK GENERAL NOTES

1. THIS SHEET IS PROVIDED TO COMMUNICATE DESIGN INTENT. SEE ALSO DESIGN CRITERIA DOCUMENT FOR ADDITIONAL INFORMATION
2. ALL UPPER CASEWORK SHALL HAVE ADJUSTABLE SHELVES
3. SEE ELEVATIONS FOR MILLWORK FINISHES
4. CABINETS & PLASTIC LAMINATE COUNTER TOPS SHALL BE ANCHORED AND SCRIBED TO ADJACENT SURFACES. SCRIBE STRIPS SHALL BE NO LONGER THAN 1-1/2".
5. PROVIDE LOCKS ON DRAWERS AND DOORS WHERE SHOWN ON ELEVATIONS. KEY PER OWNER REQUIREMENTS.

CASEWORK KEYNOTE LEGEND

#	DESCRIPTION
D1	BASE CABINET (DRAWER DOOR LOCK)
D2	CONTINUOUS BASE 4"
D3	COUNTERTOP
D4	CONTINUOUS BACKSPLASH 4"
D5	WALL FINISH
D6	WALL CABINET W/ ADJUST SHELF (DOOR LOCK)
D7	SCRIBE 2" BASE CABINET FILLER TO WALL
D8	SCRIBE 2" WALL CABINET FILLER PANEL TO WALL
D9	SCRIBE 2" FILLER TO CEILING
D10	SINK

Symbol	Revision	Date
A		
B		
C		
D		

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CASEWORK PLANS, ELEVATIONS & DETAILS

ADMINISTRATION BUILDING REPLACEMENT
601 HOWARD ENGLAND WAY
KEY WEST, FL 33040

Sheet No.
A500

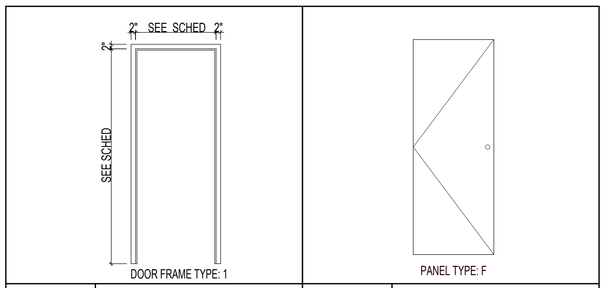
NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

WINDOW SCHEDULE:

COUNT	TYPE	HEIGHT	WIDTH	HEAD HEIGHT	SILL HEIGHT	THERMAL RESISTANCE (R)	SOLAR HEAT GAIN COEFFICIENT	COMMENTS
1	36" x 48"	4' - 0"	3' - 0"	7' - 0"	3' - 0"	1.5394 (h·ft²·°F)/BTU	0.78	
1	36" x 48"	4' - 0"	3' - 0"	7' - 0"	3' - 0"	1.5394 (h·ft²·°F)/BTU	0.78	
1	36" x 48"	4' - 0"	3' - 0"	7' - 0"	3' - 0"	1.5394 (h·ft²·°F)/BTU	0.78	
1	36" x 48"	4' - 0"	3' - 0"	7' - 0"	3' - 0"	1.5394 (h·ft²·°F)/BTU	0.78	
1	36" x 48"	4' - 0"	3' - 0"	7' - 0"	3' - 0"	1.5394 (h·ft²·°F)/BTU	0.78	
1	36" x 48"	4' - 0"	3' - 0"	7' - 0"	3' - 0"	1.5394 (h·ft²·°F)/BTU	0.78	
6								

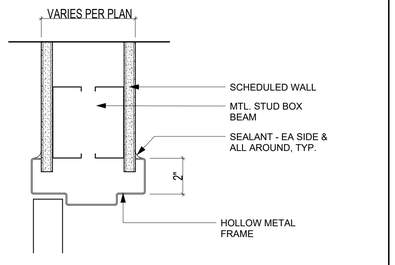
DOOR SCHEDULE

MARK	DOOR FRAME				DOOR PANEL		RATING	GLAZING	DETAILS			COMMENTS
	HEIGHT	WIDTH	TYPE	MATERIAL	TYPE	MATERIAL			HEAD	JAMB	SILL	
1	6' - 8"	3' - 0"	1	HM	2	SCWP	NO	NO	3	4	5	LOCK SET
2	6' - 8"	3' - 0"	1	HM	2	SCWP	NO	NO	3	4	5	LOCK SET
3	6' - 8"	3' - 0"	1	HM	2	SCWP	NO	NO	3	4	5	LOCK SET
4	6' - 8"	3' - 0"	1	HM	2	SCWP	NO	NO	3	4	5	PASSIVE SET
5	6' - 8"	3' - 0"	1	HM	2	SCWP	NO	NO	3	4	5	PASSIVE SET
7	6' - 8"	3' - 0"	1	HM	2	HM	NO	NO	3	4	5	LOCK SET, DEAD BOLT
7A	6' - 8"	3' - 0"	1	HM	2	SCWP	NO	NO	3	4	5	PASSIVE SET
8	6' - 8"	3' - 0"	1	HM	2	SCWP	NO	NO	3	4	5	LOCK SET

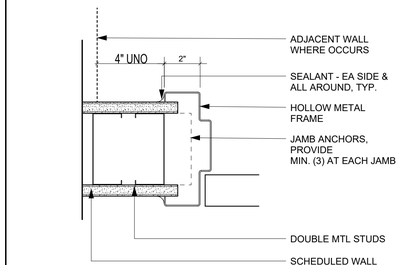


4 DOOR FRAME — 3/8" = 1'-0"

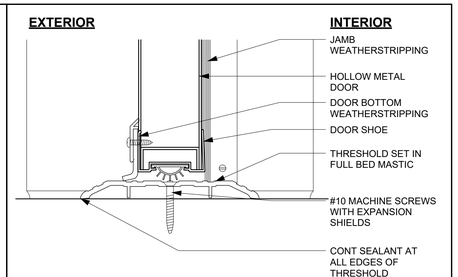
5 DOOR PANEL — 3/8" = 1'-0"



1 HMD HEAD TYP. — 3" = 1'-0"



2 HMD JAMG TYP. — 3" = 1'-0"



3 HMD THRESHOLD / SILL — 3" = 1'-0"

ROOM FINISH SCHEDULE

ROOM		WALLS (TRUE NORTH)				BASE	FLOOR	CEILING	COMMENTS
NUMBER	NAME	NORTH	EAST	SOUTH	WEST				
1	OFFICE	P1	P2	P1	P1	V	CT	AC	
2	OFFICE	P1	P1	P2	P1	V	CT	AC	
3	RESTROOM	P1	P2	P1	P1	V	LVT	AC	
4	KITCHENETTE	P1	P2	P1	P1	V	LVT	AC	
5	CONFERENCE ROOM	P2	P1	P1	P1	V	CT	AC	
6	OPEN OFFICE	P1	P1	P1	P2	V	CT	AC	
7	VESTIBULE	P1	P1	P1	P1	V	LVT	AC	
8	STORAGE / IT	P1	P1	P1	P1	V	LVT	AC	

FINISH PLAN GENERAL NOTES

1. REFER ALSO TO DESIGN CRITERIA DOCUMENT FOR ADDITIONAL INFORMATION
2. ALL FINISH SELECTIONS IDENTIFIED IN LEGENDS, SCHEDULES, AND SPECIFICATIONS ARE NOT SUBJECT TO 'OR EQUAL' SUBSTITUTIONS U.N.O. THE CONTRACTOR AND SUBCONTRACTORS SHALL SUBMIT PRODUCTS AND FINISHES AS INDICATED IN THE DOCUMENTS.
3. NOTIFY ARCHITECT OF SCHEDULED FINISHES THAT ARE UNAVAILABLE OR DISCONTINUED AT THE EARLIEST OPPORTUNITY SUCH THAT A SUBSTITUTION CAN BE SELECTED WITHOUT JEOPARDIZING THE CONSTRUCTION SCHEDULE.
4. INSTALL ALL FINISH MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS, SURFACE PREPARATION, ADHESIVES AND BACKINGS: INCLUDING WALLCOVERINGS, COATINGS, FLOORING MATERIALS, LAMINATES, ETC.
5. PREPARE ALL SURFACES TO RECEIVE NEW FINISH SCHEDULED, TYPICAL THROUGHOUT.
6. FLOOR MATERIAL TRANSITIONS AT DOOR OPENINGS ARE TO BE CENTERED BELOW THE DOOR IN THE CLOSED POSITION, UNLESS NOTED OTHERWISE.
7. PROVIDE TRANSITION STRIPS AT ALL FLOORING MATERIAL CHANGES, UNLESS NOTED OTHERWISE PER 6/A6.1. RESILIENT TRANSITION STRIPS TO MATCH BASE COLOR U.N.O. WHEN PROVIDED, REFER TO PLAN FOR ADDITIONAL DETAIL LOCATIONS.
8. WHERE FLOOR FINISH THICKNESS REQUIRES, FLOAT FLOOR SLAB AT FINISH TRANSITION AREAS A MINIMUM OF 2'-0" OR TO A ACHIEVE A MAXIMUM SLOPE OF 1:20 (WHICHEVER IS GREATER) TO ACHIEVE A UNIFORM AND FLUSH TRANSITION BETWEEN FINAL FINISHED SURFACES.
9. ACCESS PANELS, VISIBLE COVES OR ENCASEMENTS, VISIBLE ELECTRICAL PANELS, ETC. TO SHALL BE PAINTED TO MATCH ADJACENT SURFACES.
10. ALL INTERIOR WALL & CEILING FINISHES AND TRIM OF PUBLIC AREAS TO COMPLY WITH CLASS A MATERIAL CLASSIFICATION; FLAME SPREAD RATING 0 TO 25, SMOKE DEVELOPED 200. ALL INTERIOR WALL AND CEILING FINISHES AND TRIM IN NON PUBLIC AREAS TO COMPLY WITH CLASS B MATERIAL CLASSIFICATION; FLAME SPREAD RATING 26-75, SMOKE DEVELOPED 450, PER IBC CHAPTER 8.
11. WHEREVER MORE THAN ONE FLOOR, WALL OR CEILING FINISH IS INDICATED FOR ANY SPACE IN THE SCHEDULE OF FINISHES, REFER TO DETAIL DRAWINGS FOR EXACT EXTENT OF EACH
12. IN SPACES WHERE FIXED EQUIPMENT IS SHOWN, BASE SHALL ONLY BE INSTALLED AT EXPOSED WALL SURFACES.
13. ALL EXPOSED FERROUS METAL SURFACES INCLUDING JOISTS, TRUSSES, BEAMS, DRAINS & LEADER PIPES, PLUMBING PIPES, HANGARS, STRAPS, A.C. DUCTS, ELECTRICAL CONDUITS AND OTHER MISCELLANEOUS ITEMS, IF NOT REQUIRED TO BE SHOP PRIMED, SHALL RECEIVE ONE (1) COAT OF PRIMER FOR GALVANIZED OR NON-GALVANIZED METAL (AS THE CASE MAY BE) PLUS TWO (2) COATS OR PAINT AS INDICATED IN THE FINISH SCHEDULE AND SPECIFICATIONS.
14. CORNER GUARDS SHALL BE PROVED AT ALL EXPOSED EXTERIOR CORNERS IN GYPSUM WALL BOARD PARTITIONS THAT DO NOT HAVE TILE.
15. PROVIDE SCHLUTER METAL EDGE TRIM AT WALL TILE OUTSIDE CORNERS AND END CAPS, TYPCIAL.

DOOR & HARDWARE GENERAL NOTES

1. DOOR NUMBERING MUST BE FOLLOWED EXACTLY PER PLANS. ANY CONFLICTS SHOULD BE BROUGHT TO ARCHITECTS OR TENANT CM'S ATTENTION.
2. ALL WOOD BLOCKING REQUIRED AT EXTERIOR WALL/WINDOW DETAILS TO BE PRESSURE TREATED.
3. G.C. TO VERIFY ALL HARDWARE FUNCTION, KEYING AND SECURITY REQUIREMENTS WITH OWNER PRIOR TO PURCHASE.
4. UNDERCUT DOORS 1" AT TOILET ROOMS, JANITOR CLOSETS AND IS CLOSET FOR AIR INTAKE
5. VERIFY ROUGH OPENING SIZES AND REQUIREMENTS WITH DOOR/FRAME MANUFACTURER.
6. MAXIMUM PULL FORCES FOR EXTERIOR DOORS TO BE 15 LBS.
7. PAINT INTERIOR SIDE OF ALL EXTERIOR HOLLOW METAL DOORS AND FRAMES "SEMI-GLOSS" SAFETY RED (PT-XX)
8. PROVIDE RUST INHIBITOR COATING AND STAINLESS STEEL SCREWS/FASTENERS ON ALL HARDWARE ITEMS AT EXTERIOR DOORS PER MANUFACTURER SPECIFICATIONS.
9. ALL ELECTRONIC HARDWARE SHALL BE COORDINATED WITH ELECTRICAL AND SECURITY CONTRACTORS.
10. ALL HM DOORS TO BE 1 3/4" THICK. EXTERIOR HM DOORS TO BE INSULATED WITH A U-VALUE OF 0.50.
11. U.N.O. PAINT INTERIOR HOLLOW METAL FRAMES AND DOORS "SEMI-GLOSS" (P1)
12. ALL DOOR HARDWARE SHALL BE FULLY ACCESSIBLE PER THE PROVISIONS OF IBC 1010.1.0 AND ANSI A117.1 SECTION 404.
13. ALL DOORS TO BE READILY OPERABLE IN THE DIRECTION OF EGRESS TRAVEL WITHOUT THE USE OF A KEY OR SPECIAL EFFORT.
14. DOORS OPENING INTO UNCONDITIONED SPACE, OR TO THE EXTERIOR SHALL COMPLY WITH LOCAL ENERGY CODES.
15. GC TO COORDINATE WITH OWNER/TENANT SUPPLIED AND INSTALLED SECURITY AND ALARM SYSTEM

DOOR SCHEDULE COMMENTS LEGEND

1. ADD SURFACE APPLIED DOOR SWEEP AND WEATHER STRIPPING TO IMPROVE ACOUSTIC PERFORMANCE.
2. ADD ACCESS CONTROL HARDWARE TO SET.
3. ADD POWER ASSIST DOOR OPENING DEVICE WITH WIRELESS ACTUATORS.
4. ADD CLOSER AND CARD READER ON THE SAME SIDE OF BOTH LEAVES. ADD HOLD OPEN ON UPPER LEFT.
5. ADD REX EQUIPMENT - CARD IN, REX OUT.
6. ADD DOOR CLOSER
7. ADD FILM ON RELITE - "FROSTED". BASIS OF DESIGN: 3M, 7725-314 DUSTED CRYSTAL

DOOR & WINDOW ABBREVIATIONS

1. ALUM: ALUMINUM
2. CLF: CHAIN LINK FENCE
3. GWB: GYPSUM WALL BOARD
4. HM: HOLLOW METAL
5. PREFIN: PREFINISHED
6. SCWD: SOLID CORE WOOD DOOR
7. IG: INSULATED GLAZING
8. TG: TEMPERED GLAZING
9. TIG: TEMPERED, INSULATED GLAZING
10. FF: FACTORY FINISH

FINISH ABBREVIATIONS

P1 - BASE COLOR PAINT
P2 - ACCENT COLOR PAINT
V - VINYL BASE
LVT - LUXURY VINYL TILE
AC - ACCOUSTIC CEILING TILE
CT - CARPET TILES

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FORT ZACHARY TAYLOR
DOOR, WINDOW & FINISH SCHEDULE & NOTES
ADMINISTRATION BUILDING REPLACEMENT
601 HOWARD ENGLAND WAY
KEY WEST, FL 33040

Sheet No.
A501

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

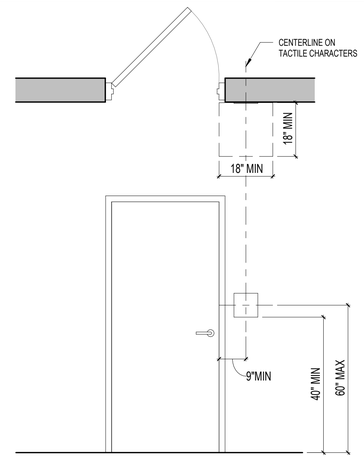
SIGNAGE PLAN GENERAL NOTES

1. FINAL QUANTITES SHALL BE COORDINATED AND VERIFIED IN FIELD.
2. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUB-CONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
3. MOUNT SIGNAGE ACCORDING TO LOCAL CODES.
4. ALL PERMANENT SIGNANGE TO ACCESSIBLE AREAS TO HAVE RAISED BRAILLE CHARACTERS PER ANSI 117.1-2003
5. TYPICAL SIGN FONT IS SET IN ARIAL.
6. ALL ROOMS SHALL HAVE A SIGN INSTALLED AT EACH DOOR INTO THE SPACE

NOTE:
SIGNAGE TO COMPLY WITH FBC-A SECTION 703. CONTRACTOR TO VERIFY THAT ALL ADA SIGNAGE MEETS THE REQUIREMENTS OF ALL LOCAL CODES AND THAT ALL ADA SIGNAGE HAS BEEN APPROVED BY LOCAL CODE OFFICIALS PRIOR TO PURCHASE AND INSTALLATION. LOCAL CODE OFFICIALS MAY REQUIRE VARIED OR ADDITIONAL SIGNAGE IN ORDER TO MEET LOCAL CODE REQUIREMENTS.

G13 | ADA SIGNAGE

NOT TO SCALE



NOTES:
1. CHARACTERS, SYMBOLS AND THEIR BACKGROUND SHALL HAVE A NONGLARE FINISH.
2. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND.
3. CHARACTERS ON SIGNS SHALL BE RAISED 1/32" MINIMUM & SHALL BE SANS SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE RAISED CHARACTERS SHALL BE A MINIMUM OF 5/8" AND A MAXIMUM OF 2" HIGH.
4. PICTOGRAMS SHALL BE ACCOMPANIED BY THE VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE OUTSIDE DIMENSION OF THE PICTOGRAM FIELD SHALL BE A MINIMUM OF 6" IN HEIGHT.
5. CHARACTERS AND BRAILLE SHALL BE IN A HORIZONTAL FORMAT. BRAILLE SHALL BE PLACED A MINIMUM OF 3/8" AND A MAXIMUM OF 1/2" DIRECTLY BELOW THE TACTILE CHARACTERS; FLUSH LEFT OR CENTERED. WHEN TACTILE TEXT IS MULTI-LINED, ALL BRAILLE SHALL BE PLACED TOGETHER BELOW ALL LINES OF TACTILE TEXT.
6. CONTRACTED II BRAILLE SHALL BE USED WHERVER BRAILLE IS REQUIRED. DOTS SHALL BE 1/10" ON CENTER IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND. BRAILLE DOTS SHALL BE DOMED OR ROUNDED. BRAILLE SHOWN IS FOR PLACEMENT ONLY. USE CORRECT BRAILLE FOR SIGN PRODUCTION.
7. WHERE PERMANENT IDENTIFICATION SIGNS ARE PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL.
8. MOUNTING HEIGHT SHALL BE 60" AFF. TO THE CENTER LINE OF THE SIGNS. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3" OF SIGNAGE W/O ENCOUNTERING PROTRUDING OBJECTS.
9. EXIT SIGN LOCATION REQUIREMENTS:
   - A. EACH GRADE LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD 'EXIT'
   - B. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN.
   - C. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRAD-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE THAT DOES NOT UTILIZE A STAIR OR RAMP, OR BY MEANS OF AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS 'EXIT ROUTE'.
   - D. EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM ORAREA THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN. SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, 'EXIT ROUTE'.
   - E. EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS 'TO EXIT'.
10. ALL SIGNS SHALL COMPLY WITH STATE AND LOCAL CODES AND/OR ORDINANCES

NFPA-101: 36.2.10
MARKING OF MEANS OF EGRESS. WHERE AN EXIT IS NOT IMMEDIATELY APPARENT FROM ALL PORTIONS OF THE SALES AREA, MEANS OF EGRESS SHALL HAVE SIGNS IN ACCORDANCE WITH SECTION 7.10.

NFPA-101: 7.10.1.3
EXIT DOOR TACTILE SIGNAGE. TACTILE SIGNAGE SHALL BE PROVIDED TO MEET ALL OF THE FOLLOWING CRITERIA, UNLESS OTHERWISE PROVIDED IN 7.10.1.4:
1. TACTILE SIGNAGE SHALL BE LOCATED AT EACH EXIT DOOR REQUIRING AN EXIT SIGN.
2. TACTILE SIGNAGE SHALL READ AS FOLLOWS: EXIT.
3. TACTILE SIGNAGE SHALL COMPLY WITH ICC/ANSI A117.1, AMERICAN NATIONAL STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.

NFPA-101: 7.10.1.4
EXISTING EXEMPTION. THE REQUIREMENTS OF 7.10.1.3 SHALL NOT APPLY TO EXISTING BUILDINGS, PROVIDED THAT THE OCCUPANCY CLASSIFICATION DOES NOT CHANGE

A11 | TACTILE SIGNAGE DETAIL

NOT TO SCALE

	Date	Revision	Symbol	Date	Revision	Symbol
			A			C
			B			D

Issue Date: 03/31/2023
Comp. File No.:
State Project No.: 61930C

Designed: Designer
Drawn: Author
Checked: Checker
Consultant: Checker

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FORT ZACHARY TAYLOR

SIGNAGE TYPES & NOTES

ADMINISTRATION BUILDING REPLACEMENT
601 HOWARD ENGLAND WAY
KEY WEST, FL 33040

Sheet No.
A502

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

N

GDH

10 0 10 20

Scale: 1" = 10'

LEGEND

UNKNOWN TREE TO BE REMOVED

PALM TREE TO BE REMOVED

AREA TO BE DEMOLISHED

GENERAL NOTES:

1. CONTRACTOR SHALL DEMOLISH INDICATED TREES REQUIRED TO FACILITATE THE NEW CONSTRUCTION DESCRIBED IN CONTRACT.
2. CONTRACTOR SHALL DEMOLISH ENTIRE EXISTING MODULAR ADMIN BUILDING, GENERATORS, WOOD DECKS AND STAIRS, AND SIDEWALK
3. CONTRACTOR SHALL BACKFILL WITH SUITABLE MATERIAL AND COMPACT PER GEOTECHNICAL REPORT RECOMMENDATIONS. CONTRACTOR TO MATCH EXISTING GRADE.
4. CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR WASTE DISPOSAL AND COORDINATE THESE ARRANGEMENTS WITH THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL RUBBLE AND DEBRIS CAUSED BY DEMOLITION AND DISPOSING OF IT IN A PROPER MANNER OFF PROJECT SITE.
5. REFER TO ADDITIONAL DEMOLITION NOTES ON SHEET G100.

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	SYMBOL	DATE	REVISION
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	B		
	C		
	D		

ISSUE DATE: 3/31/23
COMP. FILE No.:
STATE PROJECT No.: 61390C

DESIGNER : K.B.
DRAWN BY: A.M.
REVIEWED BY: K.B.
Consultant :

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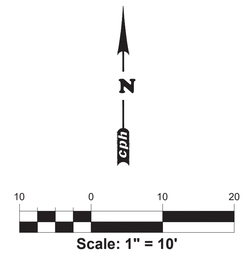
PROFESSIONAL ENGINEER

FORT ZACHARY TAYLOR

SHEET TITLE: DEMOLITION PLAN

PROJECT TITLE: ADMIN BUILDING REPLACEMENT

SHEET NO.
C100



SITE DATA

LOCATION	601 HOWARD ENGLAND WAY, KEY WEST, FL
PARK NET AREA	= 87 ACRES
PROJECT AREA	= 32,500 SF = 0.75 AC = 0.8%
PROPOSED BUILDING:	= 1,250 SF, OFFICE
REQUIRED PARKING RATIO	= 3 PER 1000 SF
REQUIRED PARKING	= 4 SPACES
PARKING LIMITS	PARKING IS NOT-STRIPED, PERVIOUS PARKING ADJACENT TO BUILDING, AND THROUGHOUT OTHER AREAS OF THE PARK
SETBACKS	N/A, INTERIOR TO PARK
BUILDING TYPE	BUILDING IS PRE-MANUFACTURED PER ARCHITECT CRITERIA PACKAGE
PERCENT PERVIOUS CHANGE	PROP. BUILDING REPLACES 500 SF OFFICE APPROX. 1050 SF ADDITIONAL PERVIOUS. NET TOTAL PERVIOUS CHANGE IN PARK IS LESS THAN 0.02%

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ISSUE DATE: 3/31/23
COMP. FILE No.:
STATE PROJECT No.: 61390C

DESIGNER : K.B.
DRAWN BY: A.M.
REVIEWED BY: K.B.
Consultant :

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PROFESSIONAL ENGINEER

FORT ZACHARY TAYLOR

SHEET TITLE: SITE PLAN

PROJECT TITLE: ADMIN BUILDING REPLACEMENT

SHEET NO.
C101

STRUCTURAL GENERAL NOTES:

DESIGN AND LOADING

1. THE STRUCTURAL DESIGN OF THIS FOUNDATION SYSTEM WAS BASED ON THE DESIGN CRITERIA:
   A. BUILDING CODE: FLORIDA BUILDING CODE 2023, 8TH EDITION.
   B. FLOOR:
      LIVE LOAD: 100 PSF
   C. ROOF:
      LIVE LOAD: 20 PSF
      DEAD LOAD: PER MANUFACTURER DESIGN.
   D. WIND:
      BASIC WIND SPEED: 141 MPH (3-SECOND GUST)
      ULTIMATE WIND SPEED: 181 MPH (3 SECOND GUST)
      BUILDING OCCUPANCY CATEGORY: II
      WIND EXPOSURE: D
      PRESSURES PER ASCE7-16

FOUNDATION NOTES

1. THE FOUNDATION DESIGN SHALL CONSIST ON CONNECTING GRADE BEAMS WITH AUGER CAST IN PLACE PILES SPECIFIED BY SOIL REPORT:
   UES REPORT NO. 2130.2200022.0000, DATED: JUNE 21, 2022.
   AUGER CIP PILE DIAMETER = 16 INCHES
   COMPRESSIVE STRENGTH f'c = 3000 PSI
   APPROXIMATE PILE LENGTH = 25 FT MIN.
2. ALLOWABLE PILE CAPACITIES:
   COMPRESSION = 40 TONS
   TENSION = 10 TONS
   LATERAL = 7 TONS
3. GEOTECHNICAL ENGINEER SHALL REVIEW DESIGN LOADS PROVIDED BY STRUCTURAL ENGINEER AND RE-EVALUATE ALLOWABLE CAPACITIES IN CASE MAY VARIES.
4. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR ENGINEER OF RECORD IMMEDIATELY IN THE EVENT THAT THE SOILS CONDITIONS ENCOUNTERED VARY FROM THOSE SHOWN ON THE BORING LOGS.
5. ALL FOUNDATION EXCAVATIONS SHALL BE INSPECTED BY A SOILS TESTING LABORATORY PRIOR TO PLACEMENT OF CONCRETE.
6. FOR TECHNICAL NOTES ON SUBJECT, REFER TO SOIL REPORT PROVIDED.
7. KEEP FOUNDATION EXCAVATIONS FREE OF WATER AT ALL TIMES.
8. USE LEAN CONCRETE (F'C=1500 PSI) FOR OVER-EXCAVATION OF FOOTINGS AND REPLACEMENT OF WEAKENED SOIL.

CONCRETE AND REINFORCING

1. ALL CONCRETE SHALL BE IN ACCORDANCE WITH THE "AMERICAN CONCRETE INSTITUTE BUILDING CODE" (ACI 318) AND WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301) LATEST EDITIONS.
2. ALL NORMAL WEIGHT CONCRETE (145 PCF) SHALL OBTAIN A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF :
   A. 4000 PSI FOR RAMP, GRADE BEAMS AND FLOOR SLAB
   B. 3000 PSI MIN. FOR AUGER C.I.P. PILES.
3. ALL CONCRETE SUBJECT TO EXTERIOR EXPOSURE SHALL BE AIR ENTRAINED AS RECOMMENDED BY ACI 318.
4. TEST CYLINDERS SHALL BE MADE AND TESTED AS OUTLINED IN CHAPTER 16 OF ACI-301.
5. REINFORCING BARS SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM A-615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. ALL REINFORCING AND ACCESSORIES SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 315 AND 315R.
6. PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT AT POSITIONS SHOWN ON THE PLANS AND DETAILS. PLASTIC COATED ACCESSORIES SHALL BE USED IN ALL EXPOSED CONCRETE WORK.
7. THE GENERAL CONTRACTOR SHALL CHECK WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND THE SUB-CONTRACTORS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, INSERTS, SLAB DEPRESSIONS AND OTHER ITEMS RELATED TO THE CONCRETE WORK AND SHALL ASSUME RESPONSIBILITY FOR THEIR PROPER LOCATION.
8. SLUMP, (AT POINT OF PLACEMENT): 5" (+/- 1")
9. ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE, (145 PCF +/-) ALL CEMENT SHALL CONFORM TO ASTM C150, TYPE 1. MAXIMUM AGGREGATE SIZE SHALL BE 1 1/2 " INCHES FOR FOUNDATIONS, AND 3/4" FOR ALL SLABS AND SHALL CONFORM TO ASTM C33.
10. ALL CONCRETE REINFORCEMENT SHALL BE, FABRICATED, INSTALLED, SUPPORTED AND SPACED IN FORMS AND SECURED IN PLACE IN ACCORDANCE WITH ACI 315, "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT"
11. SPLICES IN REINFORCEMENT (WHERE PERMITTED)
    WELDED WIRE FABRIC: 8"
    ALL OTHERS: 48 BAR DIAMETER
    (SPLICES IN TOP REINFORCEMENT SHALL BE MADE AT MIDSPAN. SPLICES IN BOTTOM REINFORCEMENT SHALL BE OVER SUPPORTS UNLESS NOTED OTHERWISE).
12. ALL REINFORCING SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES DURING PLACEMENT OF CONCRETE. REINFORCING SUPPORTS FOR ALL EXPOSED CONCRETE SHALL BE GALVANIZED WITH PLASTIC COATED FEET.
13. CONTRACTOR SHALL VERIFY DIMENSIONS AND LOCATIONS OF ALL SLOTS, PIPE SLEEVES, ETC., AS REQUIRED FOR MECHANICAL TRADES BEFORE CONCRETE IS PLACED.
14. CALCIUM CHLORIDE SHALL NOT BE USED IN ANY FORM.

MISCELLANEOUS

1. ALL DIMENSIONS ON STRUCTURAL DRAWINGS TO BE CHECKED AGAINST ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS BY THE GENERAL CONTRACTOR AND ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
2. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY, UNRELIEVED BY REVIEW OF SHOP DRAWINGS OR PERIODIC OBSERVATION OF CONSTRUCTION, FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS, FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES, AND FOR SAFE CONDITIONS ON THE JOB SITE.
3. DO NOT SCALE THE DRAWINGS.

REQUIRED SPECIAL INSPECTIONS

(BY TESTING AGENCY)
IN ADDITION TO THE SPECIAL INSPECTIONS REQUIRED BY SECTION 1704 & 1707 of the IBC 2018, THE FOLLOWING ITEMS REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH SECTION 1704.2 OF THE FLORIDA BUILDING CODE 2022 7TH EDITION.

ITEM	SECTION
INSPECTION OF FABRICATORS	
VERIFY FABRICATION/QUALITY CONTROL PROCEDURES	1704.2.5
CONCRETE CONSTRUCTION	
REINFORCING STEEL INSTALLATION	TABLE 1705.3
CAST-IN PLACE ANCHOR BOLTS	TABLE 1705.3
VERIFY DESIGN MIX	TABLE 1705.3
FRESH CONCRETE SAMPLING	TABLE 1705.3
CONCRETE PLACEMENT	TABLE 1705.3
CONCRETE CURING OPERATIONS	TABLE 1705.3
EVALUATION OF CONCRETE STRENGTH	TABLE 1705.3
SOILS	
VERIFY MATERIALS BELOW ARE ADEQUATE TO ACHIEVE DESIGN BEARING CAPACITY.	TABLE 1705.6
VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	TABLE 1705.6
PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS.	TABLE 1705.6
VERIFY SITE PREPARATION WITH SOILS REPORT	TABLE 1705.6
VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESS DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL.	TABLE 1705.6

REQUIRED SPECIAL INSPECTIONS NOTES:

1. REFER TO PROJECT SPECIFICATION FOR ADDITIONAL QUALITY CONTROL/ QUALITY ASSURANCE REQUIREMENTS.
2. GENERAL CONTACTOR SHALL COORDINATE ANY ADDITIONAL SPECIAL INSPECTION REQUIREMENTS WITH OWNER AND APPLICABLE BUILDING AUTHORITIES.

SPECIAL INSPECTIONS

1. SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 110 OF FBC 2020 AND THE OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED UNDER SECTION 1704. THE FOLLOWING AREAS OF WORK REQUIRE SPECIAL INSPECTIONS IN ACCORDANCE WITH THE LISTED 2018 IBC SECTIONS/LOCATIONS:
   A. SOILS - SECTION 1705.6 PER TABLE 1705.6.
   B. CONCRETE - SECTION 1705.3 PER TABLE 1705.3.

SHOP DRAWINGS

1. SHOP DRAWINGS SHALL BE REVIEWED BY CONTRACTOR TO VERIFY THAT SUBMITTAL IS COMPLETE PRIOR TO SUBMITTING TO ARCHITECT/ENGINEER.
2. SHOP DRAWING SUBMITTALS SHALL INCLUDE THE FOLLOWING:
   A. CONCRETE MIX DESIGN
   B. FOUNDATION REINFORCING BARS

ACI 319-14 TABLE 20.6.1.3.1

CONCRETE EXPOSURE	MEMBER	REINFORCEMENT	SPECIFIED COVER, IN.
CAST AGAINST AND PERMANENTLY IN CONTACT WITH GROUND	ALL	ALL	3
EXPOSED TO WEATHER OR IN IN CONTACT WITH GROUND	ALL	NO. 6 THROUGH NO. 18 BARS	2
		NO. 5 BAR, W31 or D31 WIRE, AND SMALLER	1-1/2
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	SLABS, JOISTS, AND WALLS.	NO. 14 AND NO. 18 BARS	1-1/2
		NO. 11 BAR AND SMALLER	3/4
	BEAMS, COLUMNS, PEDESTALS, AND TENSION TIES.	PRIMARY REINFORCEMENT, STIRRUPS, TIES, SPIRALS, AND HOOPS.	1-1/2

SYMBOL	REVISION	DATE
A		
B		

SYMBOL	REVISION	DATE
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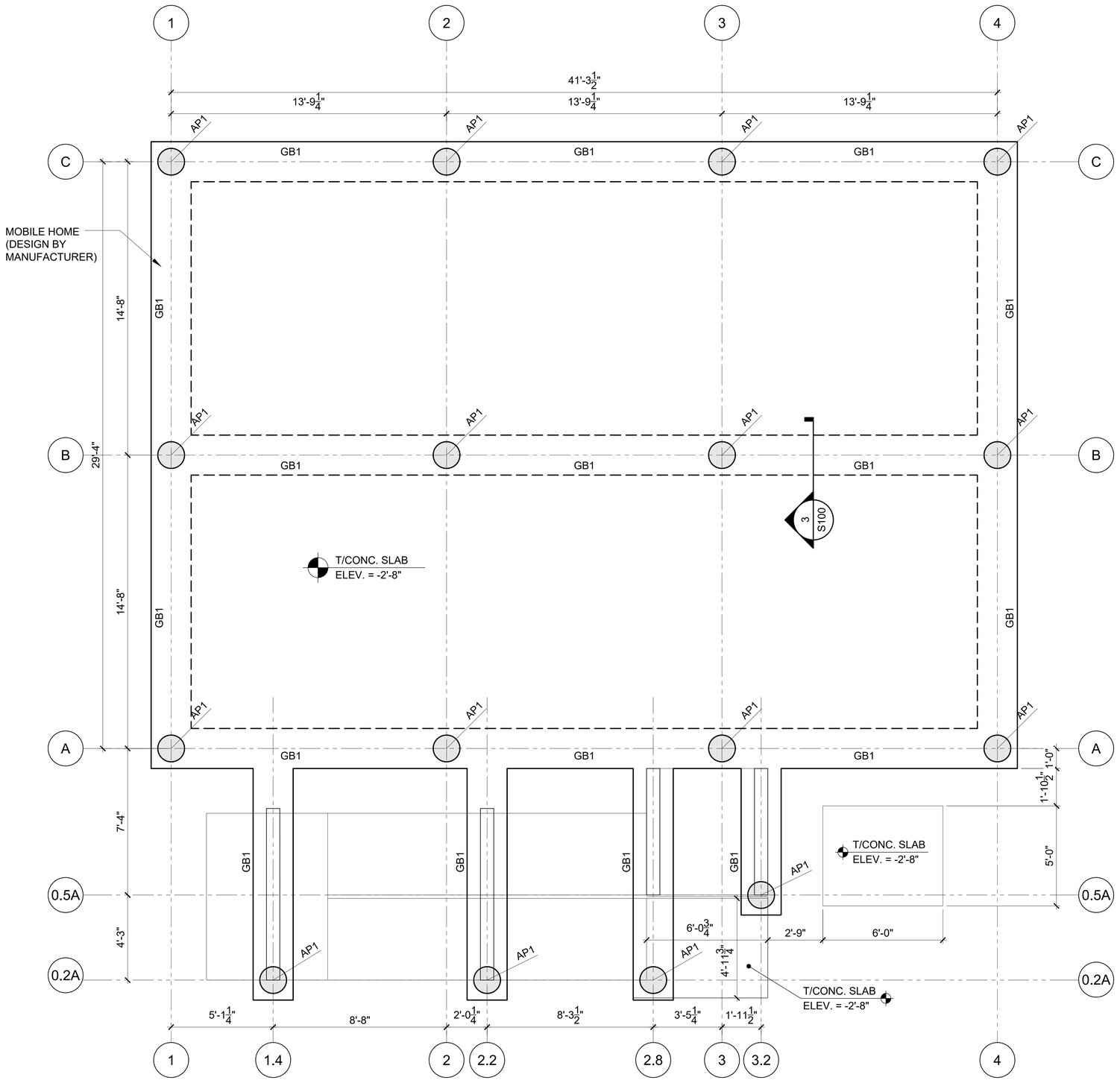
FORT ZACHARY TAYLOR

SHEET TITLE
GENERAL NOTES

PROJECT TITLE
ADMIN BUILDING REPLACEMENT

SHEET NO.
S001



1 AUGER PILE & GRADE BEAM LAYOUT

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

AUGER CIP PILE SCHEDULE

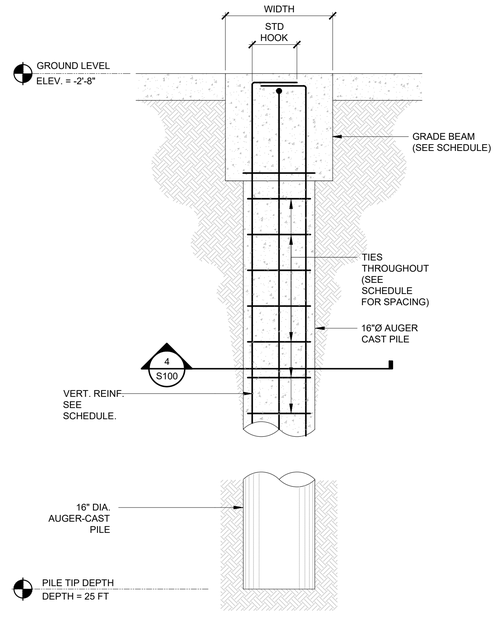
MARK	SIZE	VERTICAL	TIES	NOTE
AP1	16" DIAM.	6#6	#3 @ 12" O.C.	SEE STRUCTURAL DETAIL 3/S100

GRADE BEAMS SCHEDULE

MARK	DIMENSIONS	TOP	BOTTOM	TIES
GB1	2'-0" x 2'-0" CONT.	4 #6	4 #6	#3 @ 10"

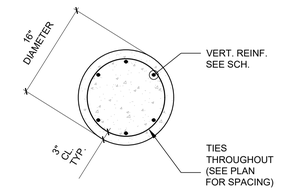
NOTES:

1. TOP OF SLAB = -2'-8" IS FOR REFERENCE ONLY. SEE CIVIL FOR NGVD ELEVATION.
2. BOTTOM OF GRADE BEAM @ EL. (-4'-8"). BELOW TOP OF SLAB UNLESS NOTED OTHERWISE. VERIFY ALL GRADE BEAM ELEVATIONS W/ ARCHITECTURAL DRAWINGS PRIOR TO FABRICATION AND CONSTRUCTION.
3. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN. VERIFY ALL DIMENSIONS W/ ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
4. SEE SHEET S001 FOR GENERAL STRUCTURAL NOTES.
5. SEE SHEET S100 FOR GRADE BEAM & AUGER PILE DETAILS & REINFORCEMENT.



3 CONCRETE PILE ELEVATION

SCALE: 3/4" = 1'-0"



4 CONCRETE PILE SECTION

SCALE: 1" = 1'-0"

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D		

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B		

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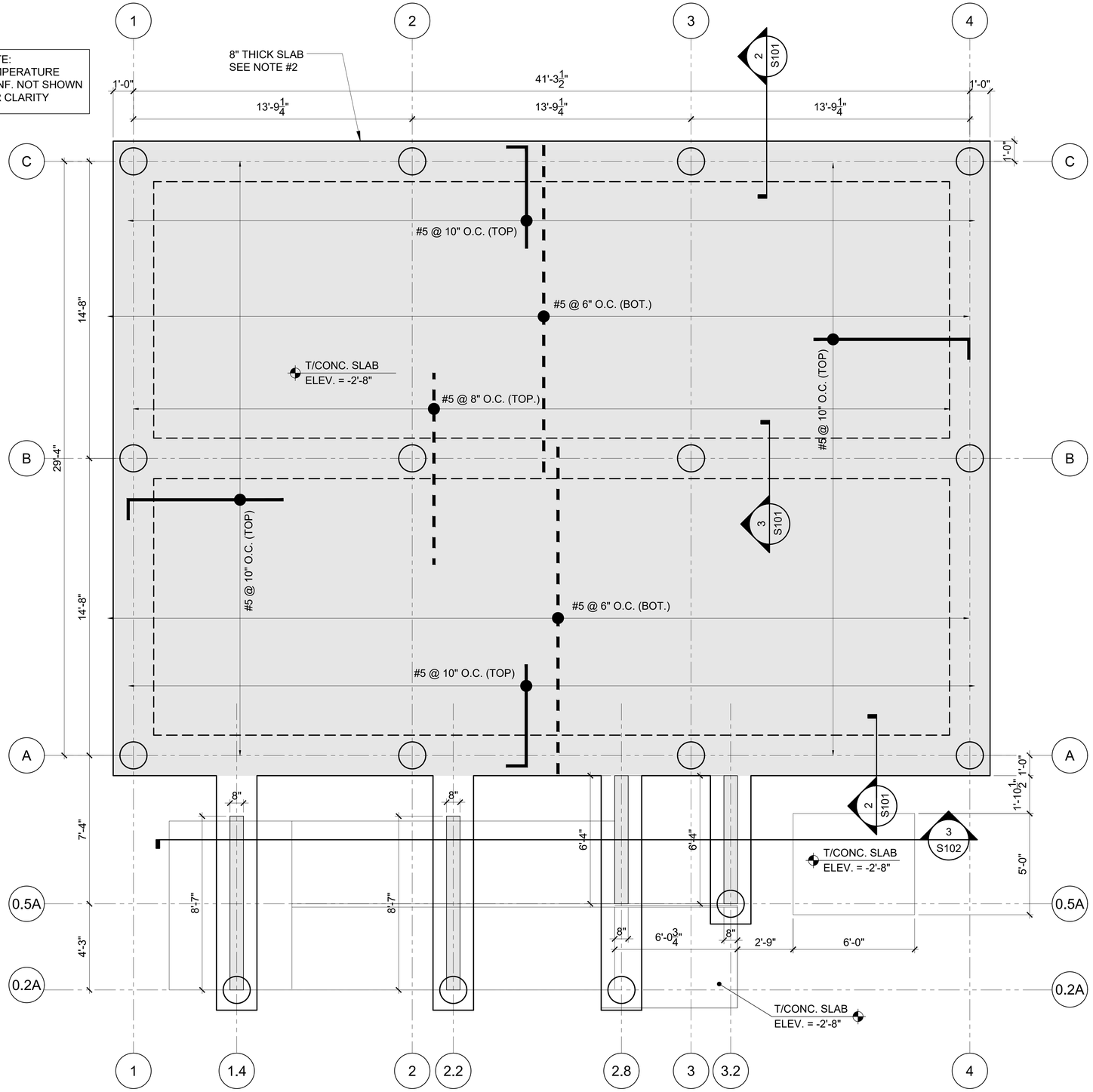
FORT ZACHARY TAYLOR

SHEET TITLE
GRADE BEAM, PILE LAYOUT AND DETAILS

PROJECT TITLE
ADMIN BUILDING REPLACEMENT

SHEET NO.
S100

NOTE:
TEMPERATURE REINF. NOT SHOWN FOR CLARITY



1 CONCRETE SLAB REINFORCEMENT LAYOUT
SCALE: 1/4" = 1'-0"

SLAB NOTES

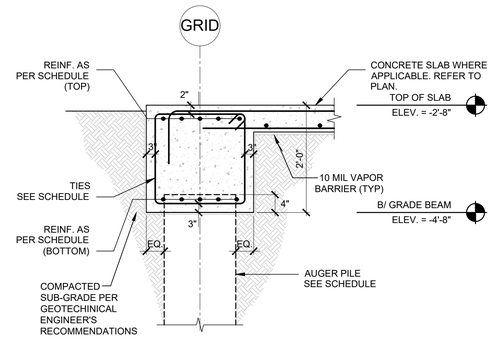
NOTES:

1. TOP OF SLAB = 0'-0" IS FOR REFERENCE ONLY.
2. 8" THICK CONCRETE SLAB (f'c = 4 KSI)
3. TEMPERATURE REINFORCEMENT @ BOT. = #4 @ 12" O.C., TYP.
4. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN. VERIFY ALL DIMENSIONS W/ ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION
5. S001 FOR GENERAL STRUCTURAL NOTES.

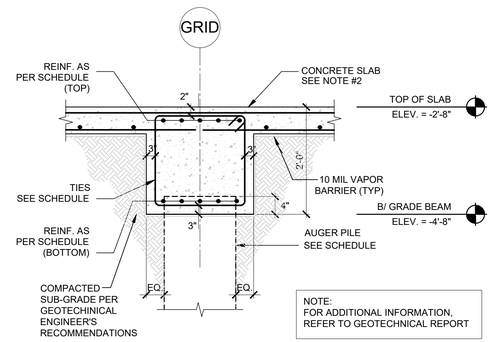
LEGEND

TOP REINFORCEMENT ON SLAB (MAIN)

BOTTOM REINFORCEMENT ON SLAB (MAIN)



2 GRADE BEAM DETAIL
SCALE: 3/4" = 1'-0"



3 GRADE BEAM DETAIL
SCALE: 3/4" = 1'-0"

DATE	REVISION	SYMBOL
		C
		D

DATE	REVISION	SYMBOL
		A
		B

ISSUE DATE: 03/31/2023
COMP. FILE No.:
STATE PROJECT No.: 61930C

DESIGNER :
DRAWN BY:
REVIEWED BY:
Consultant :

A Full Service A & E Firm
Architects M / E / P
Engineers Planners
Environmental Surveyors
Landscape Architects Traffic/Transportation
cph
www.cphcorp.com

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

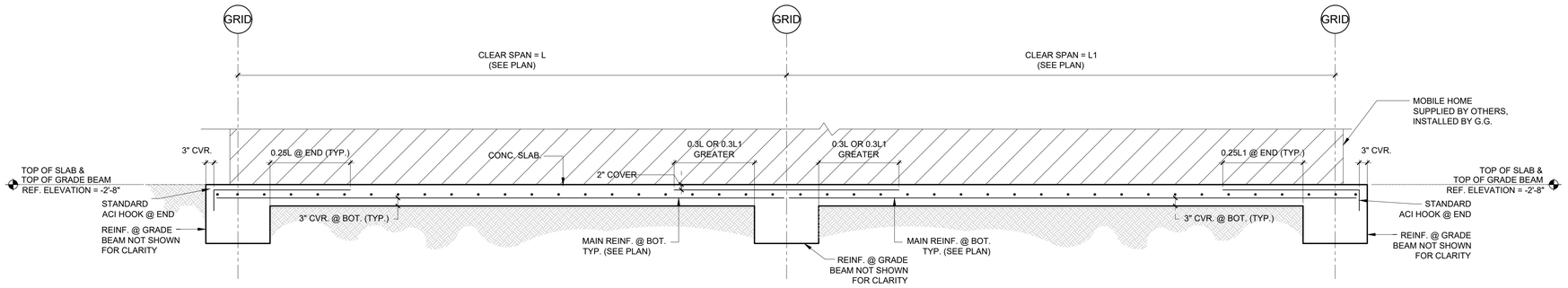
PROFESSIONAL ENGINEER CERTIFICATION
EDUARDO AVILES-NIEVES
STATE OF FLORIDA
No. 85877
EDUARDO AVILES-NIEVES, PE
8/07/2024

FORT ZACHARY TAYLOR

SHEET TITLE: SLAB REINFORCEMENT PLAN

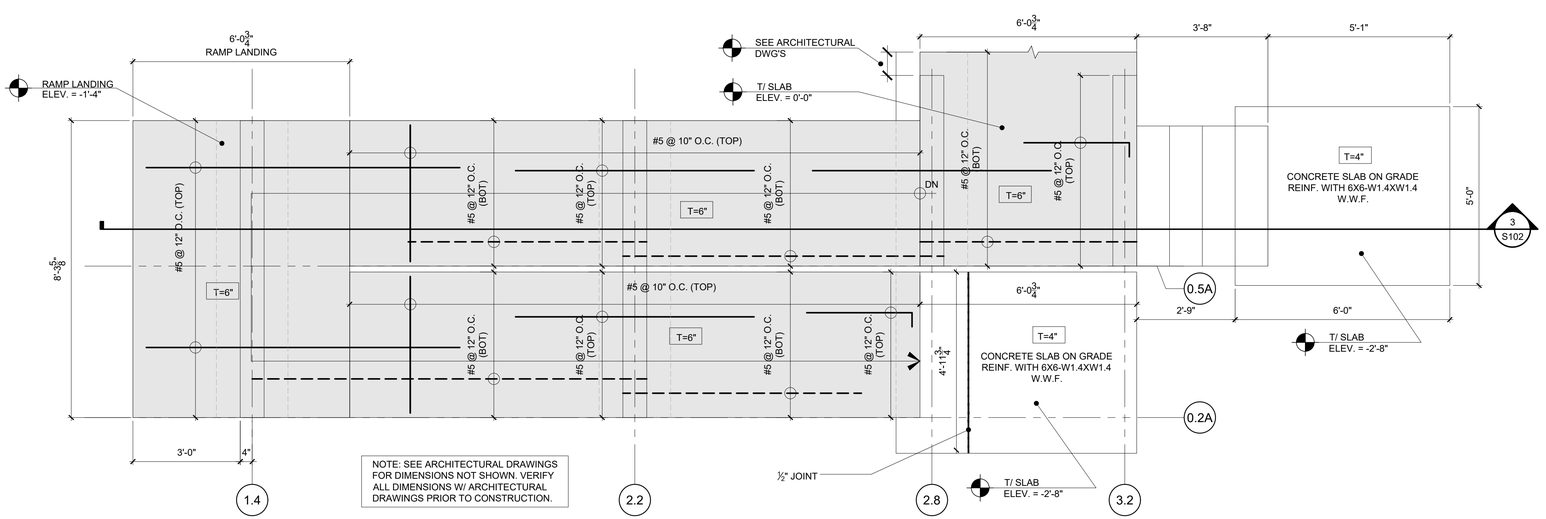
PROJECT TITLE: ADMIN BUILDING REPLACEMENT

SHEET NO.
S101



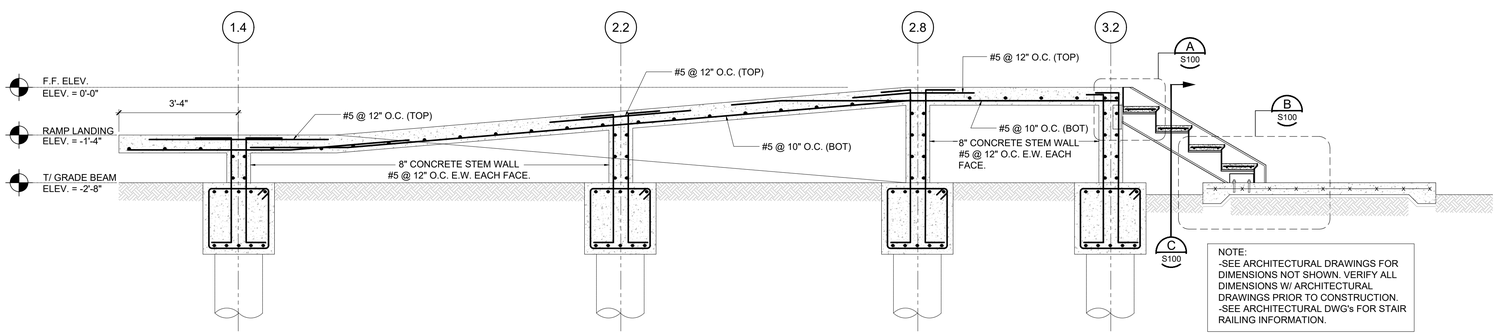
1 TYP. SLAB REINFORCEMENT SECTION

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



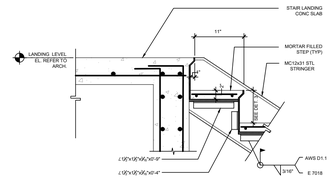
2 CAST-IN- PLACE CONCRETE RAMP REINF- PLAN VIEW

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



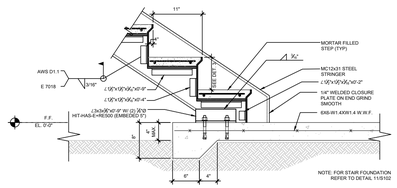
3 RAMP ACCESS SECTION

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



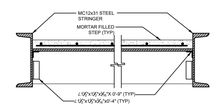
A STEEL STAIR LANDING DETAIL

SCALE: 3/4" = 1'-0"



B STEEL STAIR LANDING DETAIL

SCALE: 3/4" = 1'-0"



C STEEL STAIR SECTION

SCALE: 3/4" = 1'-0"

SYMBOL	REVISION	DATE
C		
D		

SYMBOL	REVISION	DATE
A		
B		

ISSUE DATE: 03/31/2023
COMP. FILE No.:
STATE PROJECT No.: 61930C

DESIGNER :
DRAWN BY:
REVIEWED BY:
Consultant :

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

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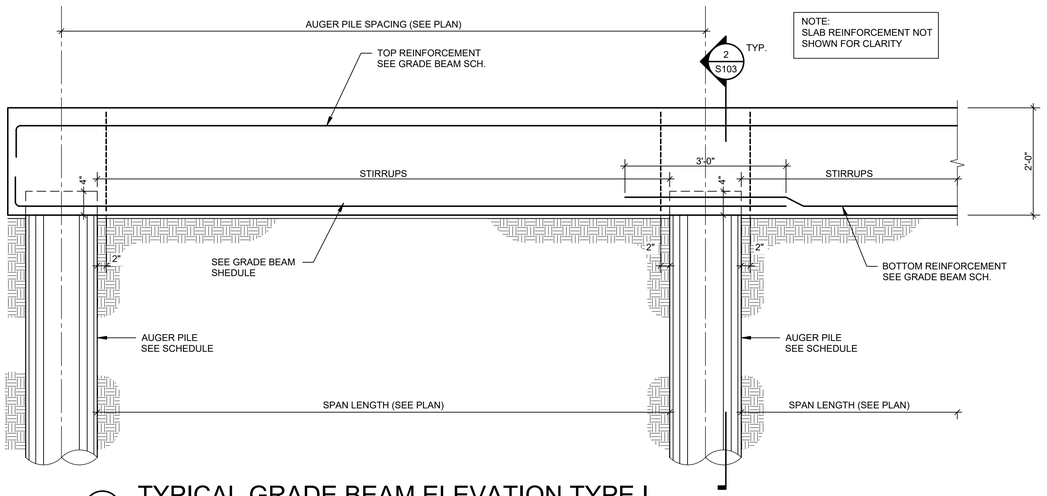
PROFESSIONAL ENGINEER
EDUARDO AVILES-NIEVES
LICENSE
No. 85877
STATE OF FLORIDA
EDUARDO AVILES-NIEVES, PE
8/07/2024

FORT ZACHARY TAYLOR

SHEET TITLE
CONCRETE RAMP, PLAN VIEW & SECTION

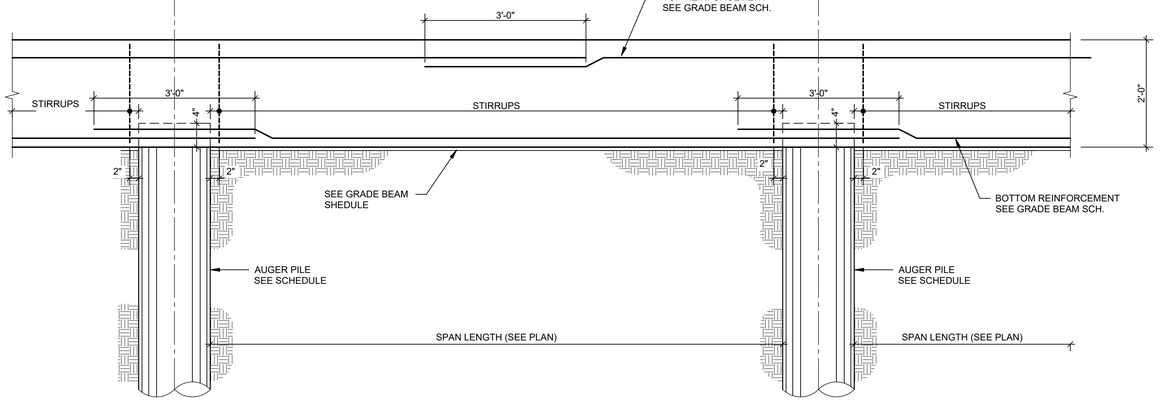
PROJECT TITLE
ADMIN BUILDING REPLACEMENT

SHEET NO.
S102



1 TYPICAL GRADE BEAM ELEVATION TYPE I

3/4" = 1'-0"



2 TYPICAL GRADE BEAM ELEVATION TYPE 2

3/4" = 1'-0"

SYMBOL	REVISION	DATE
A		
B		
C		
D		

ISSUE DATE: 03/31/2023
COMP. FILE No.:
STATE PROJECT No.: 61930C

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

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Surveyors
Landscape Architects
Traffic/Transportation
cph
www.cphcorp.com

DESIGNER :
DRAWN BY:
REVIEWED BY:
Consultant :

PROFESSIONAL ENGINEER
EDUARDO AVILES-NIEVES
LICENSE
No. 85877
STATE OF FLORIDA
8/07/2024
EDUARDO AVILES-NIEVES, PE

FORT ZACHARY TAYLOR

SHEET TITLE
GRADE BEAM TYPICAL SECTIONS

PROJECT TITLE
ADMIN BUILDING REPLACEMENT

SHEET NO.
S103

Fort Zach SP_Lease

BOP1010815
Renewal of Number

Policy No. BOP1010815

RLI Insurance Company
9025 North Lindbergh Drive Peoria, IL 61615

BUSINESSOWNERS POLICY DECLARATIONS

1st Addntl Ins Copy

Form Applicable
☐ Standard ☒ Special

Named Insured and Mailing Address:
DESTINATION WEDDING STUDIO

1433 REYNOLDS STREET
KEY WEST FL 33040

Administrator Name and Mailing Address:
FAIA Member Services, Inc.

PO Box 12129
Tallahassee, FL 32317-2129

RECEIVED OCT 4, 2011

Policy Period:
From 11/08/11 to 11/08/12 at 12:01 A.M.*
Standard Time at your mailing address shown above.

Insured's Brokering Agent:
Key West Insurance, Inc.

***Exceptions:**
12:00 noon in Maine, Michigan, North Carolina, and Puerto Rico.

In return for the payment of the premium, and subject to all the terms of this policy, we agree with you to provide the insurance as stated in this policy.

BUSINESS DESCRIPTION

Form of Business: ☐ Individual ☐ Joint Venture/Partnership ☒ Organization (Any Other)

Business description: WEDDING & PARTY PLANNERS

DESCRIBED PREMISES	ADDITIONAL INTEREST
1433 Reynolds Street Key West FL 33040	

PROPERTY

	PREM. NO. 1	BLDG. NO.	PREM. NO. 2	BLDG. NO.	PREM. NO. 3	BLDG. NO.
Limits of Insurance for Buildings	$ N/A		$ N/A		$ N/A	
*Actual Cash Value - Buildings Option (Y/N)						
*Automatic Increase - Business Personal Property Limit (%)	4 %		0 %		0 %	
Business Personal Property	$ 5,624		$		$	

Deductible $ 250 Minimum Earned Premium $ _____

Additonal/Optional Coverages -- Applicable only if an "X" is shown in the boxes below:

		Limits of Insurance	
1.	☐ Electronic Data Processing	$	
2.	☒ Money and Securities (Special Form only)	$ 2,000	Inside the Premises
	☒	$ 1,000	Outside the Premises
3.	☒ Other (specify) Additional Insured		

LIABILITY AND MEDICAL PAYMENTS

Except for Damage to Premises Rented to You, each paid claim for the following coverages reduces the amount of insurance we provide during the applicable annual period. Please refer to Paragraph D.4. of the Businessowners Liability Coverage Form.

	Limits of Insurance	
Liability and Medical Expenses	$ 1,000,000	
Medical Expenses	$ 5,000	per person
Damage to Premises Rented to You	$ 50,000	any one fire or explosion

FORMS AND ENDORSEMENTS Forms and Endorsements made part of this policy at time of issue:

Please see reverse side.

PREMIUM

Policy Premium	Florida HCF Surcharge	Florida CPIC Surcharge	Total Annual Premium
$ 284.00	$4.00	$ 4.00	**$ 292.00**

Countersigned: By _____
Authorized Representative

THESE DECLARATIONS, TOGETHER WITH THE COVERAGE FORM(S), COMMON POLICY CONDITIONS AND FORMS, AND ENDORSEMENTS, IF ANY, ISSUED TO FORM A PART THERE OF, COMPLETE THE ABOVE NUMBERED POLICY.

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09/26/11 FAIA Member Services, Inc./11007 Key West Insurance, Inc./31120

FORMS AND ENDORSEMENTS (continued) Forms and Endorsements made part of this policy at time of issue:

BOP 405 (07/02) PROFESSIONAL LIABILITY END.
BOP 407 (07/02) STATE OR POLITICAL SUBDIVISION
BOP 410 (11/07) PERSONAL PROPERTY OFF PREMISES
BOP 413 (07/02) WEIGHT LOSS PRODUCTS EXCLUSION
BOP 414 (07/02) MEDICAL EXPENSES COVERAGE
BOP 415 (07/02) VOLUNTEER WORKER
BOP 426 (11/07) AUTOMATIC INCREASE-BPP
BOP 432 (11/07) EDP COVERAGE EXCLUSION
BP 00 03 (01/06) BUSINESSOWNERS POLICY FORM
BP 01 59 (08/08) WATER EXCLUSION ENDORSEMENT
BP 03 03 (01/10) FLORIDA CHANGES
BP 05 24 (01/08) EXCLUSION - TERRORISM
BP 05 76 (01/06) LIMITED FUNGI OR BACTERIA COV.
BP 05 77 (01/06) FUNGI OR BACTERIA EXCLUSION
BP 06 01 (01/07) EXCL-LOSS DUE TO VIRUS/BACTERI
BP 07 04 (01/06) PROPERTY DAMAGE LIAB. DEDUCT.
U20319 (01/11) FL SURCHARGE POL HOLDER NOTICE

THIS ENDORSEMENT CHANGES YOUR COVERAGE. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - STATE OR POLITICAL SUBDIVISIONS PERMITS RELATING TO PREMISES

This endorsement modifies insurance provided under the following:

BUSINESSOWNERS COVERAGE FORM

SCHEDULE

State or Political Subdivision:

FORT ZACHARY TAYLOR VISITOR S
DEP & BOARD OF TRUSTEES
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-6575

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

Paragraph **C. Who Is An Insured** in **SECTION II - LIABILITY** is amended to include as an insured any state or political subdivision shown in the Schedule, subject to the following additional provision:

This insurance applies only with respect to the following hazards for which the state or political subdivision has issued a permit in connection with premises you own, rent, or control and to which this insurance applies:

The existence, maintenance, repair, construction, erection, or removal of advertising signs, awnings, canopies, cellar entrances, coal holes, driveways, manholes, marquees, hoist away openings, sidewalk vaults, street banners, or decorations.

ALL OTHER TERMS AND CONDITIONS OF THIS POLICY REMAIN UNCHANGED.

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BOP1010815
Renewal of Number

Policy No. BOP1010815

RLI Insurance Company
9025 North Lindbergh Drive Peoria, IL 61615

BUSINESSOWNERS POLICY DECLARATIONS

1st Addntl Ins Copy

Form Applicable
☐ Standard ☒ Special

Named Insured and Mailing Address:
DESTINATION WEDDING STUDIO
1433 REYNOLDS STREET
KEY WEST FL 33040

RECEIVED OCT 1_ 2008

Agent Name and Mailing Address:
FAIA Member Services, Inc.
Key West Insurance, Inc.
PO Box 12129
Tallahassee, FL 32317-2129

Policy Period: From 11/08/08 to 11/08/09 at 12:01 A.M.* Standard Time at your mailing address shown above.
*Exceptions: 12:00 noon in Maine, Michigan, North Carolina, and Puerto Rico.

In return for the payment of the premium, and subject to all the terms of this policy, we agree with you to provide the insurance as stated in this policy.

BUSINESS DESCRIPTION

Form of Business: ☐ Individual ☐ Joint Venture/Partnership ☒ Organization (Any Other)

Business description: WEDDING & PARTY PLANNERS

DESCRIBED PREMISES	ADDITIONAL INTEREST
1433 Reynolds Street Key West FL 33040	

PROPERTY

	PREM. NO.	BLDG. NO.	PREM. NO.	BLDG. NO.	PREM. NO.	BLDG. NO.
Limits of Insurance for Buildings	$ N/A		$		$	
*Actual Cash Value - Buildings Option (Y/N)						
*Automatic Increase - Building Limit (Percent)	0 %		%		%	
Business Personal Property	$ 5,000		$		$	

Deductible $ 250 Minimum Earned Premium $_____

Optional Coverages -- Applicable only if an "X" is shown in the boxes below:

		Limits of Insurance	
1.	☐ Electronic Data Processing	$	
2.	☒ Money and Securities (Special Form only)	$ 2,000	Inside the Premises
	☒	$ 1,000	Outside the Premises
3.	☒ Other (specify) Additional Insured		

LIABILITY AND MEDICAL PAYMENTS

Except for Fire Legal Liability, each paid claim for the following coverages reduces the amount of insurance we provide during the applicable annual period. Please refer to Paragraph D.4. of the Businessowners Liability Coverage Form.

	Limits of Insurance	
Liability and Medical Expenses	$ 1,000,000	
Medical Expenses	$ 5,000	per person
Fire Legal Liability	$ 50,000	any one fire or explosion

FORMS AND ENDORSEMENTS Forms and Endorsements made part of this policy at time of issue:

Please see reverse side.

PREMIUM

Policy Premium	Florida HCF Surcharge	Florida CPIC Surcharge	**Total Annual Premium**
$273.00	$3.00	$ 4.00	**$ 280.00**

Countersigned: By _____
Authorized Representative

THESE DECLARATIONS, TOGETHER WITH THE COVERAGE FORM(S), COMMON POLICY CONDITIONS AND FORMS, AND ENDORSEMENTS, IF ANY, ISSUED TO FORM A PART THERE OF, COMPLETE THE ABOVE NUMBERED POLICY.

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FORMS AND ENDORSEMENTS (continued) Forms and Endorsements made part of this policy at time of issue:

BOP 405 (07/02) PROFESSIONAL LIABILITY END.
BOP 407 (07/02) STATE OR POLITICAL SUBDIVISION
BOP 413 (07/02) WEIGHT LOSS PRODUCTS EXCLUSION
BOP 414 (07/02) MEDICAL EXPENSES COVERAGE
BOP 415 (07/02) VOLUNTEER WORKER
BOP 425 (07/05) INTERNET - ELEC. COMM. EXCL
BOP 432 (11/07) EDP COVERAGE EXCLUSION
BP 00 03 (01/06) BUSINESSOWNERS POLICY FORM
BP 03 03 (12/07) FLORIDA CHANGES
BP 05 24 (01/08) EXCLUSION - TERRORISM
BP 05 76 (01/06) LIMITED FUNGI OR BACTERIA COV.
BP 05 77 (01/06) FUNGI OR BACTERIA EXCLUSION
BP 07 04 (01/06) PROPERTY DAMAGE LIAB. DEDUCT.
U20319 (07/07) FL SURCHARGE POL HOLDER NOTICE

THIS ENDORSEMENT CHANGES YOUR COVERAGE. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - STATE OR POLITICAL SUBDIVISIONS PERMITS RELATING TO PREMISES

This endorsement modifies insurance provided under the following:

BUSINESSOWNERS COVERAGE FORM

SCHEDULE

State or Political Subdivision:

FORT ZACHARY TAYLOR VISITOR S
DEP & BOARD OF TRUSTEES
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-6575

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

Paragraph **C. Who Is An Insured** in **SECTION II - LIABILITY** is amended to include as an insured any state or political subdivision shown in the Schedule, subject to the following additional provision:

This insurance applies only with respect to the following hazards for which the state or political subdivision has issued a permit in connection with premises you own, rent, or control and to which this insurance applies:

The existence, maintenance, repair, construction, erection, or removal of advertising signs, awnings, canopies, cellar entrances, coal holes, driveways, manholes, marquees, hoist away openings, sidewalk vaults, street banners, or decorations.

ALL OTHER TERMS AND CONDITIONS OF THIS POLICY REMAIN UNCHANGED.

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FORT ZACHARY TAYLOR VISITOR S
DEP & BOARD OF TRUSTEES
3900 COMMONWEALTH BLVD
TALLAHASSEE FL 323996575

QUITCLAIM DEED

The UNITED STATES OF AMERICA, acting by and through the Secretary of the Interior, acting by and through the Southeast Regional Director, National Park Service (hereinafter designated "Grantor"), under and pursuant to the power and authority contained in the provisions of the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), as amended, and particularly as amended by Public Law 485, 91st Congress, and regulations and orders promulgated thereunder, for and in consideration of the perpetual use of the hereinafter described premises for public park and public recreation area purposes by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (hereinafter designated "Grantee"), does hereby release and quitclaim to Grantee, and to its successor and assigns, subject to the reservations, exceptions, restrictions, conditions and covenants hereinafter expressed and set forth, all Grantor's right, title and interest in and to the property known and designated as the Fort Taylor Historic Site, Truman Annex, Naval Air Station, Key West, Florida, said lands consisting of approximately 1.58 acres, more or less, and more particularly described in Exhibit "A", attached hereto and made a part hereof ("Property").

Reserving unto GRANTOR and its assigns perpetual easements as described in Exhibit "B", attached hereto and incorporated herein, for ingress and egress for the construction, repair, replacement, maintenance and operation of:

1. an underground potable water line; and
2. an elevated bridge walkway.

It is understood and agreed that Grantor, its assigns, and all parties using or benefitting from the aforesaid easements shall coordinate with the park manager of Fort Zachary Taylor State Park prior to the construction, installation, maintenance, replacement, or removal of any improvements or facilities to be placed in either of said easements. Grantor further agrees, on behalf of itself and its assigns, that said easements shall not be used in a manner that unreasonably interferes with the purposes for which the property is being transferred to the Grantee.

Additionally, this conveyance is made subject to any and all existing rights-of-way, easements and covenants and agreements affecting the above-described premises, whether or not the same appear of record, if any now exist, but any such interests that may have been terminated are not hereby reimposed.

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

Pursuant to authority contained in the Federal Property and Administrative Services Act of 1949, as amended, and applicable rules, regulations and orders promulgated thereunder, the United States Navy determined the subject property to be surplus to the needs of the United States of America and assigned the Property to the Department of the Interior for further conveyance to the State of Florida pursuant to the Defense Base Closure and Realignment Act of 1990, as amended,

Public Law 101-510.

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

1. This property shall be used and maintained in perpetuity for the public park and recreation purposes for which it was conveyed as set forth in the Acceptance of Terms and Conditions submitted by the Grantee dated February 16, 1998, and approved by the Grantor on April March 16, 1998 ("Program of Utilization"), then modified by the Grantee on June 24, 2003 and the modification approved by the Grantor August 8, 2003. The Program of Utilization may be further amended from time to time at the request of either the Grantor or Grantee, with the written concurrence of the other party, and such amendments shall be added to and become a part of the original application.

2. The Grantee shall, within 6 months of the date of its deed of conveyance, erect and maintain a permanent sign or marker near the point of principal access to the conveyed areas which says:

> This park land was acquired through the FEDERAL LANDS TO PARKS PROGRAM of the United States Department of the Interior, National Park Service, for the public's recreational use and enjoyment.

3. The property shall not be sold, leased, assigned, or otherwise disposed of except to another eligible governmental agency that the Secretary of the Interior agrees in writing can assure the continued use and maintenance of the property for public park or public recreational purposes subject to the same terms and conditions in the original instrument of conveyance. Any mortgage, lien, or any other encumbrance not wholly subordinate to the reverter interest of the Grantor shall constitute an impermissible disposal. However, this provision shall not preclude the Grantee and its successors or assigns from issuing revenue or other bonds related to the use of the property to the extent that such bond shall not in any way restrict, encumber, or constitute a lien on the property. Further, nothing in this provision shall preclude the Grantee from providing related recreational facilities and services compatible with the approved application, through concession agreements entered into with third parties, provided prior concurrence to such agreements is obtained in writing from the Secretary of the Interior.

4. From the date of this conveyance the Grantee, its successors and assigns, shall submit biennial reports to the Secretary of the Interior, setting forth the use made of the property during the preceding 2-year period, and other pertinent data establishing its continuous use for the purposes set forth above, for ten consecutive reports and as further determined by the Secretary of the Interior.

5. All revenue received by the Grantee through concession agreements, use permits, or other fees generated by activities on the property shall be used only for the implementation of an approved Program of Utilization for the operation of park and recreation facilities and programs on the property. After the Program of Utilization is completed, and as long as the property is properly

and sufficiently operated and maintained, the revenue may be used for other public park and recreational purposes by the Grantee. Any revenue received by the Grantee which is generated on or by the operation of the property shall not be used for non-recreational purposes. Any revenue received by the Grantee which is generated through the operation of the property shall be listed and accounted for in its biennial reports to the Secretary of the Interior.

6. The Grantor, and any representative it may so delegate, shall have the right of entry upon said premises at any time to conduct inspections of the property for the purpose of evaluating the Grantee's compliance with the terms and conditions of this deed.

7. As part of the consideration for the Deed, the Grantee covenants and agrees for itself, its successors and assigns, that: (1) the program for or in connection with which this Deed is made will be conducted in compliance with, and the Grantee, its successors and assigns, will comply with all requirements imposed by or pursuant to the regulations of the Department of the Interior in effect on the date of this Deed (43 C.F.R. Part 17) issued under the provisions of Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-1); (2) this covenant shall be subject in all respects to the provisions of said regulations; (3) the Grantee, its successors and assigns, will promptly take and continue to take such action as may be necessary to effectuate this covenant; (4) the United States shall have the right to seek judicial enforcement of this covenant; and (5) the Grantee, its successors and assigns, will (a) obtain from each other person (any legal entity) who, through contractual or other arrangements with the Grantee, its successors and assigns, is authorized to provide services or benefits under said program, a written agreement pursuant to which such other person shall, with respect to the services or benefits which he is authorized to provide, undertake for himself the same obligations as those imposed upon the Grantee, it successors and assigns, by this covenant, and (b) furnish a copy of such agreement to the Secretary of the Interior, or his successor; and that this covenant shall run with the land hereby conveyed, and shall in any event, without regard to technical classification or designation, legal or otherwise, be binding to the fullest extent permitted by law and equity for the benefit of, and in favor of the Grantor and enforceable by the Grantor against the Grantee, its successors and assigns.

8. The Grantee agrees to comply with the requirements of Public Law 90-480 (82 Stat. 718), the Architectural Barriers Act of 1968, as amended by Public Law 91-205 of 1970 (84 Stat. 49), and the Americans with Disabilities Act of 1990 (104 Stat. 337) to assure that development of facilities on conveyed surplus properties for public park and recreation purposed are accessible to the physically handicapped; and, further assure in accordance with Public Law 93-112, the Rehabilitation Act of 1973 (87 Stat. 394), that no otherwise qualified handicapped individual shall solely by reasons of his handicap be excluded from the participation in, be denied benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

9. Grantee shall be on the lookout for archeological artifacts during its construction activities and shall take appropriate action should any artifacts be discovered. Grantee shall comply with the provisions of 36 C.F.R. Part 800, regarding protection of historic and cultural properties. Grantee's development plans shall avoid sites identified by a Cultural Resources Assessment of the property, and, prior to any alteration or construction on the property, Grantee shall consult with the

Division of Historical Resources of the Florida Department of State, or its successor.

10. The Grantee further covenants and agrees to comply with the National Environmental Policy Act of 1969, as amended, the 1977 Amendments to the Federal Water Pollution Control Act (Clean Water Act of 1977), the Federal Disaster Protection Act of 1973 (87 Stat. 975), Executive Order 11990 (May 24, 1977) for Protection of Wetlands and Executive Order 11988 (May 24, 1977) for Floodplain Management, where and to the extent said Amendments and Orders are applicable to the property herein conveyed, and the Grantee shall be subject to any use restrictions issued under said Amendments and Orders.

11. The Grantee covenants for itself, its successors and assigns, and every successor in interest to the property herein described, or any part thereof, that any construction or alteration is prohibited unless a determination of no hazard to air navigation is issued by the Federal Aviation Administration in accordance with Title 14, Code of Federal Regulation, Part 77, entitled "Objects Affecting Navigable Airspace", or under authority of the Federal Aviation Act of 1958, as amended.

12. In connection with the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (CERCLA), the Grantor provides the following information:

NOTICE Regarding Hazardous Substance Activity. Pursuant to 40 C.F.R. 373.2 and Section 120(h)(3)(A)(I) of CERCLA (42 U.S.C. § 9620(h)(3)(A)(I)), and based upon a complete search of agency files, the United States gives notice that no hazardous substances have been released or disposed of or stored for one year or more on the Property.

13. A Finding of Suitability to Transfer (FOST) is attached as Exhibit "C" to the Deed; an Environmental Baseline Survey for Transfer (EBST) report is referenced in the FOST; the FOST and EBST reference environmental conditions on the Property and on other property not included in this Deed. Those restrictions and environmental conditions described in the FOST and EBST which are applicable to the Property are contained in this Deed. The FOST sets forth the basis for the Grantor's determination that the Property is suitable for transfer. The Grantee is hereby made aware of the notifications contained in the EBST and the FOST.

14. The Grantee is hereby made aware that contamination in excess of the Florida Department of Environmental Protection (FDEP) residential cleanup target levels (F.A.C. 62-777) remains in soils greater than two (2) feet below ground surface. Exhibit "D" "Hazardous Substance Notice" provides information on the type of hazardous substances known to be present in the soil two (2) feet below ground surface.

Land Use Controls

Residential, residential-equivalent, or agricultural uses of the property are prohibited. Strictly prohibited residential or residential-equivalent uses shall include, but are not limited to, any form of residential housing, child-care, pre-school, school, playground or full time adult convalescent or nursing care facilities. The placement and use of a ranger station or similar adult occupied facility

to control access to the Property during Park operating hours shall not be prohibited.

The excavation of soils greater than two (2) feet below ground surface in that portion of the Property identified in Exhibit "E" is prohibited without prior approval from Grantor and FDEP. Any approved excavations(s) must ensure that appropriate precautions be taken for the handling and disposal of potentially contaminated soils exceeding residential criteria; preclude the migration of any potentially contaminated soils and ensure that human health and the environment are protected.

GRANTEE COVENANTS

Grantee, on behalf of itself, its lessees, licensees, successors and assigns, covenants that:

1) it shall comply with the provisions of any health and safety plan put into effect by Grantor in connection with any ongoing or future environmental investigative and/or remedial activities to be undertaken by Grantor on the Property;

2) not hinder or prevent the Grantor from constructing, upgrading, operating, maintaining and monitoring any groundwater and/or soil treatment facilities and groundwater monitoring network or engage in any activity that will disrupt or hinder further remedial investigation, response action or oversight activities on the Property or adjoining property within the former Truman Annex Naval Station.

3) Provide written notice to the Grantor of any subsequent sale, assignment, or lease of the Property, or any portion thereof, and provide contact information concerning the new owner or occupant.

4) Provide and/or impose upon any party to whom it may transfer any portion of the Property the above described Notice, Land Use Controls and Grantee Covenants. The subsequent owner, its successors, and assignees shall then be bound by such requirement, duties, and obligations.

Additional Provisions

The above stated Notice, Land Use Controls and Grantee Covenants shall run with the land and be binding on all subsequent owners of the Property unless or until the said Notice, Land Use Control or Grantee Covenant is released pursuant to the provisions provided below. The Grantee and its successors and assigns shall not be liable for any breach of a Notice, Land Use Control or Grantee Covenant on the Property arising from any matters or events occurring after transfer of ownership of the Property by Grantee or its successor and assigns, respectively; provided, however, that each such party shall, notwithstanding the transfer, remain liable for any breach of such Notice, Land Use Control or Grantee Covenant to the extent caused by the fault or negligence of such party. The Marketable Record Title Act (Section 712.03(8), Florida Statutes, effective July 2000) shall not affect or extinguish any rights created by these Notice, Land Use Control or Grantee Covenant

provisions.

FDEP is a third party beneficiary of these Notice, Land Use Controls and Grantee Covenants until such time as they are released from the Property or the applicable portion or portions thereof. FDEP shall have all rights to enforce these Notices, Land Use Controls or Grantee Covenants in a court of competent jurisdiction.

Grantor shall modify or release these Notice(s), Land Use Control(s) or Grantee Covenant(s) provisions from the Property only with FDEP concurrence. FDEP shall give its concurrence if sampling demonstrates that the soil target levels applicable to the Property have been met. Upon such demonstration, FDEP shall issue a Site Rehabilitation Completion Order(s) with respect to subsurface soils on the Property. The Grantor shall deliver to the Grantee or its successor or assign in recordable form a Modification or Release relating specifically to the specific Notice, Land Use Control or Grantee Covenant provision. The execution of the Modification or Release by the Grantor shall remove the Notice, Land Use Control or GRANTEE Covenant with respect to the portion of the Property specified in the Modification or Release.

Should Grantee or any subsequent owner or user of the Property fail to comply with any LUC or Grantee Covenant implemented Grantor will pursue all appropriate legal avenues available to it to remedy any such noncompliance. Those avenues range from informal resolutions with the owner or violator, to the institution of judicial action under the auspices of applicable Federal and State of Florida law. Alternatively, should the circumstances warrant such, the Grantor could choose to exercise its response authorities under CERCLA then seek cost recovery after the fact from the person(s) or entity(ies) who violated a given LUC.

Grantor covenants that all remedial action necessary to protect human health and the environment with respect to any known hazardous substance remaining on the Property has been taken before the date of transfer.

Grantor covenants that any additional remedial action found to be necessary to protect human health and the environment after the date of this Quitclaim Deed shall be conducted by the United States of America.

(1) This covenant shall not apply:

(a) in any case in which Grantee, its successor(s) or assign(s), or any successor in interest to the Property or part thereof is a Potentially Responsible Party (PRP) with respect to the Property immediately prior to the date of this conveyance; or

(b) to the extent that such additional response action or part thereof found to be necessary is the result of an act or failure to act of the Grantee, its successor(s) or assign(s), or any party in possession after the date of this conveyance that either:

(I) results in a release or threatened release of a hazardous substance that was not

located on the Property on the date of this conveyance; or

(ii) causes or exacerbates the release or threatened release of a hazardous substance the existence and location of which was known and identified to the applicable regulatory authority as of the date of this conveyance.

(2) In the event Grantee, its successor(s) or assign(s), seeks to have Grantor conduct any additional response action, and, as a condition precedent to Grantor incurring any additional cleanup obligation or related expenses, the Grantee, its successor(s) or assign(s), shall provide Grantor at least 45 days written notice of such a claim. In order for the 45-day period to commence, such notice must include credible evidence that:

(a) the associated contamination existed prior to the date of this conveyance; and

(b) the need to conduct any additional response action or part thereof was not the result of any act or failure to act by the Grantee, its successor(s) or assign(s), or any party in possession.

Grantor hereby excepts and reserves the right of access to and of entry upon all and any portions of the herein described tract of land for purposes of environmental investigation, remedial action, response action or corrective action. In addition, there is hereby excepted and reserved unto the United States of America, and its assigns, a right of access to and of entry upon all of the hereinabove described and conveyed tract of land to perform any of the aforementioned actions determined to be necessary by the United States of America on any lands adjoining the hereinabove described and conveyed tract of land. These reservations include the right of access to and use of, to the extent permitted by law, available utilities at reasonable cost to the Grantor. The Grantor and the Grantee agree to cooperate in good faith to minimize any conflict between necessary environmental investigation and remediation activities and operations of Grantee, its successors and assigns, and of any lessee or any sublessee of the Property. Any inspection, survey, investigation, or other response or remedial action will to the extent practicable, be coordinated with representatives designated by Grantee or its successors and assigns.

15. The United States shall hold harmless, defend and indemnify the Grantee and any future successor, assignee, transferee, lender or lessee of the subject property from any action that may result from, or be predicated upon, the release or threatened release of any hazardous substance, pollutant or contaminant resulting from Department of Defense activities on the Property subject to the conditions specified in and to the extent authorized by Section 330 of Public Law 102-484.

16. In the event there is a breach of any of the conditions and covenants herein contained by the Grantee, its successors and assigns, whether caused by the legal or other inability of the Grantee, its successor and assigns, to perform said conditions and covenants, or otherwise, all right, title and interest in and to said premises shall revert to and become the property of the Grantor at its option, which in addition to all other remedies for such breach shall have the right of entry upon said premises, and the Grantee, its successors and assigns, shall forfeit all right, title and interest in said

premises and in any and all of the tenements, hereditaments and appurtenances thereunto belonging; provided, however, that the failure of the Secretary of the Department of the Interior to require in any one or more instances complete performance of any of the conditions or covenants shall not be construed as a waiver or relinquishment of such future performance, but the obligation of the Grantee, its successors and assigns, with respect to such future performance shall continue in full force and effect. The Grantee, by its acceptance of this deed, covenants and agrees for itself, and its successors and assigns, that in the event the Grantor exercised its option to revert all right, title, and interest in the property to the Grantor, or the Grantee voluntarily returns title to the property in lieu of a reverter, then the Grantee shall provide protection to and maintenance of said property at all times until such time as the title is actually reverted or returned to and accepted by the Grantor, including the period of any notice of intent to revert. Such protection and maintenance shall, at a minimum, conform to the standards prescribed by the General Service Administration in its Federal Property Management Regulations, 41 C.F.R. 101 - 47.402, in effect at the time of the reversion.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and on its behalf this the 10TH day of AUGUST, 2006.

APPROVED
FOR CLOSING

SEP 27 2006

By: William C. Robinson, Jr.
(DEP Attorney)

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

Through:

Regional Director
Southeast Region
National Park Service

By: _____

Acting Chief, Recreation and
Conservation Division

WITNESSES:

_____

Carolyn Bard

STATE OF GEORGIA)
)ss
COUNTY OF FULTON)

On this 10TH day of AUGUST, 2006, before me, the subscriber, personally appeared CHRIS ABBETT, National Park Service, of the United States Department of the Interior, a governmental agency of the United States of America, and known to me to be the same person described in and who executed the foregoing instrument, as the act and deed of the United

States of America, for and on behalf of the Secretary of the Interior, duly designated, empowered and authorized to do so by said Secretary and (s)he acknowledges that (s)he executed the foregoing instrument for and on behalf of the United States of America for the purposes and uses therein described.

William Lamar Hicks
NOTARY PUBLIC

My commission expires:

April 19, 2010

ACCEPTANCE

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

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

By: FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

By: Cay Newell
Cay Newell
Operations and Management Consultant Manager,
Bureau of Land Acquisition
Department of Environmental Protection

STATE OF FLORIDA)
)ss
COUNTY OF LEON)

On this 27th day of September, 2006, before me, the undersigned officer, personally appeared Cay Newell, to me known and known to me to be the same person whose name is subscribed to the foregoing acceptance, who being by me duly sworn, did depose and say that (s)he is Operations and Management Consultant Manager, Bureau of Land Acquisition, Department of Environmental Protection of the State of Florida, that (s)he is duly designated, empowered, and authorized to execute the foregoing acceptance and sign her (his) name thereto; and that (s)he signed

her (his) name thereto and acknowledges that (s)he executed the foregoing instrument for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the purposes and uses therein described.

Kajuan D Crumitie
NOTARY PUBLIC

My commission expires:

May 17, 2009

EXHIBIT "A"

A PORTION OF LAND LOCATED ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, SAID PARCEL ALSO LOCATED IN TRUMAN ANNEX (FORMERLY U.S. NAVY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NATIONAL OCEAN SURVEY TRIANGULATION STATION GSL, BEING A BRASS DISC SET IN CONCRETE, LOCATED ON THE OUTER MOLE OF TRUMAN ANNEX, THE COORDINATES OF WHICH ARE N 81,406.14 AND E 386,795.78 (1983/89), BASED ON THE U.S. COAST AND GEODETIC SURVEY MERCATOR GRID COORDINATE SYSTEM WHICH HAS FOR ITS ZERO COORDINATE A POINT OF LATITUDE NORTH 24°20'00" AND 500.00 FEET WEST OF LONGITUDE WEST 81°00'00"; THENCE S.09°32'41"E, A DISTANCE OF 2318.80 FEET TO THE POINT OF BEGINNING; THENCE S.18°10'21"E., A DISTANCE OF 186.81 FEET; THENCE S.10°47'19"W., A DISTANCE OF 271.59 FEET; THENCE N.84°01'25"E., A DISTANCE OF 209.77 FEET; THENCE N.13°59'36"W., A DISTANCE OF 268.05 FEET; THENCE N.38°59'05"E., A DISTANCE OF 42.63 FEET; THENCE N.66°57'57"E., A DISTANCE OF 46.37 FEET; THENCE N.36°22'25"W., A DISTANCE OF 215.33 FEET; THENCE S.56°10'58"W., A DISTANCE OF 111.96 FEET TO THE POINT OF BEGINNING.

FORT ZACHARY TAYLOR STATE PARK
MONROE COUNTY
U.S. NAVY DONATION

BSM APPROVED
By [signature] Date 3/16/06

Exhibit "B"

Legal Description: Bridge Easement (U.S. Navy):

A portion of land located on the Island of Key West, Monroe County, Florida, said parcel also located in Truman Annex (formerly U.S. Navy) and being more particularly described as follows: Commence at the National Ocean Survey Triangulation Station GSL, being a brass disc set in concrete, located on the outer mole of Truman Annex, the coordinates of which are N 81,406.14 and E 386,795.78 (1983/89), based on the U.S. Coast and Geodetic survey mercator grid coordinate system which has for its zero coordinate a point of Latitude North 24°20'00' and 500.00 feet West of Longitude West 81°00'00"; thence S 09°32'41"E, a distance of 2318.80 feet; thence S 18°10'21" E, a distance of 171.62 feet to the Point of Beginning; thence continue S 18°10'21' E a distance of 15.18 feet; thence S 10°47'19" W a distance of 15.97 feet; thence N 80°44'55" E a distance of 100.91 feet; thence N 13°59'36" W a distance of 15.05 feet; thence N 38°59'05" E a distance of 22.52 feet; thence S 80°44'55" W a distance of 113.35 feet to the Point of Beginning.

Containing 3019.90 square feet, more or less.

Legal Description: Water Easement (U.S. Navy):

A portion of land located on the Island of Key West, Monroe County, Florida, said parcel also located in Truman Annex (formerly U.S. Navy) and being more particularly described as follows: Commence at the National Ocean Survey Triangulation Station GSL, being a brass disc set in concrete, located on the outer mole of Truman Annex, the coordinates of which are N 81,406.14 and E 386,795.78 (1983/89), based on the U.S. Coast and Geodetic survey mercator grid coordinate system which has for its zero coordinate a point of Latitude North 24°20'00' and 500.00 feet West of Longitude West 81°00'00"; thence S 09°32'41"E, a distance of 2318.80 feet; thence S 18°10'21" E, a distance of 2318.80 feet; thence S 18°10'21" E, a distance of 186.81 feet to the Point of Beginning; thence s 10°47'19" W a distance of 24.92 feet; thence N68°02'57" E a distance of 105.21 feet; thence N 38°59'05" E a distance of 42.63 feet; thence S 68°02'57" W a distance of 129.15 feet to the Point of Beginning.

Containing 2426.54 square feet, more or less.

EXHIBIT "C"

FINDING OF SUITABILITY TO TRANSFER
1.58 ACRES AT TRUMAN ANNEX
NAVAL AIR STATION, KEY WEST, FLORIDA

1. Purpose

This Finding of Suitability to Transfer (FOST) documents my determination, as the responsible Department of Defense (DoD) component official, that certain real property comprising a portion of Truman Annex at Naval Air Station (NAS) Key West, Florida identified as excess property under the Base Closure and Realignment Act of 1990 (Subject Property), is environmentally suitable for transfer to the Department of Interior (DoI) and subsequent deed conveyance to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (Grantee) for recreational reuse. This decision is based on my review of information contained in the attached Environmental Baseline Survey (EBS). Factors leading to this decision and other pertinent information related to property transfer requirements are stated below.

2. Description of Property

The Subject Property is located in Monroe County, Key West, Florida, within the boundaries of the City of Key West and comprises approximately 1.58 acres of land at the southern tip of Key West as further described in Exhibit 1 to this FOST. There are no longer any buildings or other structures on the property.

3. Past Use and Proposed Reuse

The land was acquired from the Army in 1945. Extensive land expansion operations were undertaken by the Army between 1918 and 1945. Past uses by the Navy were associated with fleet support, public works, and recycling operations at NAS Key West. Proposed reuse by the Grantee will be for expansion of the Fort Zachary Taylor State Park.

4. Environmental Findings

All available information concerning the past storage, release, or disposal of any hazardous substances and/or petroleum products on the Subject property as collected through records searches, available aerial photographs, personnel interviews, and on-site visual inspections conducted is contained in the attached EBS. The Subject Property has been inspected annually since 1994. The following paragraphs summarize those findings and the DoD Condition of Property Classification assigned to the Subject Property.

A. Hazardous Substances Contamination

Both a Site Investigation (SI) and Supplemental Site Investigation (SSI) were performed at Truman Annex. The SI divided the property into separate parcels consistent with the local reuse authority's original reuse plan. Soil sampling was performed in those areas where past operations may have resulted in releases to the environment. The SI confirmed hazardous substance contamination in surface soils in the area known as the Defense Reutilization and Marketing Office

(DRMO) lay-down area (Parcel C). Interim Removal Actions (IRAs) to address all these areas were performed in 1999 and are documented in the CERCLA remedial Decision Document (DD) entitled *Ten Base Realignment and Closure (BRAC) Sites, Naval Air Facility, Key West, Florida (TetraTech NUS, April 2002)*. That document is available in the Key West Public Library. In addition to those IRAs, at least two (2) feet of clean fill was spread across the sampled areas of the Subject Property as an Engineering Control (EC) to cover any soils potentially not meeting residential cleanup criteria.

The Navy believes the implemented IRAs and EC in combination with the intended imposition of certain Land Use Controls (LUCs) on the Subject Property at the time of conveyance will serve to ensure future protection of human health and the environment with respect to preventing uncontrolled exposures to all known residual subsurface soil contamination on the property. The Grantee has expressed an interest in doing some limited soil sampling on the property as part of its due diligence effort. Should the results of that sampling dictate, this FOST may be amended to reflect those findings.

B. Petroleum Contamination

No aboveground or underground petroleum storage tanks are known to have been situated on the Subject Property. Moreover, soil sampling results did not indicate the presence of petroleum contamination from any other potential sources.

C. DoD Condition of Property Classification

In accordance with DoD Condition of Property Classification Guidance, the Subject Property has been classified as Category 4 / Dark Green (*areas where a release, disposal, and/or migration of hazardous substances has occurred, and all remedial actions necessary to protect human health and the environment have been taken*).

D. Other Environmental Aspects

1. Asbestos-Containing Material (ACM)

The Public Works Department buildings that formerly occupied the Subject Property were demolished in the 1970s. Soil investigations did not indicate the presence of ACM in any samples taken.

2. Lead-Based Paint (LBP)

Because no buildings remain on the property and because the above described IRAs removed all elevated levels of lead found in the first two

feet of soils, future lead or LBP exposure is not considered a concern on the Subject Property. The elevated levels of lead found in some soil areas were likely a result of past public works and DRMO storage operations on certain portions of the Subject Property.

3. Polychlorinated Biphenyls (PCBs)

All electrical transformers on the Subject Property have been sampled for the presence of PCBs and are certified PCB-free. No release from these transformers was discovered during the SI or has been reported.

4. Radon

Radon sampling, performed in Navy-owned residential areas comparable to the Subject Property found no levels above the U.S. EPA action limit of four (4) picoCuries per liter of air. Key West is classified under the U.S. Geological Society as having a low potential for radon emissions.

5. Requirements Applicable to Property Transfer

A. National Environmental Policy Act (NEPA)

An Environmental Assessment was prepared in accordance with NEPA requirements to assess the potential environmental impacts associated with the proposed transfer and reuse of the Subject Property as a BRAC Property. A Finding of No Significant Impact (FONSI) was signed on 19 December 2000.

B. Hazard Substance Notice

As noted in the attached EBS, it is generally known that certain hazardous substances were stored for routine use by the tenants on the Subject Property from approximately 1845 until 1997. However, there is a lack of available records as to specific substances and amounts stored and/or released to the environment during that time frame. Nonetheless, consistent with 40 CFR Part 373, the Navy has developed a Hazardous Substance Notice (Exhibit 2) which will be provided to the Grantee. That notice is based upon those chemical constituents found in soils during the SI and SSI performed on the Subject Property.

C. CERCLA Covenants

In accordance with CERCLA Section 120(h)(3)(A)(ii)(I), the deed(s) transferring the Subject Property shall contain a covenant warranting that all remedial action necessary to protect human health and the environment with respect to any

hazardous substance remaining on the property has been taken before the date of transfer.

In accordance with CERCLA Section 120(h)(3)(A)(ii)(II), the deed(s) transferring the Subject Property shall contain a covenant warranting that any additional remedial action found to be necessary after the date of such transfer shall be conducted by the United States.

D. CERCLA Access Clause

In accordance with CERCLA Section 120(h)(3)(A)(iii), the deed(s) transferring the Subject Property shall contain a clause granting the Government, its officers, agents, employees, contractors, and subcontractors the right to enter the transferred property in any case in which remedial action or corrective action is found to be necessary after the transfer of such property. This right to enter shall include the right to conduct annual physical inspections, tests, investigations, five-year reviews, surveys, and where necessary, drilling, test pitting, boring, and other similar activities. Such access rights shall also include the right to construct, operate, maintain, or undertake any other response action or remedial actions as required or necessary, including but not limited to monitoring wells, pumping wells, and treatment facilities. The Government retains the authority to enter or conduct investigations on adjacent parcels as well as the Subject Property. These access rights are in addition to those granted to federal, state, and local authorities under applicable environmental laws and regulations.

E. Land and/or Groundwater Use Controls

To ensure future protection of human health and the environment, certain land and/or groundwater use controls (LUCs) will be implemented in connection with the transfer of the Subject Property as further described below:

1. LUC Goals: The goals of the LUCs to be implemented on the Subject Property are to protect human health and the environment by:

a. Prohibiting residential, residential-equivalent, or agricultural uses of the property;

b. Maintaining the integrity of the implemented Engineering Control consisting of approximately two (2) feet of clean fill placed on a portion of the Subject Property;

c. Maintaining the integrity of any existing or future monitoring or remediation system(s).

2. LUC Implementation: To effectuate the above stated LUC Goals, certain specific provisions will be included in the deed from DOI to the Grantee. Although the Navy's site remediation efforts must take priority, the Navy will cooperate with the Grantee to minimize potential conflicts between any future necessary environmental investigation, remediation, or maintenance work and the activities of the Grantee and its successors and assigns on the property. The following specific provisions will be included in the transfer deed:

a. Notice: Contamination in excess of the Florida Department of Environmental Protection (FDEP) residential cleanup target levels (F.A.C. 62-777) remains in soils greater than two (2) feet below ground surface (bgs);

b. Land Use Controls (Exhibit 3):

(i). Residential, residential-equivalent, or agricultural uses of the property is prohibited. Strictly prohibited residential or residential-equivalent uses shall include, but are not limited to, any form of residential housing, child-care, pre-school, school, playground or full time adult convalescent or nursing care facilities. The placement and use of a ranger station or similar adult occupied facility to control ingress and egress to the Subject Property during Park operating hours shall not be prohibited.

(ii). The excavation of soils greater than two (2) feet below ground surface (bgs) in area as identified on Exhibit 3, is prohibited without prior approval from both the Navy and FDEP. Any approved excavation(s) must ensure that appropriate precautions be taken for the handling and disposal of potentially contaminated soils exceeding residential criteria; preclude the migration of any potentially contaminated soils and ensure that human health and the environment are protected.

c. Grantee Covenants:

(i). The Grantee, on behalf of its lessees, licensees, successors, and assignees, hereby covenants that it shall comply with the provisions of any health and safety plan put into effect by the United States in connection with any ongoing or future environmental investigative and/or remedial activities to be undertaken by the United States on the Subject Property.

(ii). The Grantee, on behalf of its lessees, licensees, successors, and assignees, hereby covenants that it shall not hinder or prevent

the United States from constructing, upgrading, operating, maintaining and monitoring any groundwater and/or soil treatment facilities and groundwater monitoring network or engage in any activity that will disrupt or hinder further remedial investigation, response action or oversight activities on the Subject Property or adjoining property within the former Truman Annex Naval Station.

(iii). The Grantee, on behalf of its lessees, licensees, successors, and assignees, hereby covenants that it shall provide written notice to the United States of any subsequent sale, assignment, or lease of the Subject Property, or any portion thereof, and provide contact information concerning the new owner or occupant.

(iv). The Grantee, on behalf of its lessees, licensees, successors, and assignees, hereby covenants that it shall provide and/or impose upon any party to whom it may transfer any portion of the property (hereinafter called "subsequent owner") the above described Notice, Use Controls and Grantee Covenants. The subsequent owner, its successors, and assignees shall then be bound by such requirements, duties, and obligations and the Grantee or any successor as a subsequent owner, who similarly complies shall thereafter have no further responsibility with respect thereto.

d. Additional Provisions:

(i). The above stated Notice, Use Controls and Grantee Covenants (hereinafter referred to collectively as "Restrictive Covenant") shall run with the land and be binding on all subsequent owners of the Subject Property unless or until the said Restrictive Covenant is released pursuant to the provisions provided below. The Grantee and its successors and assignees shall not be liable for any breach of the Restrictive Covenant on the Subject Property arising from any matters or events occurring after transfer of ownership of the restricted property by Grantee or its successors and assignees, respectively; provided, however, that each such party shall, notwithstanding the transfer, remain liable for any breach of such Restrictive Covenant to the extent caused by the fault or negligence of such party. The Marketable Record Title Act shall not affect or extinguish any rights crated by this Restrictive Covenant (§712.03(8), Florida Statutes, effective July 2000).

(ii). FDEP is a third party beneficiary of this Restrictive Covenant until such time as it is released from the property or the applicable portion or portions thereof. FDEP shall have all rights to enforce

this Restrictive in a court of competent jurisdiction. The Navy shall release this Restrictive Covenant from the Property only with FDEP concurrence. FDEP shall give its concurrence if sampling demonstrates that the soil target levels applicable to the property have been met. Upon such demonstration, FDEP shall issue a Site Rehabilitation Completion Order(s) with respect to subsurface soils on the Subject Property. The Navy shall deliver to the Grantee or its successors or assignees in recordable form a Release relating specifically to the Restrictive Covenant. The execution of the Release by the Navy shall remove the Restrictive Covenant with respect to the portion of the Property specified in the Release.

3. Draft Deed Review: Prior to conveyance of the property, FDEP representatives will be given reasonable opportunity to review and concur on the applicable deed language related to all LUCs and associated rights of entry for FDEP for purposes of LUC oversight and enforcement. The Navy will include in the deed the specific language concerning LUCs and rights of entry that is reflected in this FOST.

4. LUC Enforcement: Should the Grantee or any subsequent owner or user of the property fail to comply with any LUC implemented by the Navy, the Navy will pursue all appropriate legal avenues available to it to remedy any such noncompliances. Those avenues range from informal resolutions with the owner or violator, to the institution of judicial action under the auspices of Florida real property law or CERCLA. Alternatively, should the circumstances warrant such, the Navy could choose to exercise its response authorities under CERCLA then seek cost recovery after the fact from the person(s) or entity (ies) who violated a given LUC. Nothing herein shall preclude FDEP from enforcing the LUCs placed upon the property.

5. LUC Modification/Termination: Those LUCs or individual elements of those LUCs to be imposed by the deed may be modified and/or terminated by the Navy with FDEP concurrence. Within ninety (90) days after the Navy and FDEP agree that a LUC may be modified or terminated, the Navy will provide the appropriate release of the Use Restriction in recordable form for recordation by the owner in the Official Records of Monroe County, Florida.

F. Notification to Regulatory Agencies /Public

In accordance with DoD EBS / FOST guidance, FDEP and the public were advised of the proposed transfer of the Subject Property. No public comments were received. FDEP representatives reviewed the attached EBS and draft FOST and all comments received were incorporated as deemed appropriate (Exhibit 5).

Copies of all transfer documentation provided to the Grantee will be made available to FDEP and the public upon request after execution of same.

6.0 Suitability Determination

NOW THEREFORE, based upon my review of the information contained in the attached EBS, I have determined that the Subject Property is presently suitable for transfer to DOI and subsequent conveyance to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the intended recreational reuse(s).

28 JUNE 2004
Date

BRIAN M. SCOTT, CAPT, CEC, USN
Vice Commander
Naval Facilities Engineering Command
Southern Division
North Charleston, South Carolina

Exhibit 1

METES AND BOUNDS
1.58 ACRES AT TRUMAN ANNEX
NAVAL AIR STATION KEY WEST, FLORIDA

LEGAL DESCRIPTION: Park Area to State of Florida

A portion of land located on the Island of Key West, Monroe County, Florida, said parcel also located in Truman Annex (formerly U.S. Navy) and being more particularly described as follows: Commence at the National Ocean Survey Triangulation Station GSL, being a brass disc set in concrete located on the outer mole of Truman Annex, the coordinates of which are N 81.406.14 and E 386.795.78 (1983/89), based on the U.S. Coast and Geodetic Survey mercator grid coordinate system which has for its zero coordinate a point of Latitude North 24°20'00" and 500.00 feet West of Longitude West 81°00'00"; thence S 09°32'41" E., a distance of 2318.80 feet to the Point of Beginning; thence S18°10'21" E a distance of 186.81 feet; thence S 10°47'19" W, a distance of 271.59 feet; thence N 84°01'25" E, a distance of 209.77 feet; thence N 13°59'36" W, a distance of 268.05 feet; thence N 38°59'05" E, a distance of 42.63 feet; thence N 66°57'57" E, a distance of 46.37 feet, thence N 36°22'25" W, a distance of 215.33 feet, thence S 56°10'58" W, a distance of 111.96 feet to the Point of Beginning.

Parcel contains 69646 square feet or 1.60 acres, more or less.

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Exhibit 1

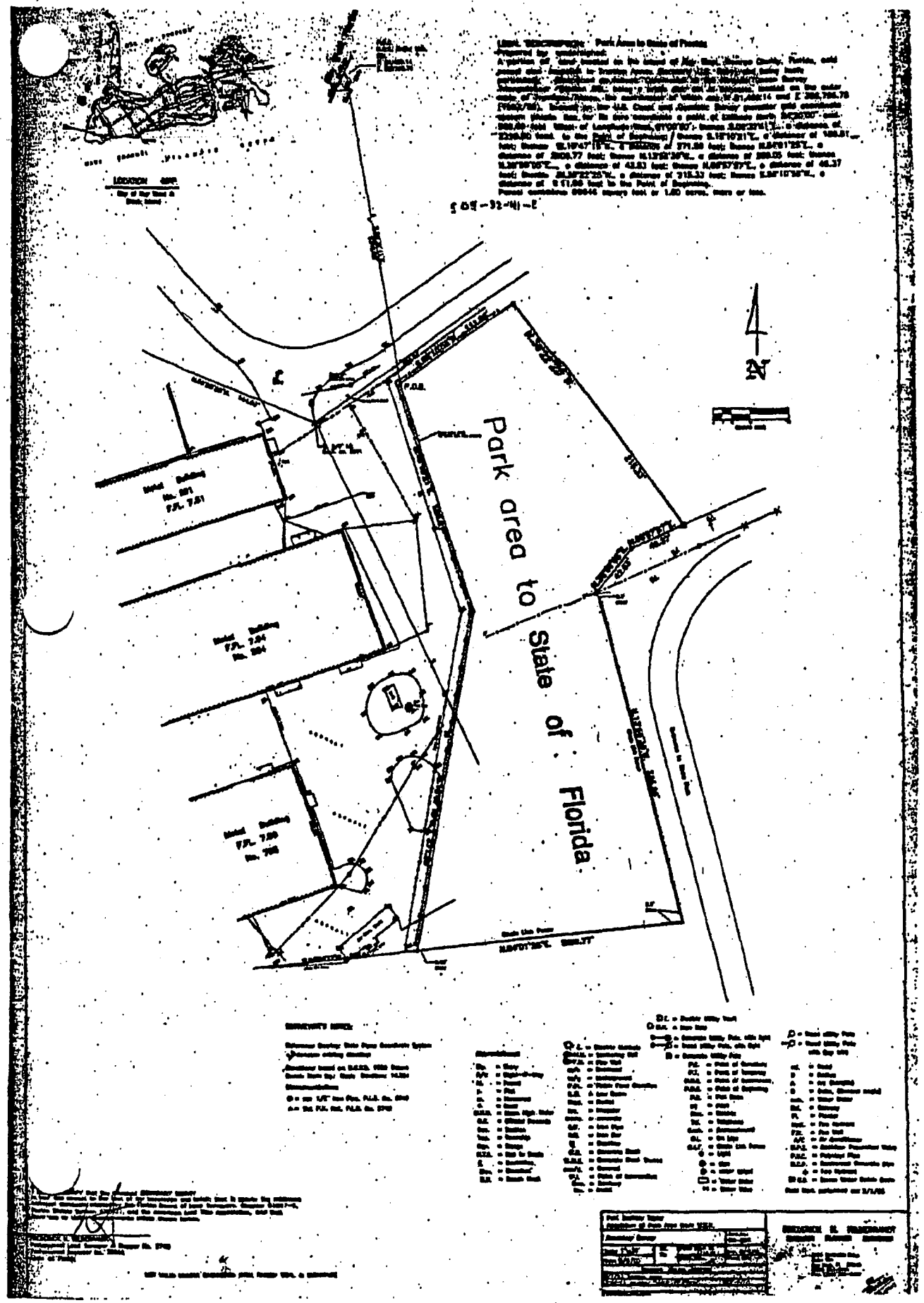

EXHIBIT "D"
EXHIBIT 2
40 CFR 373
HAZARDOUS SUBSTANCE NOTICE

Substance Name	Chemical Abstracts Services Registry Number (CASRN)	Synonym	RCRA Hazardous Waste Number	Quantity Stored/Released	Date of Storage/Release	Remedial Action
Polychlorinated Biphenyls (PCBs)	11096-82-5 11097-69-1	Aroclor-1260 Aroclor-1254, chlorodiphenyl (54% chloride)	None	Undocumented	1940-1974	Excavation and disposal
Antimony	7440-36-0	Antimony Compounds, Stibium C.I. 77050	None	Undocumented	N/A	Excavation and disposal
Benzo(a)pyrene	50-32-8	3,4, benzopyrene	U022	Undocumented	N/A	Excavation and disposal
Arsenic	7440-38-2	Arsenic	D004	Undocumented	N/A probable application	Excavation and disposal
Indeno (1,2,3-cd)pyrene	193-39-5	1,10-(1,2-Phenylene)pyrene	U137	Undocumented	N/A probable application	Excavation and disposal
Benzo(b)fluoranthene	205-99-2	3,4 benzofluoranthene	None	Undocumented	N/A	Excavation and disposal
Benzo(k)fluoranthene	207-08-9	None	None	Undocumented	N/A	Excavation and disposal
Phenanthrene	85-01-8	None	None	Undocumented	N/A	No further action (no risk)
Benzene	71-43-2	[6] Annulene, Benzol, Benzole, Coal naphtha, cyclohexatriene, phene, phenyl hydride, pyrobenzol, pyrobenzole	U019 D018	Undocumented	1940-1974	No further action (no receptors)

The information contained in this notice is required under the authority of regulations promulgated under section 120(h) of the Comprehensive Environmental Response, Liability, and Compensation Act (CERCLA or "Superfund"), 42 U.S.C. Section 9620(h).

EXHIBIT "D"

EXHIBIT 2
40 CFR 373
HAZARDOUS SUBSTANCE NOTICE

Substance Name	Chemical Abstracts Services Registry Number (CASRN)	Synonym	RCRA Hazardous Waste Number	Quantity Stored/Released	Date of Storage/Release	Remedial Action
Carbazole	86-74-8	dibenzopyrrole, diphenylenimine	None	Undocumented	N/A	No further action (no receptors)
Dibenzofuran	132-64-9	2,2 biphenylene oxide, diphenylene oxide	None	Undocumented	N/A probable application	No further action (no receptors)
Tetrachloroethene	25322-20-7	None	None	Undocumented	1940-1974	No further action (no receptors)
Trichloroethene	79-01-6	ethylene trichloride, Trichloran, trichloroethylene	U228 D040	Undocumented	1940-1974	No further action (no receptors)
Lead	7439-92-1	lead	D008	Undocumented	1940-1974	Excavation and disposal
Benzo(a)anthracene	56-55-3	benz[a]anthracene, 1,2-benzanthracene, benzo[a]anthracene	U018	Undocumented	1940-1974	Excavation and disposal
Beryllium	191-24-2	beryllium compounds, glucinium	P015	Undocumented	N/A	Excavation and disposal
Benzo (g,h,i) perylene	7440-41-7	anthanthrene	None	Undocumented	N/A	Excavation and disposal
Cadmium	7440-43-9	None	D006	Undocumented	1940-1974	Excavation and disposal
Thallium	7440-28-0	thallium elemental	None	Undocumented	N/A	Suspected systemic lab error

DATES SHOWN FOR STORAGE/RELEASE ARE LISTED ONLY FOR LIFE TIMES OF STRUCTURES THAT WERE PRESENT AT TRUMAN ANNEX. THERE ARE NO RECORDS THAT WOULD INDICATE WHERE OR WHEN HAZARDOUS SUBSTANCE WERE STORED OR HAZARDOUS SUBSTANCE RELEASES MAY HAVE OCCURRED.

The information contained in this notice is required under the authority of regulations promulgated under section 120(h) of the Comprehensive Environmental Response, Liability, and Compensation Act (CERCLA or "Superfund"), 42 U.S.C. Section 9620(h).

EXHIBIT "E"

Exhibit 3 - Land Use Controls at NAS Key West Truman Annex

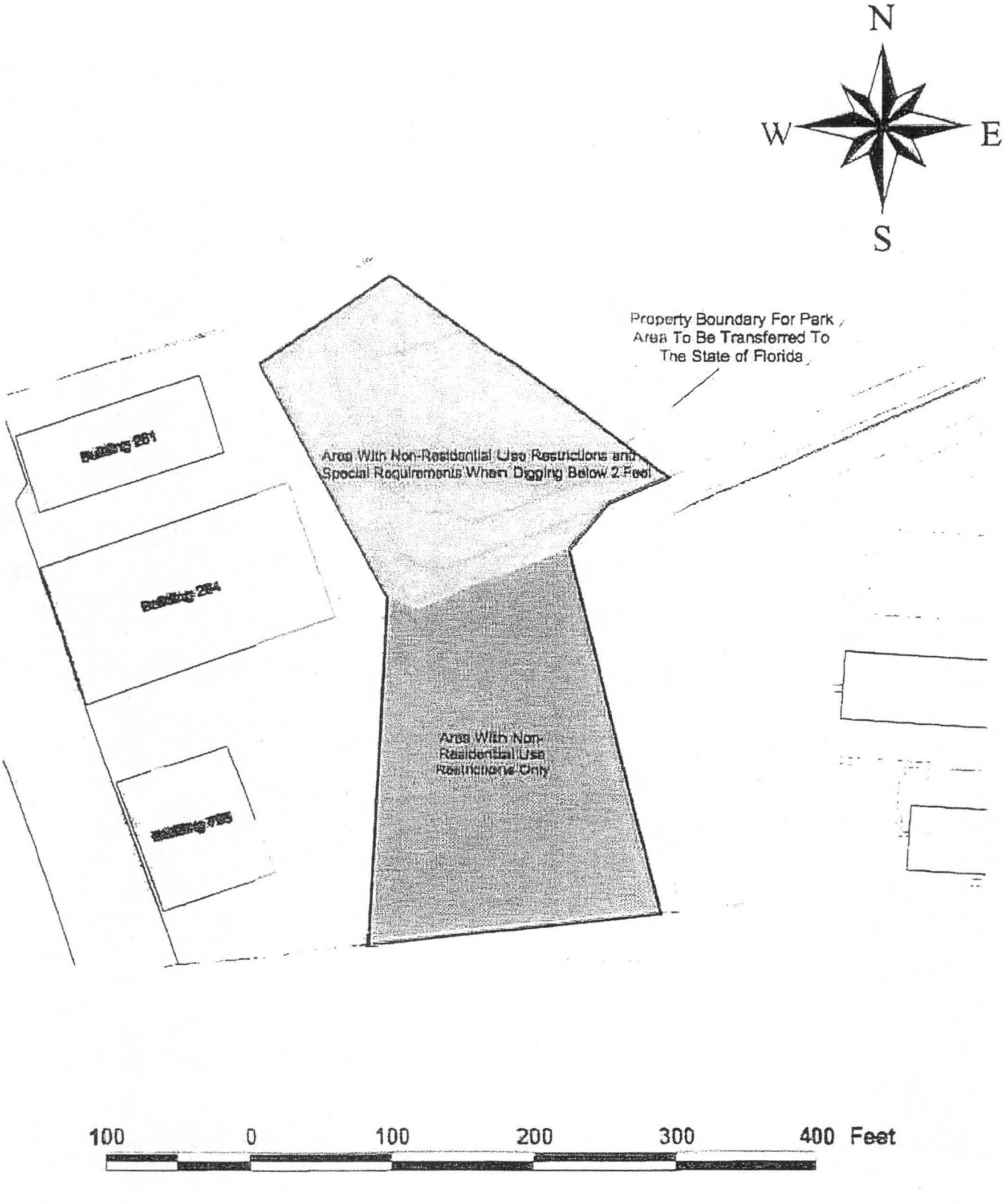

EXHIBIT "F"

As of January 1998, there were 149 properties under the Division's management jurisdiction, totaling 515,699 acres. The Division of Recreation and Parks is responsible for developing and operating Florida's recreation and parks system. These properties are administered in accordance with Chapter 258, Florida Statutes, and Chapters 62D-2, 62D-10 and 62D-11, Florida Administrative Code (Exhibit F).

SECTION 5: PROGRAM OF UTILIZATION

A. Narrative

The Florida Park Service will continue to interpret Fort Zachary Taylor as a state historic site showcasing the fort as an archaeological ruin. The applicant proposes developing the additional 4.34 acres of surplus property as a support area for the state historic site. The "support" will include a ranger station, an administrative/visitors' center, a small parking lot, a ranger station, and an archaeological preserve.

In addition, the applicant is asking for additional rights to its existing access easement, either by means of a title transfer or a perpetual easement, in order to ensure that the applicant has permanent public access to its park. The program of utilization includes the following:

Navy Base Structures

There are three abandoned Navy warehouses on the requested property, building nos. 795, 284, and 261, and one truck scale. There are no other structures on the requested property. These structures are described as follows:

Building 795 - This 80' x 100', "Double Butler" building, single story warehouse, is constructed of double I-beams, corrugated metal sides and roof, sitting on a concrete slab.

Building 284 - This 100' x 180', "Triple Butler" building, single story warehouse, is constructed of double I-beams, corrugated metal sides and roof, sitting on a concrete slab.

Building 261 - This 50' x 50', single story warehouse with two pitched roofs and a central valley, is constructed of wood framing, metal sheathing and an asbestos shingle roof, sitting on a concrete slab.

Truck Scale - This 50-ton Fairbanks-Morris scale is for weighing trucks. A 17' x 52' concrete-lined pit houses the scale and a small structure houses the reading portion of the scale.

DRP's long-standing conceptual land use plan includes the dismantling and removal of warehouses nos. 795 and 284 and the truck scale. Given the condition of these structures, it is unlikely that DRP will be able to sell the scrap materials from the dismantled buildings and scale. If, however, DRP does effect a sale and realizes any revenue as a result, DRP will direct the proceeds for operations and improvements in the Florida park system. There are no other structures on the requested property.

Removing these three structures would allow DRP to open the fort's traditional access in order to restore and interpret the original sally port entrance to the fort. DRP intends, however, to retain warehouse no. 261 for multi-purpose use as: a) an interpretive and education center and museum for fort visitors; b) an administration center for park personnel; and c) a restoration lab for historic artifacts.

Park Entrance, Ranger Station, and Parking Lot

The additional upland property will also allow the park to relocate the park entrance and ranger station near the sally port adjacent to the northeast corner of the fort. In addition, the park plans to install a small parking lot in front of, or eastward of, the ranger station. The exhibit titled "Site Development Plan" (Exhibit G), based on the preliminary Key West Base Reuse Plan prepared in 1996 by Bermillo, Ajamil & Partners, Inc., proposes extending Angela Street (hereinafter, the "Angela Street extension") southwest from Whitehead Street (US 1) across Thomas and Fort streets to the new ranger station and parking lot.

Entrance and Access Road

Until such time as the City of Key West completes construction of the above-referenced Angela Street extension, DRP will continue to use its traditional entrance road in order to ensure public access to the park. DRP received a 50-year Grant of Easement from the U.S. Navy in 1984 which specifically provided the State with park access (Exhibit H).

Approximately one half of the length of this easement, from the park entrance to the Navy's drug interdiction center, lies outside the designated Navy surplus lands. The remainder of the easement which extends to Southard Street, lies within the Navy surplus lands. Exhibit G shows the existing access easement superimposed on the preliminary Key West Base Reuse Plan.

Since the easement expires in 2034, DRP has access for 36 more years. At the present time, however, DRP is asking the Navy for additional rights to this access easement, either by means of a title transfer or a perpetual easement, in order to ensure that the State has permanent public access to the park. When the City develops the proposed Angela Street extension, the State can exchange its current easement for permanent public access to the park along the Angela Street extension.

Archaeological Preserve

Directly in front of the above-referenced warehouse 795, on the southeast corner of the fort, is a stand of Australian pine trees. Historical records and anecdotal information indicates that there is an archaeological preserve in the stand of trees. Upon receipt of this property, the park plans to immediately provide interpretive walking tours and signage in this area and anticipates providing an archaeological survey within 18 months of securing this property for our management .

B. Schedule of Development

The list of activities summarized below provides a schedule for the installation of the proposed improvements to the historic area. These activities are subject to the availability of lawfully appropriated funds. All proposed activities, facilities, services, financial aid, or other benefits of the proposed development will be provided without regard to race, color, religion, national origin, sex, or age.

YEAR ONE: PROJECT PLANNING AND DESIGN, FUNDING AND SUPPORT

- Design parking lot
- Design park entrance
- Design visitors' center (Bldg. 261)
- Dismantle and remove warehouses
- Seek grants and funding for planning and design projects

YEAR TWO: SECURE PROPERTY, PROVIDE ACCESS, FUNDING AND SUPPORT

- Open sally port
- Install parking lot.
- Install park entrance and entrance booth.
- Begin repair and renovation of visitor's center.
- Begin public awareness and park programs for additions.

YEAR THREE: PRESERVATION, LANDSCAPING, PROJECT DESIGN

- Remove debris and clear exotic vegetation from 2 vacant warehouse sites.
- Begin landscape design on 2 former warehouse sites.
- Seek grants and funding for planning and design projects.
- Develop new public awareness and participation and park programs.
- Open new park entrance (upon completion of the Angela Street extension).

YEAR FOUR: PROJECT DESIGN COMPLETION, REPAIRS AND RENOVATIONS

- Conduct survey of archaeological preserve site.
- Complete repair and renovation of visitor's center.
- Complete landscape design on 2 vacant warehouse sites.
- Clear debris and exotic vegetation from archaeological preserve site.
- Open new park entrance (upon completion of the Angela Street extension).

YEAR FIVE: DEVELOPMENT, INTERPRETATION, PUBLIC SUPPORT, FUNDING

- Interpret archaeological preserve site.
- Complete remaining planning and design projects.
- Maintain and upgrade park access trails and signage.
- Initiate additional interpretive and site tours as needed.
- Seek additional grants and funding to implement remaining activities.
- Open new park entrance (upon completion of the Angela Street extension).

PROPOSED FUNDING SOURCES

1. Historic Preservation Grants-In-Aid Program

This program is a 50% matching grant funded by the Department of State for projects costing less than $50,000, and is a potential funding source for years one and two.

2. Special Category Grants-In-Aid Program

This program provides $50,000-$250,000 for replacement projects, and full scale rehabilitation and restoration projects, and is a potential funding source for years two and four. This is not a matching grant program but agency may commit at least $50,000 to the project within 5 years prior to the requested grant appropriation. The purchase price or property value of land acquired in conjunction with the project area may also serve as the "match amount."

3. Intermodal State Transportation Enhancement Act Grant (ISTEA Grant)

The minimum request for this grant is $50,000; no maximum. This is a funding source for planning projects, replacement projects, and full scale rehabilitation and restoration projects such as the Angela Street Extension and bicycle trails development. DEP has used ISTEA for development of other trail projects which the Division of Recreation and Parks administers in Florida.

4. State Fixed Capital Outlay (FCO) through the State Park Trust Fund

This funding Source is for line-item projects, regular state park budgetary allocation and could provide the annual operating budget.

5. Statewide Repair and Renovation Fund

This discretionary funding source from District provides for statewide park repairs and renovations.

c 19.2
Legal
File

216949

QUITCLAIM DEED

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

FILED FOR RECORD
'80 AUG -6 AM 10:26
WALTER C. ... MONROE COUNTY, FLA.

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

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

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

OFF
RE 215 1686

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

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

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

1. This property shall be used and maintained for the public purposes for which it was conveyed in perpetuity as set forth in the program of utilization and plan contained in the application, submitted by the Grantee in April, 1979, which program and plan may be amended from time to time at the request of either the Grantor or Grantee, with the written concurrence of the other party, and such amendments shall be added to and become a part of the original application.

2. The Grantee shall, within 6 months of the date of the deed of conveyance, erect and maintain a permanent sign or marker near the point of principal access to the conveyed area indicating that the property is a park or recreation area and has been acquired from the Federal Government for use by the general public.

3. The property shall not be sold, leased, assigned, or otherwise disposed of except to another eligible governmental agency that the Secretary of the Interior agrees in writing can assure the continued use and maintenance of the property for public park or public recreational purposes subject to the same terms and conditions in the original instrument of conveyance. However, nothing in this provision shall preclude the Grantee from providing related recreational facilities and services compatible with the approved application, through concession agreements entered into with third parties, provided prior concurrence to such agreements is obtained in writing from the Secretary of the Interior.

OLF REC 1687

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

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

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

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

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

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

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

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

OFF. REC. 815PG1689

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

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

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

Through:

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

By W. Thomas Brown

WITNESSES:

Glenda Farmer

Claude Reams

STATE OF Georgia)
) ss
COUNTY OF Fulton)

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

Roger Parker
NOTARY PUBLIC

My commission expires:

1-3-80

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

STATE OF FLORIDA
DEPARTMENT OF NATURAL RESOURCES

By _____
Executive Director
Department of Natural Resources

APPROVED AS TO FORM AND LEGALITY
ATTORNEY D.N.R.

STATE OF FLORIDA)
) ss
COUNTY OF LEON)

On this 9th day of January, 19 80, before me, the undersigned Officer, personally appeared Elton J. Gissendanner to me known and known to me to be the same person whose name is subscribed to the foregoing acceptance, who being by me duly sworn, did depose and say that he is the Executive Director of the State of Florida Department of Natural Resources, that he is duly designated, empowered and authorized by the Executive Board of the State of Florida Department of Natural Resources to execute the foregoing acceptance and sign his name thereto; and that he signed his name thereto and acknowledges that he executed the foregoing instrument for and on behalf of the State of Florida for the purposes and uses therein described.

Mary N. Solcom
NOTARY PUBLIC

My Commission expires:
Notary Public, State of Florida
My Commission Expires Feb. 12, _____
Bonded By American Fire & Casualty Co.

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

RECORDED IN OFFICIAL RECORD BOOK
MONROE COUNTY, FLORIDA
RALPH W. WHITE
CLERK OF CIRCUIT COURT
RECORD VERIFIED

DIVISION OF RECREATION AND PARKS (Con't.)

Item 7 (Con't.)

Adjustment to previously authorized project

C. Broward Co. County Informational Markers $+14,740

Funding for these projects will be contingent upon local sponsor's agreement not to charge discriminatory user fees.

Item 8

Upon motion by Mr. Lewis, seconded by Mr. Turlington, and without objection, approval was granted for adoption of a resolution to the United States Department of the Interior making application for a 13.32-acre parcel of surplus federal property adjoining Fort Zachary Taylor State Historic Site, Key West, Monroe County.

This additional property is needed for the effective development and management of Fort Taylor and will greatly enhance the aesthetic, historic, and recreational appeal of the fort site. It is anticipated that all of the property can be acquired under the Federal Property and Administrative Services Act at no direct cost to the State (copy of resolution attached hereto as a part of these minutes).

DIVISION OF RESOURCE MANAGEMENT

Item 9

Upon motion by Mr. Smith, seconded by Mr. Gunter, and without objection approval was granted for adoption of revised Rule 16-8, concerning Procedures for Contracting for Land Surveying Services, pursuant to Chapter 120, Florida Statutes. This rule was advertised in the Florida Administrative Weekly on February 16, 1979, and a public hearing was not requested.

Item 10

Consideration was given for ratification of a previously approved solid mineral mining site reclamation programs and to delegate to the Executive Director authority to approve or disapprove complete programs on file with the Department and not yet approved. All future programs and programs which

BEST AVAILABLE COPY

State of Florida

Department of Natural Resources **Interoffice Memorandum**

DIVISION OF RECREATION AND PARKS

January 16, 1980

TO: Helen Haley, Land Title Res. Administrator
Bureau of State Land Management

FROM: Bobby Jack White, Acquisition Coordinator
Bureau of Land Acquisition and Development

SUBJECT: Recording of Quitclaim Deed for
Fort Zachary Taylor, Key West

In furtherance of Mr. Ludington's memorandum of December 17, 1979, attached is the fully executed original quitclaim deed conveying 13.32± acres of federal land to the state. Would you please check the legal description before recording?

We request that you provide us a copy of the deed after it has been recorded so that we can comply with the Department of the Interior's requirement of evidence that the deed has been recorded.

Also attached is Lease Amendment No. 1 to Lease No. 2923 to cover this property. Please have the lease amendment executed and returned to us.

BJW/dls

Attachments

RECEIVED
JAN 17 1980
State Lands
Dept. of Natural Resources

RECEIVED
JAN 17 1980
TITLE SECTION

16-CE

100655

OFF REC 679 PAGE 159

QUITCLAIM DEED

The UNITED STATES OF AMERICA, acting by and through the Secretary of the Interior, acting by and through the Southeast Regional Director, Bureau of Outdoor Recreation, under and pursuant to the power and authority contained in the provisions of the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), as amended, and particularly as amended by Public Law 485, 91st Congress, and regulations and orders promulgated thereunder (hereinafter designated "Grantor"), for and in consideration of the perpetual use of the hereinafter described premises as and for public park and public recreation area purposes, by the State of Florida (hereinafter designated "Grantee"), does hereby release and quitclaim to Grantee, and to its successors and assigns, subject to the reservations, exceptions, restrictions, conditions and covenants hereinafter expressed and set forth, all Grantor's right, title and interest in and to the following described property, consisting of approximately 38 acres, located in Monroe County, Florida:

IN THE CITY OF KEY WEST, commencing at a point on the southwest corner of the center section at the mole at the Naval Station, the coordinates of which are N79,821.0 and E230,188.0 based on U.S. Coast and Geodetic Survey Mercator Grid Coordinate System which has for its zero coordinate a point at latitude 24°20'N, and 500,000 feet west of longitude 81°00'W; thence run south 10°00'W, a distance of 245.0 feet along the west property line of the Naval Station to the point of beginning; thence run south 10°00'W a distance of 2198.0 feet along the west property line of the Naval Station to a point; thence run south 80°00'E a distance of 965.0 feet along the south property line of the Naval Station to a point; thence N10° 00'E a distance of 1045.0 feet to a point which is the intersection of the south and east walls of a structure known as "Fort Taylor;" thence meandering along the east wall of said structure to a point which is the intersection of its north and east walls; thence N38°00'W a distance of 870.0 feet more or less back to the point of beginning, containing 38.0 acres, more or less, and including the structure known as Fort Zachary Taylor.

This deed was prepared in the Office of the Regional Solicitor, U. S. Department of the Interior, 148 Cain Street, N.E., Suite 405, Atlanta, Georgia 30303.

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

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

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

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

1. This property shall be used and maintained for the public purposes for which it was conveyed in perpetuity; the Grantee shall, prior to constructing a museum, stabilizing Fort Taylor, landscaping the grounds, or carrying out any other action resulting in a change in the character of the grounds or structures thereon (other than routine maintenance tasks), submit a complete program of utilization for such work to the Grantor for approval, which program and plan may be amended from time to time at the request of either the Grantor or Grantee, with the written concurrence of the other party, and such amendments shall be added to and become a part of the original application.

2. The Grantee shall, within 6 months of the date of the deed of conveyance, erect and maintain a permanent sign or marker near the point of principal access to the conveyed area indicating that the property is a park or recreation area and has been acquired from the Federal Government for use by the general public.

3. The property shall not be sold, leased, assigned, or otherwise disposed of except to another eligible governmental agency that the Secretary of the Interior agrees in writing can assure the continued use and maintenance of the property for public park or public recreational purposes subject to the same terms and conditions in the original instrument of conveyance. However, nothing in this provision shall preclude the Grantee from providing major related recreational facilities and services such as public tours, equipment rentals, etc., compatible with the approved application, through concession agreements entered into with third parties, provided prior concurrence to such agreements is obtained in writing from the Secretary of the Interior. It is understood that this requirement does not apply to concession agreements with private parties to provide normal sales items to the public.

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

5. If at any time the United States of America shall determine that the premises herein conveyed, or any part thereof, are needed for the national defense, all right, title and interest

in and to said premises, or part thereof determined to be necessary to such national defense, shall revert to and become the property of the United States of America.

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

7. In the event there is a breach of any of the conditions and covenants herein contained by the Grantee, its successors and assigns, whether caused by the legal or other inability of the Grantee, its successors and assigns, to perform said conditions and covenants, or otherwise, all right, title and interest in and to the said premises shall revert to and become the property of the Grantor at its option, which in addition to all other remedies for such breach (except that any money judgments against the Grantee shall be binding only to the extent granted by Florida law) shall have the right of entry upon said premises, and the Grantee, its successors and assigns, shall forfeit all right, title and interest in said premises and in any and all of the tenements, hereditaments and appurtenances thereunto belonging; provided, however, that the failure of the Secretary of the Department of the Interior to require in any one or more instances complete performance of any of the conditions or covenants shall not be construed as a waiver or relinquishment of such future performance, but the obligation or the Grantee, its successors and assigns, with respect to such future performance shall continue in full force and effect.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and on its behalf this the 7th day of OCTOBER, 1976.

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

Through:

Robert M. Baker
Southeast Regional Director
Bureau of Outdoor Recreation

By: Hugh L. Keating

WITNESSES:

William A. Jones

William L. Watson

STATE OF Georgia)
) ss
COUNTY OF Fulton)

On this 7th day of October, 1976, before me, the subscriber, personally appeared Hugh L. Watson, Bureau of Outdoor Recreation, of the United States Department of the Interior, a governmental agency of the United States of America, and known to me to be the same person described in and who executed the foregoing instrument aforesaid, as the act and deed of the United States of America, for and on behalf of the Secretary of the Interior, duly designated, empowered and authorized so to do by said Secretary, and he acknowledged that he executed the foregoing instrument for and on behalf of the United States of America, for the purposes and uses therein described.

Roger Parker
NOTARY PUBLIC

NOTARY PUBLIC, GEORGIA, FULTON COUNTY

My Commission expires:

Notary Public, Georgia, State At Large
My Commission Expires Jan. 3, 1980

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

State of Florida, Board of Trustees of the Internal Improvement Trust Fund

By: Harmon W. Shields
Executive Director
Florida Department of Natural Resources

APPROVED AS TO
FORM AND LEGALITY

ATTORNEY - D.N.R.

STATE OF Florida)
) ss
COUNTY OF Dade)

On this 14th day of October, 1976, before me, the undersigned Officer, personally appeared Harmon W. Shields, to me known and known to me to be the same person whose name is subscribed to the foregoing acceptance, who being by me duly sworn, did depose and say that he is the Executive Director of the Florida Department of Natural Resources, that he is duly designated, empowered and authorized by a resolution of the Florida Department of Natural Resources dated July 1, 1975, to execute the foregoing acceptance and sign his name thereto; and that he signed his name thereto and acknowledges that he executed the foregoing instrument for and on behalf of the State of Florida for the purposes and uses therein described.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Jacqueline A. Wright
NOTARY PUBLIC

My Commission expires:

Notary Public, State of Florida at Large
My Commission Expires June 29, 1978
Bonded by American Fire & Casualty Co.

RECORDED IN OFFICIAL RECORD BOOK
MONROE COUNTY, FLORIDA
RALPH W. WHITE
CLERK OF CIRCUIT COURT

Action 34292

Lessee/Grantee:

DRP-Ft. Zachary Taylor State Park

Backup and Correspondence

Backup

DELEGATION OF AUTHORITY ACTION

DOA Number: DSL-24 **Lease No.** 2923

Action ID: 34292 **Instrument No.** 2923

Type of Action:

- ☐ New
- ☐ Amendment
- ☐ Release
- ☑ Partial Release

+

- ☑ Lease
- ☐ Easement
- ☐ Sublease
- ☐ Use Agreement
- ☐ Road Right-of-Way Reservation
- ☐ Canal Reservation
- ☐ Oil and Mineral Reservation
- ☐ Other

Project Name: Partial Release of Lease 2923

Title Worksheet ID: N/A **LITS Surplus ID:** N/A

Applicant: TIITF/DEP

County/Location: Monroe

S/T/R: N/A (Key West)

Acreage: 0.37

Consideration: N/A

Received: ☐

Date:

Conservation Lands ◉ **Yes** ○ **No**

Name of Facility/Park/Trail:

Ft. Zachary Taylor Historic State Park

☐ ARC/Mini-ARC Approval Date: N/A

NPB/Additional Comp. Amount: **N/A**

☐ Satisfied per land manager Date: N/A

STAFF REMARKS

Partial release of lease associated with reversion of deed to USA (DMID 345396). Title work completed at time of transfer from Navy. Quitclaim deed containing description has been approved by ARC and Trustees. No title review ordered.

Digitally signed by Christopher Crenshaw
Date: 2017.06.15 15:10:42 -04'00'

06/15/2017

Originator Date

Digitally signed by Brad Richardson
Date: 2017.06.16 09:07:26 -04'00'

OMCM Date

Gary L. Ballard

Digitally signed by Gary L. Ballard
Date: 2017.06.19 10:32:36 -04'00'

DEP Attorney Date

Cheryl C. McCall

Digitally signed by Cheryl C. McCall
Date: 2017.07.13 13:20:51 -04'00'

Executing Authority Date

EXHIBIT "A"

A portion of land located on the Island of Key West, Monroe County, Florida, said parcel also located in Truman Annex (formerly U.S. Navy) and being more particularly described as follows:

Commence at the National Ocean Survey Triangulation Station GSL, being a brass disc set in concrete, located on the outer mole of Truman Annex, the coordinates of which are N 81,406.14 and E 386,795.78 (1983/89), based on the U.S. Coast and Geodetic Survey mercator grid coordinate system which has for its zero coordinate a point of Latitude North 24°20'00" and 500.00 feet West of Longitude West 81°00'00"; thence S 09°32'41" E, a distance of 2,318.80 feet to the Point of Beginning; thence S 18°10'21" E, a distance 80.00 feet; thence N 89°30'36" E, a distance of 168.90 feet; thence N 36°22'25" W, a distance of 170.00 feet; thence S 56°10'58" W, a distance of 111.96 feet to the Point of Beginning.

Parcel contains 15,944.12 square feet or 0.37 acres, more or less.

BSM
BY SK
Date: 3.22.2017

State of Florida
Department of Natural Resources
Division of State Lands

Document Conversion

FILE HEADER SHEET

FILE #: 2923 (1)

JJH:05/16/91:Alpha Systems

LEASE AGREEMENT

No. 2923

(1)2923

Fort Zachary Taylor

Management Project No. 97

WHEREAS, the Board of Trustees of the Internal Improvement Trust Fund by virtue of Section 253.03, Florida Statutes, holds title to certain lands and property for the use and benefit of the State of Florida; and

WHEREAS, the State of Florida Department of Natural Resources by formal action on July 1, 19 75, authorized and requested the said Trustees to enter into an agreement with the State of Florida Department of Natural Resources, for the use and benefit of the Division of Recreation and Parks, to permit certain uses of and activities on the lands and properties hereinafter described for the purpose of preserving, developing, operating, and maintaining said lands and property for outdoor recreational, park, conservation and related purposes.

NOW, THEREFORE, this agreement made between the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND, as LESSOR, and the STATE OF FLORIDA DEPARTMENT OF NATURAL RESOURCES, for the use and benefit of the Division of Recreation and Parks, as LESSEE.

W I T N E S S E T H :

The parties hereto, for and in consideration of the mutual covenants and agreements hereinafter contained, do hereby covenant and agree as follows:

1. The lessor does hereby lease to the said lessee the following described parcels of lands, situate in Monroe County, Florida, viz:

(See Exhibit A - Attached)

TO HAVE AND TO HOLD the above described land for a period of ninety-nine (99) years from the date hereof, for the purpose of preserving, developing, improving, operating, maintaining and otherwise managing said lands for public outdoor recreational, park, conservation and related purposes.

2. The lessee shall have the right to enter upon said land for all purposes necessary to the full enjoyment by said lessee of the rights herein conveyed to it.

3. The lessee shall through its agents and employees cooperate to prevent the unauthorized use of said land or any use thereof not in conformity with this lease.

4. This agreement is for the specific purpose of public outdoor recreational, park, conservation and related purposes, and the lessee shall have the right to enter into further agreements or to sublease all or any part of the within land so long as the agreement and/or sublease shall effectively carry out and further the general purposes herein described after written notice to the lessor.

5. The lessor or its duly authorized agent shall have the right at any time to inspect the said land and the works and operations thereon of the lessee in any matter pertaining to this agreement.

6. The lessee hereby covenants and agrees to investigate, to the extent it deems necessary, all claims of every nature at its own expense, and to indemnify, protect, defend, hold and save harmless the Board of Trustees of the Internal Improvement Trust Fund and/or the State of Florida from any and all claims, actions, lawsuits and demands of any kind or nature arising out of this agreement.

7. The lessor does not warrant or guarantee title, right or interest in the property herein described.

8. Any inequities that may subsequently appear in this lease shall be subject to negotiation upon written request of either party, and the parties agree to negotiate in good faith as to any such inequities.

9. This agreement is executed in duplicate, each copy of which shall for all purposes be considered an original.

IN TESTIMONY WHEREOF the Trustees, for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund, have hereunto subscribed their names and have caused the official seal of the Board of Trustees of the Internal Improvement Trust Fund to be hereunto affixed in the City of Tallahassee on this 22nd day of December, 19 76, and the State of Florida Department of Natural Resources, an agency of the State of Florida, have hereunto set their hands and official seal at

Tallahassee, Florida, this 22nd day of December, 19 76.

(SEAL)
BOARD OF TRUSTEES
OF THE INTERNAL
IMPROVEMENT TRUST
FUND OF THE STATE
OF FLORIDA

Governor

Secretary of State

Attorney General

Comptroller

Treasurer

Commissioner of Education

Commissioner of Agriculture

As and Constituting the Board of Trustees of the Internal Improvement Trust Fund, Lessor.

Governor

Secretary of State

Attorney General

Comptroller

Treasurer

Commissioner of Agriculture

No. 2923

Ralph D. Turlington 6

Commissioner of Education

As and Constituting the State of
Florida Department of Natural
Resources, Lessee.

This instrument prepared by:

A. F. Tolius

A. F. Tolius
Division of Recreation and Parks
Larson Building
Tallahassee, Florida 32304

Approved as to form and legality by:

Jack W. Pierce

Jack W. Pierce, Attorney
Department of Natural Resources
Larson Building
Tallahassee, Florida 32304

EXHIBIT A

Fort Zachary Taylor

No. 2923

Management Project No. 97

The following described land, situate, lying and being in the County of Monroe, State of Florida, to-wit:

IN THE CITY OF KEY WEST, commencing at a point on the southwest corner of the center section at the mole at the Naval Station, the coordinates of which are N79,821.0 and E230,188.0 based on U.S. Coast and Geodetic Survey Mercator Grid Coordinate System which has for its zero coordinate a point at latitude 24°20'N, and 500,000 feet west of longitude 81°00'W; thence run south 10°00'W, a distance of 245.0 feet along the west property line of the Naval Station to the point of beginning; thence run south 10°00'W a distance of 2198.0 feet along the west property line of the Naval Station to a point; thence run south 80°00'E a distance of 965.0 feet along the south property line of the Naval Station to a point; thence N10° 00'E a distance of 1045.0 feet to a point which is the intersection of the south and east walls of a structure known as "Fort Taylor;" thence meandering along the east wall of said structure to a point which is the intersection of its north and east walls; thence N38°00'W a distance of 870.0 feet more or less back to the point of beginning, containing 38.0 acres, more or less, and including the structure known as Fort Zachary Taylor.

6
68S
25E

ADF Cover Sheet

☒ Checked for Duplicate Document **DM ID** 345396

Document Type: **Agency Deed File**

Original Agency: Dw. of Rec & Parks (745)

BLA Review Number: 325943

Facility Name: Fort Zachary Taylor State Park
Donation (DNR #97)

Consideration:

Document Date: 08-10-2006

Reservations / Reverter: YES

Original County: Monroe

Section: 06

Township: 68S

Range: 25E

Total Area / Area Unit: 1.60 (A) Acreage (S) Square Feet

County Book / Page / Type: Monroe / B 2246 / P 1824 / D

OR Instrument Number:

Cost (PI): * 248.00 Recording Fees
+1,710,000.00 Value

Comments: * 1,710,248.00 per Flair

Seller: United States / Donation
under Lease # 2923 Amend #2

Exhibit B R/W Easement

Date prepped: 12-21-2006
5-29-2007 Rescan & Replace

Tax Id entered: not available

Inventory #: 21069.0

☐ MAA'D For Rescan & Additional Pgs

The information on this page was collected during the prep phase of scanning and is an aid for data entry. Please refer to the document for actual information.

Office Use Only
Doc. No. [ ]

Change/Correction to Property Master File Form
Land

Complete this form for correction of land entries that are ready in the Property Master File. *For transaction of Land Disposition/Deletion; Land Exchange/Acquisition; Land Acquired by other State Agencies; and Land Donations,* please complete the **Land Transaction Request Form (53-003).** The information below is required to have current data change on the Property Master File. Submit the completed form to the Property Management Section at Ms #87 or fax it at 245-2413 s/c 205-2413

Date Change Requested: 5-29-2007

Organization Code/EO: _____

Old Land Number: 325943

New Land Number: _____

Old Project Number _____

New Project Number: _____

Old Seller's Name: United States Amer.

New Seller's Name: _____

Description: Please Add 1.60 ACRES / DONATION

Requestor: C Stockwell

Reason For Change: _____

Please Add the Acres +
please Add "DONATION" to the DESCRIPTION
Thanks

PROPERTY OFFICE USE ONLY

CHANGE BY: _____

Other Explanation _____

cc: Chief of Land Acquisition, Division of State Lands (MS 130)
Title and Land Records Section, Bureau Survey & Mapping Division of State Land (MS 108)

LA325929	$90,797.57	FLORIDA KEYS ECOSYSTEM .25 ACRES	20070207	VF039330006	AGS	20070216	20070301	20070207	THEODORE MCNEAL
LA325930	$25,838.72	LAKE WALES RIDGE 1 LOT	20070214	VF040040003	AGS	20070226	20070301	20070214	ANN ANDERSON
LA325931	$45,533.92	FLORIDA KEYS ECOYSTEM 113050	20070123	VF035970003	AGS	20070201	20070202	20070123	KENNETH RUGGLES
LA325933	$50,876.89	BREVARD COASTAL SCRUB ECOSYSTEM 1.3	20070301	VF043750006	AGS	20070314	20070315	20070301	DONN KERMANI
LA325935	$525,364.00	ST.JOE BREAKEST POINT C.E. PHASE 1	20061019	GJP15310006		20061019	20061020	20061019	ST JOE TIMBERLAND
LA325937	$25,838.72	LAKE WALES RIDGE 025 ACR	20070214	VF040040009	AGS	20070226	20070301	20070214	PAUL LARSEN
LA325938	$25,838.72	LAKE WALES RIDGE 25 ACR	20070214	VF040050003	AGS	20070226	20070301	20070214	ALBERTO SERENAS
LA325939	$50,876.89	BREVARD COASTAL SCRUB ECOSYSTEM 1.3	20070301	VF043750003	AGS	20070314	20070315	20070301	SASAN KERMANI
LA325941	$2,906.50	FAKAHATCHEE STRAND 2.5 ACR	20070321	VF048470003	AGS	20070402	20070403	20070321	ALFRED SCHMITZ
LA325942	$445,000.00	NEW COLLEGE EXCHANGE	20061020	GJP15310003		20061020	20061023	20061020	BOT
LA325943	$1,710,248.00	FT ZACHARY TAYLOR	20061004	VF015060001	MONROE C	20061025	20061229	20061004	UNITED STATES AMER
LA325944	$27,347.05	BREVARD COASTAL SCRUB ECOSYSTEM	20070130	VF037890003	AGS	20070207	20070228	20070130	AARON KAPLAN
LA325946	$74,720.61	FLORIDA KEYS ECOSYSTEM .22 ACRES	20070130	VF037880003	AGS	20070209	20070228	20070130	ARTURO SOSA
LA325948	$2,308,770.00	BREVARD COASTAL SCRUB ECOSYSTEM	20061206	VF027670003	SMITH, TH(	20061212	20070119	20061206	J&S CURB
LA325949	$12,519,861.22	ST JOHNS ECON ECOSYSTEM	20070329	VF048680002	TALLAHAS:	20070411	20070425	20070329	LAND SOUTH HUNTERS
LA325950	$46,808.63	FLORIDA KEYS ECOSYSTEM 00508950	20070109	VF033580003	AGS	20070116	20070117	20070109	THEODORE MCNEAL
LA325951	$23,000.00	ICHNETUCKNEE TRACE,10-5S-16-03537	20070223	GJP15840003		20070223	20070226	20070223	THE TRUST FOR PUBLIC
LA325953	$25,838.72	LAKE WALES RIDGE 2 LOTS	20070215	VF040010003	AGS	20070226	20070301	20070215	ELDON ISELY
LA325954	$13,296.50	LAKE WALES RIDGE C2136291704550018	20070205	VF039250003	AGS	20070213	20070214	20070205	RUDY SANCHEZ
LA325955	$23,789.34	BREVARD COASTAL SCRUB ECOSYSTEM 293	20061009	VF015920003	AGS	20061020	20061023	20061009	JOHN WENDT
LA325956	$2,906.50	FAKAHATCHEE STRAND 2 5 ACR	20070321	VF048460003	AGS	20070402	20070403	20070321	MERRILL LYNCH TRUST

Flair
5.29.2007

Florida Department of Environmental Protection
Bureau of Finance and Accounting
Property Management Section

63P 1568
Property Use Only

Land Transaction Request Form

Complete the appropriate section for land transactions for **Land Disposition/Deletion; Land Exchange/Acquisition; Land Acquired by other State Agencies; and Land Donations.** The following information is necessary to maintain current data in the FLAIR Property System and reconciliation to BTLDS. Please submit this form to the Property Management Section at MS 87 or fax it to 214-2413 sc 205-2413 or you may contact Earnestine Blair at 245-2388.

☐ Disposition/Deletion

Complete this section for a transaction to sell or otherwise dispose of Land.

BLA Review / FLAIR #: _____ Deed #: _____ Date of Sale: _____

Project Name: _____ Sale Amount: _____ County: _____

Type of Disposition: _____
(Murphy Act, Surplus Land, Rico, etc.)

Provide copies of the following documents:

☐ *Notice of Board Action* ☐ *Certificate* ☐ *Quitclaim Deed*

_____
DEP Agent Signature Title Date

☐ Exchange (Acquisition)

Complete both Disposition/Deletion and Exchange sections, for an exchange of land.

BLA Number: _____ Organization Code: _____ EO: ____ Category: _____ Date: _____

Acquisition Cost: _____ Seller's Name: _____

Project Name: _____ Legal Description: _____

_____
NAME, TITLE AND SIGNATURE OF DEP REPESENTATIVE

☐ Land Acquisition by Other State Agency

Complete this section for lands acquired/paid for by other State Agencies when title resides at Board of Trustees.

BLA Number: _____ Organization Code: _____ EO: ____ Object Code: _____ County: _____

Category: _____ Acquisition Cost: _____ Other State Agency: _____

Project Name: _____ Legal Description: _____

_____
NAME, TITLE AND SIGNATURE OF DEP REPESENTATIVE

☒ Land Donation

Complete this section for land donations from private owners, non-profit organizations, businesses, WMD's, etc.

BLA Number#: 325943 Organization Code: 3750-0206-000 EO: Y8 Acquisition Just Estimated Value: $1,710,[illegible]

Object Code: 132610 County: Monroe Category: 083045/06 Donor's Name : United States of America

Project Name: Fort Zachary Taylor State Park Legal Description: Part of 00001630-000000

Tyndall L. Godfrey
NAME, TITLE AND SIGNATURE OF DEP REPESENTATIVE

RECEIVED DEC 29 2006 Property Mgmt. Finance & Accounting

Property Use Only

Voucher Number: _____ Trust Fund Used _____ Entered By: _____

Receipt Number: _____ Date Entered _____

Forward Copies

☐ Chief of Land Acquisition, Div. State Lands, ~~(MS 130)~~
☐ Kathy Miklus, Div. Of State Land Title (MS 108
☐ Cay Newell, OMCM Div. of State Land (MS 115)

PML1 01/02/2007 14:25:13

LAND - MASTER FILE - INQUIRY/UPDATE PAGE 1

L1	L2	L3	L4	L5	ITEM NUM	LOCATION	AQM	VM	ORIGDT	L-UPDT
37	50	02	06	000	LA 325943	44 99	1	1	10/25/2006	12/29/2006

DESCRIPTION	CLASS	IC	REC-DT
FT ZACHARY TAYLOR	X001 LA N1 10	N	10042006

FED.PART.	STATE PART.	GL	OBJECT	STATE PROGRAM	OCA
		27100	132610	1401000000	004110

PRIME-DOC	SECOND-DOC	VENDOR ID	ACQ.COST	ACQ-DT	CID
VF015060001		F596000749001	1710248.00	10/04/2006	0000

SC PROPERTY UNIQUE PROPERTY DOC
UNITED STATES AMER

ITEM NUM PAGE RTYP L1-L5 TYPE SEL
NEXT:

Enter-PF1---PF2---PF3---PF4---PF5---PF6---PF7---PF8---PF9---PF10--PF11--PF12---
CONT MINI MAIN RFRSH TOP FWD CAN

Florida Department of

Memorandum **Environmental Protection**

DATE: October 2, 2006

TO: Laura Davis, OMCI
Bureau of Land Acquisition

Thru: Cay Newell
OMC Manager

From : Judy Booth
Land Acquisition Agent

PROPERTY:
Project: Fort Zachary Taylor State Park Donation
County: Monroe
Grantor: United States of American (U.S.A.)
Grantee: Board of Trustees
BLA Review NO: 325943

Division of Recreation and Parks Funds

Org code: 3750-0206-000 / EO: Y8
Cat/Yr: 083045/06
Project: 5RP76
Fund: 348013
SUBJECT: Warrant Request for Recording Fees

Please order the following warrant to cover Recording Fees

Payee: Monroe County Clerk of Courts
500 Whitehead Street
Key West, Florida 33040
FEID #59-6000749

Amount: $248.00 Recording Fees

TOTAL: $248.00

Thank you!
enclosures
cc: file

Memorandum

Florida Department of
Environmental Protection

RECEIVED
DEPARTMENT OF
ENVIRONMENTAL PROTECTION
2006 OCT -4 AM 9:19
FINANCE & ACCOUNTING
DISBURSEMENTS
MANAGEMENT

October 4, 2006

TO: **Lydia Louis, Accountant III**
Bureau of Finance & Accounting
Division of Administrative Services

FROM: **Laura Davis, OMC I**
Bureau of Land Acquisition
Division of State Lands

SUBJECT: **Payment of Recording Fees**

Please process a voucher for the reimbursement of ***Recording fees.*** This expenditure should be processed with the following accounting codes:

Funding - $248.00 FF / DRP Funds 3750-0206-000 / EO: Y8
Please use oldest funds available!

PAYEE: **Monroe County Clerk of Courts**
500 Whitehead Street
Key West, Florida 33040
FEID #: 59-6000749

Project	Object Code	BLA Review	Project	Amount
Fort Zachary Taylor State Park Donation	132610	325943	5RP76	$248.00
			Total	**$248.00**

Please Rush!! Thanks!!

If there is any additional information needed, please do not hesitate to contact this office.

JB:lld

Attachments
cc: Judy Booth
Mike Tedder

Florida Department of
Environmental Protection Memorandum

Date: 5-24-07

To: Kathy Miklus, Planning Manager
Title and Land Records Section
Mail Station 108

From: Gary Eichelberger on BEHALF OF
LaShae Grice Dickens, Administrative Assistant II
Bureau of Land Acquisition, Closing Section
Mail Station 115
Fax: (850) 245-2719

RE: DEED PACKAGE

Project:	Fort Zachary Taylor State Park
Seller:	(Donor) United States of America
Date Closed:	9-27-06
Purchase Price:	$1,710,248.00 (VALUE)
Acreage:	1.58
County:	Monroe
Project Manager:	Rec & Parks
BLA Review No:	325943

Attached are the following documents for the above referenced project:

X Original ~~Warranty~~ Quitclaim Deed (Checking)
X ~~Copy of Title Policy~~ Original Signed off Waiver of Title Insurance Request + CORRESPONDENCE RELATING TO WAIVER
X Survey Review Memo
X LAND TRANSACTION REQUEST FORM/ DONATION
X Managing Agency Memo

NOTE: Original Title Policy will be sent after approval & legality

Received by: Jeremy Bannerman
Title and Land Records Section

Date: 5-25-2007

! Please return a signed copy of memo to La'Shae Dickens via fax or inner office mail as acknowledgement of receipt.

Copies: Closing File
lgd

Booth, Judy

From: Godfrey, Lynda
Sent: Thursday, September 07, 2006 5:52 PM
To: Buchanan, David; Booth, Judy
Cc: Newell, Cay; Gregory, Albert
Subject: RE: Fort Zachary State Park Addition Donation

Thanks, David. Judy will be here tomorrow and will proceed on. lg

Lynda Godfrey
Bureau Chief, Land Acquistion
Florida DEP/State Lands
lynda.godfrey@dep.state.fl.us
(850) 245-2669 Extension 4680

From: Buchanan, David
Sent: Thursday, September 07, 2006 10:49 AM
To: Booth, Judy
Cc: Newell, Cay; Godfrey, Lynda; Gregory, Albert
Subject: RE: Fort Zachary State Park Addition Donation Rec : Parks

This is acceptable to us to manage the parcel.

From: Booth, Judy
Sent: Friday, September 01, 2006 4:14 PM
To: Buchanan, David
Cc: Newell, Cay; Godfrey, Lynda
Subject: Fort Zachary State Park Addition Donation

Good Afternoon Dave:

I just spoke with Cay Newell and Lynda Godfrey regarding the Title Insurance Waiver and the request for a policy decision to accept the Quit Claim Deed(QCD) with the reverter language remaining part of the QCD. Once we have something in writing from you indicating that this will be acceptable to you to manage the parcel, these will be able to be approved and I will be able to forward the revised Quit Claim Deed to Bill for his approval.

E-Mail will be acceptable, please reply back to all.

Thanks and Have a Great Week-End ☺

I will be out of the office until Monday, September 11,2006.

Judy Booth
Land Acquisition Agent
Department of Environmental Protection
3900 Commonwealth Blvd., M.S. 115
Tallahassee, Florida 32399-3000
Telephone Number: (850) 245-2669
Fax: (850) 245-2719
e-mail address: Judy.Booth@dep.state.fl.us

DEPARTMENT OF ENVIRONMENTAL PROTECTION
LAND ACQUISITION SURVEY REVIEW

TO: Judy Booth, Land Acquisition Agent
Bureau of Land Acquisition

FROM: Tom Snyder, P.S.M.
Bureau of Survey and Mapping

PROJECT NAME: Fort Zachary Taylor State Park

OWNER'S NAME: U.S. Navy

BSM OFFICE FILE NUMBER: 1954

COMMENTS: Attached are three copies of the highlighted survey for your use. Utility poles, overhead utility wires and guy wires cross the northerly portion of the parcel encumbering 1,704 s.f. At the southeast corner of the parcel is an electric box on a concrete slab encumbering 38 s.f. A proposed bridge easement and a proposed water easement bisect the property encumbering 3,020 s.f. and 2,427 s.f. respectively. The 6' chain link fence on the parcel is not an enclosure, is not in good condition, is owned by the US Navy and not considered an encroachment.

FINAL APPROVED AREA: 1.60 ac +/-

- This property does not appear to be waterfront.
- A title commitment was not provided so it has not been determined if there are documents in the public records, which provide access to the acquisition parcel.
- There is improved access to the acquisition parcel.
- This survey does meet the requirements of the Bureau of Survey and Mapping.
- The description on the proposed quitclaim deed does not match the survey description, however the survey description does describe the same property.
- Attached are copies of the approved legal description.

Date Reviewed 11/28/06 By:

11.28.06

Surveyor: Kenneth Kolarik PLS #5116 Date of Survey: 11-16-2006
The BS&M approved the cost of the survey is $7,798.02 (DEP Contract #PL-042, Task #96).

This Instrument Prepared By: Kahlman R. Fallon
U.S. Department of Interior, Office of Solicitor,
SE Region, 75 Spring Street, SW Suite 304
Atlanta, GA 30303
Please Return To:
Department of Environmental Protection
3900 Commonwealth Blvd., M.S. 115
Tallahassee, FL 32399

Doc# 1609162 10/24/2006 9:52AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

QUITCLAIM DEED

The UNITED STATES OF AMERICA, acting by and through the Secretary of the Interior, acting by and through the Southeast Regional Director, National Park Service (hereinafter designated "Grantor"), under and pursuant to the power and authority contained in the provisions of the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), as amended, and particularly as amended by Public Law 485, 91st Congress, and regulations and orders promulgated thereunder, for and in consideration of the perpetual use of the hereinafter described premises for public park and public recreation area purposes by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (hereinafter designated "Grantee"), does hereby release and quitclaim to Grantee, and to its successor and assigns, subject to the reservations, exceptions, restrictions, conditions and covenants hereinafter expressed and set forth, all Grantor's right, title and interest in and to the property known and designated as the Fort Taylor Historic Site, Truman Annex, Naval Air Station, Key West, Florida, said lands consisting of approximately 1.58 acres, more or less, and more particularly described in Exhibit "A", attached hereto and made a part hereof ("Property").

Reserving unto GRANTOR and its assigns perpetual easements as described in Exhibit "B", attached hereto and incorporated herein, for ingress and egress for the construction, repair, replacement, maintenance and operation of:

1. an underground potable water line; and
2. an elevated bridge walkway.

Doc# 1609162
Bk# 2246 Pg# 1824

It is understood and agreed that Grantor, its assigns, and all parties using or benefitting from the aforesaid easements shall coordinate with the park manager of Fort Zachary Taylor State Park prior to the construction, installation, maintenance, replacement, or removal of any improvements or facilities to be placed in either of said easements. Grantor further agrees, on behalf of itself and its assigns, that said easements shall not be used in a manner that unreasonably interferes with the purposes for which the property is being transferred to the Grantee.

Additionally, this conveyance is made subject to any and all existing rights-of-way, easements and covenants and agreements affecting the above-described premises, whether or not the same appear of record, if any now exist, but any such interests that may have been terminated are not hereby reimposed.

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

Pursuant to authority contained in the Federal Property and Administrative Services Act of 1949, as amended, and applicable rules, regulations and orders promulgated thereunder, the United States Navy determined the subject property to be surplus to the needs of the United States of America and assigned the Property to the Department of the Interior for further conveyance to the State of Florida pursuant to the Defense Base Closure and Realignment Act of 1990, as amended,

Public Law 101-510.

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

1. This property shall be used and maintained in perpetuity for the public park and recreation purposes for which it was conveyed as set forth in the Acceptance of Terms and Conditions submitted by the Grantee dated February 16, 1998, and approved by the Grantor on April March 16, 1998 ("Program of Utilization"), then modified by the Grantee on June 24, 2003 and the modification approved by the Grantor August 8, 2003. The Program of Utilization may be further amended from time to time at the request of either the Grantor or Grantee, with the written concurrence of the other party, and such amendments shall be added to and become a part of the original application.

2. The Grantee shall, within 6 months of the date of its deed of conveyance, erect and maintain a permanent sign or marker near the point of principal access to the conveyed areas which says:

> This park land was acquired through the FEDERAL LANDS TO PARKS PROGRAM of the United States Department of the Interior, National Park Service, for the public's recreational use and enjoyment.

3. The property shall not be sold, leased, assigned, or otherwise disposed of except to another eligible governmental agency that the Secretary of the Interior agrees in writing can assure the continued use and maintenance of the property for public park or public recreational purposes subject to the same terms and conditions in the original instrument of conveyance. Any mortgage, lien, or any other encumbrance not wholly subordinate to the reverter interest of the Grantor shall constitute an impermissible disposal. However, this provision shall not preclude the Grantee and its successors or assigns from issuing revenue or other bonds related to the use of the property to the extent that such bond shall not in any way restrict, encumber, or constitute a lien on the property. Further, nothing in this provision shall preclude the Grantee from providing related recreational facilities and services compatible with the approved application, through concession agreements entered into with third parties, provided prior concurrence to such agreements is obtained in writing from the Secretary of the Interior.

4. From the date of this conveyance the Grantee, its successors and assigns, shall submit biennial reports to the Secretary of the Interior, setting forth the use made of the property during the preceding 2-year period, and other pertinent data establishing its continuous use for the purposes set forth above, for ten consecutive reports and as further determined by the Secretary of the Interior.

5. All revenue received by the Grantee through concession agreements, use permits, or other fees generated by activities on the property shall be used only for the implementation of an approved Program of Utilization for the operation of park and recreation facilities and programs on the property. After the Program of Utilization is completed, and as long as the property is properly

and sufficiently operated and maintained, the revenue may be used for other public park and recreational purposes by the Grantee. Any revenue received by the Grantee which is generated on or by the operation of the property shall not be used for non-recreational purposes. Any revenue received by the Grantee which is generated through the operation of the property shall be listed and accounted for in its biennial reports to the Secretary of the Interior.

6. The Grantor, and any representative it may so delegate, shall have the right of entry upon said premises at any time to conduct inspections of the property for the purpose of evaluating the Grantee's compliance with the terms and conditions of this deed.

7. As part of the consideration for the Deed, the Grantee covenants and agrees for itself, its successors and assigns, that: (1) the program for or in connection with which this Deed is made will be conducted in compliance with, and the Grantee, its successors and assigns, will comply with all requirements imposed by or pursuant to the regulations of the Department of the Interior in effect on the date of this Deed (43 C.F.R. Part 17) issued under the provisions of Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-1); (2) this covenant shall be subject in all respects to the provisions of said regulations; (3) the Grantee, its successors and assigns, will promptly take and continue to take such action as may be necessary to effectuate this covenant; (4) the United States shall have the right to seek judicial enforcement of this covenant; and (5) the Grantee, its successors and assigns, will (a) obtain from each other person (any legal entity) who, through contractual or other arrangements with the Grantee, its successors and assigns, is authorized to provide services or benefits under said program, a written agreement pursuant to which such other person shall, with respect to the services or benefits which he is authorized to provide, undertake for himself the same obligations as those imposed upon the Grantee, it successors and assigns, by this covenant, and (b) furnish a copy of such agreement to the Secretary of the Interior, or his successor; and that this covenant shall run with the land hereby conveyed, and shall in any event, without regard to technical classification or designation, legal or otherwise, be binding to the fullest extent permitted by law and equity for the benefit of, and in favor of the Grantor and enforceable by the Grantor against the Grantee, its successors and assigns.

8. The Grantee agrees to comply with the requirements of Public Law 90-480 (82 Stat. 718), the Architectural Barriers Act of 1968, as amended by Public Law 91-205 of 1970 (84 Stat. 49), and the Americans with Disabilities Act of 1990 (104 Stat. 337) to assure that development of facilities on conveyed surplus properties for public park and recreation purposed are accessible to the physically handicapped; and, further assure in accordance with Public Law 93-112, the Rehabilitation Act of 1973 (87 Stat. 394), that no otherwise qualified handicapped individual shall solely by reasons of his handicap be excluded from the participation in, be denied benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

9. Grantee shall be on the lookout for archeological artifacts during its construction activities and shall take appropriate action should any artifacts be discovered. Grantee shall comply with the provisions of 36 C.F.R. Part 800, regarding protection of historic and cultural properties. Grantee's development plans shall avoid sites identified by a Cultural Resources Assessment of the property, and, prior to any alteration or construction on the property, Grantee shall consult with the

Division of Historical Resources of the Florida Department of State, or its successor.

10. The Grantee further covenants and agrees to comply with the National Environmental Policy Act of 1969, as amended, the 1977 Amendments to the Federal Water Pollution Control Act (Clean Water Act of 1977), the Federal Disaster Protection Act of 1973 (87 Stat. 975), Executive Order 11990 (May 24, 1977) for Protection of Wetlands and Executive Order 11988 (May 24, 1977) for Floodplain Management, where and to the extent said Amendments and Orders are applicable to the property herein conveyed, and the Grantee shall be subject to any use restrictions issued under said Amendments and Orders.

11. The Grantee covenants for itself, its successors and assigns, and every successor in interest to the property herein described, or any part thereof, that any construction or alteration is prohibited unless a determination of no hazard to air navigation is issued by the Federal Aviation Administration in accordance with Title 14, Code of Federal Regulation, Part 77, entitled "Objects Affecting Navigable Airspace", or under authority of the Federal Aviation Act of 1958, as amended.

12. In connection with the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (CERCLA), the Grantor provides the following information:

NOTICE Regarding Hazardous Substance Activity. Pursuant to 40 C.F.R. 373.2 and Section 120(h)(3)(A)(I) of CERCLA (42 U.S.C. § 9620(h)(3)(A)(I)), and based upon a complete search of agency files, the United States gives notice that no hazardous substances have been released or disposed of or stored for one year or more on the Property.

13. A Finding of Suitability to Transfer (FOST) is attached as Exhibit "C" to the Deed; an Environmental Baseline Survey for Transfer (EBST) report is referenced in the FOST; the FOST and EBST reference environmental conditions on the Property and on other property not included in this Deed. Those restrictions and environmental conditions described in the FOST and EBST which are applicable to the Property are contained in this Deed. The FOST sets forth the basis for the Grantor's determination that the Property is suitable for transfer. The Grantee is hereby made aware of the notifications contained in the EBST and the FOST.

14. The Grantee is hereby made aware that contamination in excess of the Florida Department of Environmental Protection (FDEP) residential cleanup target levels (F.A.C. 62-777) remains in soils greater than two (2) feet below ground surface. Exhibit "D" "Hazardous Substance Notice" provides information on the type of hazardous substances known to be present in the soil two (2) feet below ground surface.

Land Use Controls

Residential, residential-equivalent, or agricultural uses of the property are prohibited. Strictly prohibited residential or residential-equivalent uses shall include, but are not limited to, any form of residential housing, child-care, pre-school, school, playground or full time adult convalescent or nursing care facilities. The placement and use of a ranger station or similar adult occupied facility

to control access to the Property during Park operating hours shall not be prohibited.

The excavation of soils greater than two (2) feet below ground surface in that portion of the Property identified in Exhibit "E" is prohibited without prior approval from Grantor and FDEP. Any approved excavations(s) must ensure that appropriate precautions be taken for the handling and disposal of potentially contaminated soils exceeding residential criteria; preclude the migration of any potentially contaminated soils and ensure that human health and the environment are protected.

GRANTEE COVENANTS

Grantee, on behalf of itself, its lessees, licensees, successors and assigns, covenants that:

1) it shall comply with the provisions of any health and safety plan put into effect by Grantor in connection with any ongoing or future environmental investigative and/or remedial activities to be undertaken by Grantor on the Property;

2) not hinder or prevent the Grantor from constructing, upgrading, operating, maintaining and monitoring any groundwater and/or soil treatment facilities and groundwater monitoring network or engage in any activity that will disrupt or hinder further remedial investigation, response action or oversight activities on the Property or adjoining property within the former Truman Annex Naval Station.

3) Provide written notice to the Grantor of any subsequent sale, assignment, or lease of the Property, or any portion thereof, and provide contact information concerning the new owner or occupant.

4) Provide and/or impose upon any party to whom it may transfer any portion of the Property the above described Notice, Land Use Controls and Grantee Covenants. The subsequent owner, its successors, and assignees shall then be bound by such requirement, duties, and obligations.

Additional Provisions

The above stated Notice, Land Use Controls and Grantee Covenants shall run with the land and be binding on all subsequent owners of the Property unless or until the said Notice, Land Use Control or Grantee Covenant is released pursuant to the provisions provided below. The Grantee and its successors and assigns shall not be liable for any breach of a Notice, Land Use Control or Grantee Covenant on the Property arising from any matters or events occurring after transfer of ownership of the Property by Grantee or its successor and assigns, respectively; provided, however, that each such party shall, notwithstanding the transfer, remain liable for any breach of such Notice, Land Use Control or Grantee Covenant to the extent caused by the fault or negligence of such party. The Marketable Record Title Act (Section 712.03(8), Florida Statutes, effective July 2000) shall not affect or extinguish any rights created by these Notice, Land Use Control or Grantee Covenant

provisions.

FDEP is a third party beneficiary of these Notice, Land Use Controls and Grantee Covenants until such time as they are released from the Property or the applicable portion or portions thereof. FDEP shall have all rights to enforce these Notices, Land Use Controls or Grantee Covenants in a court of competent jurisdiction.

Grantor shall modify or release these Notice(s), Land Use Control(s) or Grantee Covenant(s) provisions from the Property only with FDEP concurrence. FDEP shall give its concurrence if sampling demonstrates that the soil target levels applicable to the Property have been met. Upon such demonstration, FDEP shall issue a Site Rehabilitation Completion Order(s) with respect to subsurface soils on the Property. The Grantor shall deliver to the Grantee or its successor or assign in recordable form a Modification or Release relating specifically to the specific Notice, Land Use Control or Grantee Covenant provision. The execution of the Modification or Release by the Grantor shall remove the Notice, Land Use Control or GRANTEE Covenant with respect to the portion of the Property specified in the Modification or Release.

Should Grantee or any subsequent owner or user of the Property fail to comply with any LUC or Grantee Covenant implemented Grantor will pursue all appropriate legal avenues available to it to remedy any such noncompliance. Those avenues range from informal resolutions with the owner or violator, to the institution of judicial action under the auspices of applicable Federal and State of Florida law. Alternatively, should the circumstances warrant such, the Grantor could choose to exercise its response authorities under CERCLA then seek cost recovery after the fact from the person(s) or entity(ies) who violated a given LUC.

Grantor covenants that all remedial action necessary to protect human health and the environment with respect to any known hazardous substance remaining on the Property has been taken before the date of transfer.

Grantor covenants that any additional remedial action found to be necessary to protect human health and the environment after the date of this Quitclaim Deed shall be conducted by the United States of America.

(1) This covenant shall not apply:

(a) in any case in which Grantee, its successor(s) or assign(s), or any successor in interest to the Property or part thereof is a Potentially Responsible Party (PRP) with respect to the Property immediately prior to the date of this conveyance; or

(b) to the extent that such additional response action or part thereof found to be necessary is the result of an act or failure to act of the Grantee, its successor(s) or assign(s), or any party in possession after the date of this conveyance that either:

(I) results in a release or threatened release of a hazardous substance that was not

located on the Property on the date of this conveyance; or

(ii) causes or exacerbates the release or threatened release of a hazardous substance the existence and location of which was known and identified to the applicable regulatory authority as of the date of this conveyance.

(2) In the event Grantee, its successor(s) or assign(s), seeks to have Grantor conduct any additional response action, and, as a condition precedent to Grantor incurring any additional cleanup obligation or related expenses, the Grantee, its successor(s) or assign(s), shall provide Grantor at least 45 days written notice of such a claim. In order for the 45-day period to commence, such notice must include credible evidence that:

(a) the associated contamination existed prior to the date of this conveyance; and

(b) the need to conduct any additional response action or part thereof was not the result of any act or failure to act by the Grantee, its successor(s) or assign(s), or any party in possession.

Grantor hereby excepts and reserves the right of access to and of entry upon all and any portions of the herein described tract of land for purposes of environmental investigation, remedial action, response action or corrective action. In addition, there is hereby excepted and reserved unto the United States of America, and its assigns, a right of access to and of entry upon all of the hereinabove described and conveyed tract of land to perform any of the aforementioned actions determined to be necessary by the United States of America on any lands adjoining the hereinabove described and conveyed tract of land. These reservations include the right of access to and use of, to the extent permitted by law, available utilities at reasonable cost to the Grantor. The Grantor and the Grantee agree to cooperate in good faith to minimize any conflict between necessary environmental investigation and remediation activities and operations of Grantee, its successors and assigns, and of any lessee or any sublessee of the Property. Any inspection, survey, investigation, or other response or remedial action will to the extent practicable, be coordinated with representatives designated by Grantee or its successors and assigns.

15. The United States shall hold harmless, defend and indemnify the Grantee and any future successor, assignee, transferee, lender or lessee of the subject property from any action that may result from, or be predicated upon, the release or threatened release of any hazardous substance, pollutant or contaminant resulting from Department of Defense activities on the Property subject to the conditions specified in and to the extent authorized by Section 330 of Public Law 102-484.

16. In the event there is a breach of any of the conditions and covenants herein contained by the Grantee, its successors and assigns, whether caused by the legal or other inability of the Grantee, its successor and assigns, to perform said conditions and covenants, or otherwise, all right, title and interest in and to said premises shall revert to and become the property of the Grantor at its option, which in addition to all other remedies for such breach shall have the right of entry upon said premises, and the Grantee, its successors and assigns, shall forfeit all right, title and interest in said

premises and in any and all of the tenements, hereditaments and appurtenances thereunto belonging; provided, however, that the failure of the Secretary of the Department of the Interior to require in any one or more instances complete performance of any of the conditions or covenants shall not be construed as a waiver or relinquishment of such future performance, but the obligation of the Grantee, its successors and assigns, with respect to such future performance shall continue in full force and effect. The Grantee, by its acceptance of this deed, covenants and agrees for itself, and its successors and assigns, that in the event the Grantor exercised its option to revert all right, title, and interest in the property to the Grantor, or the Grantee voluntarily returns title to the property in lieu of a reverter, then the Grantee shall provide protection to and maintenance of said property at all times until such time as the title is actually reverted or returned to and accepted by the Grantor, including the period of any notice of intent to revert. Such protection and maintenance shall, at a minimum, conform to the standards prescribed by the General Service Administration in its Federal Property Management Regulations, 41 C.F.R. 101 - 47.402, in effect at the time of the reversion.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and on its behalf this the 10TH day of AUGUST, 2006.

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

Through:

Regional Director
Southeast Region
National Park Service

By: _____

Acting Chief, Recreation and
Conservation Division

WITNESSES:

_____

_____

STATE OF GEORGIA)
)ss
COUNTY OF FULTON)

On this 10TH day of AUGUST, 2006, before me, the subscriber, personally appeared CHRIS ABBETT, National Park Service, of the United States Department of the Interior, a governmental agency of the United States of America, and known to me to be the same person described in and who executed the foregoing instrument, as the act and deed of the United

States of America, for and on behalf of the Secretary of the Interior, duly designated, empowered and authorized to do so by said Secretary and (s)he acknowledges that (s)he executed the foregoing instrument for and on behalf of the United States of America for the purposes and uses therein described.

William Lamar Heis
NOTARY PUBLIC

My commission expires:

April 19, 2010

ACCEPTANCE

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

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

By: FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

APPROVED AS TO FORM AND LEGALITY
By: William C. Robinson
DEP Attorney
Date: 2-13-07

By: _____
Cay Newell
Operations and Management Consultant Manager,
Bureau of Land Acquisition
Department of Environmental Protection

STATE OF FLORIDA)
)ss
COUNTY OF LEON)

On this 27th day of September, 2006, before me, the undersigned officer, personally appeared Cay Newell, to me known and known to me to be the same person whose name is subscribed to the foregoing acceptance, who being by me duly sworn, did depose and say that (s)he is Operations and Management Consultant Manager, Bureau of Land Acquisition, Department of Environmental Protection of the State of Florida, that (s)he is duly designated, empowered, and authorized to execute the foregoing acceptance and sign her (his) name thereto; and that (s)he signed

her (his) name thereto and acknowledges that (s)he executed the foregoing instrument for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the purposes and uses therein described.

Kajuan D Crumitie
NOTARY PUBLIC

My commission expires:

May 17, 2009

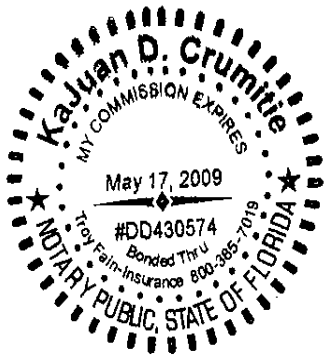


EXHIBIT "A"

A PORTION OF LAND LOCATED ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, SAID PARCEL ALSO LOCATED IN TRUMAN ANNEX (FORMERLY U.S. NAVY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NATIONAL OCEAN SURVEY TRIANGULATION STATION GSL, BEING A BRASS DISC SET IN CONCRETE, LOCATED ON THE OUTER MOLE OF TRUMAN ANNEX, THE COORDINATES OF WHICH ARE N 81,406.14 AND E 386,795.78 (1983/89), BASED ON THE U.S. COAST AND GEODETIC SURVEY MERCATOR GRID COORDINATE SYSTEM WHICH HAS FOR ITS ZERO COORDINATE A POINT OF LATITUDE NORTH 24°20'00" AND 500.00 FEET WEST OF LONGITUDE WEST 81°00'00"; THENCE S.09°32'41"E, A DISTANCE OF 2318.80 FEET TO THE POINT OF BEGINNING; THENCE S.18°10'21"E., A DISTANCE OF 186.81 FEET; THENCE S.10°47'19"W., A DISTANCE OF 271.59 FEET; THENCE N.84°01'25"E., A DISTANCE OF 209.77 FEET; THENCE N.13°59'36"W., A DISTANCE OF 268.05 FEET; THENCE N.38°59'05"E., A DISTANCE OF 42.63 FEET; THENCE N.66°57'57"E., A DISTANCE OF 46.37 FEET; THENCE N.36°22'25"W.; A DISTANCE OF 215.33 FEET; THENCE S.56°10'58"W., A DISTANCE OF 111.96 FEET TO THE POINT OF BEGINNING.

FORT ZACHARY TAYLOR STATE PARK
MONROE COUNTY
U.S. NAVY DONATION

BSM APPROVED
By _____ Date 3/16/06

Exhibit "B"

Legal Description: Bridge Easement (U.S. Navy):

A portion of land located on the Island of Key West, Monroe County, Florida, said parcel also located in Truman Annex (formerly U.S. Navy) and being more particularly described as follows: Commence at the National Ocean Survey Triangulation Station GSL, being a brass disc set in concrete, located on the outer mole of Truman Annex, the coordinates of which are N 81,406.14 and E 386,795.78 (1983/89), based on the U.S. Coast and Geodetic survey mercator grid coordinate system which has for its zero coordinate a point of Latitude North 24°20'00' and 500.00 feet West of Longitude West 81°00'00"; thence S 09°32'41"E, a distance of 2318.80 feet; thence S 18°10'21" E, a distance of 171.62 feet to the Point of Beginning; thence continue S 18°10'21' E a distance of 15.18 feet; thence S 10°47'19" W a distance of 15.97 feet; thence N 80°44'55" E a distance of 100.91 feet; thence N 13°59'36" W a distance of 15.05 feet; thence N 38°59'05" E a distance of 22.52 feet; thence S 80°44'55" W a distance of 113.35 feet to the Point of Beginning.

Containing 3019.90 square feet, more or less.

Legal Description: Water Easement (U.S. Navy):

A portion of land located on the Island of Key West, Monroe County, Florida, said parcel also located in Truman Annex (formerly U.S. Navy) and being more particularly described as follows: Commence at the National Ocean Survey Triangulation Station GSL, being a brass disc set in concrete, located on the outer mole of Truman Annex, the coordinates of which are N 81,406.14 and E 386,795.78 (1983/89), based on the U.S. Coast and Geodetic survey mercator grid coordinate system which has for its zero coordinate a point of Latitude North 24°20'00' and 500.00 feet West of Longitude West 81°00'00"; thence S 09°32'41"E, a distance of 2318.80 feet; thence S 18°10'21" E, a distance of 2318.80 feet; thence S 18°10'21" E, a distance of 186.81 feet to the Point of Beginning; thence s 10°47'19" W a distance of 24.92 feet; thence N68°02'57" E a distance of 105.21 feet; thence N 38°59'05" E a distance of 42.63 feet; thence S 68°02'57" W a distance of 129.15 feet to the Point of Beginning.

Containing 2426.54 square feet, more or less.

EXHIBIT "C"

FINDING OF SUITABILITY TO TRANSFER
1.58 ACRES AT TRUMAN ANNEX
NAVAL AIR STATION, KEY WEST, FLORIDA

Doc# 1609162
Bk# 2246 Pg# 1836

1. Purpose

This Finding of Suitability to Transfer (FOST) documents my determination, as the responsible Department of Defense (DoD) component official, that certain real property comprising a portion of Truman Annex at Naval Air Station (NAS) Key West, Florida identified as excess property under the Base Closure and Realignment Act of 1990 (Subject Property), is environmentally suitable for transfer to the Department of Interior (DoI) and subsequent deed conveyance to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (Grantee) for recreational reuse. This decision is based on my review of information contained in the attached Environmental Baseline Survey (EBS). Factors leading to this decision and other pertinent information related to property transfer requirements are stated below.

2. Description of Property

The Subject Property is located in Monroe County, Key West, Florida, within the boundaries of the City of Key West and comprises approximately 1.58 acres of land at the southern tip of Key West as further described in Exhibit 1 to this FOST. There are no longer any buildings or other structures on the property.

3. Past Use and Proposed Reuse

The land was acquired from the Army in 1945. Extensive land expansion operations were undertaken by the Army between 1918 and 1945. Past uses by the Navy were associated with fleet support, public works, and recycling operations at NAS Key West. Proposed reuse by the Grantee will be for expansion of the Fort Zachary Taylor State Park.

4. Environmental Findings

All available information concerning the past storage, release, or disposal of any hazardous substances and/or petroleum products on the Subject property as collected through records searches, available aerial photographs, personnel interviews, and on-site visual inspections conducted is contained in the attached EBS. The Subject Property has been inspected annually since 1994. The following paragraphs summarize those findings and the DoD Condition of Property Classification assigned to the Subject Property.

A. Hazardous Substances Contamination

Both a Site Investigation (SI) and Supplemental Site Investigation (SSI) were performed at Truman Annex. The SI divided the property into separate parcels consistent with the local reuse authority's original reuse plan. Soil sampling was performed in those areas where past operations may have resulted in releases to the environment. The SI confirmed hazardous substance contamination in surface soils in the area known as the Defense Reutilization and Marketing Office

Doc# 1609162
Bk# 2246 Pg# 1837

(DRMO) lay-down area (Parcel C). Interim Removal Actions (IRAs) to address all these areas were performed in 1999 and are documented in the CERCLA remedial Decision Document (DD) entitled *Ten Base Realignment and Closure (BRAC) Sites, Naval Air Facility, Key West, Florida (TetraTech NUS, April 2002)*. That document is available in the Key West Public Library. In addition to those IRAs, at least two (2) feet of clean fill was spread across the sampled areas of the Subject Property as an Engineering Control (EC) to cover any soils potentially not meeting residential cleanup criteria.

The Navy believes the implemented IRAs and EC in combination with the intended imposition of certain Land Use Controls (LUCs) on the Subject Property at the time of conveyance will serve to ensure future protection of human health and the environment with respect to preventing uncontrolled exposures to all known residual subsurface soil contamination on the property. The Grantee has expressed an interest in doing some limited soil sampling on the property as part of its due diligence effort. Should the results of that sampling dictate, this FOST may be amended to reflect those findings.

B. Petroleum Contamination

No aboveground or underground petroleum storage tanks are known to have been situated on the Subject Property. Moreover, soil sampling results did not indicate the presence of petroleum contamination from any other potential sources.

C. DoD Condition of Property Classification

In accordance with DoD Condition of Property Classification Guidance, the Subject Property has been classified as Category 4 / Dark Green (*areas where a release, disposal, and/or migration of hazardous substances has occurred, and all remedial actions necessary to protect human health and the environment have been taken*).

D. Other Environmental Aspects

1. Asbestos-Containing Material (ACM)

The Public Works Department buildings that formerly occupied the Subject Property were demolished in the 1970s. Soil investigations did not indicate the presence of ACM in any samples taken.

2. Lead-Based Paint (LBP)

Because no buildings remain on the property and because the above described IRAs removed all elevated levels of lead found in the first two

feet of soils, future lead or LBP exposure is not considered a concern on the Subject Property. The elevated levels of lead found in some soil areas were likely a result of past public works and DRMO storage operations on certain portions of the Subject Property.

3. Polychlorinated Biphenyls (PCBs)

All electrical transformers on the Subject Property have been sampled for the presence of PCBs and are certified PCB-free. No release from these transformers was discovered during the SI or has been reported.

4. Radon

Radon sampling, performed in Navy-owned residential areas comparable to the Subject Property found no levels above the U.S. EPA action limit of four (4) picoCuries per liter of air. Key West is classified under the U.S. Geological Society as having a low potential for radon emissions.

5. Requirements Applicable to Property Transfer

Doc# 1609162
Bk# 2246 Pg# 1838

A. National Environmental Policy Act (NEPA)

An Environmental Assessment was prepared in accordance with NEPA requirements to assess the potential environmental impacts associated with the proposed transfer and reuse of the Subject Property as a BRAC Property. A Finding of No Significant Impact (FONSI) was signed on 19 December 2000.

B. Hazard Substance Notice

As noted in the attached EBS, it is generally known that certain hazardous substances were stored for routine use by the tenants on the Subject Property from approximately 1845 until 1997. However, there is a lack of available records as to specific substances and amounts stored and/or released to the environment during that time frame. Nonetheless, consistent with 40 CFR Part 373, the Navy has developed a Hazardous Substance Notice (Exhibit 2) which will be provided to the Grantee. That notice is based upon those chemical constituents found in soils during the SI and SSI performed on the Subject Property.

C. CERCLA Covenants

In accordance with CERCLA Section 120(h)(3)(A)(ii)(I), the deed(s) transferring the Subject Property shall contain a covenant warranting that all remedial action necessary to protect human health and the environment with respect to any

hazardous substance remaining on the property has been taken before the date of transfer.

In accordance with CERCLA Section 120(h)(3)(A)(ii)(II), the deed(s) transferring the Subject Property shall contain a covenant warranting that any additional remedial action found to be necessary after the date of such transfer shall be conducted by the United States.

Doc# 1609162
Bk# 2246 Pg# 1839

D. CERCLA Access Clause

In accordance with CERCLA Section 120(h)(3)(A)(iii), the deed(s) transferring the Subject Property shall contain a clause granting the Government, its officers, agents, employees, contractors, and subcontractors the right to enter the transferred property in any case in which remedial action or corrective action is found to be necessary after the transfer of such property. This right to enter shall include the right to conduct annual physical inspections, tests, investigations, five-year reviews, surveys, and where necessary, drilling, test pitting, boring, and other similar activities. Such access rights shall also include the right to construct, operate, maintain, or undertake any other response action or remedial actions as required or necessary, including but not limited to monitoring wells, pumping wells, and treatment facilities. The Government retains the authority to enter or conduct investigations on adjacent parcels as well as the Subject Property. These access rights are in addition to those granted to federal, state, and local authorities under applicable environmental laws and regulations.

E. Land and/or Groundwater Use Controls

To ensure future protection of human health and the environment, certain land and/or groundwater use controls (LUCs) will be implemented in connection with the transfer of the Subject Property as further described below:

1. LUC Goals: The goals of the LUCs to be implemented on the Subject Property are to protect human health and the environment by:

a. Prohibiting residential, residential-equivalent, or agricultural uses of the property;

b. Maintaining the integrity of the implemented Engineering Control consisting of approximately two (2) feet of clean fill placed on a portion of the Subject Property;

c. Maintaining the integrity of any existing or future monitoring or remediation system(s).

2. LUC Implementation: To effectuate the above stated LUC Goals, certain specific provisions will be included in the deed from DOI to the Grantee. Although the Navy's site remediation efforts must take priority, the Navy will cooperate with the Grantee to minimize potential conflicts between any future necessary environmental investigation, remediation, or maintenance work and the activities of the Grantee and its successors and assigns on the property. The following specific provisions will be included in the transfer deed:

a. Notice: Contamination in excess of the Florida Department of Environmental Protection (FDEP) residential cleanup target levels (F.A.C. 62-777) remains in soils greater than two (2) feet below ground surface (bgs);

Doc# 1609162
Bk# 2246 Pg# 1840

b. Land Use Controls (Exhibit 3):

(i). Residential, residential-equivalent, or agricultural uses of the property is prohibited. Strictly prohibited residential or residential-equivalent uses shall include, but are not limited to, any form of residential housing, child-care, pre-school, school, playground or full time adult convalescent or nursing care facilities. The placement and use of a ranger station or similar adult occupied facility to control ingress and egress to the Subject Property during Park operating hours shall not be prohibited.

(ii). The excavation of soils greater than two (2) feet below ground surface (bgs) in area as identified on Exhibit 3, is prohibited without prior approval from both the Navy and FDEP. Any approved excavation(s) must ensure that appropriate precautions be taken for the handling and disposal of potentially contaminated soils exceeding residential criteria; preclude the migration of any potentially contaminated soils and ensure that human health and the environment are protected.

c. Grantee Covenants:

(i). The Grantee, on behalf of its lessees, licensees, successors, and assignees, hereby covenants that it shall comply with the provisions of any health and safety plan put into effect by the United States in connection with any ongoing or future environmental investigative and/or remedial activities to be undertaken by the United States on the Subject Property.

(ii). The Grantee, on behalf of its lessees, licensees, successors, and assignees, hereby covenants that it shall not hinder or prevent

Doc# 1609162
Bk# 2246 Pg# 1841

the United States from constructing, upgrading, operating, maintaining and monitoring any groundwater and/or soil treatment facilities and groundwater monitoring network or engage in any activity that will disrupt or hinder further remedial investigation, response action or oversight activities on the Subject Property or adjoining property within the former Truman Annex Naval Station.

(iii). The Grantee, on behalf of its lessees, licensees, successors, and assignees, hereby covenants that it shall provide written notice to the United States of any subsequent sale, assignment, or lease of the Subject Property, or any portion thereof, and provide contact information concerning the new owner or occupant.

(iv). The Grantee, on behalf of its lessees, licensees, successors, and assignees, hereby covenants that it shall provide and/or impose upon any party to whom it may transfer any portion of the property (hereinafter called "subsequent owner") the above described Notice, Use Controls and Grantee Covenants. The subsequent owner, its successors, and assignees shall then be bound by such requirements, duties, and obligations and the Grantee or any successor as a subsequent owner, who similarly complies shall thereafter have no further responsibility with respect thereto.

d. Additional Provisions:

(i). The above stated Notice, Use Controls and Grantee Covenants (hereinafter referred to collectively as "Restrictive Covenant") shall run with the land and be binding on all subsequent owners of the Subject Property unless or until the said Restrictive Covenant is released pursuant to the provisions provided below. The Grantee and its successors and assignees shall not be liable for any breach of the Restrictive Covenant on the Subject Property arising from any matters or events occurring after transfer of ownership of the restricted property by Grantee or its successors and assignees, respectively; provided, however, that each such party shall, notwithstanding the transfer, remain liable for any breach of such Restrictive Covenant to the extent caused by the fault or negligence of such party. The Marketable Record Title Act shall not affect or extinguish any rights crated by this Restrictive Covenant (§712.03(8), Florida Statutes, effective July 2000).

(ii). FDEP is a third party beneficiary of this Restrictive Covenant until such time as it is released from the property or the applicable portion or portions thereof. FDEP shall have all rights to enforce

Doc# 1609162
Bk# 2246 Pg# 1842

this Restrictive in a court of competent jurisdiction. The Navy shall release this Restrictive Covenant from the Property only with FDEP concurrence. FDEP shall give its concurrence if sampling demonstrates that the soil target levels applicable to the property have been met. Upon such demonstration, FDEP shall issue a Site Rehabilitation Completion Order(s) with respect to subsurface soils on the Subject Property. The Navy shall deliver to the Grantee or its successors or assignees in recordable form a Release relating specifically to the Restrictive Covenant. The execution of the Release by the Navy shall remove the Restrictive Covenant with respect to the portion of the Property specified in the Release.

3. Draft Deed Review: Prior to conveyance of the property, FDEP representatives will be given reasonable opportunity to review and concur on the applicable deed language related to all LUCs and associated rights of entry for FDEP for purposes of LUC oversight and enforcement. The Navy will include in the deed the specific language concerning LUCs and rights of entry that is reflected in this FOST.

4. LUC Enforcement: Should the Grantee or any subsequent owner or user of the property fail to comply with any LUC implemented by the Navy, the Navy will pursue all appropriate legal avenues available to it to remedy any such noncompliances. Those avenues range from informal resolutions with the owner or violator, to the institution of judicial action under the auspices of Florida real property law or CERCLA. Alternatively, should the circumstances warrant such, the Navy could choose to exercise its response authorities under CERCLA then seek cost recovery after the fact from the person(s) or entity (ies) who violated a given LUC. Nothing herein shall preclude FDEP from enforcing the LUCs placed upon the property.

5. LUC Modification/Termination: Those LUCs or individual elements of those LUCs to be imposed by the deed may be modified and/or terminated by the Navy with FDEP concurrence. Within ninety (90) days after the Navy and FDEP agree that a LUC may be modified or terminated, the Navy will provide the appropriate release of the Use Restriction in recordable form for recordation by the owner in the Official Records of Monroe County, Florida.

F. Notification to Regulatory Agencies /Public

In accordance with DoD EBS / FOST guidance, FDEP and the public were advised of the proposed transfer of the Subject Property. No public comments were received. FDEP representatives reviewed the attached EBS and draft FOST and all comments received were incorporated as deemed appropriate (Exhibit 5).

Doc# 1609162
Bk# 2246 Pg# 1843

Copies of all transfer documentation provided to the Grantee will be made available to FDEP and the public upon request after execution of same.

6.0 Suitability Determination

NOW THEREFORE, based upon my review of the information contained in the attached EBS, I have determined that the Subject Property is presently suitable for transfer to DOI and subsequent conveyance to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the intended recreational reuse(s).

28 JUNE 2004
Date

BRIAN M. SCOTT, CAPT, CEC, USN
Vice Commander
Naval Facilities Engineering Command
Southern Division
North Charleston, South Carolina

Doc# 1609162
Bk# 2246 Pg# 1844

Exhibit 1

METES AND BOUNDS
1.58 ACRES AT TRUMAN ANNEX
NAVAL AIR STATION KEY WEST, FLORIDA

LEGAL DESCRIPTION: Park Area to State of Florida

A portion of land located on the Island of Key West, Monroe County, Florida, said parcel also located in Truman Annex (formerly U.S. Navy) and being more particularly described as follows: Commence at the National Ocean Survey Triangulation Station GSL, being a brass disc set in concrete located on the outer mole of Truman Annex, the coordinates of which are N 81.406.14 and E 386.795.78 (1983/89), based on the U.S. Coast and Geodetic Survey mercator grid coordinate system which has for its zero coordinate a point of Latitude North 24°20'00" and 500.00 feet West of Longitude West 81°00'00"; thence S 09°32'41" E., a distance of 2318.80 feet to the Point of Beginning; thence S18°10'21" E a distance of 186.81 feet; thence S 10°47'19" W, a distance of 271.59 feet; thence N 84°01'25" E, a distance of 209.77 feet; thence N 13°59'36" W, a distance of 268.05 feet; thence N 38°59'05" E, a distance of 42.63 feet; thence N 66°57'57" E, a distance of 46.37 feet, thence N 36°22'25" W, a distance of 215.33 feet, thence S 56°10'58" W, a distance of 111.96 feet to the Point of Beginning.

Parcel contains 69646 square feet or 1.60 acres, more or less.

Exhibit 1

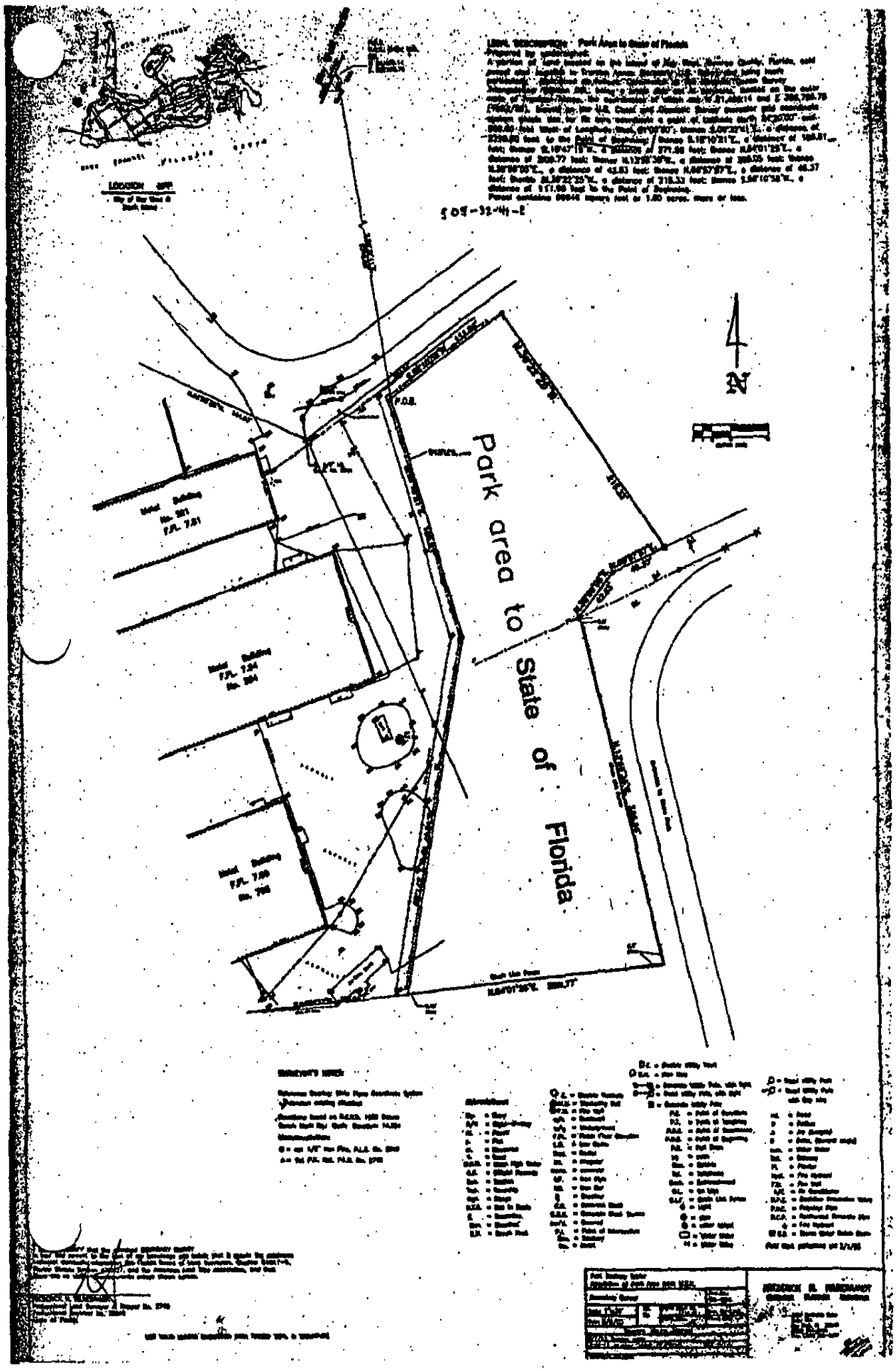


EXHIBIT "D"

EXHIBIT 2

40 CFR 373

HAZARDOUS SUBSTANCE NOTICE

Substance Name	Chemical Abstracts Services Registry Number (CASRN)	Synonym	RCRA Hazardous Waste Number	Quantity Stored/Released	Date of Storage/Release	Remedial Action
Polychlorinated Biphenyls (PCBs)	11096-82-5 11097-69-1	Aroclor-1260 Aroclor-1254, chlorodiphenyl- 54% chlorine)	None	Undocumented	1940-1974	Excavation and disposal
Antimony	7440-36-0	Antimony Compounds, Stibium C.I. 77050	None	Undocumented	N/A	Excavation and disposal
Benzo(a)pyrene	50-32-8	3,4, benzopyrene	U022	Undocumented	N/A	Excavation and disposal
Arsenic	7440-38-2	Arsenic	D004	Undocumented	N/A probable application	Excavation and disposal
Indeno (1,2,3-cd)pyrene	193-39-5	1,10-(1,2-Phenylene)pyrene	U137	Undocumented	N/A probable application	Excavation and disposal
Benzo(b)fluoranthene	205-99-2	3,4 benzofluoranthene	None	Undocumented	N/A	Excavation and disposal
Benzo(k)fluoranthene	207-08-9	None	None	Undocumented	N/A	Excavation and disposal
Phenanthrene	85-01-8	None	None	Undocumented	N/A	No further action (no risk)
Benzene	71-43-2	[6] Annulene, Benzol, Benzole, Coal naphtha, cyclohexatriene, phene, phenyl hydride, pyrobenzol, pyrobenzole	U019 D018	Undocumented	1940-1974	No further action (no receptors)

The information contained in this notice is required under the authority of regulations promulgated under section 120(h) of the Comprehensive Environmental Response, Liability, and Compensation Act (CERCLA or "Superfund"), 42 U.S.C. Section 9620(h).

Doc# 1609162
Bk# 2246 Pg# 1846

EXHIBIT 2
40 CFR 373
HAZARDOUS SUBSTANCE NOTICE

Substance Name	Chemical Abstracts Services Registry Number (CASRN)	Synonym	RCRA Hazardous Waste Number	Quantity Stored/Released	Date of Storage/Release	Remedial Action
Carbazole	86-74-8	dibenzopyrrole, diphenylenimine	None	Undocumented	N/A	No further action (no receptors)
Dibenzofuran	132-64-9	2,2 biphenylene oxide, *diphenylene oxide*	None	Undocumented	N/A probable application	No further action (no receptors)
Tetrachloroethene	25322-20-7	None	None	Undocumented	1940-1974	No further action (no receptors)
Trichloroethene	79-01-6	ethylene trichloride, Trichloran, trichloroethylene	U228 D040	Undocumented	1940-1974	No further action (no receptors)
Lead	7439-92-1	lead	D008	Undocumented	1940-1974	Excavation and disposal
Benzo(a)anthracene	56-55-3	benz[a]anthracene, 1,2-benzanthracene, benzo[a]anthracene	U018	Undocumented	1940-1974	Excavation and disposal
Beryllium	191-24-2	beryllium compounds, glucinium	P015	Undocumented	N/A	Excavation and disposal
Benzo (g,h,i) perylene	7440-41-7	anthanthrene	None	Undocumented	N/A	Excavation and disposal
Cadmium	7440-43-9	None	D006	Undocumented	1940-1974	Excavation and disposal
Thallium	7440-28-0	thallium elemental	None	Undocumented	N/A	Suspected systemic lab error

DATES SHOWN FOR STORAGE/RELEASE ARE LISTED ONLY FOR LIFE TIMES OF STRUCTURES THAT WERE PRESENT AT TRUMAN ANNEX. THERE ARE NO RECORDS THAT WOULD INDICATE WHERE OR WHEN HAZARDOUS SUBSTANCE WERE STORED OR HAZARDOUS SUBSTANCE RELEASES MAY HAVE OCCURRED.

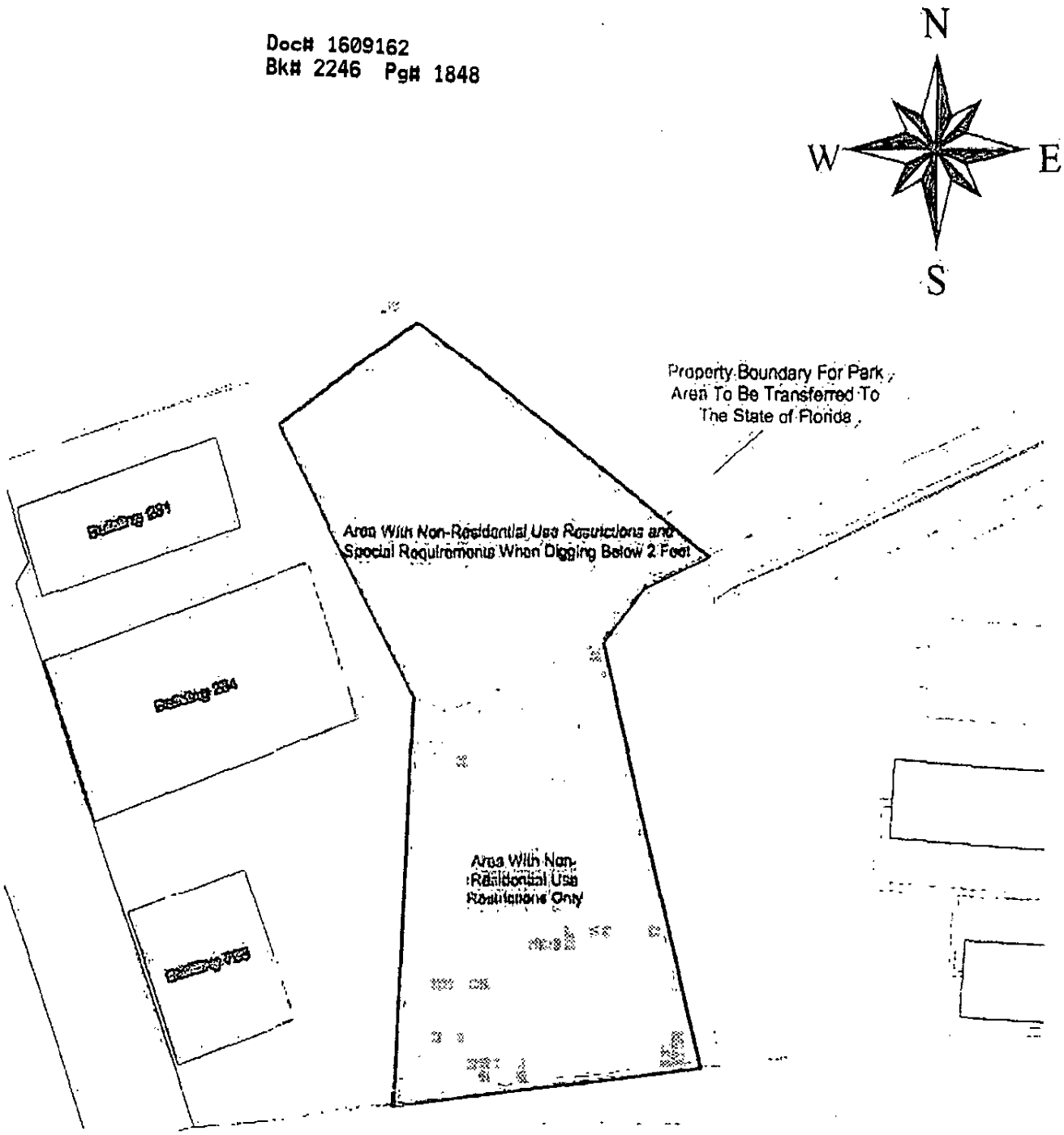
The information contained in this notice is required under the authority of regulations promulgated under section 120(h) of the Comprehensive Environmental Response, Liability, and Compensation Act (CERCLA or "Superfund"), 42 U.S.C. Section 9620(h).

Doc# 1609162
Bk# 2246 Pg# 1847

EXHIBIT "E"

Exhibit 3 - Land Use Controls at NAS Key West Truman Annex

Doc# 1609162
Bk# 2246 Pg# 1848



100 0 100 200 300 400 Feet

EXHIBIT "F"

As of January 1998, there were 149 properties under the Division's management jurisdiction, totaling 515,699 acres. The Division of Recreation and Parks is responsible for developing and operating Florida's recreation and parks system. These properties are administered in accordance with Chapter 258, Florida Statutes, and Chapters 62D-2, 62D-10 and 62D-11, Florida Administrative Code (Exhibit F).

SECTION 5: PROGRAM OF UTILIZATION

A. Narrative

The Florida Park Service will continue to interpret Fort Zachary Taylor as a state historic site showcasing the fort as an archaeological ruin. The applicant proposes developing the additional 4.34 acres of surplus property as a support area for the state historic site. The "support" will include a ranger station, an administrative/visitors' center, a small parking lot, a ranger station, and an archaeological preserve.

In addition, the applicant is asking for additional rights to its existing access easement, either by means of a title transfer or a perpetual easement, in order to ensure that the applicant has permanent public access to its park. The program of utilization includes the following:

Navy Base Structures

There are three abandoned Navy warehouses on the requested property, building nos. 795, 284, and 261, and one truck scale. There are no other structures on the requested property. These structures are described as follows:

Building 795 - This 80' x 100', "Double Butler" building, single story warehouse, is constructed of double I-beams, corrugated metal sides and roof, sitting on a concrete slab.

Building 284 - This 100' x 180', "Triple Butler" building, single story warehouse, is constructed of double I-beams, corrugated metal sides and roof, sitting on a concrete slab.

Building 261 - This 50' x 50', single story warehouse with two pitched roofs and a central valley, is constructed of wood framing, metal sheathing and an asbestos shingle roof, sitting on a concrete slab.

Truck Scale - This 50-ton Fairbanks-Morris scale is for weighing trucks. A 17' x 52' concrete-lined pit houses the scale and a small structure houses the reading portion of the scale.

DRP's long-standing conceptual land use plan includes the dismantling and removal of warehouses nos. 795 and 284 and the truck scale. Given the condition of these structures, it is unlikely that DRP will be able to sell the scrap materials from the dismantled buildings and scale. If, however, DRP does effect a sale and realizes any revenue as a result, DRP will direct the proceeds for operations and improvements in the Florida park system. There are no other structures on the requested property.

Removing these three structures would allow DRP to open the fort's traditional access in order to restore and interpret the original sally port entrance to the fort. DRP intends, however, to retain warehouse no. 261 for multi-purpose use as: a) an interpretive and education center and museum for fort visitors; b) an administration center for park personnel; and c) a restoration lab for historic artifacts.

Doc# 1609162
Bk# 2246 Pg# 1850

Park Entrance, Ranger Station, and Parking Lot

The additional upland property will also allow the park to relocate the park entrance and ranger station near the sally port adjacent to the northeast corner of the fort. In addition, the park plans to install a small parking lot in front of, or eastward of, the ranger station. The exhibit titled "Site Development Plan" (Exhibit G), based on the preliminary Key West Base Reuse Plan prepared in 1996 by Bermillo, Ajamil & Partners, Inc., proposes extending Angela Street (hereinafter, the "Angela Street extension") southwest from Whitehead Street (US 1) across Thomas and Fort streets to the new ranger station and parking lot.

Entrance and Access Road

Until such time as the City of Key West completes construction of the above-referenced Angela Street extension, DRP will continue to use its traditional entrance road in order to ensure public access to the park. DRP received a 50-year Grant of Easement from the U.S. Navy in 1984 which specifically provided the State with park access (Exhibit H).

Approximately one half of the length of this easement, from the park entrance to the Navy's drug interdiction center, lies outside the designated Navy surplus lands. The remainder of the easement which extends to Southard Street, lies within the Navy surplus lands. Exhibit G shows the existing access easement superimposed on the preliminary Key West Base Reuse Plan.

Since the easement expires in 2034, DRP has access for 36 more years. At the present time, however, DRP is asking the Navy for additional rights to this access easement, either by means of a title transfer or a perpetual easement, in order to ensure that the State has permanent public access to the park. When the City develops the proposed Angela Street extension, the State can exchange its current easement for permanent public access to the park along the Angela Street extension.

Archaeological Preserve

Directly in front of the above-referenced warehouse 795, on the southeast corner of the fort, is a stand of Australian pine trees. Historical records and anecdotal information indicates that there is an archaeological preserve in the stand of trees. Upon receipt of this property, the park plans to immediately provide interpretive walking tours and signage in this area and anticipates providing an archaeological survey within 18 months of securing this property for our management .

Doc# 1609162
Bk# 2246 Pg# 1851

B. Schedule of Development

The list of activities summarized below provides a schedule for the installation of the proposed improvements to the historic area. These activities are subject to the availability of lawfully appropriated funds. All proposed activities, facilities, services, financial aid, or other benefits of the proposed development will be provided without regard to race, color, religion, national origin, sex, or age.

YEAR ONE: PROJECT PLANNING AND DESIGN, FUNDING AND SUPPORT

- Design parking lot
- Design park entrance
- Design visitors' center (Bldg. 261)
- Dismantle and remove warehouses
- Seek grants and funding for planning and design projects

YEAR TWO: SECURE PROPERTY, PROVIDE ACCESS, FUNDING AND SUPPORT

- Open sally port
- Install parking lot.
- Install park entrance and entrance booth.
- Begin repair and renovation of visitor's center.
- Begin public awareness and park programs for additions.

YEAR THREE: PRESERVATION, LANDSCAPING, PROJECT DESIGN

- Remove debris and clear exotic vegetation from 2 vacant warehouse sites.
- Begin landscape design on 2 former warehouse sites.
- Seek grants and funding for planning and design projects.
- Develop new public awareness and participation and park programs.
- Open new park entrance (upon completion of the Angela Street extension).

YEAR FOUR: PROJECT DESIGN COMPLETION, REPAIRS AND RENOVATIONS

- Conduct survey of archaeological preserve site.
- Complete repair and renovation of visitor's center.
- Complete landscape design on 2 vacant warehouse sites.
- Clear debris and exotic vegetation from archaeological preserve site.
- Open new park entrance (upon completion of the Angela Street extension).

YEAR FIVE: DEVELOPMENT, INTERPRETATION, PUBLIC SUPPORT, FUNDING

- Interpret archaeological preserve site.
- Complete remaining planning and design projects.
- Maintain and upgrade park access trails and signage.
- Initiate additional interpretive and site tours as needed.
- Seek additional grants and funding to implement remaining activities.
- Open new park entrance (upon completion of the Angela Street extension).

PROPOSED FUNDING SOURCES

Doc# 1609162
Bk# 2246 Pg# 1852

1. Historic Preservation Grants-In-Aid Program

This program is a 50% matching grant funded by the Department of State for projects costing less than $50,000, and is a potential funding source for years one and two.

2. Special Category Grants-In-Aid Program

This program provides $50,000-$250,000 for replacement projects, and full scale rehabilitation and restoration projects, and is a potential funding source for years two and four. This is not a matching grant program but agency may commit at least $50,000 to the project within 5 years prior to the requested grant appropriation. The purchase price or property value of land acquired in conjunction with the project area may also serve as the "match amount."

3. Intermodal State Transportation Enhancement Act Grant (ISTEA Grant)

The minimum request for this grant is $50,000; no maximum. This is a funding source for planning projects, replacement projects, and full scale rehabilitation and restoration projects such as the Angela Street Extension and bicycle trails development. DEP has used ISTEA for development of other trail projects which the Division of Recreation and Parks administers in Florida.

4. State Fixed Capital Outlay (FCO) through the State Park Trust Fund

This funding Source is for line-item projects, regular state park budgetary allocation and could provide the annual operating budget.

5. Statewide Repair and Renovation Fund

This discretionary funding source from District provides for statewide park repairs and renovations.

MONROE COUNTY
OFFICIAL RECORDS

Division of State Lands
Correspondence Review/Routing

Correspondence Control #_____

REVIEW ROUTING	APPROVED BY: (Initials)	/Date
☐ 1. Writer/Originator	JB	/ 8/25/06
☐ 2. Administrator		/ 8/25/a
☐ 3. Legal	WR	/ 8-28-06
☐ 4. Bureau Chief	lg	/ 8-29
☐ 5. Katherine Goletz SMA Supervisor II		/
☐ 6. Ingrid King Program Administrator		/
☐ 7. Deborah Poppell Assistant Division Director		/ 9-1-06
☐ 8. Eva Armstrong Division Director		/
☐ 9. Bob Ballard Deputy Secretary		/
☐ 10. Colleen M. Castille Secretary, DEP		/
☐ 11. Other		/

TO

Title Insurance Waiver

****

DOCUMENT SUBJECT: Fort Zachary Taylor Historic State Park Donation. Waiver of Marketable Title Insurance. Bill will sign off on [illegible] all others have approved.

COMMENTS:

Division of State Lands
Florida's Public Land Steward

Florida Department of
Environmental Protection

Memorandum

DATE: August 25, 2006

TO: Lynda I. Godfrey, Chief
Bureau of Land Acquisition

FROM: Judy Booth
Land Acquisition Agent

THROUGH: Cay Newell, OMCM
Closing Sections Supervisor
and
William Robinson Jr.,
Senior Assistant General Counsel

SUBJECT: The United States of America through the Secretary of the Interior, Acting by and through the Southeast Regional Director, National Park Service Donation - Waiver of Title Insurance Request (Fort Zachary Taylor Historic State Park)

The United States of America, National Park Service has proposed to donate a parcel to the Board of Trustees, to be included in the Fort Zachary Taylor Historic State Park. The parcel in question was previously owned by the State of Florida, and has been in the ownership of the United States of America subsequent to the state's disclaimer of said lands in 1968. Under these circumstances it has been proposed that the Board of Trustees accept the donation of the parcel without requiring the donor to provide a title insurance policy.

Section 259.041(10) (a), Florida Statutes, provides in part that the Board of Trustees may accept a gift of lands without formal evidence of marketability if it is determined that such lands have value, are reasonably manageable by the state, and that their acceptance would serve the public interest.

In this instance a parcel of land located on Key West in Monroe County clearly has value. The parcel may be reasonably managed by the State as part of the Fort Zachary Taylor Historic State Park. Acceptance of the parcel is in the public interest because its ownership is necessary to provide future access to the State Park.

In this instance, based upon the facts set forth above, it is recommended that the requirement that the donor provide a title insurance policy insuring the parcel be waived.

Approved William C. Robinson Date 8-28-06
William Robinson Jr.,
Senior Assistant General Counsel

Approved Lynda L. Godfrey * Date 9-1-06
Lynda I. Godfrey, Chief
Bureau of Land Acquisition

* get details on attempts to secure title policy & get a written sign-off from R&P, the managing agency, that they approve of closing without a title policy. (LG)

Booth, Judy

From: Jamie Temples [jamie@tallahasseetitle.com]
Sent: Friday, April 21, 2006 2:58 PM
To: Booth, Judy
Subject: RE: US Navy file

Thanks and let me know if I can do anything to help.

Jamie Temples
Real Estate Closer
Tallahassee Title Group, LLC
1407 Piedmont Drive East
Tallahassee, Florida 32308
Phone: (850) 580-2222
Fax: (850) 580-2229
Email: Jamie@TallahasseeTitle.com

From: Booth, Judy [mailto:Judy.Booth@dep.state.fl.us]
Sent: Friday, April 21, 2006 11:35 AM
To: Jamie Temples
Subject: RE: US Navy file

Hi Jamie:

Thanks, since this parcel has been owned and or operated by the USA since the 1800's, we will try for waiver of title insurance.

I appreciate your assistance.

Have a Great Week-End!

Judy Booth
Land Acquisition Agent
Bureau of Land Acquisition
Telephone Number: (850) 245-2669
Fax: (850) 245-2719
e-mail address: Judy.Booth@dep.state.fl.us

-----Original Message-----
From: Jamie Temples [mailto:jamie@tallahasseetitle.com]
Sent: Friday, April 21, 2006 9:24 AM
To: Booth, Judy
Subject: US Navy file

Good morning Judy. We tried to order title work on this US Navy donation from the following underwriters: 1.) Atty. Title, 2.) TICOR, 3.) Westcorp, 4.) First American, and 5.) Chicago Title and

we even tried to contact Key Title to see if they could assist. All of the underwriters listed above and Key Title turned down the search and said that they would be unable to complete the search without a prior policy because they do not have a base to search from. We are now stuck with no one else to request the search from so we are at a stand still unless there is a prior policy somewhere. I apologize for not being able to provide this one for you. Please let me know if there is another contractor that is available to complete this search and I will submit the information that we have concerning the property to them.

Sincerely,

Jamie Temples
Real Estate Closer
Tallahassee Title Group, LLC
1407 Piedmont Drive East
Tallahassee, Florida 32308
Phone: (850) 580-2222
Fax: (850) 580-2229
Email: Jamie@TallahasseeTitle.com

Booth, Judy

From: Booth, Judy
Sent: Wednesday, July 05, 2006 8:25 AM
To: Newell, Cay
Subject: FW: Fort Zachary Taylor State Park (addition) Donation

Tracking:

Recipient	Delivery	Read
Newell, Cay	Delivered: 7/5/2006 8:25 AM	Read: 7/5/2006 9:48 AM

Good Morning Cay:

See Dave Buchanan's response to the E-Mail that I sent him regarding my conversation with Tammy Mehl on 6/28/06. Karen Manning was down in the courthouse last week and informed me that it could be very costly and I informed Dave Buchanan. He feels that we should have title & land records see if there has been any previous title work issued or if there has been waiver issued. It looks as though this park has been owned by the US government for at least the past 30 years. We have already tried to obtain a waiver which was reviewed by and he did not sign off. Bill Robinson indicated that we should go to AGSC since they do title work in the Keys. Do you think this can be discussed with Lynda in order to discuss a possible Policy Decision to waive the title insurance policy and discuss with Bill Robinson, maybe we can present the fact that it will be very costly for the manager since they are paying for the products.

This is very time sensitive per Dave Buchanan.

Thanks in advance for your assistance.

Judy Booth
Land Acquisition Agent
Bureau of Land Acquisition
Telephone Number: (850) 245-2669
Fax: (850) 245-2719
e-mail address: Judy.Booth@dep.state.fl.us

From: Buchanan, David
Sent: Monday, July 03, 2006 11:41 AM
To: Booth, Judy
Subject: RE: Fort Zachary Taylor State Park (addition) Donation

I would proceed as we discussed. Time is of the essence. All of this park is old Navy land that was donated to the state. I suggest you might wish to see if a title policy was ever issued for the existing park or if it was waived. If waived, I wonder why it is so essential at this time. Let me know what you come up with.

From: Booth, Judy
Sent: Wednesday, June 28, 2006 10:08 AM
To: Buchanan, David

Subject: Fort Zachary Taylor State Park (addition) Donation

Good Morning Mr. Buchanan:

I have just spoken with American Government Services Corporation, the title company who is researching the property in order to provide title work. They indicate that this is a very small area being donated within a very large area to be researched. It will be necessary for them to go backwards and then forwards. This will be very extensive and will probably be more costly than normal title fees.

If you have questions or concerns regarding this, please let me know at your earliest convenience, ext. 4711.

Thanks

Judy Booth
Land Acquisition Agent
Bureau of Land Acquisition
Telephone Number: (850) 245-2669
Fax: (850) 245-2719
e-mail address: Judy.Booth@dep.state.fl.us

Booth, Judy

From: Buchanan, David
Sent: Thursday, September 07, 2006 10:49 AM
To: Booth, Judy
Cc: Newell, Cay; Godfrey, Lynda; Gregory, Albert
Subject: RE: Fort Zachary State Park Addition Donation

This is acceptable to us to manage the parcel.

From: Booth, Judy
Sent: Friday, September 01, 2006 4:14 PM
To: Buchanan, David
Cc: Newell, Cay; Godfrey, Lynda
Subject: Fort Zachary State Park Addition Donation

Good Afternoon Dave:

I just spoke with Cay Newell and Lynda Godfrey regarding the Title Insurance Waiver and the request for a policy decision to accept the Quit Claim Deed(QCD) with the reverter language remaining part of the QCD. Once we have something in writing from you indicating that this will be acceptable to you to manage the parcel, these will be able to be approved and I will be able to forward the revised Quit Claim Deed to Bill for his approval.

E-Mail will be acceptable, please reply back to all.

Thanks and Have a Great Week-End ☺

I will be out of the office until Monday, September 11,2006.

Judy Booth
Land Acquisition Agent
Department of Environmental Protection
3900 Commonwealth Blvd., M.S. 115
Tallahassee, Florida 32399-3000
Telephone Number: (850) 245-2669
Fax: (850) 245-2719
e-mail address: Judy.Booth@dep.state.fl.us

Booth, Judy

From: Booth, Judy
Sent: Wednesday, June 28, 2006 10:08 AM
To: Buchanan, David
Subject: Fort Zachary Taylor State Park (addition) Donation

Tracking:

Recipient	Delivery
Buchanan, David	Delivered: 6/28/2006 10:08 AM

Good Morning Mr. Buchanan:

I have just spoken with American Government Services Corporation, the title company who is researching the property in order to provide title work. They indicate that this is a very small area being donated within a very large area to be researched. It will be necessary for them to go backwards and then forwards. This will be very extensive and will probably be more costly than normal title fees.

If you have questions or concerns regarding this, please let me know at your earliest convenience, ext. 4711.

Thanks

Judy Booth
Land Acquisition Agent
Bureau of Land Acquisition
Telephone Number: (850) 245-2669
Fax: (850) 245-2719
e-mail address: Judy.Booth@dep.state.fl.us

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

QUITCLAIM DEED

Quitclaim Deed Number 33042

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Section 253.03, Florida Statutes, the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA (the "Trustees") is authorized and empowered to convey certain lands under the terms and conditions set forth herein; and

WHEREAS, the Trustees obtained title to the real property particularly described herein (the "Property"), known as a portion of Fort Zachary Taylor State Park, through a donation from the United States of America, acting by and through the Secretary of the Interior, acting by and through the Southeast Regional Director, National Park Service (the "NPS") (collectively, the "United States"), under and pursuant to the power and authority contained in Section 550(e) of the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), 40 U.S.C. § 550(e), and regulations and orders promulgated thereunder, and

WHEREAS, the United States conveyed the Property as part of approximately 1.58 acres to the Trustees by quitclaim deed dated August 10, 2006, duly recorded as document No. 1609162 on October 24, 2006, in the Official Public Records of Monroe County, Florida (the "Original Deed"), for public park and recreation purposes; and

WHEREAS, the Original Deed contained a restriction requiring that the Property be used and maintained in perpetuity for certain public park and recreation purposes and provided that in the event of a breach of the restriction all right, title and interest shall revert to the United States of America, at its option; and

WHEREAS, the State of Florida Department of Environmental Protection ("DEP"), Division of Recreation and Parks ("DRP"), manages the Property on behalf of the Trustees, and has provided written notice to DEP's Division of State Lands that the Property is no longer needed for public park and recreation purposes; and

WHEREAS, prior to said conveyance of the Original Deed, the Property was under the administrative control and jurisdiction of the United States of America, Department of the Navy ("NAVY") and was a part of Truman Annex, Naval Air Station, Key West; and

WHEREAS, as a part of the realignment of the former Truman Annex, Naval Air Station, pursuant to the power and authority contained in the provisions of the Defense Base Closure and Realignment Act of 1990, 10 U.S.C. § 2687, NAVY determined the Property to be surplus and assigned the Property to NPS so NPS could dispose of the Property for requested public park and recreation purposes pursuant to Section 550(e) of the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), 40 U.S.C. § 550(e), and regulations and orders promulgated thereunder; and

WHEREAS, the Property is now needed by NAVY for military purposes.

NOW, THEREFORE, the undersigned BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, as "GRANTOR," in order to carry out the legal effect of the reverter clause contained in the Original Deed, and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations, to it in hand paid by the UNITED STATES OF AMERICA, as "GRANTEE," has remised, released, conveyed and quitclaimed, and by these presents does remise, release, convey and quitclaim unto GRANTEE, to be administered and distributed as Grantee deems appropriate under Sections 550(b)(1) and (e) of the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), 40 U.S.C. §§ 550(b)(1) and (e), all the right, title, interest, claim and demand which GRANTOR may have in and to the following described lands in Monroe County, Florida, to-wit:

> A portion of land located on the Island of Key West, Monroe County, Florida, said parcel also located in Truman Annex (formerly U.S. Navy) and being more particularly described as follows:
>
> Commence at the National Ocean Survey Triangulation Station GSL, being a brass disc set in concrete, located on the outer mole of Truman Annex, the coordinates of which are N 81,406.14 and E 386,795.78 (1983/89), based on the U.S. Coast and Geodetic Survey mercator grid coordinate system which has for its zero coordinate a point of Latitude North 24°20'00" and 500.00 feet West of Longitude West 81°00'00"; thence S 09°32'41" E, a distance of 2,318.80 feet to the Point of Beginning; thence S 18°10'21" E, a distance 80.00 feet; thence N 89°30'36" E, a distance of 168.90 feet; thence N 36°22'25" W, a distance of 170.00 feet; thence S 56°10'58" W, a distance of 111.96 feet to the Point of Beginning.
>
> Parcel contains 15,944.12 square feet or 0.37 acres, more or less.

TO HAVE AND TO HOLD the Property subject to all outstanding easements, reservations and other interests.

IN TESTIMONY WHEREOF, the members of the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA have hereunto subscribed their names and have caused the official seal of said BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA to be hereunto affixed in the City of Tallahassee, Florida, on this 23rd day of May, A.D. 2017.

(SEAL)

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

RICK SCOTT
GOVERNOR

PAMELA JO BONDI
ATTORNEY GENERAL

JEFF ATWATER
CHIEF FINANCIAL OFFICER

ADAM H. PUTNAM
COMMISSIONER OF AGRICULTURE

As and Constituting the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

APPROVED AS TO FORM AND LEGALITY

By: _____
DEP Attorney

This instrument prepared by:
Cheryl C. McCall
Department of Environmental Protection
Bureau of Public Land Administration
Division of State Lands
3900 Commonwealth Blvd. MS 130
Tallahassee, Florida 32399-3000

Correspondence

Crenshaw, Christopher

From: Crenshaw, Christopher
Sent: Monday, June 19, 2017 11:53 AM
To: OPP.Applications
Subject: Ft Zachary Taylor-34292-Partial Release of Lease 2923
Attachments: RE: Ft. Zachary Taylor deed from BOT to Feds and Partial Release of Lease #2923; 2923-Partial Release-Ft Zachary Taylor-Final.pdf

Good morning,
The partial release of lease 2923 associated with the deed reversion at Ft. Zachary Taylor is attached. Please sign and return to myself or Dave Fewell. Thank you!

Best,
Chris C.

Christopher Crenshaw
Government Operations Consultant III
Bureau of Public Land Administration
Division of State Lands
Florida Department of Environmental Protection
850-245-2679

Crenshaw, Christopher

From: McCall, Cheryl
Sent: Monday, June 19, 2017 10:47 AM
To: Upland Instrument Review
Cc: Uplands_LegalReview; Crenshaw, Christopher
Subject: Re: Instrument Review-34292-Ft Zachary Taylor Partial Release-2923

Yep! I'll send you the email

Sent from my iPhone

On Jun 19, 2017, at 10:46 AM, Upland Instrument Review <UplandInstrumentReview@dep.state.fl.us> wrote:

> Yes it has. Cheryl will have to elaborate as to when.
>
> B. Richardson
>
> ---
>
> **From:** Uplands_LegalReview
> **Sent:** Monday, June 19, 2017 10:36 AM
> **To:** Upland Instrument Review <UplandInstrumentReview@dep.state.fl.us>; Crenshaw, Christopher <Christopher.Crenshaw@dep.state.fl.us>
> **Subject:** Approve: Instrument Review-34292-Ft Zachary Taylor Partial Release-2923
>
> Signed and saved.
> Has the deed been sent to the USA? If so, when?

Crenshaw, Christopher

From: Upland Instrument Review
Sent: Monday, June 19, 2017 10:47 AM
To: Uplands_LegalReview; Crenshaw, Christopher
Cc: McCall, Cheryl
Subject: RE: Instrument Review-34292-Ft Zachary Taylor Partial Release-2923

Yes it has. Cheryl will have to elaborate as to when.

B. Richardson

From: Uplands_LegalReview
Sent: Monday, June 19, 2017 10:36 AM
To: Upland Instrument Review <UplandInstrumentReview@dep.state.fl.us>; Crenshaw, Christopher <Christopher.Crenshaw@dep.state.fl.us>
Subject: Approve: Instrument Review-34292-Ft Zachary Taylor Partial Release-2923

Signed and saved.
Has the deed been sent to the USA? If so, when?

Crenshaw, Christopher

From: Uplands_LegalReview
Sent: Monday, June 19, 2017 10:36 AM
To: Upland Instrument Review; Crenshaw, Christopher
Subject: Approve: Instrument Review-34292-Ft Zachary Taylor Partial Release-2923
Attachments: A-PROL1-2923-Partial Release-Ft Zachary Taylor OGC signed.pdf; B-DOA OGC signed.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Legal Approvals

Signed and saved.
Has the deed been sent to the USA? If so, when?

Crenshaw, Christopher

From: Upland Instrument Review
Sent: Friday, June 16, 2017 9:09 AM
To: Uplands_LegalReview
Cc: Crenshaw, Christopher
Subject: FW: Instrument Review-34292-Ft Zachary Taylor Partial Release-2923

For legal review

B. Richardson

From: Crenshaw, Christopher
Sent: Thursday, June 15, 2017 3:12 PM
To: Upland Instrument Review <UplandInstrumentReview@dep.state.fl.us>
Subject: Instrument Review-34292-Ft Zachary Taylor Partial Release-2923

F:\BLMS\STANDARD\STANDARD\CURRENT UPLAND EMPLOYEES\Crenshaw_C\34292-2923

Crenshaw, Christopher

From: Upland Instrument Review
Sent: Friday, June 16, 2017 9:07 AM
To: Crenshaw, Christopher
Subject: Approve: Instrument Review-34292-Ft Zachary Taylor Partial Release-2923

Capitalized Partial Release of Lease on Sig page
Added Office of Park Planning to Cutshaw's line

B. Richardson

Crenshaw, Christopher

From: Crenshaw, Christopher
Sent: Thursday, June 15, 2017 3:12 PM
To: Upland Instrument Review
Subject: Instrument Review-34292-Ft Zachary Taylor Partial Release-2923

Tracking:

Recipient	Response
Upland Instrument Review	Approve: 6/16/2017 9:07 AM

F:\BLMS\STANDARD\STANDARD\CURRENT UPLAND EMPLOYEES\Crenshaw_C\34292-2923

Crenshaw, Christopher

From: Crenshaw, Christopher
Sent: Thursday, June 15, 2017 2:45 PM
To: Kellogg, Steve
Subject: RE: Map Request-Ft Zachary Taylor-34292

Got it. Thank you, Steve.

-CBC

From: Kellogg, Steve
Sent: Thursday, June 15, 2017 2:39 PM
To: Crenshaw, Christopher <Christopher.Crenshaw@dep.state.fl.us>
Subject: RE: Map Request-Ft Zachary Taylor-34292

I guess they copied this into the deed, I had it attached

Steve Kellogg, PLS
Professional Land Surveyor Manager
Florida Department of Environmental Protection
Division of State Lands
Bureau of Survey and Mapping
Phone 850.245.2640

From: Crenshaw, Christopher
Sent: Thursday, June 15, 2017 1:45 PM
To: Map_Requests <Map_Requests@dep.state.fl.us>
Subject: Map Request-Ft Zachary Taylor-34292

Good afternoon,
Can you provide a “clean” copy of the legal description from the attached deed? This has gone before ARC and the Trustees so I’m sure you have files on it somewhere. Please let me know if you need anything else.

Thanks,
Chris C.

Christopher Crenshaw
Government Operations Consultant III
Bureau of Public Land Administration
Division of State Lands
Florida Department of Environmental Protection
850-245-2679

Crenshaw, Christopher

From: Kellogg, Steve
Sent: Thursday, June 15, 2017 2:39 PM
To: Crenshaw, Christopher
Subject: RE: Map Request-Ft Zachary Taylor-34292
Attachments: Pages from QC-DEED FORT TAYLOR TO USA.pdf

I guess they copied this into the deed, I had it attached

Steve Kellogg, PLS
Professional Land Surveyor Manager
Florida Department of Environmental Protection
Division of State Lands
Bureau of Survey and Mapping
Phone 850.245.2640

From: Crenshaw, Christopher
Sent: Thursday, June 15, 2017 1:45 PM
To: Map_Requests <Map_Requests@dep.state.fl.us>
Subject: Map Request-Ft Zachary Taylor-34292

Good afternoon,
Can you provide a "clean" copy of the legal description from the attached deed? This has gone before ARC and the Trustees so I'm sure you have files on it somewhere. Please let me know if you need anything else.

Thanks,
Chris C.

Christopher Crenshaw
Government Operations Consultant III
Bureau of Public Land Administration
Division of State Lands
Florida Department of Environmental Protection
850-245-2679

Crenshaw, Christopher

From: Crenshaw, Christopher
Sent: Thursday, June 15, 2017 1:44 PM
To: Map_Requests
Subject: Map Request-Ft Zachary Taylor-34292
Attachments: F-QCD to Navy from TIITF.PDF

Good afternoon,
Can you provide a “clean” copy of the legal description from the attached deed? This has gone before ARC and the Trustees so I’m sure you have files on it somewhere. Please let me know if you need anything else.

Thanks,
Chris C.

Christopher Crenshaw
Government Operations Consultant III
Bureau of Public Land Administration
Division of State Lands
Florida Department of Environmental Protection
850-245-2679

Crenshaw, Christopher

From: Richardson, Brad
Sent: Monday, June 19, 2017 10:52 AM
To: Martin, Diane
Cc: Crenshaw, Christopher
Subject: RE: Ft. Zachary Taylor deed from BOT to Feds and Partial Release of Lease #2923

Partial release was signed by OGC just now. Crenshaw should be sending your way shortly

B. Richardson

From: Richardson, Brad
Sent: Monday, June 19, 2017 10:07 AM
To: Martin, Diane <Diane.Martin@dep.state.fl.us>; Maddox, Rod <Rod.Maddox@dep.state.fl.us>
Subject: RE: Ft. Zachary Taylor deed from BOT to Feds and Partial Release of Lease #2923

Check your other emails….already addressed ☺

B. Richardson

From: Martin, Diane
Sent: Monday, June 19, 2017 10:06 AM
To: Richardson, Brad <Brad.Richardson@dep.state.fl.us>; Maddox, Rod <Rod.Maddox@dep.state.fl.us>
Subject: FW: Ft. Zachary Taylor deed from BOT to Feds and Partial Release of Lease #2923

Brad,
When BPLA prepared the Quitclaim Deed to the feds (NPS) on the Ft. Zachary parcel, did you also prepare a partial release of lease from the park lease? If not, please assign this to staff to process. Thanks much!
rogo

From: Maddox, Rod
Sent: Thursday, June 15, 2017 8:29 AM
To: Knapp, Melanie <Melanie.Knapp@dep.state.fl.us>; Martin, Diane <Diane.Martin@dep.state.fl.us>; Richardson, Brad <Brad.Richardson@dep.state.fl.us>
Cc: Ashman, Marcus <Marcus.Ashman@dep.state.fl.us>; Tew, Gary <Gary.Tew@dep.state.fl.us>
Subject: RE: Ft. Zachary Taylor deed from BOT to Feds and Partial Release of Lease #2923

We checked here…no release. We have the deed, but no release

Rod A. Maddox, PSM, Program Manager
Bureau of Survey and Mapping
Division of State Lands
Florida Department of Environmental Protection
3900 Commonwealth Boulevard, MS 108
Tallahassee, Florida 32399
Phone 850/245-2643
Cell 850/519-0226
Fax 850/245-2808
rod.maddox@dep.state.fl.us

From: Knapp, Melanie
Sent: Wednesday, June 14, 2017 3:06 PM
To: Maddox, Rod <Rod.Maddox@dep.state.fl.us>; Martin, Diane <Diane.Martin@dep.state.fl.us>; Richardson, Brad <Brad.Richardson@dep.state.fl.us>
Cc: Ashman, Marcus <Marcus.Ashman@dep.state.fl.us>; Tew, Gary <Gary.Tew@dep.state.fl.us>
Subject: RE: Ft. Zachary Taylor deed from BOT to Feds and Partial Release of Lease #2923

YAY!

From: Maddox, Rod
Sent: Wednesday, June 14, 2017 3:04 PM
To: Martin, Diane <Diane.Martin@dep.state.fl.us>; Richardson, Brad <Brad.Richardson@dep.state.fl.us>
Cc: Knapp, Melanie <Melanie.Knapp@dep.state.fl.us>; Ashman, Marcus <Marcus.Ashman@dep.state.fl.us>; Tew, Gary <Gary.Tew@dep.state.fl.us>
Subject: RE: Ft. Zachary Taylor deed from BOT to Feds and Partial Release of Lease #2923

I didn't realize it was that recent. I checked the prep boxes and found the deed, #33042 dated May 23.

Rod A. Maddox, PSM, Program Manager
Bureau of Survey and Mapping
Division of State Lands
Florida Department of Environmental Protection
3900 Commonwealth Boulevard, MS 108
Tallahassee, Florida 32399
Phone 850/245-2643
Cell 850/519-0226
Fax 850/245-2808
rod.maddox@dep.state.fl.us

From: Martin, Diane
Sent: Wednesday, June 14, 2017 2:55 PM
To: Richardson, Brad <Brad.Richardson@dep.state.fl.us>
Cc: Maddox, Rod <Rod.Maddox@dep.state.fl.us>
Subject: Ft. Zachary Taylor deed from BOT to Feds and Partial Release of Lease #2923
Importance: High

Brad,
Title and Land Records doesn't have a record of the quitclaim deed from the BOT to the NPS for the small 0.37-acre parcel at Ft. Zachary Taylor SP. I did the ARC item requesting surplus at the February 2017 ARC meeting, and then I think Cheryl was working on the deed (sending to Capitol, etc.). Ya'll might have sent it to me but I don't find an email. Anyhow, please send a copy of said deed to Rod and also a copy of the partial release of lease (from the park lease #2923). Thanks!

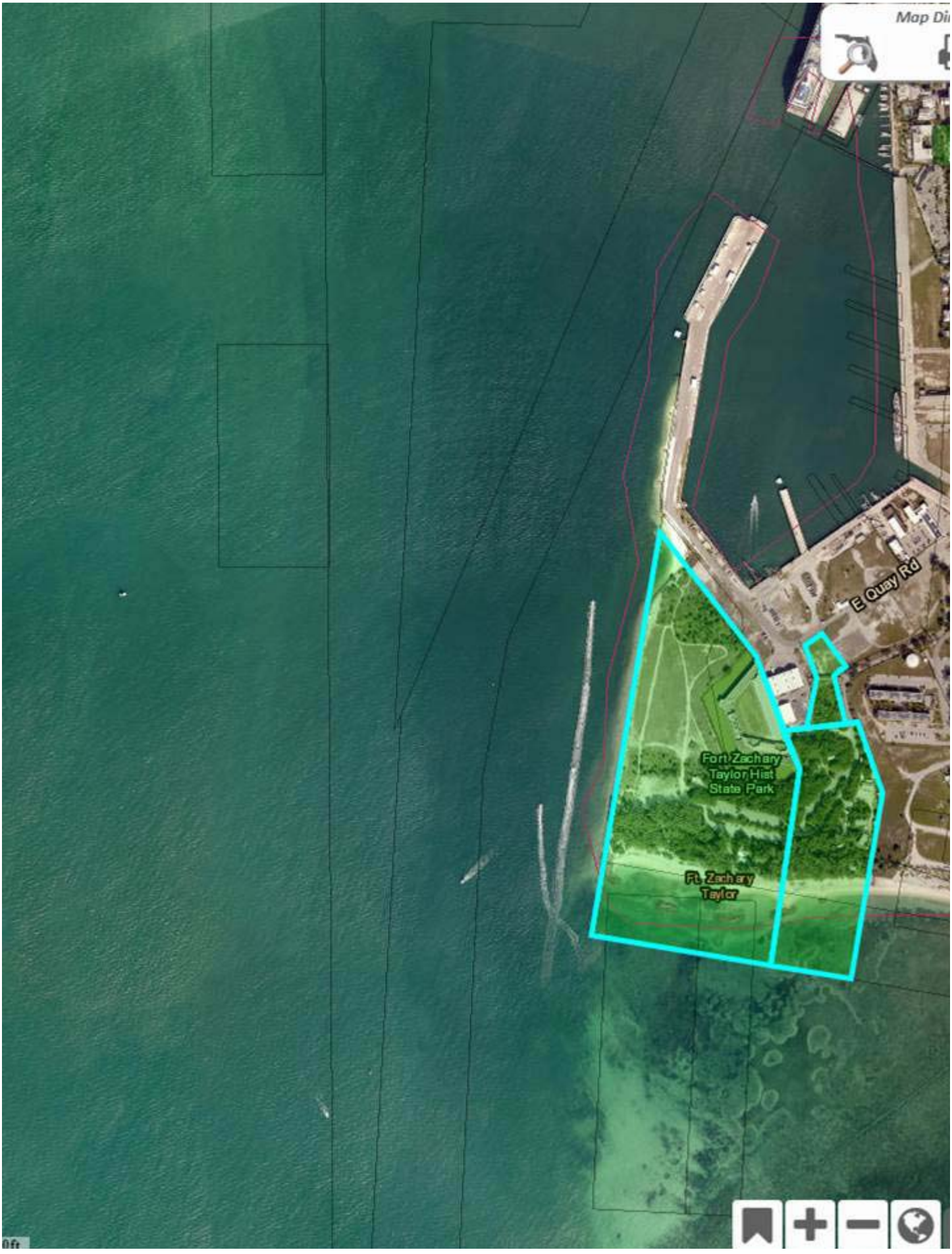
Diane Martin ("Rogo")
OPP-Land Administration Manager
850.245-2080

From: Maddox, Rod
Sent: Wednesday, June 14, 2017 2:40 PM
To: Martin, Diane <Diane.Martin@dep.state.fl.us>; Knapp, Melanie <Melanie.Knapp@dep.state.fl.us>; Ashman, Marcus <Marcus.Ashman@dep.state.fl.us>; Tew, Gary <Gary.Tew@dep.state.fl.us>
Cc: McMillan, Karen <Karen.McMillan@dep.state.fl.us>
Subject: RE: Looks like almost complete

Diane: I don't see the deed back to the U.S. for the small piece at the north end of the attached parcel, or any release of this parcel. Please provide copies. Checked agenda items didn't see it addressed, but not sure I had all the information to do an accurate search. Monroe County also does not show this (has the entire parcel in BOT's name).

We also do not have the easement from the Navy to Parks across the parcel from the Park property to the Southard Street easement, which is in BTLDS. That is showing as City-owned by Monroe County.

Melanie will do a determination of Ft. Zachary Taylor, including the access easements.


Map Di
E Quay Rd
Fort Zachary
Taylor Hist
State Park
Ft. Zachary
Taylor

Rod A. Maddox, PSM, Program Manager
Bureau of Survey and Mapping
Division of State Lands
Florida Department of Environmental Protection
3900 Commonwealth Boulevard, MS 108
Tallahassee, Florida 32399
Phone 850/245-2643
Cell 850/519-0226
Fax 850/245-2808
rod.maddox@dep.state.fl.us

From: Martin, Diane
Sent: Wednesday, June 14, 2017 2:20 PM
To: Maddox, Rod <Rod.Maddox@dep.state.fl.us>; Ashman, Marcus <Marcus.Ashman@dep.state.fl.us>
Subject: FW: Looks like almost complete

Looked in street view on google earth and it appears Southard Street goes all way to Whitehead Street (US1). There is a gatehouse in center of roadway at one point but no gate arms and traffic flows uninterrupted past the gatehouse.
rogo

From: Martin, Diane
Sent: Wednesday, June 14, 2017 1:02 PM
To: Maddox, Rod <Rod.Maddox@dep.state.fl.us>
Subject: RE: Looks like almost complete

Only lacks paving a small jog and the roundabout to Southard Street, it appears.

From: Maddox, Rod
Sent: Wednesday, June 14, 2017 1:00 PM
To: Martin, Diane <Diane.Martin@dep.state.fl.us>; Ashman, Marcus <Marcus.Ashman@dep.state.fl.us>; Tew, Gary <Gary.Tew@dep.state.fl.us>
Subject: RE: Looks like almost complete

That from March

Rod A. Maddox, PSM, Program Manager
Bureau of Survey and Mapping
Division of State Lands
Florida Department of Environmental Protection
3900 Commonwealth Boulevard, MS 108
Tallahassee, Florida 32399
Phone 850/245-2643
Cell 850/519-0226
Fax 850/245-2808
rod.maddox@dep.state.fl.us

From: Maddox, Rod
Sent: Wednesday, June 14, 2017 12:59 PM
To: Martin, Diane <Diane.Martin@dep.state.fl.us>; Ashman, Marcus <Marcus.Ashman@dep.state.fl.us>; Tew, Gary <Gary.Tew@dep.state.fl.us>
Subject: Looks like almost complete

12/1987
Survey

Rod A. Maddox, PSM, Program Manager
Bureau of Survey and Mapping
Division of State Lands
Florida Department of Environmental Protection
3900 Commonwealth Boulevard, MS 108
Tallahassee, Florida 32399
Phone 850/245-2643
Cell 850/519-0226
Fax 850/245-2808
rod.maddox@dep.state.fl.us

ADF Cover Sheet

ADF Cover Sheet

☒ Checked for Duplicate Document **DM ID** 345396

Document Type: **Agency Deed File**

Original Agency: Dw. of Rec & Parks (745)

BLA Review Number: 325943

Facility Name: Fort Zachary Taylor State Park
Donation (DNR #97)

Consideration:

Document Date: 08-10-2006

Reservations / Reverter: YES

Original County: Monroe

Section: 06

Township: 68S

Range: 25E

Total Area / Area Unit: 1.60 (A) Acreage (S) Square Feet

County Book / Page / Type: Monroe / B 2246 / P 1824 / D

OR Instrument Number:

Cost (PI): * 248.00 Recording Fees
+1,710,000.00 Value

Comments: * 1,710,248.00 per Flair

Seller: United States / Donation
under Lease # 2923 Amend #2

Exhibit B R/W Easement

Date prepped: 12-21-2006
5-29-2007 Rescan & Replace

Tax Id entered: not available

Inventory #: 21069.0

☐ MAA'D For Rescan & Additional Pgs

The information on this page was collected during the prep phase of scanning and is an aid for data entry. Please refer to the document for actual information.

Office Use Only
Doc. No. [ ]

Change/Correction to Property Master File Form
Land

Complete this form for correction of land entries that are ready in the Property Master File. *For transaction of Land Disposition/Deletion; Land Exchange/Acquisition; Land Acquired by other State Agencies; and Land Donations,* please complete the **Land Transaction Request Form (53-003).** The information below is required to have current data change on the Property Master File. Submit the completed form to the Property Management Section at Ms #87 or fax it at 245-2413 s/c 205-2413

Date Change Requested: 5-29-2007

Organization Code/EO: _____

Old Land Number: 325943

New Land Number: _____

Old Project Number _____

New Project Number: _____

Old Seller's Name: United States Amer.

New Seller's Name: _____

Description: Please Add 1.60 ACRES / DONATION

Requestor: C Stockwell

Reason For Change: _____

Please Add the Acres +
please Add "DONATION" to the DESCRIPTION
Thanks

PROPERTY OFFICE USE ONLY

CHANGE BY: _____

Other Explanation _____

cc: Chief of Land Acquisition, Division of State Lands (MS 130)
Title and Land Records Section, Bureau Survey & Mapping Division of State Land (MS 108)

LA325929	$90,797.57	FLORIDA KEYS ECOSYSTEM .25 ACRES	20070207	VF039330006	AGS	20070216	20070301	20070207	THEODORE MCNEAL
LA325930	$25,838.72	LAKE WALES RIDGE 1 LOT	20070214	VF040040003	AGS	20070226	20070301	20070214	ANN ANDERSON
LA325931	$45,533.92	FLORIDA KEYS ECOYSTEM 113050	20070123	VF035970003	AGS	20070201	20070202	20070123	KENNETH RUGGLES
LA325933	$50,876.89	BREVARD COASTAL SCRUB ECOSYSTEM 1.3	20070301	VF043750006	AGS	20070314	20070315	20070301	DONN KERMANI
LA325935	$525,364.00	ST.JOE BREAKEST POINT C.E. PHASE 1	20061019	GJP15310006		20061019	20061020	20061019	ST JOE TIMBERLAND
LA325937	$25,838.72	LAKE WALES RIDGE 025 ACR	20070214	VF040040009	AGS	20070226	20070301	20070214	PAUL LARSEN
LA325938	$25,838.72	LAKE WALES RIDGE 25 ACR	20070214	VF040050003	AGS	20070226	20070301	20070214	ALBERTO SERENAS
LA325939	$50,876.89	BREVARD COASTAL SCRUB ECOSYSTEM 1.3	20070301	VF043750003	AGS	20070314	20070315	20070301	SASAN KERMANI
LA325941	$2,906.50	FAKAHATCHEE STRAND 2.5 ACR	20070321	VF048470003	AGS	20070402	20070403	20070321	ALFRED SCHMITZ
LA325942	$445,000.00	NEW COLLEGE EXCHANGE	20061020	GJP15310003		20061020	20061023	20061020	BOT
LA325943	$1,710,248.00	FT ZACHARY TAYLOR	20061004	VF015060001	MONROE C	20061025	20061229	20061004	UNITED STATES AMER
LA325944	$27,347.05	BREVARD COASTAL SCRUB ECOSYSTEM	20070130	VF037890003	AGS	20070207	20070228	20070130	AARON KAPLAN
LA325946	$74,720.61	FLORIDA KEYS ECOSYSTEM .22 ACRES	20070130	VF037880003	AGS	20070209	20070228	20070130	ARTURO SOSA
LA325948	$2,308,770.00	BREVARD COASTAL SCRUB ECOSYSTEM	20061206	VF027670003	SMITH, TH(	20061212	20070119	20061206	J&S CURB
LA325949	$12,519,861.22	ST JOHNS ECON ECOSYSTEM	20070329	VF048680002	TALLAHAS:	20070411	20070425	20070329	LAND SOUTH HUNTERS
LA325950	$46,808.63	FLORIDA KEYS ECOSYSTEM 00508950	20070109	VF033580003	AGS	20070116	20070117	20070109	THEODORE MCNEAL
LA325951	$23,000.00	ICHNETUCKNEE TRACE,10-5S-16-03537	20070223	GJP15840003		20070223	20070226	20070223	THE TRUST FOR PUBLIC
LA325953	$25,838.72	LAKE WALES RIDGE 2 LOTS	20070215	VF040010003	AGS	20070226	20070301	20070215	ELDON ISELY
LA325954	$13,296.50	LAKE WALES RIDGE C2136291704550018	20070205	VF039250003	AGS	20070213	20070214	20070205	RUDY SANCHEZ
LA325955	$23,789.34	BREVARD COASTAL SCRUB ECOSYSTEM 293	20061009	VF015920003	AGS	20061020	20061023	20061009	JOHN WENDT
LA325956	$2,906.50	FAKAHATCHEE STRAND 2 5 ACR	20070321	VF048460003	AGS	20070402	20070403	20070321	MERRILL LYNCH TRUST

Flair
5.29.2007

Florida Department of Environmental Protection
Bureau of Finance and Accounting
Property Management Section

63P 1568
Property Use Only

Land Transaction Request Form

Complete the appropriate section for land transactions for **Land Disposition/Deletion; Land Exchange/Acquisition; Land Acquired by other State Agencies; and Land Donations.** The following information is necessary to maintain current data in the FLAIR Property System and reconciliation to BTLDS. Please submit this form to the Property Management Section at MS 87 or fax it to 214-2413 sc 205-2413 or you may contact Earnestine Blair at 245-2388.

☐ Disposition/Deletion

Complete this section for a transaction to sell or otherwise dispose of Land.

BLA Review / FLAIR #: _____ Deed #: _____ Date of Sale: _____

Project Name: _____ Sale Amount: _____ County: _____

Type of Disposition: _____
(Murphy Act, Surplus Land, Rico, etc.)

Provide copies of the following documents:

☐ *Notice of Board Action* ☐ *Certificate* ☐ *Quitclaim Deed*

_____
DEP Agent Signature Title Date

☐ Exchange (Acquisition)

Complete both Disposition/Deletion and Exchange sections, for an exchange of land.

BLA Number: _____ Organization Code: _____ EO: ____ Category: _____ Date: _____

Acquisition Cost: _____ Seller's Name: _____

Project Name: _____ Legal Description: _____

_____
NAME, TITLE AND SIGNATURE OF DEP REPESENTATIVE

☐ Land Acquisition by Other State Agency

Complete this section for lands acquired/paid for by other State Agencies when title resides at Board of Trustees.

BLA Number: _____ Organization Code: _____ EO: ____ Object Code: _____ County: _____

Category: _____ Acquisition Cost: _____ Other State Agency: _____

Project Name: _____ Legal Description: _____

_____
NAME, TITLE AND SIGNATURE OF DEP REPESENTATIVE

☒ Land Donation

Complete this section for land donations from private owners, non-profit organizations, businesses, WMD's, etc.

BLA Number#: 325943 Organization Code: 3750-0206-000 EO: Y8 Acquisition Just Estimated Value: $1,710,[illegible]

Object Code: 132610 County: Monroe Category: 083045/06 Donor's Name : United States of America

Project Name: Fort Zachary Taylor State Park Legal Description: Part of 00001630-000000

Tyndall L. Godfrey
NAME, TITLE AND SIGNATURE OF DEP REPESENTATIVE

RECEIVED DEC 29 2006 Property Mgmt. Finance & Accounting

Property Use Only

Voucher Number: _____ Trust Fund Used _____ Entered By: _____

Receipt Number: _____ Date Entered _____

Forward Copies

☐ Chief of Land Acquisition, Div. State Lands, ~~(MS 130)~~
☐ Kathy Miklus, Div. Of State Land Title (MS 108
☐ Cay Newell, OMCM Div. of State Land (MS 115)

PML1 01/02/2007 14:25:13

LAND - MASTER FILE - INQUIRY/UPDATE PAGE 1

L1	L2	L3	L4	L5	ITEM NUM	LOCATION	AQM	VM	ORIGDT	L-UPDT
37	50	02	06	000	LA 325943	44 99	1	1	10/25/2006	12/29/2006

DESCRIPTION	CLASS	IC	REC-DT
FT ZACHARY TAYLOR	X001 LA N1 10	N	10042006

FED.PART.	STATE PART.	GL	OBJECT	STATE PROGRAM	OCA
		27100	132610	1401000000	004110

PRIME-DOC	SECOND-DOC	VENDOR ID	ACQ.COST	ACQ-DT	CID
VF015060001		F596000749001	1710248.00	10/04/2006	0000

SC PROPERTY UNIQUE PROPERTY DOC
UNITED STATES AMER

ITEM NUM PAGE RTYP L1-L5 TYPE SEL
NEXT:

Enter-PF1---PF2---PF3---PF4---PF5---PF6---PF7---PF8---PF9---PF10--PF11--PF12---
CONT MINI MAIN RFRSH TOP FWD CAN

Florida Department of

Memorandum **Environmental Protection**

DATE: October 2, 2006

TO: Laura Davis, OMCI
Bureau of Land Acquisition

Thru: Cay Newell
OMC Manager

From : Judy Booth
Land Acquisition Agent

PROPERTY:
Project: Fort Zachary Taylor State Park Donation
County: Monroe
Grantor: United States of American (U.S.A.)
Grantee: Board of Trustees
BLA Review NO: 325943

Division of Recreation and Parks Funds

Org code: 3750-0206-000 / EO: Y8
Cat/Yr: 083045/06
Project: 5RP76
Fund: 348013
SUBJECT: Warrant Request for Recording Fees

Please order the following warrant to cover Recording Fees

Payee: Monroe County Clerk of Courts
500 Whitehead Street
Key West, Florida 33040
FEID #59-6000749

Amount: $248.00 Recording Fees

TOTAL: $248.00

Thank you!
enclosures
cc: file

Memorandum

Florida Department of
Environmental Protection

RECEIVED
DEPARTMENT OF
ENVIRONMENTAL PROTECTION
2006 OCT -4 AM 9:19
FINANCE & ACCOUNTING
DISBURSEMENTS
MANAGEMENT

October 4, 2006

TO: **Lydia Louis, Accountant III**
Bureau of Finance & Accounting
Division of Administrative Services

FROM: **Laura Davis, OMC I**
Bureau of Land Acquisition
Division of State Lands

SUBJECT: **Payment of Recording Fees**

Please process a voucher for the reimbursement of ***Recording fees.*** This expenditure should be processed with the following accounting codes:

Funding - $248.00 FF / DRP Funds 3750-0206-000 / EO: Y8
Please use oldest funds available!

PAYEE: **Monroe County Clerk of Courts**
500 Whitehead Street
Key West, Florida 33040
FEID #: 59-6000749

Project	Object Code	BLA Review	Project	Amount
Fort Zachary Taylor State Park Donation	132610	325943	5RP76	$248.00
			Total	**$248.00**

Please Rush!! Thanks!!

If there is any additional information needed, please do not hesitate to contact this office.

JB:lld

Attachments
cc: Judy Booth
Mike Tedder

Florida Department of
Environmental Protection Memorandum

Date: 5-24-07

To: Kathy Miklus, Planning Manager
Title and Land Records Section
Mail Station 108

From: Gary Eichelberger on BEHALF OF
LaShae Grice Dickens, Administrative Assistant II
Bureau of Land Acquisition, Closing Section
Mail Station 115
Fax: (850) 245-2719

RE: DEED PACKAGE

Project:	Fort Zachary Taylor State Park
Seller:	(Donor) United States of America
Date Closed:	9-27-06
Purchase Price:	$1,710,248.00 (VALUE)
Acreage:	1.58
County:	Monroe
Project Manager:	Rec & Parks
BLA Review No:	325943

Attached are the following documents for the above referenced project:

X Original ~~Warranty~~ Quitclaim Deed (Checking)
X ~~Copy of Title Policy~~ Original Signed off Waiver of Title Insurance Request + CORRESPONDENCE RELATING TO WAIVER
X Survey Review Memo
X LAND TRANSACTION REQUEST FORM/ DONATION
X Managing Agency Memo

NOTE: Original Title Policy will be sent after approval & legality

Received by: Jeremy Bannerman
Title and Land Records Section

Date: 5-25-2007

! Please return a signed copy of memo to La'Shae Dickens via fax or inner office mail as acknowledgement of receipt.

Copies: Closing File
lgd

Booth, Judy

From: Godfrey, Lynda
Sent: Thursday, September 07, 2006 5:52 PM
To: Buchanan, David; Booth, Judy
Cc: Newell, Cay; Gregory, Albert
Subject: RE: Fort Zachary State Park Addition Donation

Thanks, David. Judy will be here tomorrow and will proceed on. lg

Lynda Godfrey
Bureau Chief, Land Acquistion
Florida DEP/State Lands
lynda.godfrey@dep.state.fl.us
(850) 245-2669 Extension 4680

From: Buchanan, David
Sent: Thursday, September 07, 2006 10:49 AM
To: Booth, Judy
Cc: Newell, Cay; Godfrey, Lynda; Gregory, Albert
Subject: RE: Fort Zachary State Park Addition Donation Rec : Parks

This is acceptable to us to manage the parcel.

From: Booth, Judy
Sent: Friday, September 01, 2006 4:14 PM
To: Buchanan, David
Cc: Newell, Cay; Godfrey, Lynda
Subject: Fort Zachary State Park Addition Donation

Good Afternoon Dave:

I just spoke with Cay Newell and Lynda Godfrey regarding the Title Insurance Waiver and the request for a policy decision to accept the Quit Claim Deed(QCD) with the reverter language remaining part of the QCD. Once we have something in writing from you indicating that this will be acceptable to you to manage the parcel, these will be able to be approved and I will be able to forward the revised Quit Claim Deed to Bill for his approval.

E-Mail will be acceptable, please reply back to all.

Thanks and Have a Great Week-End ☺

I will be out of the office until Monday, September 11,2006.

Judy Booth
Land Acquisition Agent
Department of Environmental Protection
3900 Commonwealth Blvd., M.S. 115
Tallahassee, Florida 32399-3000
Telephone Number: (850) 245-2669
Fax: (850) 245-2719
e-mail address: Judy.Booth@dep.state.fl.us

DEPARTMENT OF ENVIRONMENTAL PROTECTION
LAND ACQUISITION SURVEY REVIEW

TO: Judy Booth, Land Acquisition Agent
Bureau of Land Acquisition

FROM: Tom Snyder, P.S.M.
Bureau of Survey and Mapping

PROJECT NAME: Fort Zachary Taylor State Park

OWNER'S NAME: U.S. Navy

BSM OFFICE FILE NUMBER: 1954

COMMENTS: Attached are three copies of the highlighted survey for your use. Utility poles, overhead utility wires and guy wires cross the northerly portion of the parcel encumbering 1,704 s.f. At the southeast corner of the parcel is an electric box on a concrete slab encumbering 38 s.f. A proposed bridge easement and a proposed water easement bisect the property encumbering 3,020 s.f. and 2,427 s.f. respectively. The 6' chain link fence on the parcel is not an enclosure, is not in good condition, is owned by the US Navy and not considered an encroachment.

FINAL APPROVED AREA: 1.60 ac +/-

- This property does not appear to be waterfront.
- A title commitment was not provided so it has not been determined if there are documents in the public records, which provide access to the acquisition parcel.
- There is improved access to the acquisition parcel.
- This survey does meet the requirements of the Bureau of Survey and Mapping.
- The description on the proposed quitclaim deed does not match the survey description, however the survey description does describe the same property.
- Attached are copies of the approved legal description.

Date Reviewed 11/28/06 By:

11.28.06

Surveyor: Kenneth Kolarik PLS #5116 Date of Survey: 11-16-2006
The BS&M approved the cost of the survey is $7,798.02 (DEP Contract #PL-042, Task #96).

This Instrument Prepared By: Kahlman R. Fallon
U.S. Department of Interior, Office of Solicitor,
SE Region, 75 Spring Street, SW Suite 304
Atlanta, GA 30303
Please Return To:
Department of Environmental Protection
3900 Commonwealth Blvd., M.S. 115
Tallahassee, FL 32399

Doc# 1609162 10/24/2006 9:52AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

QUITCLAIM DEED

The UNITED STATES OF AMERICA, acting by and through the Secretary of the Interior, acting by and through the Southeast Regional Director, National Park Service (hereinafter designated "Grantor"), under and pursuant to the power and authority contained in the provisions of the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), as amended, and particularly as amended by Public Law 485, 91st Congress, and regulations and orders promulgated thereunder, for and in consideration of the perpetual use of the hereinafter described premises for public park and public recreation area purposes by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (hereinafter designated "Grantee"), does hereby release and quitclaim to Grantee, and to its successor and assigns, subject to the reservations, exceptions, restrictions, conditions and covenants hereinafter expressed and set forth, all Grantor's right, title and interest in and to the property known and designated as the Fort Taylor Historic Site, Truman Annex, Naval Air Station, Key West, Florida, said lands consisting of approximately 1.58 acres, more or less, and more particularly described in Exhibit "A", attached hereto and made a part hereof ("Property").

Reserving unto GRANTOR and its assigns perpetual easements as described in Exhibit "B", attached hereto and incorporated herein, for ingress and egress for the construction, repair, replacement, maintenance and operation of:

1. an underground potable water line; and
2. an elevated bridge walkway.

Doc# 1609162
Bk# 2246 Pg# 1824

It is understood and agreed that Grantor, its assigns, and all parties using or benefitting from the aforesaid easements shall coordinate with the park manager of Fort Zachary Taylor State Park prior to the construction, installation, maintenance, replacement, or removal of any improvements or facilities to be placed in either of said easements. Grantor further agrees, on behalf of itself and its assigns, that said easements shall not be used in a manner that unreasonably interferes with the purposes for which the property is being transferred to the Grantee.

Additionally, this conveyance is made subject to any and all existing rights-of-way, easements and covenants and agreements affecting the above-described premises, whether or not the same appear of record, if any now exist, but any such interests that may have been terminated are not hereby reimposed.

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

Pursuant to authority contained in the Federal Property and Administrative Services Act of 1949, as amended, and applicable rules, regulations and orders promulgated thereunder, the United States Navy determined the subject property to be surplus to the needs of the United States of America and assigned the Property to the Department of the Interior for further conveyance to the State of Florida pursuant to the Defense Base Closure and Realignment Act of 1990, as amended,

Public Law 101-510.

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

1. This property shall be used and maintained in perpetuity for the public park and recreation purposes for which it was conveyed as set forth in the Acceptance of Terms and Conditions submitted by the Grantee dated February 16, 1998, and approved by the Grantor on April March 16, 1998 ("Program of Utilization"), then modified by the Grantee on June 24, 2003 and the modification approved by the Grantor August 8, 2003. The Program of Utilization may be further amended from time to time at the request of either the Grantor or Grantee, with the written concurrence of the other party, and such amendments shall be added to and become a part of the original application.

2. The Grantee shall, within 6 months of the date of its deed of conveyance, erect and maintain a permanent sign or marker near the point of principal access to the conveyed areas which says:

> This park land was acquired through the FEDERAL LANDS TO PARKS PROGRAM of the United States Department of the Interior, National Park Service, for the public's recreational use and enjoyment.

3. The property shall not be sold, leased, assigned, or otherwise disposed of except to another eligible governmental agency that the Secretary of the Interior agrees in writing can assure the continued use and maintenance of the property for public park or public recreational purposes subject to the same terms and conditions in the original instrument of conveyance. Any mortgage, lien, or any other encumbrance not wholly subordinate to the reverter interest of the Grantor shall constitute an impermissible disposal. However, this provision shall not preclude the Grantee and its successors or assigns from issuing revenue or other bonds related to the use of the property to the extent that such bond shall not in any way restrict, encumber, or constitute a lien on the property. Further, nothing in this provision shall preclude the Grantee from providing related recreational facilities and services compatible with the approved application, through concession agreements entered into with third parties, provided prior concurrence to such agreements is obtained in writing from the Secretary of the Interior.

4. From the date of this conveyance the Grantee, its successors and assigns, shall submit biennial reports to the Secretary of the Interior, setting forth the use made of the property during the preceding 2-year period, and other pertinent data establishing its continuous use for the purposes set forth above, for ten consecutive reports and as further determined by the Secretary of the Interior.

5. All revenue received by the Grantee through concession agreements, use permits, or other fees generated by activities on the property shall be used only for the implementation of an approved Program of Utilization for the operation of park and recreation facilities and programs on the property. After the Program of Utilization is completed, and as long as the property is properly

and sufficiently operated and maintained, the revenue may be used for other public park and recreational purposes by the Grantee. Any revenue received by the Grantee which is generated on or by the operation of the property shall not be used for non-recreational purposes. Any revenue received by the Grantee which is generated through the operation of the property shall be listed and accounted for in its biennial reports to the Secretary of the Interior.

6. The Grantor, and any representative it may so delegate, shall have the right of entry upon said premises at any time to conduct inspections of the property for the purpose of evaluating the Grantee's compliance with the terms and conditions of this deed.

7. As part of the consideration for the Deed, the Grantee covenants and agrees for itself, its successors and assigns, that: (1) the program for or in connection with which this Deed is made will be conducted in compliance with, and the Grantee, its successors and assigns, will comply with all requirements imposed by or pursuant to the regulations of the Department of the Interior in effect on the date of this Deed (43 C.F.R. Part 17) issued under the provisions of Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-1); (2) this covenant shall be subject in all respects to the provisions of said regulations; (3) the Grantee, its successors and assigns, will promptly take and continue to take such action as may be necessary to effectuate this covenant; (4) the United States shall have the right to seek judicial enforcement of this covenant; and (5) the Grantee, its successors and assigns, will (a) obtain from each other person (any legal entity) who, through contractual or other arrangements with the Grantee, its successors and assigns, is authorized to provide services or benefits under said program, a written agreement pursuant to which such other person shall, with respect to the services or benefits which he is authorized to provide, undertake for himself the same obligations as those imposed upon the Grantee, it successors and assigns, by this covenant, and (b) furnish a copy of such agreement to the Secretary of the Interior, or his successor; and that this covenant shall run with the land hereby conveyed, and shall in any event, without regard to technical classification or designation, legal or otherwise, be binding to the fullest extent permitted by law and equity for the benefit of, and in favor of the Grantor and enforceable by the Grantor against the Grantee, its successors and assigns.

8. The Grantee agrees to comply with the requirements of Public Law 90-480 (82 Stat. 718), the Architectural Barriers Act of 1968, as amended by Public Law 91-205 of 1970 (84 Stat. 49), and the Americans with Disabilities Act of 1990 (104 Stat. 337) to assure that development of facilities on conveyed surplus properties for public park and recreation purposed are accessible to the physically handicapped; and, further assure in accordance with Public Law 93-112, the Rehabilitation Act of 1973 (87 Stat. 394), that no otherwise qualified handicapped individual shall solely by reasons of his handicap be excluded from the participation in, be denied benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

9. Grantee shall be on the lookout for archeological artifacts during its construction activities and shall take appropriate action should any artifacts be discovered. Grantee shall comply with the provisions of 36 C.F.R. Part 800, regarding protection of historic and cultural properties. Grantee's development plans shall avoid sites identified by a Cultural Resources Assessment of the property, and, prior to any alteration or construction on the property, Grantee shall consult with the

Division of Historical Resources of the Florida Department of State, or its successor.

10. The Grantee further covenants and agrees to comply with the National Environmental Policy Act of 1969, as amended, the 1977 Amendments to the Federal Water Pollution Control Act (Clean Water Act of 1977), the Federal Disaster Protection Act of 1973 (87 Stat. 975), Executive Order 11990 (May 24, 1977) for Protection of Wetlands and Executive Order 11988 (May 24, 1977) for Floodplain Management, where and to the extent said Amendments and Orders are applicable to the property herein conveyed, and the Grantee shall be subject to any use restrictions issued under said Amendments and Orders.

11. The Grantee covenants for itself, its successors and assigns, and every successor in interest to the property herein described, or any part thereof, that any construction or alteration is prohibited unless a determination of no hazard to air navigation is issued by the Federal Aviation Administration in accordance with Title 14, Code of Federal Regulation, Part 77, entitled "Objects Affecting Navigable Airspace", or under authority of the Federal Aviation Act of 1958, as amended.

12. In connection with the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (CERCLA), the Grantor provides the following information:

NOTICE Regarding Hazardous Substance Activity. Pursuant to 40 C.F.R. 373.2 and Section 120(h)(3)(A)(I) of CERCLA (42 U.S.C. § 9620(h)(3)(A)(I)), and based upon a complete search of agency files, the United States gives notice that no hazardous substances have been released or disposed of or stored for one year or more on the Property.

13. A Finding of Suitability to Transfer (FOST) is attached as Exhibit "C" to the Deed; an Environmental Baseline Survey for Transfer (EBST) report is referenced in the FOST; the FOST and EBST reference environmental conditions on the Property and on other property not included in this Deed. Those restrictions and environmental conditions described in the FOST and EBST which are applicable to the Property are contained in this Deed. The FOST sets forth the basis for the Grantor's determination that the Property is suitable for transfer. The Grantee is hereby made aware of the notifications contained in the EBST and the FOST.

14. The Grantee is hereby made aware that contamination in excess of the Florida Department of Environmental Protection (FDEP) residential cleanup target levels (F.A.C. 62-777) remains in soils greater than two (2) feet below ground surface. Exhibit "D" "Hazardous Substance Notice" provides information on the type of hazardous substances known to be present in the soil two (2) feet below ground surface.

Land Use Controls

Residential, residential-equivalent, or agricultural uses of the property are prohibited. Strictly prohibited residential or residential-equivalent uses shall include, but are not limited to, any form of residential housing, child-care, pre-school, school, playground or full time adult convalescent or nursing care facilities. The placement and use of a ranger station or similar adult occupied facility

to control access to the Property during Park operating hours shall not be prohibited.

The excavation of soils greater than two (2) feet below ground surface in that portion of the Property identified in Exhibit "E" is prohibited without prior approval from Grantor and FDEP. Any approved excavations(s) must ensure that appropriate precautions be taken for the handling and disposal of potentially contaminated soils exceeding residential criteria; preclude the migration of any potentially contaminated soils and ensure that human health and the environment are protected.

GRANTEE COVENANTS

Grantee, on behalf of itself, its lessees, licensees, successors and assigns, covenants that:

1) it shall comply with the provisions of any health and safety plan put into effect by Grantor in connection with any ongoing or future environmental investigative and/or remedial activities to be undertaken by Grantor on the Property;

2) not hinder or prevent the Grantor from constructing, upgrading, operating, maintaining and monitoring any groundwater and/or soil treatment facilities and groundwater monitoring network or engage in any activity that will disrupt or hinder further remedial investigation, response action or oversight activities on the Property or adjoining property within the former Truman Annex Naval Station.

3) Provide written notice to the Grantor of any subsequent sale, assignment, or lease of the Property, or any portion thereof, and provide contact information concerning the new owner or occupant.

4) Provide and/or impose upon any party to whom it may transfer any portion of the Property the above described Notice, Land Use Controls and Grantee Covenants. The subsequent owner, its successors, and assignees shall then be bound by such requirement, duties, and obligations.

Additional Provisions

The above stated Notice, Land Use Controls and Grantee Covenants shall run with the land and be binding on all subsequent owners of the Property unless or until the said Notice, Land Use Control or Grantee Covenant is released pursuant to the provisions provided below. The Grantee and its successors and assigns shall not be liable for any breach of a Notice, Land Use Control or Grantee Covenant on the Property arising from any matters or events occurring after transfer of ownership of the Property by Grantee or its successor and assigns, respectively; provided, however, that each such party shall, notwithstanding the transfer, remain liable for any breach of such Notice, Land Use Control or Grantee Covenant to the extent caused by the fault or negligence of such party. The Marketable Record Title Act (Section 712.03(8), Florida Statutes, effective July 2000) shall not affect or extinguish any rights created by these Notice, Land Use Control or Grantee Covenant

provisions.

FDEP is a third party beneficiary of these Notice, Land Use Controls and Grantee Covenants until such time as they are released from the Property or the applicable portion or portions thereof. FDEP shall have all rights to enforce these Notices, Land Use Controls or Grantee Covenants in a court of competent jurisdiction.

Grantor shall modify or release these Notice(s), Land Use Control(s) or Grantee Covenant(s) provisions from the Property only with FDEP concurrence. FDEP shall give its concurrence if sampling demonstrates that the soil target levels applicable to the Property have been met. Upon such demonstration, FDEP shall issue a Site Rehabilitation Completion Order(s) with respect to subsurface soils on the Property. The Grantor shall deliver to the Grantee or its successor or assign in recordable form a Modification or Release relating specifically to the specific Notice, Land Use Control or Grantee Covenant provision. The execution of the Modification or Release by the Grantor shall remove the Notice, Land Use Control or GRANTEE Covenant with respect to the portion of the Property specified in the Modification or Release.

Should Grantee or any subsequent owner or user of the Property fail to comply with any LUC or Grantee Covenant implemented Grantor will pursue all appropriate legal avenues available to it to remedy any such noncompliance. Those avenues range from informal resolutions with the owner or violator, to the institution of judicial action under the auspices of applicable Federal and State of Florida law. Alternatively, should the circumstances warrant such, the Grantor could choose to exercise its response authorities under CERCLA then seek cost recovery after the fact from the person(s) or entity(ies) who violated a given LUC.

Grantor covenants that all remedial action necessary to protect human health and the environment with respect to any known hazardous substance remaining on the Property has been taken before the date of transfer.

Grantor covenants that any additional remedial action found to be necessary to protect human health and the environment after the date of this Quitclaim Deed shall be conducted by the United States of America.

(1) This covenant shall not apply:

(a) in any case in which Grantee, its successor(s) or assign(s), or any successor in interest to the Property or part thereof is a Potentially Responsible Party (PRP) with respect to the Property immediately prior to the date of this conveyance; or

(b) to the extent that such additional response action or part thereof found to be necessary is the result of an act or failure to act of the Grantee, its successor(s) or assign(s), or any party in possession after the date of this conveyance that either:

(I) results in a release or threatened release of a hazardous substance that was not

located on the Property on the date of this conveyance; or

(ii) causes or exacerbates the release or threatened release of a hazardous substance the existence and location of which was known and identified to the applicable regulatory authority as of the date of this conveyance.

(2) In the event Grantee, its successor(s) or assign(s), seeks to have Grantor conduct any additional response action, and, as a condition precedent to Grantor incurring any additional cleanup obligation or related expenses, the Grantee, its successor(s) or assign(s), shall provide Grantor at least 45 days written notice of such a claim. In order for the 45-day period to commence, such notice must include credible evidence that:

(a) the associated contamination existed prior to the date of this conveyance; and

(b) the need to conduct any additional response action or part thereof was not the result of any act or failure to act by the Grantee, its successor(s) or assign(s), or any party in possession.

Grantor hereby excepts and reserves the right of access to and of entry upon all and any portions of the herein described tract of land for purposes of environmental investigation, remedial action, response action or corrective action. In addition, there is hereby excepted and reserved unto the United States of America, and its assigns, a right of access to and of entry upon all of the hereinabove described and conveyed tract of land to perform any of the aforementioned actions determined to be necessary by the United States of America on any lands adjoining the hereinabove described and conveyed tract of land. These reservations include the right of access to and use of, to the extent permitted by law, available utilities at reasonable cost to the Grantor. The Grantor and the Grantee agree to cooperate in good faith to minimize any conflict between necessary environmental investigation and remediation activities and operations of Grantee, its successors and assigns, and of any lessee or any sublessee of the Property. Any inspection, survey, investigation, or other response or remedial action will to the extent practicable, be coordinated with representatives designated by Grantee or its successors and assigns.

15. The United States shall hold harmless, defend and indemnify the Grantee and any future successor, assignee, transferee, lender or lessee of the subject property from any action that may result from, or be predicated upon, the release or threatened release of any hazardous substance, pollutant or contaminant resulting from Department of Defense activities on the Property subject to the conditions specified in and to the extent authorized by Section 330 of Public Law 102-484.

16. In the event there is a breach of any of the conditions and covenants herein contained by the Grantee, its successors and assigns, whether caused by the legal or other inability of the Grantee, its successor and assigns, to perform said conditions and covenants, or otherwise, all right, title and interest in and to said premises shall revert to and become the property of the Grantor at its option, which in addition to all other remedies for such breach shall have the right of entry upon said premises, and the Grantee, its successors and assigns, shall forfeit all right, title and interest in said

premises and in any and all of the tenements, hereditaments and appurtenances thereunto belonging; provided, however, that the failure of the Secretary of the Department of the Interior to require in any one or more instances complete performance of any of the conditions or covenants shall not be construed as a waiver or relinquishment of such future performance, but the obligation of the Grantee, its successors and assigns, with respect to such future performance shall continue in full force and effect. The Grantee, by its acceptance of this deed, covenants and agrees for itself, and its successors and assigns, that in the event the Grantor exercised its option to revert all right, title, and interest in the property to the Grantor, or the Grantee voluntarily returns title to the property in lieu of a reverter, then the Grantee shall provide protection to and maintenance of said property at all times until such time as the title is actually reverted or returned to and accepted by the Grantor, including the period of any notice of intent to revert. Such protection and maintenance shall, at a minimum, conform to the standards prescribed by the General Service Administration in its Federal Property Management Regulations, 41 C.F.R. 101 - 47.402, in effect at the time of the reversion.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and on its behalf this the 10TH day of AUGUST, 2006.

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

Through:

Regional Director
Southeast Region
National Park Service

By: _____

Acting Chief, Recreation and
Conservation Division

WITNESSES:

_____

_____

STATE OF GEORGIA)
)ss
COUNTY OF FULTON)

On this 10TH day of AUGUST, 2006, before me, the subscriber, personally appeared CHRIS ABBETT, National Park Service, of the United States Department of the Interior, a governmental agency of the United States of America, and known to me to be the same person described in and who executed the foregoing instrument, as the act and deed of the United

States of America, for and on behalf of the Secretary of the Interior, duly designated, empowered and authorized to do so by said Secretary and (s)he acknowledges that (s)he executed the foregoing instrument for and on behalf of the United States of America for the purposes and uses therein described.

William Lamar Heis
NOTARY PUBLIC

My commission expires:

April 19, 2010

ACCEPTANCE

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

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

By: FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

APPROVED AS TO FORM AND LEGALITY
By: William C. Robinson
DEP Attorney
Date: 2-13-07

By: _____
Cay Newell
Operations and Management Consultant Manager,
Bureau of Land Acquisition
Department of Environmental Protection

STATE OF FLORIDA)
)ss
COUNTY OF LEON)

On this 27th day of September, 2006, before me, the undersigned officer, personally appeared Cay Newell, to me known and known to me to be the same person whose name is subscribed to the foregoing acceptance, who being by me duly sworn, did depose and say that (s)he is Operations and Management Consultant Manager, Bureau of Land Acquisition, Department of Environmental Protection of the State of Florida, that (s)he is duly designated, empowered, and authorized to execute the foregoing acceptance and sign her (his) name thereto; and that (s)he signed

her (his) name thereto and acknowledges that (s)he executed the foregoing instrument for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the purposes and uses therein described.

Kajuan D Crumitie
NOTARY PUBLIC

My commission expires:

May 17, 2009

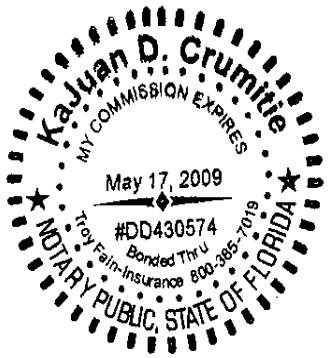


EXHIBIT "A"

A PORTION OF LAND LOCATED ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, SAID PARCEL ALSO LOCATED IN TRUMAN ANNEX (FORMERLY U.S. NAVY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NATIONAL OCEAN SURVEY TRIANGULATION STATION GSL, BEING A BRASS DISC SET IN CONCRETE, LOCATED ON THE OUTER MOLE OF TRUMAN ANNEX, THE COORDINATES OF WHICH ARE N 81,406.14 AND E 386,795.78 (1983/89), BASED ON THE U.S. COAST AND GEODETIC SURVEY MERCATOR GRID COORDINATE SYSTEM WHICH HAS FOR ITS ZERO COORDINATE A POINT OF LATITUDE NORTH 24°20'00" AND 500.00 FEET WEST OF LONGITUDE WEST 81°00'00"; THENCE S.09°32'41"E, A DISTANCE OF 2318.80 FEET TO THE POINT OF BEGINNING; THENCE S.18°10'21"E., A DISTANCE OF 186.81 FEET; THENCE S.10°47'19"W., A DISTANCE OF 271.59 FEET; THENCE N.84°01'25"E., A DISTANCE OF 209.77 FEET; THENCE N.13°59'36"W., A DISTANCE OF 268.05 FEET; THENCE N.38°59'05"E., A DISTANCE OF 42.63 FEET; THENCE N.66°57'57"E., A DISTANCE OF 46.37 FEET; THENCE N.36°22'25"W.; A DISTANCE OF 215.33 FEET; THENCE S.56°10'58"W., A DISTANCE OF 111.96 FEET TO THE POINT OF BEGINNING.

FORT ZACHARY TAYLOR STATE PARK
MONROE COUNTY
U.S. NAVY DONATION

BSM APPROVED
By _____ Date 3/16/06

Exhibit "B"

Legal Description: Bridge Easement (U.S. Navy):

A portion of land located on the Island of Key West, Monroe County, Florida, said parcel also located in Truman Annex (formerly U.S. Navy) and being more particularly described as follows: Commence at the National Ocean Survey Triangulation Station GSL, being a brass disc set in concrete, located on the outer mole of Truman Annex, the coordinates of which are N 81,406.14 and E 386,795.78 (1983/89), based on the U.S. Coast and Geodetic survey mercator grid coordinate system which has for its zero coordinate a point of Latitude North 24°20'00' and 500.00 feet West of Longitude West 81°00'00"; thence S 09°32'41"E, a distance of 2318.80 feet; thence S 18°10'21" E, a distance of 171.62 feet to the Point of Beginning; thence continue S 18°10'21' E a distance of 15.18 feet; thence S 10°47'19" W a distance of 15.97 feet; thence N 80°44'55" E a distance of 100.91 feet; thence N 13°59'36" W a distance of 15.05 feet; thence N 38°59'05" E a distance of 22.52 feet; thence S 80°44'55" W a distance of 113.35 feet to the Point of Beginning.

Containing 3019.90 square feet, more or less.

Legal Description: Water Easement (U.S. Navy):

A portion of land located on the Island of Key West, Monroe County, Florida, said parcel also located in Truman Annex (formerly U.S. Navy) and being more particularly described as follows: Commence at the National Ocean Survey Triangulation Station GSL, being a brass disc set in concrete, located on the outer mole of Truman Annex, the coordinates of which are N 81,406.14 and E 386,795.78 (1983/89), based on the U.S. Coast and Geodetic survey mercator grid coordinate system which has for its zero coordinate a point of Latitude North 24°20'00' and 500.00 feet West of Longitude West 81°00'00"; thence S 09°32'41"E, a distance of 2318.80 feet; thence S 18°10'21" E, a distance of 2318.80 feet; thence S 18°10'21" E, a distance of 186.81 feet to the Point of Beginning; thence s 10°47'19" W a distance of 24.92 feet; thence N68°02'57" E a distance of 105.21 feet; thence N 38°59'05" E a distance of 42.63 feet; thence S 68°02'57" W a distance of 129.15 feet to the Point of Beginning.

Containing 2426.54 square feet, more or less.

Navy Transfer of Land

EXHIBIT "C"

FINDING OF SUITABILITY TO TRANSFER
1.58 ACRES AT TRUMAN ANNEX
NAVAL AIR STATION, KEY WEST, FLORIDA

Doc# 1609162
Bk# 2246 Pg# 1836

1. Purpose

This Finding of Suitability to Transfer (FOST) documents my determination, as the responsible Department of Defense (DoD) component official, that certain real property comprising a portion of Truman Annex at Naval Air Station (NAS) Key West, Florida identified as excess property under the Base Closure and Realignment Act of 1990 (Subject Property), is environmentally suitable for transfer to the Department of Interior (DoI) and subsequent deed conveyance to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (Grantee) for recreational reuse. This decision is based on my review of information contained in the attached Environmental Baseline Survey (EBS). Factors leading to this decision and other pertinent information related to property transfer requirements are stated below.

2. Description of Property

The Subject Property is located in Monroe County, Key West, Florida, within the boundaries of the City of Key West and comprises approximately 1.58 acres of land at the southern tip of Key West as further described in Exhibit 1 to this FOST. There are no longer any buildings or other structures on the property.

3. Past Use and Proposed Reuse

The land was acquired from the Army in 1945. Extensive land expansion operations were undertaken by the Army between 1918 and 1945. Past uses by the Navy were associated with fleet support, public works, and recycling operations at NAS Key West. Proposed reuse by the Grantee will be for expansion of the Fort Zachary Taylor State Park.

4. Environmental Findings

All available information concerning the past storage, release, or disposal of any hazardous substances and/or petroleum products on the Subject property as collected through records searches, available aerial photographs, personnel interviews, and on-site visual inspections conducted is contained in the attached EBS. The Subject Property has been inspected annually since 1994. The following paragraphs summarize those findings and the DoD Condition of Property Classification assigned to the Subject Property.

A. Hazardous Substances Contamination

Both a Site Investigation (SI) and Supplemental Site Investigation (SSI) were performed at Truman Annex. The SI divided the property into separate parcels consistent with the local reuse authority's original reuse plan. Soil sampling was performed in those areas where past operations may have resulted in releases to the environment. The SI confirmed hazardous substance contamination in surface soils in the area known as the Defense Reutilization and Marketing Office

Doc# 1609162
Bk# 2246 Pg# 1837

(DRMO) lay-down area (Parcel C). Interim Removal Actions (IRAs) to address all these areas were performed in 1999 and are documented in the CERCLA remedial Decision Document (DD) entitled *Ten Base Realignment and Closure (BRAC) Sites, Naval Air Facility, Key West, Florida (TetraTech NUS, April 2002)*. That document is available in the Key West Public Library. In addition to those IRAs, at least two (2) feet of clean fill was spread across the sampled areas of the Subject Property as an Engineering Control (EC) to cover any soils potentially not meeting residential cleanup criteria.

The Navy believes the implemented IRAs and EC in combination with the intended imposition of certain Land Use Controls (LUCs) on the Subject Property at the time of conveyance will serve to ensure future protection of human health and the environment with respect to preventing uncontrolled exposures to all known residual subsurface soil contamination on the property. The Grantee has expressed an interest in doing some limited soil sampling on the property as part of its due diligence effort. Should the results of that sampling dictate, this FOST may be amended to reflect those findings.

B. Petroleum Contamination

No aboveground or underground petroleum storage tanks are known to have been situated on the Subject Property. Moreover, soil sampling results did not indicate the presence of petroleum contamination from any other potential sources.

C. DoD Condition of Property Classification

In accordance with DoD Condition of Property Classification Guidance, the Subject Property has been classified as Category 4 / Dark Green (*areas where a release, disposal, and/or migration of hazardous substances has occurred, and all remedial actions necessary to protect human health and the environment have been taken*).

D. Other Environmental Aspects

1. Asbestos-Containing Material (ACM)

The Public Works Department buildings that formerly occupied the Subject Property were demolished in the 1970s. Soil investigations did not indicate the presence of ACM in any samples taken.

2. Lead-Based Paint (LBP)

Because no buildings remain on the property and because the above described IRAs removed all elevated levels of lead found in the first two

feet of soils, future lead or LBP exposure is not considered a concern on the Subject Property. The elevated levels of lead found in some soil areas were likely a result of past public works and DRMO storage operations on certain portions of the Subject Property.

3. Polychlorinated Biphenyls (PCBs)

All electrical transformers on the Subject Property have been sampled for the presence of PCBs and are certified PCB-free. No release from these transformers was discovered during the SI or has been reported.

4. Radon

Radon sampling, performed in Navy-owned residential areas comparable to the Subject Property found no levels above the U.S. EPA action limit of four (4) picoCuries per liter of air. Key West is classified under the U.S. Geological Society as having a low potential for radon emissions.

5. Requirements Applicable to Property Transfer

Doc# 1609162
Bk# 2246 Pg# 1838

A. National Environmental Policy Act (NEPA)

An Environmental Assessment was prepared in accordance with NEPA requirements to assess the potential environmental impacts associated with the proposed transfer and reuse of the Subject Property as a BRAC Property. A Finding of No Significant Impact (FONSI) was signed on 19 December 2000.

B. Hazard Substance Notice

As noted in the attached EBS, it is generally known that certain hazardous substances were stored for routine use by the tenants on the Subject Property from approximately 1845 until 1997. However, there is a lack of available records as to specific substances and amounts stored and/or released to the environment during that time frame. Nonetheless, consistent with 40 CFR Part 373, the Navy has developed a Hazardous Substance Notice (Exhibit 2) which will be provided to the Grantee. That notice is based upon those chemical constituents found in soils during the SI and SSI performed on the Subject Property.

C. CERCLA Covenants

In accordance with CERCLA Section 120(h)(3)(A)(ii)(I), the deed(s) transferring the Subject Property shall contain a covenant warranting that all remedial action necessary to protect human health and the environment with respect to any

hazardous substance remaining on the property has been taken before the date of transfer.

In accordance with CERCLA Section 120(h)(3)(A)(ii)(II), the deed(s) transferring the Subject Property shall contain a covenant warranting that any additional remedial action found to be necessary after the date of such transfer shall be conducted by the United States.

Doc# 1609162
Bk# 2246 Pg# 1839

D. CERCLA Access Clause

In accordance with CERCLA Section 120(h)(3)(A)(iii), the deed(s) transferring the Subject Property shall contain a clause granting the Government, its officers, agents, employees, contractors, and subcontractors the right to enter the transferred property in any case in which remedial action or corrective action is found to be necessary after the transfer of such property. This right to enter shall include the right to conduct annual physical inspections, tests, investigations, five-year reviews, surveys, and where necessary, drilling, test pitting, boring, and other similar activities. Such access rights shall also include the right to construct, operate, maintain, or undertake any other response action or remedial actions as required or necessary, including but not limited to monitoring wells, pumping wells, and treatment facilities. The Government retains the authority to enter or conduct investigations on adjacent parcels as well as the Subject Property. These access rights are in addition to those granted to federal, state, and local authorities under applicable environmental laws and regulations.

E. Land and/or Groundwater Use Controls

To ensure future protection of human health and the environment, certain land and/or groundwater use controls (LUCs) will be implemented in connection with the transfer of the Subject Property as further described below:

1. LUC Goals: The goals of the LUCs to be implemented on the Subject Property are to protect human health and the environment by:

a. Prohibiting residential, residential-equivalent, or agricultural uses of the property;

b. Maintaining the integrity of the implemented Engineering Control consisting of approximately two (2) feet of clean fill placed on a portion of the Subject Property;

c. Maintaining the integrity of any existing or future monitoring or remediation system(s).

2. LUC Implementation: To effectuate the above stated LUC Goals, certain specific provisions will be included in the deed from DOI to the Grantee. Although the Navy's site remediation efforts must take priority, the Navy will cooperate with the Grantee to minimize potential conflicts between any future necessary environmental investigation, remediation, or maintenance work and the activities of the Grantee and its successors and assigns on the property. The following specific provisions will be included in the transfer deed:

a. Notice: Contamination in excess of the Florida Department of Environmental Protection (FDEP) residential cleanup target levels (F.A.C. 62-777) remains in soils greater than two (2) feet below ground surface (bgs);

Doc# 1609162
Bk# 2246 Pg# 1840

b. Land Use Controls (Exhibit 3):

(i). Residential, residential-equivalent, or agricultural uses of the property is prohibited. Strictly prohibited residential or residential-equivalent uses shall include, but are not limited to, any form of residential housing, child-care, pre-school, school, playground or full time adult convalescent or nursing care facilities. The placement and use of a ranger station or similar adult occupied facility to control ingress and egress to the Subject Property during Park operating hours shall not be prohibited.

(ii). The excavation of soils greater than two (2) feet below ground surface (bgs) in area as identified on Exhibit 3, is prohibited without prior approval from both the Navy and FDEP. Any approved excavation(s) must ensure that appropriate precautions be taken for the handling and disposal of potentially contaminated soils exceeding residential criteria; preclude the migration of any potentially contaminated soils and ensure that human health and the environment are protected.

c. Grantee Covenants:

(i). The Grantee, on behalf of its lessees, licensees, successors, and assignees, hereby covenants that it shall comply with the provisions of any health and safety plan put into effect by the United States in connection with any ongoing or future environmental investigative and/or remedial activities to be undertaken by the United States on the Subject Property.

(ii). The Grantee, on behalf of its lessees, licensees, successors, and assignees, hereby covenants that it shall not hinder or prevent

Doc# 1609162
Bk# 2246 Pg# 1841

the United States from constructing, upgrading, operating, maintaining and monitoring any groundwater and/or soil treatment facilities and groundwater monitoring network or engage in any activity that will disrupt or hinder further remedial investigation, response action or oversight activities on the Subject Property or adjoining property within the former Truman Annex Naval Station.

(iii). The Grantee, on behalf of its lessees, licensees, successors, and assignees, hereby covenants that it shall provide written notice to the United States of any subsequent sale, assignment, or lease of the Subject Property, or any portion thereof, and provide contact information concerning the new owner or occupant.

(iv). The Grantee, on behalf of its lessees, licensees, successors, and assignees, hereby covenants that it shall provide and/or impose upon any party to whom it may transfer any portion of the property (hereinafter called "subsequent owner") the above described Notice, Use Controls and Grantee Covenants. The subsequent owner, its successors, and assignees shall then be bound by such requirements, duties, and obligations and the Grantee or any successor as a subsequent owner, who similarly complies shall thereafter have no further responsibility with respect thereto.

d. Additional Provisions:

(i). The above stated Notice, Use Controls and Grantee Covenants (hereinafter referred to collectively as "Restrictive Covenant") shall run with the land and be binding on all subsequent owners of the Subject Property unless or until the said Restrictive Covenant is released pursuant to the provisions provided below. The Grantee and its successors and assignees shall not be liable for any breach of the Restrictive Covenant on the Subject Property arising from any matters or events occurring after transfer of ownership of the restricted property by Grantee or its successors and assignees, respectively; provided, however, that each such party shall, notwithstanding the transfer, remain liable for any breach of such Restrictive Covenant to the extent caused by the fault or negligence of such party. The Marketable Record Title Act shall not affect or extinguish any rights crated by this Restrictive Covenant (§712.03(8), Florida Statutes, effective July 2000).

(ii). FDEP is a third party beneficiary of this Restrictive Covenant until such time as it is released from the property or the applicable portion or portions thereof. FDEP shall have all rights to enforce

Doc# 1609162
Bk# 2246 Pg# 1842

this Restrictive in a court of competent jurisdiction. The Navy shall release this Restrictive Covenant from the Property only with FDEP concurrence. FDEP shall give its concurrence if sampling demonstrates that the soil target levels applicable to the property have been met. Upon such demonstration, FDEP shall issue a Site Rehabilitation Completion Order(s) with respect to subsurface soils on the Subject Property. The Navy shall deliver to the Grantee or its successors or assignees in recordable form a Release relating specifically to the Restrictive Covenant. The execution of the Release by the Navy shall remove the Restrictive Covenant with respect to the portion of the Property specified in the Release.

3. Draft Deed Review: Prior to conveyance of the property, FDEP representatives will be given reasonable opportunity to review and concur on the applicable deed language related to all LUCs and associated rights of entry for FDEP for purposes of LUC oversight and enforcement. The Navy will include in the deed the specific language concerning LUCs and rights of entry that is reflected in this FOST.

4. LUC Enforcement: Should the Grantee or any subsequent owner or user of the property fail to comply with any LUC implemented by the Navy, the Navy will pursue all appropriate legal avenues available to it to remedy any such noncompliances. Those avenues range from informal resolutions with the owner or violator, to the institution of judicial action under the auspices of Florida real property law or CERCLA. Alternatively, should the circumstances warrant such, the Navy could choose to exercise its response authorities under CERCLA then seek cost recovery after the fact from the person(s) or entity (ies) who violated a given LUC. Nothing herein shall preclude FDEP from enforcing the LUCs placed upon the property.

5. LUC Modification/Termination: Those LUCs or individual elements of those LUCs to be imposed by the deed may be modified and/or terminated by the Navy with FDEP concurrence. Within ninety (90) days after the Navy and FDEP agree that a LUC may be modified or terminated, the Navy will provide the appropriate release of the Use Restriction in recordable form for recordation by the owner in the Official Records of Monroe County, Florida.

F. Notification to Regulatory Agencies /Public

In accordance with DoD EBS / FOST guidance, FDEP and the public were advised of the proposed transfer of the Subject Property. No public comments were received. FDEP representatives reviewed the attached EBS and draft FOST and all comments received were incorporated as deemed appropriate (Exhibit 5).

Doc# 1609162
Bk# 2246 Pg# 1843

Copies of all transfer documentation provided to the Grantee will be made available to FDEP and the public upon request after execution of same.

6.0 Suitability Determination

NOW THEREFORE, based upon my review of the information contained in the attached EBS, I have determined that the Subject Property is presently suitable for transfer to DOI and subsequent conveyance to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the intended recreational reuse(s).

28 JUNE 2004
Date

BRIAN M. SCOTT, CAPT, CEC, USN
Vice Commander
Naval Facilities Engineering Command
Southern Division
North Charleston, South Carolina

Doc# 1609162
Bk# 2246 Pg# 1844

Exhibit 1

METES AND BOUNDS
1.58 ACRES AT TRUMAN ANNEX
NAVAL AIR STATION KEY WEST, FLORIDA

LEGAL DESCRIPTION: Park Area to State of Florida

A portion of land located on the Island of Key West, Monroe County, Florida, said parcel also located in Truman Annex (formerly U.S. Navy) and being more particularly described as follows: Commence at the National Ocean Survey Triangulation Station GSL, being a brass disc set in concrete located on the outer mole of Truman Annex, the coordinates of which are N 81.406.14 and E 386.795.78 (1983/89), based on the U.S. Coast and Geodetic Survey mercator grid coordinate system which has for its zero coordinate a point of Latitude North 24°20'00" and 500.00 feet West of Longitude West 81°00'00"; thence S 09°32'41" E., a distance of 2318.80 feet to the Point of Beginning; thence S18°10'21" E a distance of 186.81 feet; thence S 10°47'19" W, a distance of 271.59 feet; thence N 84°01'25" E, a distance of 209.77 feet; thence N 13°59'36" W, a distance of 268.05 feet; thence N 38°59'05" E, a distance of 42.63 feet; thence N 66°57'57" E, a distance of 46.37 feet, thence N 36°22'25" W, a distance of 215.33 feet, thence S 56°10'58" W, a distance of 111.96 feet to the Point of Beginning.

Parcel contains 69646 square feet or 1.60 acres, more or less.

Exhibit 1

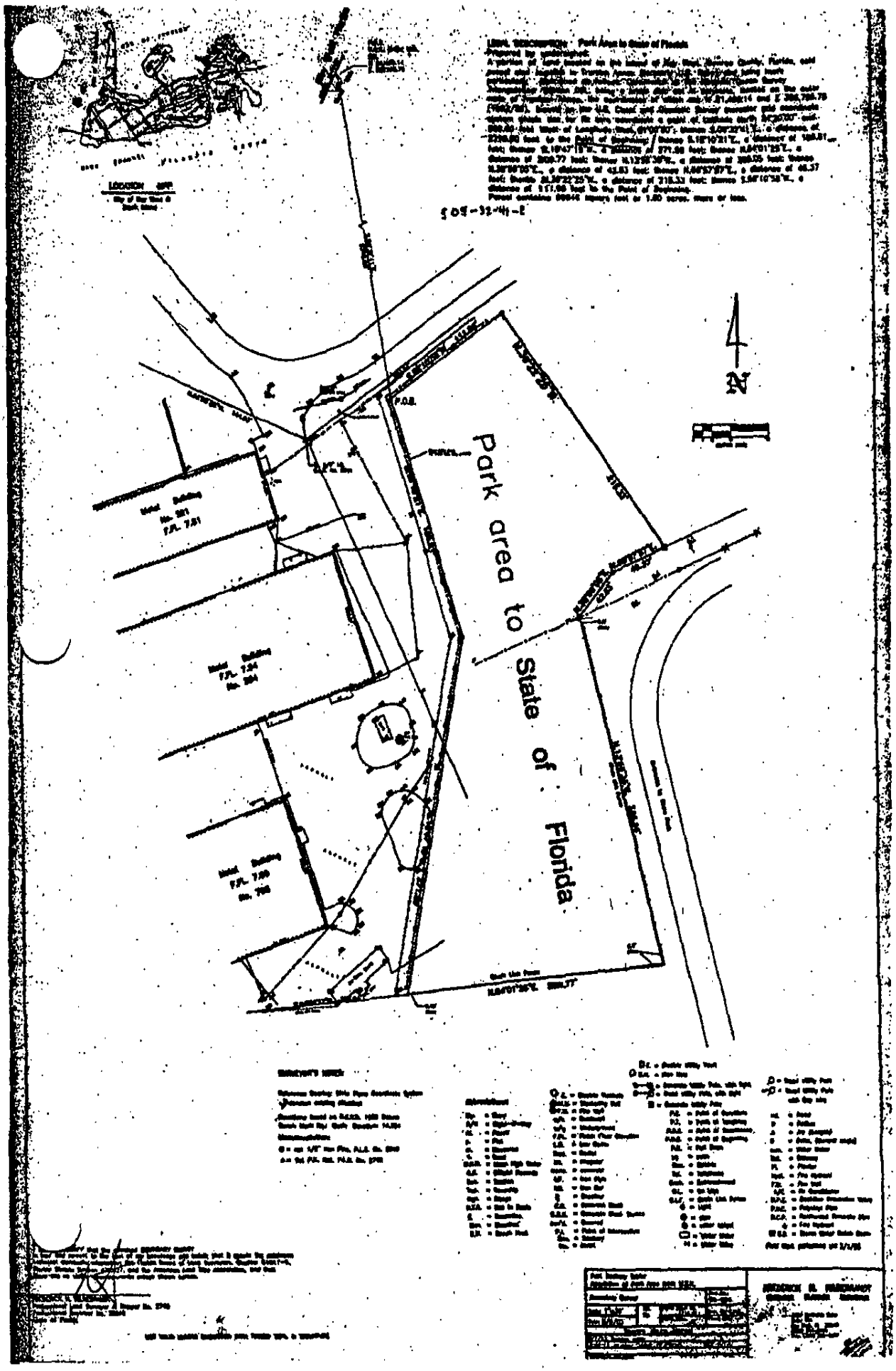


EXHIBIT "D"

EXHIBIT 2

40 CFR 373

HAZARDOUS SUBSTANCE NOTICE

Substance Name	Chemical Abstracts Services Registry Number (CASRN)	Synonym	RCRA Hazardous Waste Number	Quantity Stored/Released	Date of Storage/Release	Remedial Action
Polychlorinated Biphenyls (PCBs)	11096-82-5 11097-69-1	Aroclor-1260 Aroclor-1254, chlorodiphenyl- 54% chlorine)	None	Undocumented	1940-1974	Excavation and disposal
Antimony	7440-36-0	Antimony Compounds, Stibium C.I. 77050	None	Undocumented	N/A	Excavation and disposal
Benzo(a)pyrene	50-32-8	3,4, benzopyrene	U022	Undocumented	N/A	Excavation and disposal
Arsenic	7440-38-2	Arsenic	D004	Undocumented	N/A probable application	Excavation and disposal
Indeno (1,2,3-cd)pyrene	193-39-5	1,10-(1,2-Phenylene)pyrene	U137	Undocumented	N/A probable application	Excavation and disposal
Benzo(b)fluoranthene	205-99-2	3,4 benzofluoranthene	None	Undocumented	N/A	Excavation and disposal
Benzo(k)fluoranthene	207-08-9	None	None	Undocumented	N/A	Excavation and disposal
Phenanthrene	85-01-8	None	None	Undocumented	N/A	No further action (no risk)
Benzene	71-43-2	[6] Annulene, Benzol, Benzole, Coal naphtha, cyclohexatriene, phene, phenyl hydride, pyrobenzol, pyrobenzole	U019 D018	Undocumented	1940-1974	No further action (no receptors)

The information contained in this notice is required under the authority of regulations promulgated under section 120(h) of the Comprehensive Environmental Response, Liability, and Compensation Act (CERCLA or "Superfund"), 42 U.S.C. Section 9620(h).

Doc# 1609162
Bk# 2246 Pg# 1846

EXHIBIT 2
40 CFR 373
HAZARDOUS SUBSTANCE NOTICE

Substance Name	Chemical Abstracts Services Registry Number (CASRN)	Synonym	RCRA Hazardous Waste Number	Quantity Stored/Released	Date of Storage/Release	Remedial Action
Carbazole	86-74-8	dibenzopyrrole, diphenylenimine	None	Undocumented	N/A	No further action (no receptors)
Dibenzofuran	132-64-9	2,2 biphenylene oxide, *diphenylene oxide*	None	Undocumented	N/A probable application	No further action (no receptors)
Tetrachloroethene	25322-20-7	None	None	Undocumented	1940-1974	No further action (no receptors)
Trichloroethene	79-01-6	ethylene trichloride, Trichloran, trichloroethylene	U228 D040	Undocumented	1940-1974	No further action (no receptors)
Lead	7439-92-1	lead	D008	Undocumented	1940-1974	Excavation and disposal
Benzo(a)anthracene	56-55-3	benz[a]anthracene, 1,2-benzanthracene, benzo[a]anthracene	U018	Undocumented	1940-1974	Excavation and disposal
Beryllium	191-24-2	beryllium compounds, glucinium	P015	Undocumented	N/A	Excavation and disposal
Benzo (g,h,i) perylene	7440-41-7	anthanthrene	None	Undocumented	N/A	Excavation and disposal
Cadmium	7440-43-9	None	D006	Undocumented	1940-1974	Excavation and disposal
Thallium	7440-28-0	thallium elemental	None	Undocumented	N/A	Suspected systemic lab error

DATES SHOWN FOR STORAGE/RELEASE ARE LISTED ONLY FOR LIFE TIMES OF STRUCTURES THAT WERE PRESENT AT TRUMAN ANNEX. THERE ARE NO RECORDS THAT WOULD INDICATE WHERE OR WHEN HAZARDOUS SUBSTANCE WERE STORED OR HAZARDOUS SUBSTANCE RELEASES MAY HAVE OCCURRED.

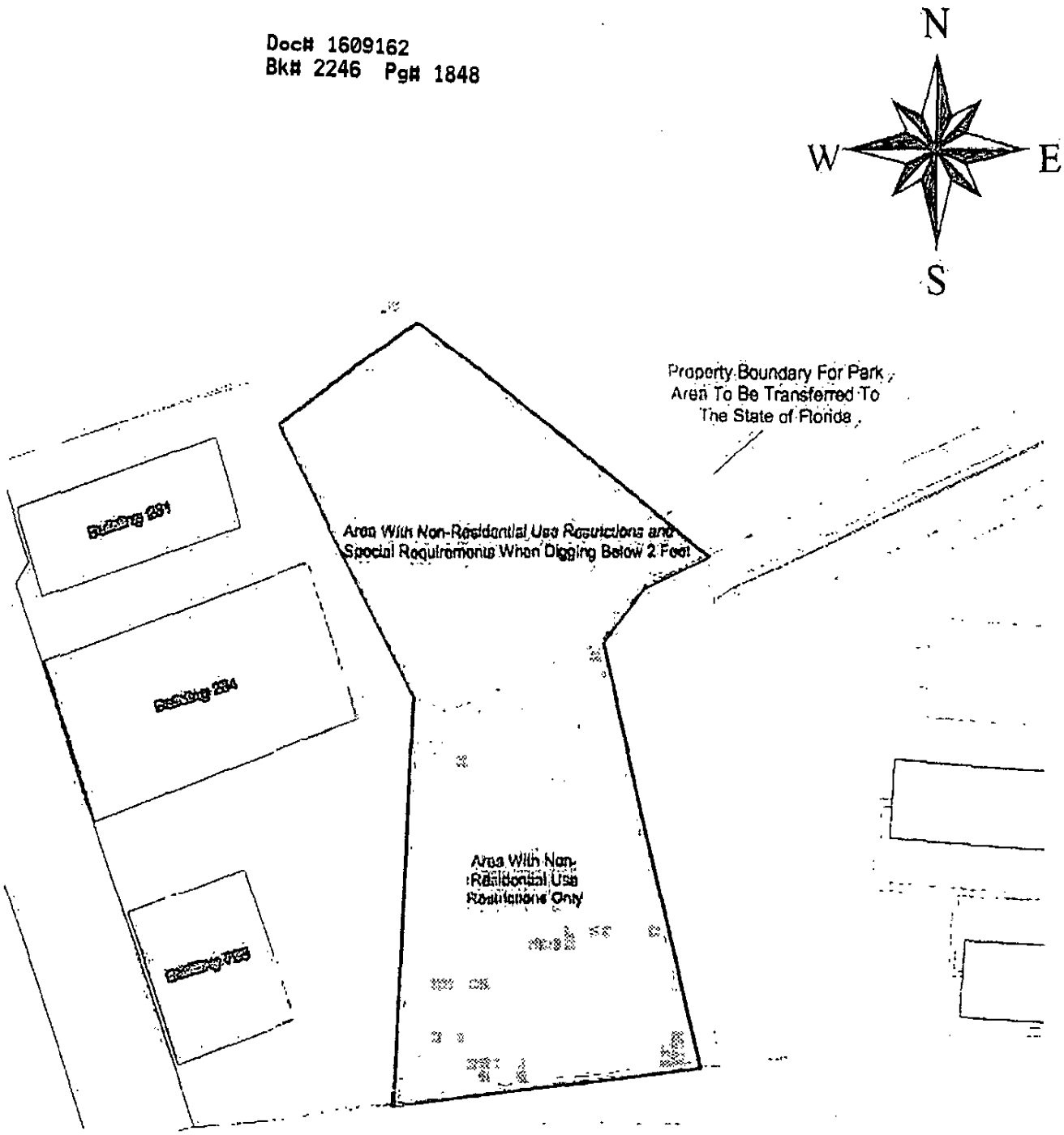
The information contained in this notice is required under the authority of regulations promulgated under section 120(h) of the Comprehensive Environmental Response, Liability, and Compensation Act (CERCLA or "Superfund"), 42 U.S.C. Section 9620(h).

Doc# 1609162
Bk# 2246 Pg# 1847

EXHIBIT "E"

Exhibit 3 - Land Use Controls at NAS Key West Truman Annex

Doc# 1609162
Bk# 2246 Pg# 1848



100 0 100 200 300 400 Feet

EXHIBIT "F"

As of January 1998, there were 149 properties under the Division's management jurisdiction, totaling 515,699 acres. The Division of Recreation and Parks is responsible for developing and operating Florida's recreation and parks system. These properties are administered in accordance with Chapter 258, Florida Statutes, and Chapters 62D-2, 62D-10 and 62D-11, Florida Administrative Code (Exhibit F).

SECTION 5: PROGRAM OF UTILIZATION

A. Narrative

The Florida Park Service will continue to interpret Fort Zachary Taylor as a state historic site showcasing the fort as an archaeological ruin. The applicant proposes developing the additional 4.34 acres of surplus property as a support area for the state historic site. The "support" will include a ranger station, an administrative/visitors' center, a small parking lot, a ranger station, and an archaeological preserve.

In addition, the applicant is asking for additional rights to its existing access easement, either by means of a title transfer or a perpetual easement, in order to ensure that the applicant has permanent public access to its park. The program of utilization includes the following:

Navy Base Structures

There are three abandoned Navy warehouses on the requested property, building nos. 795, 284, and 261, and one truck scale. There are no other structures on the requested property. These structures are described as follows:

Building 795 - This 80' x 100', "Double Butler" building, single story warehouse, is constructed of double I-beams, corrugated metal sides and roof, sitting on a concrete slab.

Building 284 - This 100' x 180', "Triple Butler" building, single story warehouse, is constructed of double I-beams, corrugated metal sides and roof, sitting on a concrete slab.

Building 261 - This 50' x 50', single story warehouse with two pitched roofs and a central valley, is constructed of wood framing, metal sheathing and an asbestos shingle roof, sitting on a concrete slab.

Truck Scale - This 50-ton Fairbanks-Morris scale is for weighing trucks. A 17' x 52' concrete-lined pit houses the scale and a small structure houses the reading portion of the scale.

DRP's long-standing conceptual land use plan includes the dismantling and removal of warehouses nos. 795 and 284 and the truck scale. Given the condition of these structures, it is unlikely that DRP will be able to sell the scrap materials from the dismantled buildings and scale. If, however, DRP does effect a sale and realizes any revenue as a result, DRP will direct the proceeds for operations and improvements in the Florida park system. There are no other structures on the requested property.

Removing these three structures would allow DRP to open the fort's traditional access in order to restore and interpret the original sally port entrance to the fort. DRP intends, however, to retain warehouse no. 261 for multi-purpose use as: a) an interpretive and education center and museum for fort visitors; b) an administration center for park personnel; and c) a restoration lab for historic artifacts.

Doc# 1609162
Bk# 2246 Pg# 1850

Park Entrance, Ranger Station, and Parking Lot

The additional upland property will also allow the park to relocate the park entrance and ranger station near the sally port adjacent to the northeast corner of the fort. In addition, the park plans to install a small parking lot in front of, or eastward of, the ranger station. The exhibit titled "Site Development Plan" (Exhibit G), based on the preliminary Key West Base Reuse Plan prepared in 1996 by Bermillo, Ajamil & Partners, Inc., proposes extending Angela Street (hereinafter, the "Angela Street extension") southwest from Whitehead Street (US 1) across Thomas and Fort streets to the new ranger station and parking lot.

Entrance and Access Road

Until such time as the City of Key West completes construction of the above-referenced Angela Street extension, DRP will continue to use its traditional entrance road in order to ensure public access to the park. DRP received a 50-year Grant of Easement from the U.S. Navy in 1984 which specifically provided the State with park access (Exhibit H).

Approximately one half of the length of this easement, from the park entrance to the Navy's drug interdiction center, lies outside the designated Navy surplus lands. The remainder of the easement which extends to Southard Street, lies within the Navy surplus lands. Exhibit G shows the existing access easement superimposed on the preliminary Key West Base Reuse Plan.

Since the easement expires in 2034, DRP has access for 36 more years. At the present time, however, DRP is asking the Navy for additional rights to this access easement, either by means of a title transfer or a perpetual easement, in order to ensure that the State has permanent public access to the park. When the City develops the proposed Angela Street extension, the State can exchange its current easement for permanent public access to the park along the Angela Street extension.

Archaeological Preserve

Directly in front of the above-referenced warehouse 795, on the southeast corner of the fort, is a stand of Australian pine trees. Historical records and anecdotal information indicates that there is an archaeological preserve in the stand of trees. Upon receipt of this property, the park plans to immediately provide interpretive walking tours and signage in this area and anticipates providing an archaeological survey within 18 months of securing this property for our management .

Doc# 1609162
Bk# 2246 Pg# 1851

B. Schedule of Development

The list of activities summarized below provides a schedule for the installation of the proposed improvements to the historic area. These activities are subject to the availability of lawfully appropriated funds. All proposed activities, facilities, services, financial aid, or other benefits of the proposed development will be provided without regard to race, color, religion, national origin, sex, or age.

YEAR ONE: PROJECT PLANNING AND DESIGN, FUNDING AND SUPPORT

- Design parking lot
- Design park entrance
- Design visitors' center (Bldg. 261)
- Dismantle and remove warehouses
- Seek grants and funding for planning and design projects

YEAR TWO: SECURE PROPERTY, PROVIDE ACCESS, FUNDING AND SUPPORT

- Open sally port
- Install parking lot.
- Install park entrance and entrance booth.
- Begin repair and renovation of visitor's center.
- Begin public awareness and park programs for additions.

YEAR THREE: PRESERVATION, LANDSCAPING, PROJECT DESIGN

- Remove debris and clear exotic vegetation from 2 vacant warehouse sites.
- Begin landscape design on 2 former warehouse sites.
- Seek grants and funding for planning and design projects.
- Develop new public awareness and participation and park programs.
- Open new park entrance (upon completion of the Angela Street extension).

YEAR FOUR: PROJECT DESIGN COMPLETION, REPAIRS AND RENOVATIONS

- Conduct survey of archaeological preserve site.
- Complete repair and renovation of visitor's center.
- Complete landscape design on 2 vacant warehouse sites.
- Clear debris and exotic vegetation from archaeological preserve site.
- Open new park entrance (upon completion of the Angela Street extension).

YEAR FIVE: DEVELOPMENT, INTERPRETATION, PUBLIC SUPPORT, FUNDING

- Interpret archaeological preserve site.
- Complete remaining planning and design projects.
- Maintain and upgrade park access trails and signage.
- Initiate additional interpretive and site tours as needed.
- Seek additional grants and funding to implement remaining activities.
- Open new park entrance (upon completion of the Angela Street extension).

PROPOSED FUNDING SOURCES

Doc# 1609162
Bk# 2246 Pg# 1852

1. Historic Preservation Grants-In-Aid Program

This program is a 50% matching grant funded by the Department of State for projects costing less than $50,000, and is a potential funding source for years one and two.

2. Special Category Grants-In-Aid Program

This program provides $50,000-$250,000 for replacement projects, and full scale rehabilitation and restoration projects, and is a potential funding source for years two and four. This is not a matching grant program but agency may commit at least $50,000 to the project within 5 years prior to the requested grant appropriation. The purchase price or property value of land acquired in conjunction with the project area may also serve as the "match amount."

3. Intermodal State Transportation Enhancement Act Grant (ISTEA Grant)

The minimum request for this grant is $50,000; no maximum. This is a funding source for planning projects, replacement projects, and full scale rehabilitation and restoration projects such as the Angela Street Extension and bicycle trails development. DEP has used ISTEA for development of other trail projects which the Division of Recreation and Parks administers in Florida.

4. State Fixed Capital Outlay (FCO) through the State Park Trust Fund

This funding Source is for line-item projects, regular state park budgetary allocation and could provide the annual operating budget.

5. Statewide Repair and Renovation Fund

This discretionary funding source from District provides for statewide park repairs and renovations.

MONROE COUNTY
OFFICIAL RECORDS

Division of State Lands
Correspondence Review/Routing

Correspondence Control #_____

REVIEW ROUTING	APPROVED BY: (Initials)	/Date
☐ 1. Writer/Originator	JB	/ 8/25/06
☐ 2. Administrator		/ 8/25/a
☐ 3. Legal	WR	/ 8-28-06
☐ 4. Bureau Chief	lg	/ 8-29
☐ 5. Katherine Goletz SMA Supervisor II		/
☐ 6. Ingrid King Program Administrator		/
☐ 7. Deborah Poppell Assistant Division Director		/ 9-1-06
☐ 8. Eva Armstrong Division Director		/
☐ 9. Bob Ballard Deputy Secretary		/
☐ 10. Colleen M. Castille Secretary, DEP		/
☐ 11. Other		/

TO

Title Insurance Waiver

****

DOCUMENT SUBJECT: Fort Zachary Taylor Historic State Park Donation. Waiver of Marketable Title Insurance. Bill will sign off on [illegible] all others have approved.

COMMENTS:

Division of State Lands
Florida's Public Land Steward

Florida Department of
Environmental Protection

Memorandum

DATE: August 25, 2006

TO: Lynda I. Godfrey, Chief
Bureau of Land Acquisition

FROM: Judy Booth
Land Acquisition Agent

THROUGH: Cay Newell, OMCM
Closing Sections Supervisor
and
William Robinson Jr.,
Senior Assistant General Counsel

SUBJECT: The United States of America through the Secretary of the Interior, Acting by and through the Southeast Regional Director, National Park Service Donation - Waiver of Title Insurance Request (Fort Zachary Taylor Historic State Park)

The United States of America, National Park Service has proposed to donate a parcel to the Board of Trustees, to be included in the Fort Zachary Taylor Historic State Park. The parcel in question was previously owned by the State of Florida, and has been in the ownership of the United States of America subsequent to the state's disclaimer of said lands in 1968. Under these circumstances it has been proposed that the Board of Trustees accept the donation of the parcel without requiring the donor to provide a title insurance policy.

Section 259.041(10) (a), Florida Statutes, provides in part that the Board of Trustees may accept a gift of lands without formal evidence of marketability if it is determined that such lands have value, are reasonably manageable by the state, and that their acceptance would serve the public interest.

In this instance a parcel of land located on Key West in Monroe County clearly has value. The parcel may be reasonably managed by the State as part of the Fort Zachary Taylor Historic State Park. Acceptance of the parcel is in the public interest because its ownership is necessary to provide future access to the State Park.

In this instance, based upon the facts set forth above, it is recommended that the requirement that the donor provide a title insurance policy insuring the parcel be waived.

Approved William C. Robinson Date 8-28-06
William Robinson Jr.,
Senior Assistant General Counsel

Approved Lynda L. Godfrey * Date 9-1-06
Lynda I. Godfrey, Chief
Bureau of Land Acquisition

* get details on attempts to secure title policy & get a written sign-off from R&P, the managing agency, that they approve of closing without a title policy. (LG)

Booth, Judy

From: Jamie Temples [jamie@tallahasseetitle.com]
Sent: Friday, April 21, 2006 2:58 PM
To: Booth, Judy
Subject: RE: US Navy file

Thanks and let me know if I can do anything to help.

Jamie Temples
Real Estate Closer
Tallahassee Title Group, LLC
1407 Piedmont Drive East
Tallahassee, Florida 32308
Phone: (850) 580-2222
Fax: (850) 580-2229
Email: Jamie@TallahasseeTitle.com

From: Booth, Judy [mailto:Judy.Booth@dep.state.fl.us]
Sent: Friday, April 21, 2006 11:35 AM
To: Jamie Temples
Subject: RE: US Navy file

Hi Jamie:

Thanks, since this parcel has been owned and or operated by the USA since the 1800's, we will try for waiver of title insurance.

I appreciate your assistance.

Have a Great Week-End!

Judy Booth
Land Acquisition Agent
Bureau of Land Acquisition
Telephone Number: (850) 245-2669
Fax: (850) 245-2719
e-mail address: Judy.Booth@dep.state.fl.us

-----Original Message-----
From: Jamie Temples [mailto:jamie@tallahasseetitle.com]
Sent: Friday, April 21, 2006 9:24 AM
To: Booth, Judy
Subject: US Navy file

Good morning Judy. We tried to order title work on this US Navy donation from the following underwriters: 1.) Atty. Title, 2.) TICOR, 3.) Westcorp, 4.) First American, and 5.) Chicago Title and

we even tried to contact Key Title to see if they could assist. All of the underwriters listed above and Key Title turned down the search and said that they would be unable to complete the search without a prior policy because they do not have a base to search from. We are now stuck with no one else to request the search from so we are at a stand still unless there is a prior policy somewhere. I apologize for not being able to provide this one for you. Please let me know if there is another contractor that is available to complete this search and I will submit the information that we have concerning the property to them.

Sincerely,

Jamie Temples
Real Estate Closer
Tallahassee Title Group, LLC
1407 Piedmont Drive East
Tallahassee, Florida 32308
Phone: (850) 580-2222
Fax: (850) 580-2229
Email: Jamie@TallahasseeTitle.com

Booth, Judy

From: Booth, Judy
Sent: Wednesday, July 05, 2006 8:25 AM
To: Newell, Cay
Subject: FW: Fort Zachary Taylor State Park (addition) Donation

Tracking:

Recipient	Delivery	Read
Newell, Cay	Delivered: 7/5/2006 8:25 AM	Read: 7/5/2006 9:48 AM

Good Morning Cay:

See Dave Buchanan's response to the E-Mail that I sent him regarding my conversation with Tammy Mehl on 6/28/06. Karen Manning was down in the courthouse last week and informed me that it could be very costly and I informed Dave Buchanan. He feels that we should have title & land records see if there has been any previous title work issued or if there has been waiver issued. It looks as though this park has been owned by the US government for at least the past 30 years. We have already tried to obtain a waiver which was reviewed by and he did not sign off. Bill Robinson indicated that we should go to AGSC since they do title work in the Keys. Do you think this can be discussed with Lynda in order to discuss a possible Policy Decision to waive the title insurance policy and discuss with Bill Robinson, maybe we can present the fact that it will be very costly for the manager since they are paying for the products.

This is very time sensitive per Dave Buchanan.

Thanks in advance for your assistance.

Judy Booth
Land Acquisition Agent
Bureau of Land Acquisition
Telephone Number: (850) 245-2669
Fax: (850) 245-2719
e-mail address: Judy.Booth@dep.state.fl.us

From: Buchanan, David
Sent: Monday, July 03, 2006 11:41 AM
To: Booth, Judy
Subject: RE: Fort Zachary Taylor State Park (addition) Donation

I would proceed as we discussed. Time is of the essence. All of this park is old Navy land that was donated to the state. I suggest you might wish to see if a title policy was ever issued for the existing park or if it was waived. If waived, I wonder why it is so essential at this time. Let me know what you come up with.

From: Booth, Judy
Sent: Wednesday, June 28, 2006 10:08 AM
To: Buchanan, David

Subject: Fort Zachary Taylor State Park (addition) Donation

Good Morning Mr. Buchanan:

I have just spoken with American Government Services Corporation, the title company who is researching the property in order to provide title work. They indicate that this is a very small area being donated within a very large area to be researched. It will be necessary for them to go backwards and then forwards. This will be very extensive and will probably be more costly than normal title fees.

If you have questions or concerns regarding this, please let me know at your earliest convenience, ext. 4711.

Thanks

Judy Booth
Land Acquisition Agent
Bureau of Land Acquisition
Telephone Number: (850) 245-2669
Fax: (850) 245-2719
e-mail address: Judy.Booth@dep.state.fl.us

Booth, Judy

From: Buchanan, David
Sent: Thursday, September 07, 2006 10:49 AM
To: Booth, Judy
Cc: Newell, Cay; Godfrey, Lynda; Gregory, Albert
Subject: RE: Fort Zachary State Park Addition Donation

This is acceptable to us to manage the parcel.

From: Booth, Judy
Sent: Friday, September 01, 2006 4:14 PM
To: Buchanan, David
Cc: Newell, Cay; Godfrey, Lynda
Subject: Fort Zachary State Park Addition Donation

Good Afternoon Dave:

I just spoke with Cay Newell and Lynda Godfrey regarding the Title Insurance Waiver and the request for a policy decision to accept the Quit Claim Deed(QCD) with the reverter language remaining part of the QCD. Once we have something in writing from you indicating that this will be acceptable to you to manage the parcel, these will be able to be approved and I will be able to forward the revised Quit Claim Deed to Bill for his approval.

E-Mail will be acceptable, please reply back to all.

Thanks and Have a Great Week-End ☺

I will be out of the office until Monday, September 11,2006.

Judy Booth
Land Acquisition Agent
Department of Environmental Protection
3900 Commonwealth Blvd., M.S. 115
Tallahassee, Florida 32399-3000
Telephone Number: (850) 245-2669
Fax: (850) 245-2719
e-mail address: Judy.Booth@dep.state.fl.us

Booth, Judy

From: Booth, Judy
Sent: Wednesday, June 28, 2006 10:08 AM
To: Buchanan, David
Subject: Fort Zachary Taylor State Park (addition) Donation

Tracking:

Recipient	Delivery
Buchanan, David	Delivered: 6/28/2006 10:08 AM

Good Morning Mr. Buchanan:

I have just spoken with American Government Services Corporation, the title company who is researching the property in order to provide title work. They indicate that this is a very small area being donated within a very large area to be researched. It will be necessary for them to go backwards and then forwards. This will be very extensive and will probably be more costly than normal title fees.

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Thanks

Judy Booth
Land Acquisition Agent
Bureau of Land Acquisition
Telephone Number: (850) 245-2669
Fax: (850) 245-2719
e-mail address: Judy.Booth@dep.state.fl.us

Cat Brochure & Endangered Species

Key Largo Woodrat

Key Largo Cotton Mouse

Lower Keys (Marsh) Rabbit

Silver Rice Rat

Above photos provided by U.S. Fish and Wildlife Service

In 2010, the U.S. Fish and Wildlife Service issued a Biological Opinion that determined free-roaming cats may result in the extinction of the endangered Key Largo Woodrat, Key Largo Cotton Mouse, and the Lower Keys Marsh Rabbit. In addition, they may further reduce the population of the threatened Silver Rice Rat.

Additional Resources:

Florida Keys SPCA, Key West:
305-294-4857 or www.fkspca.org

Humane Animal Care Coalition,
Key Largo: 305-451-0088

Safe Harbor Animal Rescue of the Keys
(SHARK): 305-743-4800

American Bird Conservancy:
www.abcbirds.org

American Soc. for the Prevention of Cruelty to Animals (ASPCA): www.aspca.org

Our Animal Family:
www.ouranimalfamily.org

FEMA and the U.S. Fish and Wildlife Service do not endorse any non-federal organizations.

REMEMBER

Don't feed cats outdoors.

Keep cats indoors.

FEMA

U.S. FISH & WILDLIFE SERVICE
DEPARTMENT OF THE INTERIOR

City of Key West

1300 White Street

Josephine Parking City Hall

Phone: 305-809-3810

*** This photo is protected per a Wikipedia Commons license**

Free-roaming cats in the Florida Keys

KEEP CATS INDOORS

Keeping your cat indoors is much safer for both your pet and the local wildlife and birds.

Photo by Stavrolo*

What is a free-roaming cat?

A free-roaming cat is defined as a cat living outdoors at least part of the time. This may be a pet cat that is allowed to spend time outdoors, a lost or abandoned cat, a tame cat with no owner, or a feral cat.

Why are free-roaming cats a concern?

Free-roaming cats may injure or kill several species of endangered Keys mammals, of which few remain in the wild, as well as other native wildlife and birds.

There are estimated to be thousands of free-roaming cats in the Florida Keys.

A well-fed cat can still kill small mammals and birds due to its predatory instinct.

Free-roaming cats carry and spread many feline diseases, such as rabies, Feline Leukemia, FIV, heartworms, hookworms, and toxoplasmosis. Some diseases can be transmitted to other wildlife, pets, and people. (**www.cdc.gov/healthypets/animals/cats.htm**)

Free roaming cats are exposed to harsh weather and storms.

After a feral cat is trapped to be vaccinated or neutered, it may be resistant to trapping for future veterinary care, leaving it at risk for many diseases.

Indoor cats live healthier, longer lives.

What can I do to help protect the Key Largo Woodrat, Key Largo Cotton Mouse and Lower Keys Marsh Rabbit, as well as other wild creatures in the Keys?

- **Keep your cat indoors**
- **Never abandon your cat**
- **Spay or neuter your cat**
- **Do not feed cats or other wild animals outdoors**
- **Make sure your cat has fun indoor play opportunities**
- **Support local animal shelters and pet adoption programs**
- **Comply with all local animal laws**
- **Watch for animals while driving**
- **Plant native vegetation**
- **Secure your trash in doors**
- **Protect threatened and endangered species and habitat!**
- **Don't use rodent poisons or traps outside**

Photo by dr_relling *

The U.S. Fish and Wildlife Service, Federal Emergency Management Agency, and federally threatened and endangered species

Photo by dr_relling *

In 2011, the U.S. District Court for the Southern District of Florida ordered FEMA to consult with U.S. Fish and Wildlife Service on FEMA's issuance of flood insurance, which the Court said encouraged development in the Keys. This increased development was linked to greater numbers of free-roaming cats and their predation on federally threatened and endangered mammals. Consequently, FEMA, FWS, and the communities participating in the National Flood Insurance Program must work together to protect the Lower Keys Rabbit, Key Largo Woodrat, Key Largo Cotton Mouse, Silver Rice Rat and other federally threatened and endangered animals and plants in the Florida Keys.

For more information on what you can do to protect listed species in the Keys, visit **http://www.fws.gov/verobeach/ConservationintheKeys.html**

For more information on free-roaming cats, contacts are provided on the back page.

81°48'45.44"W 24°34'10.41"N

81°46'52.08"W 24°32'4.74"N

FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR DRAFT FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee See Notes *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- 8 Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates, refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Basemap information shown on this FIRM was provided in digital format by the United States Geological Survey (USGS). The basemap shown is the USGS National Map: Orthoimagery. Last refreshed October, 2020.

This map was exported from FEMA's National Flood Hazard Layer (NFHL) on **8/10/2022 9:55 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. For additional information, please see the Flood Hazard Mapping Updates Overview Fact Sheet at https://www.fema.gov/media-library/assets/documents/118418

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards. This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date.

COASTAL BARRIER RESOURCES SYSTEM (CBRS)

This map includes approximate boundaries of the CBRS for informational purposes only. Flood insurance is not available within CBRS areas for structures that are newly built or substantially improved on or after the date(s) indicated on the map. For more information see http://www.fws.gov/cbra, the FIS Report, or call the U.S. Fish and Wildlife Service Customer Service Center at 1-800-344-WILD.

CBRS AREA

OTHERWISE PROTECTED AREA

SCALE

Map Projection:
GCS, Geodetic Reference System 1980;
Vertical Datum: NGVD29

For information about the specific vertical datum for elevation features, datum conversions, or vertical monuments used to create this map, please see the Flood Insurance Study (FIS) Report for your community at https://msc.fema.gov

N

1 inch = 500 feet 1:6,000

0 250 500 1,000 1,500 2,000 Feet

0 50 100 200 300 400 Meters

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

PANEL **1516** OF **1585**

Panel Contains:

COMMUNITY	NUMBER	PANEL
MONROE COUNTY UNINCORPORATED AREAS	125129	1516
U.S. NAVAL RESERVATION	12FED	1516
CITY OF KEY WEST	120168	1516

MAP NUMBER
12087C1516K
EFFECTIVE DATE
February 18, 2005

CITY OF KEY WEST - SPECIES FOCUS AREA ASSESSMENT FORM

APPLICANT

Name: Katherine Rivera (Applicant) and DEP & BOT TIIF (Property Owner)

Address: 601 Howard England Way (Fort Zachary Taylor State Park)

Real Estate Number: 00001630-000200

Permit Number: BLD2024-2230 Permit Type: Commercial Structure New

Latitude: 24.546462 Longitude: -81.808638

ASSESSMENT GUIDE CHECKLIST

Is the Property on the RE Parcel List? ☒ **Yes** ☐ **No** **Date of List:** October 26, 2012

Property located in (check appropriate): ☒ **Focus Area** ☐ **Buffer** ☐ **Neither**

Is the Property on the list of parcels that have been predetermined to be excluded from the Focus Area and/or Buffer in accordance with the Species Assessment Guides? ☐ **Yes** ☒ **No** **Date of List:** September 12, 2011

Number of Species in Focus Area: 3 **Brochures provided:** ☒ **Yes** ☐ **No**

Area of Native Vegetation Disturbed: None - Scope of work includes the demolition of an existing structure and construction of foundations for a modular office. The work and staging area are both disturbed. The plans include removal of nine (9) trees, including palm trees and an oak tree. An existing wooden fence separates the disturbed area from the native area.

		Check Determination		
Species	(circle letters as determined in Assessment Guide	No Effect	NLAA	May Affect
Eastern Indigo snake	A B C D E F **G**		X	
Stock Island tree snail	A **B** C D E F G		X	
Key tree cactus	A **B** C		X	

FINAL DETERMINATION - Refer to Service: ☐ **Yes** ☒ **No** **Date: 09/12/2024**

Mitigation Provided (check all that apply): NA

☐ **Monetary Compensation** ☐ **Conservation easement** ☐ **Restoration**

☐ **Replacement** ☐ **Other (describe)**

Signature of Applicant: Katherine Rivera **Date:** 9/12/2024

Signature of approving official: _____ **Date:** _____

Eastern Indigo Snake Protection Measures

It appears that harm to the eastern indigo snake occurs primarily through construction accidents, vehicular strikes, and habitat loss and/or degradation. These adverse effects can be minimized by maintaining a careful watch during construction and when traveling onsite to avoid killing snakes. In addition, protecting burrows and leaving native vegetation as refugia onsite for indigo snakes displaced by construction activity can benefit this species.

The eastern indigo snake is not likely to be adversely affected if the following measures are implemented for the project.

1) Burrows and onsite native vegetation should be protected. If such habitat must be disturbed, limit disturbance to a minimum and improve remaining habitat through exotic vegetation removal. Maintain native vegetation onsite as refuges for the snake.

2) Clearing and grading activities should be performed outside high activity months (June to November). Winter months (January to March) provide the best opportunity to initiate and complete construction activities that will not impact this species.

3) Post informational signs containing the following information throughout the construction site and along any proposed access road:
   a) A description and picture of the eastern indigo snake, its habits, and protection under Federal Law;
   b) Instructions not to injure, harass, or kill this species;
   c) Directions to cease clearing activities and allow the eastern indigo snake sufficient time to move away from the site on its own before resuming clearing; and,
   d) Telephone numbers of pertinent agencies to be contacted if a dead eastern indigo snake is encountered.

   Other useful educational materials may consist of a combination of posters, videos, pamphlets, and lectures (*e.g.*, an observer trained to identify eastern indigo snakes could instruct construction personnel before any clearing activities occur).

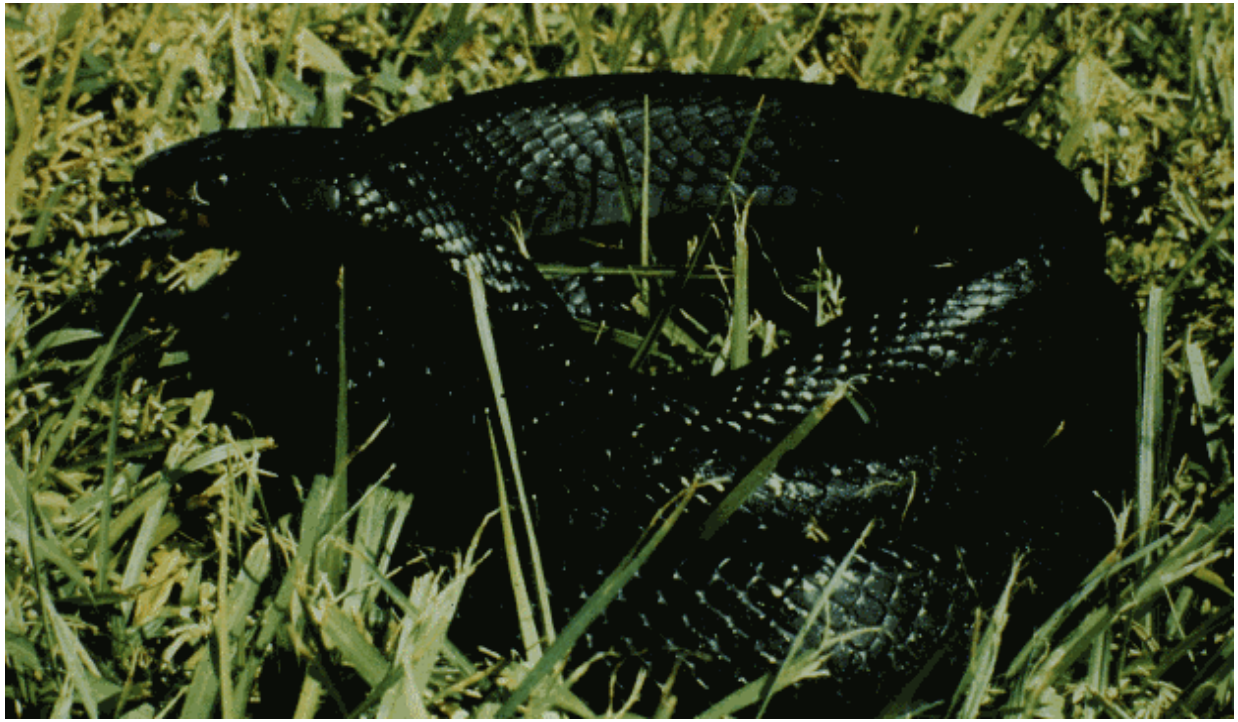
4) Monitor eastern indigo snake activity onsite. Report any eastern indigo snake observations that occur during project activities (see monitoring report below). Document with photograph, if possible. If large snake skins are found, they may belong to an eastern indigo snake. Skins can be collected and sent to the Service's South Florida Ecological Services Office (attention: Monroe County FEMA Biologist, U.S. Fish and Wildlife Service, South Florida Ecological Services Office, 1339 20th Street, Vero Beach, Florida 32960) for positive identification. Provide information on the date and location collected.

Monitoring Report: A monitoring report should contain the following information: location, dates, and times for any sightings of eastern indigo snakes. Also include the results any of burrow searches and observations. If a snake is encountered during a burrow search, then a description of the outcome for the snake is needed. Document by photograph, if possible. Was the snake left in an intact burrow? Was the burrow excavated? If so, did the snake leave and where did it go? A site map with sighting locations marked would be helpful. If an indigo snake is observed onsite a copy of the report is to be sent to the Service at the address listed above within 60 days of the conclusion of the project.

Dead, injured, or sick animals: If a dead, injured, or sick eastern indigo snake is found onsite, notification should be made to the Service at the address listed above. Secondary notification should be made to the Florida Fish and Wildlife Conservation Commission; South Region; 3900 Drane Field Road; Lakeland, FL 33811; Wildlife Alert Number 1-800-404-3922.

Example Eastern indigo snake informational sign.

WATCH OUT FOR THE EASTERN INDIGO SNAKE



The Eastern Indigo Snake is the largest nonpoisonous snake in North America, growing up to 8 feet in length. The color of both adults and young is shiny bluish-black with some red or cream coloring on the chin or sides of the head. The indigo snake is usually found in high, dry, well-drained sandy soils, but may also be found in hammocks, swamps, and flatwoods habitats in south Florida. Burrows are used by many prey animals that are easily captured by the indigo snake in the burrow. Indigo snakes also use the burrows as dens for cover, and laying eggs. Other potential dens are stumps of trees, cavities in the soil, and under piles of debris.

The decline in the population of indigo snakes is attributed to habitat loss due to development and overcollecting for the pet trade. Fragmentation of habitat by roads results in many indigo snakes killed by vehicle traffic.

Every effort should be undertaken to avoid harming any snake observed during work on this construction site. Any indigo snakes encountered during construction activity should be allowed to crawl off on its own before continuing construction activities. If it appears that the construction activities will cause harm to the snake, construction must be stopped until the proper action can be determined.

These rare snakes are protected by the U.S. Endangered Species Act (ESA) of 1973 makes it a violation to "harass, harm, pursue, hunt, shoot, wound, kill, capture, or collect endangered or threatened species." Violations can result in fines of up to $20,000 and/or up to one year in prison. Only permitted personnel are allowed to handle the snakes.

Contact the following agencies if indigo snakes are observed:

U.S. Fish and Wildlife Service 772-562-3909

Florida Fish and Wildlife Conservation Commission

800-282-8002

Katherine Rivera

From: Zoe Porter <zoe.porter@cityofkeywest-fl.gov>
Sent: Friday, September 13, 2024 12:06 PM
To: Alfonso Suarez
Cc: Katherine Rivera; Amanda Martin; Kyle Bechtelheimer (P.E.)
Subject: RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] BLD2024-2230 - Endangered Species Assessment

Thank you! I approved my review on the permit.

Thanks,
Zoe Porter
FEMA/Floodplain Coordinator
City of Key West | Building Department
1300 White Street
Office: 305-809-3810

From: Alfonso Suarez <alfonso.suarez@cphcorp.com>
Sent: Thursday, September 12, 2024 12:03 PM
To: Zoe Porter <zoe.porter@cityofkeywest-fl.gov>
Cc: Katherine Rivera <krivera@cphcorp.com>; Amanda Martin <amartin@cphcorp.com>; Kyle Bechtelheimer (P.E.) <kbechtelheimer@cphcorp.com>
Subject: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] BLD2024-2230 - Endangered Species Assessment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Zoe,

Here attached is the Species Focus Area Assessment Form signed,

Also we will include is our specs the free-roaming cat brochure and the Indigo Snake Protectives Measures document for the contractor

Let me know if anything else is required from our end regarding this matter.

Thanks

Alfonso Suarez, PMP.
PROJECT MANAGER

alfonso.suarez@cphcorp.com
o 305.274.4805 c 786.491.8390

BUILDING STRONGER COMMUNITIES TOGETHER

From: Zoe Porter <zoe.porter@cityofkeywest-fl.gov>
Sent: Thursday, September 12, 2024 11:52 AM
To: Alfonso Suarez <alfonso.suarez@cphcorp.com>
Cc: Katherine Rivera <krivera@cphcorp.com>; Amanda Martin <amartin@cphcorp.com>; Kyle Bechtelheimer (P.E.) <kbechtelheimer@cphcorp.com>
Subject: RE: [EXTERNAL] RE: [EXTERNAL] BLD2024-2230 - Endangered Species Assessment

Hi Alfonso,

Apologies for the delay. Attached is a Species Focus Area Assessment Form, as required by FEMA and FWS, which shows the work associated with the building permit application will not affect the endangered species identified on the parcel. Also attached is a free-roaming cat brochure and the Indigo Snake Protectives Measures document, which must be posted on-site and visible to all employees.

Please let me know if you have any questions. Once the assessment form is signed I will upload the ESA package to the building permit application.

Thank you,
Zoe Porter
FEMA/Floodplain Coordinator
City of Key West | Building Department
1300 White Street
Office: 305-809-3810

From: Alfonso Suarez <alfonso.suarez@cphcorp.com>
Sent: Thursday, September 12, 2024 10:36 AM
To: Zoe Porter <zoe.porter@cityofkeywest-fl.gov>
Cc: Katherine Rivera <krivera@cphcorp.com>; Amanda Martin <amartin@cphcorp.com>; Kyle Bechtelheimer (P.E.) <kbechtelheimer@cphcorp.com>
Subject: [EXTERNAL] RE: [EXTERNAL] BLD2024-2230 - Endangered Species Assessment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Zoe,

How is everything going?

I wanted to touch base on the report following your visit. We need to respond to the permit reviewer's comments and one of the comments is regarding this endangered species assessment.

Zoe Porter Floodplain — FLOOD PLAIN MANAGER

This parcel is identified as a potential habitat for the federally endangered indigo snake, tree cactus, and tree snail. Site visit and species focus area assessment form required.

8/27/2024 8:39:03

I assume that the visit is already done and that there is a Assessment Form to be completed. Who must fill this form?

Thanks

Alfonso Suarez, PMP.

PROJECT MANAGER

alfonso.suarez@cphcorp.com

o 305.274.4805 c 786.491.8390

BUILDING STRONGER COMMUNITIES TOGETHER

From: Zoe Porter <zoe.porter@cityofkeywest-fl.gov>
Sent: Thursday, August 29, 2024 3:42 PM
To: Alfonso Suarez <alfonso.suarez@cphcorp.com>
Cc: Katherine Rivera <krivera@cphcorp.com>; Amanda Martin <amartin@cphcorp.com>; Kyle Bechtelheimer (P.E.) <kbechtelheimer@cphcorp.com>
Subject: RE: [EXTERNAL] BLD2024-2230 - Endangered Species Assessment

Thank you! I plan to go on site tomorrow morning to take photos. I will send the Endangered Species Assessments over to you for your signature once they are ready.

Thank you,
Zoe Porter
FEMA/Floodplain Coordinator
City of Key West | Building Department
1300 White Street
Office: 305-809-3810

From: Alfonso Suarez <alfonso.suarez@cphcorp.com>
Sent: Thursday, August 29, 2024 7:50 AM
To: Zoe Porter <zoe.porter@cityofkeywest-fl.gov>
Cc: Katherine Rivera <krivera@cphcorp.com>; Kyle Bechtelheimer (P.E.) <kbechtelheimer@cphcorp.com>; Amanda Martin <amartin@cphcorp.com>
Subject: [EXTERNAL] BLD2024-2230 - Endangered Species Assessment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Zoe,

Good morning!

You'll find below the probable staging area and project site.

We will not be present for the visit.

Thank you!

Alfonso Suarez, PMP.

PROJECT MANAGER

alfonso.suarez@cphcorp.com

o 305.274.4805 c 786.491.8390

BUILDING STRONGER COMMUNITIES TOGETHER

From: Katherine Rivera <krivera@cphcorp.com>
Sent: Tuesday, August 27, 2024 9:40 AM
To: Kyle Bechtelheimer (P.E.) <kbechtelheimer@cphcorp.com>; Amanda Martin <amartin@cphcorp.com>

Cc: Alfonso Suarez <alfonso.suarez@cphcorp.com>
Subject: FW: BLD2024-2230 - Endangered Species Assessment

Please see email below regarding submittal to 601 Howard England Way

Katherine Rivera

PROJECT COORDINATOR

krivera@cphcorp.com

o 305.274.4805 ext.#3600

BUILDING STRONGER COMMUNITIES TOGETHER

From: Zoe Porter <zoe.porter@cityofkeywest-fl.gov>
Sent: Tuesday, August 27, 2024 9:37 AM
To: Katherine Rivera <krivera@cphcorp.com>
Subject: BLD2024-2230 - Endangered Species Assessment

Good morning,

I am reaching out regarding the permit application submitted for 601 Howard England Way. This parcel is identified as a potential habitat for several endangered species, specifically being the focus area for the federally listed endangered Eastern Indigo Snake, Stock Island Tree Snail, and the Key Tree Cactus.

I will need to conduct a site visit to photograph the proposed work and staging area for the ESA assessment. Is there a specific time I should plan to go on the site? You do not need to be present, but I wanted to let someone know before I go take photos of the site. Also wanted to confirm the staging area.

Thank you,

Zoe Porter

FEMA/Floodplain Coordinator

City of Key West | Building Department

1300 White Street

Office: 305-809-3810