

Staff Report

9 New ADA compliant sidewalk on Virginia Street from Windsor Lane to Varela Street- **City of Key West/ Doug Bradshaw (H11-01-1653)**

This staff report is for the review of a Certificate of Appropriateness for public sidewalks improvements. According to the Historic Architectural Guidelines HARC approval must be secured on alterations to streets, sidewalks or street furnishings and improvements of a right-of-way, public or private (pages 1 and 2 of the Guidelines). This Commission has been reviewing applications for demolition requests of structures that are encroaching city's right-of-way which impede the construction of the proposed project. Staff has been reviewing applications for relocations of existing wood picket fences.

The submitted plans include new sidewalks that will meet ADA requirements. The affected areas will be the north side of Virginia Street from Windsor Lane to Varela Street. The City of Key West has been required by Federal Court to embark a project for the installation of sidewalks that meet ADA requirements. This project has been financed with Federal Stimulus money.

Staff was able to review some photos from the Monroe County Library. It is evident that many of the streets in the historic district never have sidewalks. Pictures from 1965 from the Monroe County Library website are evidence that on the Virginia Street portion in question there were some areas that did not have sidewalks but others did. Nevertheless Federal laws do require ADA accessible sidewalks even on Historic Districts listed in the National Register of Historic Places. This project has been reviewed by the Tree Commission and their recommendation is part of the submitted documents.

Staff understands that the request should be reviewed using the following Guidelines;

Parking areas, landscaping and open space environment (page 43);

- (8) *Widening of existing streets, changing paving materials, or creating new parking areas or streets should not affect the relationship of the buildings to their environment and should be compatible with the character of the neighborhood.*

Historically many of our residential areas in our historic district were not paved. Through the introduction of cars and other means of transportation sidewalks and paved streets changed the streetscape as well as the urban fabric in the district. This occurred in the 1910's and 1920's and the resulting sidewalks in some areas are considered historic fabric. The need to provide for accessible sidewalks is a Federal requirement that the City of Key West must meet. The project does not propose widening of the existing streets; the project, when implemented

will reclaim right-of-ways that were used for personal benefit in order to bring back to the public the required access to comply with Federal laws and provide a safe pedestrian and bicycle network. It is staff's professional opinion that the proposed sidewalks are the minimum facility to comply with ADA sidewalks and street improvements. Further staff's report indicates that the city is not exempt from Federal requirements even though the proposed undertaking will take place in the historic district which is listed in the National Register of Historic Places.

It is staff's opinion that the plans, as proposed, are consistent with the guidelines because the neighborhood historic character established by the placement of the houses, their facades and exposed materials will not be negatively affected by the proposed design.

Application



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

APPLICATION # 11-01-001653

OWNER'S NAME: City of Key West DATE: 12-6-11
 OWNER'S ADDRESS: 3140 Flagler Ave. PHONE #: 809-3792
 APPLICANT'S NAME: City of Key West PHONE #: 809-3792
 APPLICANT'S ADDRESS: 3140 Flagler Ave Contact Doug Brackshaw

ADDRESS OF CONSTRUCTION: Sidewalk installation Windsor to Varleach # OF UNITS:

Virginia St THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
This project installs a 5' ADA sidewalk on Virginia St from Windsor Lane to Varlea St.

DEC 7 2011
 MC 9:00

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

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

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

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

REQUIRED SUBMITTALS

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

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

Date: 12-6-11
 Applicant's Signature: [Signature]

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Sheet scope -

Guidelines for parking areas, landscape and
open space environment (page 43)

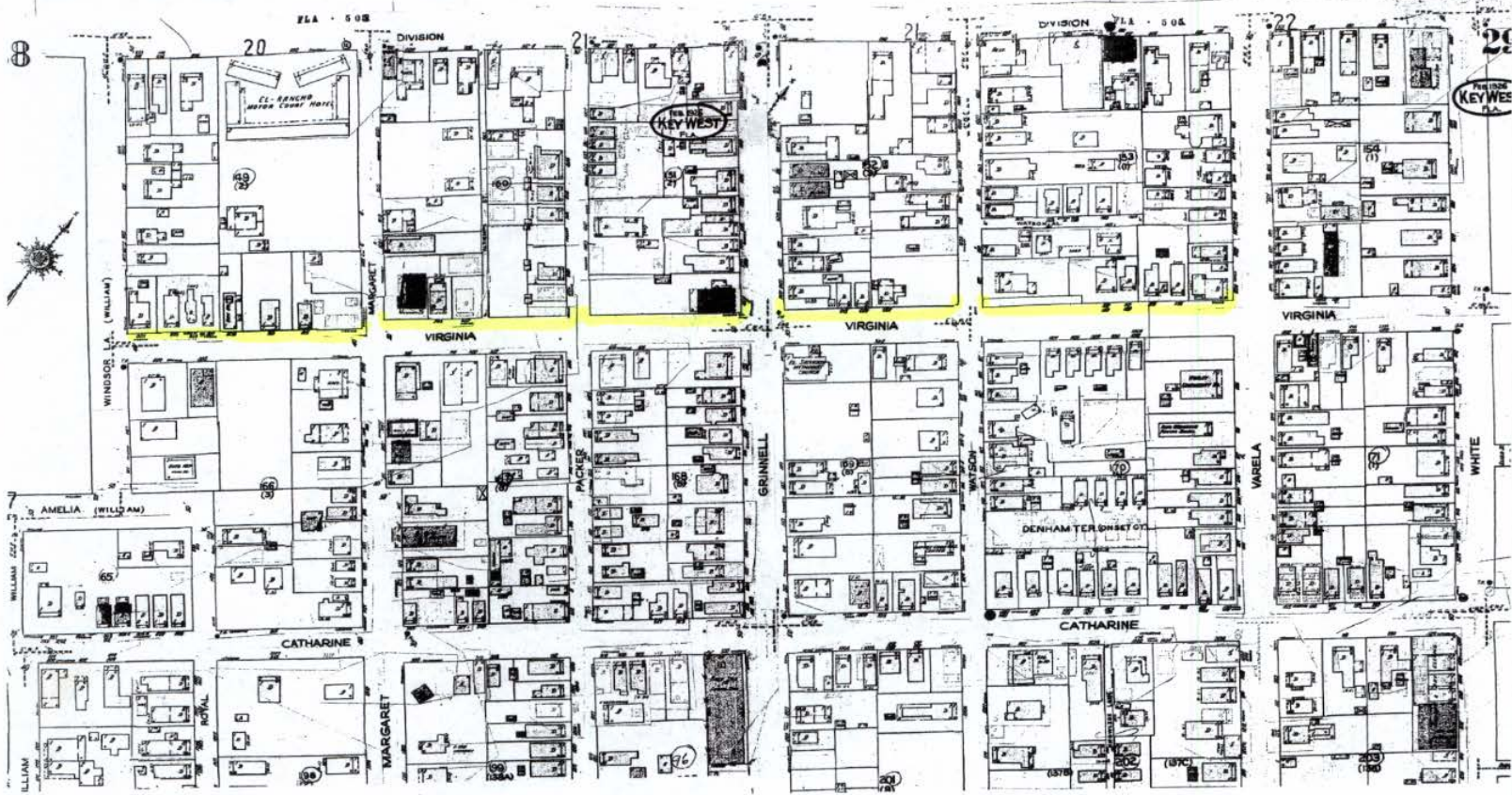
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



1948 SANBORN MAP.

28

20

TRUMAN AV.

10131040

21

KEY WEST

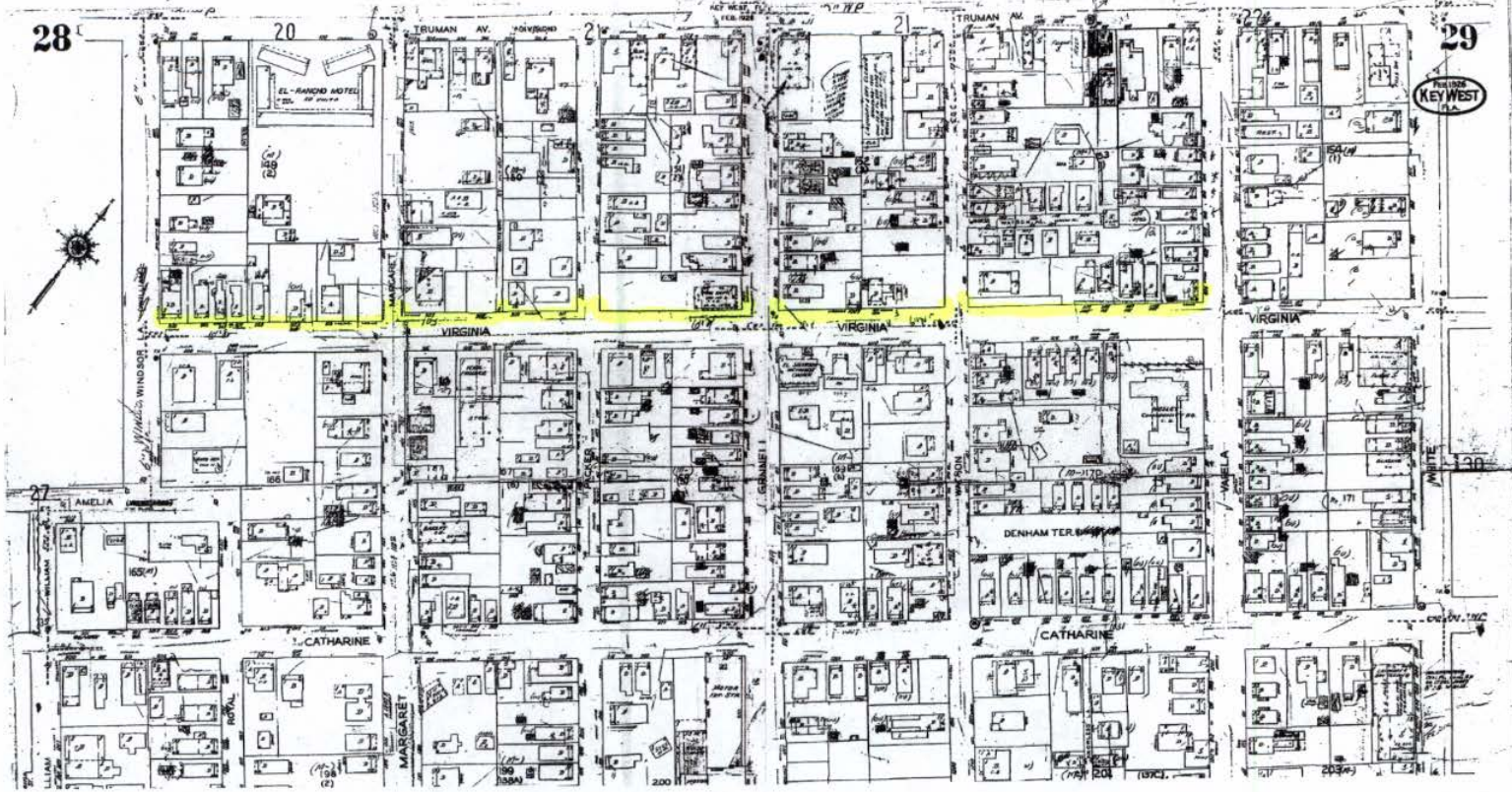
21

TRUMAN AV.

22

29

KEY WEST



1962 SANBORN MAP

Project Photos



Photo taken by the Property Appraiser's office c1965; 807 Virginia St.;



Photo taken by the Property Appraiser's office c1965; 1011 Virginia St.; El Salvador Methodist Church;



MM00028463

Photo taken by the Property Appraiser's office c1965; 1103 Virginia St.;



Photo taken by the Property Appraiser's office c1965; 1107 Virginia St.;



Virginia Street

© 2011 Google

© 2011 Google

Google earth



24°33'17.56" N 81°47'27.66" W elev 27 ft

Eye alt 13 ft



Virginia Street

© 2011 Google

© 2011 Google

Google earth



24°38'12.19" N 81°47'36.17" W elev 28 ft

Eye alt 14 ft



© 2011 Google

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Virginia Street

24°33'14.59" N 81°47'32.43" W elev 23 ft

Google earth

Eye at 14 ft

6 ft



Virginia Street

© 2011 Google

© 2011 Google

Google earth



24°33'16.57" N 81°47'29.17" W elev 27 ft

Eye alt 13 ft

Miscellaneous Information



Making Historic Properties Accessible

Thomas C. Jester and Sharon C. Park, AIA

Excerpt

Federal Accessibility Laws



The automatic door to this museum building is a practical solution for universal entry.
Photo: NPS files.

Today, few building owners are exempt from providing accessibility for people with disabilities. Before making any accessibility modification, it is imperative to determine which laws and codes are applicable. In addition to local and State accessibility codes, the following federal accessibility laws are currently in effect:

Architectural Barriers Act (1968)

The Architectural Barriers Act stipulates that all buildings designed, constructed, and altered by the Federal Government, or with federal assistance, must be accessible. Changes made to federal buildings must meet the Uniform Federal Accessibility Standards (UFAS). Special provisions are included in UFAS for historic buildings that would be threatened or destroyed by meeting full accessibility requirements.

Rehabilitation Act (1973)

The Rehabilitation Act requires recipients of federal financial assistance to make their programs and activities accessible to everyone. Recipients are allowed to make their properties accessible by altering their building, by moving programs and activities to accessible spaces, or by making other accommodations.

Americans with Disabilities Act (1990)

Historic properties are not exempt from the Americans with Disabilities Act (ADA) requirements. To the greatest extent possible, historic buildings must be as accessible as non-historic buildings. However, it may not be possible for some historic properties to meet the general accessibility requirements.

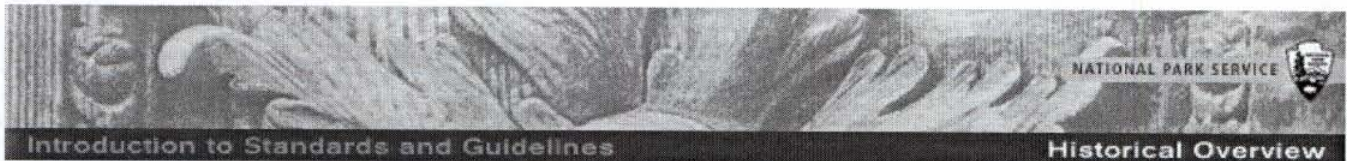
Under Title II of the ADA, State and local governments must remove accessibility barriers either by shifting services and programs to accessible buildings, or by making alterations to existing buildings. For instance, a licensing office may be moved from a second floor to an accessible first floor space, or if this is not feasible, a mail service might be provided. However, State and local government facilities that have historic preservation as their main purpose-State-owned historic museums, historic State capitols that offer tours-must give priority to physical accessibility.

Under Title III of the ADA, owners of "public accommodations" (theaters, restaurants, retail shops, private museums) must make "readily achievable" changes; that is, changes that can be easily accomplished without much expense. This might mean installing a ramp, creating accessible parking, adding grab bars in bathrooms, or modifying door hardware. The requirement to remove barriers when it is "readily achievable" is an ongoing responsibility. When alterations, including restoration and rehabilitation work, are made, specific accessibility requirements are triggered.

Recognizing the national interest in preserving historic properties, Congress established alternative requirements for properties that cannot be made accessible without "threatening or destroying" their significance. A consultation process is outlined in the ADA's Accessibility Guidelines for owners of historic properties who believe that making specific accessibility modifications would "threaten or destroy" the significance of their property. In these situations, after consulting with persons with disabilities and disability organizations, building owners should contact the State Historic Preservation Officer (SHPO) to determine if the special accessibility provisions for historic properties may be used. Further, if it is determined in consultation with the SHPO that compliance with the minimum requirements would also "threaten or destroy" the significance of the property, alternative methods of access, such as home delivery and audio-visual programs, may be used.

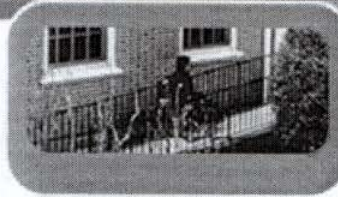
Conclusion

Historic properties are irreplaceable and require special care to ensure their preservation for future generations. With the passage of the Americans with Disabilities Act, access to historic properties open to the public is a now civil right, and owners of historic properties must evaluate existing buildings and determine how they can be made more accessible. It is a challenge to evaluate properties thoroughly, to identify the applicable accessibility requirements, to explore alternatives and to implement solutions that provide independent access and are consistent with accepted historic preservation standards. Solutions for accessibility should not destroy a property's significant materials, features and spaces, but should increase accessibility as much as possible. Most historic buildings are not exempt from providing accessibility, and with careful planning, historic properties can be made more accessible, so that all citizens can enjoy our Nation's diverse heritage.



SPECIAL REQUIREMENTS

accessibility considerations



Work that must be done to meet accessibility requirements, health and safety requirements or retrofitting to improve energy efficiency is usually not part of the overall process of protecting historic buildings; rather, this work is assessed for its potential impact on the historic building.

It is often necessary to make modifications to a historic building so that it will be in compliance with current accessibility code requirements. Accessibility to certain historic structures is required by three specific federal laws: the Architectural Barriers Act of 1968, Section 504 of the Rehabilitation Act of 1973, and the Americans with Disabilities Act of 1990. Federal rules, regulations, and standards have been developed which provide guidance on how to accomplish access to historic areas for people with disabilities. Work must be carefully planned and undertaken so that it does not result in the loss of character-defining spaces, features, and finishes. The goal is to provide the highest level of access with the lowest level of impact.

GUIDELINES ▼

-INTRODUCTION-

[Choosing Treatment](#)

[Using the Standards + Guidelines](#)

-Historical Overview-

Exterior Materials

[Masonry](#)

[Wood](#)

[Architectural Metals](#)

Exterior Features

[Roofs](#)

[Windows](#)

[Entrances + Porches](#)

[Storefronts](#)

Interior Features

[Structural System](#)

[Spaces/Features/Finishes](#)

[Mechanical Systems](#)

Site

Setting

Special Requirements

[Energy Efficiency](#)

[Accessibility](#)

[Health + Safety](#)

[New Additions](#)

historical overview - [PRESERVING](#) - [REHABILITATING](#) - [RESTORING](#) - [RECONSTRUCTING](#)

[main](#) - [credits](#) - [email](#)

Tree Commission Documents



**THE CITY OF KEY WEST
TREE COMMISSION
P.O. BOX 1409
KEY WEST, FL 33041-1409**

City of Key West
C/o Mr. Jim Scholl
PO Box 1409
Key West, FL 33040

November 3, 2011

Dear Mr. Scholl,

Your request for tree commission ruling is being processed. The tree(s) on the application will be measured and evaluated for tree replacement caliper inches as per **Sec. 110-324** Key West City code.

Key West City code **Sec. 110-330 Application of criteria**. The tree commission shall determine whether to approve each tree removal permit application by weighing its findings made pursuant to sections 110-327, 110-328, and 110-329. Determinations of equivalency shall include evaluation of the species, age, condition, historical significance, dimension and setting of the tree.*

This request will be considered at the **November 14, 2011**, Tree Commission Meeting, 5:00pm, Old City Hall, 510 Greene Street. **Your attendance is required.**

Agenda item #

Tree Address

20

**Windsor to Margaret
Margaret to Packer**

Tree Species: **Almond Tree** (DBH) 35"
Location 50%
Species 0%
Condition 40%
Avg. value 30%

Avg. value .30 x Diameter (DBH) 35" = **10.5 Replacement inches**

Tree Species: **Mahogany** (DBH) 38"
Location 60%
Species 100%
Condition 60%
Avg. value 73%

Avg. value .73 x Diameter (DBH) 38" = **27.8 Replacement inches**

Tree Species: **Royal Poinciana** (DBH) 21"
Location 60%
Species 100%
Condition 50%
Avg. value 70%

Avg. value .70 x Diameter (DBH) 21" = **14.7 Replacement inches**

Total Caliper Inch Replacement = 53

Tree replacements will be planted in area of choice within the property line of tree address.

* Tree Commission will make final determination. The values charged may be different than what is expressed here in the preliminary worksheet

Karen DeMaria 
Interim Urban Forestry Manager
kdemaria@keywestcity.com

If you have any questions please call the office at (305) 809-3768 or 809-3764.
CC: Karen Olson and Rick Milelli



CITY OF KEY WEST

TREE PERMIT

Permit# 5852A Date Issued 11/15/2011

Address Virginia Street Sidewalk Plan

This is to certify that Charley Toppino and Sons

has permission to Remove (1) Royal Poinciana, (1) Almond Tree and (1) Mahogany.

Replace with 53" ID caliper inches of native canopy trees of choice, Fl #1, to be planted

on site and planted in the six months from the approval date as described here in. All

plants shall be planted according to current 'Best Management Practices'. Call

Landscape office for tree replacement inspection. All replacement trees shall be

maintained as trees in perpetuity.

as per application approved 11/14/2011

The person accepting this permit shall conform to the terms of the application on file in the office of the Tree Commission of Key West. All work shall conform to the requirements of the Code of Ordinances of the City of Key West, Chapter 110-Article VI. Tree Protection.

This Tree Permit is effective for 6 months from the date issued.

IMPORTANT NOTICE

This card must be posted in a location clearly visible from the street and in a protected covering.

APPROVED BY


Danilo Crespo

City of Key West, Florida
Tree Commission
PO Box 1409
Key West, FL 33040
Phone: (305)809-3764



CITY OF KEY WEST

TREE PERMIT

Permit# 5852B Date Issued 11/15/2011

Address Virginia Street Sidewalk Plan

This it to certify that Charley Toppino and Sons

has permission to Remove (4) Coconut palms, (2) Washingtonia palms and (1) Chinese Fantail palm. Replace with (7) native palms of choice, 4' minimum, FL #1, to be planted on site or City Right of Way. Replacements shall be planted in the six months from the approval date as described here in. All plants shall be planted according to current 'Best Management Practices'. Call landscape office for tree replacement inspection.

as per application approved 11/14/2011


The person accepting this permit shall conform to the terms of the application on file in the office of the Tree Commission of Key West. All work shall conform to the requirements of the Code of Ordinances of the City of Key West, Chapter 110-Article VI. Tree Protection.

This Tree Permit is effective for 6 months from the date issued.

IMPORTANT NOTICE

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APPROVED BY



Danilo Crespo

DB

City of Key West
Tree Commission
PO Box 1409
Key West, FL 33040
Phone: (305)809-3764



CITY OF KEY WEST

TREE PERMIT

Permit# 5852C Date Issued 11/15/2011

Address Virginia Street Sidewalk Plan

This is to certify that Charley Toppino and Sons

has permission to Relocate (6) Thatch palms, (3) Coconut palms, (1) Alexander palm, (1) Cherry tree, (1) Spanish Stopper, (1) Red Stopper, (4) Christmas palms, (1) Queen palm and (1) Pithecelldoium.

as per application approved 11/14/2011

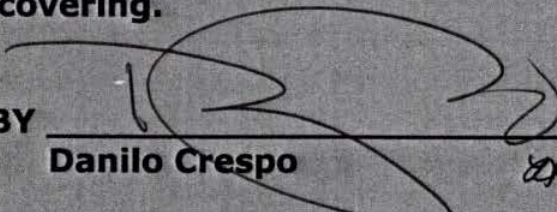
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APPROVED BY


Danilo Crespo

City of Key West, Florida
Tree Commission
PO Box 1409
Key West, FL 33040
Phone: (305)809-3764

Site Plans



City of Key West

Engineering Services
3140 Flagler Avenue
Key West, FL 33040



950 Encore Way
Naples, FL 34110
Phone: (239) 254-2000
Florida Certificate of Authorization No. 1772

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW

FRANCIS JOSEPH FEENEY
P.E. LICENSE No. 64698
DATE: 11/4/2009

PHASE IV
SIDEWALK ENHANCEMENT PROJECT
VIRGINIA STREET SIDEWALKS
FROM WINDSOR LANE TO JOSE MATRI DRIVE

Drawn By: A.L.J. Date: 5/11
Checked By: F.J.F. Check Date: 5/11
Scale: 1"=10'

Revisions:

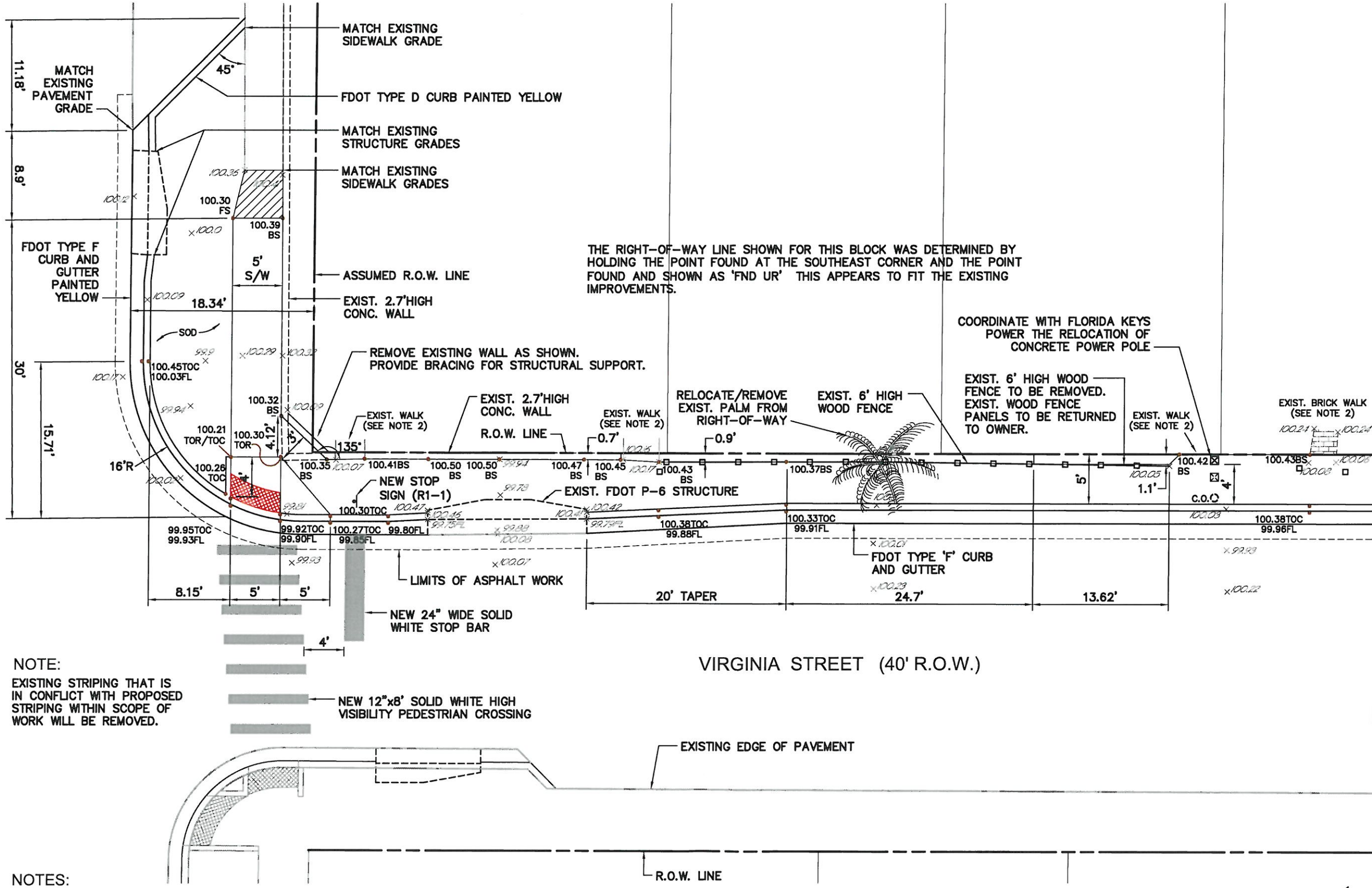
RESOLUTION 10-122
Reference No.

90764SP01

Drawing No. 4683-3

Project No. 2009.076

Sheet No. 3 OF 15



NOTE:
EXISTING STRIPING THAT IS IN CONFLICT WITH PROPOSED STRIPING WITHIN SCOPE OF WORK WILL BE REMOVED.

- NOTES:
1. THERE SHALL BE NO GREATER THAN A 2% CROSS-SLOPE IN AREAS WHERE ROADWAY ASPHALT IS REMOVED.
 2. CONTRACTOR TO PROVIDE TRANSITION TO MATCH EXISTING SIDEWALK AND DRIVEWAY GRADES. TRANSITION SLOPE NOT TO EXCEED 5%. TRANSITION MATERIAL TO MATCH EXISTING.
 3. ALL PROPOSED STRIPING TO BE THERMO-PLASTIC.
 4. ALL PROPOSED CURB RAMPS ARE TO BE BUILT AS PER FDOT ROADWAY AND DESIGN STANDARDS INDEX No. 304 WITH MAXIMUM LONGITUDINAL SLOPES OF 1:12 AND MAXIMUM CROSS SLOPES OF 2%.

100% SUBMITTAL



SCALE: 1" = 10'

MATCH LINE FOR CONTINUATION, SEE SHEET 4

PHASE 4 CONST. - HM 2009.076



City of
Key West

Engineering Services
3140 Flagler Avenue
Key West, FL 33040



950 Encore Way
Naples, FL 34110
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Florida Certificate of
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P.E. LICENSE No. 64698
DATE 11/4/2011

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SIDEWALK ENHANCEMENT PROJECT
VIRGINIA STREET SIDEWALKS
FROM WINDSOR LANE TO JOSE MATRI DRIVE

Drawn By: A.L.J. Date: 5/11
Checked By: F.J.F. Check Date: 5/11
Scale: 1"=10'

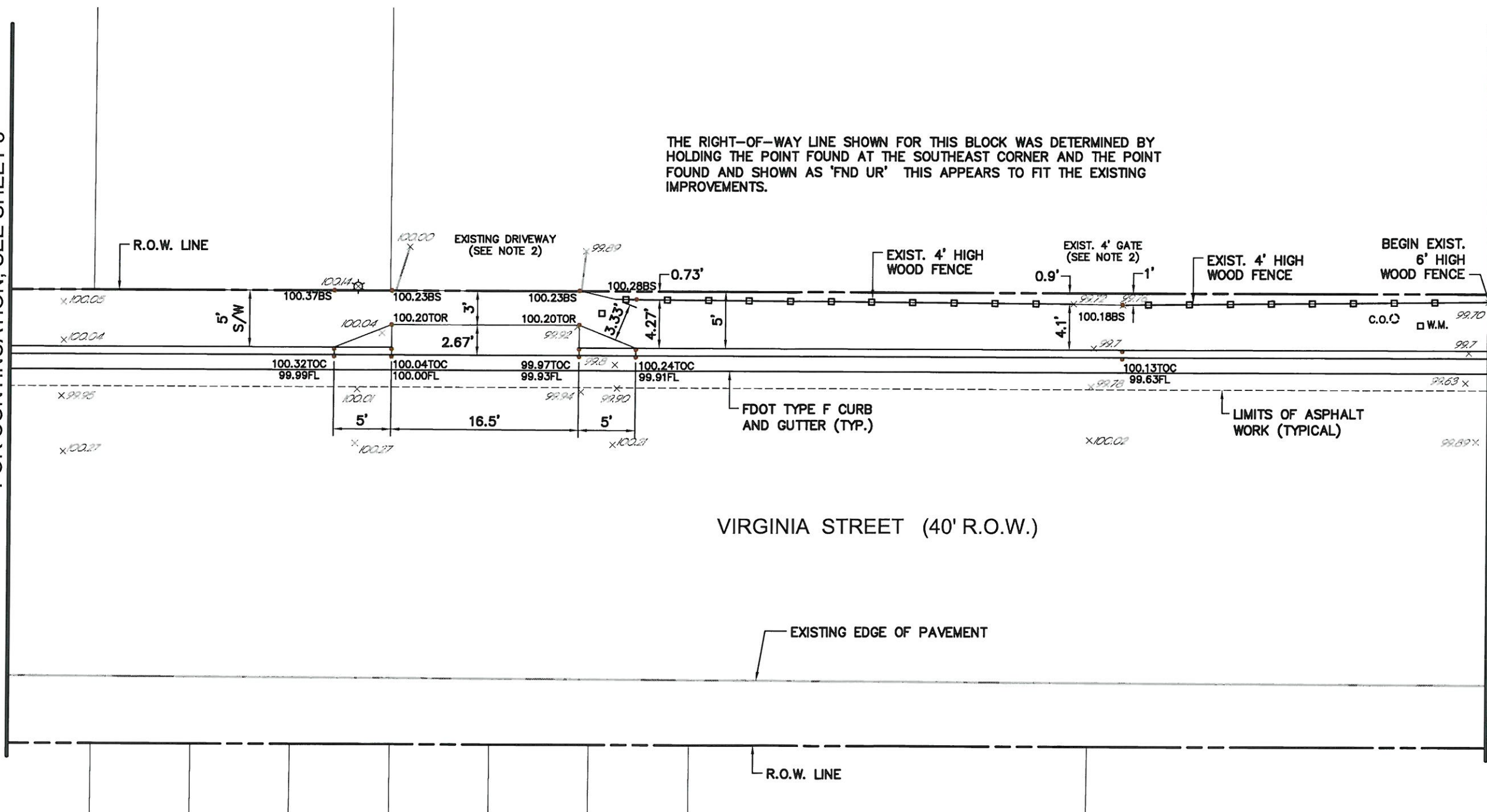
Revisions:
RESOLUTION 10-122

Reference No.
90764SP02
Drawing No.
4683-4
Project No.
2009.076
Sheet No.
4 OF 15

MATCH LINE
FOR CONTINUATION, SEE SHEET 3

MATCH LINE
FOR CONTINUATION, SEE SHEET 5

THE RIGHT-OF-WAY LINE SHOWN FOR THIS BLOCK WAS DETERMINED BY HOLDING THE POINT FOUND AT THE SOUTHEAST CORNER AND THE POINT FOUND AND SHOWN AS 'FND UR' THIS APPEARS TO FIT THE EXISTING IMPROVEMENTS.



VIRGINIA STREET (40' R.O.W.)

NOTES:

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3. ALL PROPOSED STRIPING TO BE THERMO-PLASTIC.



SCALE: 1" = 10'

100% SUBMITTAL

H:\2009\2009076\CONSTRY\PHASE 4\VIRGINIA\90764SP02.dwg Tab: 4683-04_468302 Nov 03, 2011 11:44am Plotted by: Amber Argueta



City of Key West

Engineering Services
3140 Flagler Avenue
Key West, FL 33040



HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS
LANDSCAPE ARCHITECTS
950 Encore Way
Naples, FL 34110
Phone: (239) 254-2000
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VIRGINIA STREET SIDEWALKS
FROM WINDSOR LANE TO JOSE MARI DRIVE

Drawn By: A.L.J. Date: 5/11
Checked By: F.J.F. Check Date: 5/11

Scale: 1"=10'
Revisions:

RESOLUTION 10-122
Reference No.

90764SP03

Drawing No.
4683-5

Project No.
2009.076

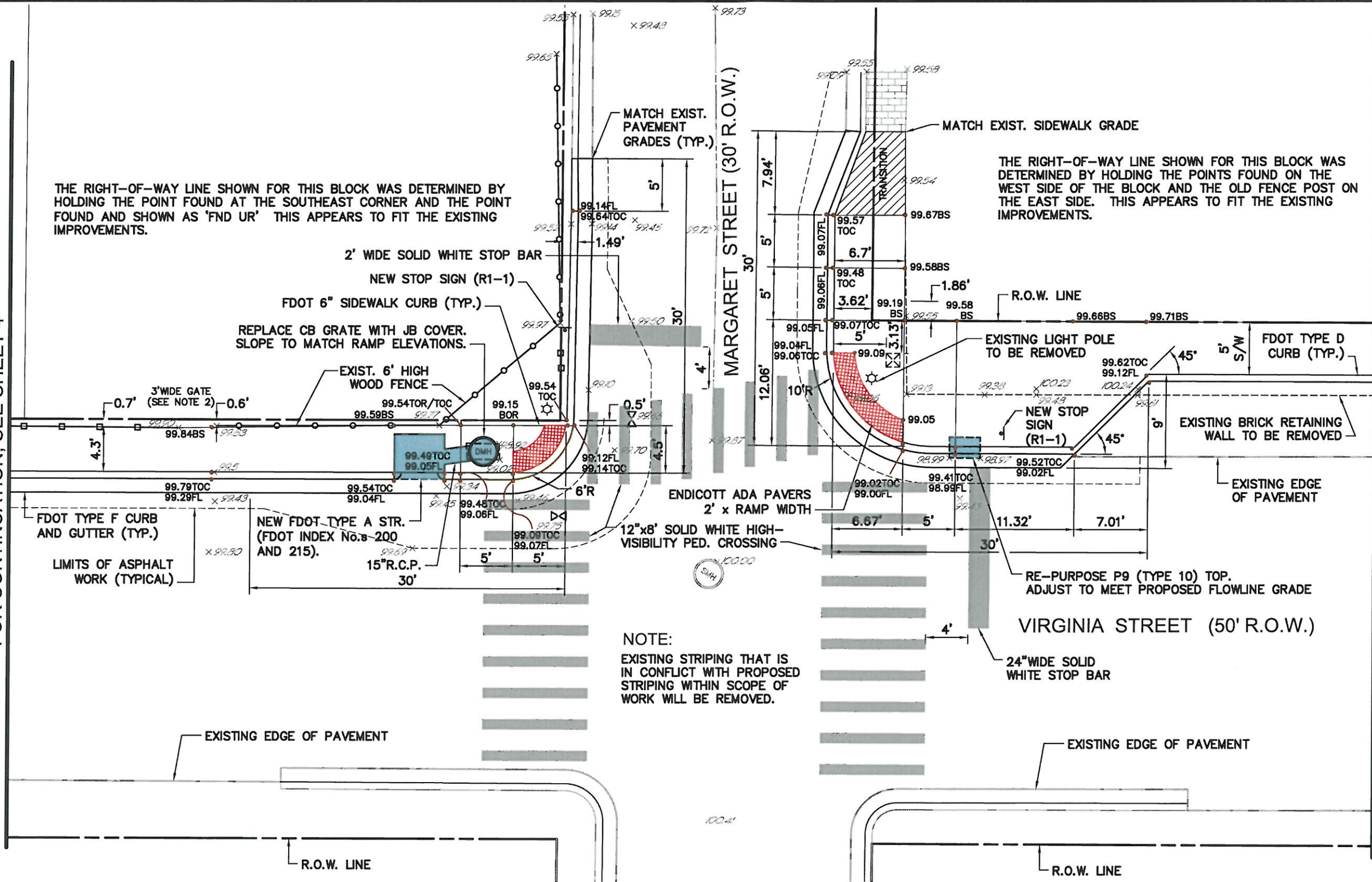
Sheet No.
5 OF 15

THE RIGHT-OF-WAY LINE SHOWN FOR THIS BLOCK WAS DETERMINED BY HOLDING THE POINT FOUND AT THE SOUTHEAST CORNER AND THE POINT FOUND AND SHOWN AS 'FND UR' THIS APPEARS TO FIT THE EXISTING IMPROVEMENTS.

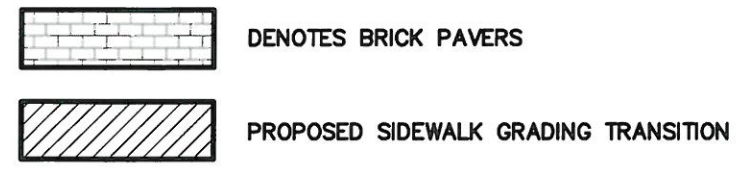
THE RIGHT-OF-WAY LINE SHOWN FOR THIS BLOCK WAS DETERMINED BY HOLDING THE POINTS FOUND ON THE WEST SIDE OF THE BLOCK AND THE OLD FENCE POST ON THE EAST SIDE. THIS APPEARS TO FIT THE EXISTING IMPROVEMENTS.

MATCH LINE
FOR CONTINUATION, SEE SHEET 4

MATCH LINE
FOR CONTINUATION, SEE SHEET 6

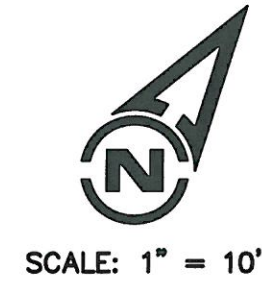


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 3. ALL PROPOSED STRIPING TO BE THERMO-PLASTIC.
 4. WASHED 89 STONE WILL BE USED WHERE APPROPRIATE TO FILL DEVIATIONS IN ELEVATION OF THE EXISTING OFF-STREET PARKING BETWEEN THE PROPOSED IMPROVEMENTS AND EXISTING PAVEMENT. CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE FLOW.
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100% SUBMITTAL





City of Key West

Engineering Services
3140 Flagler Avenue
Key West, FL 33040



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FRANCO JOSEPH FEENEY
P.E. LICENSE NO. 64688

DATE 11/4/2011

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Revisions:

RESOLUTION 10-122

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90764SP04

Drawing No.

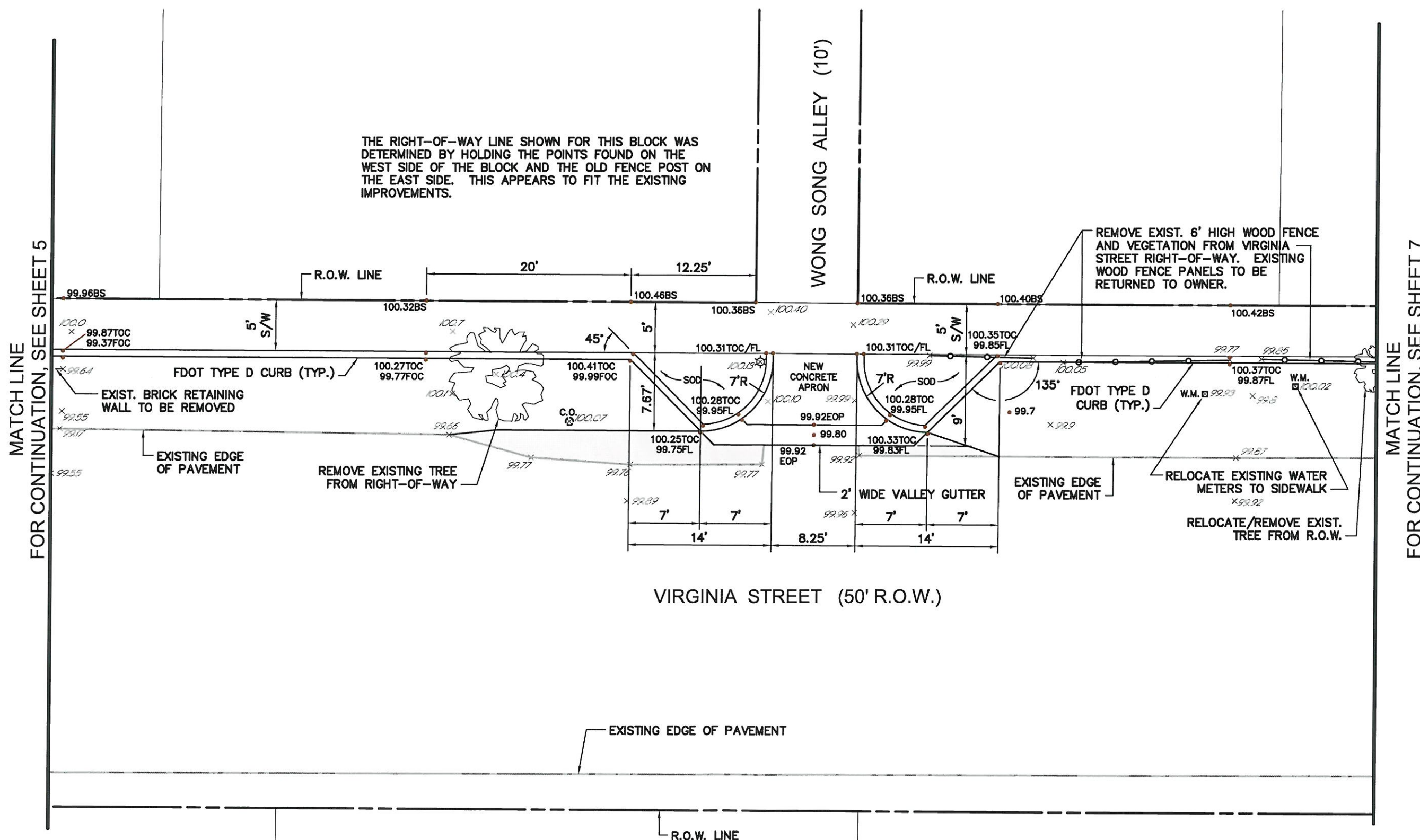
4683-6

Project No.

2009.076

Sheet No.

6 OF 15



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MATCH LINE FOR CONTINUATION, SEE SHEET 7

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□ DENOTES PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE SHEET 4683-15 FOR PAVEMENT SECTION DETAIL)



100% SUBMITTAL

SCALE: 1" = 10'

H:\2009\2009076\DW\CONSTR\PHASE 4\VI\VI04\VI0764SP04.dwg Tab: 4683-06_sps04 Nov 03, 2011 - 1:32pm Plotted by: Ambardeurguan



City of
Key West

Engineering Services
3140 Flagler Avenue
Key West, FL 33040



ENGINEERS - PLANNERS - SURVEYORS
LANDSCAPE ARCHITECTS
950 Encore Way
Naples, FL 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No. 1772

THESE DRAWINGS ARE NOT
APPROVED FOR CONSTRUCTION
UNLESS SIGNED BELOW:

FRANCIS JOSEPH FEENEY
P.E. LICENSE No. 64688
DATE 11/4/2011

PHASE IV
SIDEWALK ENHANCEMENT PROJECT
VIRGINIA STREET SIDEWALKS
FROM WINDSOR LANE TO JOSE MATRI DRIVE

Drawn By: A.L.J. Date: 5/11
Checked By: F.J.F. Check Date: 6/11
Scale: 1" = 10'

Revisions:

RESOLUTION 10-122
Reference No.

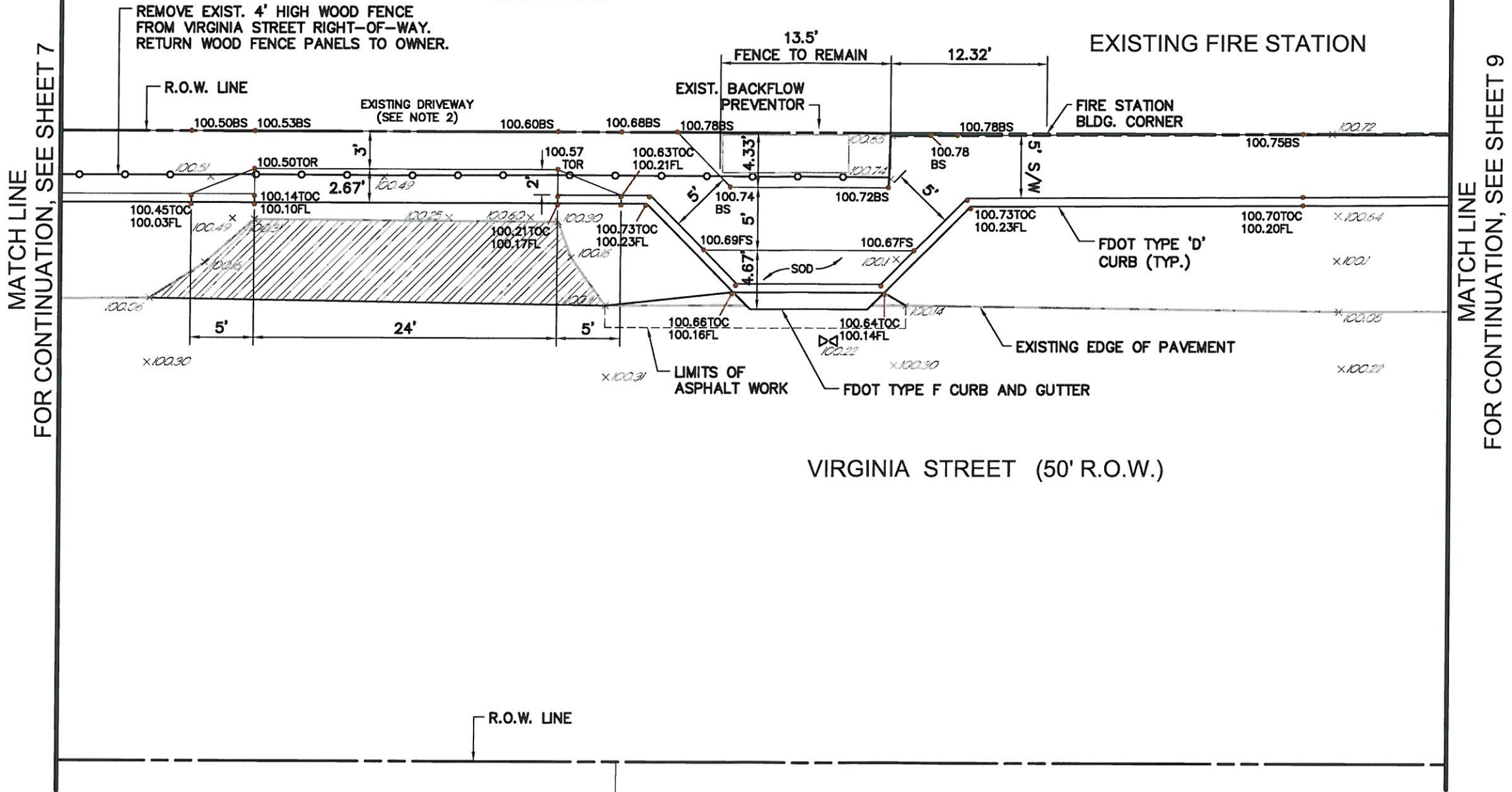
90764SP06

Drawing No.
4683-8

Project No.
2009.076

Sheet No.
8 OF 15

THE RIGHT-OF-WAY SHOWN FOR THIS BLOCK WAS DETERMINED BY HOLDING THE FIRE STATION BUILDING LINE AND THE POINT NEAREST THE SOUTHWEST BLOCK CORNER FOUND ON THE WEST SIDE OF THE BLOCK. THIS APPEARS TO FIT THE EXISTING IMPROVEMENTS.



NOTES:

1. THERE SHALL BE NO GREATER THAN A 2% CROSS-SLOPE IN AREAS WHERE ROADWAY ASPHALT IS REMOVED.
2. CONTRACTOR TO PROVIDE TRANSITION TO MATCH EXISTING SIDEWALK AND DRIVEWAY GRADES. TRANSITION SLOPE NOT TO EXCEED 5%. TRANSITION MATERIAL TO MATCH EXISTING.
3. ALL PROPOSED STRIPING TO BE THERMO-PLASTIC.
4. WASHED 89 STONE WILL BE USED WHERE APPROPRIATE TO FILL DEVIATIONS IN ELEVATION OF THE EXISTING OFF-STREET PARKING BETWEEN THE PROPOSED IMPROVEMENTS AND EXISTING PAVEMENT. CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE FLOW.

- DENOTES PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE SHEET 4683-15 FOR PAVEMENT SECTION DETAIL.)
- DENOTES EXISTING ASPHALT PAVEMENT TO BE REMOVED AND REPLACED WITH WASHED 89 STONE.



100% SUBMITTAL

SCALE: 1" = 10'

MATCH LINE FOR CONTINUATION, SEE SHEET 7

MATCH LINE FOR CONTINUATION, SEE SHEET 9

H:\2009\2009076\DW\CONSTR\PHASE 4\CONSTR\PHASE 4\SP06.dwg Tab: 4683-08_SPO6 Nov 03, 2011 - 2:17pm Plotted by: AmberLargeron



City of Key West

Engineering Services
3140 Flagler Avenue
Key West, FL 33040



HOLE MONTES
ENGINEERS - PLANNERS - SURVEYORS
LANDSCAPE ARCHITECTS
950 Encore Way
Naples, FL 34110
Phone: (239) 254-2000
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Francis Joseph Feeney
FRANCIS JOSEPH FEENEY
P.E. LICENSE No. 64688

DATE 11/4/2011

PHASE IV
SIDEWALK ENHANCEMENT PROJECT
VIRGINIA STREET SIDEWALKS
FROM WINDSOR LANE TO JOSE MATRI DRIVE

Drawn By: A.L.J. Date: 5/11
Checked By: F.J.F. Check Date: 6/11
Scale: 1"=10'

Revisions:

Reference No.

90764SP08

Drawing No.

4683-10

Project No.

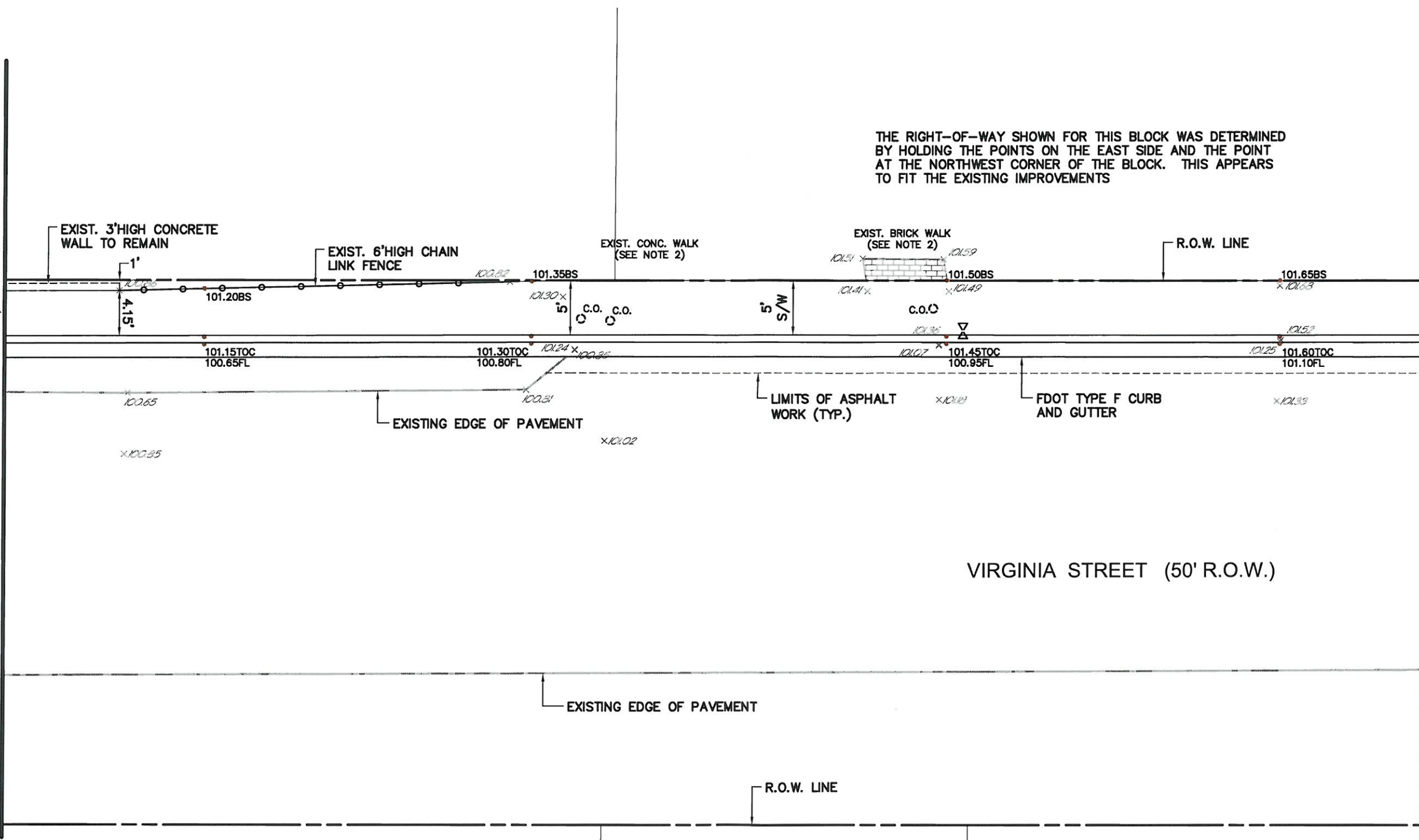
2009.076

Sheet No.

10 of 15

THE RIGHT-OF-WAY SHOWN FOR THIS BLOCK WAS DETERMINED BY HOLDING THE POINTS ON THE EAST SIDE AND THE POINT AT THE NORTHWEST CORNER OF THE BLOCK. THIS APPEARS TO FIT THE EXISTING IMPROVEMENTS

MATCH LINE FOR CONTINUATION, SEE SHEET 9



MATCH LINE FOR CONTINUATION, SEE SHEET 11

VIRGINIA STREET (50' R.O.W.)

NOTES:

- 1. THERE SHALL BE NO GREATER THAN A 2% CROSS-SLOPE IN AREAS WHERE ROADWAY ASPHALT IS REMOVED.
- 2. CONTRACTOR TO PROVIDE TRANSITION TO MATCH EXISTING SIDEWALK AND DRIVEWAY GRADES. TRANSITION SLOPE NOT TO EXCEED 5%. TRANSITION MATERIAL TO MATCH EXISTING.
- 3. ALL PROPOSED STRIPING TO BE THERMO-PLASTIC.
- 4. WASHED 89 STONE WILL BE USED WHERE APPROPRIATE TO FILL DEVIATIONS IN ELEVATION OF THE EXISTING OFF-STREET PARKING BETWEEN THE PROPOSED IMPROVEMENTS AND EXISTING PAVEMENT. CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE FLOW.



100% SUBMITTAL

SCALE: 1" = 10'

H:\2009\2009076\04\CONSTR\PHASE 4\100% SUBMITTAL\90764SP08.dwg Tab: 4683-10.dwg Nov 03, 2011 - 2:35pm Plotted by: AmbarJuguen



City of Key West

Engineering Services
3140 Flagler Avenue
Key West, FL 33040



950 Encore Way
Naples, FL 34110
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FRANCIS JOSEPH FEENEY
P.E. LICENSE No. 84698

DATE 11/4/2011

PHASE IV
SIDEWALK ENHANCEMENT PROJECT
VIRGINIA STREET SIDEWALKS
FROM WINDSOR LANE TO JOSE MATHRI DRIVE

Drawn By: A.L.J. Date: 5/11
Checked By: F.J.F. Check Date: 6/11

Scale: 1"=10'
Revisions:

Table with 2 columns: Description, Date. Contains revision entries.

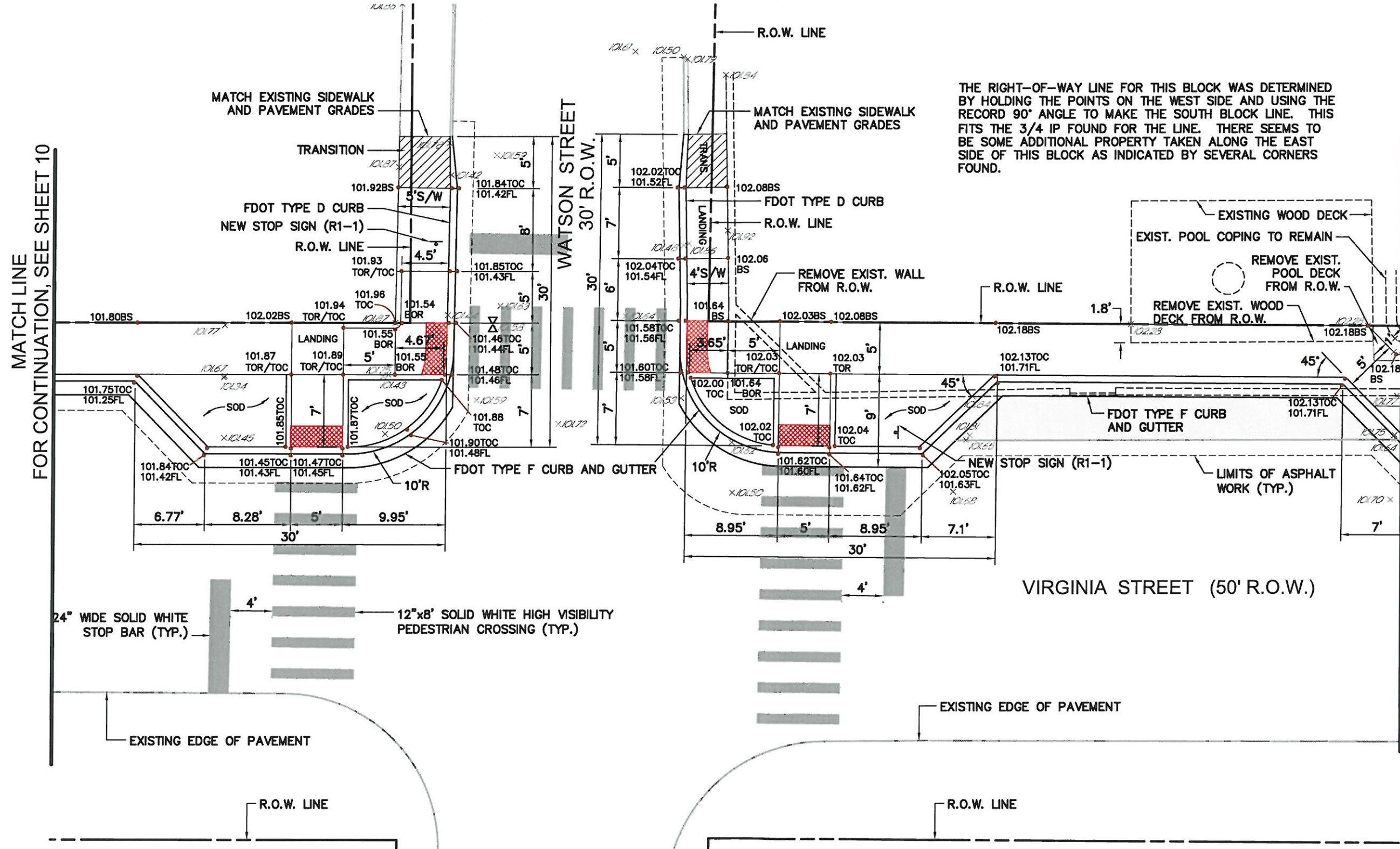
Reference No. 90764SP09

Drawing No. 4683-11

Project No. 2009.076

Sheet No. 11 OF 15

THE RIGHT-OF-WAY LINE FOR THIS BLOCK WAS DETERMINED BY HOLDING THE POINTS ON THE WEST SIDE AND USING THE RECORD 90° ANGLE TO MAKE THE SOUTH BLOCK LINE. THIS FITS THE 3/4 IP FOUND FOR THE LINE. THERE SEEMS TO BE SOME ADDITIONAL PROPERTY TAKEN ALONG THE EAST SIDE OF THIS BLOCK AS INDICATED BY SEVERAL CORNERS FOUND.



MATCH LINE FOR CONTINUATION, SEE SHEET 10

MATCH LINE FOR CONTINUATION, SEE SHEET 12

- NOTES:
1. THERE SHALL BE NO GREATER THAN A 2% CROSS-SLOPE IN AREAS WHERE ROADWAY ASPHALT IS REMOVED.
2. CONTRACTOR TO PROVIDE TRANSITION TO MATCH EXISTING SIDEWALK AND DRIVEWAY GRADES. TRANSITION SLOPE NOT TO EXCEED 5%. TRANSITION MATERIAL TO MATCH EXISTING.
3. ALL PROPOSED STRIPING TO BE THERMO-PLASTIC.
4. ALL PROPOSED CURB RAMPS ARE TO BE BUILT AS PER FDOT ROADWAY AND DESIGN STANDARDS INDEX No. 304 WITH MAXIMUM LONGITUDINAL SLOPES OF 1:12 AND MAXIMUM CROSS SLOPES OF 2%.
5. EXISTING STRIPING THAT IS IN CONFLICT WITH PROPOSED STRIPING WITHIN SCOPE OF WORK WILL BE REMOVED.

Denotes proposed heavy duty asphalt pavement (see sheet 4683-15 for pavement section detail.)



SCALE: 1" = 10'

100% SUBMITTAL



City of
Key West

Engineering Services
3140 Flagler Avenue
Key West, FL 33040



950 Encore Way
Naples, FL 34110
Phone: (239) 254-2000
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FRANIS JOSEPH FEENEY
P.E. LICENSE No. 64688
DATE 11/21/2011

PHASE IV
SIDEWALK ENHANCEMENT PROJECT
VIRGINIA STREET SIDEWALKS
FROM WINDSOR LANE TO JOSE MATRI DRIVE

Drawn By: A.L.J. Date: 5/11
Checked By: F.J.F. Check Date: 6/11
Scale: 1"=10'
Revisions:

Reference No.
90764SP10

Drawing No.
4683-12

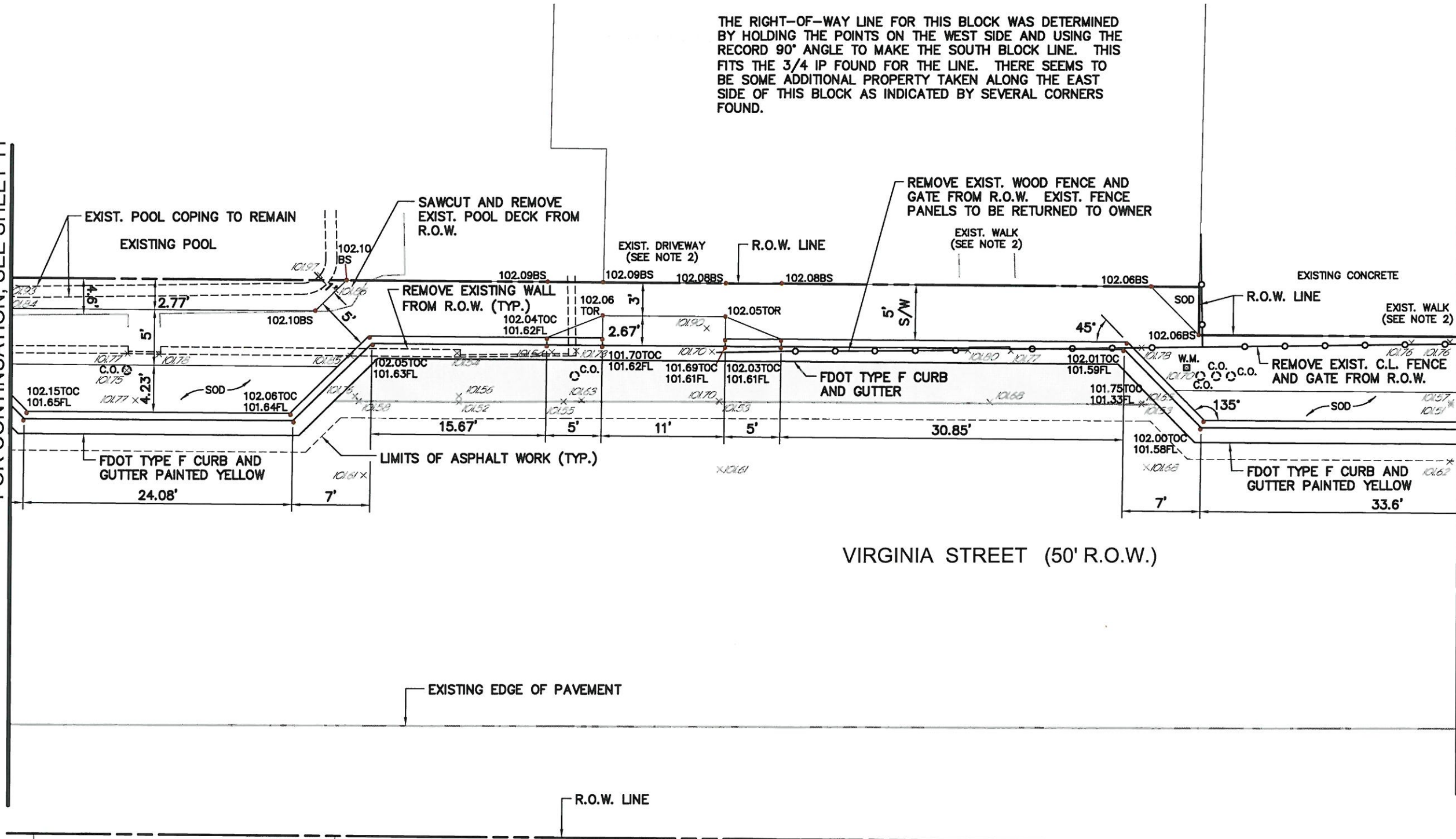
Project No.
2009.076

Sheet No.
12 of 15

THE RIGHT-OF-WAY LINE FOR THIS BLOCK WAS DETERMINED BY HOLDING THE POINTS ON THE WEST SIDE AND USING THE RECORD 90° ANGLE TO MAKE THE SOUTH BLOCK LINE. THIS FITS THE 3/4 IP FOUND FOR THE LINE. THERE SEEMS TO BE SOME ADDITIONAL PROPERTY TAKEN ALONG THE EAST SIDE OF THIS BLOCK AS INDICATED BY SEVERAL CORNERS FOUND.

MATCH LINE FOR CONTINUATION, SEE SHEET 11

MATCH LINE FOR CONTINUATION, SEE SHEET 13



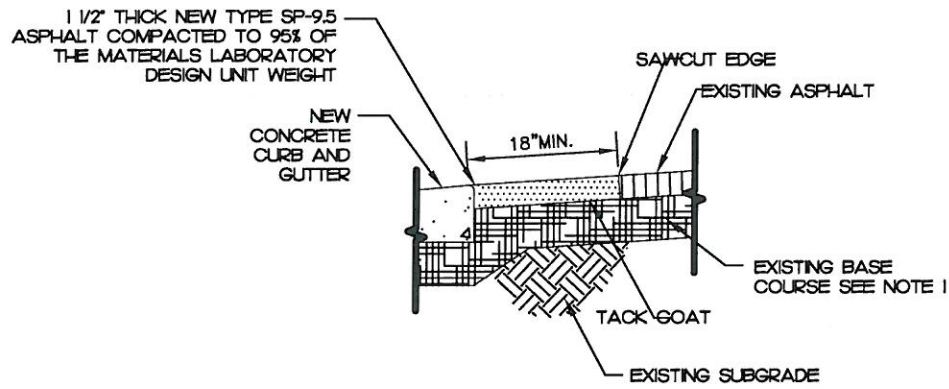
- NOTES:
1. THERE SHALL BE NO GREATER THAN A 2% CROSS-SLOPE IN AREAS WHERE ROADWAY ASPHALT IS REMOVED.
 2. CONTRACTOR TO PROVIDE TRANSITION TO MATCH EXISTING SIDEWALK AND DRIVEWAY GRADES. TRANSITION SLOPE NOT TO EXCEED 5%. TRANSITION MATERIAL TO MATCH EXISTING.
 3. ALL PROPOSED STRIPING TO BE THERMO-PLASTIC.

DENOTES PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE SHEET 4683-15 FOR PAVEMENT SECTION DETAIL.)



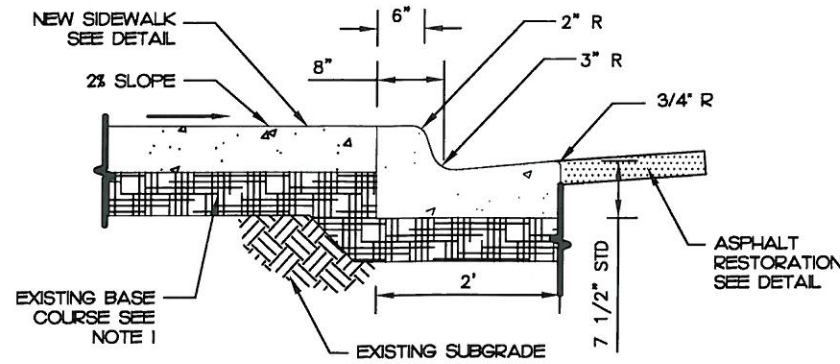
SCALE: 1" = 10'

100% SUBMITTAL



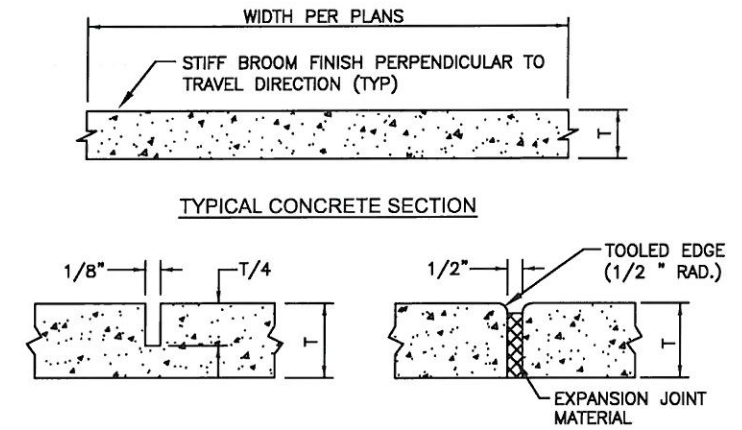
- NOTES:**
- EXISTING BASE COURSE SHALL BE REPAIRED (AS NECESSARY) AND COMPACTED PRIOR TO POURING NEW SIDEWALK AND/OR DRIVEWAYS. IF ADDITIONAL FILL IS REQUIRED, CRUSHED LIMEROCK MEETING FDOT REQUIREMENTS SHALL BE USED.
 - ALL PAVEMENT MATERIALS SHALL BE IN ACCORDANCE WITH THE FDOT STANDARD SPECIFICATIONS.

1 ASPHALT RESTORATION
NTS



- NOTES:**
- EXISTING BASE COURSE SHALL BE REPAIRED (AS NECESSARY) AND COMPACTED PRIOR TO POURING NEW SIDEWALK AND/OR DRIVEWAYS. IF ADDITIONAL FILL IS REQUIRED, CRUSHED LIMEROCK MEETING FDOT REQUIREMENTS SHALL BE USED.

2 TYPE F CURB AND GUTTER (IF REQUIRED)
NTS

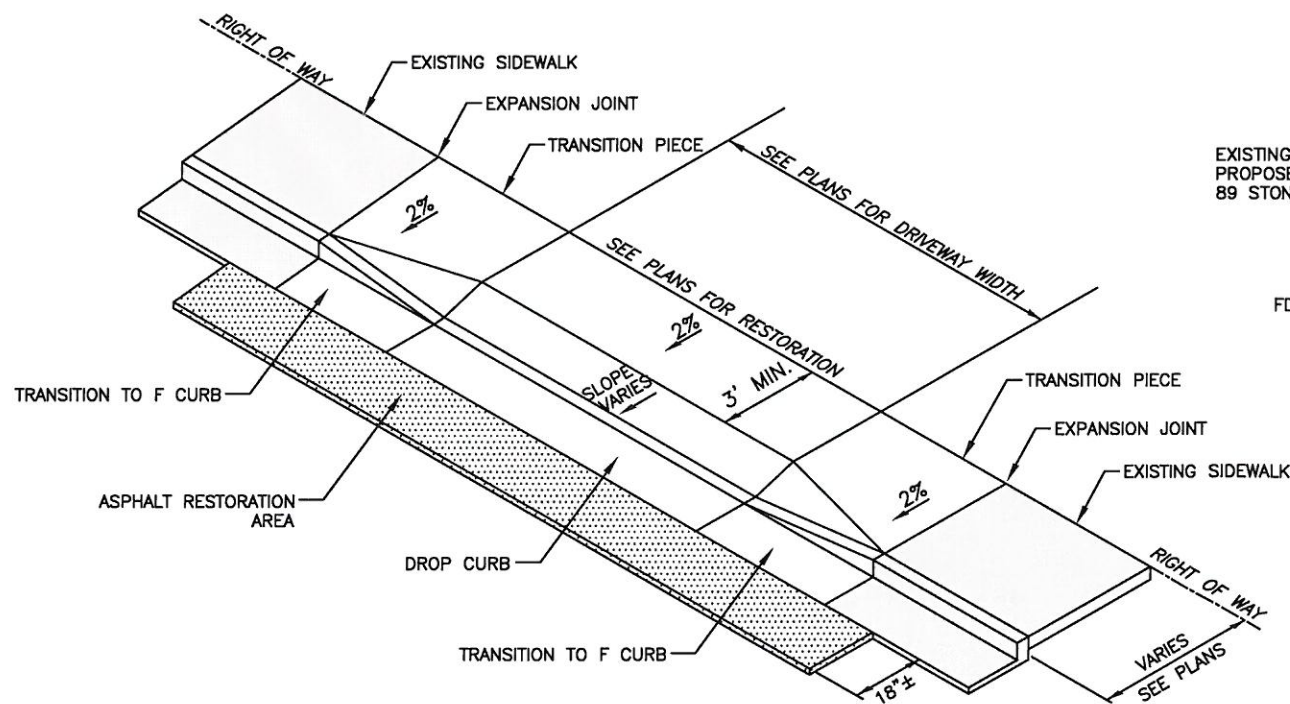


TYPICAL CONCRETE SECTION
CONTRACTION JOINT EXPANSION JOINT

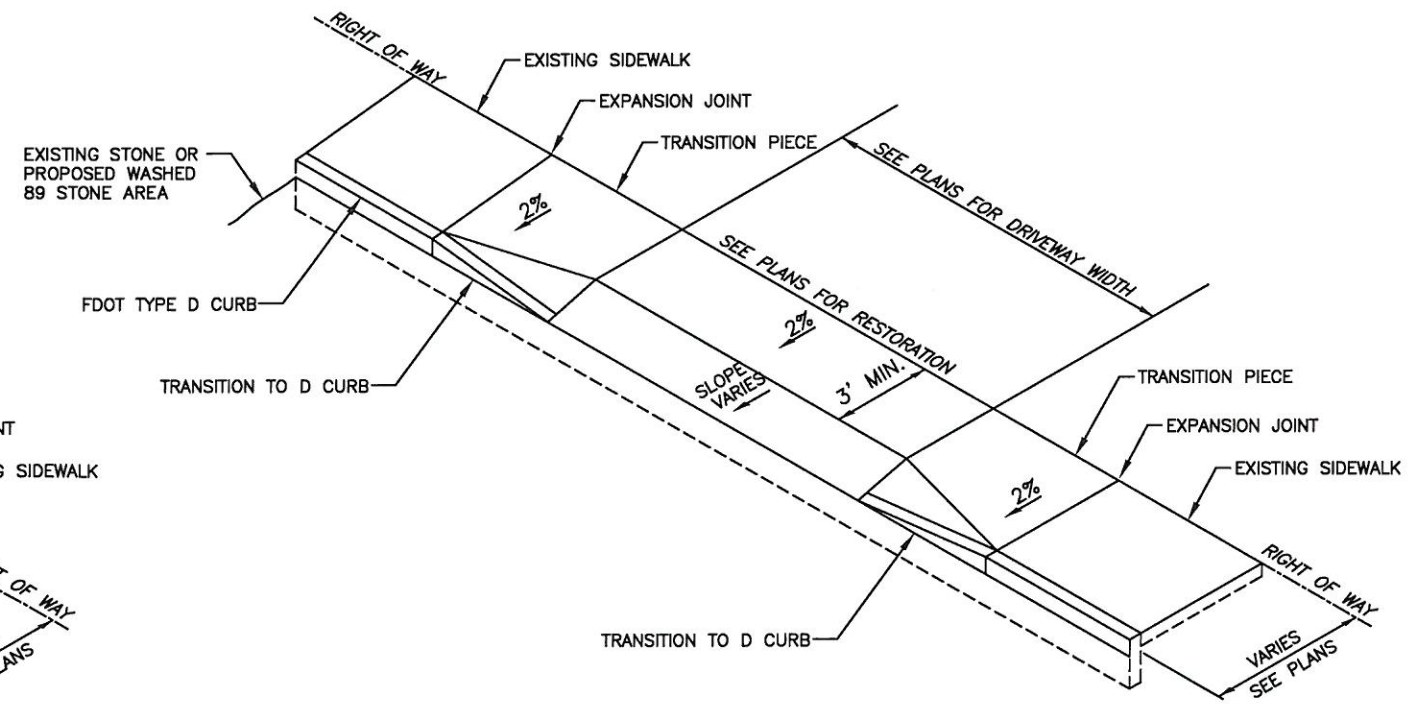
T = 4" FOR SIDEWALKS
T = 6" FOR DRIVEWAYS

- NOTES:**
- PROVIDE EXPANSION JOINTS WHERE NEW SIDEWALKS ABUT STRUCTURES AND CONTRACTION JOINTS AT INTERVALS EQUAL TO SIDEWALK WIDTH.
 - CONCRETE COMPRESSIVE STRENGTH SHALL BE 2500 PSI.

3 CONCRETE SIDEWALK AND DRIVEWAY SECTION
NTS



4 CONCRETE RESIDENTIAL DRIVEWAY RAMP
ADJACENT TO ASPHALT PAVEMENT
NTS



4 CONCRETE RESIDENTIAL DRIVEWAY RAMP
ADJACENT TO STONE
NTS



City of
Key West

Engineering Services
3140 Flagler Avenue
Key West, FL 33040



950 Encore Way
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Phone: (239) 254-2000
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FRANCIS JOSEPH FEENEY
P.E. LICENSE No. 64689

DATE 11/4/2011

PHASE IV
SIDEWALK ENHANCEMENT PROJECT
PAVING and GRADING
DETAILS

Drawn By: A.L.J. Date: 5/11
Checked By: F.J.F. Check Date: 6/11
Scale: AS SHOWN

Revisions:



Reference No.
90764PD01

Drawing No.
4683-14

Project No.
2009.076

Sheet No.
14 of 15

100% SUBMITTAL

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Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 6:00 p.m., December 28, 2011 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ADA COMPLIANT SIDEWALK ON VIRGINIA STREET FROM WINDSOR LANE TO VARELA STREET

VIRGINIA STREET NORTH SIDEWALKS OF 800, 900, 1000 AND 1100 BLOCKS

Applicant- City of Key West/ Doug Bradshaw -Application Number H11-01-1653

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

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