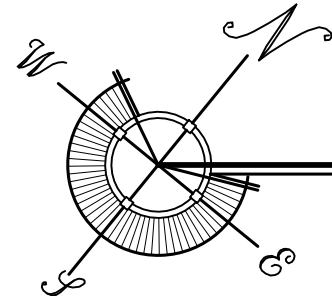


KEY WEST HISTORIC SEAPORT MARGARET STREET - FIRE PUMP BUILDING



PROPOSED HISTORIC SEAPORT HARBORWALK - SITE PLAN

SCALE: N.T.S



KEY WEST CITY OFFICIALS

- MAYOR TERI JOHNSTON
COMMISSIONER JIMMY WEEKLEY, DISTRICT I
COMMISSIONER SAMUEL KAUFMAN, DISTRICT II
COMMISSIONER BILLY WARDLOW, DISTRICT III
COMMISSIONER GREGORY DAVILA, DISTRICT IV
COMMISSIONER MARY LOU HOOVER, DISTRICT V
COMMISSIONER CLAYTON LOPEZ, DISTRICT VI
CITY MANAGER GREG VELIZ

SCOPE OF WORK

THE PROJECT CONSISTS OF THE REMOVAL OF THE EXISTING NON-HISTORIC FIRE PUMP HOUSE IN THE MIDDLE OF MARGARET STREET PLAZA AND THE CONSTRUCTION OF A NEW FIRE PUMP HOUSE IN A MORE APPROPRIATE LOCATION NEAR THE CAROLINE STREET PARKING LOT. THE FIRE PUMP HOUSE SUPPLIES PRESSURE TO THE FIRE SUPPRESSION LINES ON THE DOCKS AT THE HISTORIC SEAPORT. IN ADDITION TO THE CONSTRUCTION OF THE NEW FIRE PUMP HOUSE, THE SCOPE ALSO INCLUDES ELECTRICAL SERVICE TO THE BUILDING BOTH 3 PHASE AND SINGLE PHASE FROM AN EXISTING TRANSFORMER. CONTRACTOR TO INCLUDE NEW UNDERGROUND FIRE LINES AND WATER CONNECTIONS. REVISED LANDSCAPING AROUND THE STRUCTURE AND PAVER REPLACEMENT PER PLAN WILL BE REQUIRED IN THE PLAZA AS WELL.

INDEX OF SHEETS			
PAGE	DESCRIPTION	PAGE	
A-0	COVER SHEET	E-1	ELECTRICAL SITE PLAN
A-1	SITE PLAN	E-2	ELECTRIC FLOOR PLAN
A-2	FLOOR PLAN AND ELEVATIONS	E-3	SCHEDULES AND NOTES
A-3	SECTIONS	C-1	DRAINAGE SITE PLAN
A-4	SCHEDULES	L-1	LANDSCAPE PLAN
A-5	SPECIFICATIONS	SU-1	SURVEY MARGARET STREET PLAZA
EX-1	EXISTING SITE PLAN		
S-1	STRUCTURAL		

DESIGN CRITERIA
APPLICABLE BUILDING CODES: <ul style="list-style-type: none">Florida Existing building Code, 2017 EditionThe Florida Building Code 2017National Electric Code latest editionFlorida Plumbing Code, 2017 EditionFlorida Mechanical Code, 2017 EditionFlorida Building Code, Energy Conservation, 2017 EditionASCE/SEI 7 Latest EditionASCE/SEI 24 Latest EditionFloor Live Load: 40 psf (Residential), 100 psf (Commercial)Basic Wind Speed: 200 MPHExposure: DStructural Category: IV

CODE ANALYSIS
CHAPTER 3 USE AND OCCUPANCY U-UTILITY
CHAPTER 6 CONSTRUCTION TYPE TYPE VB UNPROTECTED
SEPERATION REQUIREMENTS 50' REQUIRED SEPARATION FROM ANOTHER STRUCTURE. NO FIRE RATING REQUIRED.

SITE DATA
LAND USE DESIGNATION: HPS (HISTORIC PUBLIC AND SEMI-PUBLIC SERVICES) FLOOD ZONES: 'AE' 9'-0"
BUILDING DATA
EXISTING FIRE PUMP STRUCTURE: 218 S.F. PROPOSED FIRE PUMP STRUCTURE: 223 S.F.
IMPERVIOUS NOTE
PERVIOUS SQUARE FOOTAGE REMOVED FROM THIS LANDSCAPE ISLAND WILL BE REPLACED DURING THE PLANNED PLAZA PHASE 2 IMPORVEMENTS. PHASE 2 LANDSCAPE PLAN WAS APPORVED ON MAY 2, 2018 UNDER PERMIT NUMBER T18-8977. A NEW LANDSCAPE PLAN FOR LANDSCAPE ISLAND IS PROVIDED FOR THIS PERMIT ONLY.

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ARCHITECT , P.A.

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FIRE PUMP BLDG.

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KEY WEST, FL. 33040

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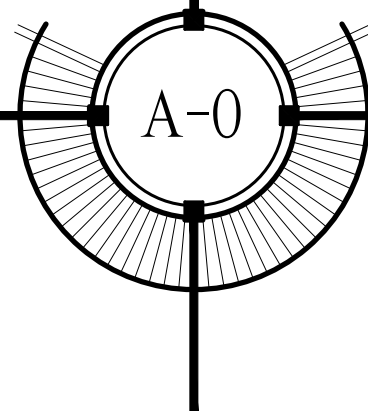
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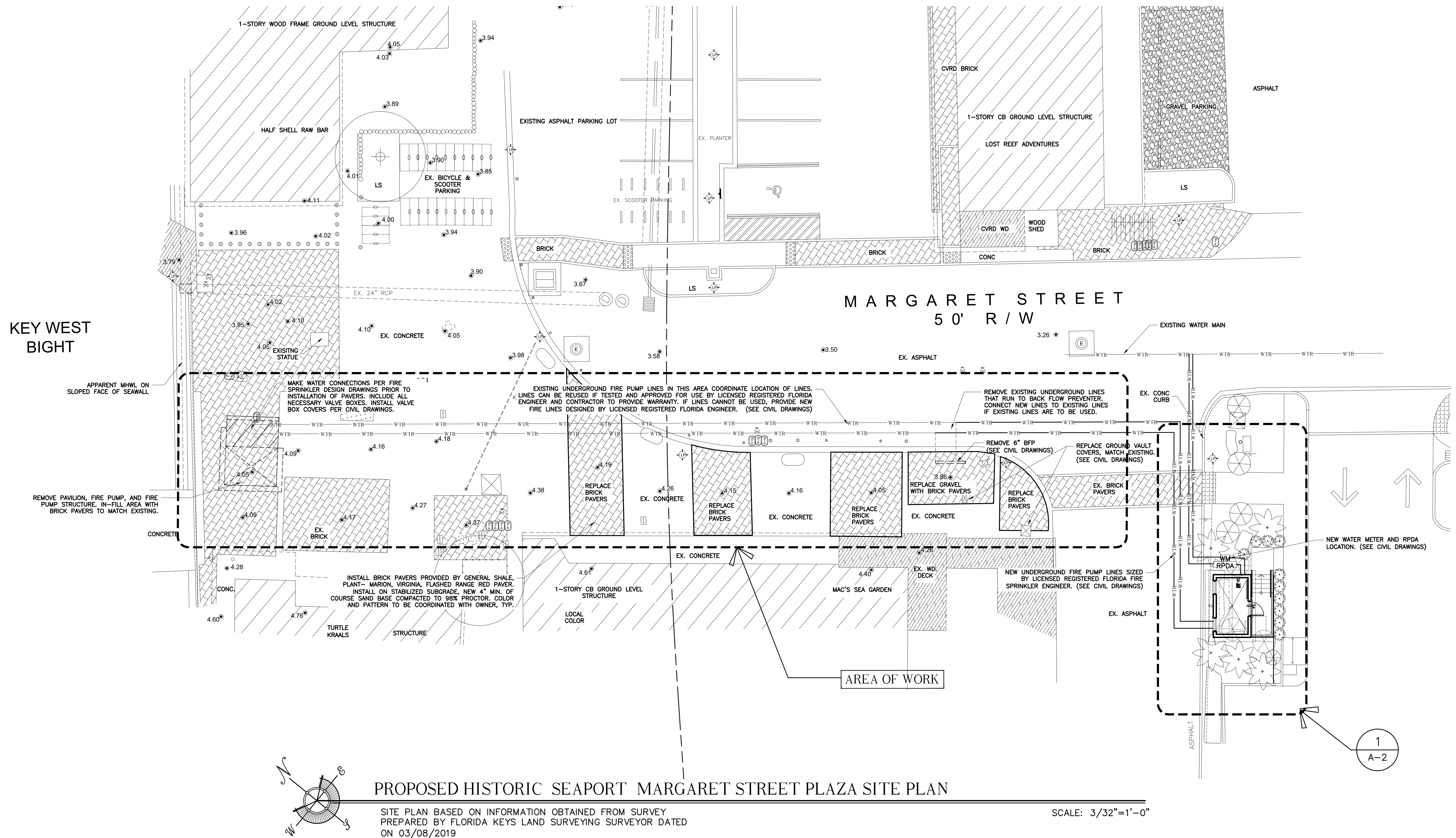
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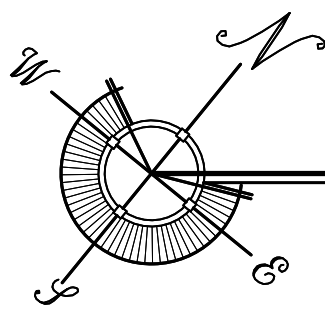
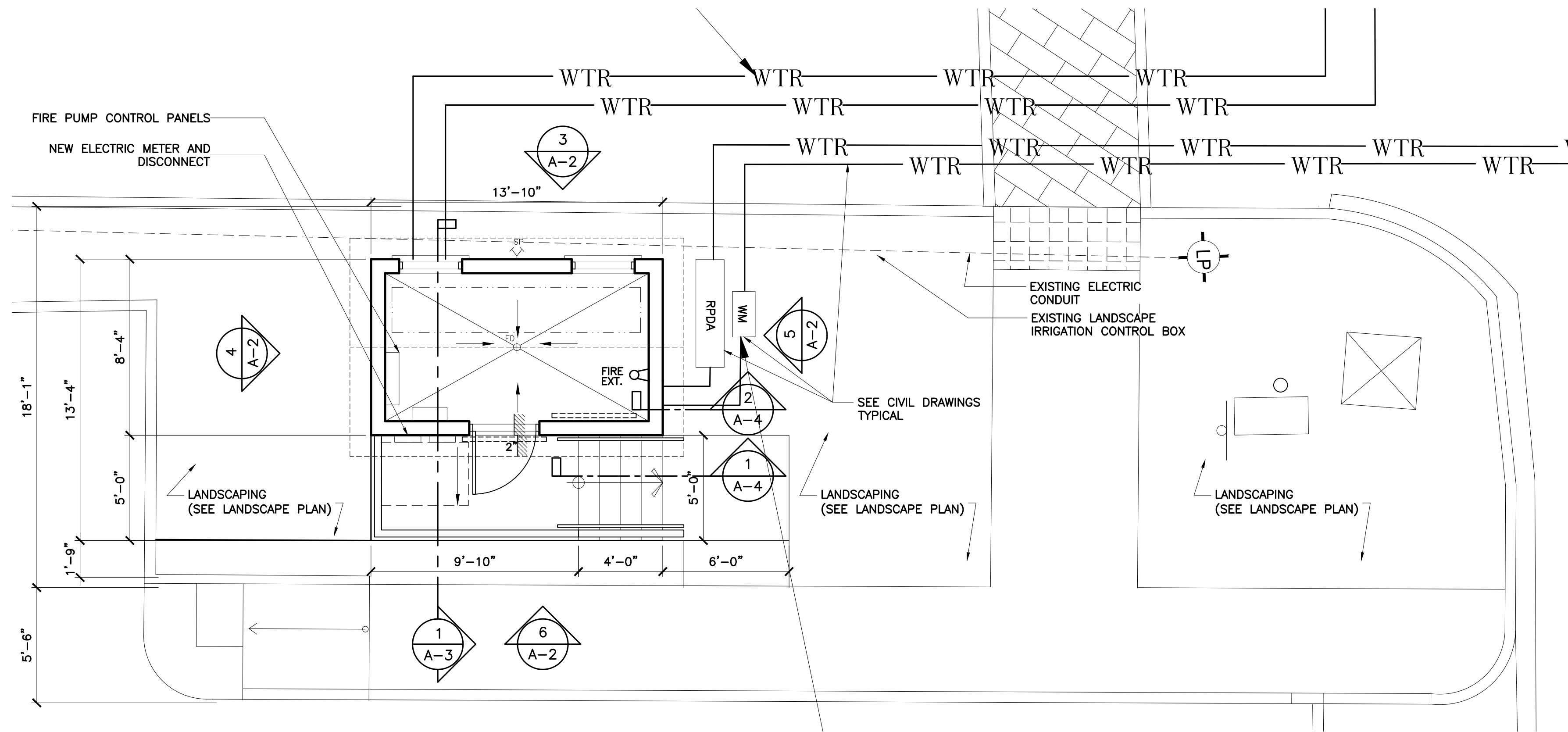
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KEY WEST HISTORIC SEAPORT
MARGARET STREET - FIRE PUMP BUILDING
KEY WEST, FLORIDA

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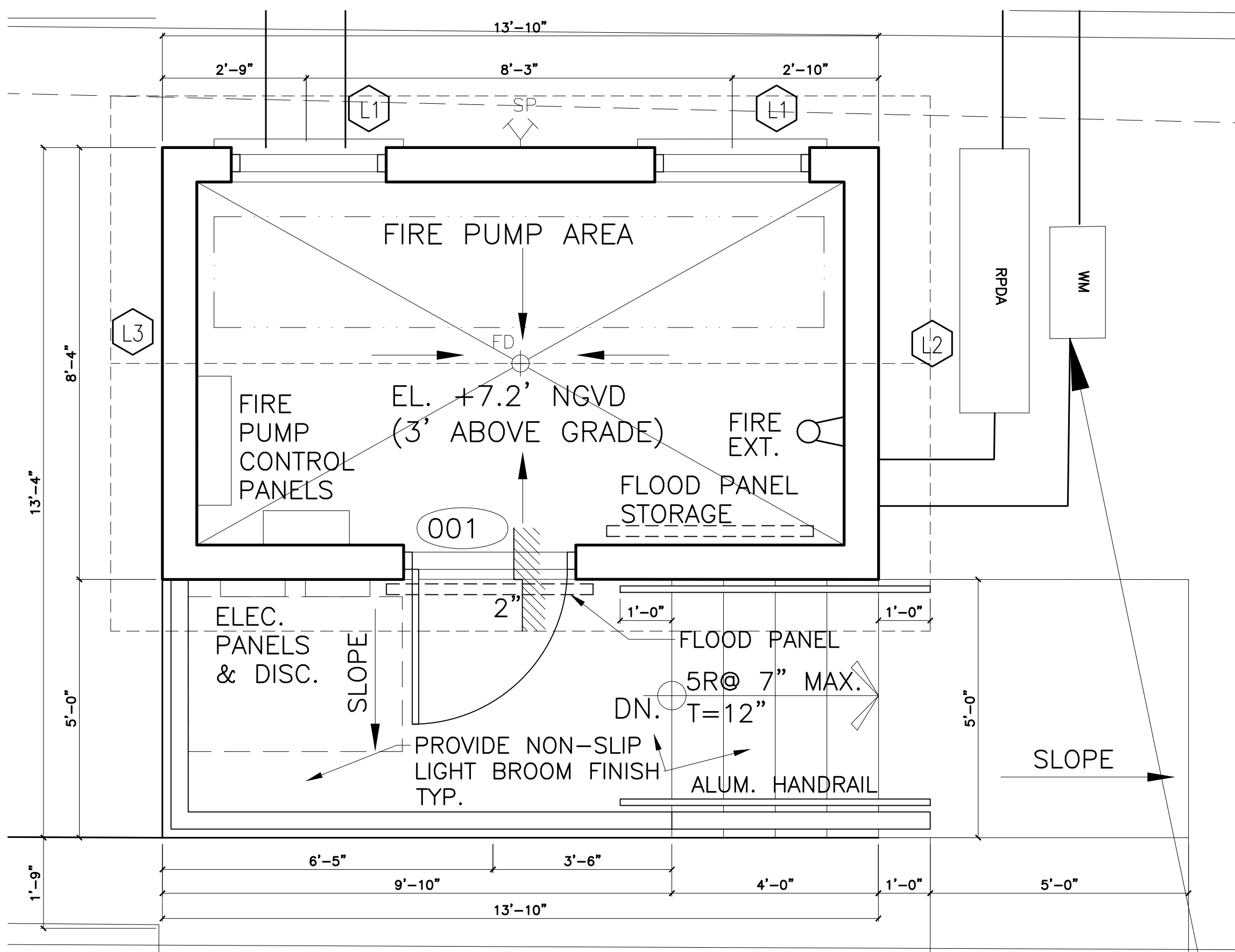
FIRE PUMP BUILDING PARTIAL SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY FLORIDA KEYS LAND SURVEYING SURVEYOR DATED
ON 03/08/2019

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

FIRE PUMP SYSTEM AND UNDERGROUND WATER LINES

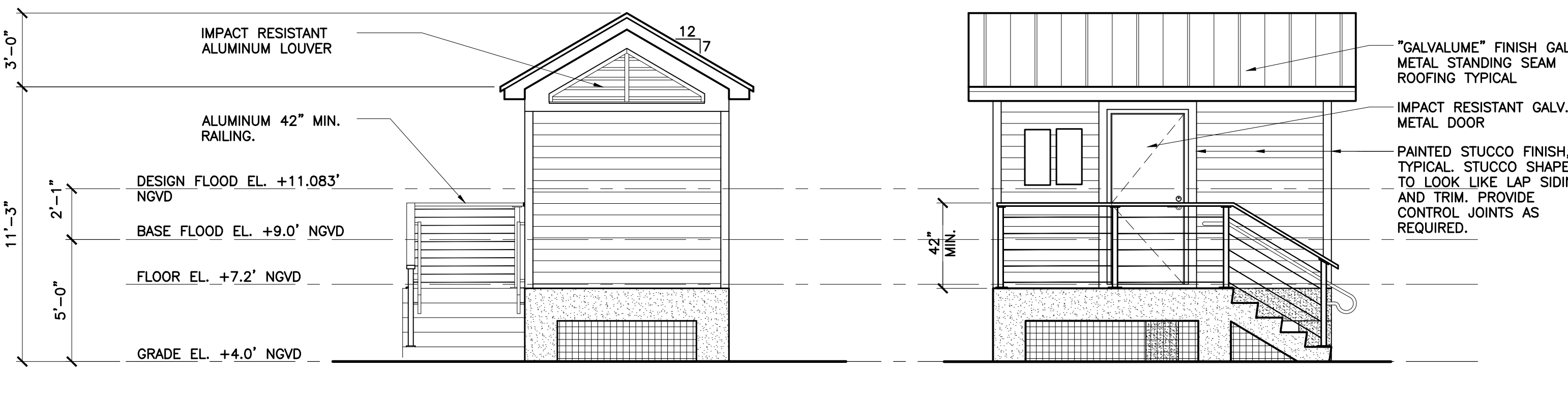
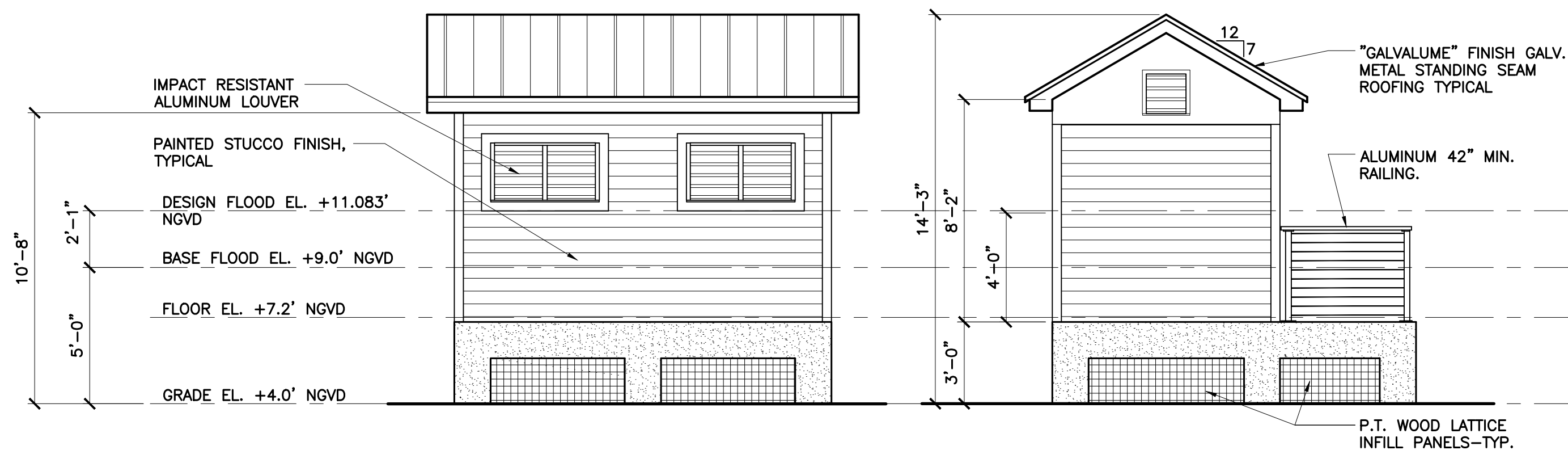
CONTRACTOR SHALL DESIGN/BUILD FIRE PUMP SYSTEM AND UNDERGROUND WATER LINES. CONTRACTOR SHALL HAVE HIS FLORIDA REGISTERED ENGINEER DESIGN AND SIGN AND SEAL CONSTRUCTION DOCUMENTS FOR THE COMPLETE SYSTEM. SUBMIT TO FIRE DEPARTMENT FOR REVIEW AND APPROVAL. COORDINATE WITH ALL EXISTING SYSTEMS AND SITE CONDITIONS AS REQUIRED FOR THE NEW WORK.



2
A-2

FIRE PUMP BUILDING FLOOR PLAN

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



FIRE PUMP BUILDING ELEVATIONS

3
A-2

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

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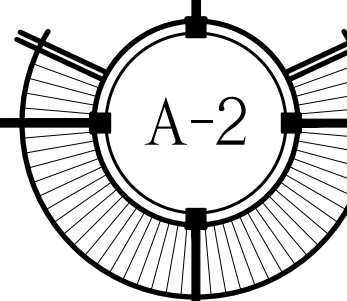
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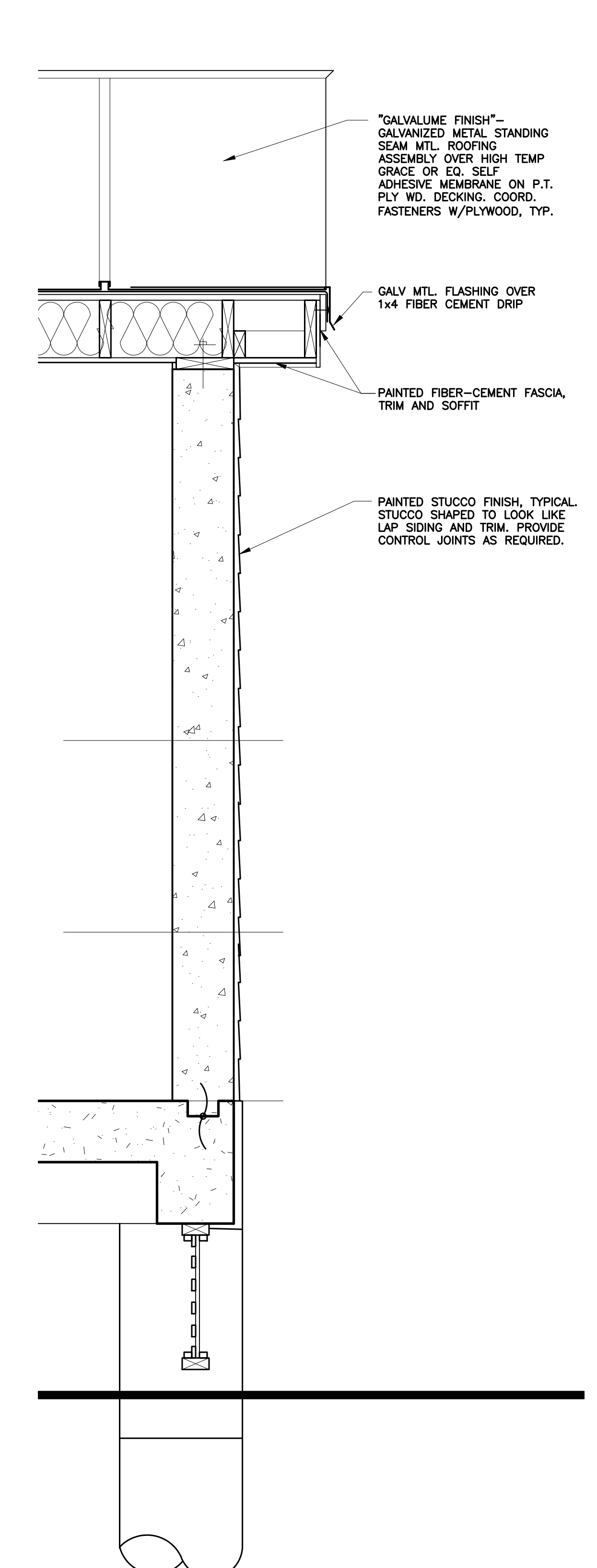
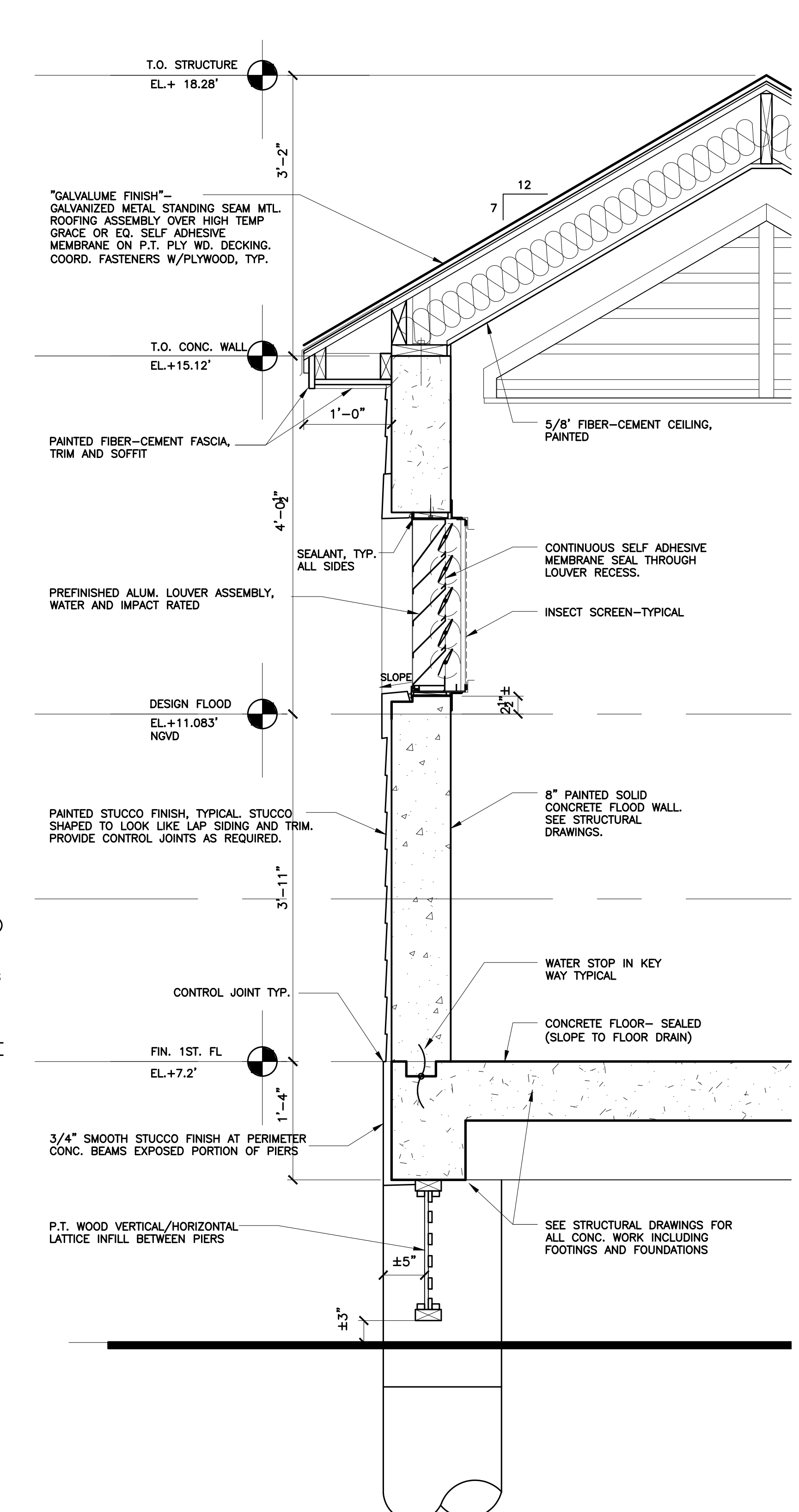
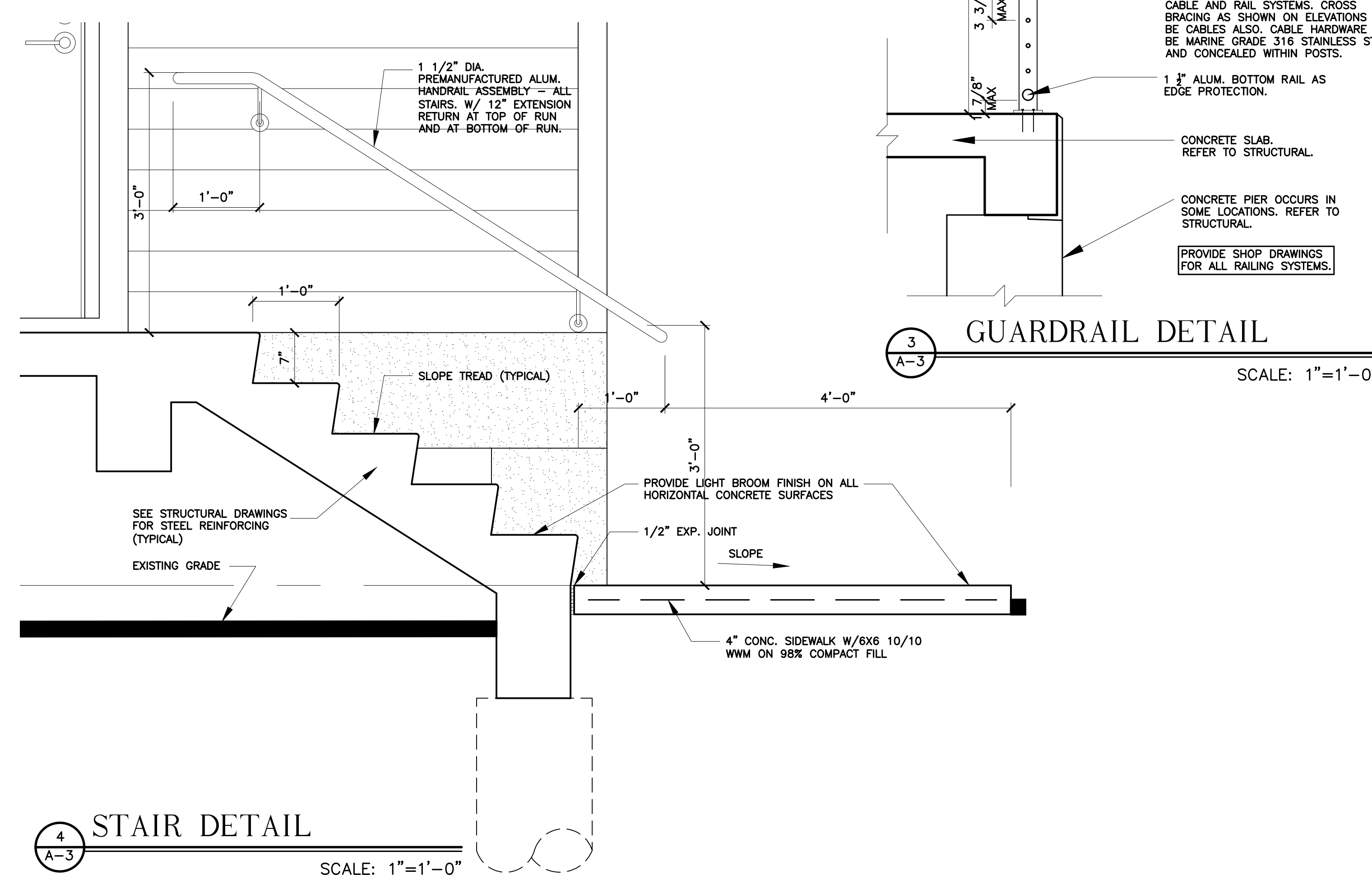
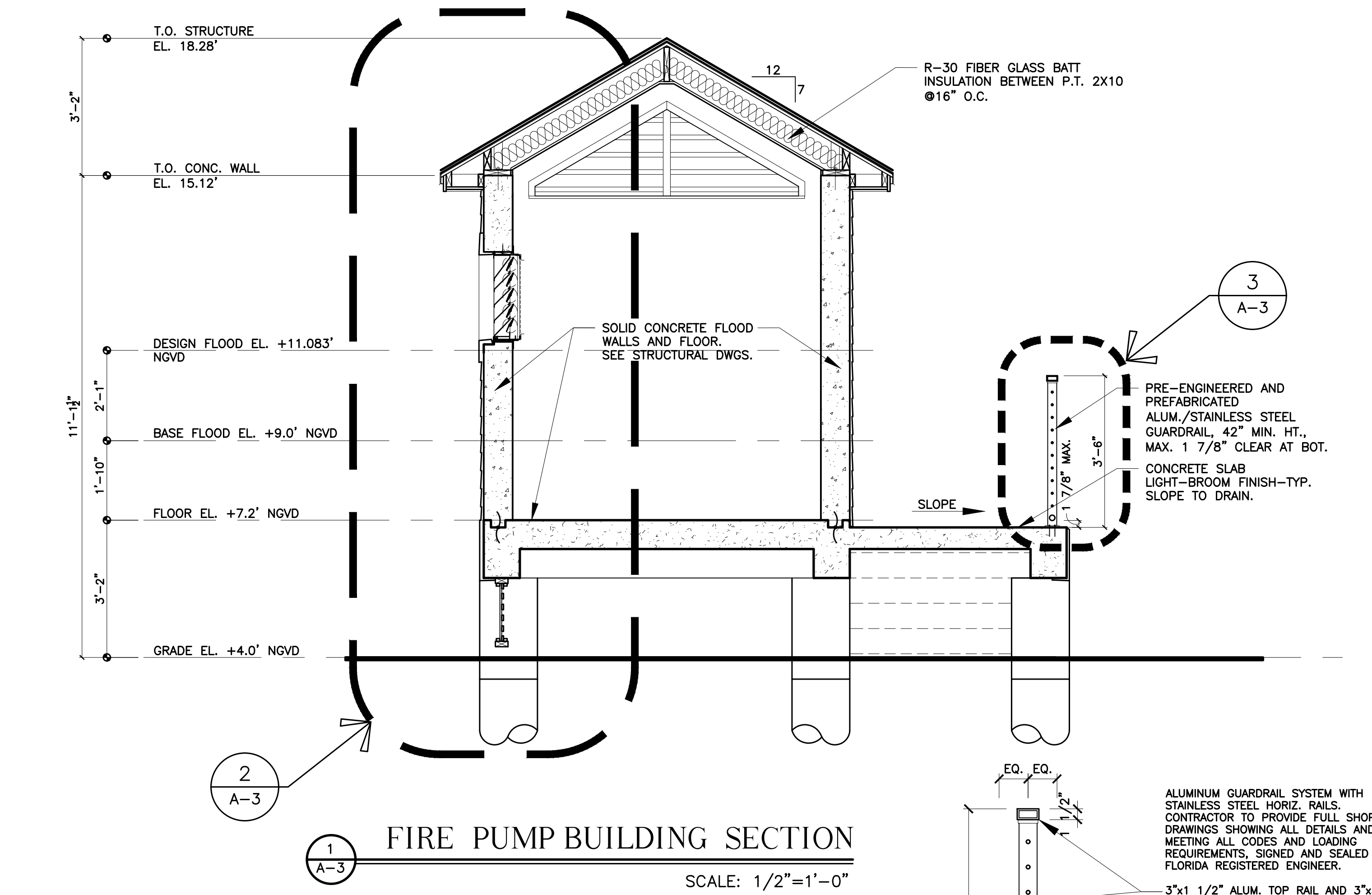
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KEY WEST HISTORIC SEAPORT
MARGARET STREET - FIRE PUMP BUILDING
KEY WEST, FLORIDA



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A-3

WINDOW / LOUVER SCHEDULE

	NO.	WIDTH	HEIGHT	THICK	MATERIAL	PRODUCT APPROVAL #	MANUF. WIND LOAD RATING	DESIGN PRESSURES		MANUFACTURER	DESCRIPTION
								(FIELD)	(CORNER)		
	1	3'-0"	2'-2"	2½"x5"	PREFINISHED ALUM.	NOA#18-0918.02	(+110/-110)			GREENHECK FAN CORPORATION, MODEL EACA-601D	DRAINABLE BLADE IMPACT LOUVER W/ MANUAL DAMPER, W/ GRAVITY DAMPER FLOOD VENT LOUVERS, IMPACT RESISTANT
	2	3'-0"	6'-4"	2½"x5"	PREFINISHED ALUM.	NOA#18-0918.02	(+110/-110)			GREENHECK FAN CORPORATION, MODEL EACA-601D	DRAINABLE BLADE IMPACT LOUVER W/ MANUAL DAMPER, W/ GRAVITY DAMPER FLOOD VENT LOUVERS, IMPACT RESISTANT
	3	1'-8"	1'-8"	2½"x5"	PREFINISHED ALUM.	NOA#18-0918.02	(+110/-110)			GREENHECK FAN CORPORATION, MODEL EACA-601D	DRAINABLE BLADE IMPACT LOUVER W/ MANUAL DAMPER, W/ GRAVITY DAMPER FLOOD VENT LOUVERS, IMPACT RESISTANT

*CONTRACTOR TO VERIFY ALL OPENING DIMENSIONS AND COORDINATE WITH MANUFACTURED PRODUCTS AVAILABLE. CONTRACTOR RESPONSIBLE FOR FINAL OPENING SIZES AND COORDINATION. CONTRACTOR TO INCORPORATE ANY REQUIRED MULLION STRUCTURAL SUPPORTS REQUIRED BY MANUFACTURER BETWEEN MULTIPLE OPENINGS.

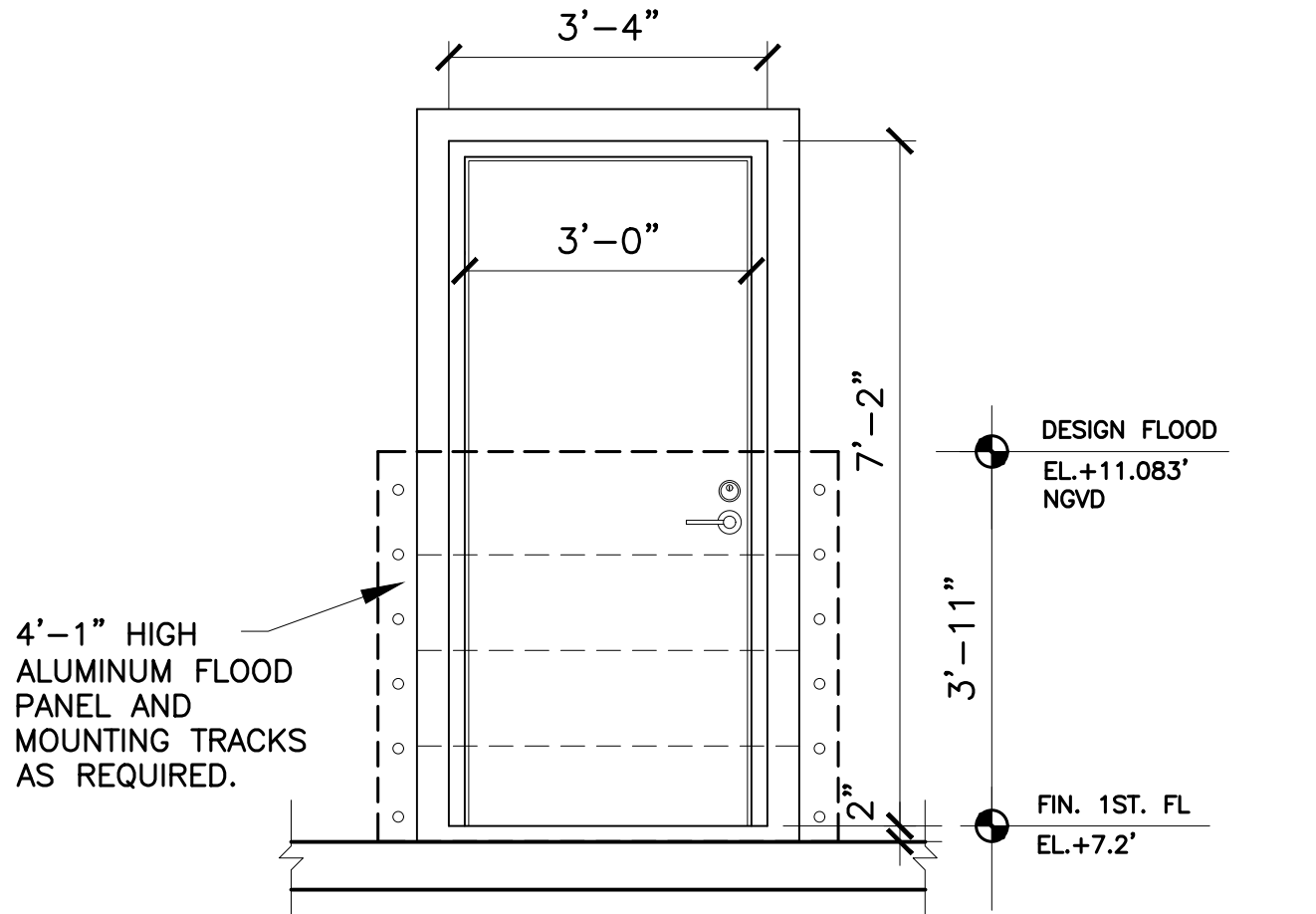
- NOTES:
- ALL EXTERIOR OPENINGS SHALL BE PROVIDED WITH DOORS, WINDOWS, OR LOUVERS WHICH MEET ASCE/SEI 7-10, FLORIDA BUILDING CODE, 2017 EDITION. WIND PRESSURE ON COMPONENTS AND CLADDING (CH 30 PART 1)
 - ALL PRESSURES SHOWN ARE BASED UPON ASD DESIGN, WITH A LOAD FACTOR OF 0.6. 200 MPH. WIND LOAD AND IMPACT REQUIREMENTS, SEE SPECIFICATIONS.
 - ALUM. STOREFRONT FRAMES, WINDOWS AND LOUVERS SHALL BE PREFINISHED WITH COLOR TO BE SELECTED BY THE ARCHITECT FROM MANUFACTURERS FULL RANGE OF AVAILABLE COLOR SELECTIONS.
 - DESIGN PRESSURES PROVIDED BY STRUCTURAL ENGINEER.
 - ALL EXTERIOR FENESTRATIONS SHALL HAVE A MAXIMUM U-FACTOR AND SHGC AS PER FLORIDA COMMERCIAL (AND RESIDENTIAL IF APPLICABLE) ENERGY CONSERVATION BUILDING CODE 2017 UNLESS OTHERWISE NOTED IN PERFORMANCE METHOD CALCULATIONS PROVIDED BY ENGINEER. THE THERMAL ENVELOPE OF THE BUILDING SHALL COMPLY WITH FLORIDA COMMERCIAL ENERGY CONSERVATION BUILDING CODE 2017 AND SECTION C402.5. AND TABLE C402.5.2. FOR AIR LEAKAGE AND AIR BARRIER REQUIREMENTS. FOR RESIDENTIAL PROJECTS USE THE RESIDENTIAL SECTION OF THE CODE AND SECTION R402.4 AND TABLE 402.4.1.1 FOR MANDATORY AIR LEAKAGE REQUIREMENTS. CONTRACTOR TO ENSURE ALL EXTERIOR DOORS AND WINDOWS ARE SEALED TO COMPLY WITH AIR LEAKAGE AND AIR BARRIER REQUIREMENTS. ALL EXTERIOR FENESTRATIONS SHALL BE GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED.
 - CONTRACTOR TO PROVIDE FULL SET OF SHOP DRAWINGS SPECIFIC TO THIS PROJECT, INCLUDING BUT NOT LIMITED TO WINDOW, LOUVER AND STOREFRONT ELEVATIONS, SILL/JAMB/HEAD DETAILS, GLASS TYPE, NOA OR FLORIDA PRODUCT APPROVALS, FINISH SAMPLES, ETC.
 - PROVIDE APPROPRIATE WATER INFILTRATION RESISTANCE FOR ALL DOORS IF POSSIBLE. COORDINATE WITH OWNER ON ALL OPTIONS.

DOOR SCHEDULE

	NO.	LOCATION	SIZE (APPROX.)*			DOOR			FRAME		HARDWARE	LABEL	REMARKS
			WIDTH	HEIGHT	THICK	MATERIAL	FINISH	TYPE	MATERIAL	FINISH			
	001	FIRE PUMP BLDG.	3'-0"	7'-0"	1 3/4"	GALV. METAL	PAINTED		GALV. METAL	PAINTED	ENTRY LOCK		EXTERIOR IMPACT RESISTANT, SWINGING DOOR, LOUVERED, WEATHER STRIPPING

*CONTRACTOR TO VERIFY ALL OPENING DIMENSIONS AND COORDINATE WITH MANUFACTURED PRODUCTS AVAILABLE. CONTRACTOR RESPONSIBLE FOR FINAL OR WOOD FRAMED OPENING SIZES AND COORDINATION. CONTRACTOR TO INCORPORATE ANY REQUIRED MULLION STRUCTURAL SUPPORTS REQUIRED BY MANUFACTURER BETWEEN MULTIPLE OPENINGS.

- DOORS SHALL BE PREFINISHED TO BE SELECTED BY THE ARCHITECT FROM THE MANUFACTURERS FULL RANGE OF AVAILABLE COLOR SELECTIONS INCLUDING CLEAR ANODIZED ALUM. COLOR
- ALL FIRE RATED DOORS TO HAVE LABEL NOTING RATING.
- PROVIDE A FULL SET OF PROJECT SPECIFIC SHOP DRAWINGS MEETING DESIGN WIND LOADS FOR EACH OPENING AND INCLUDING ALL ELEVATIONS, JAMB/HEAD/THRESHOLD DETAILS AND ANY REQUIRED NOA'S OR FLORIDA PRODUCT APPROVALS.
- COORDINATEWITH OWNER ON DOOR HARDARE AND LOCK.



2
A-4

DOOR WITH FLOOD PANEL ELEVATION

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

CONTRACTOR TO PROVIDE SIGNED AND SEALED SHOP DRAWINGS OF FLOOD PANEL TO BE REVIEWED BY ARCHITECT AND APPROVED BY BUILDING DEPARTMENT. COORDINATE WITH EXISTING CONDITIONS AND DOOR HARDWARE AS REQUIRED. PROVIDE STORAGE RACK INSIDE BUILDING IN LOCATION SHOWN ON PLAN.

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NUMBER

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01800 - GENERAL REQUIREMENTS

Project Description The Contractor shall furnish all labor and materials required and necessary to provide a complete habitable, weatherproof, safe and secure finish building, suitable for human occupancy in accordance with Specifications, Drawing and Project Documents. The General Condition of the Contract, AIA Document A201, latest edition, are hereby made a part of these Construction Documents and shall apply to this Project.

The **Florida Building Code 2017** Edition, as amended by Governing Local Ordinances and requirements of the State of Florida "Coastal Zone Protection Act", together with applicable requirements of governing public agencies and the following listed codes shall apply to this project.

Florida Existing Building Code, 2017 Edition

Florida Building Code-Accessibility, 2017 Edition

Florida Building Code-Energy Conservation, 2017 Edition

National Electric Code 2014 Edition

Florida Plumbing Code, 2017 Edition

Florida Mechanical Code, 2017 Edition

Florida Fuel Gas Code, 2017 Edition

FEMA: Coordinate all building items required to be above flood elevation for project and other FEMA regulations that apply to the project.

Contractor shall visit the site to become familiar with existing conditions and requirements of construction prior to bidding.

Contractor shall complete new work in conformance with these drawings. Notify Architect if conflicts appear or are uncovered during the progress of the work prior to any field modifications or construction. Deviations from permitted drawings without Architects prior written approval shall be at the Contractors responsibility. Contractor is to verify all dimensions of project prior to proceeding with construction. Notify architect of any conflicts or problems so solutions can be achieved prior to construction. In event of conflict between drawings and specifications the most stringent requirements shall apply. Verification shall include, but not limited to, coordination of site work, existing conditions, buildings and utilities. Verify that building's architectural plan and foundation plan dimensions and elevations work on the actual site prior to starting any construction. Notify architect of any conflicts so solution can be worked out prior to construction.

Contractor shall provide all subcontractors complete set of drawings, including drawings from other disciplines. Change orders will not be allowed because a subcontractor only looked at drawings for his discipline and not other disciplines. Contractor must review all drawings and notify Architect of any conflicts. If a conflict arises assume worst case scenario for bidding and or Construction (or notify Architect for clarification prior to bidding). General Contractor is responsible for reviewing the complete set of drawings and specifications and assuring that his and his subcontractors bids include complete work and systems (free of conflict with other contractors and subcontractors).

Contractor and subcontractor shall follow industry standards for each discipline. Drawings do not show every condition, fastener, etc. . If something is not detailed, follow industry standards. Provide complete functioning systems.

Contractor shall get a Florida licensed Surveyor to measure the first habitable floor and provide an elevation certificate showing that the floor elevation meets required FEMA flood requirements, meets the Florida Building Code requirements and meets the construction document elevation requirements. The elevation certificate shall be provided prior to proceeding with construction. The elevation certificate shall be provided prior to proceeding with construction. **Contractor** needs to coordinate final color selections with owner and architect prior to ordering items. Factory finished items such as roofing, windows and doors need color and finish selections verified in writing by owner and architect prior to ordering.

Allowance items, if any shall be listed in writing by the Owner/Architect prior to bidding.

General Notes:

- Engineer's approval must be secured for all structural substitutions.
- Verify all openings through floors, roof and walls with mechanical and electrical contractors. Verification of locations, sizes, lintel and required connections are contractor's complete responsibility.
- The MEP plans and drawings are diagrammatic of the work to be performed and may not show every item and/or detail. Some components may be shown outside the work area for clarity. The work shall be executed in a manner to avoid conflicts with other trades and other elements of construction. All deviations from the plans shall be approved by the owner and/or owner's representative before being installed. The contractor shall not willfully install any aspect of the mechanical, electrical, or plumbing systems as shown on the plans and drawings when it is obvious in the field that obstructions or discrepancies exist that might not have been known during the design of the systems. In the event that notification of the conflict is not approved by the owner's representative, the contractor will assume full responsibility for all revisions.
- Prior to installation of mechanical and electrical equipment or other items to be attached to the structure, engineer's approval of connections and supports shall be obtained. Unless specifically detailed on architectural and structural drawings, respective sub-contractor shall furnish all hangers, connections, etc., required for installation of his items.
- Provide all embedded items in structure as noted on architectural, mechanical, electrical as well as structural drawings. Miscellaneous embedded items and anchor bolts shall be furnished by steel supplier and installed by concrete contractor.
- Contractor to verify all dimensions before proceeding with any new work, including layout of the entire project on site for verification of setbacks, elevations and location of existing trees.
- Provide temporary bracing and precautions necessary to withstand all construction and/or wind loads until all field connections are completed and shear walls and decks are in place. All shoring is the responsibility of the contractor including use of a specialty engineer if required.
- Submit shop and erection drawings for all items required by the drawing or elsewhere in the specifications for written approval. The manufacture or fabrication of any items prior to written approval of shop drawings will be entirely at the risk of the contractor. All references to standards to be of the latest issue applicable.
- This project is in a coastal salt water environment. Contractor shall consider this in selections of materials used in the exterior and non-air conditioned areas. All materials shall be salt resistant.
- Manufactured assemblies; such as roofing, soffits, panels, storefront, doors, windows and other external assemblies incorporated into the project shall require detailed shop drawing submittals. Miami Dade N.O.A/S or Florida product approvals providing tested assembly installation details and windload compliance are required. Manufacturers recommendations and requirements (including warranty requirements) shall be incorporated along with the latest industry standards and best practices. All final color selections or finishes shall be coordinated and verified with the owner and architect prior to ordering (typical).
- Waterproofing, vapor barriers, waterstop, air seals, etc., shall be as indicated in the Specifications and as per manufacturer and industry standards.
- Contractor to provide all required fire blocking as required by Code.
- Unless otherwise noted, provide framing @ 24" o.c. for roofing and 16" o.c. for walls and floors.
- Contractor to take all precautions to prevent mold from growing in or on the building. Do not use materials that have mold on them for construction, close up building each night to keep water out and take all other possible efforts to prevent mold from growing.
- All stairs to be a minimum of 44" wide (handrails are allowed to intrude), except single family stairs which can be 36" wide. Provide 42" high minimum guardrails (single family can be 36"), maintain 6'-8" clear height for stairs and all other areas.
- All penetrations of fire rated construction shall be treated with dampers, seals, collars, etc., see section 09260 and 15100.
- When working within occupied or partially occupied buildings it is the contractors responsibility to provide safe access and to maintain in operation all features of existing life safety systems including alarms, detectors, lighting and exit ways throughout the course of construction.
- If in the event of conflicting, or overlapping requirements in any area of the proposed documents, technical specifications, or drawings, the most stringent condition shall be proposed and constructed.

DIVISION 2 - SITE AND CIVIL WORK (ALSO SEE CIVIL DRAWINGS)

02110 and 02200 - Clearing/Grading/Compacting & Fill Placement: Remove existing topsoil and organic material within building areas. Exposed near-surface soils shall be compacted to densities equivalent to 95% Proctor density (ASTM D1557). The upper one foot of soil beneath slabs shall be compacted to 98% Proctor density. Fill shall be a relatively clean sand or crushed limerock (max. particle size of 3 in.). Grade as required (as shown on plan or to drain away from buildings).

02150 - Tree removal: (if required)

- Trees indicated on the drawings for removal shall be cut, stump and root system shall be removed.
- Resulting holes shall be filled and leveled with appropriate soil.
- All debris shall be removed from the site and disposed of in a proper manner.
- Care shall be taken to avoid any damage to adjacent tress and plant material.
- Provide construction barricades for protection of trees within 10'-0" of building lines.

02250 - Demolition shall include the removal of all items as indicated on the drawings, as well as incidental items necessary for new work to progress. All work shall be done in a workman like manner with minimal disturbance to existing to remain; see structural specifications for temporary shoring and bracing. All unwanted material to be removed from the site and properly disposed of. Unless noted otherwise, patch all areas to remain to match existing in areas damaged by demolition.

02300 - Foundations

- Auger pile diameters and embedment into rock are shown on foundation plans. No such pile should be less than 16" in diameter and embed less than 3'-0" into rock, unless approved by the engineer in writing.
 - All footings are to be placed on compacted soil. Soil is to be compacted to 95% standard proctor density. Remove existing soil 12" below and for the width of the footing on each side and recompact.
 - Center all footings under walls, columns or grid lines, unless otherwise noted on plans.
 - Notify engineer when excavations are complete so that conditions may be inspected prior to placement of any fill or concrete.
- 02361 - Termitte Control:** Provide soil treatment for termitte control at slabs on grade including foundations and slab penetrations, if any. Formulate and apply termiticides, and label with a federal registration number, to comply with EPA regulations and authorities having jurisdiction. Use only soil treatment solutions not harmful to plants. Apply at label volume and rate per EPA- registered label with application by a licensed pest control operator. Provide a soil treatment application report for owners record and use.
- 02500 - Walks -** walkways shall be light brown finish concrete unless noted. Min. 4" thickness w/ 6x6 WWF 10/10. Prepared base ± 6" crushed limestone compacted to 95% proctor.
- 02855 - Underground Utilities -** Contractor shall include in his work all underground (and above) utility work for all systems to make a complete system from buildings to street hook-ups as required to complete the job.

02900 - Landscaping and Top Soil:

- All plant material is to be Florida No. 1 or better, Florida Department of Agriculture grades and standards, Parts I & II 1973, 1975 respectively.
- All planting beds to be topped with 2" min. Eucalyptus mulch "Grade A", unless otherwise noted.
- All trees to be staked in a good workmanlike manner. No nail staking permitted. (Refer to planting details).
- Landscape plan shall be installed in compliance with all local codes.
- All tree holes to be back filled around and under root ball with planting soil. All shrub beds to be installed with planting soil. (See specs.).
- All trees, shrubs and groundcovers shall be guaranteed for one year.
- All planting beds shall be weed and grass free.
- All trees, palms, shrubs and groundcover plants shall be fertilized at installation, with long lasting fertilizer, according to manufacturer's recommendations. (Submit sample for approval). (See specs).
- Planting Plan shall take precedence over plant list in case of discrepancies.
- Landscape contractor shall locate and verify all underground utilities prior to digging.
- No change shall be made without the prior consent of the Landscape Architect.
- All material is subject to availability at time of installation. Substitutions may be made after consultation with Landscape Architect.
- All newly planted areas to receive 100% coverage by automatic irrigation system.
- All planting beds to receive new planting soil (1/3 everglades peat, 1/3 sand, 1/3 cypress sawdust & chips) minimum 6" deep. (Refer to planting details).
- Contractor will visit site to familiarize himself with the scope of work prior to submitting a bid.
- Landscape contractor to coordinate his work with the general contractor, the irrigation contractor, and the electrical contractor.
- All existing plant material to remain shall be protected. (Refer to demolition plan).
- All trees to be relocated will get root pruned 30 days min. (or more if required by the species). Upon relocation, thin out (under landscape architect's direction) 30% of the, to be relocated tree, canopy.
- After removal or relocation of existing trees and palms, backfill tree pit with planting soil and sod disturbed area, as required.
- All trees on sod areas shall receive a mulch ring 2" in diameter typical.
- All trees shall have a 2" caliper at D.B.H. minimum of 10' height tree.
- All 1 gallon material to have 12" spread minimum, all 3 gallon material to have 20-24" spread minimum.

02901 - Irrigation: design and install a fully automatic drip, micromist or subsurface irrigation system with 100% coverage of all landscape areas and with plants and trees on separate zones. The system will be installed and adjusted to provide uniform distribution and with minimal overspray. All necessary timers, backflow and rainswitch fixtures will be included to meet building and water management codes. All work will be performed by a licensed contractor and an ("as-built") drawing will be submitted prior to final payment.

DIVISION 3 - CONCRETE (SEE STRUCTURAL DRAWINGS)

DIVISION 4 - MASONRY (NOT USED)

DIVISION 5 - METALS (SEE STRUCTURAL DRAWINGS)

DIVISION 6 - WOOD AND PLASTICS (SEE STRUCTURAL DRAWINGS)

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

07210 - Insulation - Provide insulation as shown on drawings and as follows:

- Un-Faced mineral fiber blankets/batt insulation:** provide thermal insulation produced by combining mineral fibers of type described below with thermosetting resins to comply with ASTM C 665 for type III; class A (blankets with membrane facing flame spread of 25 or less), and as follows:
 - Mineral fiber type: fibers manufactured from glass.
 - Surface burning characteristics: max. flame spread and smoke developed values of 25 and 50, respectively.

07310- Roofing General Requirements: All roofing shall have a solar reflectance index (SRI) equal to or greater than the values listed below for a minimum of 75% of roof surface.

LOW SLOPED ROOF - equal to or less than 2:12 = 82

STEEP SLOPED ROOF - greater than 2:12 = 29

07311 - Roofing Underlayment: At all sloped roofing installations, provide a high temperature, self adhesive, membrane underlayment such as Grace Ultra as manufactured by Grace Construction Products, or equal. The underlayment is intended to function as secondary roof membrane over the decking. As such the membrane shall be continuous over all portions of the roof, with seams laped a minimum of 3" and all penetrations for plumbing vents or other, sealed to the membrane. The membrane shall be self sealing for small penetrations such as roofing assembly fasteners to the deck (nails or screws).

The underlayment membrane shall be provided for all sloped roofing assemblies including: V crimp, standing seam, shingles and ceramic tile, unless specifically noted, not to be installed. The contractor shall verify compatibility of roofing materials and anchorage devises with the membrane and coordinate with roofing manufacturers requirements. Note that standing seam aluminum roofing assemblies require an additional layer of 30# felt between the membrane and roof material.

07315 - Roofing Shop Drawings: All roofing assemblies require shop drawing submittals. The submittal shall include all components of the assembly including base sheets (if any), insulation (if integral to the assembly, cover board, membrane and attachment, including edge conditions. The submittal shall include N.O.A. test data for the entire assembly, as a unit, or for each component used, including anchorage/ attachment to its supporting substrate on down to the structural deck. Documentation that the project specific roofing assembly meets design wind loading is required.

This can be accomplished by submittal of N.O.A. test data or by signed and sealed certification by a Florida Registered Engineer. Provide manufacturer's requirements and installation instructions for review.

07460 Fiber Cementitious Siding all exterior siding to be smooth finished 3/8" thick fiber cementitious lap siding with 5" exposed lap - "Hardiplank lap siding" as manufactured by James Hardie Building Products or equal. All siding shall be fastened according to the manufacturers recommendations in accordance with 180 MPH- Exposure C, ASCE-7. All siding and fasteners shall be for use in a coastal salt water environment and shall be installed over a membrane air and moisture barrier.

07617 - Standing Seam Metal Roofing: Contractor to provide a complete roofing system, including all metal roofing, accessories, concealed fasteners, flashing, preform ridge and hip rolls, etc. Contractor to provide as long a length as possible to avoid seams. Provide shop drawings of system for approval. System to be similar or equal to RIFFE VERSALOC 1.5 steel panels, w/ 180 degree seam fold. Roofing material to be 24 ga. galvalume. Use concealed fasteners meeting or exceeding code requirements with material to be compatible with galvalume roofing. Any rational analysis computations of fastener spacing for increased loading shall be prepared by a qualified licensed engineer registered in the State of Florida and in compliance with F.B.C. 2010. Installer to have a minimum of 2 years experience with system. All workmanship shall conform to standards set forth in the Architectural sheet metal manual as published by S.M.A.C.N.A. This roof system will meet project wind load requirements (180 MPH min.). Provide Florida registered Engineers seal on shop drawings providing proof of system and all components meeting this wind load requirements. Use Grace Ultra underlayment (high temperature) self-adhered underlayment (Grace Construction Products) or equal in lieu of felt. Coordinate that underlayment and metal roofing are compatible.

07618 - Aluminum Standing Seam Roofing: Contractor to provide a complete roofing assembly including all components, accessories, concealed fasteners, flashing, preform ridge and hip rolls, etc. required for a complete water tight installation. Assembly to be similar or equal to 0.40" alum, series 1300 as manufactured by Englist Inc. Provide roofing lengths as long as possible to avoid seams, full Kynar finish and manufacturers max. available warranties. Assembly shall include manufacturers recommended installation details including 30# felt and high temperature self adhesive underlayment (over deck). Provide shop drawings including product N.O.A.'s, with details of installation and verification of compliance with project windloads. All workmanship shall conform to industry standards and practices including those set forth in the architectural Sheet Metal Manual as published by S.M.A.C.N.A. All fasteners shall be per manufacturers recommendations and shall be compatible with contact materials and substrates, including pressure treated wood. Protect dissimilar metals by use of tapes, membranes or gaskets approved for the use.

07620 - Flashing and sheet metal:

- This section to include; galv. metal flashing and base flashing, stops, built-in metal valleys, gutters, scuppers and miscellaneous sheet metal accessories.
- Material shall be zinc - coated steel, commercial quality ASTM A526 G90 hot-dip galvanized, 24 gage, except as noted otherwise. Coordinate finish with roofing finish (example: If roofing has galvalume finish use same finish on flashing).
- Shapes shall match existing profiles of flashing and stops. Scuppers shall be fabricated in accordance with the details provide.
- Shop-fabricate work to the extent possible. Comply with details shown and applicable requirements of SMACNA "Architectural sheet metal manual" and material manufacturer recommendations.

07920 - Sealants

- Siliconized Acrylic Caulk -** 25 years, paintable, non-staining, mildew resistant. For interior and exterior use, wood and masonry, as a filler for cracks voids and holes in preparation for paint or other finish. - See existing wood preparation. Polyseamseal all purpose adhesive caulk, paintable, non-staining, mildew resistant. For interior and exterior use as a filler and joint seal at tile, tub and counters.
- Silicone Rubber Sealant -** FSTT-S-001543, class A, one part non-sag low modules silicone rubber sealant. For interior and exterior use in working joints where some movement is anticipated, wood, masonry, metal and glass. Provide backer rod depth control in all joints in excess of 1/4"
- All interior architectural caulks and sealants to have a VOC limit of 250 g/L.

DIVISION 8 - DOOR AND WINDOWS

Doors and windows shall be provided with storm protection and wind pressures required by code, either by design of ea. Individual unit to withstand reg. loading or by mechanical external device. Contractor to coord with owner/architect prior to bidding. Unless otherwise noted, place windows and doors flushed to the inside face of the wall and add required trim and sill to outside of wall.

08101 - All doors in fire rated walls to be fire rated (3/4 hour for a 1-hour rated wall, 1 ½ hour for a 2-hour wall) and have door closures.

08110 - Standard steel doors and frames:

- Doors: seamless composite construction standard steel doors for interior and exterior locations (galvanized G90). Doors to be provided in the types and styles indicated, and in accordance with ANSI/SDI-100, GRADE III, extra heavy duty, w/minimum 16 gauge galvanized steel faces. Comply with the applicable requirements of ANSI A115 Series specifications for door and frame, preparation for hardware.
- Frames to be minimum 16 gage at interior locations and 14 gage at exterior locations, galvanized steel with mitered; welded construction, and concealed anchors to suile wall construction.
- Doors and frames shall be factory primed for field painting.
- Shop drawing submittal showing fabrication, installation, anchorage and Label Construction Certification of fire-rated assemblies, is required for approval prior to any fabrication or delivery of material.

08710 - Hardware: Furnish and install complete hardware for each condition as manufactured by Schlage, Yale or approved equal. ANSI grade 1 or better for heavy commercial use. Finish and style to be selected. All exterior installations to be salt resistant and suitable for use in a coastal salt water environment.

DIVISION 9 - FINISHES

09200 - Stucco - Comply with ASTM C 926 for Portland cement base and finish coat mixes using Portland cement - ASTM C 150, masonry cement, lime - ASTM C 206, and sand ASTM C 897. Provide min. of three coat system w/scratch coat, brown coat, and finish coat. Finish coat shall consist of 1 part Portland cement, 1-1/2 to 2 parts lime, 3 parts sand. Additional base layers may be applied to achieve desired thickness over expanded metal galvanized lath. Provide control joints @ max. 12' to 16' vertically and horizontally, corners of wall penetrations (coordinate with architect), and at all substrate exp. joints or change of materials. Provide accessories of high impact poly vinyl chloride, to include stops casing beads, one and two piece control joints (two piece where movement is required) and corner bead. Expanded metal galvanized lath over a membrane air, moisture barrier shall be provided over all non masonry substrates. Stucco finish shall go on all concrete or masonry exterior surfaces unless otherwise noted to be skim coat stucco or just painted.

09900 - Painting - This section includes surface preparation, painting, and finishing of exposed interior and exterior items and surfaces. Surface preparation, priming, and finish coats specified in this section are in addition to shop priming and surface treatment specified under other sections.

- Paint exposed surfaces whether or not colors are designated in "schedules", except where a surface or material is specifically indicated not to be painted or is to remain natural. Where an item or surface is not specifically mentioned, paint the same as similar adjacent materials or surfaces. If color or finish is not designated, the architect will select from standard colors or finishes available.
- Painting includes field painting exposed bare and covered pipes and ducts (including color coding), hangers, exposed steel and iron work, and primed metal surfaces of mechanical and electrical equipment.
- Painting is not required on prefinished items, finished metal surfaces, concealed surfaces, operating parts, and labels.
- Labels: do not paint over Underwriter's Laboratories, Factory Mutual or other code-required labels or equipment name, identification, performance rating, or nomenclature plates.
- Submit Data: Manufacturer's technical information, label analysis, and application instructions for each material proposed for use.
- List each material and cross-reference the specific coating and finish system and application. Identify each material by the manufacturer's catalog number and general classification.
- Samples for initial color selection in the form of manufacturer's color charts. The exterior will have four colors minimum, one being special order color. The interior will have three colors minimum, one being a special order color.
- Provide samples of each color and materials to be applied, with texture to simulate actual conditions, or representative samples of actual substrate. Define each separate coat, including block fillers and primers. Use representative colors when preparing samples for review. Resubmit until required sheen, color, and texture are achieved.
- Provide a list of material and application for each coat of each sample. Label each sample as to location and application.
- Paints and coating used on the interior of the building (i.e., inside of the weather proofing system and applied on - site) shall comply with the following criteria:
 - Architectural paints, coating and primers applied to interior walls and ceilings: Do not exceed the VOC content limits established in the Green Seal Standard GS-11, Paints, First Edition, May 20, 1993. Primers must meet the VOC limit for non-flat paint. Flats: 50 g/L. Non-Flats: 100 g/L.
 - Anti-corrosive and anti-rust paints applied to interior ferrous substrates: Do not exceed the VOC content limit of 250 g/L established in Green Seal Standard GS-03, Anti-corrosive Paints, Second Edition, January 7, 1997.
 - Clear wood finishes, floor coatings, stains, primers, and shellacs applied to interior elements must not exceed the VOC content limits established in South Coast Air Quality Management District (SCAQMD) Rule 1113, Architectural Coatings, rules in effect on January 1, 2004.

Provide paint as shown with all materials by Benjamin Moore or equal. Colors and finish shall be selected by owner.

Exterior Fiber cementitious siding and trim:

Primer:Pre-primed
Finish:Mooregard 100% Acrylic Low Lustre House Paint #N103 or Moortle 100% Acrylic Flat House Paint #N105 VOC = 50 g/L (2 coats)

Exterior stucco or Masonry: (to be painted)

Primer:Super Spec Masonry Interior/Exterior 100% Acrylic Masonry Sealer #N066 VOC = 81 g/L. Use Moore's High Build Acrylic Masonry Primer #W068 VOC= 97 g/L. for very porous conditions.
Finish:(2 coats) Regal select Flat Finish #N400 or Regal select Soft Gloss Finish #N402 VOC = 50 g/L.

Galvanized metal and Aluminum (Non Ferrous Metal)

Clean surfaces with Super Spec HP oil and grease emulsifier (P83) to remove contaminants
Primer:One coat Super Spec HP D.T.M. Acrylic Semi-Gloss #WP29 VOC = 45 g/L
Finish:One coat Super Spec HP D.T.M. Acrylic Semi-Gloss #WP29 VOC = 45 g/L

Structural Steel and Iron: (Ferrous Metal)

Primer and Finish: ..2 Coats Super Spec HP D.T.M. Acrylic Semi-Gloss #WP29, VOC = 45 g/L

Powder Coat Paint Finish System: (Applied in Shop)

- Electrostatically applied colored polyester powder coating heat cured to chemically bond finish to metal substrate.
- Minimum hardness measured in accordance with ASTM D3363: 2H.
- Direct impact resistance tested in accordance with ASTM D2794. Withstand 160 inch-pounds.
- Salt spray resistance tested in accordance with ASTM B117: No undercutting, rusting, or blistering after 500 hours in 5 percent salt spray at 95 degrees F and 95 percent relative humidity and after 1000 hours less than [3/16 inch] [5 mm] undercutting.
- Weatherability tested in accordance with ASTM D822: No film failure and 88 percent gloss retention after 1 year exposure in South Florida with test panels tilted at 45 degrees.
- Firm with manufacturing and delivery capacity required for the project, shall have successfully completed at least ten projects within the past five years, utilizing finish systems, and techniques as herein specified.
- Supplier must own and operate its own Painting and Finishing facility to assure single source responsibility and quality control.
- All materials shall be protected during finishing, shipment, site storage and erection to prevent damage to the finished work from other trades. Store materials inside a well-ventilated area, away from uncured concrete and masonry, and protected from the weather, moisture, soiling, abrasion, extreme temperatures, and humidity.
- Clean all surfaces following installation. If necessary use only a mild soap or detergent solution such as TSP-90 or Ivory with a soft cloth to remove dirt and hand prints. Black handling marks can be removed using a mixture of isopropyl alcohol and an abrasive cleanser like Comet. Replace units having scratches, abrasions, or other defects, with unblemished materials.

DIVISION 10 - SPECIALTIES

10200 -Aluminum louvers: provide aluminum stormproof and impact resistant louvers with powder coat factory finish as shown on elevation drawing. Louver to be horizontal drainable stormproof fixed blade louvers with extruded aluminum frames and stormproof blades. Extruded aluminum to conform to ASTM B 22, Alloy 6063-15 or t-52, fasten lower with non corrosive compatible materials. Provide N.O.A. of Systems.

10522 - Fire extinguishers: Provide fire extinguisher and cabinet or wall mounting bracket, as manufactured by Larsen's Manufacturing Co. or equal, for each location and mounting condition indicated on the drawings.

- Extinguisher to be multipurpose dry chemical type: UL rated 4-A: 60-BC, 10-LB. nominal capacity, in enameled steel container.

DIVISION 11 - EQUIPMENT (NOT USED)

DIVISION 12, 13 & 14 - NOT USED

DIVISION 15 - MECHANICAL (SEE PLUMBING AND MECHANICAL DRAWINGS)

DIVISION 16 - ELECTRICAL (SEE ELECTRICAL DRAWINGS)

WILLIAM P. HORN
ARCHITECT, P.A.

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KEY WEST,

FLORIDA

33040

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LICENSE NO.

AA 0003040

KEY WEST
HISTORIC
SEAPORT -
MARGARET STREET
FIRE PUMP BLDG.

201 WILLIAM STREET

KEY WEST, FL 33040

SEAL

THESE DRAWINGS MAY
NOT BE REPRODUCED
WITHOUT WRITTEN
AUTHORIZATION BY
WILLIAM P. HORN

DATE

09-22-2020 HARC SUBMITTAL
11-01-2020 100% CD SUBMISSION

REVISIONS

DRAWN BY

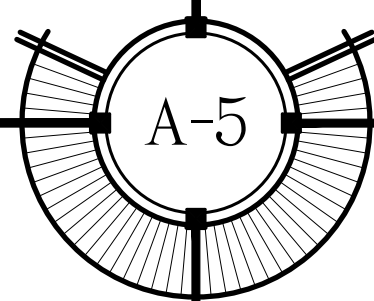
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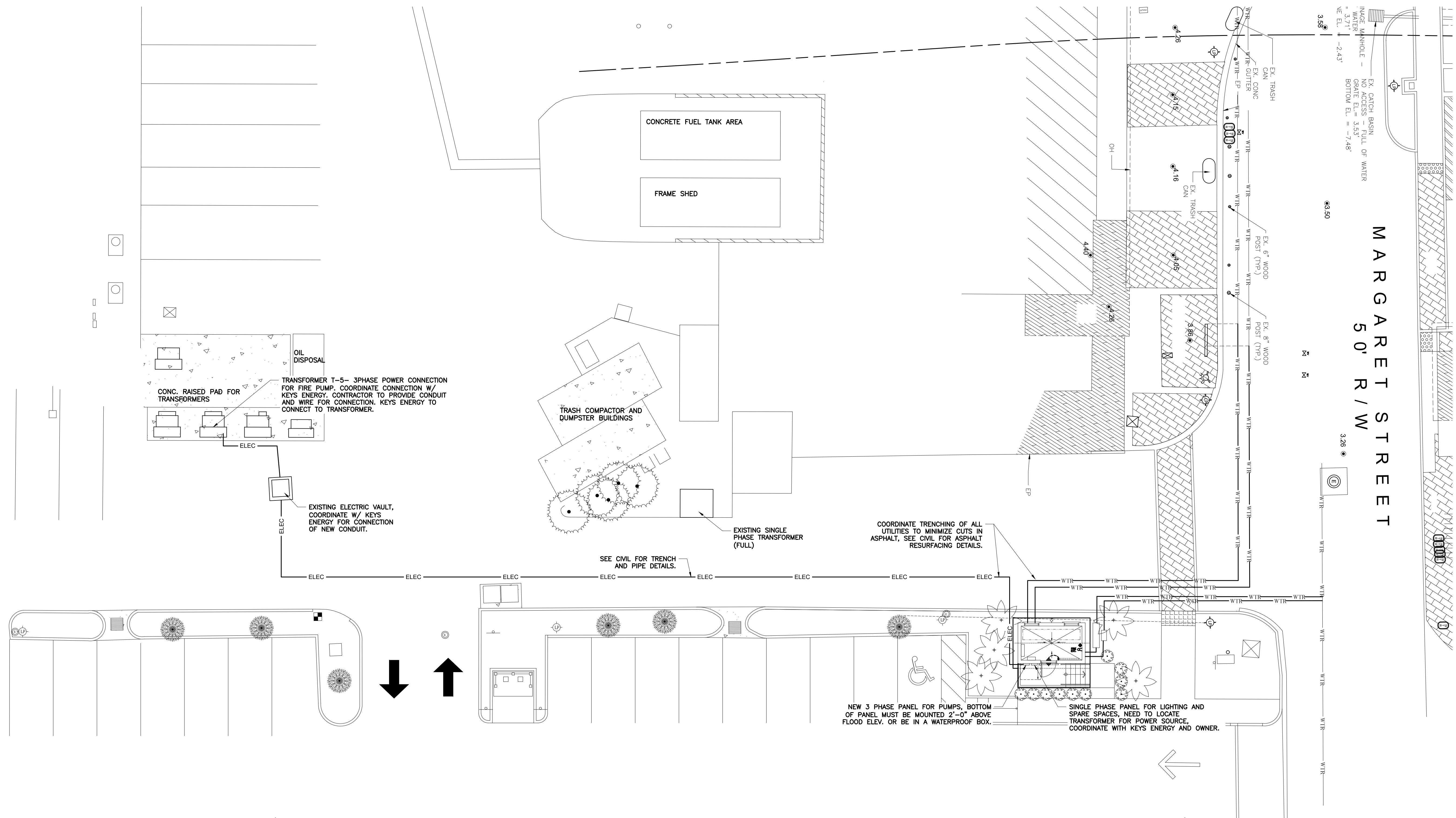
PROJECT

NUMBER

2012



KEY WEST HISTORIC SEAPORT
MARGARET STREET - FIRE PUMP BUILDING
KEY WEST, FLORIDA



SITE ELECTRIC PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY FLORIDA KEYS LAND SURVEYING SURVEYOR DATED
ON 03/08/2019

SCALE: 3/32"=1'-0"

LICENSE NO.
AA 0003040

201 WILLIAM STREET
KEY WEST, FL. 33040

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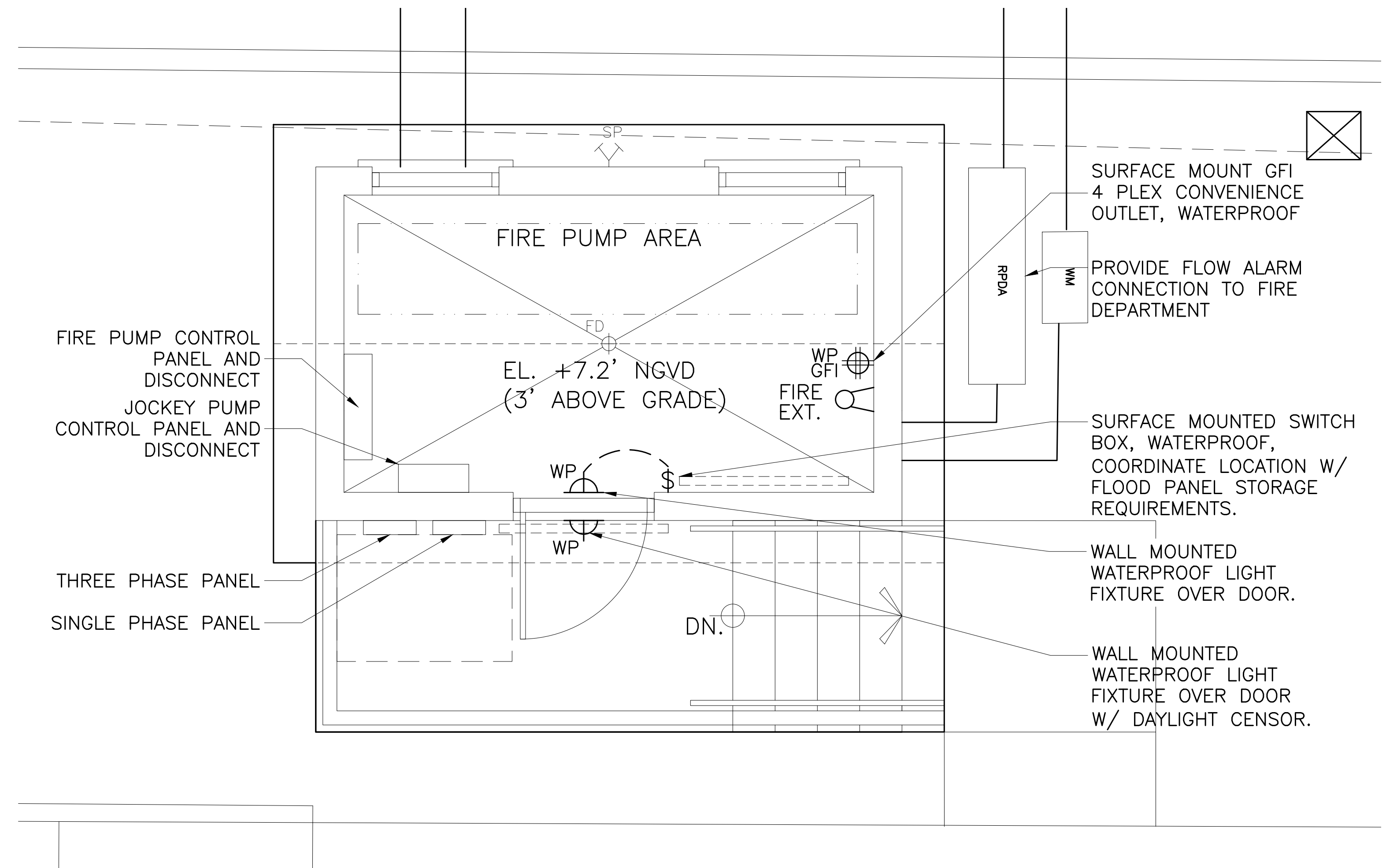
DATE _____

09-22-2020 HARC SUBMITTAL
11-01-2020 100% CD SUBMISSION

REVISIONS

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EMAPROJECT
NUMBER

2012



1
E-2 ELECTRICAL FLOOR PLAN

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

FIRE PUMP SYSTEM AND UNDERGROUND WATER LINES

CONTRACTOR SHALL DESIGN/BUILD FIRE PUMP SYSTEM AND UNDERGROUND WATER LINES. CONTRACTOR SHALL HAVE HIS FLORIDA REGISTERED ENGINEER DESIGN AND SIGN AND SEAL CONSTRUCTION DOCUMENTS FOR THE COMPLETE SYSTEM. SUBMIT TO FIRE DEPARTMENT FOR REVIEW AND APPROVAL. COORDINATE WITH ALL EXISTING SYSTEMS AND SITE CONDITIONS AS REQUIRED FOR THE NEW WORK.