

File #: 2023-189

Owner's Name: Monroe County

Applicant: Fortress Secured / Summit
Construction Group

Agent: Matt Everett

Type of Application: PC Variance

Key: Sugarloaf Key

RE #: 00117930-000100

Additional Information added to File 2023-189

Prepared by and return to:
Gregory S. Oropeza, Esq.
Oropeza Stones & Cardenas
221 Simonton Street
Key West, FL 33040
305.294.0252

\$ 10.00

Parcel Identification No. 00117930-000100

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 19th day of August, 2024 between THE SUGARLOAF KEY VOLUNTEER FIRE DEPARTMENT, INC., a Florida not for profit corporation whose post office address is 17175 Overseas Highway, Sugarloaf Key, Florida 33042, Grantor, and MONROE COUNTY, FLORIDA, a political subdivision of the state of Florida whose post office address is 1100 Simonton Street, Key West, Florida 33040, Grantee:

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida**, to-wit:

See EXHIBIT "A" attached hereto

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantors.

[SIGNATURE PAGE TO FOLLOW]

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

THE SUGARLOF KEY VOLUNTEER FIRE DEPARTMENT, INC., a florida not for profit corporation

Linda Segel

Signature of Witness #1

Printed Name and Address of Witness #1:

LINDA SEGEL
19507 SEMINOLE ST.
SUGARLOF KEY FL 33042

[Signature]

By: Kevin Gerard

Its: President

[Signature]

Signature of Witness #2

Printed Name and Address of Witness #2:

William Lay
19658 Seminole St.
SUGARLOF KEY, FL 33042

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of August, 2024 by Kevin Gerard, as President of The Sugarloaf Key Volunteer Fire Department, Inc., a Florida corporation. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]

Laurie Ann Freeling Dastugue

Notary Public

Printed Name: LAURIE ANN FREELING DASTUGUE

My Commission Expires: 05-22-2028

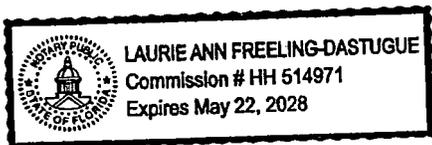


EXHIBIT "A" LEGAL DESCRIPTION

LEGAL DESCRIPTION - (From Official Records Book 415, Page 68 and Official Records Book 631, Page 384)

NOTE: THE LEGAL DESCRIPTION RECORDED IN O.R. BOOK 415, PAGE 68 CONTAINS TWO SCRIVENERS ERRORS IN THE FOLLOWING CALLS:

1. FROM SAID POINT OF BEGINNING, CONTINUE BEARING NORTH 56 DEGREES, 02 MINUTES AND 38 SECONDS EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, 110.0 FEET; 2. THENCE BEAR NORTH 33 DEGREES, 57 MINUTES AND 22 SECONDS WEST, 100.0 FEET;

THE CORRECTED CALLS SUBSTANTIATED BY THE REMAINING CALLS IN THE DESCRIPTION ARE AS FOLLOWS:

1. FROM SAID POINT OF BEGINNING, CONTINUE BEARING NORTH 56 DEGREES, 02 MINUTES AND 38 SECONDS EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, 100.0 FEET; 2. THENCE BEAR NORTH 33 DEGREES, 57 MINUTES AND 22 SECONDS WEST, 110.0 FEET;

THE LEGAL DESCRIPTION BELOW HAS BEEN CORRECTED BY THIS SURVEYOR.

LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 415, PAGE 68 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA: (SEE NOTE ABOVE)

A Tract of land in a part of Gov't Lot 3, Sec. 3, T67S, R27E, on Sugarloaf Key, Monroe County, Florida and being more particularly described by metes and bounds as follows:

Commencing at the intersection of the West Line of Gov't Lot 3 and the Northerly right-of-way line of U.S. Highway No. 1, bear North 56 degrees, 02 minutes and 38 seconds East along the Northerly right-of-way line of U.S. Highway No. 1 for a distance of 644.56 feet to the Point of Beginning of the tract of land hereinafter described; from said Point of Beginning, continue bearing North 56 degrees, 02 minutes and 38 seconds East along the Northerly right-of-way line of U.S. Highway No. 1, 100.0 feet; thence bear North 33 degrees, 57 minutes and 22 seconds West, 110.0 feet; thence bear South 56 degrees, 02 minutes and 38 seconds West, 100.0 feet; thence bear South 33 degrees, 57 minutes and 22 seconds East for a distance of 110.0 feet, back to the Point of Beginning.

LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 691, PAGE 384 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA:

A tract of land Easterly of and adjacent to "THE SUGARLOAF VOLUNTEER FIRE DEPARTMENT PROPERTY" on Sugarloaf Key, Monroe County, Florida and being more particularly described by metes and bounds as follows:

Being a part of Government Lot 3, Section 34, T. 66S., R. 27E., commencing at the Southeast Corner of "THE SUGARLOAF VOLUNTEER FIRE DEPARTMENT PROPERTY" as described in Official Record Books OR415-48 and OR416-914, said Corner being the POINT OF BEGINNING of the tract of land hereinafter described and also being on the Northerly right-of-way line of U.S. Highway No. 1, bear North 56 degrees, 02 minutes and 38 seconds East, along the Northerly right-of-way line of U.S. Highway No. 1, 100 feet; thence bear North 33 degrees, 57 minutes and 22 seconds West 110 feet; thence bear South 56 degrees, 02 minutes and 38 seconds West, 100 feet to the Northeast corner of "THE SUGARLOAF VOLUNTEER FIRE DEPARTMENT PROPERTY"; thence bear South 33 degrees, 57 minutes and 22 seconds East, along the Easterly line of "THE SUGARLOAF VOLUNTEER FIRE DEPARTMENT PROPERTY", 110 feet back to the POINT OF BEGINNING.

Prepared by and return to:
Oropeza Stones & Cardenas
221 Simonton Street
Key West, FL 33040

**RESOLUTIONS OF THE SUGARLOAF KEY VOLUNTEER FIRE DEPARTMENT, INC.
AUTHORIZING CONVEYANCE OF REAL PROPERTY**

The undersigned, KEVIN GERARD, as President, ABE CONN, as Director, RANDALL STONE as Director, BILL LAY, as Director and JASON STUBBLEFIELD, as Director of THE SUGARLOAF KEY VOLUNTEER FIRE DEPARTMENT, INC., a Florida not for profit corporation (the "Company"), do hereby certify as follows:

1. We are the duly elected and qualified President and Directors and the keepers of the records and corporate seal of said Company.

2. This resolution is made with respect to the following real property located at 17175 Overseas Highway, Sugarloaf Key, Florida 33042 (the "Property"), more particularly described as follows:

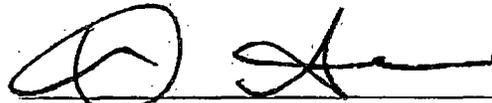
SEE EXHIBIT "A" ATTACHED HERETO

2. The following is a true and correct copy of resolutions duly adopted at a special meeting of the Board of Directors and Shareholders of THE SUGARLOAF KEY VOLUNTEER FIRE DEPARTMENT, INC., held on or before the 19th day of August 2024, by unanimous consent of all of the Directors, Officers and the Shareholders of the Company; that said resolutions have not been in anyway modified, amended, rescinded or annulled and are now in full force and effect; that the resolutions have been entered upon the minute book of the Company; and, that the resolutions are in conformity with and are not contrary to or in conflict with any provision of the Articles of Incorporation of the Company and are in accordance with the provisions of the Bylaws and all other governing documents of the Company. However, if the Articles of Incorporation, Bylaws or other governing document is contrary to or in conflict with these resolutions, then these resolutions will control.

COPY OF RESOLUTIONS

RESOLVED that, the taking of any and all necessary action to consummate the conveyance of the Property (the "Purchase and Sale Transaction") and the execution of all documents by KEVIN GERARD, as President, on behalf of the Company, to effect said conveyance of the Property to Monroe County, Florida, a political subdivision of the state of Florida, are hereby ratified and approved; and

3. The following named persons have been duly elected as President of THE SUGARLOAF KEY VOLUNTEER FIRE DEPARTMENT, INC., a Florida not for profit corporation., and continue to hold said offices at the present time, and the signatures appearing hereon is the genuine, original signature of said person:

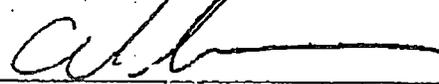


KEVIN GERARD, as President

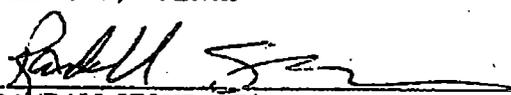
WHEREOF, we have hereunto affixed our names as President, Vice-Presidents, Treasurer and Directors of said Corporation, to be affixed this 19th day of August 2024.



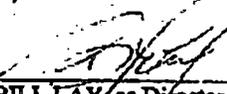
KEVIN GERARD, as President



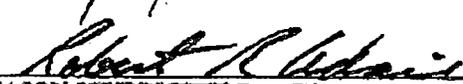
ABE CONN, as Director



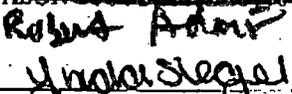
RANDALL STONE, as Director



BILL LAY, as Director



JASON STUBBLEFIELD, as Director



LINDA SLEGEL, as Director

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**APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT**



RECEIVED
2023-189
DEC 16 2025
MONROE COUNTY
PLANNING DEPT.

Variance Application to the Monroe County Planning Commission

An application must be deemed complete and in compliance with the Monroe County Code by the Staff prior to the item being scheduled for review.

Planning Commission Variance Application Fee: \$1,610.00

In addition to the application fee, the following fees also apply:

Advertising Costs: \$245.00

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed

Date of Application: 12 / 01 / 2025 **REVISED**
Month Day Year

Applicant / Agent Authorized to Act for Property Owner: (Agents must provide notarized authorization from all property owners.)

<u>Fortress Secured/Summit Construction Management Group</u>	<u>Ty Maxey</u>
<small>Applicant (Name of Person, Business or Organization)</small>	<small>Name of Person Submitting this Application</small>
<u>3603 Beachwood Court, Jacksonville, FL 32224</u>	
<small>Mailing Address (Street, City, State and Zip Code)</small>	
<u>813-805-7300</u>	<u>ty.maxey@summitcmgroup.com</u>
<small>Work Phone</small>	<small>Home Phone</small>
<u>813-805-7300</u>	<u>ty.maxey@summitcmgroup.com</u>
<small>Home Phone</small>	<small>Cell Phone</small>
<u>813-805-7300</u>	<u>ty.maxey@summitcmgroup.com</u>
<small>Cell Phone</small>	<small>Email Address</small>

Property Owner: (Business/Corp must include documents showing who has legal authorized to sign.)

<u>Monroe County Florida</u>	<u>Wendy Carter</u>
<small>(Name/Entity)</small>	<small>Contact Person</small>
<u>1100 Simonton Street, Key West, FL 33040</u>	
<small>Mailing Address (Street, City, State and Zip Code)</small>	
<u>786-929-5657</u>	<u>carter-wendy@monroecounty-fl.gov</u>
<small>Work Phone</small>	<small>Home Phone</small>
<u>786-929-5657</u>	<u>carter-wendy@monroecounty-fl.gov</u>
<small>Home Phone</small>	<small>Cell Phone</small>
<u>786-929-5657</u>	<u>carter-wendy@monroecounty-fl.gov</u>
<small>Cell Phone</small>	<small>Email Address</small>

Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet.)

<u>00117930-00010 and 00118480-00000</u>	<u>1151131 and 9101379</u>
<small>Block</small>	<small>Key</small>
<u>17175 Overseas Hwy, Sugarloaf Key, FL 33042</u>	<u>17</u>
<small>Real Estate (RE) Number</small>	<small>Alternate Key Number</small>
<u>17175 Overseas Hwy, Sugarloaf Key, FL 33042</u>	<u>17</u>
<small>Street Address (Street, City, State & Zip Code)</small>	<small>Approximate Mile Marker</small>

APPLICATION

Land Use District Designation(s): Suburban Commercial (SC) and Native Area (NA)
Present Land Use of the Property: Fire Station
Proposed Land Use of the Property: Fire Station
Total Land Area: 32,202 square feet

Provide the standards required by the land development regulations: See attached Exhibit A
(i.e., front yard setback of 25 feet, 100 off-street parking spaces, etc.)

Provide requested variance: See attached Exhibit A
(i.e., reduction of 5ft for a front yard setback of 20 feet; reduction to 90 off-street parking spaces, etc.)

All of the following standards must be met in order to receive variance approval. Please describe how each standard will be met (as it relates to the property):

1. The applicant shall demonstrate a showing of good and sufficient cause for granting the variance:
See attached Exhibit A

2. Failure to grant the variance would result in exceptional hardship to the applicant:
See attached Exhibit A

Exceptional hardship means a burden on a property owner that substantially differs in kind or magnitude from the burden imposed on other similarly situated property owners. Financial difficulty/hardship does not qualify as exceptional hardship..

3. Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance or cause fraud or victimization of the public:
See attached Exhibit A

4. Property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district:
See attached Exhibit A

APPLICATION

5. Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of the code or established development patterns:

See attached Exhibit A

6. Granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family:

See attached Exhibit A

7. Granting the variance is not based on the domestic difficulties of the applicant or his family:

See attached Exhibit A

8. The variance is the minimum necessary to provide relief to the applicant:

See attached Exhibit A

APPLICATION

All of the following items must be included in order to have a complete application submission:

(Please check the box as each required item is attached to the application.)

- Complete variance application (unaltered and unbound)
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Proof of ownership (i.e., Warranty Deed)
- Current Property Record Card(s) from the Monroe County Property Appraiser
- Location map
- Photograph(s) of site from adjacent roadway(s)
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor- three (3) sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; and total acreage by habitat)
- Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect- three (3) sets (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the site plan should include the following:
 - Date, north point and graphic scale
 - Boundary lines of site, including all property lines and mean high-water line
 - Land use district of site and any adjacent land use districts
 - Locations and dimensions of all existing and proposed structures and drives
 - Type of ground cover (i.e., concrete, asphalt, grass, rock)
 - Adjacent roadways
 - Setbacks as required by the land development regulations
 - Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones
- List of names and addresses of all real property owners within a 600 foot radius of the subject property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included.

If applicable, the following item must be included in order to have a complete application submission:

- Notarized Agent Authorization Letter

Is there a pending code enforcement proceeding involving all or a portion of this property?

Yes No Code Case file # _____ Describe the enforcement proceedings and if this application is being submitted to correct the violation: _____

If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

If for any reason the administrative variance application requires review and consideration by the Monroe County Planning Commission, additional fees, mailing labels and copies of all plans shall be required prior to item being scheduled for commission review.

APPLICATION

Pursuant to Section 102-186 (i) of Monroe County Code, the applicant shall post the property of the proposed variance with a waterproof sign at least four (4) square feet in front surface area, which is so lettered as to be easily visible from all public streets and public ways abutting the property. The property shall remain posted for no less than thirty (30) calendar days beginning within five (5) working days of the date that the application is deemed to be in compliance by the Planning Director. For your convenience, the Department will provide you with a sample of the sign.

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

I, the Applicant, certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: [Handwritten Signature] Date: 12.10.25

STATE OF OHIO

COUNTY OF Fairfield

Sworn to and subscribed before me, by means of either physical presence OR online notarization,

on 10 day of December, 2025, by WILLIAM TYRONE MAXEY #
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is personally known to me OR produced Driver's License as
(TYPE OF ID PRODUCED)
identification.

[Handwritten Signature]
SIGNATURE OF NOTARY PUBLIC

Asia F Husted
PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES:



ASIA F HUSTEAD
Notary Public
State of Ohio
My Comm. Expires
September 1, 2030

Send complete application package to:

Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050

Exhibit A
Variance Requests and Criteria Responses
Revised 12.01.25
Sugarloaf Fire Rescue Station #10 Redevelopment

Variance No. 1

Provide the standards required by the land development regulations:

Section 114-195: minimum four-hundred foot (400') spacing between access curb cuts along US Highway 1.

Provide requested variance:

Reduce the required minimum spacing between access curb cuts along US 1 from four-hundred feet (400') to one-hundred and twenty-one feet (121') – measured curb cut to curb cut.

1. The applicant shall demonstrate a showing of good and sufficient cause for granting the variance:

The requested variance will allow for the redevelopment of the outdated and condemned Monroe County Fire Rescue Station #10 on the subject property. The existing site's physical characteristics, including the limited property size, location of protected wetlands and minimal property width/roadway frontage, constrain redevelopment of the property; and therefore, restrict the property's ability to locate the access driveway curb cut. More importantly, the location of the existing curb cut for the abutting developed property, which has been in place for decades, coupled with the project site's physical characteristics, prevent the ability to provide a minimum four-hundred foot (400') driveway spacing dimension. With a maximum property width of approximately two hundred and eighty feet (280') along US Highway 1, it is impossible to locate a driveway curb cut along the subject property's frontage while providing the code-required minimum four-hundred foot (400') curb cut spacing from the existing curb cut to the southwest.

2. Failure to grant the variance would result in exceptional hardship to the applicant:

Failure to grant the variance would preclude the County from redeveloping the existing aged fire rescue station on the subject site, resulting in an exceptional hardship to the applicant and more importantly, the residents and business owners of Monroe County. Without the variance, the County will not be able to develop the new fire rescue station and provide the highest level of fire safety, prevention and protection to the Community.

3. Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance or cause fraud or victimization of the public:

The need for this variance is to redevelop the condemned fire rescue facility to best serve the Monroe County community. The variance, if granted, does not cause an increase in public expenses or create a threat to public health and safety. Additionally, there are no public nuisances, fraudulent causes, nor victimization of the public associated with granting the variance. In fact, not granting the variance could prevent the ability to redevelop the fire rescue station; thereby, resulting in an imminent threat to the public health and safety.

4. Property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district:

The property's existing site characteristics, including overall size, property width, limited right-of-way frontage, on-site protected environmental habitat (e.g. wetlands and mangroves) and its proximity to abutting developed property(ies), present design constraints which are unique and peculiar to the site. These constraints limit the ability to redevelop a similar-sized fire rescue facility on the site in accordance with all of the current code-required development regulations.

5. Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of the code or established development patterns:

This variance is necessary to provide safe and adequate driveway access to the proposed fire rescue station redevelopment, which will at a minimum, serve the public and provide critical fire protection, as well as fire prevention education and safety initiatives.

6. Granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family:

There are no disabilities, handicaps or health issues related to the applicant which would have an impact on granting the variance.

7. Granting the variance is not based on the domestic difficulties of the applicant or his family:

There are no domestic difficulties of the applicant or their family which are the basis for granting the variance.

8. The variance is the minimum necessary to provide relief to the applicant:

The professional architects and engineers retained for the redevelopment of the subject fire rescue station have carefully and strategically designed a project within the limits of the existing and challenging site characteristics, while protecting the surrounding environmental habitat and providing the critical fire protection and emergency related components necessary to serve the Sugarloaf community and Monroe County. The requested variance is the minimum necessary to achieve this goal, while meeting the other applicable Code and land development regulations.

Variance No. 2

Provide the standards required by the land development regulations:

Sections 114-127 and 114-128: ten (10') to twenty-five foot (25') wide Class C Major Street Buffer.

Provide requested variance:

Reduce the required Class C Major Street Buffer along US 1 from between ten feet (10') and twenty-five feet (25') to twenty-nine feet (29'), located within the FDOT right-of-way, and with a reduction in the minimum required plant material per 100 linear feet.

1. The applicant shall demonstrate a showing of good and sufficient cause for granting the variance:

The requested variance will allow for the redevelopment of the outdated and condemned Monroe County Fire Rescue Station #10 on the subject property. The site's existing physical characteristics, including but not limited to the property size, location of on-site and off-site protected wetlands and the site's proximity to the abutting US Highway 1 right-of-way, present several development challenges. Although additional land area was recently purchased by Monroe County for this project, there remain design challenges in an effort to develop a fire rescue station replacement that includes the minimum components necessary while providing the maximum emergency services and protection to the Community. Placement of the building footprint, apparatus bays, driveway access, parking area, building access and landscaping are key components to the successful functionality of the project. In this case, after providing these components there is no room for the required on-site major street buffer. We are proposing landscaping within the front abutting FDOT right-of-way (twenty-nine foot depth), which will serve as an alternative to providing the required major street buffer.

2. Failure to grant the variance would result in exceptional hardship to the applicant:

Failure to grant the variance would preclude the County from replacing the condemned fire rescue station on the subject site, resulting in an exceptional hardship to the applicant and more importantly, the residents and business owners of Monroe County. Without the variance, the County will not be able to redevelop the fire rescue station and provide the highest level of fire safety, prevention and protection to the Community.

3. Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance or cause fraud or victimization of the public:

The need for this variance is to redevelop the condemned fire rescue facility to best serve the Monroe County community. The variance, if granted, does not cause an increase in public expenses or create a threat to public health and safety. Additionally, there are no public nuisances, fraudulent causes, nor victimization of the public associated with granting the variance. In fact, not granting the variance could prevent the ability to redevelop the fire rescue station; thereby, resulting in an imminent threat to the public health and safety.

4. Property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district:

The property's existing site characteristics, including overall size, property depth, and on-site protected environmental habitat (e.g. wetlands and mangroves), present design constraints which are unique and peculiar to the site. These constraints limit the ability to redevelop a similar-sized fire rescue facility on the site while meeting all of the current code-required development regulations.

5. Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of the code or established development patterns:

This variance is necessary to redevelop the proposed fire rescue station, which will at a minimum, serve the public and provide critical fire protection, as well as fire prevention education and safety initiatives. Placing landscaping within the abutting FDOT right-of-way, will effectively serve as a major street buffer and serve to meet the intent of the code requirement.

6. Granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family:

There are no disabilities, handicaps or health issues related to the applicant which would have an impact on granting the variance.

7. Granting the variance is not based on the domestic difficulties of the applicant or his family:

There are no domestic difficulties of the applicant or their family which are the basis for granting the variance.

8. The variance is the minimum necessary to provide relief to the applicant:

The professional architects and engineers retained for the redevelopment of the subject fire rescue station have carefully and strategically designed a project within the limits of the existing and challenging site characteristics, while protecting the surrounding environmental habitat and providing the critical fire protection and emergency related components necessary to serve the Sugarloaf community and Monroe County. The requested variance is the minimum necessary to achieve this goal, while meeting the other applicable Code and land development regulations.

Variance No. 3

Provide the standards required by the land development regulations:

Sections 114-13(a)(4) and 114-13(d)c.: maximum four-foot (4') height for retaining wall and fence combination within the front setback and along the eastern edge of the project's driveway.

Provide requested variance:

Increase the required maximum height of retaining wall/fence combination within the front setback from four feet (4') to seven feet-ten inches (7'-10") and along the eastern edge of the project driveway from four feet (4') to eight feet-zero inches (8'-0").

1. The applicant shall demonstrate a showing of good and sufficient cause for granting the variance:

The proposed surface parking lot and driveway elevations—and by extension, the required retaining wall height—are driven by the proposed building elevations, which were established based on flood protection requirements. The subject property is currently located within FEMA Flood Zone AE with a Base Flood Elevation (BFE) of 11.0 ft-NGVD, per FEMA FIRM panel 12087C1290K, revised February 18, 2005. However, the more recent FEMA Preliminary Flood Map (panel 12087C1290L, dated December 27, 2019) identifies this area as Zone AE with a BFE of 10.0 ft-NAVD (equivalent to 11.39 ft-NGVD).

Due to the critical nature of the Fire Station, and the higher BFE in the preliminary maps, the project team has conservatively adopted the 11.39 ft-NGVD elevation as the design BFE. The finished floor elevation (FFE) of the habitable building areas is therefore set at 13.50 ft-NGVD, in accordance with the required 2 ft freeboard for essential facilities.

The apparatus bay, however, must be accessible to fire department vehicles, and its elevation is limited by maximum allowable driveway slopes. Per NFPA 1, Chapter 18, the angle of approach and departure for fire department access cannot exceed a slope of 1 ft per 20 ft (5%). This slope was applied to the driveway and access ramp serving the apparatus bay, except for a 25-ft segment adjacent to the parking lot, which is sloped at 2% in accordance with standard ADA cross-slope criteria. As a result, the FFE for the apparatus bay is set at 10.0 ft-NGVD—below the design BFE—necessitating floodproofing measures for that structure.

To mitigate potential flooding and maintain compliance with access requirements, the driveway and access ramp have been designed at their maximum allowable slopes. This has elevated the surface parking lot well above the existing grades both on-site and along the adjacent FDOT right-of-way. The parking lot elevation also accommodates ADA access from the ADA parking spaces to the building's main entrance, which requires a compliant path to the 13.50 ft-NGVD FFE. As a result, proposed parking lot elevations along the property line range from 7.60 to 8.05 ft-NGVD.

In contrast, the existing grades along the FDOT right-of-way range from approximately 3.4 to 3.5 ft-NGVD. These grades were originally established by FDOT to provide drainage for the US-1 Overseas Highway and cannot be altered without adversely affecting the drainage system. Accordingly, a retaining wall is required to transition between the higher on-site grades and the lower FDOT grades.

*In addition to the retaining wall, we propose to install barrier guardrails for vehicular safety (see detail 5 on Sheet SP1.1). Monroe County Land Development Code limits the combined height of retaining walls and guardrails (or fences) to a total of 4 feet (Sections 114-13(a)(4) and 114-13(d)c.). Given the design retaining wall height of up to 4.5 feet, the remaining allowable height would not permit a guardrail—insufficient for vehicular and pedestrian safety. Industry standards require a barrier guardrail height of at least 3.5 ft to prevent vehicles from breaching the retaining wall edge. We are therefore requesting variance approval for a combined wall and guardrail height of up to **eight feet-zero inches (8'-0")**, exceeding the code allowance by **four feet-zero inches (4'-0")**. The proposed barrier guardrail will be an open-type system that will not obstruct views into the site, effectively furthering the intent of the fence/wall height restriction.*

2. Failure to grant the variance would result in exceptional hardship to the applicant:

Failure to grant the variance would preclude the County from redeveloping the existing aged fire rescue station on the subject site, resulting in an exceptional hardship to the applicant and more importantly, the residents and business owners of Monroe County. Without the variance, the County will not be able to develop the new fire rescue station and provide the highest level of fire safety, prevention and protection to the Community.

3. Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance or cause fraud or victimization of the public:

The need for this variance is to redevelop the condemned fire rescue facility to best serve the Monroe County community. The variance, if granted, does not cause an increase in public expenses or create a threat to public health and safety. Additionally, there are no public nuisances, fraudulent causes, nor victimization of the public associated with granting the variance. In fact, not granting the variance could prevent the ability to redevelop the fire rescue station; thereby, resulting in a imminent threat to the public health and safety.

4. Property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district:

The property's existing site characteristics, including topography and floodplain designation, in concert with floodplain related design criteria, present design constraints which are unique and peculiar to the site.

5. Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of the code or established development patterns:

This variance is necessary to provide safe and adequate parking and driveway access to the proposed fire rescue station, which will at a minimum, serve the public and provide critical fire protection, as well as fire prevention education and safety initiatives.

6. Granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family:

There are no disabilities, handicaps or health issues related to the applicant which would have an impact on granting the variance.

7. Granting the variance is not based on the domestic difficulties of the applicant or his family:

There are no domestic difficulties of the applicant or their family which are the basis for granting the variance.

8. The variance is the minimum necessary to provide relief to the applicant:

The professional architects and engineers retained for the redevelopment of the subject fire rescue station have carefully and strategically designed a project within the limits of the existing and challenging site characteristics, while protecting the surrounding environmental habitat and providing the critical fire protection and emergency related components necessary to serve the Sugarloaf community and Monroe County. The requested variance is the minimum necessary to achieve this goal, while meeting the other applicable Code and land development regulations.

Variance No. 4

Provide the standards required by the land development regulations:

Section 114-67: required off-street parking.

Provide requested variance:

Reduce the required number of off-street parking spaces from eleven (11) to five (5).

1. The applicant shall demonstrate a showing of good and sufficient cause for granting the variance:

We engaged KBP Consulting, Inc. to prepare a traffic statement for the proposed Sugarloaf Fire Station redevelopment project. As discussed in the traffic statement, "the most effective means of documenting the existing and future trip generation characteristics of this fire station is to have a detailed discussion with the County personnel responsible for operations at this location." The result of the consultant's meeting with County personnel (Monroe County Fire Rescue representatives, including Mark Hemeyer, Monroe County Deputy Chief of Operations) determined the fire station is currently typically staffed with a crew of four (4). These staffing levels will not change with the redevelopment facility.

This fire station operates with a 24-hour shift and the shift change (or, pass down) occurs daily at approximately 8:00 am. With a typical crew of four (4) fire personnel, this yields a need for a minimum of four (4) on-site parking spaces. The proposed fire station redevelopment project will provide a total of five (5) on-site parking spaces (4 standard spaces and 1 handicapped accessible space). We believe the parking spaces provided are sufficient to satisfy the day-to-day operations at this facility. See attached memorandum from the Assistant County Administrator which further describes the existing and proposed fire rescue station's operational characteristics, as well as provides supporting justification for the parking variance request.

2. Failure to grant the variance would result in exceptional hardship to the applicant:

Failure to grant the variance would preclude the County from redeveloping the existing aged fire rescue station on the subject site, resulting in an exceptional hardship to the applicant and more importantly, the residents and business owners of Monroe County. Without the variance, the County will not be able to develop the new fire rescue station and provide the highest level of fire safety, prevention and protection to the Community.

3. Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance or cause fraud or victimization of the public:

The need for this variance is to redevelop the condemned fire rescue facility to best serve the Monroe County community. The variance, if granted, does not cause an increase in public expenses or create a threat to public health and safety. Additionally, there are no public nuisances, fraudulent causes, nor victimization of the public associated with granting the variance. In fact, not granting the variance could prevent the ability to redevelop the fire rescue station; thereby, resulting in a imminent threat to the public health and safety.

4. Property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district:

The property's existing physical site characteristics, including but not limited to its minimal size and property dimensions, as well as the on-site protected environmental habitats (e.g. wetlands and mangroves), present design constraints which are unique and peculiar to the site. These constraints limit the ability to redevelop a similar-sized fire rescue facility on the site in accordance with all of the current code-required development regulations.

5. Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of the code or established development patterns:

This variance is necessary to provide safe and adequate parking and driveway access to the proposed fire rescue station redevelopment, which will at a minimum, serve the public and provide critical fire protection, as well as fire prevention education and safety initiatives.

6. Granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family:

There are no disabilities, handicaps or health issues related to the applicant which would have an impact on granting the variance.

7. Granting the variance is not based on the domestic difficulties of the applicant or his family:

There are no domestic difficulties of the applicant or their family which are the basis for granting the variance.

8. The variance is the minimum necessary to provide relief to the applicant:

The professional architects and engineers retained for the redevelopment of the subject fire rescue station have carefully and strategically designed a project within the limits of the existing and challenging site characteristics, while protecting the surrounding environmental habitat and providing the critical fire protection and emergency related components necessary to serve the Sugarloaf community and Monroe County. The requested variance is the minimum necessary to achieve this goal, while meeting the other applicable Code and land development regulations.

County of Monroe
The Florida Keys



BOARD OF COUNTY COMMISSIONERS

Mayor Michelle Lincoln, District 2
Mayor *Pro Tem* David Rice, District 4
Craig Cates, District 1
James K. Scholl, District 3
Holly Merrill Raschein, District 5

TO: Liz Lustberg, AICP, CFM, Senior Planner, Planning and Environmental Resources

FROM: Kevin Wilson, Assistant County Administrator

VIA: EMAIL

DATE: 12 November 2025

SUBJECT: Sugarloaf Fire Station - Parking Variance Justification

Requested Action: Approval of parking spaces provided.

Basis for the Requested Action:

1. Neither the LDC 114-67(c) nor the ITE Manual list minimum parking requirements for a fire station.
2. The planned staffing at the fire station has been unchanged for years and is projected to remain so for the foreseeable future.
3. LDC 114-67(k) delegates to the Planning Director the authority to determine to what extent parking should be provided for new non-residential development "considering sufficient land is available on the site"
4. The proposed plan provides at least as many delineated parking spaces as are available for the existing station.
5. The Deputy Fire Chief for Operations reports
 - a. today's station provides the same or less parking than that proposed in the design submitted; and
 - b. many fire staff carpool since they commute from outside of the County; and,
 - c. the maximum overlap of staff will be 30 minutes or less.

Background:

LDC Sec. 114-67(k) says in the pertinent part,

(k) **Nonconforming parking and loading.** All lawfully existing multifamily (3 or more units) residential or nonresidential development that is nonconforming to the parking and/or loading requirements of this article shall be brought into compliance as follows:

- (1) When any change of use or expansion of the use occurs, the site shall come into compliance with the parking and loading requirements of this article to the greatest extent practicable (considering sufficient land is available on the site to accommodate some or all of the parking deficiencies), as determined by the Planning Director on a case-by-case basis.

LDC Section 114-67(c) lists the required number of off-street parking spaces for each use. There is no listing for fire stations. LDC Section 114-67(d) further states,

(d) **Category of specific use for determination of the number of spaces.** If a use does not fall within one of the specific use categories in subsection (c) of this section, or the general category does not accurately identify the parking need for a specific use, then the parking space requirements shall be based on the most current edition of the Institute of Transportation Engineer's Parking Generation Manual.

The proposed use, which is the same as the existing use, is for the Monroe County Fire Rescue (MCFR) Department's Sugarloaf Fire Station No. 10. The existing Fire Station facility has been condemned and will be demolished to make way for the development of a new fire station on the same parcel. The existing paved, off-street parking area for Sugarloaf Fire Station No. 10 has no delineated parking spaces. However, the existing paved area in front of the station, between the building and US-1 currently has sufficient area to accommodate as many as 5 spaces without interfering with apparatus operations. This space is partially located in what was formerly FDOT Right of Way (ROW) that was recently transferred to the County.

Monroe County and our developer/contractor (Fortress/Summit) interviewed Mark Hemeyer, Deputy Chief of Operations, along with the Traffic Engineer to understand the station's operations. He noted that the maximum complement of firefighters at this station is currently four (4) firefighters and there are no plans to increase that staffing level for the foreseeable future.

Chief Hemeyer points out that MCFR operating rules and regulations prohibit all parking, even temporary parking, anywhere in front of the apparatus bay doors. During shift changes, there may be a temporary period when both shifts are at the fire station and there may be an overlap of parked vehicles from the two shifts for up to 30 minutes. The existing fire station has not had any problems complying with the regulations prohibiting parking in front of the apparatus bays, including temporary parking. This is true in part because many of the firefighters carpool from their Miami-Dade residences.

In summary, Chapter 114 Article III of the LDC does not list off-street parking requirements for a Fire Station, nor does the ITE Parking Generation Manual (latest edition). The proposed project is a replacement fire station for Sugarloaf FS No. 10. There are no changes in use, staffing levels or operations. Therefore, no increase in parking supply is warranted – the proposed number of parking spaces, 4 spaces plus 1 ADA compliant space are at least equal to the existing supply (and demand) of parking spaces.

AGENT AUTHORIZATION FORM

Date of Authorization: 12 / 01 / 2025
Month Day Year

I hereby authorize Fortress Secured/Summit Construction Management Group be listed as authorized agent
(Print Name of Agent)

representing Monroe County for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of VARIANCES, PLANNING-ZONING, AND PERMITTING
(List the Name and Type of applications for the authorization)

for the Property described as: (if in metes and bounds, attach legal description on separate sheet)

34 66 27 SUGARLOAF KEY PT LOT-3 OR415-68
OR416-914 OR557-332-338 OR635-549/562

THE SUGARLOAF VOLUNTEER FIRE DEPARTMENT PROPERTY

Sugarloaf Key

OR691-384Q Block Subdivision

Key (Island)

00117930-000100 and 00118480-000000

1151131 and 9101379

Real Estate (RE) / Parcel ID Number

Alternate Key Number

17175 OVERSEAS HWY, SUGARLOAF KEY, FL 33042

17

Street Address (Street, City, State & Zip Code)

Approximate Mile Marker

Authorized Agent Contact Information:

Ty Maxey, 3603 Beachwood Court, Jacksonville, FL 32224

Mailing Address (Street, City, State and Zip Code)

813-805-7300

ty.maxey@summitcmgroup.com

Work Phone

Home Phone

Cell Phone

Email Address

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated. The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner:

[Handwritten Signature]

Printed Name of Property Owner:

KEVIN G WILSON FOR MONROE COUNTY, FL BOCC

STATE OF

Florida

COUNTY OF

Monroe

Sworn to and subscribed before me this 9 day of December, 2025, by means of [X] physical presence or [] online notarization,

by Kevin G Wilson

(Print Name of Person Making Statement)

, who is personally known to me OR produced

as identification.

(Type of ID Produced)



[Handwritten Signature]

Signature of Notary Public
My commission expires:

Stamp Commissioned Name of Notary Public

Monroe County Fire Station-
Sugarloaf Keys
17175 Overseas Highway
Sugarloaf Shores, FL 33042



Monroe County, FL

PROPERTY RECORD CARD

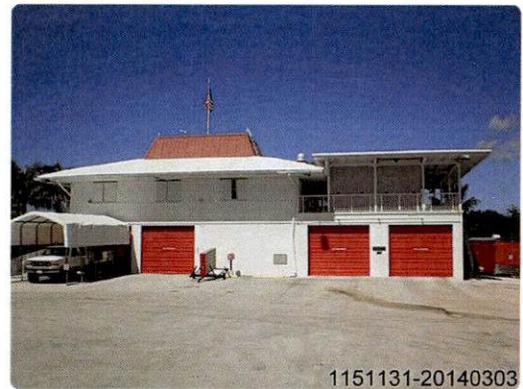
Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00117930-000100
 Account# 1151131
 Property ID 1151131
 Millage Group 100C
 Location Address 17175 OVERSEAS Hwy, SUGARLOAF KEY
 Legal Description 34 66 27 SUGARLOAF KEY PT LOT-3 OR415-68 OR416-914 OR557-332-338
 OR635-549/562 OR691-384 OR3290-1819
 (Note: Not to be used on legal documents.)
 Neighborhood 10051
 Property Class COUNTY (8600)
 Subdivision
 Sec/Twp/Rng 34/66/27
 Affordable No
 Housing



Owner

[MONROE COUNTY FLORIDA](#)
 1100 Simonton St
 Key West FL 33040

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$403,420	\$403,420	\$403,420	\$403,420
+ Market Misc Value	\$20,930	\$20,930	\$20,930	\$20,930
+ Market Land Value	\$35,775	\$35,775	\$35,775	\$35,775
= Just Market Value	\$460,125	\$460,125	\$460,125	\$460,125
= Total Assessed Value	\$460,125	\$460,125	\$460,125	\$460,125
- School Exempt Value	(\$460,125)	(\$460,125)	(\$460,125)	(\$460,125)
= School Taxable Value	\$0	\$0	\$0	\$0

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$35,775	\$403,420	\$20,930	\$460,125	\$460,125	\$460,125	\$0	\$0
2023	\$35,775	\$403,420	\$20,930	\$460,125	\$460,125	\$460,125	\$0	\$0
2022	\$35,775	\$403,420	\$20,930	\$460,125	\$460,125	\$460,125	\$0	\$0
2021	\$35,775	\$403,420	\$20,930	\$460,125	\$460,125	\$460,125	\$0	\$0
2020	\$35,775	\$403,420	\$20,930	\$460,125	\$460,125	\$460,125	\$0	\$0
2019	\$35,775	\$403,420	\$20,930	\$460,125	\$460,125	\$460,125	\$0	\$0
2018	\$35,775	\$403,420	\$20,930	\$460,125	\$460,125	\$460,125	\$0	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(8600)	11,000.00	Square Foot	0	0
ENVIRONMENTALLY SENS (000X)	0.25	Acreage	0	0

Buildings

Building ID	41748	Exterior Walls	C.B.S. with 23% MIN WOOD SIDING
Style		Year Built	1977
Building Type	COUNTY BLDGS C / 86C	EffectiveYearBuilt	2000
Building Name		Foundation	
Gross Sq Ft	7281	Roof Type	
Finished Sq Ft	2468	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	268	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	33	Grade	300
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CAT	CATWALK UPPER	512	0	0
FLA	FLOOR LIV AREA	2,468	2,468	0
GBF	GAR FIN BLOCK	2,480	0	0
OOU	OP PR UNFIN UL	17	0	0
OUF	OP PRCH FIN UL	804	0	0
SBF	UTIL FIN BLK	760	0	0
SBU	UTIL UNFIN BLK	240	0	0
TOTAL		7,281	2,468	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
RW2	1998	1999	2 x 40	1	80 SF	1
WALL AIR COND	2008	2009	0 x 0	1	1 UT	2
CONC PATIO	1976	1977	0 x 0	1	160 SF	2
ASPHALT PAVING	2008	2009	0 x 0	1	10726 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/19/2024	\$100	Warranty Deed	2473130	3290	1819	18 - Unqualified	Improved		

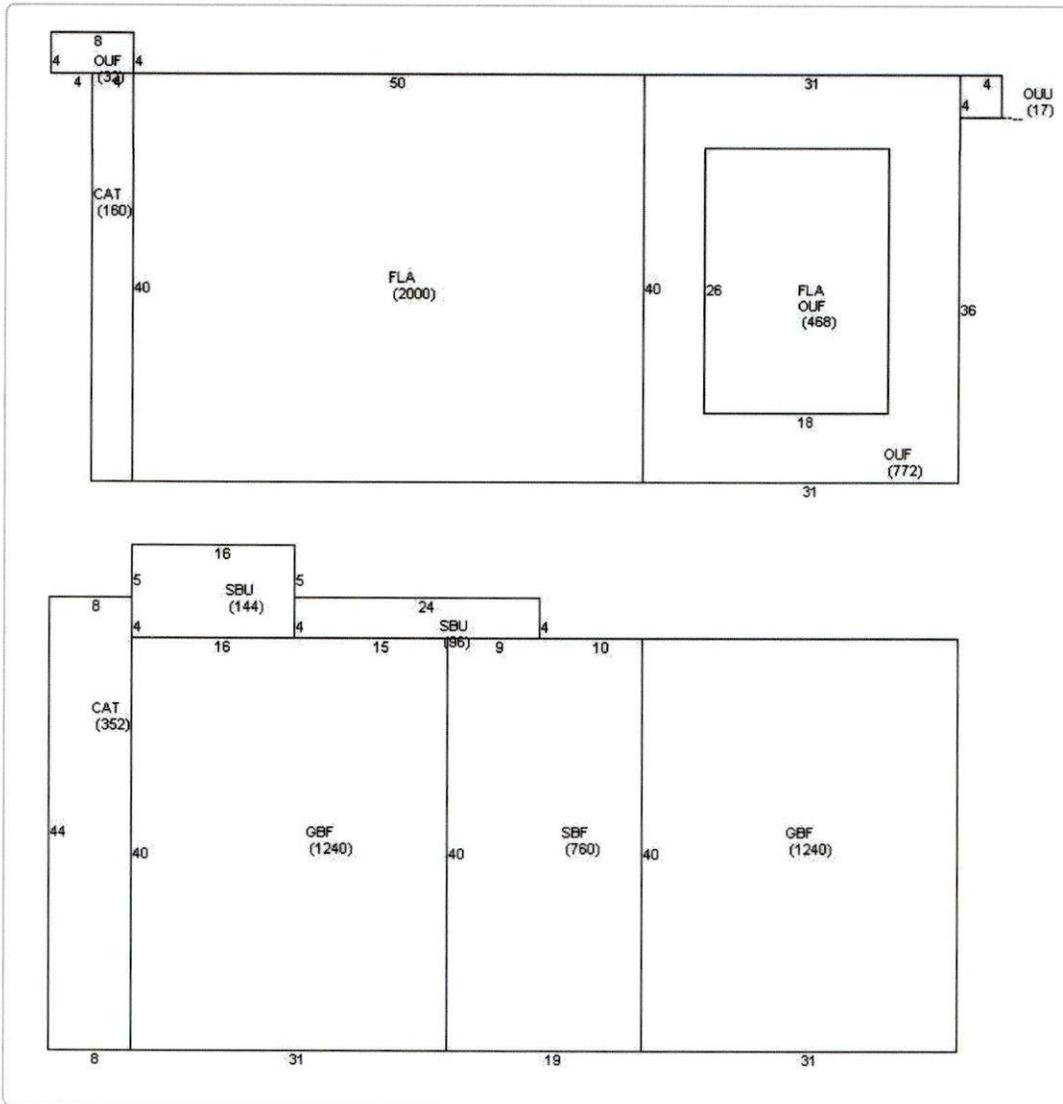
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
19104107	12/13/2019	Active	\$2,200	Commercial	CONNECT TO SEWER AND TO CONNECT SEWER TO GRINDER PUMP
14102664	06/16/2014	Active	\$2,800	Commercial	ROOFING-COMMERCIAL
13100127	01/18/2013	Completed	\$3,812	Commercial	INSTALL 125 AMP SUB PANEL FOR GRILLS
12104569	11/01/2012	Completed	\$1,800	Commercial	REPLACE A/C DUCTS
11105871	12/21/2011	Completed	\$200,000	Commercial	SPALLING REPAIRS
11106000	12/09/2011	Completed	\$2,884	Commercial	REPLACE 3 TON A/C UNIT
09104471	11/04/2009	Completed	\$7,700	Commercial	REPLACE EXISTING RAILING ON WEST SIDE RAMP ONLY
06105089	02/13/2007	Completed	\$8,000	Commercial	Construct a 481 sq foot enclosed weight room on 2nd floor covered porch.
99101422	06/15/1999	Completed	\$8,000	Commercial	BLDG MISCELLANEOUS
95100181	02/01/1995	Completed	\$11,385	Commercial	BUILDING MISCELLANEOUS
89101216	06/01/1989	Completed	\$930	Commercial	ADDITION COMMERCIAL
A-8120	04/01/1981	Completed	\$40,000	Commercial	ADDITION

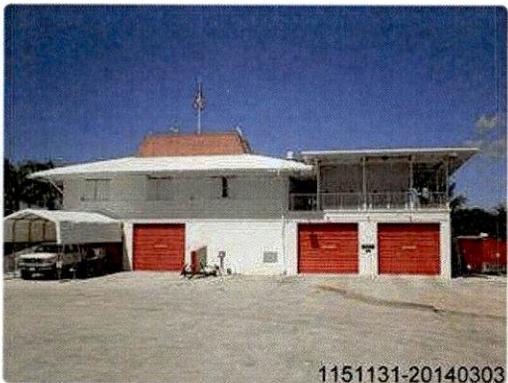
View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



1151131-20140303



Map



TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

[| User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 3/13/2025, 1:41:30 AM

Contact Us



Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00118480-000000
 Account# 9101379
 Property ID 9101379
 Millage Group 100C
 Location Address 17145 OVERSEAS Hwy, SUGARLOAF KEY
 Legal Description 3 67 27 PT GOVT LT 3 LOWER SUGARLOAF KEY OR2542-183/187Q/C (DOT PARCEL NO. 4524 / LIFT STATION) OR3236-1578Q/C (DOT PARCEL NO. 7364 / FIRE STATION FACILITY)
 (Note: Not to be used on legal documents.)
 Neighborhood 10051
 Property Class COUNTY (8600)
 Subdivision
 Sec/Twp/Rng 03/67/27
 Affordable No
 Housing

Owner

MONROE COUNTY
 1100 Simonton St
 Ste 205
 Key West FL 33040

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$553	\$553	\$553	\$553
= Just Market Value	\$553	\$553	\$553	\$553
= Total Assessed Value	\$8	\$8	\$8	\$8
- School Exempt Value	\$0	(\$553)	(\$553)	(\$553)
= School Taxable Value	\$553	\$0	\$0	\$0

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$553	\$0	\$0	\$553	\$8	\$0	\$553	\$0
2023	\$553	\$0	\$0	\$553	\$8	\$553	\$0	\$0
2022	\$553	\$0	\$0	\$553	\$8	\$553	\$0	\$0
2021	\$553	\$0	\$0	\$553	\$8	\$553	\$0	\$0
2020	\$553	\$0	\$0	\$553	\$8	\$553	\$0	\$0
2019	\$553	\$0	\$0	\$553	\$8	\$553	\$0	\$0
2018	\$553	\$0	\$0	\$553	\$8	\$553	\$0	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(8600)	0.30	Acreage	60	47

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/28/2023	\$0	Quit Claim Deed	2427013	3236	1578	11 - Unqualified	Improved		
10/31/2011	\$100	Quit Claim Deed		2542	183	11 - Unqualified	Vacant		

View Tax Info

[View Taxes for this Parcel](#)

Map



TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

No data available for the following modules: Buildings, Yard Items, Permits, Sketches (click to enlarge), Photos.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 3/13/2025, 1:41:30 AM

[Contact Us](#)

Developed by
 **SCHNEIDER**
GEOSPATIAL

165095

This Warranty Deed

Made this 19th day of July, A. D. 1968

Between RIMERSBURG COAL CO., a corporation existing under the laws of the State of Florida the first part,

And SUGAR LOAF KEY VOLUNTEER FIRE DEPARTMENT P. O. Box 68, Seagraves Shores, Key West, Fla. of the County of Monroe, State of Florida, part 7 of the second part,

No. Doc. Stamps
\$ 30

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, its successors, heirs and assigns forever, the following described land, situate, lying and being in the County of Monroe, State of Florida, to wit:

A Tract of land in a part of Gov't Lot 3, Sec. 3, T67S, R27E, on Sugar Loaf Key, Monroe County, Florida and being more particularly described by notes and bounds as follows:

Commencing at the intersection of the West Line of Gov't Lot 3 and the Northerly right-of-way line of U. S. Highway No. 1, bear North 56 degrees, 02 minutes and 38 seconds East along the Northerly right-of-way line of U. S. Highway No. 1 for a distance of 644.56 feet to the Point of Beginning of the tract of land hereinafter described; from said Point of Beginning, continue bearing North 56 degrees, 02 minutes and 38 seconds East along the Northerly right-of-way line of U. S. Highway No. 1, 110.0 feet; thence bear North 33 degrees, 57 minutes and 22 seconds West, 100.0 feet; thence bear South 56 degrees, 02 minutes and 38 seconds West, 100.0 feet; thence bear South 33 degrees, 57 minutes and 22 seconds East for a distance of 110.0 feet, back to the Point of Beginning.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same, against the lawful claims of all persons whomsoever claiming or to claim the same, by, through and under the grantor herein.

In Witness Whereof, the said party of the first part has caused this presents to be signed in its name by its duly authorized officers, and its corporate seal to be affixed, this day and year above written.

(Corporate Seal)
Attest: Robert L. Crane Secretary
Signed, Sealed and Delivered in Our Presence: By Radford R. Crane President

RIMERSBURG COAL CO.
2 23 2 13
ON RECORD

Recorded in Official Record Book
Monroe County, Florida
E. A. F. ADAMS
CLERK OF COUNTY COURT
MONROE COUNTY, FLORIDA

STATE OF FLORIDA
DOCUMENTARY
\$55

I HEREBY CERTIFY That on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Radford R. Crane, President and Robert L. Crane, Secretary, of Rimersburg Coal Co., known to me to be the individuals described in and who executed the foregoing instrument and they acknowledged before me that they executed the same, and affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my hand and official seal, in the State and County last aforesaid, this 19th day of July, A. D. 1968.

Notary Public, State of Florida, At Large

Robert L. Crane
Notary Public, State of Florida, At Large

This Warranty Deed

Doc. # 130

166280

Made this 31st day of August

Between RIMERSBURG COAL CO.,
a corporation existing under the laws of the State of Florida
the first part;

And SUGAR LOAF KEY VOLUNTEER FIRE DEPARTMENT, INC.,
Sugar Loaf Key, Monroe, Florida
of the County of Monroe, State of Florida, party of the second part.

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, its successors, heirs and assigns forever, the following described land, situate, lying and being in the County of Monroe, State of Florida, to wit:

A Tract of land in a part of Gov't Lot 3, Sec. 3, T87S, R27E, on Sugar-loaf Key, Monroe County, Florida and being more particularly described by notes and bounds as follows:
Commencing at the intersection of the West Line of Gov't Lot 3 and the Northernly right-of-way line of U.S. Highway No. 1, bear North 56 degrees, 02 minutes and 38 seconds East along the Northernly right-of-way line of U.S. Highway No. 1 for a distance of 644.56 feet to the Point of Beginning of the tract of land hereinafter described; from said Point of Beginning continue bearing North 56 degrees, 02 minutes and 38 seconds East along the Northernly right-of-way line of U.S. Highway No. 1, 110.0 feet; thence bear North 33 degrees, 57 minutes and 22 seconds West, 100.0 feet; thence bear South 56 degrees, 02 minutes and 38 seconds West, 100.0 feet; thence bear South 33 degrees, 57 minutes and 22 seconds East for a distance of 110.0 feet, back to the Point of Beginning.

THIS IS A CORRECTIVE DEED ADDING THE WORD "INC." TO PARTY OF SECOND PART. And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever claiming or to claim the same by, through and under the grantor herein.

In Witness Whereof, the said party of the first part has caused these presents to be signed in its name by its duly authorized officers, and its corporate seal to be affixed, this day and year above written.

Corporate Seal
Signed, Sealed and Delivered in Our Presence: By Radford R. Crane President
J. G. McKay, Jr. Secretary

State of Florida
County of DADE

I HEREBY CERTIFY, That on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared RADFORD R. CRANE and J. G. MCKAY, JR., President and Assistant Secretary of Rimersburg Coal Co. known to me to be the individuals described in and who executed the foregoing instrument and they acknowledged before me that they executed the same and caused to be affixed the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my hand and official seal in the State and County last aforesaid, this 31st day of August, A. D. 1968.

Notary Public, State of Florida
TAM R. ADAMS
CLERK OF CIRCUIT COURT
RECORD VERIFIED

STATE OF FLORIDA
DOCUMENTARY
TAX
\$55

Vertical text on the left margin: THE INSTRUMENT DESCRIBED BY THIS RECEIPT IS CONTROLLED BY THE ORIGINAL INSTRUMENT...

This Special Warranty Deed Made the 16th day of March A. D. 1973 by

Rimersburg Coal Company

a corporation existing under the laws of the State of Florida and having its principal place of business at Miami, Florida hereinafter called the grantor, to The Sugarloaf Volunteer Fire Department Sugarloaf Shores, Florida 33044

whose postoffice address is Sugarloaf Shores, Florida 33044

hereinafter called the grantee

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situated in Monroe County, Florida, viz:

A tract of land Easterly of and adjacent to "THE SUGARLOAF VOLUNTEER FIRE DEPARTMENT PROPERTY" on Sugarloaf Key, Monroe County, Florida and being more particularly described by metes and bounds as follows:

Being a part of Government Lot 3, Section 34, T. 66S., R. 27E., commencing at the Southeast Corner of "THE SUGARLOAF VOLUNTEER FIRE DEPARTMENT PROPERTY" as described in Official Record Books OR415-48 and OR416-914, said Corner being the POINT OF BEGINNING of the tract of land hereinafter described and also being on the Northerly right-of-way line of U. S. Highway No. 1, bear North 56 degrees, 02 minutes and 38 seconds East, along the Northerly right-of-way line of U. S. Highway No. 1, 100 feet; thence bear North 33 degrees, 57 minutes and 22 seconds West, 110 feet; thence bear South 56 degrees, 02 minutes and 38 seconds West, 100 feet to the Northeast Corner of "THE SUGARLOAF VOLUNTEER FIRE DEPARTMENT PROPERTY"; thence bear South 33 degrees, 57 minutes and 22 seconds East, along the Easterly line of "THE SUGARLOAF VOLUNTEER FIRE DEPARTMENT PROPERTY", 110 feet back to the POINT OF BEGINNING.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

In Witness Whereof the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereto duly authorized, the day and year first above written.

(CORPORATE SEAL)

ATTEST: *[Signature]* Secretary

RIMERSBURG COAL COMPANY

Signed, sealed and delivered in the presence of:

[Signatures of witnesses]

By *[Signature]* Vice President

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

STATE OF Florida,
COUNTY OF Dade,

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid in the administration of the laws of the State of Florida, personally appeared

George A. Oivan, Vice President

well known to me to be the XXXXX and _____ respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged execution of the same in the presence of two substantial witnesses freely and voluntarily, under authority duly vested in them by said corporation and that the seal aforesaid therein is the true corporate seal of said corporation. WITNESS my hand and official seal in the County and State last aforesaid this 15th day of March A. D. 1973.

This instrument prepared by:
Address

[Signature]

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

DocuSign Envelope ID: BE2F61A3-668C-436B-B5C1-5C31FF341A9C

27-SPD.04 06/99 (Public Purpose- reserving mineral rights)

This instrument prepared by,
or under the direction of
Alicia Trujillo, Esq. *AT*
State of Florida
Department of Transportation
Address: 1000 NW 111th Avenue
Miami, Florida 33172

Item/Segment No. : 415230-2
Sec/Job No. : 90020
SR No. : 5(US 1) MM106
Managing District : Six
County : Monroe County
Parcel No : 7364

QUITCLAIM DEED
(Public Purpose)

THIS QUITCLAIM DEED, made this 28 day of JULY, 2023 by and between the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ("Department" or "Grantor"), whose address is 1000 NW 111th Avenue, Miami, Florida 33172, to MONROE COUNTY, FLORIDA ("County" or "Grantee"), whose address is 1100 Simonton Street, Key West, Florida 33040.

WITNESSETH

WHEREAS, said land hereinafter described in Exhibit "A," attached hereto and made a part hereof (hereinafter the "Property") was previously acquired by the Department for state highway purposes;

WHEREAS, the Department, by action of the District Secretary, District Six, Florida Department of Transportation, on January 13, 2023, determined that the Property is no longer needed for the construction, operation, and maintenance of a transportation facility pursuant to the provisions of Section 337.25, Florida Statutes; and

WHEREAS, the Department has agreed to quitclaim the Property to the County without payment of monetary consideration by the County, on the condition that the Property be used solely for a public purpose as part of a fire station facility.

If the Department determines, within its sole discretion, that the public purpose condition of this Quitclaim Deed has been violated, the County shall correct or cure the violation within thirty (30) days of notification of the violation by the Department. If the County fails to remedy such violation within thirty (30) days to the Department's satisfaction, title to the Property shall revert to the Department, at the option of the Department, upon written notice of such failure to remedy the violation. In the event of such reversion, the County shall immediately deed the Property back to the Department, and the Department shall have the right to immediate possession of the Property, with any and all improvements thereon, at no cost to the Department. The effectiveness of such reversion shall take place immediately upon notice being provided by the Department, regardless of when the Property is deeded back to the Department by the County. The Department retains such reversionary interest in the Property, which right may be exercised by the Department, at the option of the Department, in accordance with this Quitclaim Deed. Upon such reversion, the Department may file a Notice of Reversion evidencing same in the public records of Monroe County. Failure to exercise such right of reverter shall not be deemed to be a waiver of such right, and by accepting the conveyance of the Property, the County agrees that any defenses based upon the Department's delay or failure to exercise the right of reverter are hereby waived.

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That pursuant to the provisions of Section 337.25, Florida Statutes, the Department does hereby remise, release, and quitclaim unto the County, and the County's assigns forever, all the right, title and interest which the Department has in and to the Property (which is situated in Monroe County, Florida, and described in attached Exhibit "A") to be used solely for a public purpose as part of a fire station facility, and subject to the herein described right of reverter.

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Item/Segment No. : 415230-2
Sec/Job No. : 90020
SR No. : 5 (US 1) MM106
Managing District : Six
County : Monroe County
Parcel No. : 7364

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida, Department of Transportation by its District Secretary, District Six and its seal to be hereunto affixed, attested by its Executive Secretary, on the date first above written.

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

By: *Stacy L. Miller*
(print name) Stacy L. Miller, P.E.
District Six Secretary

Witness: *Martha H. Lyles*
(print name) Martha H. Lyles

DocuSigned by:
ATTEST: *Helen Bosque*
(print name) Helen Bosque

Witness: *Chris Selman*
(print name) Chris Selman

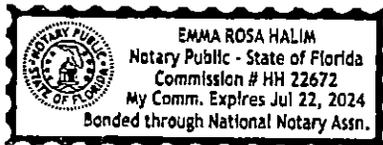
(Affix Department Seal)

STATE OF FLORIDA)
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization, this 28 day of JULY 2023 by Stacy L. Miller, P.E., District Secretary, State of Florida Department of Transportation, who is personally known to me or who has produced _____ as identification.

Emma Rosa Halim
Notary Public, State of Florida
Print Name: EMMA HALIM
Commission No: HH 22672
My Commission Expires: JULY 22, 2024

(NOTARY SEAL)



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The foregoing conveyance was approved pursuant to Resolution No. 452-2022 of the Board of County Commission of Monroe County, Florida, passed and adopted on December 7, 2022. A copy of said Resolution is attached hereto as Exhibit "B."

TO HAVE AND TO HOLD, the said Property and the appurtenances thereof unto the Grantee.

THIS CONVEYANCE IS made subject to any unpaid taxes, assessments, liens, reservations, utilities, easements, and encumbrances of any kind which may be in place, which the Grantee hereunder and herein assumes.

RESERVING UNTO THE GRANTOR, and its successors, an undivided three-fourths interest in, and title in and to an undivided three-fourths interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said Property and an undivided one-half interest in all the petroleum that is or may be in, on, or under said Property with the privilege to mine and develop the same.

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida Department of Transportation by its District Secretary for District Six with attestation by its Executive Secretary and has hereunto affixed its seal on the made date above written.

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DocuSign Envelope ID: 63E075BC-4474-4EC9-998A-77BD0ACB46CC

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the Existing Right of Way of State Road 5 (Overseas Highway / U.S. Highway No.1) as per Deed Book G-6, Page 42 and as shown on Florida Department of Transportation Right of Way Map, Section 90020, lying in Government Lot 3, Section 3, Township 67 South, Range 27 East, Sugarloaf Key, Monroe County, Florida, more particularly described as follows:

Commence at the Intersection of Sugarloaf Boulevard with the Baseline of Survey of State Road 5 (Overseas Highway / U.S. Highway No.1) as per said Florida Department of Transportation Right of Way Map, Section 90020; Thence N56°19'03"E along said Baseline of Survey of State Road 5 (Overseas Highway / U.S. Highway No.1) for a distance of 796.10 feet; Thence N33°40'57"W for a distance of 53.00 feet to the Northwesterly Right of Way line of State Road 5 (Overseas Highway / U.S. Highway No.1) and THE POINT OF BEGINNING of the following described parcel; Thence continue N33°40'57"W for a distance of 47.00 feet to said Northwesterly Right of Way line of State Road 5 (Overseas Highway / U.S. Highway No.1); Thence N56°19'03"E along said Northwesterly Right of Way line of State Road 5 (Overseas Highway / U.S. Highway No.1) for a distance of 219.96 feet; Thence S33°40'57"E for a distance of 47.00 feet; Thence S56°19'03"W for a distance of 219.96 feet to THE POINT OF BEGINNING.

Containing 10,338 Square Feet or 0.237 ACRES, more or less.

SURVEYOR'S NOTES

- Legal description for Parcel 7364 was prepared by Manuel G. Vera & Assoc. as directed by Monroe County.
- Baseline and Right of way line are as per Florida Department of Transportation Right of Way Map for SR-5, Section 90020.
- The bearings shown hereon are referenced to the North American Datum of 1983. A bearing of N56°19'03"E was established along the Baseline of S.R.5 (Overseas Highway / U.S. Highway No.1).
- Lands shown hereon were not abstracted by this office for Right-of-Way, easements of record, ownership, abandonments, deed restrictions, or Murphy act deeds. This information should be obtained through appropriate verification.
- Additions and/or deletions to survey maps, sketches or reports by any party other than the signing party are prohibited without the written consent of the signing party.
- This document consists of two (2) sheets and shall not be considered full, valid, and complete unless each sheet is attached to the other.
- Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- I hereby certify that the Sketch and Legal Description was prepared under my direction and that said Sketch and Legal Description is in compliance with Chapter 51-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

LEGEND:

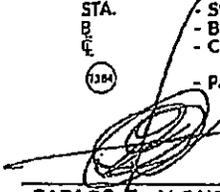
- B - Baseline
- GOV. - Government
- E. - East
- S. - South
- SEC. - Section
- TWP. - Township
- RGE. - Range
- EXIST. - Existing
- L.A. - Limited Access
- LT. - Left
- R/W - Right of Way
- RT. - Right
- FDOT - Florida Department of Transportation
- S.F.W.M.D. - South Florida Water Management District
- TITF - Trustees of the Internal Improvement Trust Fund
- (P) - Plat

LEGEND:

- ORB - Official Records Book
- P.B. - Plat Book
- S.R. - State Road
- PG. - Page
- P.O.C. - Point of Commencement
- P.O.B. - Point of Beginning
- D.B. - Deed Book
- GOV'T - Government
- STA. - Station
- B. - Baseline
- C. - Centerline
- (1384) - Parcel Identification Number

This document consists of two (2) sheets and neither shall be considered full, valid, and complete without the other.

NOT A BOUNDARY SURVEY


CARLOS E. ALONSO DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 6669

Prepared by:
 Manuel G. Vera & Assoc. Inc.
 13960 SW 47th Street
 Miami, FL 33175 (LB 2439)
 Drawn: CEA Date: 12/05/2022
 Checked: CEA Date: 12/05/2022

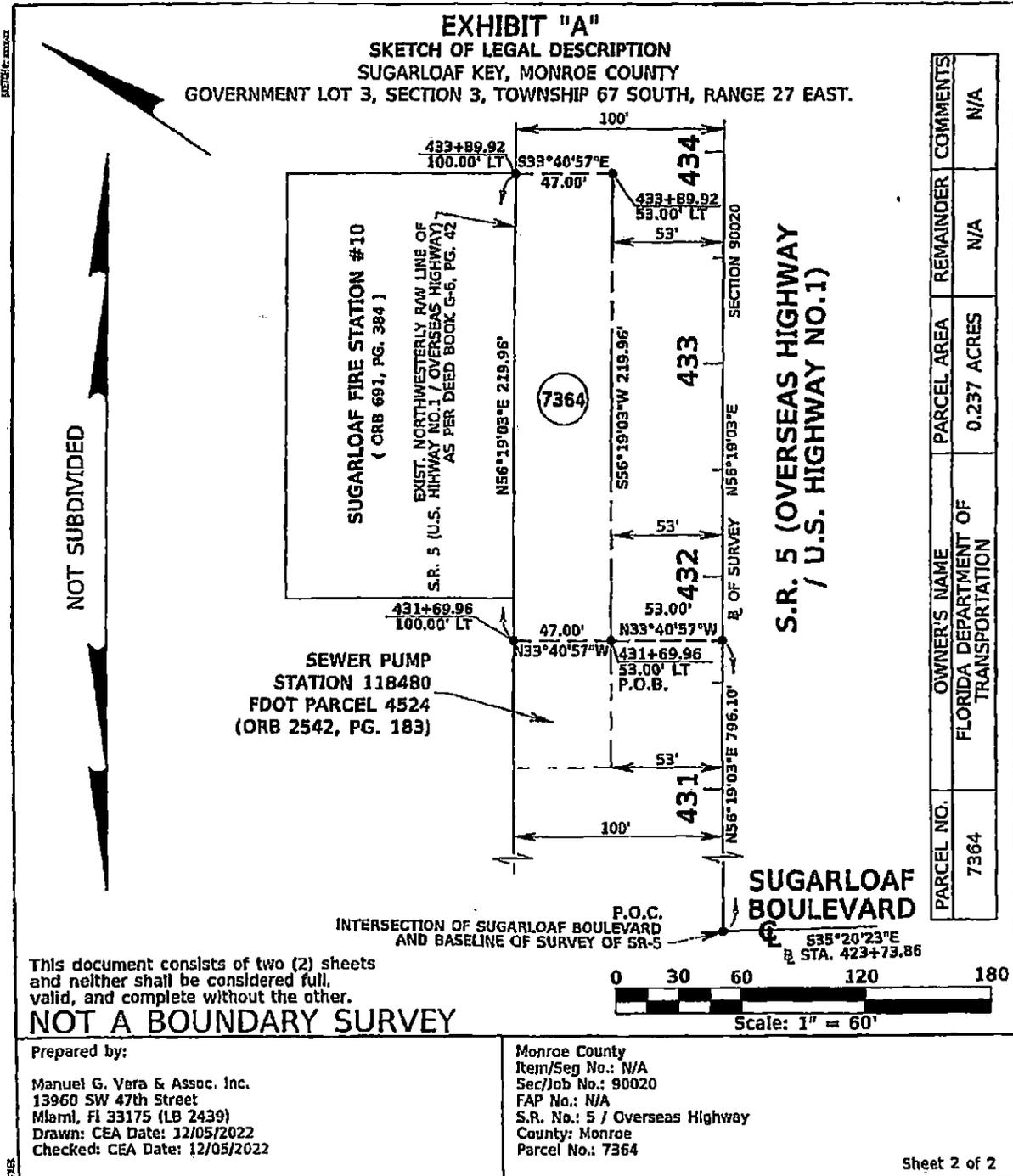
Monroe County
 Item/Seg No.: N/A
 Sec/Job No.: 90020
 FAP No.: N/A
 S.R. No.: 5 / Overseas Highway
 County: Monroe
 Parcel No.: 7364

SECTION 3

PAGE 4

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DocuSign Envelope ID: 63E075BC-4474-4EC9-998A-77BD0ACB46CC



DocuSign Envelope ID: BE2F61A3-668C-436B-B5C1-5C31FF341A9C
DocuSign Envelope ID: 63E075BC-4474-4EC9-998A-77BD0ACB46CC

**EXHIBIT
B**

RESOLUTION NO. 452 -2022

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA, REQUESTING THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) CONVEY THAT PORTION OF THE U.S. 1 (FLORIDA STATE ROUTE 5) RIGHT-OF-WAY (AS DESCRIBED IN EXHIBIT A) TO MONROE COUNTY TO ACCOMMODATE THE CONSTRUCTION OF A NEW FIRE STATION ON SUGARLOAF KEY FOR THE PUBLIC PURPOSE USE AND ACCEPTING THE TRANSFER THEREOF.

WHEREAS, on or about July 20, 1966, the Sugarloaf Volunteer Fire Department, Incorporated (SVFD) was created to provide fire suppression services for the residents and businesses on Sugarloaf Key and the surrounding community; and

WHEREAS, on August 31, 1968 and March 15, 1973, the SVFD was conveyed property (as is more fully described in Exhibit B) on Sugarloaf Key for the purpose of constructing the Sugarloaf Fire Station; and

WHEREAS, on or about October 30, 1967, construction of the Sugarloaf Fire Station was completed; and

WHEREAS, on or about August 15, 2012, due to the need to provide Advanced Life Support Services, the SVFD and COUNTY reached a mutual agreement to staff the Sugarloaf Fire Station with personnel from Monroe County Fire Rescue; and

WHEREAS, SVFD and the COUNTY have been involved in litigation in *Sugarloaf Wi-Fi, Incorporated v. Sugarloaf Fire Department, Incorporated, Kevin Gerard, Randall Livingston, et. al.*, Case No. 2017-CA-0020-K and *Board of County Commissioners of Monroe County v. Sugarloaf Volunteer Fire Department & Sugarloaf Wi-Fi, Incorporated*, 2017-CA-0631; and

WHEREAS, in an effort to resolve certain issues arising from this litigation, SVFD has agreed to convey its property (as described in Exhibit B) to the COUNTY and the COUNTY is pursuing the construction of a new fire station on Sugarloaf Key utilizing the process set forth in Section 255.065, Florida Statutes; and

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DocuSign Envelope ID: 63E075BC-4474-4EC9-998A-77BD0ACB46CC

WHEREAS, the existing SVFD building is both inadequate to accommodate the needs of a professionally staffed fire station and unsuitable to house modern fire fighting and emergency services equipment and vehicles; and

WHEREAS, the proposal received by the COUNTY to construct a new fire station pursuant to Section 255.065, Florida Statutes to assure professional firefighting and emergency services capability envisions a larger facility that requires additional frontage along the U.S. 1 (Florida State Route 5) Right-of-Way to comply with the Monroe County Land Development Regulations; and

WHEREAS, in accordance with Section 337.25(4)(b), Florida Statutes, since the property is to be used for a public purpose, then property may be conveyed without consideration to the COUNTY; and

WHEREAS, in accordance with FDOT's Right of Way Manual, Property Management regarding Disposal of Surplus Real Property (Section 10.5.5, Conveyances to Governmental Entities), the COUNTY, as the acquiring governmental entity shall pay all cost associated with the closing (if any are incurred) and FDOT shall prepare all necessary documents; and

WHEREAS, the parties are authorized pursuant to Section 125.01(m) and Section 334.044(6), Florida Statutes to take such action;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Monroe County, Florida, that:

SECTION 1: The Monroe County Board of County Commissioners requests that the FDOT convey the parcel described in Exhibit A to Monroe County for the continued public purpose use as the Sugarloaf Fire Station for no consideration and hereby authorizes the County Mayor to execute this Resolution on behalf of Monroe County, and to execute any documents needed to support and complete and accept conveyance of the Property from the FDOT to Monroe County.

SECTION 2: Upon execution, this Resolution shall be effective and conveyed to the FDOT, District VI, R/W/ Administration, 1000 NW 111th Avenue, Room 6105-B, Miami, FL 33172 to be utilized as needed for conveyance of the parcel described in Exhibit A.

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida at a regular meeting of said board on the 7th day of December, A.D., 2022.

Mayor Craig Cates	<u>Yes</u>
Mayor Pro Tem Holly Merrill Raschein	<u>Yes</u>
Commissioner Michele Lincoln	<u>Yes</u>
Commissioner James K. Scholl	<u>Yes</u>
Commissioner David Rice	<u>Yes</u>

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DocuSign Envelope ID: 63E075BC-4474-4EC9-998A-77BD0AC846CC



Kevin Madok, Clerk

By Camelia Stanulescu
As Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

By [Signature]
Mayor/Chairperson

MONROE COUNTY ATTORNEY'S OFFICE
APPROVED AS TO FORM

[Signature]
JOSEPH DIINOVO
ASSISTANT COUNTY ATTORNEY

DATE: 11-21-2022



STATE OF FLORIDA
COUNTY OF MONROE
This copy is a True Copy of the
Original on File in this Office. Witness
My hand and Official Seal
And that same is in full force and effect

This 22nd day of December

A.D., 20 22
KEVIN MADOK, CPA
Clerk Circuit Court

By: Camelia Stanulescu
Deputy Clerk

2022 DEC 22 PM 1:35
CLERK
COUNTY FL



^ All Permits

Permit Number	Permit Type	Utility Work No.	Project Name	Status	Substatus	Status Date	Date Submitted
▼ Type to	▼ Type to	▼ Type to	▼ Type to Filter	▼ Type to F	▼ Type to F	▼ Type to	▼ Type to
2025-K-392-00001	General Use		City of Tallahassee - School Zone Speed Detection Systems - R. Frank Nims Middle School on SR 373	Approved	Approved	6/25/25	1/8/25
2025-A-692-00003	Access		Monroe County Fire Station/ Modification to an Existing Driveway/ 17175 Overseas Highway M M 17	Completeness Check	Resubmitted	12/8/25	5/16/25
2025-D-692-00002	Drainage		Monroe County Fire Station/ New Drainage Connection/ 17175 Overseas Highway M M 17	Under Review	Re-Submitted	12/8/25	5/20/25
2025-L-692-00002	Highway Landscaping		Monroe County Fire Station/ Decorative Landscape Installation / 17175 Overseas Highway M M 17	Completeness Check	Completeness Check	12/4/25	12/3/25

Highway Landscaping: 2025-L-692-00002 **Status:** Completeness Check
Substatus: Completeness Check
Project Name: Monroe County Fire Station/ Decorative Landscape Installation / 17175 Overseas Highway M.M 17



Documents

Attachments	
Landscape Plan:	Documents:  Document Type: Detailed plans or drawings 2025-11-25-Landscape.pdf
Maintenance Plan:	Documents:  Document Type: Maintenance Agreement LANDSCAPE MAINTENANCE PLAN-03.pdf
Aerial Map:	Documents:  Document Type: Detailed location / vicinity map Project Map.pdf
Confirmation From Utilities:	Documents:  Document Type: Correspondence with Local Utilities Utility Response (20250312).pdf

Traffic Control Plan / MOT Indexes



(305) 295-1000
1001 James Street
PO Box 6100
Key West, FL 33040-6100
www.KeysEnergy.com

UTILITY BOARD OF THE CITY OF KEY WEST

December 3, 2025

Rivka Reiner
Engineer - Civil
CMA Miami
3150 SW 38th Ave, Suite 950
Miami, FL 33146

RE: 17175 Overseas Highway, Sugarloaf Key
Monroe County Fire Station #10
Design Ticket No: 242201779
CMA Project No: 22-0178.00015

Dear: Rivka Reiner

Keys Energy Services (KEYS) has reviewed and marked up the plans sent on Friday November 14, 2025. KEYS overhead facilities are rated at 13.8kv distribution

Should you have any questions or require any further information, please feel free to contact me at 305.295.1055.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Alfonso", with a horizontal line extending to the right.

Matthew Alfonso
Supervisor of Engineering
Matthew.Alfonso@keysenergy.com

MA

Copied via electronic mail:
L. Tejada, General Manager & CEO
D. Sabino, Assistant General Manager
S. Gaccione, Director of Engineering & Control

 Outlook

RE: Utility Notification-Monroe Country Fire Station #10 Sugarloaf Key

From Kimberly Judge <kjudge@fkaa.com>

Date Tue 12/2/2025 9:15 AM

To Rivka Reiner <rreiner@chenmoore.com>; Marnie Walterson <mwalterson@fkaa.com>

 1 attachment (2 MB)

Sugarloaf Fire Station - Proposed Landscaping.pdf;

External email

Hi Rivka,

As you know, CMA is in the permitting process with FCAA for the new utility work for the Fire Station.

This is shown on the attached plan. I don't see any conflict with FCAA utilities and the proposed landscaping.

FCAA requires all large trees be planted a minimum of 5' from the edge of all our facilities and the edge of the root ball.

Please call Sunshine @ 1-800 432-4770 two full working days prior to any digging.

Let me know if you have any questions. Thank you! Kim

From: Rivka Reiner <rreiner@chenmoore.com>

Sent: Monday, December 1, 2025 4:09 PM

To: Marnie Walterson <mwalterson@fkaa.com>

Cc: Kimberly Judge <kjudge@fkaa.com>

Subject: Re: Utility Notification-Monroe Country Fire Station #10 Sugarloaf Key

This Message originated outside your organization.

Good afternoon,

I hope you have a wonderful Thanksgiving holiday.

I simply wanted to follow up on the attached utility notification letter. Let me know if you have any further questions.

Best,

Saltz Michelson Architects

Monroe County Fire Station – Sugarloaf Key

17175 Overseas Hwy
Sugarloaf Shores, FL 33042

CMA Project No. 20-584.001

STORMWATER MANAGEMENT REPORT

PREPARED BY:

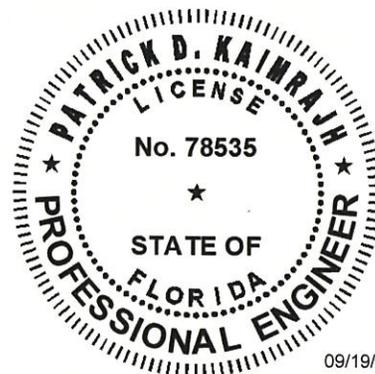
CHEN MOORE AND ASSOCIATES
3150 SW 38th Avenue, Suite 950
Miami, FL 33146
Telephone: (786) 497-1500
Fax: (786) 497-2300



April 2025

This item has been digitally signed and sealed by Patrick D. Kaimrajh, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Patrick D. Kaimrajh
FL Reg. No. 78535

RECEIVED
DEC 11 2025
2023-189
MONROE CO. PLANNING DEPT.

Digitally signed by
Patrick D Kaimrajh
Date: 2025.09.19
17:33:26-04'00'



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- Appendix A FDOT-Monroe County Quit Claim Deed
- Appendix B FEMA FIRM Map
- Appendix C NOAA Tide Charts – Key West
- Appendix D Report of Geotechnical Exploration
- Appendix E Rainfall Data
- Appendix F Water Quality and Soil Storage Calculations
- Appendix G Stage-Storage Calculations
- Appendix H Flood Routing Calculations



EXECUTIVE SUMMARY

Chen Moore and Associates (CMA) has prepared this report to supplement the design plans and calculations submitted to Saltz Michelson Architects for the proposed improvements to Monroe County’s Fire Station #10 located at 17175 Overseas Hwy, Sugarloaf Shores, FL 33042. The project consists of the demolition of an existing building and the proposed 3-bay apparatus bay and 2-story fire station building.

The proposed stormwater management system considers the project area as one basin with a total area of 0.59 acres. The project proposes a stormwater system consisting of gravity drainage wells to provide water quality treatment and manage flood protection of the proposed structure. The design level of service is to maintain the onsite driveway and parking lot above the peak stage for the 10-year, 1-day rainfall event. The habitable proposed finished floor elevation (FFE) of the building is above the peak stage of the 100-year, 3-day rainfall event and above the FEMA Base Flood Elevation (BFE) for the project area.

PROPOSED PROJECT DESCRIPTION

This project consists of the demolition of an existing 2-story building and access ramp, and replacing it with a 3-bay apparatus bay, 2-story Fire Station building, proposed parking lot, and access ramp. Note though the apparatus bay and fire station building are connected internally, only the fire station building is considered habitable space and is subject to FEMA BFE and other regulatory criteria for habitable structures. The property encompasses a total area of 0.74 acres. Part of the property falls within a wetland area, encompassing approximately 0.15 acres towards the north of the site, which will not be impacted by the proposed activities. As such, the wetland area is omitted from the stormwater runoff calculations. The resulting project area, which is considered for stormwater runoff calculations, is 0.59 acres. Note a portion of the project area has been acquired by Monroe County, the property owner, from the Florida Department of Transportation (FDOT) (a copy of the deed is included in Appendix A). The project falls within Monroe County and FDOT’s jurisdiction.

Table 1 – Site Area Summary

	Existing Condition (ac)	Proposed Condition (ac)
Building (Roof)	0.08	0.14
Site Impervious (w/o Roof)	0.30	0.22
Site Pervious	0.21	0.23
TOTAL	0.59	0.59

The project is currently included within FEMA Flood Zone AE with a BFE of 11 ft-NGVD per FEMA FIRM 12087C1290K, revised February 18, 2025. It is expected for this property to fall within Zone AE with a BFE of 10 ft-NAVD (11.39 ft-NGVD) per FEMA Preliminary Flood Map 12087C1290L, dated December 27, 2019. As the preliminary BFE is higher, the project team has conservatively decided to use this as the design BFE.

The current groundwater table elevation is taken to be the highest annual tide elevation (1.70 ft-MLLW = 1.01 ft-NAVD = 2.38 ft-NGVD) as published by NOAA for the Riveria Canal, Key West, FL station given the significant impacts of tides on coastal environments inclusive of this project. The design groundwater elevation – as determined by the Monroe County Manual of Stormwater Management Practices – is taken to be the future groundwater table elevation, calculated as the current groundwater elevation increased by the difference in sea level in the year the current groundwater table determination was made (2024) and the projected sea level rise (SLR) 30 years after permitting (anticipated to be 2025, such that SLR is determined for 2055). The estimated sea level rise, projected by the Southeast Florida Climate Change Compact, is 18 inches (1.5 feet) between 2024 and 2055. Therefore, the resulting design groundwater table elevation for the project site is 3.88 ft-NGVD.

The proposed stormwater management system uses gravity drainage wells to treat the water quality volume onsite and to manage peak flood stages onsite. The proposed onsite driveway and parking lot are above the calculated peak stage for the 10-year, 1-day design rainfall event. The post-development peak stages are below those of the pre-development conditions for 25-year, 3-day rainfall events. The calculated peak stages for the proposed development are either below those of the existing conditions or below the perimeter berm for all design rainfall events up to the 100-year, 3-day rainfall event. The proposed habitable building FFE is above the 100-year, 3-day design rainfall event and more than two feet above the design BFE.

Information provided from the utility owners in the area indicate there are existing water, sewer, telecommunication, and electrical utilities in and around the area. Existing records and field observations yielded no evidence of existing stormwater management infrastructure.

WATER QUALITY CALCULATIONS

CMA prepared Water Quality Calculations (Appendix F) for the project which determines the amount of water quality that will be treated onsite. These calculations check both the first inch of runoff for the whole site as well as the two and a half inches times the percentage imperviousness of the site area requirements. Given the project area and site development, the resulting water quality treatment volume was found to be controlled by the two and a half inches of rainfall over the impervious area and total to 1.09 ac-in. The volume is retained onsite through the implementation of gravity drainage wells. This is demonstrated by the site retaining stormwater runoff for larger rainfall events, such as the 10-year, 1-hour rainfall event; consequently, the water quality volume is retained onsite and treated by the proposed wells.

A 90-second detention time is provided by the deep injection well box prior to discharge to the proposed drainage wells. All well boxes are designed with a tank of area 3'x4' between inflow and the baffle and 4'x4' for the well chamber. Given a depth of 3'-6" below the top of the drainage well, and removing the volume occupied by the well itself, the detention volume provided is approximately 94.86 CF for each well. Per the results of the flood routing calculations, the maximum flow through the pipe leading to well boxes for the 10-year, 1-day rainfall event is 0.43 CFS (0.215 CFS for each). Multiplying this value by 90 second yields required 90-second

detention time volumes of 19.35 CF for each well box. The size of the proposed well boxes is therefore sufficient to provide the required 90-second detention volume treatment.

WATER QUANTITY CALCULATIONS

CMA proposed two (2) drainage wells to provide water quality treatment and flood protection to the project area. Research of well completion reports for nearby wells did not yield well capacities for these, however well capacities in the Florida Keys are typically around 1000 GPM/ft-head, and have been found to range as high as 5000 GPM/ft-head. As such, the capacity of the wells is taken to be 1000 GPM with a 1.5 factor of safety applied, resulting in a design well capacity of 667 GPM/ft-head.

Flood routing calculations were performed using Interconnected Channel and Pond Routing Model (ICPR 4) to determine the proposed condition peak stages of multiple design rainfall events using a glass wall analysis. The peak stage of the 10-year, 1-day rainfall event was calculated to be below the onsite driveway and parking lot. The post-development peak stage is below that of the pre-development conditions for 25-year, 3-day design rainfall event. The calculated peak stages for the proposed development are either below those of the existing conditions or below the perimeter berm for all design rainfall events up to the 100-year, 3-day rainfall event. The proposed peak stage of the 100-year, 3-day rainfall event is lower than the FFE of the proposed onsite buildings and therefore confirms habitable space flood protection.

Design Rainfall

The design rainfalls are based on the National Oceanic and Atmospheric Administration (NOAA) Precipitation Frequency Data Server (PFDS) for the project location, included in this report as Appendix E. The table below includes a summary of the design rainfall depths.

Table 2 – Design Rainfalls

Design Event	Rainfall Depth (in.)
10-year, 1-hour	3.01
10-year, 1-day	7.66
25-year, 3-day	11.9
100-year, 1-hour	4.56
100-year, 1-day	14.1
100-year, 3-day	16.7
500-year, 3-day	19.6

Design Groundwater Table

Given the tidal influence on the groundwater table underneath the project area, the current groundwater table is taken to be 2.38 ft-NGVD based on the annual high-tide (1.70 ft-MLLW per NOAA tide charts for Key West, FL included in Appendix B). The design groundwater elevation is taken to be the future groundwater table elevation per Monroe County criteria, calculated as the current groundwater elevation increased to factor in sea level rise (1.5 feet between 2024 and 2055). The resulting design groundwater table elevation for the project site is 3.88 ft-NGVD.

Ground Storage / Curve Number

Given the “coastal” soils and average 2.0 foot or greater depth to groundwater within the project pervious areas, the uncompacted soil storage is taken to be 2.50 inches. The design ground storage value for the proposed condition is determined by taking 75% of the value determined by multiplying the uncompacted soil storage by the percentage of pervious area (39%) to obtain the design compacted soil storage (0.73 inches). A similar approach was taken to determine the soil storage for the existing condition given the existing onsite development using a found 36% pervious area to obtain a design soil storage of 0.67 inches. These soil storage values were then converted to curve numbers which results in 93 and 94 for the proposed and existing conditions respectively.

Stage Storage

The stage-storage for the site flood routing calculations was performed using a linear storage approximation between low and high elevations of multiple sub-basins to determine surface storage. The calculations for the stage storage relationships for the existing and proposed conditions are included in Appendix G. The pre- and post-development condition stage-storage relationships is included in the table below.

Table 3 – Existing and Proposed Stage-Storage

Stage (ft-NGVD)	Existing Storage (ac-ft)	Proposed Storage (ac-ft)
2.50	0.00	0.00
3.00	0.00	0.00
3.50	0.02	0.01
4.00	0.04	0.04
4.50	0.09	0.07
5.00	0.16	0.12
5.50	0.27	0.18
6.00	0.41	0.28
6.50	0.60	0.40
7.00	0.83	0.51
7.50	1.08	0.64
8.00	1.34	0.79
8.50	1.60	0.98
9.00	1.85	1.18
9.50	2.11	1.39
10.00	2.36	1.61

Flood Routing Model

ICPR 4 was chosen as the computer program used to calculate the existing and proposed condition peak stages of the design rainfall events. Below is a summary of the models’ construction and results.

Rainfalls

The ICPR 4 model implements the rainfall depths as noted previously in Table 2 for the design rainfall events. FDOT rainfall distributions were used for the simulations of each rainfall event.

Basins

The model contains two independent basins. One basin represents the existing site and the other represents the post-development site.

Nodes

The ICPR model implements the following types of nodes:

- Stage-Volume: Represents the existing and proposed sites on linear approximation of the sub-basins as shown in Table 3.
- Stage-area: Represent the combined areas of both well boxes (proposed condition only).
- Time-Stage: Represents the receiving aquifer (proposed condition only).

Links

As the existing site has no means of discharge or records of existing drainage infrastructure, the existing condition was modeled as a single basin without any links.

The proposed condition model includes links to simulate the collection of stormwater through inlets and routing to the drainage injection well as described below.

- Pipes: Modeled as the run from the furthest inlet to the furthest well, with a Manning’s n of 0.012 for proposed HDPE pipes. The pipe link was modeled as 18” HDPE SD.
- Rating Curve: The gravity drainage wells are modeled as two rating curves (one for each well) with an upstream stage vs discharge function. The gravity well on and off elevations have been determined by the sum of saltwater differential (1.50 ft) and the design groundwater table elevation (3.88 ft-NGVD) to be 5.38 ft-NGVD. The assumed capacity of the wells is 667 GPM/ft-head; therefore, the rating curve is set at 1.48 CFS/ft-head.

Model Results

The full model print of the existing and proposed conditions of each rainfall event is included in Appendix H. A summary of the peak stages of the model results is included for quick reference in the table below.

Table 4 – ICPR Model Peak Stages

Rainfall Event	Existing Condition Peak Stage (ft-NGVD)	Proposed Condition Peak Stage (ft-NGVD)
10-year, 1-hour	4.83	5.09*
10-year, 1-day	5.81	5.48
25-year, 3-day	6.40	5.50
100-year, 1-hour	5.23	5.51*
100-year, 1-day	6.66	5.64
100-year, 3-day	6.94	5.55
500-year, 3-day	7.23	5.58

*stage is below the minimum perimeter berm elevation (6 ft-NGVD) and is therefore retained onsite

RESULTS

Summarizing the above, the proposed drainage system utilizes interconnected inlets and piping with a series of gravity drainage wells to manage proposed development peak flood stages. The required water quality volume is maintained onsite via the gravity drainage wells, with well boxes providing a 90-second retention time prior to discharge. The modeled peak stage of the 10-year, 1-day rainfall event is shown to be below the lowest elevation of the onsite driveway and parking lot. The calculated peak stage generated by the 25-year, 3-day design rainfall event in the existing and proposed conditions demonstrate that the peak stage will be lower in the proposed condition, confirming the project will not generate a net negative impact to runoff conditions in the area. The calculated peak stages for the post-development conditions are either below those of the pre-development conditions or below the perimeter berm (elevation 6 ft-NGVD) for all design rainfall events up to the 100-year, 3-day rainfall event. The station building FFE is set at 13.50 ft-NGVD which is higher than the calculated 100-year, 3-day rainfall event peak stage and more than 2 feet above the FEMA BFE for the project area.

WATER USE

Water and Irrigation

Potable water for domestic use and fire protection for the development will be provided by the Florida Keys Aqueduct Authority (FKAA). Connection to the FKAA system will be made via service connections from an water main along S.R. 5/U.S. Highway 1/Overseas Highway.

Dewatering

No dewatering is anticipated at this time. Any dewatering required for the construction of other components of the overall project will require the Contractor to obtain the appropriate Water Use permits.

APPENDIX A

FDOT-MONROE COUNTY QUIT CLAIM DEED

Deed Doc Stamp \$0.00
Filed and Recorded in Official Records of
MONROE COUNTY KEVIN MADOK, CPA

27-SPD.04 06/99 (Public Purpose- reserving mineral rights)

This instrument prepared by,
or under the direction of,
Alicia Trujillo, Esq. *AT*
State of Florida
Department of Transportation
Address: 1000 NW 111th Avenue
Miami, Florida 33172

Item/Segment No. : 415230-2
Sec/Job No. : 90020
SR No. : 5(US 1) MM106
Managing District : Six
County : Monroe County
Parcel No : 7364

**QUITCLAIM DEED
(Public Purpose)**

THIS QUITCLAIM DEED, made this 28 day of JULY, 2023 by and between the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ("Department" or "Grantor"), whose address is 1000 NW 111th Avenue, Miami, Florida 33172, to MONROE COUNTY, FLORIDA ("County" or "Grantee"), whose address is 1100 Simonton Street, Key West, Florida 33040.

WITNESSETH

WHEREAS, said land hereinafter described in Exhibit "A," attached hereto and made a part hereof (hereinafter the "Property") was previously acquired by the Department for state highway purposes;

WHEREAS, the Department, by action of the District Secretary, District Six, Florida Department of Transportation, on January 13, 2023, determined that the Property is no longer needed for the construction, operation, and maintenance of a transportation facility pursuant to the provisions of Section 337.25, Florida Statutes; and

WHEREAS, the Department has agreed to quitclaim the Property to the County without payment of monetary consideration by the County, on the condition that the Property be used solely for a public purpose as part of a fire station facility.

If the Department determines, within its sole discretion, that the public purpose condition of this Quitclaim Deed has been violated, the County shall correct or cure the violation within thirty (30) days of notification of the violation by the Department. If the County fails to remedy such violation within thirty (30) days to the Department's satisfaction, title to the Property shall revert to the Department, at the option of the Department, upon written notice of such failure to remedy the violation. In the event of such reversion, the County shall immediately deed the Property back to the Department, and the Department shall have the right to immediate possession of the Property, with any and all improvements thereon, at no cost to the Department. The effectiveness of such reversion shall take place immediately upon notice being provided by the Department, regardless of when the Property is deeded back to the Department by the County. The Department retains such reversionary interest in the Property, which right may be exercised by the Department, at the option of the Department, in accordance with this Quitclaim Deed. Upon such reversion, the Department may file a Notice of Reversion evidencing same in the public records of Monroe County. Failure to exercise such right of reverter shall not be deemed to be a waiver of such right, and by accepting the conveyance of the Property, the County agrees that any defenses based upon the Department's delay or failure to exercise the right of reverter are hereby waived.

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That pursuant to the provisions of Section 337.25, Florida Statutes, the Department does hereby remise, release, and quitclaim unto the County, and the County's assigns forever, all the right, title and interest which the Department has in and to the Property (which is situated in Monroe County, Florida, and described in attached Exhibit "A") to be used solely for a public purpose as part of a fire station facility, and subject to the herein described right of reverter.

Item/Segment No. : 415230-2
Sec/Job No. : 90020
SR No. : 5 (US 1) MM106
Managing District : Six
County : Monroe County
Parcel No. : 7364

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida, Department of Transportation by its District Secretary, District Six and its seal to be hereunto affixed, attested by its Executive Secretary, on the date first above written.

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

By: *Stacy L. Miller*
(print name) Stacy L. Miller, P.E.
District Six Secretary

Witness: *Maria H. Lanes*
(print name) Maria H. Lanes

Witness: *Ibis Selman*
(print name) Ibis Selman

DocuSigned by:
ATTEST: *Helen Bosque*
(print name) Helen Bosque

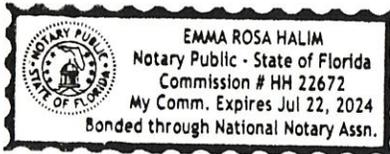
(Affix Department Seal)

STATE OF FLORIDA)
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization, this 28 day of JULY 2023 by Stacy L. Miller, P.E., District Secretary, State of Florida Department of Transportation, who is personally known to me or who has produced _____ as identification.

Emma Rosa Halim
Notary Public, State of Florida
Print Name: EMMA HALIM
Commission No: HH 22672
My Commission Expires: JULY 22, 2024

(NOTARY SEAL)



The foregoing conveyance was approved pursuant to Resolution No. 452-2022 of the Board of County Commission of Monroe County, Florida, passed and adopted on December 7, 2022. A copy of said Resolution is attached hereto as Exhibit "B."

TO HAVE AND TO HOLD, the said Property and the appurtenances thereof unto the Grantee.

THIS CONVEYANCE IS made subject to any unpaid taxes, assessments, liens, reservations, utilities, easements, and encumbrances of any kind which may be in place, which the Grantee hereunder and herein assumes.

RESERVING UNTO THE GRANTOR, and its successors, an undivided three-fourths interest in, and title in and to an undivided three-fourths interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said Property and an undivided one-half interest in all the petroleum that is or may be in, on, or under said Property with the privilege to mine and develop the same.

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida Department of Transportation by its District Secretary for District Six with attestation by its Executive Secretary and has hereunto affixed its seal on the made date above written.

THE REST OF THIS PAGE LEFT BLANK INTENTIONALLY

EXHIBIT "A" LEGAL DESCRIPTION

A portion of the Existing Right of Way of State Road 5 (Overseas Highway / U.S. Highway No.1) as per Deed Book G-6, Page 42 and as shown on Florida Department of Transportation Right of Way Map, Section 90020, lying in Government Lot 3, Section 3, Township 67 South, Range 27 East, Sugarloaf Key, Monroe County, Florida, more particularly described as follows:

Commence at the intersection of Sugarloaf Boulevard with the Baseline of Survey of State Road 5 (Overseas Highway / U.S. Highway No.1) as per said Florida Department of Transportation Right of Way Map, Section 90020; Thence N56°19'03"E along said Baseline of Survey of State Road 5 (Overseas Highway / U.S. Highway No.1) for a distance of 796.10 feet; Thence N33°40'57"W for a distance of 53.00 feet to the Northwestern Right of Way line of State Road 5 (Overseas Highway / U.S. Highway No.1) and THE POINT OF BEGINNING of the following described parcel; Thence continue N33°40'57"W for a distance of 47.00 feet to said Northwestern Right of Way line of State Road 5 (Overseas Highway / U.S. Highway No.1); Thence N56°19'03"E along said Northwestern Right of Way line of State Road 5 (Overseas Highway / U.S. Highway No.1) for a distance of 219.96 feet; Thence S33°40'57"E for a distance of 47.00 feet; Thence S56°19'03"W for a distance of 219.96 feet to THE POINT OF BEGINNING.

Containing 10,338 Square Feet or 0.237 ACRES, more or less.

SURVEYOR'S NOTES

- Legal description for Parcel 7364 was prepared by Manuel G. Vera & Assoc. as directed by Monroe County.
- Baseline and Right of way line are as per Florida Department of Transportation Right of Way Map for SR-5, Section 90020.
- The bearings shown hereon are referenced to the North American Datum of 1983. A bearing of N56°19'03"E was established along the Baseline of S.R.5 (Overseas Highway / U.S. Highway No.1).
- Lands shown hereon were not abstracted by this office for Right-of-Way, easements of record, ownership, abandonments, deed restrictions, or murphy act deeds. this information should be obtained through appropriate verification.
- Additions and/or deletions to survey maps, sketches or reports by any party other than the signing party are prohibited without the written consent of the signing party.
- This document consists of two (2) sheets and shall not be considered full, valid, and complete unless each sheet is attached to the other.
- Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- I hereby certify that the Sketch and Legal Description was prepared under my direction and that said Sketch and Legal Description is in compliance with Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

LEGEND:

- B - Baseline
- GOV. - Government
- E. - East
- S. - South
- SEC. - Section
- TWP. - Township
- RGE. - Range
- EXIST. - Existing
- L.A. - Limited Access
- LT. - Left
- R/W - Right of Way
- RT. - Right
- FDOT - Florida Department of Transportation
- S.F.W.M.D. - South Florida Water Management District
- TITF - Trustees of the Internal Improvement Trust Fund
- (P) - Plat

LEGEND:

- ORB - Official Records Book
- P.B. - Plat Book
- S.R. - State Road
- PG. - Page
- P.O.C. - Point of Commencement
- P.O.B. - Point of Beginning
- D.B. - Deed Book
- GOV'T - Government
- STA. - Station
- BL. - Baseline
- CL. - Centerline
- 1384 - Parcel Identification Number

[Signature]
CARLOS E. ALONSO
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 6669

DATE
P.R.

This document consists of two (2) sheets and neither shall be considered full, valid, and complete without the other.

NOT A BOUNDARY SURVEY

Prepared by:

Manuel G. Vera & Assoc. Inc.
13960 SW 47th Street
Miami, FL 33175 (LB 2439)
Drawn: CEA Date: 12/05/2022
Checked: CEA Date: 12/05/2022

Monroe County
Item/Seg No.: N/A
Sec/Job No.: 90020
FAP No.: N/A
S.R. No.: 5 / Overseas Highway
County: Monroe
Parcel No.: 7364

EXHIBIT
B

RESOLUTION NO. 452 -2022

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA, REQUESTING THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) CONVEY THAT PORTION OF THE U.S. 1 (FLORIDA STATE ROUTE 5) RIGHT-OF-WAY (AS DESCRIBED IN EXHIBIT A) TO MONROE COUNTY TO ACCOMMODATE THE CONSTRUCTION OF A NEW FIRE STATION ON SUGARLOAF KEY FOR THE PUBLIC PURPOSE USE AND ACCEPTING THE TRANSFER THEREOF.

WHEREAS, on or about July 20, 1966, the Sugarloaf Volunteer Fire Department, Incorporated (SVFD) was created to provide fire suppression services for the residents and businesses on Sugarloaf Key and the surrounding community; and

WHEREAS, on August 31, 1968 and March 15, 1973, the SVFD was conveyed property (as is more fully described in Exhibit B) on Sugarloaf Key for the purpose of constructing the Sugarloaf Fire Station; and

WHEREAS, on or about October 30, 1967, construction of the Sugarloaf Fire Station was completed; and

WHEREAS, on or about August 15, 2012, due to the need to provide Advanced Life Support Services, the SVFD and COUNTY reached a mutual agreement to staff the Sugarloaf Fire Station with personnel from Monroe County Fire Rescue; and

WHEREAS, SVFD and the COUNTY have been involved in litigation in *Sugarloaf Wi-Fi, Incorporated v. Sugarloaf Fire Department, Incorporated, Kevin Gerard, Randall Livingston, et. al.*, Case No. 2017-CA-0020-K and *Board of County Commissioners of Monroe County v. Sugarloaf Volunteer Fire Department & Sugarloaf Wi-Fi, Incorporated*, 2017-CA-0631; and

WHEREAS, in an effort to resolve certain issues arising from this litigation, SVFD has agreed to convey its property (as described in Exhibit B) to the COUNTY and the COUNTY is pursuing the construction of a new fire station on Sugarloaf Key utilizing the process set forth in Section 255.065, Florida Statutes; and

WHEREAS, the existing SVFD building is both inadequate to accommodate the needs of a professionally staffed fire station and unsuitable to house modern fire fighting and emergency services equipment and vehicles; and

WHEREAS, the proposal received by the COUNTY to construct a new fire station pursuant to Section 255.065, Florida Statutes to assure professional firefighting and emergency services capability envisions a larger facility that requires additional frontage along the U.S. 1 (Florida State Route 5) Right-of-Way to comply with the Monroe County Land Development Regulations; and

WHEREAS, in accordance with Section 337.25(4)(b), Florida Statutes, since the property is to be used for a public purpose, then property may be conveyed without consideration to the COUNTY; and

WHEREAS, in accordance with FDOT's Right of Way Manual, Property Management regarding Disposal of Surplus Real Property (Section 10.5.5, Conveyances to Governmental Entities), the COUNTY, as the acquiring governmental entity shall pay all cost associated with the closing (if any are incurred) and FDOT shall prepare all necessary documents; and

WHEREAS, the parties are authorized pursuant to Section 125.01(m) and Section 334.044(6), Florida Statutes to take such action;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Monroe County, Florida, that:

SECTION 1: The Monroe County Board of County Commissioners requests that the FDOT convey the parcel described in Exhibit A to Monroe County for the continued public purpose use as the Sugarloaf Fire Station for no consideration and hereby authorizes the County Mayor to execute this Resolution on behalf of Monroe County, and to execute any documents needed to support and complete and accept conveyance of the Property from the FDOT to Monroe County.

SECTION 2: Upon execution, this Resolution shall be effective and conveyed to the FDOT, District VI, R/W/ Administration, 1000 NW 111th Avenue, Room 6105-B, Miami, FL 33172 to be utilized as needed for conveyance of the parcel described in Exhibit A.

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida at a regular meeting of said board on the 7th day of December, A.D., 2022.

Mayor Craig Cates	<u>Yes</u>
Mayor Pro Tem Holly Merrill Raschein	<u>Yes</u>
Commissioner Michele Lincoln	<u>Yes</u>
Commissioner James K. Scholl	<u>Yes</u>
Commissioner David Rice	<u>Yes</u>



Kevin Madok, Clerk

By *Family Hammer*
As Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

By *[Signature]*
Mayor/Chairperson

MONROE COUNTY ATTORNEYS OFFICE
APPROVED AS TO FORM

[Signature]
JOSEPH DI NOVO
ASSISTANT COUNTY ATTORNEY

DATE: 11-21-2022



STATE OF FLORIDA
COUNTY OF MONROE
This copy is a True Copy of the
Original on File in this Office. Witness
My hand and Official Seal
And that same is in full force and effect

This 22nd day of December

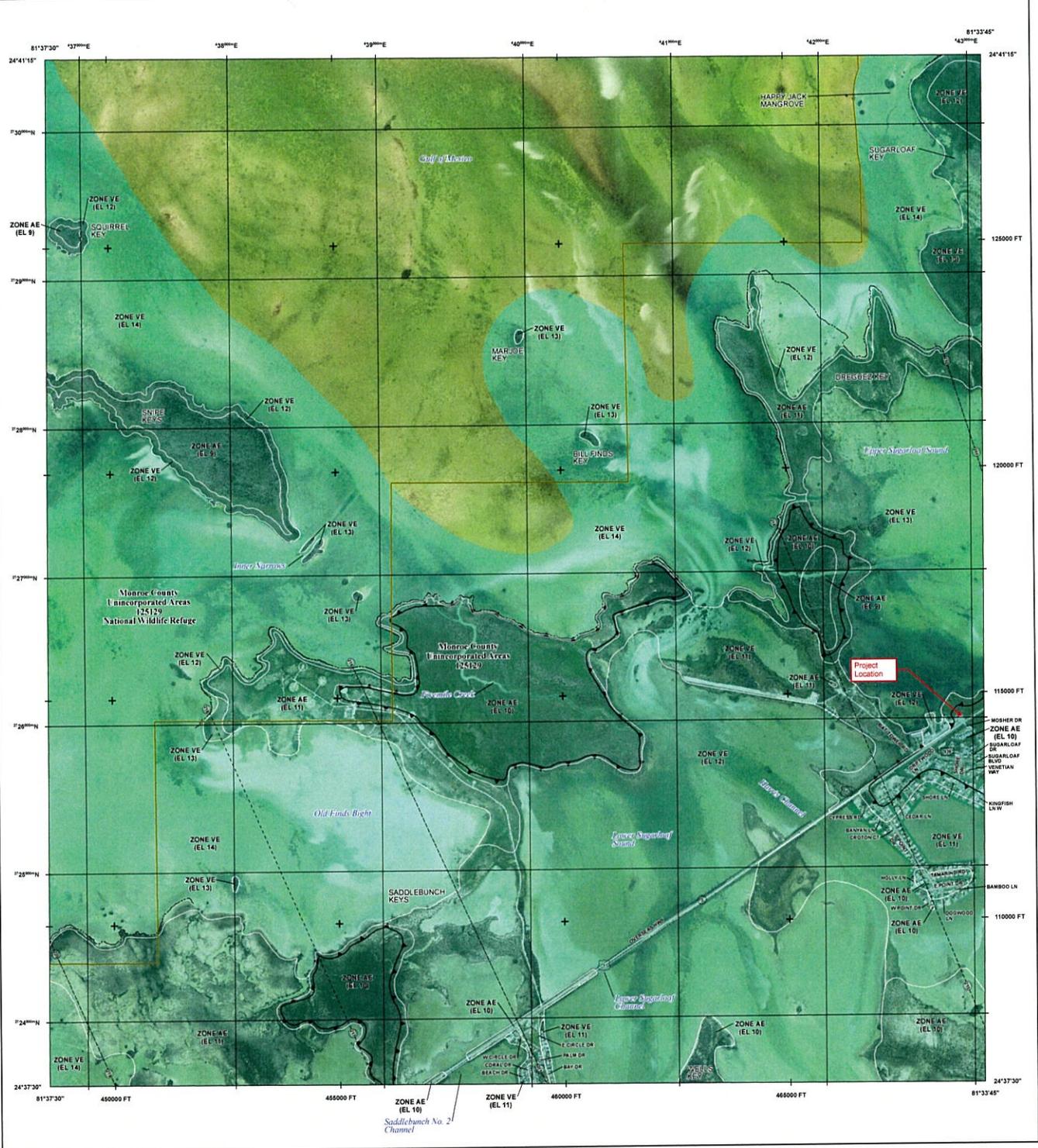
A.D., 20 22
KEVIN MADOK, CPA
Clerk Circuit Court

By: *Family Hammer*
Deputy Clerk

CLERK OF CIRCUIT COURT
MONROE COUNTY, FLORIDA
RECORDED
DEC 22 PM 14:32

APPENDIX B

FEMA FIRM MAP



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTPS://MSC.FEMA.GOV](https://msc.fema.gov)

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) (Zone A, B, AB)
 - With BFE or Depth (Zone AE, AD, AH, VE, AR)
 - Regulatory Floodway
 - 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 OF FLOOD HAZARD**
 - Area of Minimal Flood Hazard (Zone X)
 - Area of Undetermined Flood Hazard (Zone D)
- OTHER AREAS**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
- GENERAL STRUCTURES**
 - Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Tract
 - Coastal Tract Baseline
 - Profile Baseline
 - Hydrographic Feature
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary

NOTES TO USERS

For information and questions about the Flood Insurance Rate Map (FIRM), available products associated with the 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 Map Service Center website at <https://msc.fema.gov>. Available products may include previously issued editions of Map Change, 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 adjoining 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 the community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

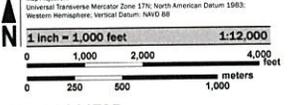
Base map information shown on this FIRM was provided by the City of Key West, dated 2019; the Federal Emergency Management Agency, dated 2020; the Florida Department of Transportation, dated 2019; the U.S. Census Bureau, dated 2018; and the U.S. Department of Agriculture, dated 2018.

LIMIT OF MODERATE WAVE ACTION: Zone AE has been divided by a Limit of Moderate Wave Action (LMWA). The LMWA represents the approximate landward limit of the 3-foot breaking wave. The effects of wave hazards between Zone VE and the LMWA (or between the shoreline and the LMWA for areas where Zone VE is not identified) will be similar to, but less severe than, those in the Zone VE.

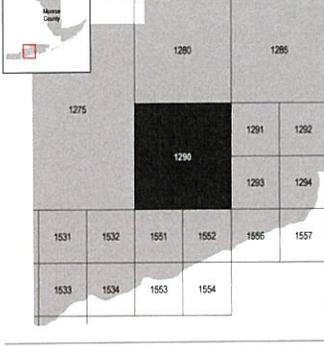
← Limit of Moderate Wave Action (LMWA)

Coastal Resource System (CRS) areas and "otherwise protected areas" (OPAs) are no longer shown on this map panel, but still may be present in the community. Current information on these areas is provided by the U.S. Fish & Wildlife Service (FWS). NFIP Flood Insurance is not available within CRS areas for structures that are built or substantially improved on or after the date indicated by FWS. Users should reference the most up-to-date information provided by FWS to determine NFIP insurance eligibility. The official rules and additional information regarding CRS areas are provided on the FWS website at: www.fws.gov/fws. FEMA also solicited information regarding CRS areas from FWS on our interactive and dynamic flood maps available through the FEMA Map Service Center.

SCALE



PANEL LOCATOR



NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
MONROE COUNTY, FLORIDA
 and Incorporated Areas
PANEL 1290 OF 1585

COMMUNITY MONROE COUNTY NUMBER PANEL SUFFIX 1290 1290 L

PRELIMINARY
12/27/2019

VERSION NUMBER 2.6.3.5
 MAP NUMBER 12087C1290L
 MAP REVISED

APPENDIX C

NOAA TIDE CHARTS – KEY WEST



NOAA Tide Predictions

RIVERIA CANAL, KEY WEST, FL,2024

The NOAA Tide Predictions application provides predictions in both graphical and tabular formats, with many user selected options, for over 3000 stations broken down by key areas in each state. Users can also access stations via the Google map interface. Additional information can be found in the help page.

Station Types: The NOAA Tide Predictions application provides predictions from 2 distinct categories of stations at over 3000 locations:

Harmonic - The predicted height values for Harmonic stations are conducted by combining the harmonic constituents into a single tide curve.

Subordinate - The high and low height values for Subordinate stations are obtained by means and differences, and ratios applied to the full harmonic constant predictions at a specific Harmonic station (a Reference station).

Disclaimer: The official Tide prediction tables are published annually on October 1, for the following calendar year. Tide predictions generated prior to the publishing date of the official tables are subject to change. The predictions from the web based NOAA Tidal Predictions are based upon the latest information available as of the date of your request. Tide predictions generated may differ from the official published predictions if information for the station requested has been updated since the publishing date of the official published tables.



RIVERIA CANAL, KEY WEST, FL, 2024
 (24 33.9N / 81 45.1W)
 Times and Heights of High and Low Waters

January				February				March																						
Time	Height			Time	Height			Time	Height			Time	Height																	
	h	m	ft	cm		h	m	ft	cm		h	m	ft	cm		h	m	ft	cm											
1	00:20	08:12	13:25	19:59	16	00:59	08:11	13:33	20:40	1	01:23	08:11	13:35	21:24	16	03:04	08:48	14:24	22:54	1	01:04	07:10	12:41	20:44	16	03:50	09:04	14:46	23:30	
M	0.1	0.7	0.3		Tu	0.0	0.8	0.0		Th	0.1	0.8	0.0		F	0.2	0.9	-0.2		F	0.2	0.9	-0.1		Sa	0.2	1.0	-0.1		
	30	21	9		24	0	24	0		0	3	24	0		6	27	-6			6	27	-3		12	6	30	-3			
2	01:04	08:50	14:02	21:06	17	02:02	08:54	14:19	21:57	2	02:20	08:37	14:14	22:33	17	04:50	09:41	15:32		2	01:59	07:34	13:19	21:51	17	05:42	10:03	15:58		
Tu	0.9	0.1	0.8	0.3	W	0.8	0.1	0.9	-0.1	F	0.5	0.2	0.8	0.0	Sa	0.3	0.2	0.9		Sa	0.4	0.2	0.9	-0.1	Su	0.4	0.3	0.9		
	27	3	9		-3	3	27	-3		0	6	24	0		27	6	27			27	6	27	-3		12	9	27			
3	01:57	09:28	14:42	22:18	18	03:19	09:40	15:12	23:16	3	03:46	09:11	15:06	23:46	18	06:16	06:36	10:50	16:54		3	03:26	08:03	14:12	23:09	18	06:51	07:25	11:33	17:31
W	0.8	0.2	0.8	0.2	Th	0.6	0.2	0.9	-0.1	Sa	0.4	0.2	0.8	-0.1	Su	0.3	0.2	0.9		Su	0.3	0.2	-0.1		M	-0.1	0.4	0.3	0.9	
	24	6	6		18	6	6	24	-3	24	6	24	-3	27	6	6	6	27		27	6	9	27		9	12	9	27		
4	03:03	10:05	15:27	23:27	19	04:55	10:30	16:13		4	05:44	10:02	16:11		19	01:34	07:40	12:09	18:10		4	05:37	08:57	15:30		19	02:07	08:16	13:04	18:55
Th	0.6	0.3	0.8	0.1	F	0.5	0.2	1.0		Su	0.3	0.2	0.8		M	-0.2	0.4	0.2	0.9		M	0.3	0.3	0.9		Tu	-0.1	0.5	0.3	0.9
o	18	9	24	3	30	6	30			24	6	24		27	12	6	6	27		27	9	27		9	15	9	27			
5	04:31	10:45	16:15		20	06:33	10:29	11:26	17:18	5	06:57	10:12	11:18	17:24	20	02:35	08:21	13:20	19:11		5	06:27	10:47	17:01		20	03:04	08:48	14:18	19:58
F	0.5	0.3	0.9		Sa	-0.2	0.4	0.2	1.0	M	-0.2	0.3	0.3	0.9	Tu	-0.2	0.4	0.2	0.9		Tu	-0.2	0.4	0.9		W	0.0	0.5	0.3	0.9
	15	9	27		30	12	6	30		27	9	9	27	27	12	6	6	27		27	12	9	27		9	15	9	27		
6	06:02	11:30	17:06		21	01:43	07:41	12:26	18:21	6	02:00	08:03	12:35	18:31	21	03:18	08:52	14:20	20:01		6	01:34	07:36	12:24	18:19	21	03:44	09:13	15:16	20:46
Sa	0.0	0.3	0.9		Su	-0.2	0.4	0.2	1.0	Tu	-0.3	0.4	0.2	1.0	W	-0.2	0.5	0.1	1.0		W	-0.2	0.4	1.0		Th	0.0	0.6	0.2	0.9
	0	9	27		30	12	6	30		30	12	6	30	30	15	3	3	3	30		30	12	30		30	18	6	6	27	
7	07:16	12:19	17:58		22	02:43	08:33	13:26	19:17	7	02:53	08:42	13:43	19:32	22	03:52	09:18	15:09	20:43		7	02:27	08:08	13:38	19:24	22	04:15	09:35	16:02	21:27
Su	-0.1	0.5	0.3	1.0	M	-0.3	0.4	0.2	1.0	W	-0.4	0.4	0.2	1.1	Th	-0.2	0.5	0.1	1.0		Th	-0.2	0.5	0.2	1.1	F	0.0	0.7	0.1	1.0
	-3	15	30		30	12	6	30		34	12	6	34	30	15	3	3	30		30	15	16	34		34	21	3	30		
8	08:13	13:10	18:50		23	03:30	09:13	14:21	20:06	8	03:38	09:16	14:42	20:28	23	04:21	09:41	15:52	21:20		8	03:11	08:39	14:39	20:21	23	04:43	09:56	16:41	22:04
M	-0.2	0.5	0.3	1.1	Tu	-0.3	0.4	0.2	1.0	Th	-0.4	0.5	0.1	1.2	F	-0.2	0.6	0.0	1.0		F	-0.2	0.6	0.0	1.2	Sa	0.0	0.8	0.1	1.0
	-6	15	34		30	12	6	30		37	15	3	37	30	18	0	0	1.0		30	18	18	37		30	24	3	30		
9	09:09	14:00	19:42		24	04:10	09:46	15:11	20:51	9	04:20	09:50	15:37	21:22	24	04:49	10:04	16:31	21:56		9	03:50	09:11	15:35	21:15	24	05:09	10:17	17:17	22:40
Tu	-0.3	0.5	0.2	1.2	W	-0.3	0.5	0.1	1.0	F	-0.4	0.6	0.0	1.2	Sa	-0.1	0.7	0.0	1.0		Sa	-0.2	0.8	-0.1	1.2	Su	0.1	0.9	0.0	0.9
	-9	15	37		30	15	15	30		37	18	0	37	30	21	21	0	30		30	24	37		37	27	0	27			
10	10:55	15:40	20:34		25	04:45	10:16	15:56	21:31	10	04:59	10:23	16:31	22:14	25	05:15	10:27	17:08	22:30		10	05:26	10:43	17:27	23:07	25	05:33	10:41	17:52	23:15
W	-0.4	0.5	0.2	1.2	Th	-0.3	0.5	0.1	1.0	Sa	-0.4	0.7	-0.1	1.2	Su	-0.1	0.8	0.0	0.9		Su	-0.2	0.9	-0.2	1.2	M	0.1	1.0	-0.1	0.9
	-12	15	37		30	15	15	30		37	21	-3	37	27	24	24	0	27		27	27	37		37	30	-3	27			
11	12:20	17:15	22:10		26	05:18	10:42	16:38	22:09	11	05:37	10:57	17:25	23:05	26	05:41	10:51	17:44	23:05		11	06:01	11:16	18:19	23:58	26	05:56	11:06	18:26	23:51
Th	-0.4	0.5	0.1	1.3	F	-0.3	0.6	0.1	1.0	Su	-0.3	0.8	-0.2	1.1	M	-0.1	0.8	-0.1	0.9		M	-0.1	1.0	-0.3	1.1	Tu	0.1	1.0	-0.1	0.8
o	-12	15	40		30	18	3	30		34	24	-6	34	27	3	24	-3	27		34	30	-9	34		34	30	3	30		
12	13:58	18:31	22:17		27	05:50	11:09	17:19	22:45	12	06:14	11:32	18:21	23:56	27	06:05	11:16	18:22	23:41		12	06:36	11:51	19:12		27	06:18	11:32	19:02	
F	-0.4	0.6	0.1	1.3	Sa	-0.2	0.6	0.1	1.0	M	-0.2	0.9	-0.2	1.0	Tu	0.0	0.9	-0.1	0.8		Tu	0.0	1.1	-0.3		W	0.1	1.0	-0.2	-6
	-12	18	40		30	18	18	30		30	27	-6	30	24	27	27	-3	24		24	34	-9	34		34	3	3	-6		
13	15:04	19:25	23:09		28	06:21	11:35	18:00	23:21	13	06:50	12:08	19:20		28	06:27	11:42	19:03		13	06:48	12:28	20:07		28	06:30	12:48	19:41		
Sa	-0.3	0.6	0.0	1.2	Su	-0.2	0.7	0.1	0.9	Tu	-0.1	0.9	-0.2		W	0.1	0.9	-0.1		W	0.1	1.1	-0.3		Th	0.8	1.0	-0.2	30	
	-9	18	37		27	21	3	27		30	27	-6		30	27	27	-3			30	34	-9		30	24	6	6	30		
14	16:47	21:13	25:00		29	06:51	12:03	18:43	23:58	14	07:20	12:47	20:25		29	07:20	12:40	19:49		14	07:45	13:08	21:07		29	07:02	12:29	20:26		
Su	-0.3	0.7	0.0		M	-0.1	0.7	0.1	0.9	W	0.8	0.0	-0.2		Th	0.7	0.1	-0.1		Th	0.7	1.1	-0.3		F	0.7	1.0	-0.2	30	
	-9	21	0		27	21	3	27		30	30	-6		30	3	3	-3			30	34	-9		30	6	6	30			
15	17:29	21:52	25:38		30	07:19	12:31	19:29		15	08:06	13:31	21:37		30	08:22	13:52	22:14		15	08:22	14:12	22:14		30	07:26	13:03	21:20		
M	-0.1	0.8	0.0		Tu	0.0	0.8	0.1		Th	0.6	1.0	-0.2		F	0.6	1.1	-0.2		F	0.6	1.1	-0.2		Sa	0.6	1.0	-0.2	30	
	-3																													



StationId: 8724529
 Source: NOAA/NOS/CO-OPS
 Station Type: Subordinate
 Time Zone: LST_LDT
 Datum: MLLW

NOAA Tide Predictions

RIVERIA CANAL, KEY WEST, FL, 2024
 (24 33.9N / 81 45.1W)
 Times and Heights of High and Low Waters

April				May				June							
Time	Height			Time	Height			Time	Height			Time	Height		
h m	ft	cm		h m	ft	cm		h m	ft	cm		h m	ft	cm	
1 04:26	0.4	12		16 00:14	0.0	0		1 05:24	0.6	18		16 00:27	0.2	6	
08:33	0.3	9		06:37	0.5	15		10:21	0.4	12		06:06	0.7	21	
M 14:44	1.0	30		Tu 11:26	0.4	12		W 16:03	1.0	30		Sa 13:17	0.1	3	
23:42	-0.1	-3		16:57	0.9	27		17:31	0.8	24		18:45	0.8	24	
2 06:12	0.4	12		17 01:18	0.1	3		2 00:20	0.0	0		2 01:14	0.2	6	
09:54	0.4	12		07:24	0.6	18		06:17	0.7	21		06:49	1.1	34	
Tu 16:10	1.0	30		12:56	0.4	12		12:02	0.4	12		Su 14:23	0.0	0	
				18:23	0.9	27		17:35	1.0	30		19:58	0.8	24	
3 00:56	-0.1	-3		18 02:10	0.1	3		3 01:15	0.1	3		3 01:58	0.3	9	
07:13	0.5	15		07:54	0.7	21		06:58	0.8	24		07:31	1.2	37	
W 11:53	0.4	12		Th 14:06	0.3	9		13:24	0.3	9		M 15:22	-0.2	-6	
17:47	1.0	30		19:29	0.9	27		18:56	1.0	30		Tu 21:02	0.7	21	
4 01:59	-0.1	-3		19 02:51	0.2	6		4 02:03	0.1	3		4 02:42	0.3	9	
07:50	0.6	18		08:18	0.8	24		07:35	1.0	30		08:15	1.3	40	
Th 13:25	0.3	9		F 15:01	0.2	6		Sa 14:31	0.1	3		Tu 16:15	-0.3	-9	
19:07	1.1	34		20:21	0.9	27		20:05	1.0	30		22:00	0.7	21	
5 02:49	0.0	0		20 03:24	0.2	6		5 02:46	0.2	6		5 03:25	0.3	9	
08:23	0.7	21		08:41	0.9	27		08:11	1.1	34		08:59	1.3	40	
F 14:36	0.2	6		Sa 15:45	0.1	3		Su 15:29	-0.1	-3		W 17:05	-0.3	-9	
20:14	1.1	34		21:04	0.9	27		21:06	1.0	30		22:51	0.6	18	
6 03:32	0.0	0		21 03:53	0.2	6		6 03:26	0.2	6		6 04:09	0.3	9	
08:55	0.9	27		09:04	1.0	30		08:47	1.2	37		09:44	1.3	40	
Sa 15:35	0.0	0		Su 16:23	0.0	0		M 16:22	-0.2	-6		Th 17:52	-0.4	-12	
21:13	1.1	34		21:45	0.9	27		22:02	0.9	27		23:39	0.6	18	
7 04:10	0.0	0		22 04:20	0.2	6		7 04:04	0.2	6		7 04:52	0.2	6	
09:28	1.0	30		09:28	1.1	34		09:25	1.3	40		10:30	1.3	40	
Su 16:29	-0.2	-6		M 16:59	0.0	0		Tu 17:12	-0.3	-9		F 18:38	-0.3	-9	
22:08	1.1	34		22:23	0.9	27		22:54	0.8	24		22:53	0.7	21	
8 04:46	0.1	3		23 04:45	0.2	6		8 04:42	0.2	6		8 00:23	0.6	18	
10:02	1.2	37		09:55	1.1	34		10:05	1.4	43		05:36	0.2	6	
M 17:20	-0.3	-9		Tu 17:33	-0.1	-3		W 18:00	-0.4	-12		Sa 11:16	1.3	40	
23:00	1.0	30		23:02	0.8	24		23:44	0.8	24		19:25	-0.3	-9	
9 05:21	0.1	3		24 05:09	0.3	9		9 05:20	0.2	6		9 01:06	0.6	18	
10:37	1.2	37		10:23	1.1	34		10:47	1.4	43		06:22	0.3	9	
Tu 18:10	-0.4	-12		W 18:08	-0.2	-6		Th 18:49	-0.4	-12		Su 12:02	1.2	37	
23:50	0.9	27		23:42	0.8	24					20:12	-0.2	-6		
10 05:56	0.1	3		25 05:33	0.3	9		10 00:33	0.7	21		10 01:48	0.6	18	
11:15	1.3	40		10:54	1.2	37		05:58	0.2	6		07:12	0.3	9	
W 19:00	-0.4	-12		Th 18:45	-0.2	-6		F 11:30	1.3	40		M 12:48	1.1	34	
								19:39	-0.3	-9		21:00	-0.1	-3	
11 00:40	0.8	24		26 00:24	0.7	21		11 01:21	0.6	18		11 02:30	0.6	18	
06:31	0.2	6		05:58	0.3	9		06:39	0.3	9		08:10	0.4	12	
Th 11:54	1.3	40		F 11:26	1.2	37		Sa 12:16	1.2	37		Tu 13:34	1.0	30	
19:53	-0.3	-9		19:26	-0.2	-6		20:32	-0.2	-6		21:47	0.0	0	
12 01:31	0.7	21		27 01:10	0.6	18		12 02:12	0.6	18		12 03:14	0.7	21	
07:07	0.2	6		06:26	0.3	9		07:24	0.3	9		09:22	0.4	12	
F 12:37	1.2	37		Sa 12:02	1.2	37		Su 13:04	1.2	37		W 14:25	1.0	30	
20:49	-0.3	-9		20:13	-0.2	-6		21:29	-0.1	-3		22:34	0.1	3	
13 02:26	0.6	18		28 02:01	0.6	18		13 03:09	0.6	18		13 03:58	0.8	24	
07:46	0.3	9		06:58	0.3	9		08:20	0.4	12		10:40	0.4	12	
Sa 13:24	1.1	34		Su 12:43	1.1	34		M 13:56	1.1	34		Th 15:22	0.8	24	
21:52	-0.2	-6		21:08	-0.2	-6		22:28	0.0	0		23:17	0.2	6	
14 03:35	0.5	15		29 03:02	0.5	15		14 04:14	0.6	18		14 04:41	0.8	24	
08:34	0.3	9		07:39	0.4	12		09:39	0.4	12		11:53	0.3	9	
Su 14:18	1.0	30		M 13:34	1.1	34		Tu 14:57	1.0	30		F 16:31	0.8	24	
23:02	-0.1	-3		22:11	-0.1	-3		23:27	0.1	3		23:59	0.2	6	
15 05:10	0.5	15		30 04:14	0.5	15		15 05:18	0.6	18		15 05:22	0.9	27	
09:47	0.4	12		08:42	0.4	12		11:11	0.4	12		12:59	0.3	9	
M 15:27	0.9	27		Tu 14:39	1.1	34		W 16:10	0.9	27		Sa 17:50	0.7	21	
				23:17	0.0	0									
								31 05:21	0.9	27					
								12:02	0.3	9					
								F 17:23	0.9	27					

Disclaimer: These data are based upon the latest information available as of the date of your request, and may differ from the published tide tables.
 Referenced to Station: Key West (8724580) Time offset in mins (high: -12 low: 60) Height offset in feet (high: *0.65 low: *0.63)



StationId: 8724529
 Source: NOAA/NOS/CO-OPS
 Station Type: Subordinate
 Time Zone: LST_LDT
 Datum: MLLW

NOAA Tide Predictions

RIVERIA CANAL, KEY WEST, FL, 2024
 (24 33.9N / 81 45.1W)
 Times and Heights of High and Low Waters

October				November				December								
Time	Height		Time	Height		Time	Height		Time	Height						
	h	m	ft	cm	h	m	ft	cm	h	m	ft	cm				
1	04:22	0.5	15	16	04:01	0.2	6	1	04:37	-0.1	-3	16	05:16	-0.3	-9	
	09:48	1.4	43		09:40	1.5	46		10:17	0.8	24		10:57	0.7	21	
Tu	16:49	0.5	15	W	16:19	0.5	15	F	15:44	0.4	12	M	16:20	0.2	6	
	21:58	1.3	40		21:32	1.5	46	●	21:13	1.3	40		22:01	1.4	43	
2	05:00	0.4	12	17	04:53	0.1	3	2	05:15	-0.1	-3	17	06:02	-0.2	-6	
	10:24	1.4	43		11:33	1.4	43		10:58	0.8	24		11:38	0.7	21	
W	17:15	0.5	15	Th	16:54	0.5	15	Sa	16:36	0.4	12	M	17:07	0.2	6	
●	22:21	1.4	43	○	22:09	1.6	49		22:10	1.6	49		22:48	1.3	40	
3	05:35	0.3	9	18	05:43	0.0	0	3	05:28	0.1	3	3	05:55	-0.1	-3	
	10:59	1.3	40		11:24	1.3	40		11:03	1.0	30		11:40	0.7	21	
Th	17:39	0.5	15	F	17:30	0.5	15	Su	16:43	0.6	18	Tu	16:50	0.4	12	
	22:47	1.4	43		22:48	1.7	52		22:10	1.4	43		22:34	1.3	40	
4	06:10	0.3	9	19	06:34	0.0	0	4	06:07	0.1	3	4	06:39	-0.1	-3	
	11:34	1.2	37		12:15	1.2	37		11:47	0.9	27		12:24	0.7	21	
F	18:02	0.6	18	Sa	18:06	0.5	15	M	17:09	0.6	18	W	17:31	0.4	12	
	23:14	1.4	43		23:30	1.7	52		22:46	1.4	43		23:20	1.3	40	
5	06:46	0.3	9	20	07:27	0.0	0	5	06:51	0.1	3	5	07:27	0.0	0	
	12:12	1.2	37		13:07	1.0	30		12:34	0.9	27		13:10	0.7	21	
Sa	18:24	0.6	18	Su	18:43	0.6	18	Tu	17:38	0.6	18	Th	18:22	0.5	15	
	23:43	1.4	43						23:26	1.4	43					
6	07:24	0.2	6	21	00:16	1.6	49	6	07:42	0.2	6	6	00:11	1.3	40	
	12:52	1.1	34		08:24	0.1	3		13:30	0.8	24		08:18	0.1	3	
Su	18:45	0.6	18	M	14:02	0.9	27	W	18:16	0.6	18	F	13:59	0.8	24	
					19:23	0.6	18						19:28	0.5	15	
7	00:14	1.4	43	22	01:06	1.6	49	7	00:14	1.4	43	7	01:10	1.2	37	
	08:08	0.3	9		09:29	0.2	6		08:43	0.2	6		09:11	0.1	3	
M	13:38	1.0	30	Tu	15:07	0.9	27	Th	14:35	0.8	24	Sa	14:49	0.8	24	
	19:07	0.7	21		20:12	0.6	18		19:11	0.7	21		20:53	0.5	15	
8	00:49	1.4	43	23	02:04	1.5	46	8	01:14	1.3	40	8	02:21	1.1	34	
	09:00	0.3	9		10:40	0.3	9		09:48	0.3	9		10:03	0.2	6	
Tu	14:34	0.9	27	W	16:30	0.8	24	F	15:44	0.9	27	Su	15:39	0.9	27	
	19:33	0.7	21		21:24	0.7	21		20:42	0.7	21	●	22:22	0.4	12	
9	01:31	1.4	43	24	03:15	1.4	43	9	02:32	1.3	40	9	03:45	1.0	30	
	10:05	0.3	9		11:53	0.4	12		10:51	0.3	9		10:54	0.3	9	
W	15:53	0.8	24	Th	17:56	0.9	27	Sa	16:41	0.9	27	M	16:27	1.0	30	
	20:09	0.7	21	●	23:00	0.7	21	●	22:27	0.7	21		23:42	0.2	6	
10	02:28	1.4	43	25	04:41	1.3	40	10	04:01	1.3	40	10	05:12	0.9	27	
	11:20	0.4	12		12:58	0.4	12		11:47	0.4	12		11:43	0.3	9	
Th	17:33	0.8	24	F	18:52	1.0	30	Su	17:25	1.1	34	Tu	17:15	1.1	34	
●	21:21	0.8	24						23:52	0.5	15					
11	03:47	1.4	43	26	00:31	0.7	21	11	05:24	1.3	40	11	00:52	0.1	3	
	12:33	0.4	12		06:06	1.3	40		12:35	0.4	12		06:30	0.9	27	
F	18:41	0.9	27	Sa	13:50	0.5	15	M	18:04	1.2	37	W	12:31	0.4	12	
	23:21	0.8	24		19:28	1.1	34						18:01	1.2	37	
12	05:18	1.4	43	27	01:43	0.6	18	12	01:01	0.4	12	12	01:53	-0.1	-3	
	13:34	0.4	12		07:14	1.3	40		06:35	1.3	40		07:37	0.8	24	
Sa	19:20	1.0	30	Su	14:31	0.5	15	Tu	13:19	0.4	12	Th	13:17	0.4	12	
					19:57	1.2	37		18:41	1.3	40		18:48	1.3	40	
13	00:55	0.7	21	28	02:40	0.5	15	13	02:00	0.2	6	13	02:49	-0.2	-6	
	06:38	1.4	43		08:07	1.3	40		07:38	1.2	37		08:35	0.8	24	
Su	14:23	0.4	12	M	15:06	0.5	15	W	13:59	0.5	15	F	14:03	0.3	9	
	19:53	1.1	34		20:22	1.3	40		19:18	1.5	46		19:35	1.4	43	
14	02:07	0.6	18	29	03:27	0.5	15	14	02:54	0.0	0	14	03:41	-0.3	-9	
	07:45	1.5	46		08:51	1.2	37		08:35	1.2	37		09:27	0.7	21	
M	15:05	0.4	12	Tu	15:36	0.6	18	Th	14:39	0.5	15	Sa	14:49	0.3	9	
	20:25	1.3	40		20:46	1.3	40		19:58	1.6	49		20:24	1.4	43	
15	03:07	0.4	12	30	04:07	0.4	12	15	03:45	-0.1	-3	15	04:29	-0.3	-9	
	08:44	1.5	46		09:31	1.2	37		09:28	1.1	34		10:14	0.7	21	
Tu	15:43	0.4	12	W	16:04	0.6	18	F	15:17	0.5	15	Su	15:34	0.3	9	
	20:58	1.4	43		21:10	1.4	43	○	20:40	1.6	49	○	21:12	1.4	43	
				31	04:43	0.3	9									
					10:08	1.2	37									
					16:30	0.6	18									
					21:37	1.4	43									
													31	05:04	-0.3	-9
														10:44	0.6	18
														16:02	0.2	6

Disclaimer: These data are based upon the latest information available as of the date of your request, and may differ from the published tide tables.
 Referenced to Station: Key West (8724580) Time offset in mins (high: -12 low: 60) Height offset in feet (high: *0.65 low: *0.63)

APPENDIX D

REPORT OF GEOTECHNICAL EXPLORATION

**REPORT OF SUBSURFACE EXPLORATION &
GEOTECHNICAL ENGINEERING EVALUATION
OF SUBSURFACE CONDITIONS**

Project:

**MONROE COUNTY FIRE STATION 10
17097 Overseas Highway
Sugarloaf Shores, Monroe County, Florida**

WLI Order No. 22-1456

Issued: **NOVEMBER 2022**

Prepared for:

**Summit Construction Group
421 South Summerlin Avenue
Marathon, Florida 33050**



WINGERTER LABORATORIES, INC.
1820 N.E. 144th Street
North Miami, Florida 33181



**WINGERTER
LABORATORIES INC.**

Engineering Testing and Inspection Service
Established 1949

November 18, 2022

Summit Construction Group
Attention: Jose Pacheco
421 South Summerlin Avenue
Orlando, Florida 32801

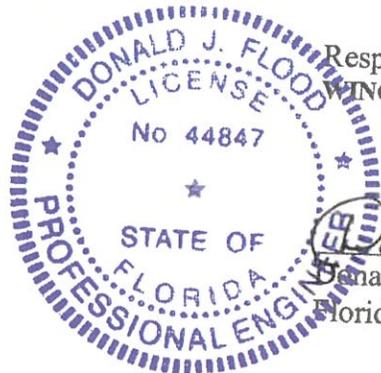
Reference: Report of Subsurface Soil Exploration and
Geotechnical Engineering Evaluation of Subsurface Conditions
Project: Monroe County Fire Station 10
Location: 17097 Overseas Highway
Sugarloaf Shores, Monroe County, Florida
WLI Order No. 22-1456

Gentlemen:

We are pleased to present this report of our subsurface soil exploration and geotechnical engineering evaluation for the subject site. These services were performed in general accordance with the Professional Services Agreement dated October 19, 2022. This report presents our evaluation and specific recommendations for the proposed construction together with the field data.

This report was prepared in compliance with the 7th Edition of the Florida Building Code (2020).

We appreciate this opportunity to be of service to you during this phase of the project. If you have any questions or comments regarding the information contained in this report, please contact the undersigned.



Respectfully submitted,
WINGERTER LABORATORIES, INC.

11/21/22
Donald J. Flood Jr.
Donald J. Flood, Jr., P.E.
Florida Registration No. 44847

enc: Report

In accordance with Rule 61G15-23.001 of the Florida Administrative Code, an original signature is hereby provided for the owner (or owner's representative) and the building official.

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INTRODUCTION

Wingerter Laboratories, Inc. (WLI) is pleased to present this report of our subsurface soil exploration and geotechnical engineering evaluation for the subject site. The purpose of this investigation was to obtain specific subsurface data in order to provide an engineering evaluation of the subsurface conditions including recommendations for foundation design for the support of the new two story/elevated single story fire station building.

Our subsurface exploration consisted of a total of seventeen (17) Standard Penetration Test Borings performed on the currently improved parcel of land, as shown in Appendix B of this report.

The following presents a review of the project information provided to us, a discussion of the subsurface conditions, detailed geotechnical engineering recommendations and our Report of Test Boring Numbers B-1 through B-17.

PROJECT INFORMATION

The Google Maps website for the subject property was reviewed. The subject property is located in Lower Sugarloaf Key, northeast of Boca Chica and Key West, on the north side of the generally northeast-southwest extending Overseas Highway (U.S. Highway A1A). The subject property is an improved lot located at the east end of a small commercial strip.

The Monroe County Property Appraiser website information for the subject property was reviewed. The subject property is located in the Sugarloaf Shores subdivision, with the lot size reported as 11,000 square feet in a rectangular configuration extending lengthwise northeast-southwest. A two story fire station building constructed in 1977 has total gross square footage is reported as 7,281 with a finished square footage reported as 2,468.

Sheet SP 1.0: Proposed Site Plan, prepared by Saltz Michelson Architects and revised in September 2022, was provided for our use. It shows the footprint of the existing building within the footprint of the proposed building. Proposed test boring locations were noted on the Site Plan with red dots, and was utilized to mark the proposed test boring locations on site. The notated Site Plan is provided in Appendix B of this report.

A site reconnaissance was conducted prior to our work commencement in order to observe and document the existing surface conditions, and to establish the testing location. This information was used in our interpretation of the subsurface data and also to detect any conditions which could affect our evaluation of the site.

The proposed locations were marked with white road paint. Florida One Dig (811) was then contacted for utility clearances. Once the clearances were obtained, the work was scheduled to commence.

INVESTIGATIVE PROCEDURES

Soil samples (disturbed) were obtained in accordance with ASTM D-1586 utilizing a 2-foot long, 2-inch diameter split spoon sampler which is advanced by successive blows of a 140 pound hammer free-falling 30 inches. The number of blows for each 6 inches of penetration is recorded. The sum of the second and third blow counts for each 2-foot sampling interval constitutes the Standard Penetration Resistance in blows per foot, which is referred to as the "N" Value. The following tables may be used in interpreting the consistency of the materials based on the "N" Value:

SOIL CONSISTENCY vs. "N VALUE"					
Cohesionless Soils		Cohesive Soils		Rock and Gravels	
"N Value" (blows/ft)	Consistency Designation	"N Value" (blows/ft)	Consistency Designation	"N Value" (blows/ft)	Consistency Designation
0 to 4	Very Loose	0 to 2	Very Soft	0 to 25	Loose or Soft
5 to 10	Loose	3 to 4	Soft	26 to 50	Medium Dense
11 to 30	Medium Dense	5 to 8	Medium	51 to 90	Dense
31 to 50	Dense	9 to 15	Stiff	-	-
50 or More	Very Dense	16 to 30	Very Stiff	-	-
-	-	31 or More	Hard	-	-

The Standard Penetration Test, "N" value curve shown on the boring logs indicates the general variation of the "N" value throughout the depth of the boring. This curve is plotted in a straight line which connects each "N" value. However, it should not be assumed that the changes in the "N" value are a linear function. The graphical representations shown on the boring logs should not be substituted for the actual material descriptions included in the logs.

Soil samples will be retained by WLI for a period of 30 days. The elevations were not established for the test boring locations. Depths reported on the logs represent depths below ground surface as they existed on the date drilled. The client is cautioned that if subsequent filling or excavation of the site occurs, the reported depth must be so adjusted. WLI can not assume responsibility for the accuracy of reported depths if the site is disturbed subsequent to the date drilled.

TESTING PROGRAM AND CONDITIONS REVEALED

Our subsurface investigation consisted of a total of seventeen (17) Standard Penetration Test Borings, conforming to the requirements of ASTM D 1586 that were performed at the site on November 8 & 9, 2022. Please refer to Appendix A for our Report of Test Boring Numbers B-1 through B-17 for detailed description of the materials encountered and the depth intervals at which they were encountered. The Test Boring locations are shown on the site map in Appendix B.

The number, location and depth of the test borings were determined by WLI and the client, taking into consideration the requirements of the project, site accessibility and the subsurface conditions revealed. The discussions, opinions and recommendations contained in this report are based upon the conditions revealed in the referenced test borings.

The Test Borings are laid out with B-2 through B-9 (west to east) located on the northerly side of the existing and proposed building footprints. Test Boring B-10 is located on the east side. Test Boring B-11 through B-14 and B-1 (east to west) are located on the southerly side of the footprints. B-15 through B-17 are located in the driveway/parking lot.

The boring logs on the northerly side for B-2, B-4, B-5 and B-8 are grouped together for description, and are located on the northerly side of the existing fire station building. These testing locations have dense surficial layers of fragmented limestone with trace to equal amount of limesand from the surface to about two feet below existing land surface, which would be commensurate with structural fill for a building pad. Note that the groundwater table was encountered at the depth of two feet. Following are medium dense to loose layers of fragmented limestone and/or limesand to six to eight feet deep. Then very loose layers of black decomposed organic material (muck) were found to eight to ten feet deep. Loose and low medium dense layers of fragmented limestone, sometimes with some limesand, were then encountered to 15 feet deep. Thereafter, dense to very dense layers of fragmented limestone, sometimes with trace to some limesand, were encountered to the maximum explored depth of 20 feet below land surface.

The boring logs on the northerly side for B-3, B-6, B-7 and B-9 are grouped together for description, and are located on the northerly side of the proposed fire station building footprint. These testing locations have medium dense surficial layers of fragmented limestone with trace to equal amount of limesand from the surface to about four to eight feet below existing land surface. Then very loose layers of black decomposed organic material (muck) were found to eight to ten feet deep. Medium dense to dense layers of fragmented limestone, sometimes with some limesand, were then encountered to 15 feet deep. Thereafter, dense to very dense layers of fragmented limestone, sometimes with trace to some limesand, were encountered to the maximum explored depth of 20 feet below land surface. The groundwater table was encountered at the depth of two feet.

The boring logs on the easterly side for B-10 is located on the easterly side of the existing fire station building and the easterly side of the proposed fire station building's footprint. This testing location has medium dense to dense surficial layers of fragmented limestone and limesand from the surface to about four feet below existing land surface. Following are very loose layers of black decomposed organic material (muck) to six feet deep. Thereafter, dense to very dense layers of fragmented limestone, sometimes with limesand, were encountered to the maximum explored depth of 20 feet below land surface. The groundwater table was encountered at the depth of two feet.

The boring logs on the southerly side for B-12 and B-13 are grouped together for description, and are located on the southerly side of the existing fire station building. These testing locations have dense to medium dense surficial layers of fragmented limestone with trace limesand from the surface to about two feet below existing land surface, which would be commensurate with structural fill for a building pad. Note that the groundwater table was encountered at the depth of two feet. Following are very loose layers of black decomposed organic material (muck) were found from four to ten feet deep in Boring B-12 and from four to six feet deep in Boring B-13. Thereafter, dense layers of fragmented limestone, sometimes with trace limesand, were encountered to the maximum explored depth of 20 feet below land surface.

The boring logs on the southerly side for B-11, B-14 and B-1 are grouped together for description, and are located on the southerly side of the proposed fire station building footprint. These testing locations have dense to medium dense surficial layers of fragmented limestone, sometimes with limesand, from the surface to about four to six feet below existing land surface. Then very loose layers of black decomposed organic material (muck) were found to six to ten feet deep. Thereafter, dense to very dense layers of fragmented limestone, sometimes with trace to some limesand, were encountered to the maximum explored depth of 20 feet below land surface. The groundwater table was encountered at the depths of two to three feet.

The boring logs on the driveway/parking lot for B-15, B-16 and B-17 are grouped together for description, and are located on the southerly side of the subject property. These testing locations have dense surficial layers of fragmented limestone with trace to some limesand from the surface to about two feet below existing land surface, becoming less dense with deeper layers. Then very loose layers of black decomposed organic material (muck) were found at six to eight feet deep. At ten feet deep, medium dense layers of fragmented limestone were found, becoming very dense layers to the maximum explored depth of 20 feet below land surface. The groundwater table was encountered at the depth of three feet.

The ground water level at the time of our investigation was encountered at the depths of two to three feet (2'-0" to 3'-0") below existing land surface in the test boring locations. In general, fluctuations in the ground water level should be expected due to seasonal climatic changes, tidal action, rainfall variation, surface runoff, construction activity and other site specific factors.

GEOTECHNICAL ENGINEERING EVALUATION

Evaluation of the subsurface data obtained from the test boring logs, using accepted geotechnical engineering criteria, indicates that the existing subsurface soil conditions are not recommended for the proposed structure if founded upon the existing soils. The 17 test borings revealed the presence of a two foot thick layer of black decomposed organic material at various depths ranging from four to ten feet. These layers are evident on all 17 borings and have very little resistance. The recorded Standard Penetration Test (SPT) n value was 2 to 7. The groundwater table was encountered at two to three feet deep in the test boring locations.

Based on the above description, it is recommended that the foundations be supported on concrete pile foundations to a depth of 18 feet. Piles will not only transfer the axial loads to the limestone formation, but also provide some uplift resistance in the case of hurricane force stormwater surge.

Foundation data for **14 Inch and 16 Inch Diameter Augercast Piles** is included herein. Evaluation was done using these cast-in-place piles set to a depth of 18 feet below existing land surface. Both the bearing and uplift capacities were evaluated expecting three foot embedment in very dense tan fragmented limestone. The pile depth is predicated on the 17 obtained test borings advanced to 20 feet deep and an evaluation of conditions within the general project area. The bearing is expected to continue through a depth of 20 feet.

Our recommendation for augercast piles is based upon 18 foot deep, 14 inch and 16 inch diameter piles installed in strata noted on boring logs for Test Boring Nos. B-1 through B-17. The design values for these piles are listed below. Note that not all of these test borings may be located within a future building(s). If the test boring locations are within a proposed parking area, please refer to the **Fill and Compaction** section of this report.

Due to the axial load capacity of the 14 inch and 16 inch diameter piles being less than 40 tons, a pile load test is not required by the Florida Building Code 1810.3.3.1.1.

Installation of these piles requires the presence of a geotechnical inspector to monitor and record the pile data. The inspector should be a licensed geotechnical engineer's designated representative.

ENGINEERING RECOMMENDATIONS

Augercast Piles		
Shaft Diameter (round):	14 inch diameter	16 inch diameter
Compressive Capacity:	26 tons	32 tons
Tension Capacity:	11 kips	13 kips
Lateral Capacity:	18 kips	24 kips
Total Pile Length:	18 feet	18 feet
Rock Embedment:	3 feet into very dense Limestone	3 feet into very dense Limestone
Center to Center Spacing:	42 inches	48 inches
Concrete Compressive Strength:	5,000 psi	5,000 psi

Auger Cast (Cast-In-Place) Pile Foundations

1. Installation Specifications:
 - 1.1. Augered shaft shall remain plumb within one-eighth of the shaft diameter, that is within 1.75 inches for a 14-inch pile and 2.0 inches for a 16-inch pile.
 - 1.2. Augering and pumping equipment, and technique shall be at the contractor's discretion on a performance basis by using acceptable installation procedures to deliver an integral pile.
 - 1.3. The volume of grout per linear foot of pile shall exceed the theoretical pile volume with a minimum grout factor of 1.15.
 - 1.4. Grout shall be a mixture of Portland cement, fine aggregate, and water with proportions and admixtures at the contractor's discretion on a performance basis. A design mix with confirming strength test results shall be submitted to the project structural engineer for approval prior to installation of the piles. The minimum 28-day compressive strength of the grout shall be no less than 5000 psi.

- 1.5. Grouting shall be performed in a continuous operation. During extraction of the auger, should volume of grout-take markedly increase and/or injection pressure markedly decrease, auger shall be reinserted to a minimum five feet below the point in question, and grouting resumed. The procedure shall be repeated as frequently as necessary to insure vertical continuity of the grout shaft.
- 1.6. Down-shaft reinforcing details shall be installed per plan details.
- 1.7. Piles shall be installed in a sequence so that the grout in adjacent piles has had time to set such that adjacent piles are not disturbed.
2. Testing and inspection:
 - 2.1. For pile loads of less than 40 tons, a static load test is not required by Section 1810.3.3.1.1 of the Florida Building Code.
 - 2.2. Pile installation shall be witnessed and logged by the geotechnical inspector. Geotechnical inspector shall confirm shaft plumbness, compliance with depth requirements, continuity of grouting, and reinforcing details; inspector's log shall include the preceding and all other pertinent data including pile identification.
 - 2.3. Grout shall be sampled and test cylinders or cubes shall be cast for 28-day strength confirmation at the frequency of no less than one sampling per 50 cubic yards placed, but at least one sampling in each sustained grouting operation.

Fill and Compaction

1. Placing fill:
 - 1.1. Fill shall be placed in lifts not greater than 12-inches loose thickness for material compacted by heavy compaction equipment, and not more than six inches loose thickness for material compacted by hand-operated tampers.
 - 1.2. Suitable fill material is defined for the engineering purposes of this report to be a clean select material, containing no more than five percent by weight organic matter and no man-made debris of any description, which meets the requirement of ASTM D 2487 Unified Classifications GW, GP, GP-GM or SW.

- 1.3. Since large size particles interfere with compaction of the finer soil fraction, all backfill and fill materials shall be free of rock or gravel larger than three inches or 50 percent of the compacted layer thickness, whichever is the lesser.

2. Compaction:

- 2.1. The cleared surface and each fill lift shall be compacted to a minimum relative compaction of 95 percent. Relative compaction is defined as the ratio, expressed as a percent, of the dry soil density as determined in the field by ASTM D 2922 (nuclear method) with a probe depth of 12-inches, divided by the maximum dry soil density as determined in the laboratory by ASTM D 1557 ("Modified Proctor"). Compaction shall be verified by the geotechnical inspector who shall also confirm that the fill material being placed is the same material as tested in the laboratory. To avoid delay during compaction operations, candidate fill material should be supplied to the geotechnical inspector a minimum 72 hours in advance of placement.
- 2.2. Compaction of suitable fill as defined herein is most readily achieved by the use of vibratory rollers when space allows. For small restricted areas, mechanical hand-operated tampers usually perform satisfactorily. Prior to commencing compaction, the moisture content of the fill material shall be adjusted to within plus/minus two percent of the optimum moisture determined by ASTM D 1557; by so wetting or drying the fill material, the amount of compactive energy required to attain compaction is minimized. Attempting compaction of fill material which is more than five percent below or three percent above optimum moisture will generally yield unsatisfactory results.
- 2.3. A minimum of one in-place field density test shall be performed for each 2,500 square feet, or fraction thereof, for each lift of compacted soil for building pad or slab area.

GEOTECHNICAL INSPECTOR

Experience indicates that the actual subsoil conditions at a site could vary from those generated on the basis of test borings made at specific locations. Therefore, it is essential that a geotechnical engineer be retained to provide soil engineering services during the site foundation phase of the proposed project. This is to observe compliance with the design concepts, specifications and recommendations and to allow design changes in the event that subsurface conditions differ from those anticipated prior to the start of construction.

The geotechnical inspector as referenced hereinbefore shall be a Registered Professional Engineer licensed in the State of Florida and experienced in the practice of geotechnical engineering, or his designated field agent. The results of all inspections by the geotechnical inspector shall be submitted on report or log forms duly signed and sealed in accordance with Rule 61G15-23.001 of the Florida Administrative Code. The geotechnical inspector shall be retained by the owner, the project architect, or the project structural engineer.

SPECIAL REMARKS & ANNOTATIONS

In dealing with the unseen subsurface dimension, a prudent test boring program acts to identify the general range of conditions and to reduce, but not eliminate, the risks of unknown conditions. Therefore, **WLI** cannot offer a warranty, expressed or implied, that materials or conditions other than those revealed in the test borings will not be encountered, nor that the relative proportions and density of the materials will not vary from those reported.

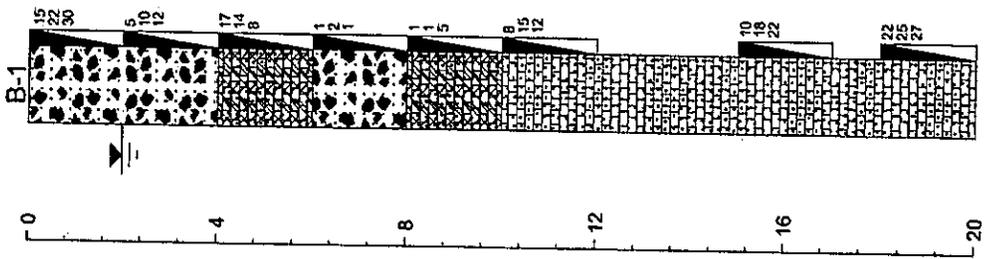
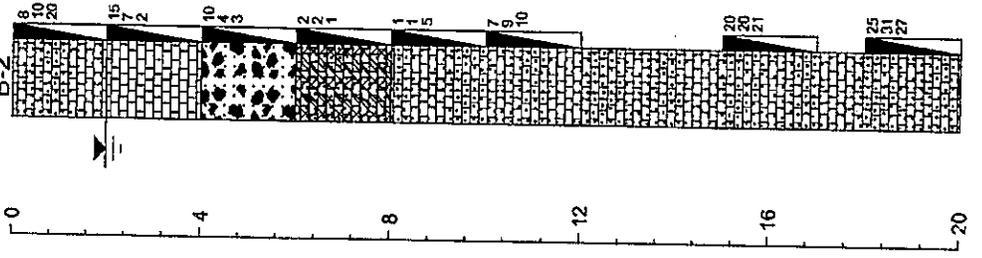
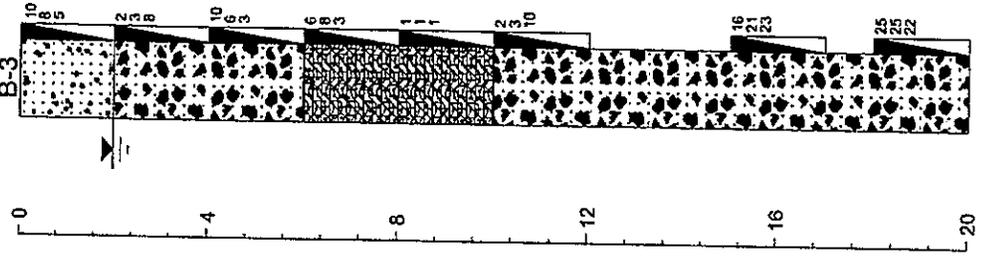
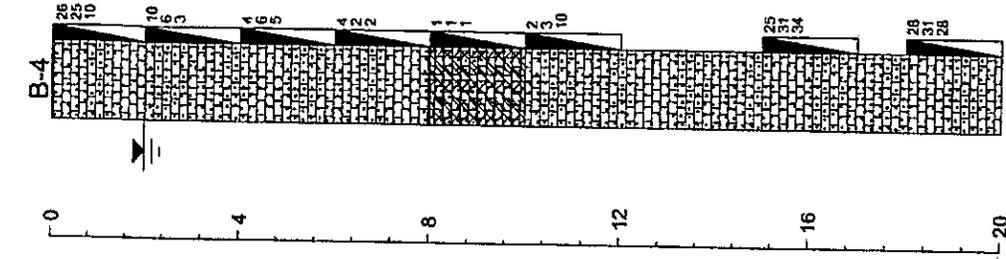
Furthermore, **WLI** assumes no responsibility for the accuracy of the reported depths should any excavation, filling or alteration of the site grade occur, subsequent to the date of the drilling operation, without surveying the existing conditions.

Also, since the criteria furnished to **WLI** constitutes our total knowledge and understanding of the project; inaccuracies, deviations or alterations of the criteria may invalidate these recommendations to the extent they impact the magnitude, distribution, and elevation of applied loads, or impact the nature of the construction.

APPENDIX A
TEST BORING LOGS

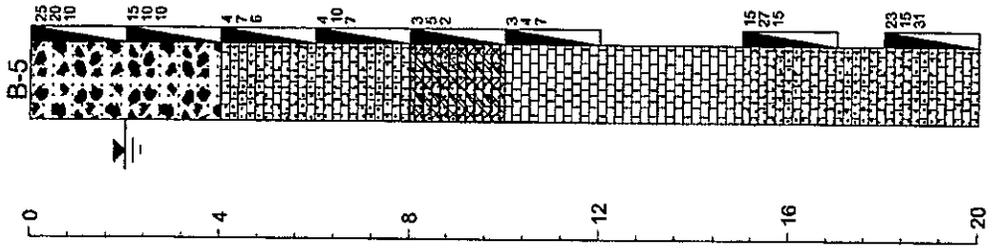
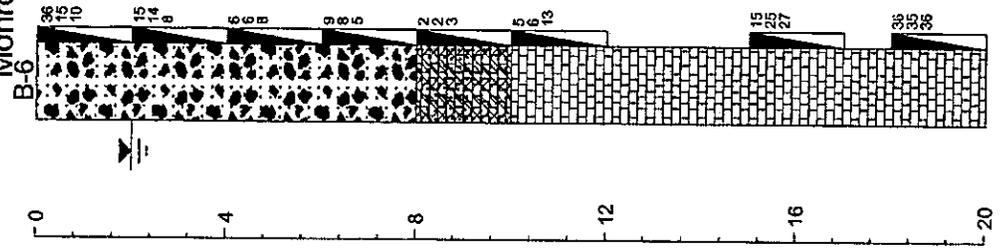
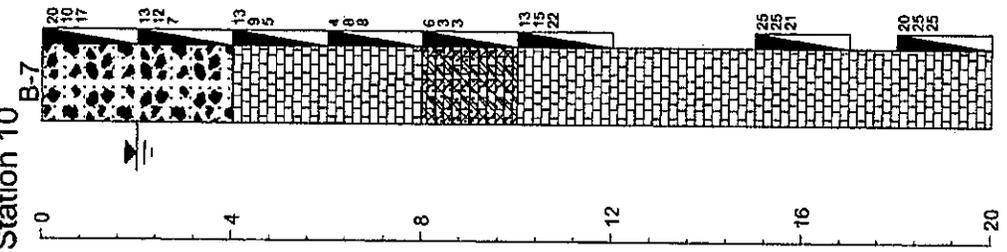
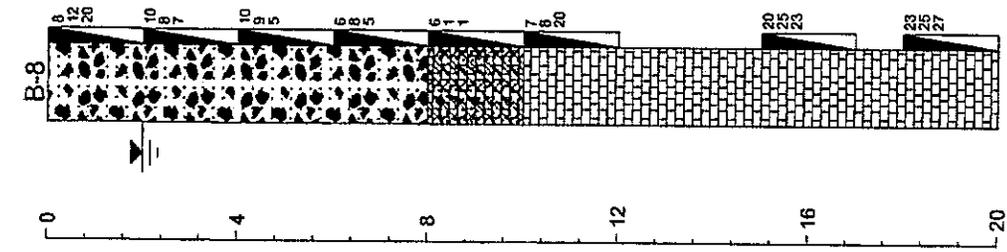
LOG OF BORINGS

Monroe County Fire Station 10



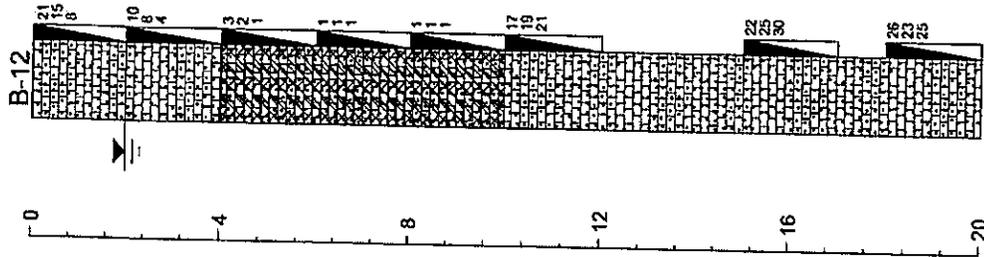
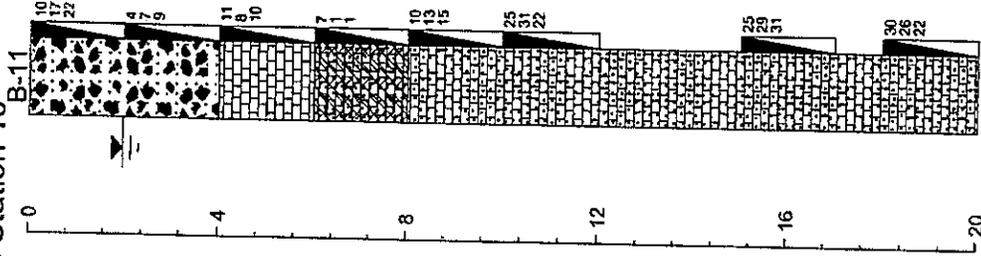
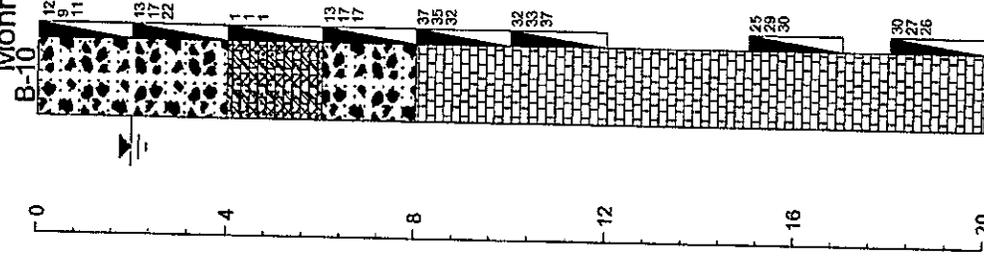
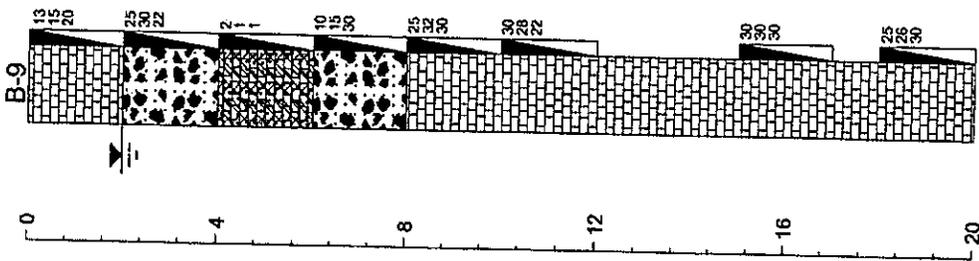
LOG OF BORINGS

Monroe County Fire Station 10

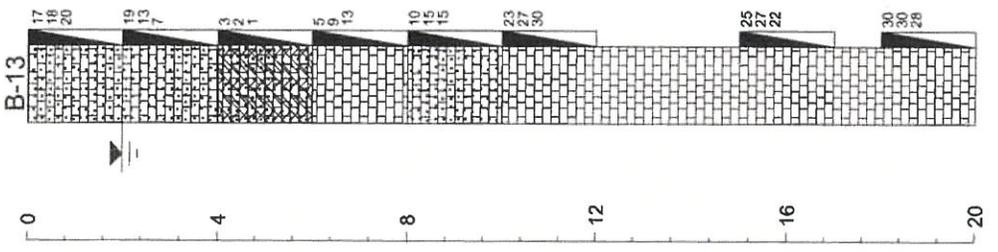
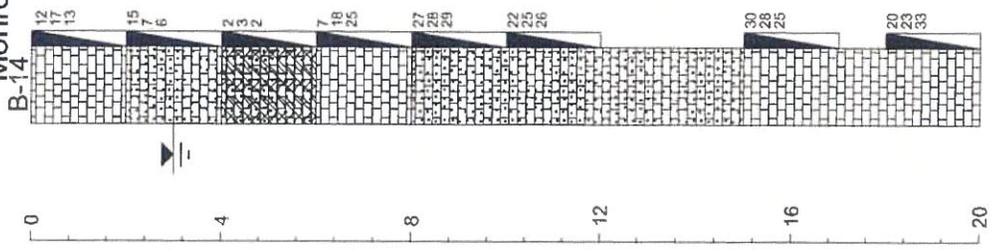
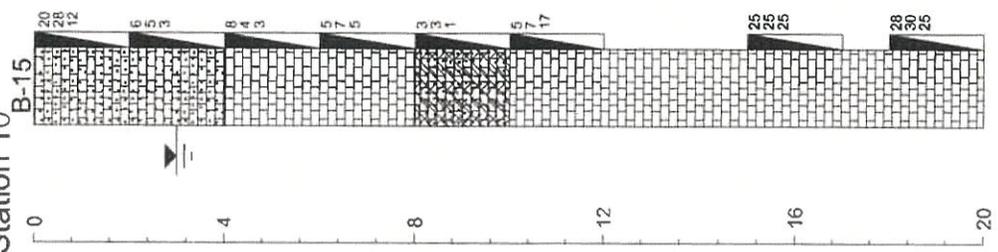
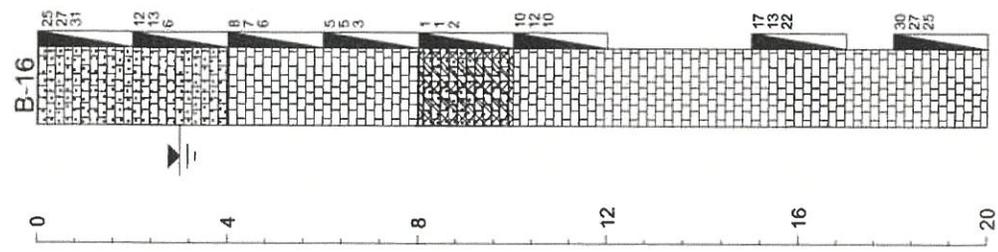


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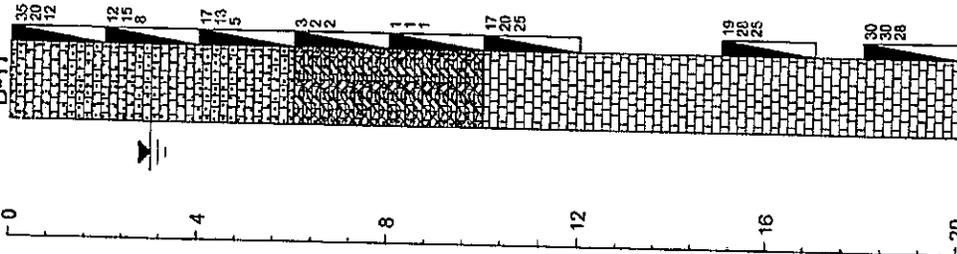
Monroe County Fire Station 10



LOG OF BORINGS Monroe County Fire Station 10



LOG OF BORINGS
Monroe County Fire Station 10
B-17



PROJECT: Monroe County Fire Station 10
CLIENT: Summit Construction Group
LOCATION: 17097 Overseas Highway, Sugarloaf Shores FL
DRILLER: E.Thomas
DRILL RIG: 257 CMS
DEPTH TO WATER > INITIAL 2'-0" : 2'-0"

PROJECT NO.: 22-1456
DATE DRILLED: 11/08/2020
ELEVATION: existing
LOGGED BY: M.Mullings

ELEVATION/ DEPTH	SOIL SYMBOLS, SAMPLERS AND TEST DATA	Description	STANDARD PENETRATION TEST			
			SAMPLE NO.	DEPTH	N	N-Value Curve
0		Tan FRAGMENTED LIMESTONE and LIMESAND	1	0.0-2.0	52	
4		FRAGMENTED LIMESTONE and ORGANICS	2	2.0-4.0	22	
		Tan FRAGMENTED LIMESTONE and LIMESAND	3	4.0-6.0	22	
		Black DECOMPOSED ORGANIC MATERIAL	4	6.0-8.0	3	
		Tan FRAGMENTED LIMESTONE with some limesand	5	8.0-10.0	6	
			6	10.0-12.0	27	
			7	15.0-17.0	40	
			8	18.0-20.0	52	
20	Boring terminated at 20 feet below existing land surface.					

Please refer to Test Boring Locations Map for boring location on site.

This information pertains only to this boring and should not be interpreted as being indicative of the site.

PROJECT: Monroe County Fire Station 10
CLIENT: Summit Construction Group
LOCATION: 17097 Overseas Highway, Sugarloaf Shores FL
DRILLER: E.Thomas
DRILL RIG: 257 CMS
DEPTH TO WATER > INITIAL 2'-0" : 2'-0"

PROJECT NO.: 22-1456
DATE DRILLED: 11/08/2022
ELEVATION: existing
LOGGED BY: M.Mullings

ELEVATION/ DEPTH	SOIL SYMBOLS, SAMPLERS AND TEST DATA	Description	STANDARD PENETRATION TEST			
			SAMPLE NO.	DEPTH	N	
0						
8	8 10 20 20	Tan FRAGMENTED LIMESTONE with some limesand	1	0.0-2.0	30	
15	7 2 2	Tan FRAGMENTED LIMESTONE	2	2.0-4.0	9	
4	10 4 3 3	Tan FRAGMENTED LIMESTONE and LIMESAND	3	4.0-6.0	7	
	2 2 1 1	Black DECOMPOSED ORGANIC MATERIAL	4	6.0-8.0	3	
8	1 1 5 5	Tan FRAGMENTED LIMESTONE with some limesand	5	8.0-10.0	6	
	7 9 10 10		6	10.0-12.0	19	
12	20 20 21 21		7	15.0-17.0	41	
16	25 31 27 27		8	18.0-20.0	58	
20		Boring terminated at 20 feet below existing land surface.				
24						

Please refer to Test Boring Locations Map for boring location on site.

This information pertains only to this boring and should not be interpreted as being indicative of the site.

Professional Engineering & Testing

PROJECT: Monroe County Fire Station 10
CLIENT: Summit Construction Group
LOCATION: 17097 Overseas Highway, Sugarloaf Shores FL
DRILLER: E.Thomas
DRILL RIG: 257 CMS
DEPTH TO WATER > INITIAL 2'-0" : 2'-0"

PROJECT NO.: 22-1456
DATE DRILLED: 11/08/2021
ELEVATION: existing
LOGGED BY: M.Mullings

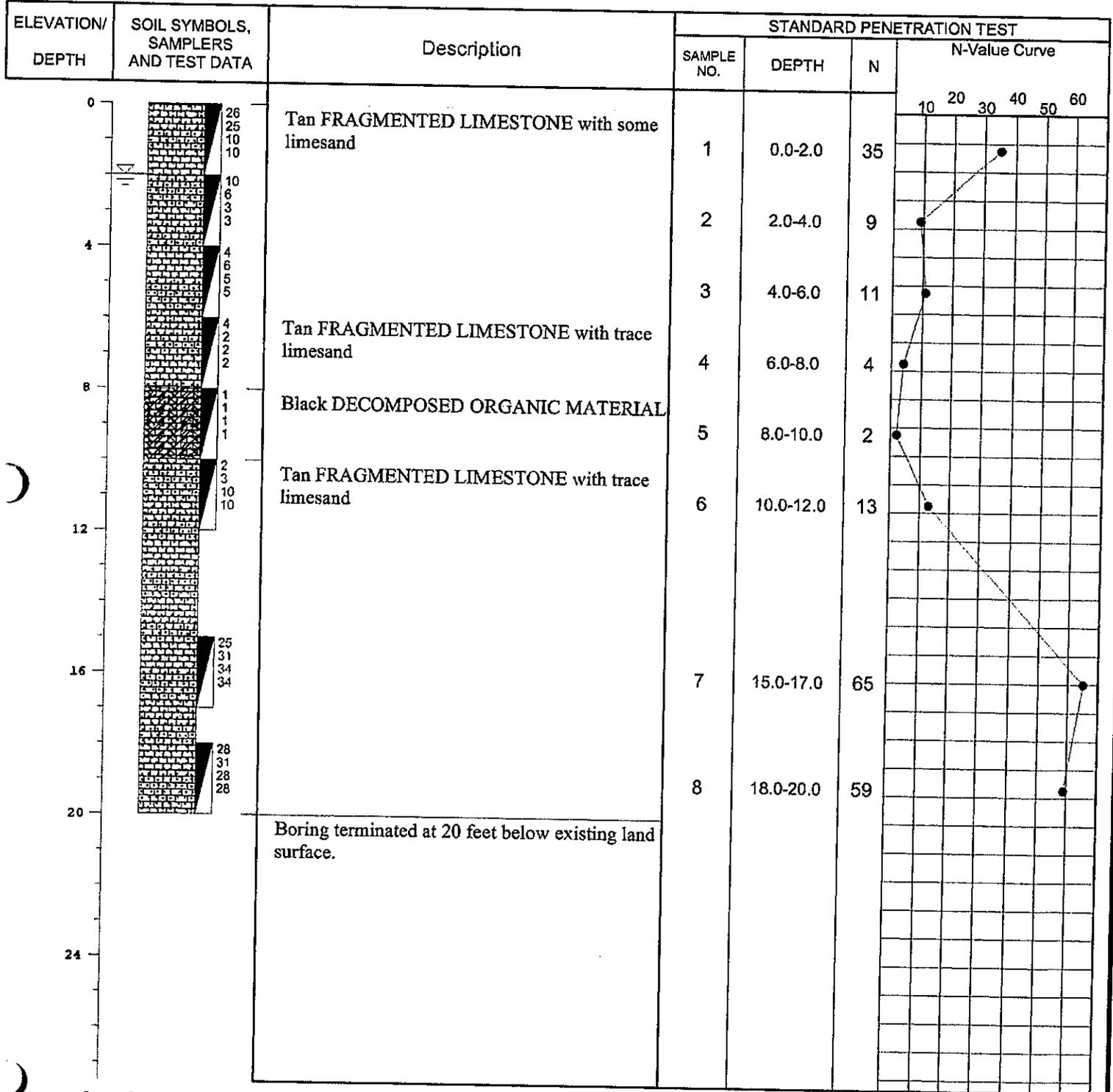
ELEVATION/ DEPTH	SOIL SYMBOLS, SAMPLERS AND TEST DATA	Description	STANDARD PENETRATION TEST			
			SAMPLE NO.	DEPTH	N	N-Value Curve
0						10 20 30 40 50 60
0	10 8 5 5	Tan LIMESAND with some fragmented limestone	1	0.0-2.0	13	
2	2 3 8 8	Tan FRAGMENTED LIMESTONE and LIMESAND	2	2.0-4.0	11	
4	10 6 3 3		3	4.0-6.0	9	
6	6 8 3 3	Black DECOMPOSED ORGANIC MATERIAL	4	6.0-8.0	11	
8	1 1 1 1		5	8.0-10.0	2	
10	2 3 10 10	Tan FRAGMENTED LIMESTONE and LIMESAND	6	10.0-12.0	13	
12						
16	16 21 23 23		7	15.0-17.0	44	
18	25 25 22 22		8	18.0-20.0	47	
20		Boring terminated at 20 feet below existing land surface.				
24						

Please refer to Test Boring Locations Map for boring location on site.

This information pertains only to this boring and should not be interpreted as being indicative of the site.

PROJECT: Monroe County Fire Station 10
CLIENT: Summit Construction Group
LOCATION: 17097 Overseas Highway, Sugarloaf Shores FL
DRILLER: E. Thomas
DRILL RIG: 257 CMS
DEPTH TO WATER > INITIAL 2'-0" : 2'-0"

PROJECT NO.: 22-1456
DATE DRILLED: 11/08/2022
ELEVATION: existing
LOGGED BY: M. Mullings

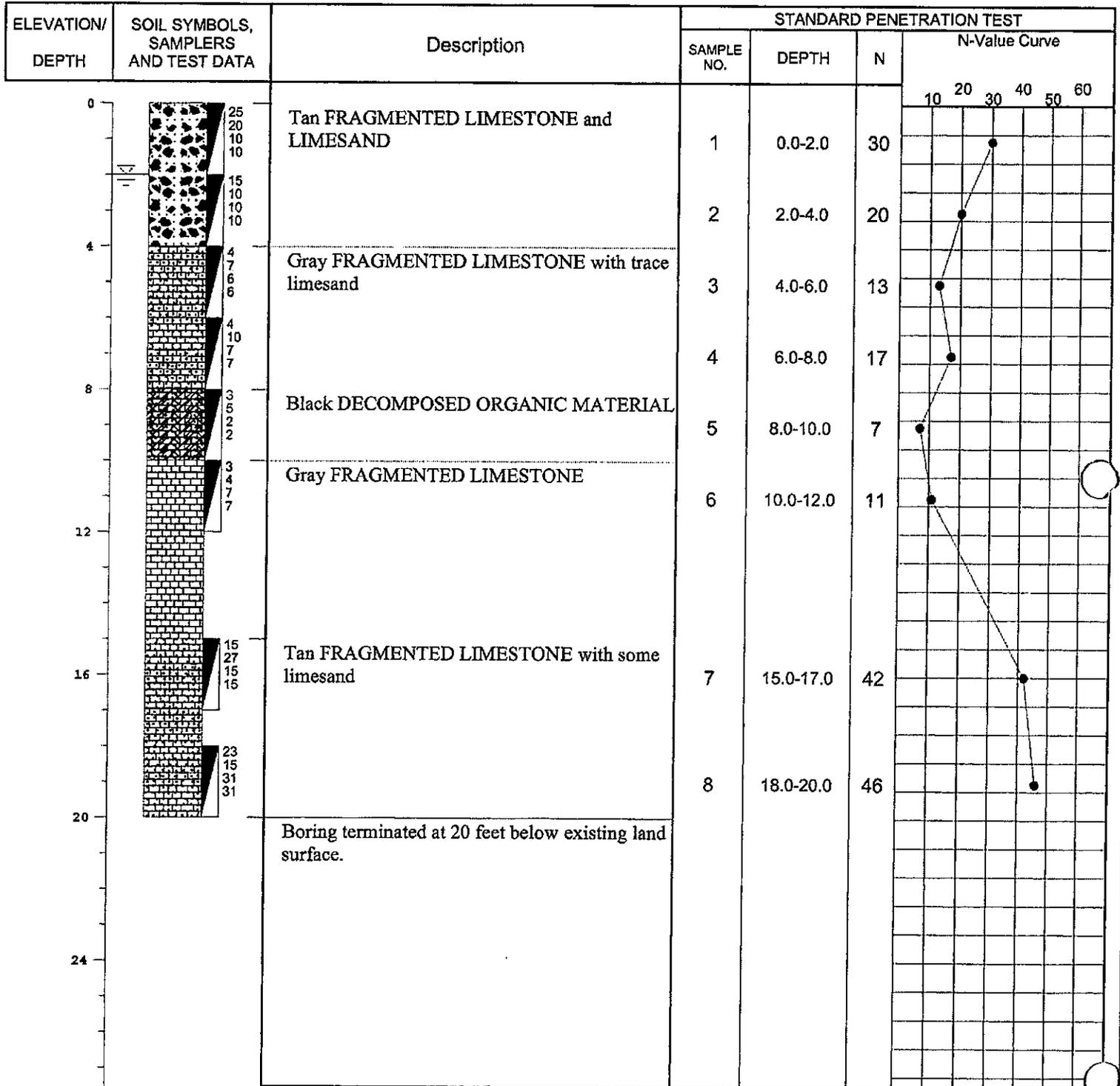


Please refer to Test Boring Locations Map for boring location on site.

This information pertains only to this boring and should not be interpreted as being indicative of the site.

PROJECT: Monroe County Fire Station 10
CLIENT: Summit Construction Group
LOCATION: 17097 Overseas Highway, Sugarloaf Shores FL
DRILLER: E.Thomas
DRILL RIG: 257 CMS
DEPTH TO WATER > INITIAL 2'-3" : 2'-3"

PROJECT NO.: 22-1456
DATE DRILLED: 11/08/2021
ELEVATION: existing
LOGGED BY: M.Mullings

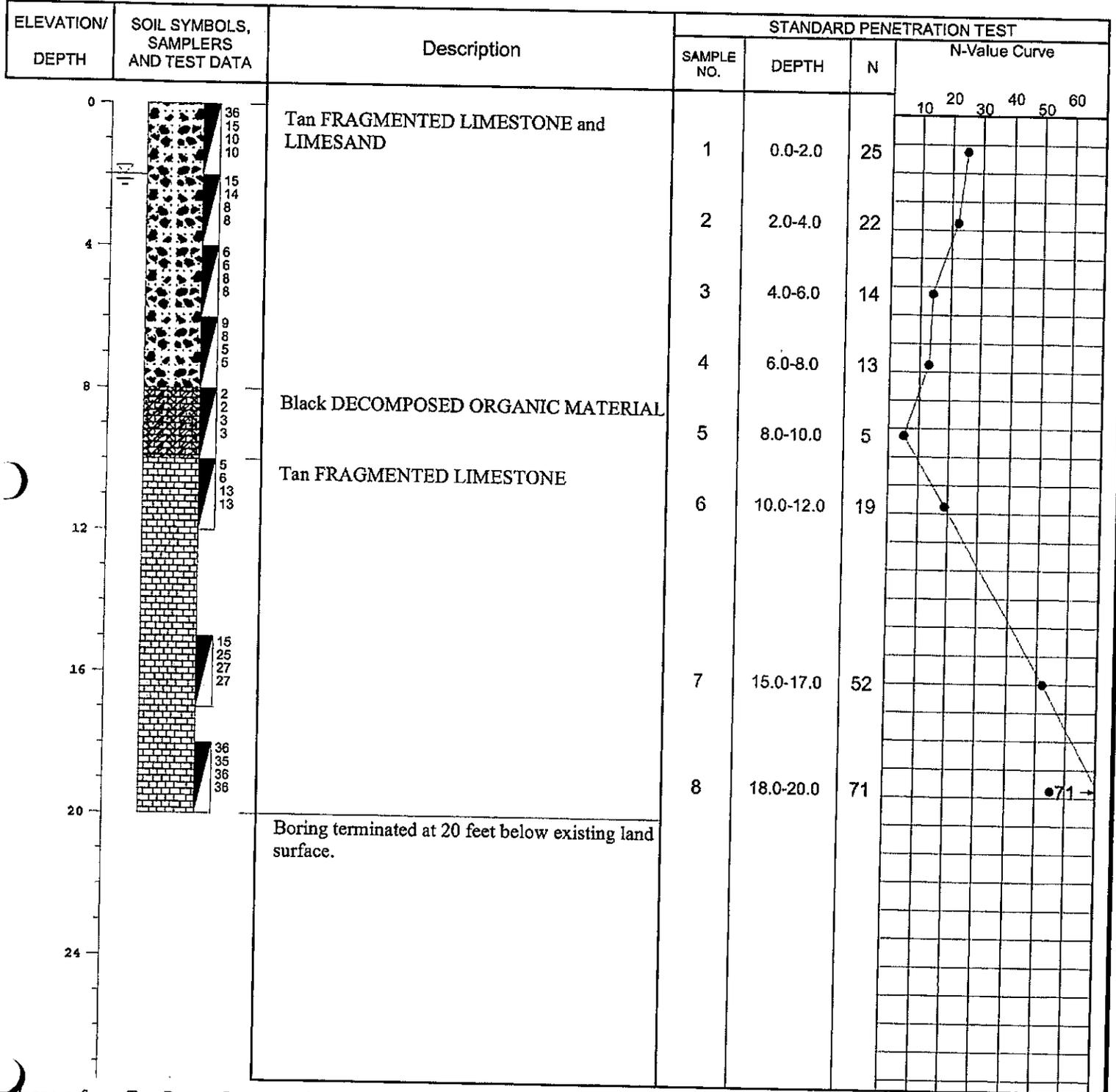


Please refer to Test Boring Locations Map for boring location on site.

This information pertains only to this boring and should not be interpreted as being indicative of the site.

PROJECT: Monroe County Fire Station 10
CLIENT: Summit Construction Group
LOCATION: 17097 Overseas Highway, Sugarloaf Shores FL
DRILLER: E.Thomas
DRILL RIG: 257 CMS
DEPTH TO WATER > INITIAL 2'-4" : 2'-4"

PROJECT NO.: 22-1456
DATE DRILLED: 11/08/2022
ELEVATION: existing
LOGGED BY: M.Mullings



Please refer to Test Boring Locations Map for boring location on site.

This information pertains only to this boring and should not be interpreted as being indicative of the site.

PROJECT: Monroe County Fire Station 10
CLIENT: Summit Construction Group
LOCATION: 17097 Overseas Highway, Sugarloaf Shores FL
DRILLER: E.Thomas
DRILL RIG: 257 CMS
DEPTH TO WATER > INITIAL 2'-0" : 2'-0"

PROJECT NO.: 22-1456
DATE DRILLED: 11/09/2020
ELEVATION: existing
LOGGED BY: M.Mullings

ELEVATION/ DEPTH	SOIL SYMBOLS, SAMPLERS AND TEST DATA	Description	STANDARD PENETRATION TEST			
			SAMPLE NO.	DEPTH	N	N-Value Curve
0		Tan FRAGMENTED LIMESTONE and LIMESAND	1	0.0-2.0	27	
13		Tan FRAGMENTED LIMESTONE	2	2.0-4.0	19	
4		Tan FRAGMENTED LIMESTONE	3	4.0-6.0	14	
8		Black DECOMPOSED ORGANIC MATERIAL	4	6.0-8.0	16	
12		Tan FRAGMENTED LIMESTONE	5	8.0-10.0	6	
16		Tan FRAGMENTED LIMESTONE	6	10.0-12.0	37	
20		Tan FRAGMENTED LIMESTONE	7	15.0-17.0	46	
24		Boring terminated at 20 feet below existing land surface.	8	18.0-20.0	50	

Please refer to Test Boring Locations Map for boring location on site.

This information pertains only to this boring and should not be interpreted as being indicative of the site.

PROJECT: Monroe County Fire Station 10
CLIENT: Summit Construction Group
LOCATION: 17097 Overseas Highway, Sugarloaf Shores FL
DRILLER: E.Thomas
DRILL RIG: 257 CMS
DEPTH TO WATER > INITIAL 2'-0" : 2'-0"

PROJECT NO.: 22-1456
DATE DRILLED: 11/09/2022
ELEVATION: existing
LOGGED BY: M.Mullings

ELEVATION/ DEPTH	SOIL SYMBOLS, SAMPLERS AND TEST DATA	Description	STANDARD PENETRATION TEST			
			SAMPLE NO.	DEPTH	N	N-Value Curve
0		Tan FRAGMENTED LIMESTONE and LIMESAND	1	0.0-2.0	32	
4		2	2.0-4.0	15		
8		3	4.0-6.0	14		
12		4	6.0-8.0	13		
16		5	8.0-10.0	2		
20		6	10.0-12.0	28		
24		7	15.0-17.0	48		
28		8	18.0-20.0	52		
		Boring terminated at 20 feet below existing land surface.				

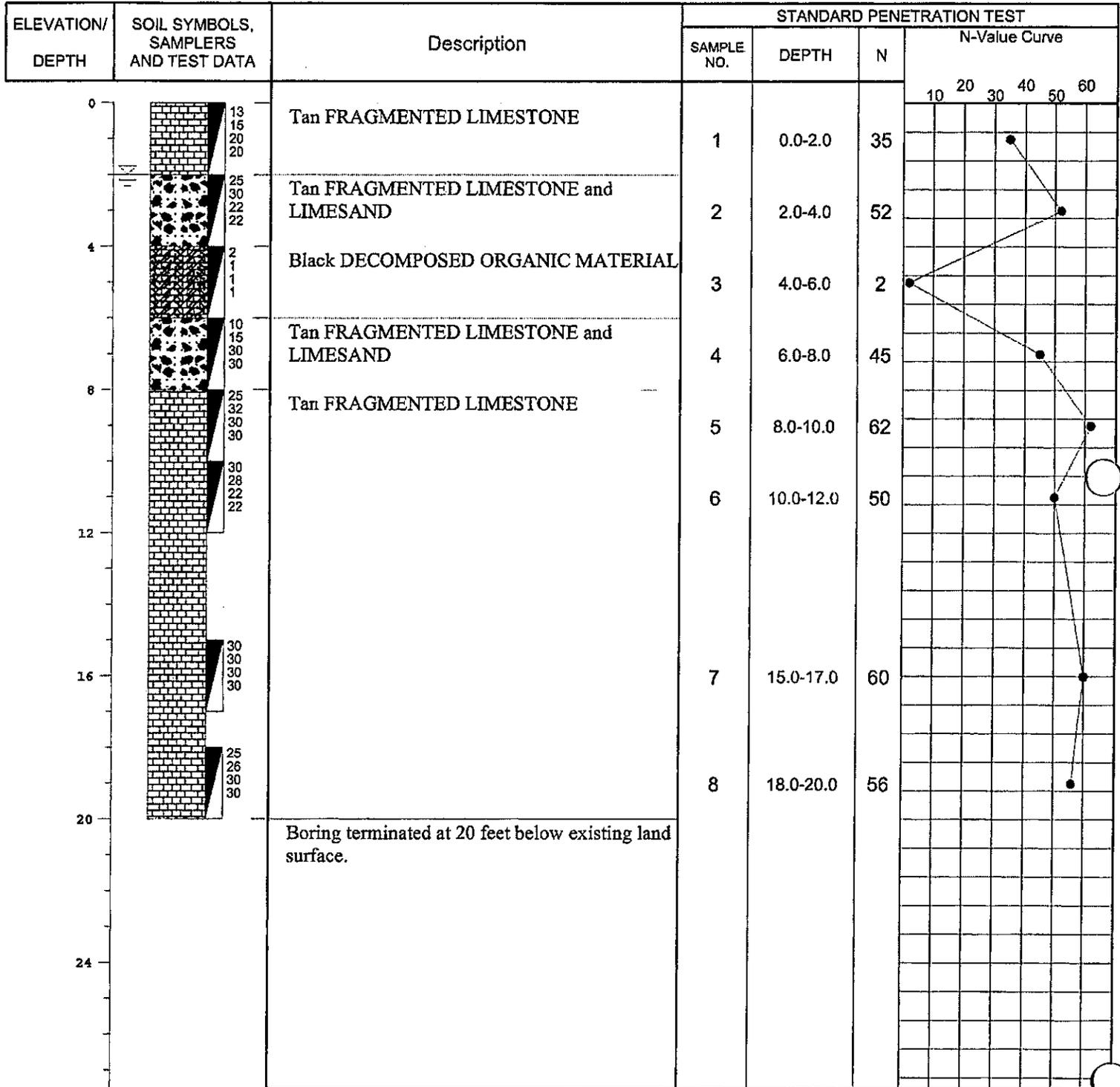
Please refer to Test Boring Locations Map for boring location on site.

This information pertains only to this boring and should not be interpreted as being indicative of the site.

Professional Engineering & Testing

PROJECT: Monroe County Fire Station 10
CLIENT: Summit Construction Group
LOCATION: 17097 Overseas Highway, Sugarloaf Shores FL
DRILLER: E. Thomas
DRILL RIG: 257 CMS
DEPTH TO WATER > INITIAL 2'-0" : 2'-0"

PROJECT NO.: 22-1456
DATE DRILLED: 11/09/2021
ELEVATION: existing
LOGGED BY: M. Mullings



Please refer to Test Boring Locations Map for boring location on site.

This information pertains only to this boring and should not be interpreted as being indicative of the site.

PROJECT: Monroe County Fire Station 10
CLIENT: Summit Construction Group
LOCATION: 17097 Overseas Highway, Sugarloaf Shores FL
DRILLER: E. Thomas
DRILL RIG: 257 CMS
DEPTH TO WATER > INITIAL 2'-0" : 2'-0"

PROJECT NO.: 22-1456
DATE DRILLED: 11/09/2022
ELEVATION: existing
LOGGED BY: M. Mullings

ELEVATION/ DEPTH	SOIL SYMBOLS, SAMPLERS AND TEST DATA	Description	STANDARD PENETRATION TEST			
			SAMPLE NO.	DEPTH	N	N-Value Curve
0	12 9 11 11	Tan FRAGMENTED LIMESTONE and LIMESAND	1	0.0-2.0	20	
4	13 17 22 22	Black DECOMPOSED ORGANIC MATERIAL	2	2.0-4.0	39	
	1 1 1 1		3	4.0-6.0	2	
	13 17 17 17	Tan FRAGMENTED LIMESTONE and LIMESAND	4	6.0-8.0	34	
8	37 35 32 32	Tan FRAGMENTED LIMESTONE	5	8.0-10.0	67	
	32 33 37 37		6	10.0-12.0	70	
12			7	15.0-17.0	59	
16	25 29 30 30		8	18.0-20.0	53	
20	30 27 26 26	Boring terminated at 20 feet below existing land surface.				
24						

Please refer to Test Boring Locations Map for boring location on site.

This information pertains only to this boring and should not be interpreted as being indicative of the site.

Professional Engineering & Testing

PROJECT: Monroe County Fire Station 10
CLIENT: Summit Construction Group
LOCATION: 17097 Overseas Highway, Sugarloaf Shores FL
DRILLER: E. Thomas
DRILL RIG: 257 CMS
DEPTH TO WATER > INITIAL 2'-0" : 2'-0"

PROJECT NO.: 22-1456
DATE DRILLED: 11/09/2021
ELEVATION: existing
LOGGED BY: M. Mullings

ELEVATION/ DEPTH	SOIL SYMBOLS, SAMPLERS AND TEST DATA	Description	STANDARD PENETRATION TEST			
			SAMPLE NO.	DEPTH	N	N-Value Curve
0	10 17 22 22	Tan FRAGMENTED LIMESTONE and LIMESAND	1	0.0-2.0	39	
4	4 7 9 9	Tan FRAGMENTED LIMESTONE	2	2.0-4.0	16	
4	11 8 10 10	Tan FRAGMENTED LIMESTONE	3	4.0-6.0	18	
8	7 1 1 1	Black DECOMPOSED ORGANIC MATERIAL	4	6.0-8.0	2	
8	10 13 15 15	Tan FRAGMENTED LIMESTONE with trace limesand	5	8.0-10.0	28	
12	25 31 22 22	Tan FRAGMENTED LIMESTONE with trace limesand	6	10.0-12.0	53	
16	25 29 31 31	Tan FRAGMENTED LIMESTONE with trace limesand	7	15.0-17.0	60	
20	30 26 22 22	Tan FRAGMENTED LIMESTONE with trace limesand	8	18.0-20.0	48	
20		Boring terminated at 20 feet below existing land surface.				
24						

Please refer to Test Boring Locations Map for boring location on site.

This information pertains only to this boring and should not be interpreted as being indicative of the site.

PROJECT: Monroe County Fire Station 10
CLIENT: Summit Construction Group
LOCATION: 17097 Overseas Highway, Sugarloaf Shores FL
DRILLER: E. Thomas
DRILL RIG: 257 CMS
DEPTH TO WATER > INITIAL 2'-0" : 2'-0"

PROJECT NO.: 22-1456
DATE DRILLED: 11/09/2022
ELEVATION: existing
LOGGED BY: M. Mullings

ELEVATION/ DEPTH	SOIL SYMBOLS, SAMPLERS AND TEST DATA	Description	STANDARD PENETRATION TEST			
			SAMPLE NO.	DEPTH	N	N-Value Curve
0		Tan FRAGMENTED LIMESTONE with trace limesand	1	0.0-2.0	23	
10		2	2.0-4.0	12		
4		3	4.0-6.0	3		
8		4	6.0-8.0	2		
12		5	8.0-10.0	2		
16		6	10.0-12.0	40		
20		7	15.0-17.0	55		
24		8	18.0-20.0	48		
		Boring terminated at 20 feet below existing land surface.				

Please refer to Test Boring Locations Map for boring location on site.

This information pertains only to this boring and should not be interpreted as being indicative of the site.



Professional Engineering & Testing

LOG OF TEST BORING

BORING NO.: B-13

PROJECT: Monroe County Fire Station 10
CLIENT: Summit Construction Group
LOCATION: 17097 Overseas Highway, Sugarloaf Shores FL
DRILLER: E. Thomas
DRILL RIG: 257 CMS
DEPTH TO WATER > INITIAL 2'-0" : 2'-0"

PROJECT NO.: 22-1456
DATE DRILLED: 11/09/2021
ELEVATION: existing
LOGGED BY: M. Mullings

ELEVATION/ DEPTH	SOIL SYMBOLS, SAMPLERS AND TEST DATA	Description	STANDARD PENETRATION TEST			
			SAMPLE NO.	DEPTH	N	N-Value Curve
0		Tan FRAGMENTED LIMESTONE with trace limesand	1	0.0-2.0	38	
17 18 20 20			2	2.0-4.0	20	
19 13 7 7		Black DECOMPOSED ORGANIC MATERIAL	3	4.0-6.0	3	
3 2 1 1			4	6.0-8.0	22	
5 9 13 13		Tan FRAGMENTED LIMESTONE	5	8.0-10.0	30	
10 15 15 15		Tan FRAGMENTED LIMESTONE with trace limesand	6	10.0-12.0	57	
23 27 30 30		Tan FRAGMENTED LIMESTONE	7	15.0-17.0	49	
25 27 22 22			8	18.0-20.0	58	
20		Boring terminated at 20 feet below existing land surface.				
24						

Please refer to Test Boring Locations Map for boring location on site.

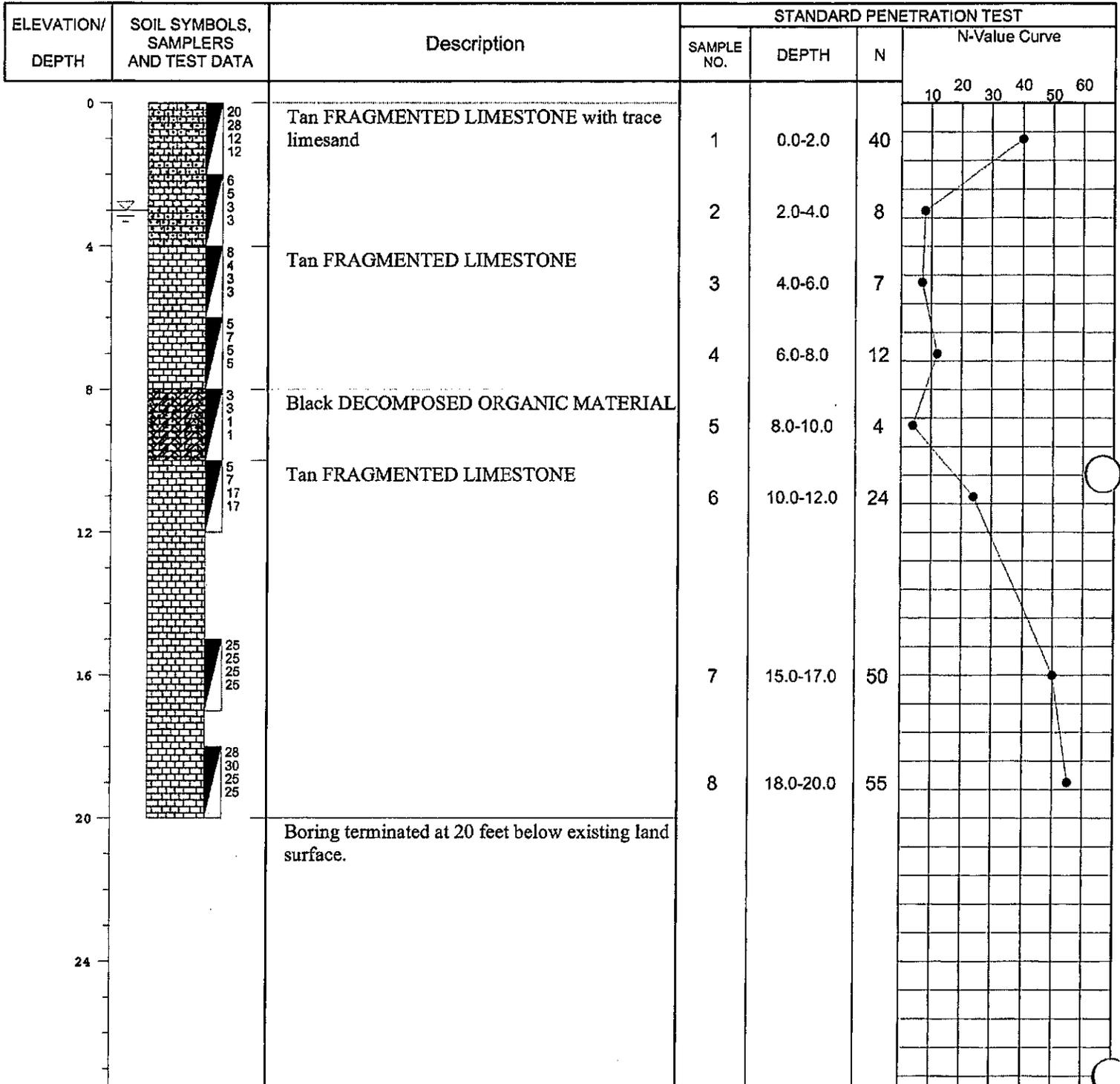
This information pertains only to this boring and should not be interpreted as being indicative of the site.

Figure

Professional Engineering & Testing

PROJECT: Monroe County Fire Station 10
CLIENT: Summit Construction Group
LOCATION: 17097 Overseas Highway, Sugarloaf Shores FL
DRILLER: E. Thomas
DRILL RIG: 257 CMS
DEPTH TO WATER > INITIAL 3'-0" : 3'-0"

PROJECT NO.: 22-1456
DATE DRILLED: 11/09/2022
ELEVATION: existing
LOGGED BY: M. Mullings

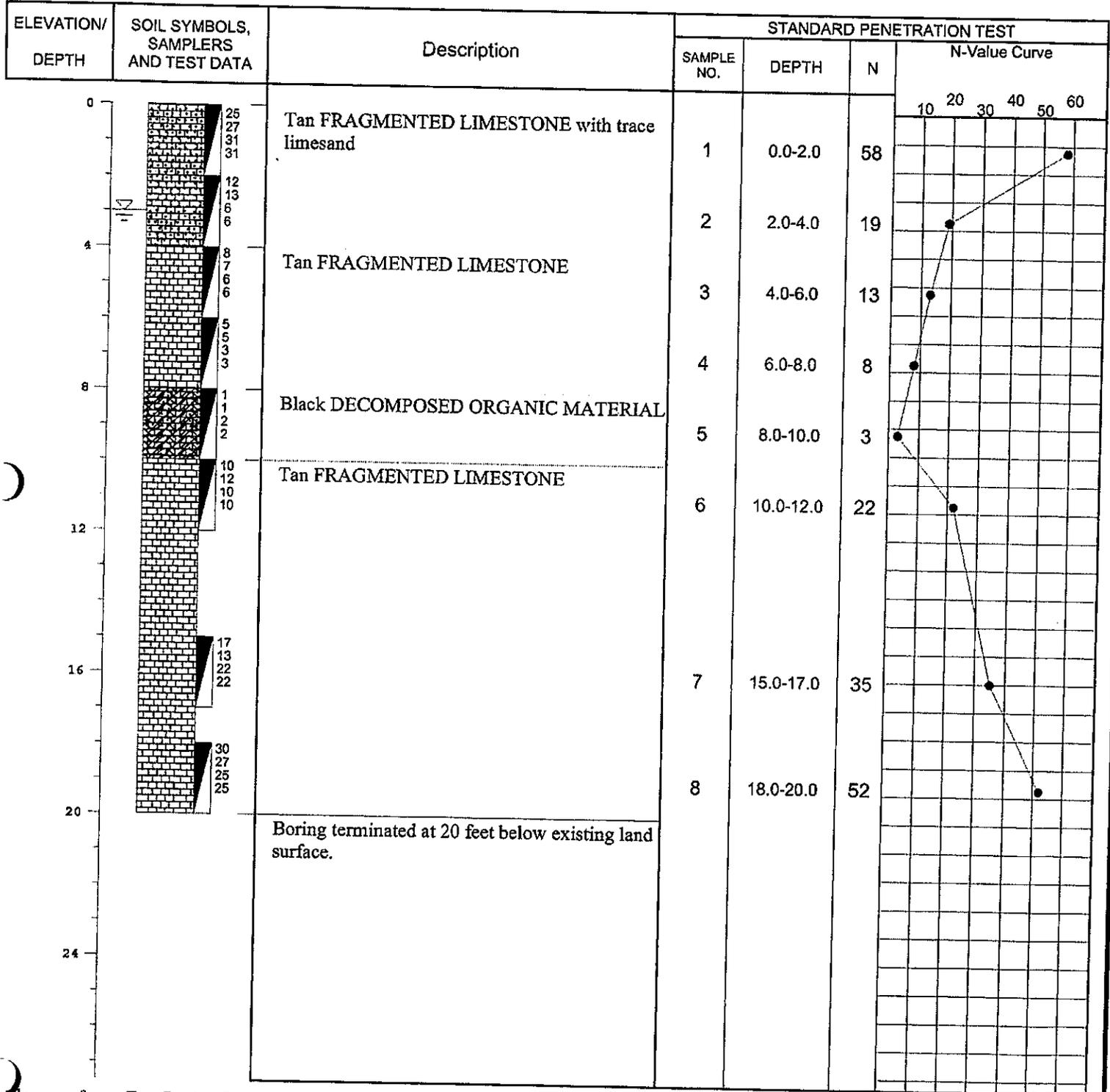


Please refer to Test Boring Locations Map for boring location on site.

This information pertains only to this boring and should not be interpreted as being indicative of the site.

PROJECT: Monroe County Fire Station 10
CLIENT: Summit Construction Group
LOCATION: 17097 Overseas Highway, Sugarloaf Shores FL
DRILLER: E. Thomas
DRILL RIG: 257 CMS
DEPTH TO WATER > INITIAL 3'-0" : 3'-0"

PROJECT NO.: 22-1456
DATE DRILLED: 11/09/2022
ELEVATION: existing
LOGGED BY: M. Mullings



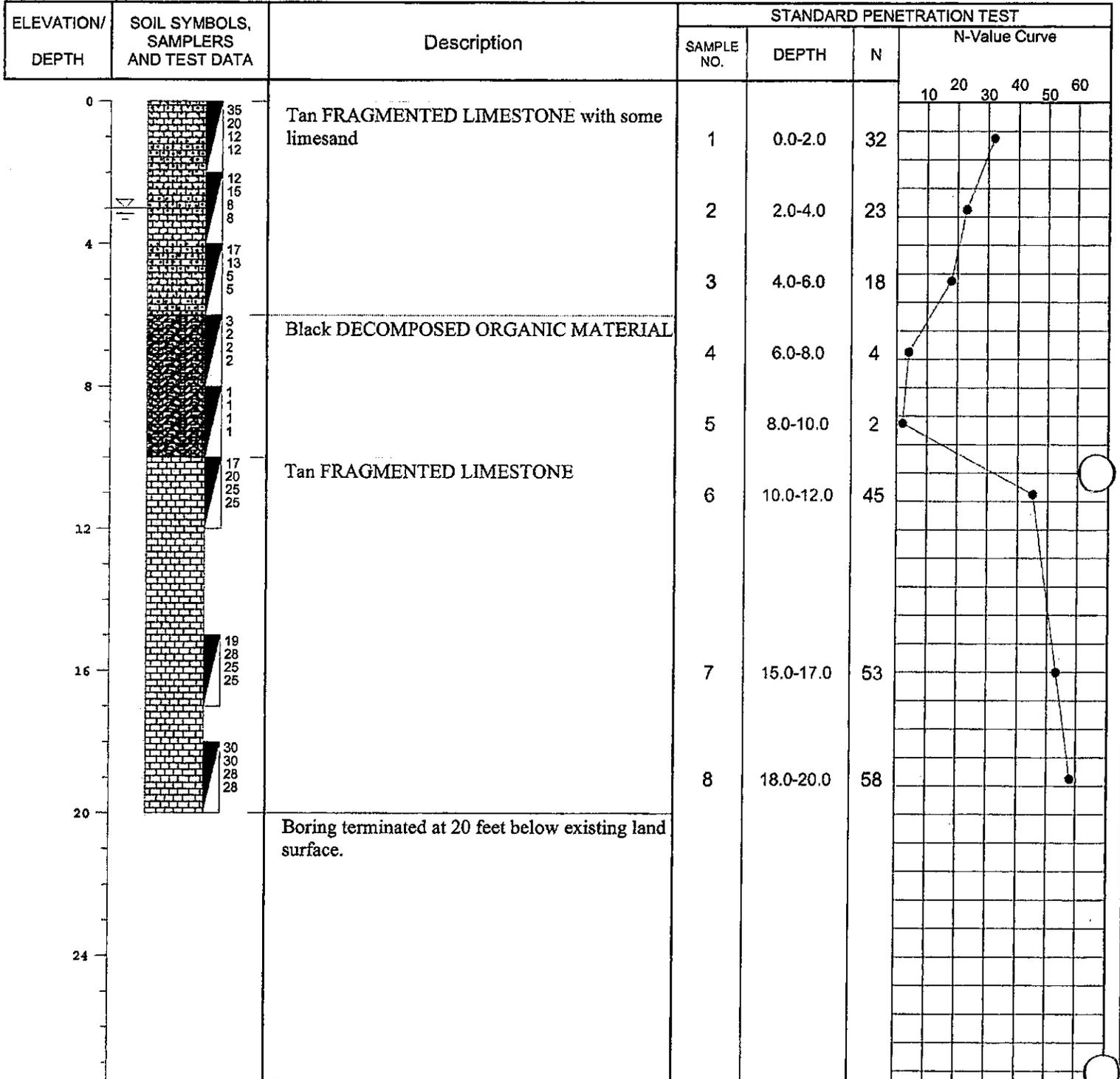
Please refer to Test Boring Locations Map for boring location on site.

This information pertains only to this boring and should not be interpreted as being indicative of the site.

Professional Engineering & Testing

PROJECT: Monroe County Fire Station 10
CLIENT: Summit Construction Group
LOCATION: 17097 Overseas Highway, Sugarloaf Shores FL
DRILLER: E. Thomas
DRILL RIG: 257 CMS
DEPTH TO WATER > INITIAL 3'-0" : 3'-0"

PROJECT NO.: 22-1456
DATE DRILLED: 11/09/2020
ELEVATION: existing
LOGGED BY: M. Mullings



Please refer to Test Boring Locations Map for boring location on site.

This information pertains only to this boring and should not be interpreted as being indicative of the site.

KEY TO SYMBOLS

Description

Strata symbols



Fragmented limestone and limesand



Decomposed organic material and fragmented limestone



Decomposed organic material



Limestone with trace limesand



Limestone



Sand with trace fragmented limestone

Misc. Symbols



Water table during drilling

Soil Samplers



Standard penetration test

APPENDIX B
SITE AND TEST BORING LOCATION MAPS

SITE LOCATION MAP



**WINGERTER
LABORATORIES INC.**

Professional Engineering & Testing

1820 N.E. 144th Street, North Miami, Florida 33181

Summit Construction Group

Project: Monroe County Fire Station 10

**Location: 17097 Overseas Highway
Sugarloaf Shores, Florida**

Order No. 22-1456

SITE LOCATION MAP



Professional Engineering & Testing

1820 N.E. 144th Street, North Miami, Florida 33181

Summit Construction Group

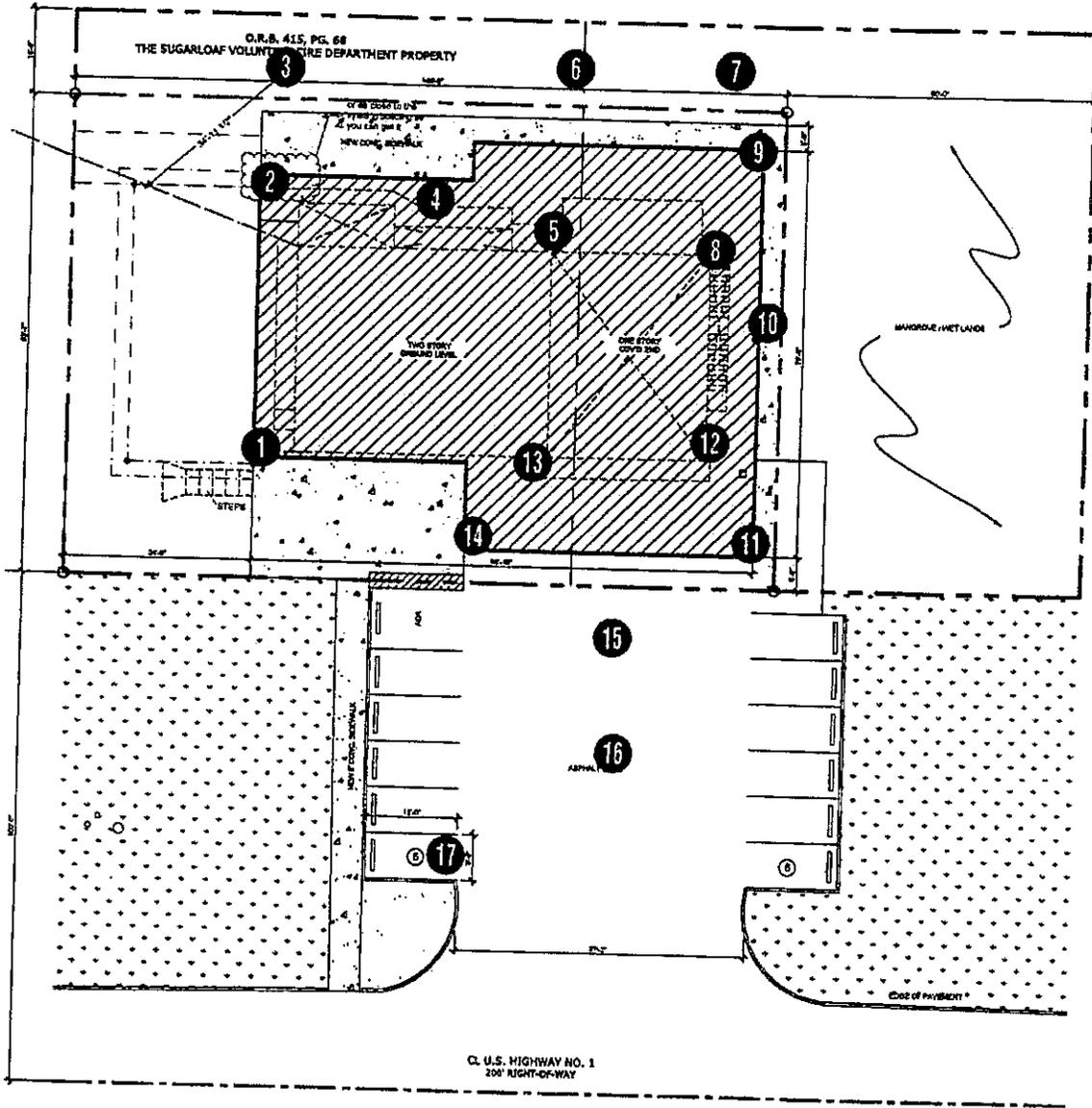
Project: Monroe County Fire Station 10

Location: 17097 Overseas Highway

Sugarloaf Shores, Florida

Order No. 22-1456

TEST BORING LOCATIONS MAP



● Test Boring Location

PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"
N

WL WINGERTER
LABORATORIES INC.

Professional Engineering & Testing

1820 N.E. 144th Street, North Miami, Florida 33181

Summit Construction Group

Project: **Monroe County Fire Station 10**

Location: 17097 Overseas Highway
Sugarloaf Shores, Florida

Order No. 22-1456

APPENDIX E

RAINFALL DATA



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps_&_aerials](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.544 (0.470-0.652)	0.619 (0.534-0.743)	0.745 (0.641-0.898)	0.853 (0.728-1.04)	1.01 (0.823-1.28)	1.13 (0.895-1.48)	1.25 (0.951-1.70)	1.38 (0.994-1.96)	1.56 (1.07-2.31)	1.70 (1.12-2.57)
10-min	0.797 (0.689-0.954)	0.907 (0.783-1.09)	1.09 (0.938-1.32)	1.25 (1.07-1.52)	1.47 (1.20-1.88)	1.65 (1.31-2.16)	1.84 (1.39-2.49)	2.03 (1.46-2.87)	2.29 (1.56-3.38)	2.49 (1.64-3.77)
15-min	0.972 (0.840-1.16)	1.11 (0.954-1.33)	1.33 (1.14-1.60)	1.52 (1.30-1.85)	1.80 (1.47-2.30)	2.02 (1.60-2.63)	2.24 (1.70-3.04)	2.47 (1.78-3.50)	2.79 (1.91-4.12)	3.04 (2.00-4.59)
30-min	1.42 (1.23-1.70)	1.63 (1.40-1.95)	1.97 (1.69-2.37)	2.26 (1.93-2.74)	2.68 (2.19-3.42)	3.00 (2.38-3.92)	3.34 (2.53-4.53)	3.69 (2.65-5.22)	4.16 (2.84-6.15)	4.53 (2.99-6.85)
60-min	1.95 (1.68-2.33)	2.19 (1.89-2.63)	2.62 (2.25-3.16)	3.01 (2.56-3.65)	3.58 (2.94-4.61)	4.06 (3.23-5.33)	4.56 (3.47-6.23)	5.11 (3.68-7.27)	5.88 (4.02-8.72)	6.49 (4.28-9.81)
2-hr	2.47 (2.15-2.94)	2.76 (2.39-3.28)	3.27 (2.83-3.92)	3.75 (3.22-4.52)	4.49 (3.72-5.76)	5.11 (4.10-6.70)	5.79 (4.43-7.88)	6.53 (4.73-9.26)	7.59 (5.23-11.2)	8.45 (5.61-12.7)
3-hr	2.82 (2.46-3.34)	3.12 (2.71-3.70)	3.68 (3.19-4.39)	4.24 (3.64-5.09)	5.12 (4.28-6.59)	5.89 (4.75-7.73)	6.75 (5.20-9.20)	7.70 (5.62-10.9)	9.09 (6.30-13.4)	10.2 (6.82-15.3)
6-hr	3.33 (2.92-3.92)	3.70 (3.24-4.36)	4.45 (3.87-5.27)	5.20 (4.50-6.21)	6.44 (5.44-8.32)	7.56 (6.14-9.92)	8.81 (6.84-12.0)	10.2 (7.52-14.5)	12.3 (8.60-18.1)	14.0 (9.42-20.9)
12-hr	3.71 (3.26-4.34)	4.24 (3.73-4.97)	5.31 (4.64-6.24)	6.38 (5.54-7.55)	8.12 (6.89-10.4)	9.68 (7.91-12.6)	11.4 (8.92-15.5)	13.4 (9.90-18.9)	16.3 (11.4-23.8)	18.7 (12.6-27.6)
24-hr	4.09 (3.62-4.75)	4.82 (4.26-5.61)	6.26 (5.50-7.31)	7.66 (6.68-9.01)	9.90 (8.44-12.7)	11.9 (9.76-15.4)	14.1 (11.1-19.0)	16.6 (12.3-23.2)	20.1 (14.3-29.3)	23.1 (15.7-33.9)
2-day	4.66 (4.15-5.38)	5.53 (4.91-6.39)	7.20 (6.36-8.36)	8.82 (7.74-10.3)	11.4 (9.74-14.4)	13.6 (11.3-17.6)	16.1 (12.7-21.5)	18.9 (14.1-26.2)	22.9 (16.3-33.1)	26.3 (18.0-38.3)
3-day	5.16 (4.60-5.93)	6.00 (5.34-6.90)	7.64 (6.78-8.83)	9.26 (8.15-10.8)	11.9 (10.2-15.0)	14.2 (11.7-18.2)	16.7 (13.3-22.3)	19.6 (14.7-27.2)	23.8 (17.0-34.3)	27.3 (18.8-39.7)
4-day	5.61 (5.01-6.42)	6.40 (5.72-7.35)	8.00 (7.11-9.22)	9.59 (8.46-11.1)	12.2 (10.5-15.4)	14.5 (12.1-18.6)	17.1 (13.6-22.7)	20.0 (15.1-27.6)	24.3 (17.4-34.9)	27.9 (19.2-40.4)
7-day	6.76 (6.06-7.70)	7.51 (6.73-8.57)	9.04 (8.06-10.4)	10.6 (9.38-12.2)	13.1 (11.4-16.4)	15.4 (12.9-19.6)	18.0 (14.4-23.8)	20.9 (15.9-28.7)	25.3 (18.2-36.0)	28.9 (20.0-41.5)
10-day	7.75 (6.98-8.81)	8.46 (7.60-9.62)	9.92 (8.87-11.3)	11.4 (10.1-13.1)	13.9 (12.1-17.3)	16.1 (13.5-20.4)	18.7 (15.0-24.5)	21.5 (16.4-29.4)	25.8 (18.7-36.6)	29.3 (20.4-42.1)
20-day	10.4 (9.40-11.7)	11.0 (9.94-12.4)	12.3 (11.1-13.9)	13.6 (12.2-15.6)	15.9 (13.8-19.5)	17.9 (15.1-22.4)	20.3 (16.4-26.3)	22.9 (17.6-31.0)	26.9 (19.6-37.8)	30.2 (21.2-43.0)
30-day	12.3 (11.2-13.8)	13.1 (11.9-14.7)	14.6 (13.1-16.5)	16.0 (14.3-18.2)	18.3 (15.9-22.1)	20.3 (17.1-25.0)	22.5 (18.1-28.8)	24.9 (19.1-33.4)	28.4 (20.8-39.7)	31.4 (22.1-44.5)
45-day	14.4 (13.1-16.1)	15.7 (14.3-17.6)	17.9 (16.2-20.2)	19.8 (17.8-22.4)	22.4 (19.3-26.6)	24.4 (20.5-29.7)	26.5 (21.3-33.5)	28.6 (21.9-37.8)	31.5 (23.0-43.4)	33.7 (23.8-47.7)
60-day	16.0 (14.6-17.9)	18.0 (16.4-20.2)	21.2 (19.2-23.7)	23.6 (21.2-26.7)	26.7 (22.9-31.2)	28.9 (24.2-34.6)	30.9 (24.8-38.5)	32.7 (25.0-42.6)	34.9 (25.4-47.5)	36.4 (25.8-51.2)

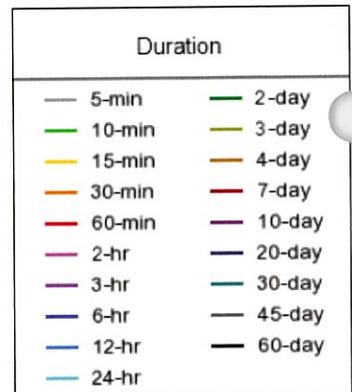
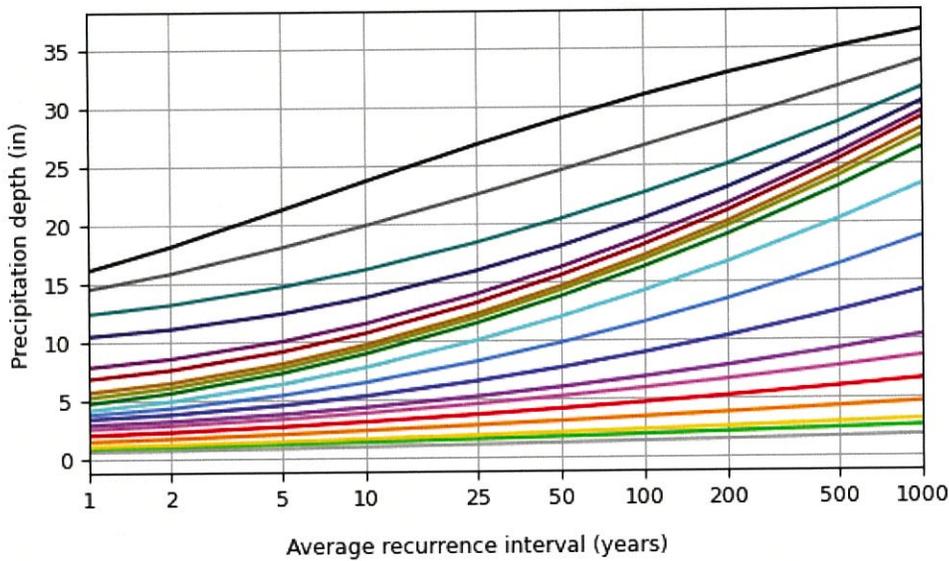
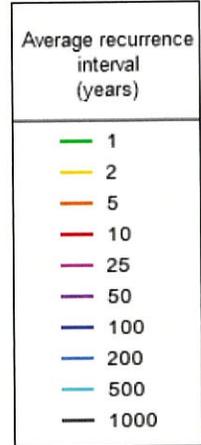
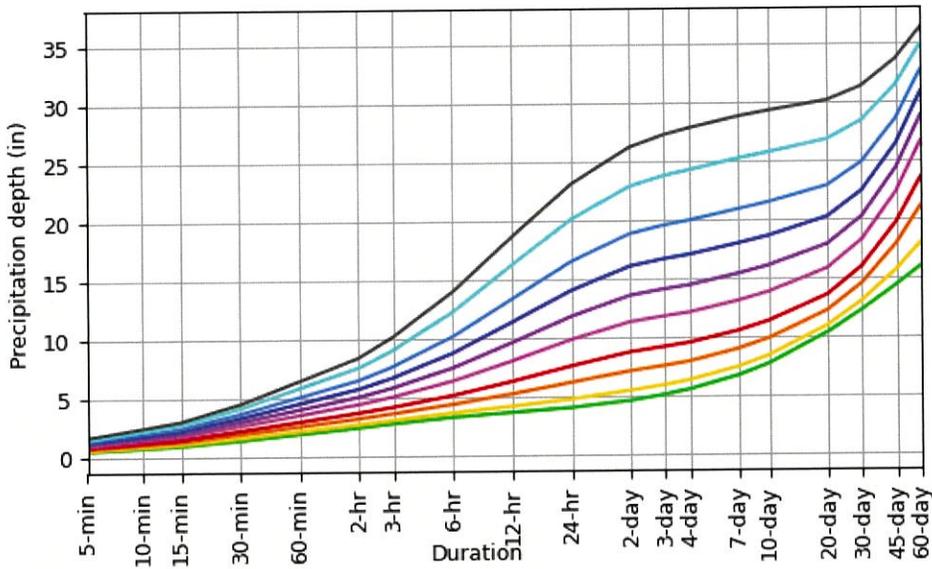
¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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PF graphical

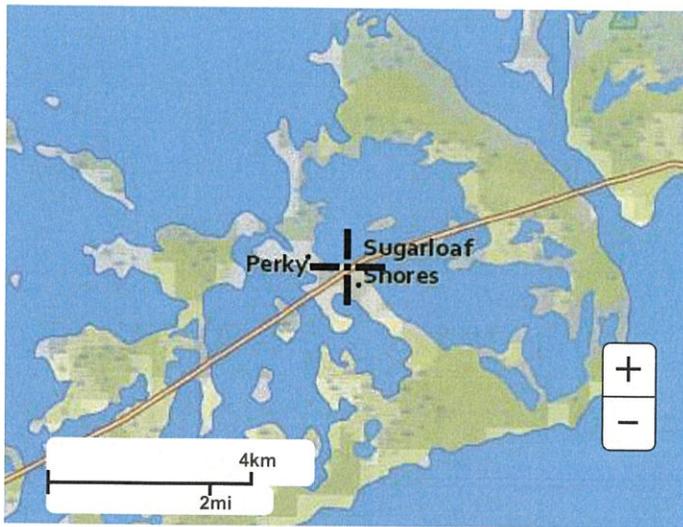
PDS-based depth-duration-frequency (DDF) curves
 Latitude: 24.6471°, Longitude: -81.5641°



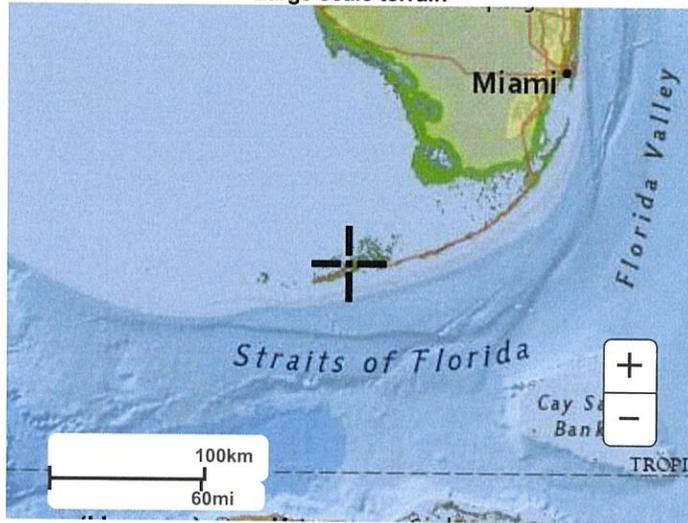
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Maps & aerials

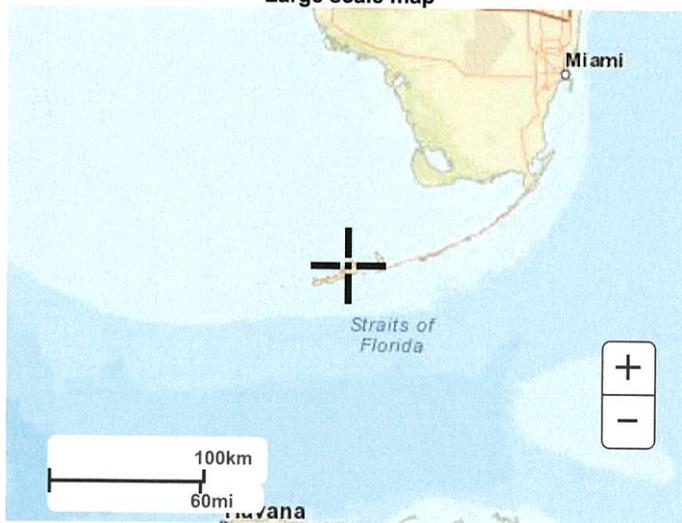
Small scale terrain



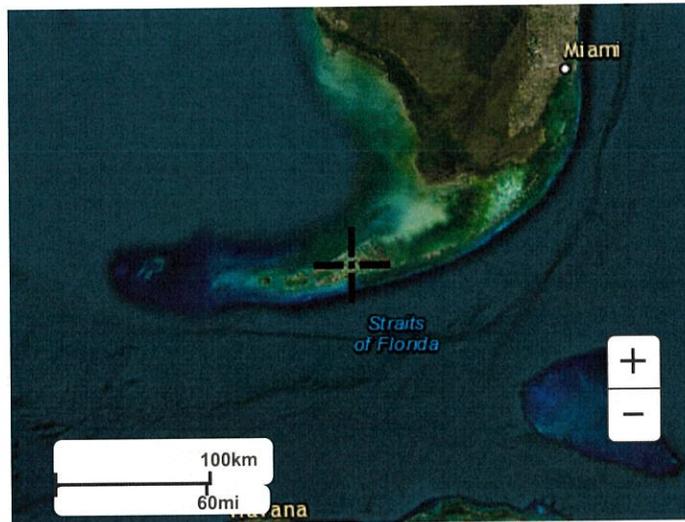
Large scale terrain



Large scale map



Large scale aerial



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1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

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APPENDIX F

WATER QUALITY AND SOIL STORAGE CALCULATIONS

WATER QUANTITY AND QUALITY CALCULATION



Project Name:	Monroe County Fire Station - Sugarloaf Key	Designed:	AR
Project No:	22-0178.00015	Reviewed:	PDK
Date:	3/31/2025	Checked:	PDK

Existing Project Area Conditions

Condition of existing project area	Previously Developed	
Total project area (A)	0.59	ac
Total existing impervious area (inclusive of water surface and roof area, Ai)	0.38	ac
Existing open water surface area (Aw)	0.00	ac
Existing roof area (Ar)	0.08	ac
Total existing pervious area (Ap = A - Ai)	0.21	ac
Existing percent impervious area (Ai% = Ai / A)	64.4%	
Existing percent pervious area (Ap% = Ap / A)	0.36	

Existing Condition Soil Storage and Curve Number

Soil storage and curve number calculated following South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP) Information Manual (2014) Appendix F and Applicants Handbook Volume II (Effective May 22, 2016) Section 5.7.4

Soil type as listed in ERP Permitting Manual Appendix F	Coastal	
Average depth of groundwater table relative to existing grade	2	ft
Uncompacted soil storage per ERP Permitting Manual Appendix F (Su)	2.50	in
Compacted soil storage if previously developed project area (Sc = 0.75 x Su x A%p)	0.67	in
Design soil storage (S = lesser of Su and Sc)	0.67	in
Curve number (CN = 1000 / (S + 10))	94	

WATER QUANTITY AND QUALITY CALCULATION



Proposed Project Area Conditions

	Discharges to FDEP Impaired Waterbody	
Project area discharging to FDEP impaired waterbody (per FDEP Basin 411) or Outstanding Florida Water (FWO)?		No
Project proposes detention area?		No
Project proposes retention area?		No
Project proposes inlets in grassed areas?		No
Total project area (A)	0.59	ac
Total proposed impervious area (inclusive of water surface and roof area, Ai)	0.36	ac
Proposed open water surface area (Aw)	0.00	ac
Proposed roof area (Ar)	0.14	ac
Site Area for Water Quality (Awq = A - Aw - Ar)	0.45	ac
Proposed impervious area for water quality (Ai,wq = Ai - Aw - Ar)	0.22	ac
Proposed percent impervious for water quality (Ai,wq% = Ai,wq / Awq)	49.1%	
Total proposed pervious area (Ap = A - Ai)	0.23	ac
Proposed percent impervious area (Ai% = Ai / A)	0.61	
Proposed percent pervious area (Ap% = Ap / A)	39.0%	
Proposed ratio of impervious to pervious area (Ai : Ap)	0.6:1	

Proposed Condition Water Quality Volume

Calculation of water quality volume per South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP) Applicant's Handbook Volume II (Effective May 22, 2016) Part IV - Stormwater Quality

Minimum dry retention volume (Vdr = 0.5" x A)	0.30	ac-in
Water quality criterion one (1-in x A)	0.59	ac-in
Water quality criterion two (2.5-in x Ai,wq% x A)	0.72	ac-in
Controlling water quality criterion	2.5-in of rainfall over the impervious area	

No water quality reduction for detention areas applicable
 No water quality reduction for detention areas applicable
 No water quality reduction for inlet placement
 50% additional required for impaired waterbody or FWO

Water quality volume without reductions	0.72	ac-in
Water quality volume detention area reduction	0.00	ac-in
Water quality volume retention area reduction	0.00	ac-in
Water quality volume inlet placement reductions	Not applicable	ac-in
Additional water quality volume required	0.36	ac-in
Minimum water quality volume to be treated	1.09	ac-in
Water quality volume considered for project (Vwq)	1.09	ac-in
	0.091	ac-ft

Proposed Condition Soil Storage and Curve Number

Soil storage and curve number calculated following SFWMD ERP Information Manual (2014) Appendix F and Applicants Handbook Volume II (Effective May 22, 2016) Section 5.7.4

	Coastal	
Soil type as listed in ERP Permitting Manual Appendix F		
Average depth of groundwater table relative to proposed grade	2	ft
Uncompacted soil storage per ERP Permitting Manual Appendix F (Su)	2.50	in
Compacted soil storage (Sc = 0.75 x Su x A%p)	0.73	in
Design soil storage (S = Sc)	0.73	in
Curve number (CN = 1000 / (S + 10))	93	

APPENDIX G

STAGE-STORAGE CALCULATIONS

Existing Condition Stage Storage Calculation



Project Name:	Monroe County Fire Station - Sugarloaf Key	Designed:	AR
Project No:	22-0178.0015	Reviewed:	AR
Date:	3/31/2025	Checked:	PDK

Existing Site Features

Datum		ft-NGVD							Totals
Sub-Basin Name	Area (sf)	Building	Asphalt/Drwy	Sidewalk	Greenspace				
		3,275.00	11,230.00	1,660.00	9,359.00	-	-	-	-
Area (ac)		0.08	0.26	0.04	0.21	0.00	0.00	0.00	0.00
Lowest Elevation (ft-NGVD)		30.00	4.38	6.18	2.70	-	-	-	0.59
Highest Elevation (ft-NGVD)		30.00	7.06	7.06	6.81	-	-	-	2.70
Elevation Difference (ft)		0.00	2.68	0.88	4.11	0.00	0.00	0.00	30.00
									-

Existing Stage Storage Table

Stage (ft-NGVD)	Storage(ac-ft)										
2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.50	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.02
4.00	0.00	0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.04
4.50	0.00	0.00	0.00	0.00	0.08	0.00	0.00	0.00	0.00	0.00	0.08
5.00	0.00	0.02	0.00	0.00	0.14	0.00	0.00	0.00	0.00	0.00	0.16
5.50	0.00	0.06	0.00	0.00	0.20	0.00	0.00	0.00	0.00	0.00	0.27
6.00	0.00	0.13	0.00	0.00	0.28	0.00	0.00	0.00	0.00	0.00	0.41
6.50	0.00	0.22	0.00	0.00	0.38	0.00	0.00	0.00	0.00	0.00	0.60
7.00	0.00	0.33	0.01	0.00	0.48	0.00	0.00	0.00	0.00	0.00	0.83
7.50	0.00	0.46	0.03	0.00	0.59	0.00	0.00	0.00	0.00	0.00	1.08
8.00	0.00	0.59	0.05	0.00	0.70	0.00	0.00	0.00	0.00	0.00	1.34
8.50	0.00	0.72	0.07	0.00	0.81	0.00	0.00	0.00	0.00	0.00	1.60
9.00	0.00	0.85	0.09	0.00	0.91	0.00	0.00	0.00	0.00	0.00	1.85
9.50	0.00	0.97	0.11	0.00	1.02	0.00	0.00	0.00	0.00	0.00	2.11
10.00	0.00	1.10	0.13	0.00	1.13	0.00	0.00	0.00	0.00	0.00	2.36
10.50	0.00	1.23	0.15	0.00	1.24	0.00	0.00	0.00	0.00	0.00	2.62
11.00	0.00	1.36	0.17	0.00	1.34	0.00	0.00	0.00	0.00	0.00	2.87

Proposed Condition Stage Storage Calculation



Project Name:	Monroe County Fire Station - Sugarloaf Key	Designed:	AR
Project No:	22-0178.00015	Reviewed:	AR
Date:	3/31/2025	Checked:	PDK

Proposed Site Features

Datum		NGVD										Totals
Sub-Basin Name	Building	Elevated Paths, Steps, and Ramps	Driveway 2%	Driveway 5%	Parking Lot	Greenspace Exterior to Berm	Greenspace Interior to Berm	Greenspace Adjacent to Parking	Crawl Space			
Area (sf)	6,000.00	2,320.00	1,525.00	2,485.00	3,200.00	6,395.00	3,260.00	550.00	3,150.00	25,735		
Area (ac)	0.14	0.05	0.04	0.06	0.07	0.15	0.07	0.01	0.07	0.59		
Lowest Elevation (ft-NGVD)	30.00	10.00	7.33	7.83	7.45	2.70	5.00	6.00	5.50	2.70		
Highest Elevation (ft-NGVD)	30.00	13.50	7.98	9.90	8.20	6.00	6.00	10.00	13.00	30.00		
Elevation Difference (ft)	0.00	3.50	0.65	2.07	0.75	3.30	1.00	4.00	7.50	-		

Proposed Stage Storage Table

Stage (ft-NGVD)	Storage(ac-ft)									
	Building	Elevated Paths, Steps, and Ramps	Driveway 2%	Driveway 5%	Parking Lot	Greenspace Exterior to Berm	Greenspace Interior to Berm	Greenspace Adjacent to Parking	Crawl Space	Totals
2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.50	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.01
4.00	0.00	0.00	0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.04
4.50	0.00	0.00	0.00	0.00	0.00	0.07	0.00	0.00	0.00	0.07
5.00	0.00	0.00	0.00	0.00	0.00	0.12	0.00	0.00	0.00	0.12
5.50	0.00	0.00	0.00	0.00	0.00	0.17	0.01	0.00	0.00	0.18
6.00	0.00	0.00	0.00	0.00	0.00	0.24	0.04	0.00	0.00	0.28
6.50	0.00	0.00	0.00	0.00	0.00	0.32	0.07	0.00	0.00	0.40
7.00	0.00	0.00	0.00	0.00	0.00	0.39	0.11	0.00	0.01	0.51
7.50	0.00	0.00	0.00	0.00	0.00	0.46	0.15	0.00	0.02	0.64
8.00	0.00	0.00	0.02	0.00	0.01	0.54	0.19	0.01	0.03	0.79
8.50	0.00	0.00	0.04	0.01	0.05	0.61	0.22	0.01	0.04	0.98
9.00	0.00	0.00	0.05	0.02	0.09	0.68	0.26	0.01	0.06	1.18
9.50	0.00	0.00	0.07	0.04	0.13	0.76	0.30	0.02	0.08	1.39
10.00	0.00	0.00	0.09	0.07	0.16	0.83	0.34	0.03	0.10	1.61

APPENDIX H

FLOOD ROUTING CALCULATIONS

Simple Basin: Existing conditions

Scenario: Scenario1
Node: Existing Condition
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 0.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 0.5900 ac
Curve Number: 91.0
% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Simple Basin: Proposed Conditions

Scenario: Scenario1
Node: Proposed Condition
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 0.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 0.5900 ac
Curve Number: 91.0
% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Node: Existing Condition

Scenario: Scenario1
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 3.88 ft
Warning Stage: 10.01 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
2.50	0.00	0
3.00	0.00	0
3.50	0.02	871
4.00	0.04	1742
4.50	0.09	3920
5.00	0.16	6970
5.50	0.27	11761
6.00	0.41	17860
6.50	0.60	26136
7.00	0.83	36155
7.50	1.08	47045
8.00	1.34	58370
8.50	1.60	69696
9.00	1.85	80586
9.50	2.11	91912
10.00	2.36	102802

Comment:

Node: Groundwater

Scenario: Scenario1
 Type: Time/Stage
 Base Flow: 0.00 cfs
 Initial Stage: 3.88 ft
 Warning Stage: 3.89 ft
 Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	3.88
0	0	0	96.0000	3.88

Comment:

Node: Proposed Condition

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 3.88 ft
 Warning Stage: 10.01 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
2.50	0.00	0
3.00	0.00	0
3.50	0.01	436

Stage [ft]	Volume [ac-ft]	Volume [ft3]
4.00	0.04	1742
4.50	0.07	3049
5.00	0.12	5227
5.50	0.18	7841
6.00	0.28	12197
6.50	0.40	17424
7.00	0.51	22216
7.50	0.64	27878
8.00	0.79	34412
8.50	0.98	42689
9.00	1.18	51401
9.50	1.39	60548
10.00	1.61	70132

Comment:

Node: Well Box

Scenario: Scenario1
 Type: Stage/Area
 Base Flow: 0.00 cfs
 Initial Stage: 3.88 ft
 Warning Stage: 10.01 ft

Stage [ft]	Area [ac]	Area [ft2]
0.00	0.0000	0
0.01	0.0008	34
8.20	0.0008	34
8.21	0.0000	0

Comment:

Rating Curve Link: Injection Well 1

Scenario: Scenario1
 From Node: Well Box
 To Node: Groundwater
 Link Count: 1
 Flow Direction: Both

Table	Elev On [ft]	Elev On Node	Elev Off [ft]	Elev Off Node
Well	5.38		5.37	

Comment:

Rating Curve Link: Injection Well 2

Scenario: Scenario1
 From Node: Well Box
 To Node: Groundwater
 Link Count: 1
 Flow Direction: Both

Table	Elev On [ft]	Elev On Node	Elev Off [ft]	Elev Off Node
Well	5.38		5.37	

Comment:

Pipe Link: L-0050P

Scenario: Scenario1
 From Node: Proposed Condition
 To Node: Well Box
 Link Count: 1
 Flow Direction: Both
 Damping: 0.0000 ft
 Length: 300.00 ft
 FHWA Code: 0
 Entr Loss Coef: 0.00
 Exit Loss Coef: 0.00
 Bend Loss Coef: 0.00
 Bend Location: 0.00 dec
 Energy Switch: Energy

Upstream		Downstream	
Invert:	1.50 ft	Invert:	1.50 ft
Manning's N:	0.0120	Manning's N:	0.0120
Geometry: Circular		Geometry: Circular	
Max Depth:	1.50 ft	Max Depth:	1.50 ft
Bottom Clip			
Default:	0.00 ft	Default:	0.00 ft
Op Table:		Op Table:	
Ref Node:		Ref Node:	
Manning's N:	0.0000	Manning's N:	0.0000
Top Clip			
Default:	0.00 ft	Default:	0.00 ft
Op Table:		Op Table:	
Ref Node:		Ref Node:	
Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Rating Curve: Well

Scenario: Scenario1
 Type: Upstream Stage

Upstream Stage [ft]	Discharge [cfs]
3.88	0.00
5.38	0.00
8.00	3.88
12.00	3.88

Comment: Simulated as having a capacity of 667 gpm/ft-head (1000 gpm/ft-head / 1.5 FS)

Simulation: 10-yr, 1-hr

Scenario: Scenario1

Run Date/Time: 3/28/2025 9:54:14 AM
 Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	6.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
 Reference ET Folder:
 Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:
 Curve Number Set:

 Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set:
 Roughness Set:
 Crop Coef Set:
 Fillable Porosity Set:
 Conductivity Set:
 Leakage Set:

Tolerances & Options

Time Marching: SAOR	IA Recovery Time: 24.0000 hr
Max Iterations: 6	ET for Manual Basins: False
Over-Relax Weight: 0.5 dec	
Fact:	
dZ Tolerance: 0.0010 ft	Smp/Man Basin Rain Opt: Global
	OF Region Rain Opt: Global
Max dZ: 1.0000 ft	Rainfall Name: ~FDOT-1
Link Optimizer Tol: 0.0001 ft	Rainfall Amount: 3.01 in
	Storm Duration: 1.0000 hr
Edge Length Option: Automatic	
Dflt Damping (2D): 0.0050 ft	Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (2D): 100 ft2	Min Node Srf Area (1D): 100 ft2
	Energy Switch (1D): Energy
Energy Switch (2D): Energy	

Comment:

Simulation: 10-yr,1-day

Scenario: Scenario1
 Run Date/Time: 3/28/2025 9:54:16 AM
 Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000
	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]	
Min Calculation Time:	60.0000	0.1000	900.0000	
Max Calculation Time:		30.0000		

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
 Reference ET Folder:
 Unit Hydrograph
 Folder:

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:
 Curve Number Set:

 Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set:
 Roughness Set:
 Crop Coef Set:
 Fillable Porosity Set:
 Conductivity Set:
 Leakage Set:

Tolerances & Options

Time Marching: SAOR
 Max Iterations: 6
 Over-Relax Weight: 0.5 dec
 Fact:
 dZ Tolerance: 0.0010 ft

 Max dZ: 1.0000 ft
 Link Optimizer Tol: 0.0001 ft

 Edge Length Option: Automatic

 Dflt Damping (2D): 0.0050 ft
 Min Node Srf Area: 100 ft2
 (2D):
 Energy Switch (2D): Energy

IA Recovery Time: 24.0000 hr
 ET for Manual Basins: False

 Smp/Man Basin Rain: Global
 Opt:
 OF Region Rain Opt: Global
 Rainfall Name: ~FDOT-24
 Rainfall Amount: 7.66 in
 Storm Duration: 24.0000 hr

 Dflt Damping (1D): 0.0050 ft
 Min Node Srf Area: 100 ft2
 (1D):
 Energy Switch (1D): Energy

Comment:

Simulation: 100-yr, 1-day

Scenario: Scenario1
 Run Date/Time: 3/28/2025 9:54:20 AM
 Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
 Reference ET Folder:
 Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:
 Curve Number Set:

 Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set:
 Roughness Set:
 Crop Coef Set:
 Fillable Porosity Set:

Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR	IA Recovery Time: 24.0000 hr
Max Iterations: 6	ET for Manual Basins: False
Over-Relax Weight 0.5 dec	
Fact:	
dZ Tolerance: 0.0010 ft	Smp/Man Basin Rain Global
	Opt:
Max dZ: 1.0000 ft	OF Region Rain Opt: Global
Link Optimizer Tol: 0.0001 ft	Rainfall Name: ~FDOT-24
	Rainfall Amount: 14.10 in
Edge Length Option: Automatic	Storm Duration: 24.0000 hr
Dflt Damping (2D): 0.0050 ft	Dflt Damping (1D): 0.0050 ft
Min Node Srf Area 100 ft2	Min Node Srf Area 100 ft2
(2D):	(1D):
Energy Switch (2D): Energy	Energy Switch (1D): Energy

Comment:

Simulation: 100-yr, 1-hr

Scenario: Scenario1
Run Date/Time: 3/28/2025 9:54:24 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	6.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
 Reference ET Folder:
 Unit Hydrograph
 Folder:

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:
 Curve Number Set:

 Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set:
 Roughness Set:
 Crop Coef Set:
 Fillable Porosity Set:
 Conductivity Set:
 Leakage Set:

Tolerances & Options

Time Marching: SAOR
 Max Iterations: 6
 Over-Relax Weight 0.5 dec
 Fact:
 dZ Tolerance: 0.0010 ft

 Max dZ: 1.0000 ft
 Link Optimizer Tol: 0.0001 ft

 Edge Length Option: Automatic

 Dflt Damping (2D): 0.0050 ft
 Min Node Srf Area 100 ft2
 (2D):
 Energy Switch (2D): Energy

IA Recovery Time: 24.0000 hr
 ET for Manual Basins: False

 Smp/Man Basin Rain Global
 Opt:
 OF Region Rain Opt: Global
 Rainfall Name: ~FDOT-1
 Rainfall Amount: 4.56 in
 Storm Duration: 1.0000 hr

 Dflt Damping (1D): 0.0050 ft
 Min Node Srf Area 100 ft2
 (1D):
 Energy Switch (1D): Energy

Comment:

Simulation: 100-yr, 3-day

Scenario: Scenario1
 Run Date/Time: 3/28/2025 9:54:26 AM
 Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	96.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
 Reference ET Folder:
 Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:
 Curve Number Set:

 Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set:
 Roughness Set:
 Crop Coef Set:
 Fillable Porosity Set:

Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR	IA Recovery Time: 24.0000 hr
Max Iterations: 6	ET for Manual Basins: False
Over-Relax Weight Fact: 0.5 dec	
dZ Tolerance: 0.0010 ft	Smp/Man Basin Rain Opt: Global
Max dZ: 1.0000 ft	OF Region Rain Opt: Global
Link Optimizer Tol: 0.0001 ft	Rainfall Name: ~FDOT-72
Edge Length Option: Automatic	Rainfall Amount: 16.70 in
	Storm Duration: 72.0000 hr
Dflt Damping (2D): 0.0050 ft	Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (2D): 100 ft2	Min Node Srf Area (1D): 100 ft2
Energy Switch (2D): Energy	Energy Switch (1D): Energy

Comment:

Simulation: 25-yr, 3-day

Scenario: Scenario1
Run Date/Time: 3/28/2025 9:54:34 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	96.0000
	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]	
Min Calculation Time:	60.0000	0.1000	900.0000	
Max Calculation Time:		30.0000		

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
 Reference ET Folder:
 Unit Hydrograph
 Folder:

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:
 Curve Number Set:

 Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set:
 Roughness Set:
 Crop Coef Set:
 Fillable Porosity Set:
 Conductivity Set:
 Leakage Set:

Tolerances & Options

Time Marching: SAOR	IA Recovery Time: 24.0000 hr
Max Iterations: 6	ET for Manual Basins: False
Over-Relax Weight 0.5 dec	
Fact:	
dZ Tolerance: 0.0010 ft	Smp/Man Basin Rain Global
	Opt:
Max dZ: 1.0000 ft	OF Region Rain Opt: Global
Link Optimizer Tol: 0.0001 ft	Rainfall Name: ~FDOT-72
	Rainfall Amount: 11.90 in
Edge Length Option: Automatic	Storm Duration: 72.0000 hr
Dflt Damping (2D): 0.0050 ft	Dflt Damping (1D): 0.0050 ft
Min Node Srf Area 100 ft2	Min Node Srf Area 100 ft2
(2D):	(1D):
Energy Switch (2D): Energy	Energy Switch (1D): Energy

Comment:

Simulation: 500-yr, 3-day

Scenario: Scenario1
 Run Date/Time: 3/28/2025 9:54:41 AM
 Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	96.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
 Reference ET Folder:
 Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:
 Curve Number Set:

 Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set:
 Roughness Set:
 Crop Coef Set:
 Fillable Porosity Set:

Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR	IA Recovery Time: 24.0000 hr
Max Iterations: 6	ET for Manual Basins: False
Over-Relax Weight: 0.5 dec	
Fact:	
dZ Tolerance: 0.0010 ft	Smp/Man Basin Rain: Global
	Opt:
Max dZ: 1.0000 ft	OF Region Rain Opt: Global
Link Optimizer Tol: 0.0001 ft	Rainfall Name: ~FDOT-72
	Rainfall Amount: 19.60 in
Edge Length Option: Automatic	Storm Duration: 72.0000 hr
Dflt Damping (2D): 0.0050 ft	Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (2D): 100 ft2	Min Node Srf Area (1D): 100 ft2
	Energy Switch (1D): Energy
Energy Switch (2D): Energy	

Comment:

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Existing Condition	10-yr, 1-hr	10.01	4.83	0.0009	2.11	0.00	6971
Existing Condition	10-yr, 1-day	10.01	5.81	0.0008	0.43	0.00	13061
Existing Condition	100-yr, 1-day	10.01	6.66	0.0010	0.82	0.00	19110
Existing Condition	100-yr, 1-hr	10.01	5.23	0.0009	3.56	0.00	9217
Existing Condition	100-yr, 3-day	10.01	6.94	0.0009	0.49	0.00	20570
Existing Condition	25-yr, 3-day	10.01	6.40	0.0009	0.35	0.00	17522
Existing Condition	500-yr, 3-day	10.01	7.23	0.0009	0.58	0.00	21506

Node Max Conditions [Scenario1]

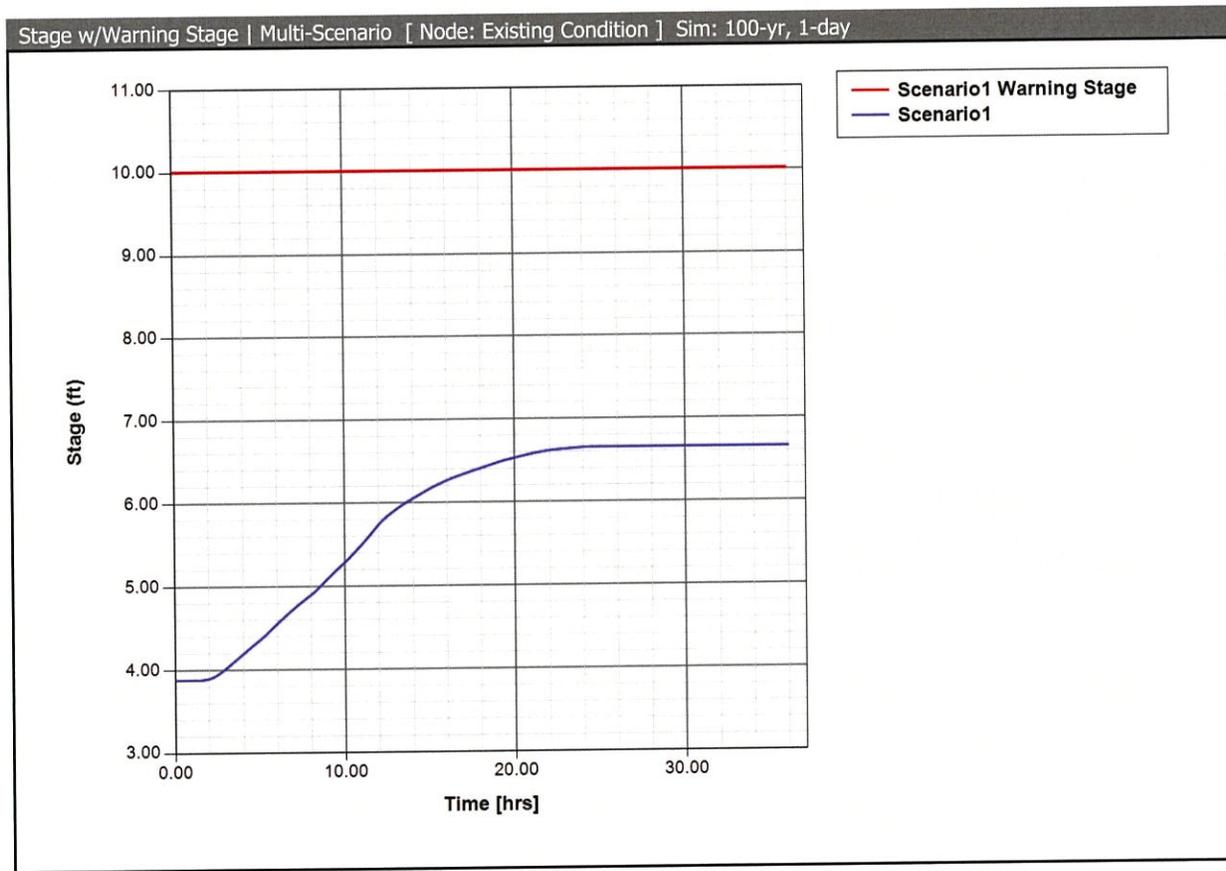
Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
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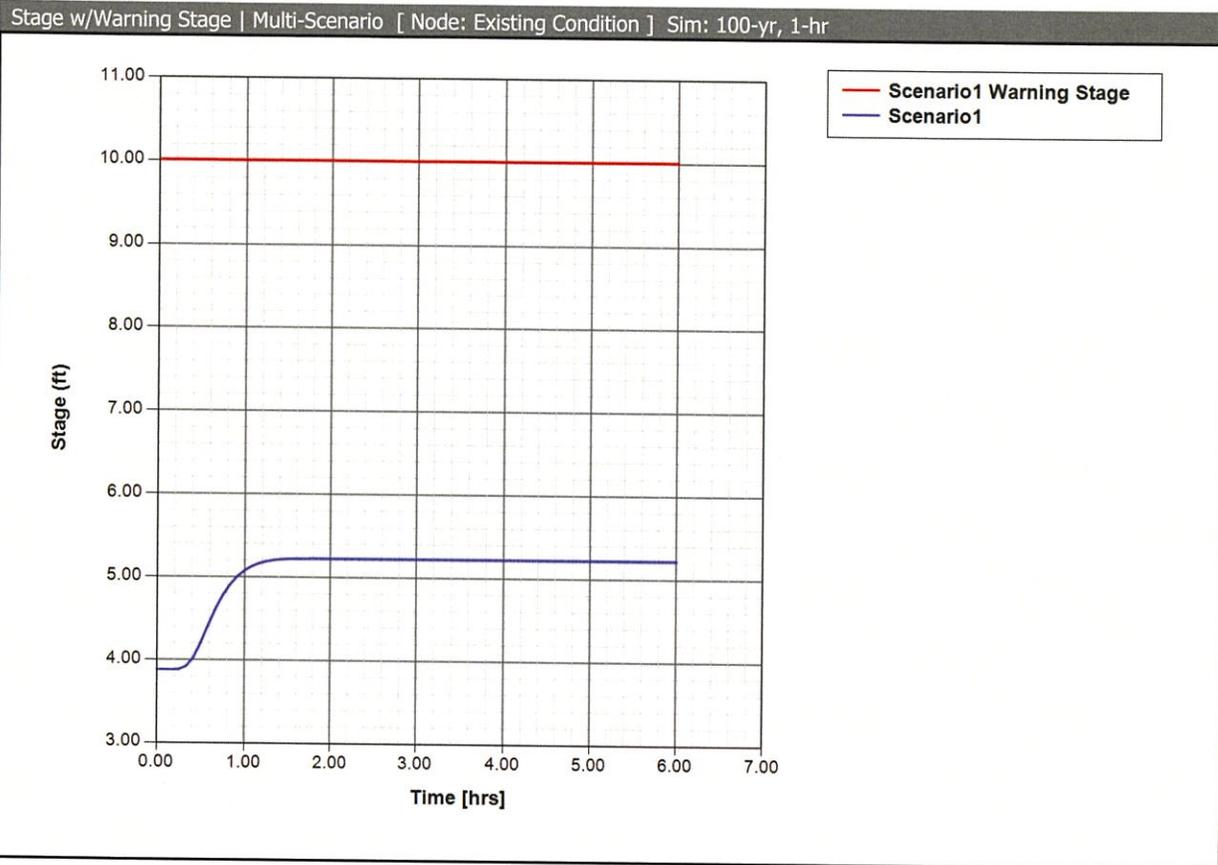
Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft ²]
Proposed Condition	10-yr, 1-hr	10.01	5.09	0.0010	2.11	0.06	5173
Proposed Condition	10-yr, 1-day	10.01	5.48	0.0010	0.43	0.43	6872
Proposed Condition	100-yr, 1-day	10.01	5.64	0.0010	0.82	0.79	7722
Proposed Condition	100-yr, 1-hr	10.01	5.51	0.0010	3.56	0.48	7029
Proposed Condition	100-yr, 3-day	10.01	5.55	0.0010	0.49	0.63	7237
Proposed Condition	25-yr, 3-day	10.01	5.50	0.0010	0.35	0.49	6977
Proposed Condition	500-yr, 3-day	10.01	5.58	0.0010	0.58	0.63	7397

Link Min/Max Conditions [Scenario1]

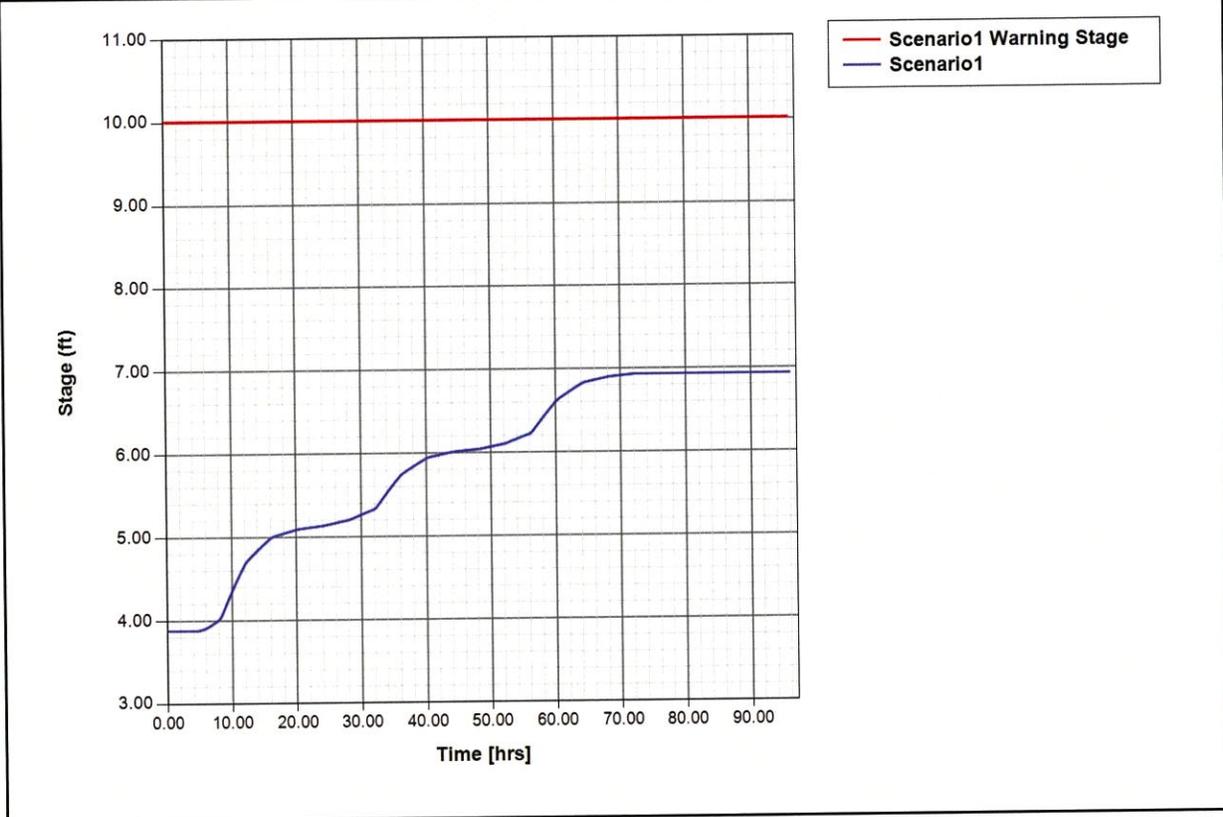
Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
Injection Well 1	10-yr, 1-hr	0.00	0.00	0.00	0.00	0.00	0.00
Injection Well 2	10-yr, 1-hr	0.00	0.00	0.00	0.00	0.00	0.00
L-0050P	10-yr, 1-hr	0.06	0.00	0.00	0.04	0.04	0.04
Injection Well 1	10-yr, 1-day	0.14	0.00	-0.01	0.00	0.00	0.00
Injection Well 2	10-yr, 1-day	0.14	0.00	-0.01	0.00	0.00	0.00
L-0050P	10-yr, 1-day	0.43	0.00	-0.29	0.24	0.24	0.24
Injection Well 1	100-yr, 1-day	0.37	0.00	0.01	0.00	0.00	0.00
Injection Well 2	100-yr, 1-day	0.37	0.00	0.01	0.00	0.00	0.00
L-0050P	100-yr, 1-day	0.79	-0.02	-0.27	0.45	0.45	0.45
Injection Well 1	100-yr, 1-hr	0.19	0.00	0.01	0.00	0.00	0.00
Injection Well 2	100-yr, 1-hr	0.19	0.00	0.01	0.00	0.00	0.00
L-0050P	100-yr, 1-hr	0.48	0.00	-0.28	0.27	0.27	0.27
Injection Well 1	100-yr, 3-day	0.25	0.00	0.01	0.00	0.00	0.00
Injection Well 2	100-yr, 3-day	0.25	0.00	0.01	0.00	0.00	0.00
L-0050P	100-yr, 3-day	0.63	-0.02	-0.29	0.36	0.36	0.36

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
Injection Well 1	25-yr, 3-day	0.18	0.00	0.01	0.00	0.00	0.00
Injection Well 2	25-yr, 3-day	0.18	0.00	0.01	0.00	0.00	0.00
L-0050P	25-yr, 3-day	0.49	-0.02	0.30	0.28	0.28	0.28
Injection Well 1	500-yr, 3-day	0.29	0.00	0.01	0.00	0.00	0.00
Injection Well 2	500-yr, 3-day	0.29	0.00	0.01	0.00	0.00	0.00
L-0050P	500-yr, 3-day	0.63	-0.01	-0.29	0.36	0.36	0.36

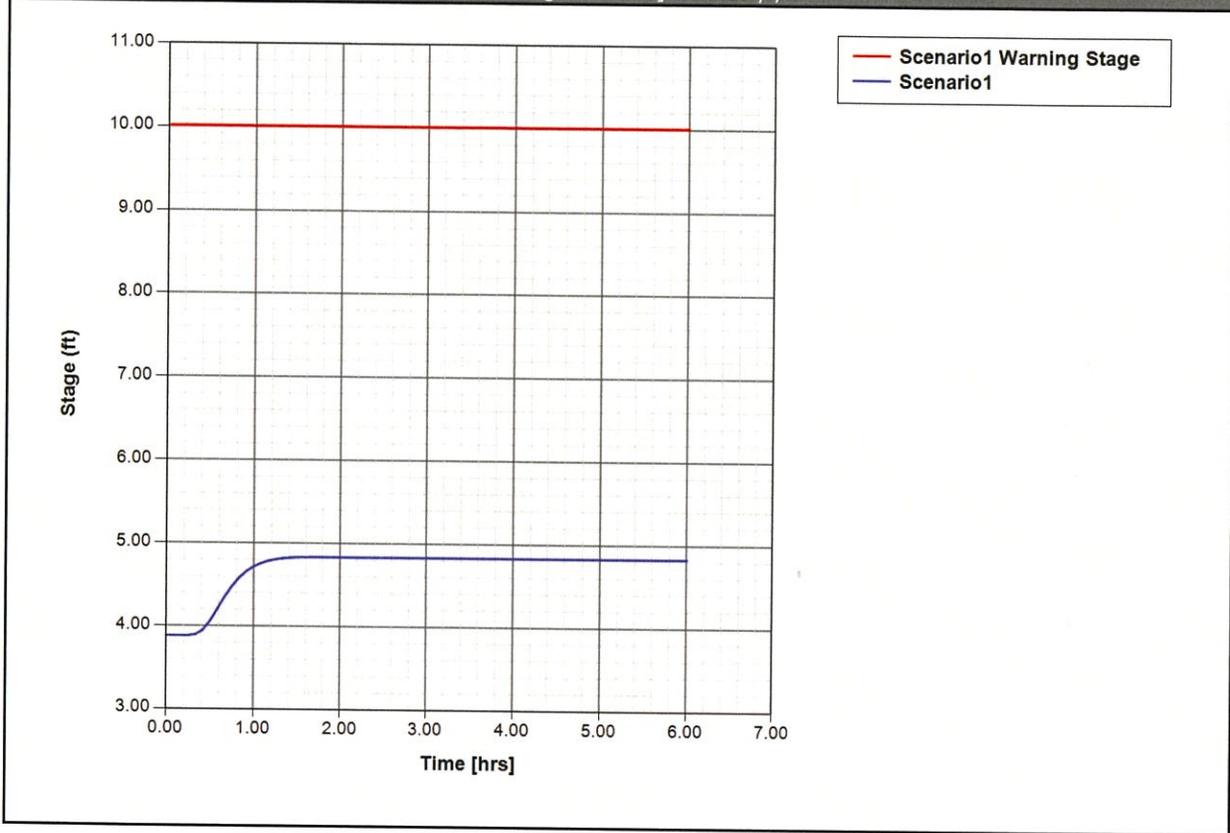




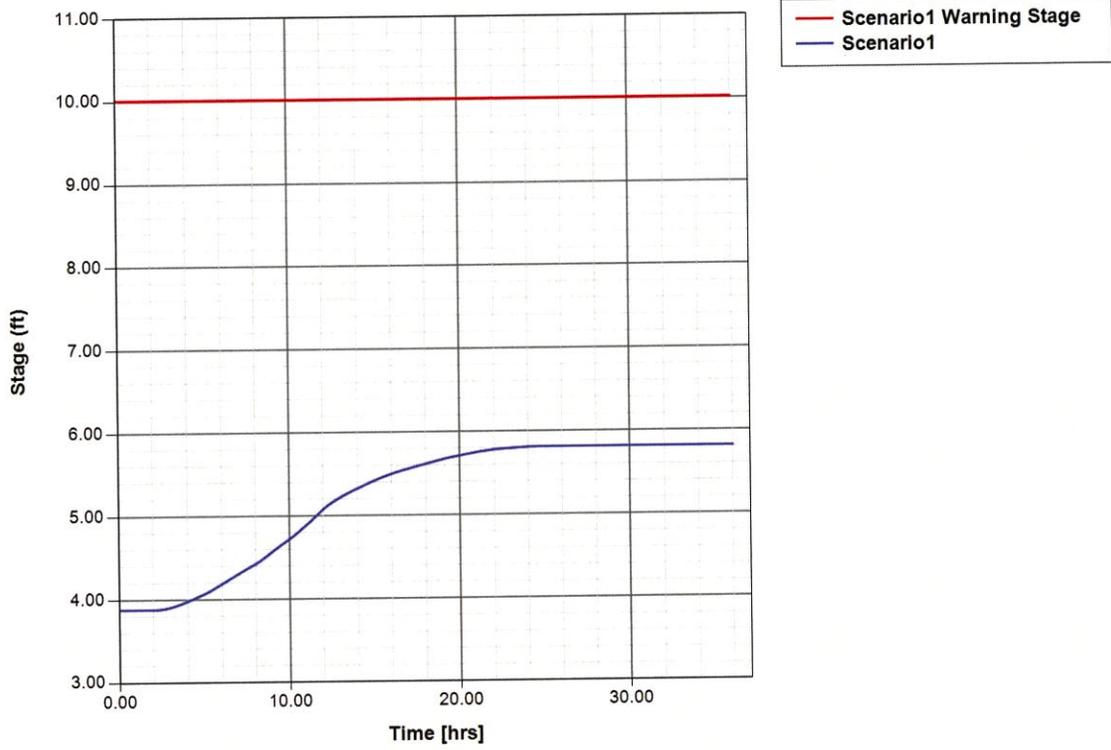
Stage w/Warning Stage | Multi-Scenario [Node: Existing Condition] Sim: 100-yr, 3-day

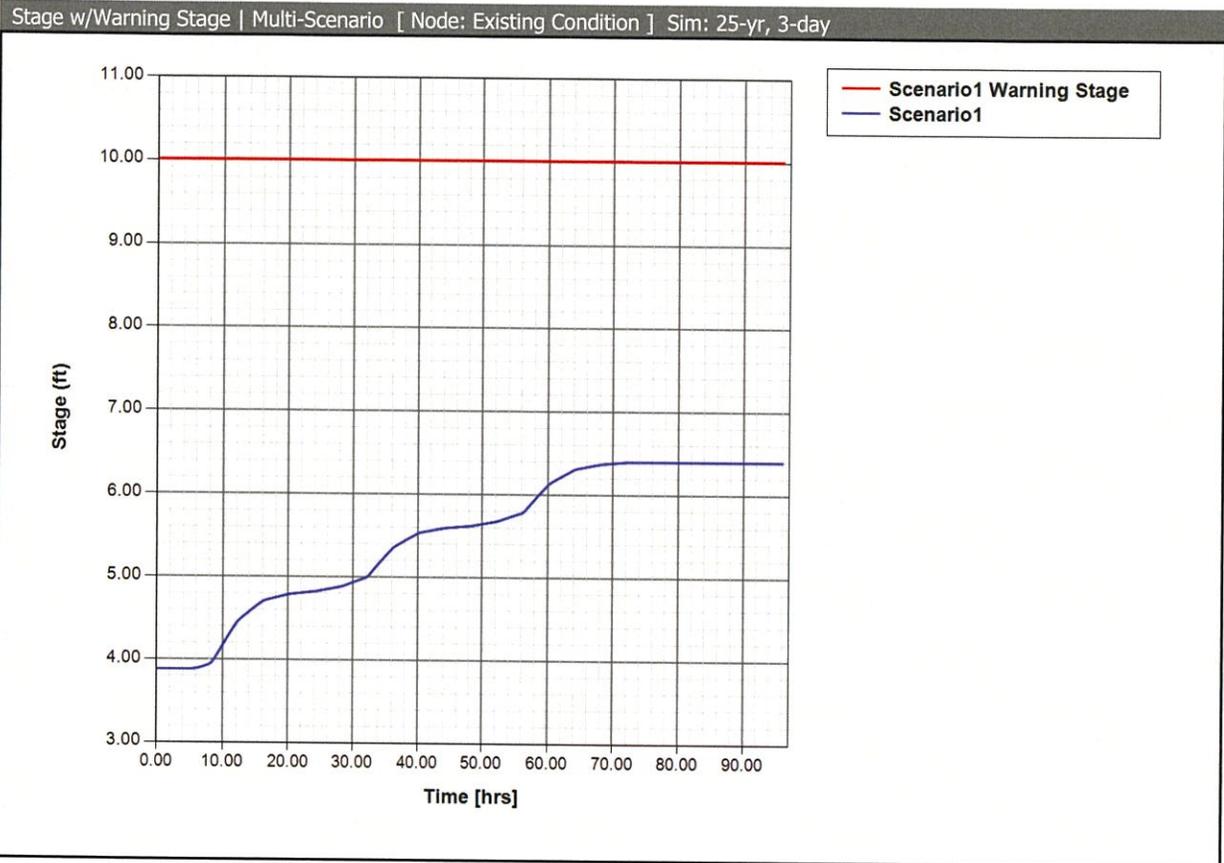


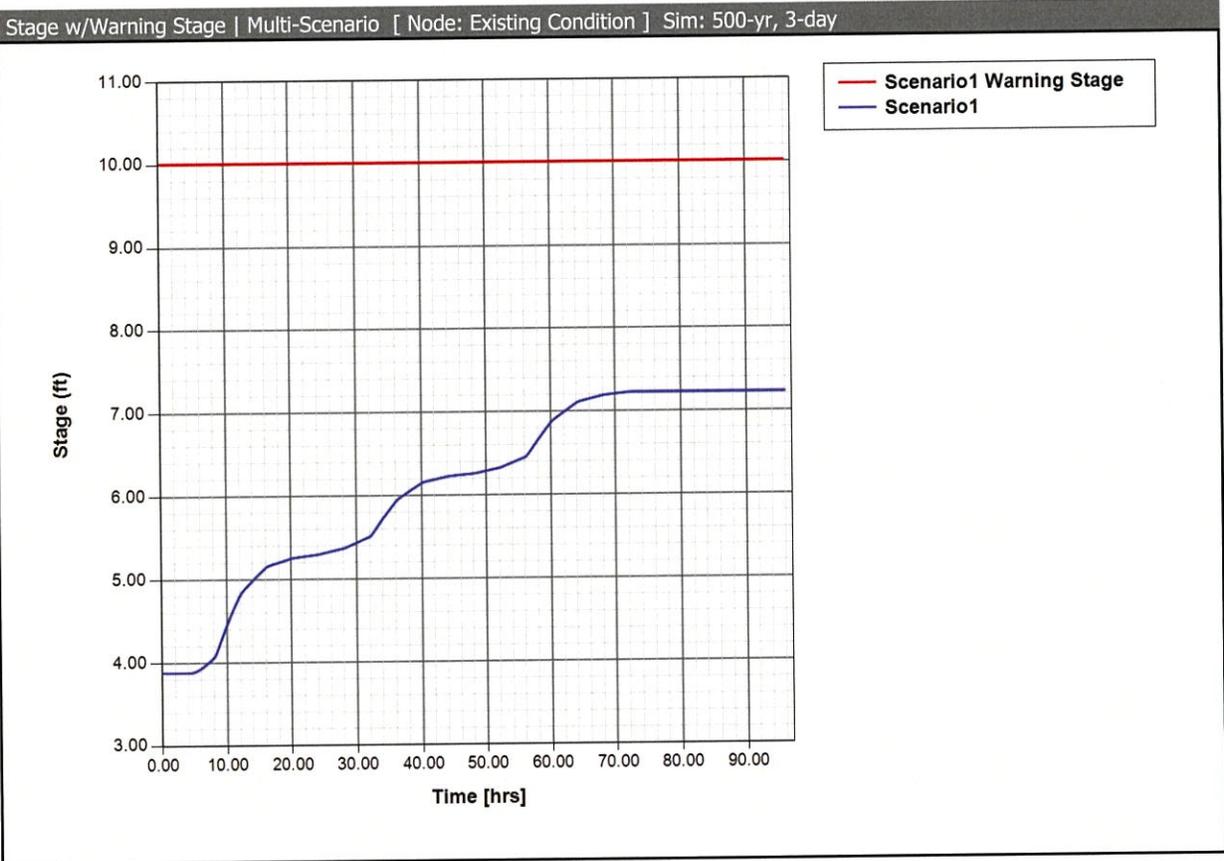
Stage w/Warning Stage | Multi-Scenario [Node: Existing Condition] Sim: 10-yr, 1-hr



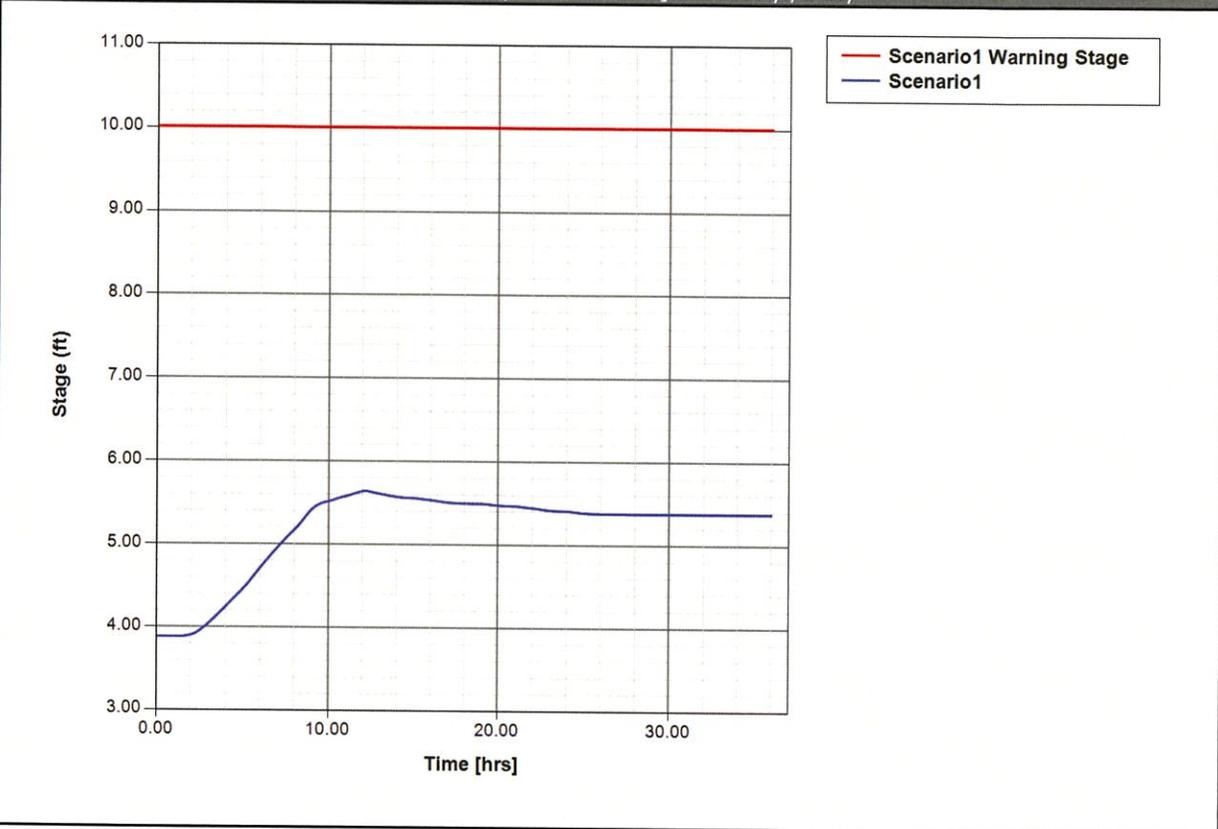
Stage w/Warning Stage | Multi-Scenario [Node: Existing Condition] Sim: 10-yr,1-day

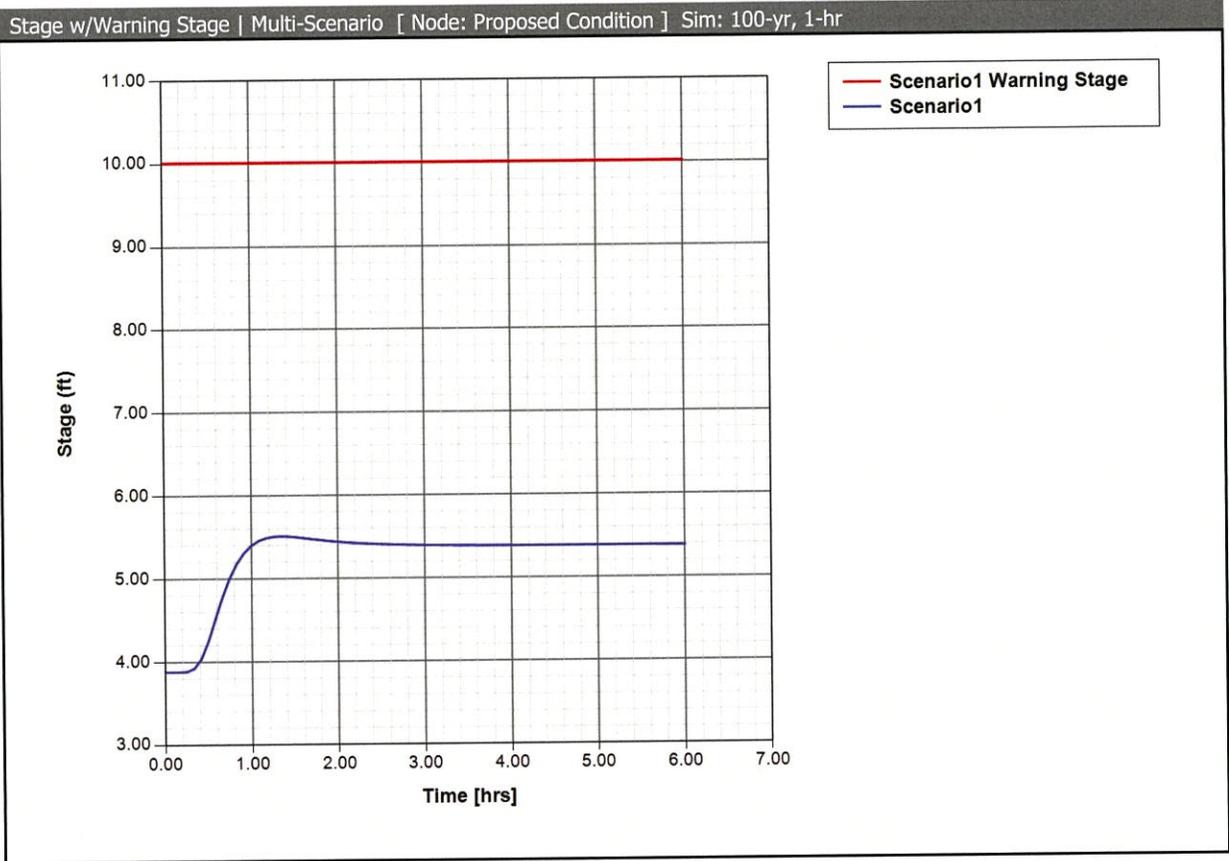


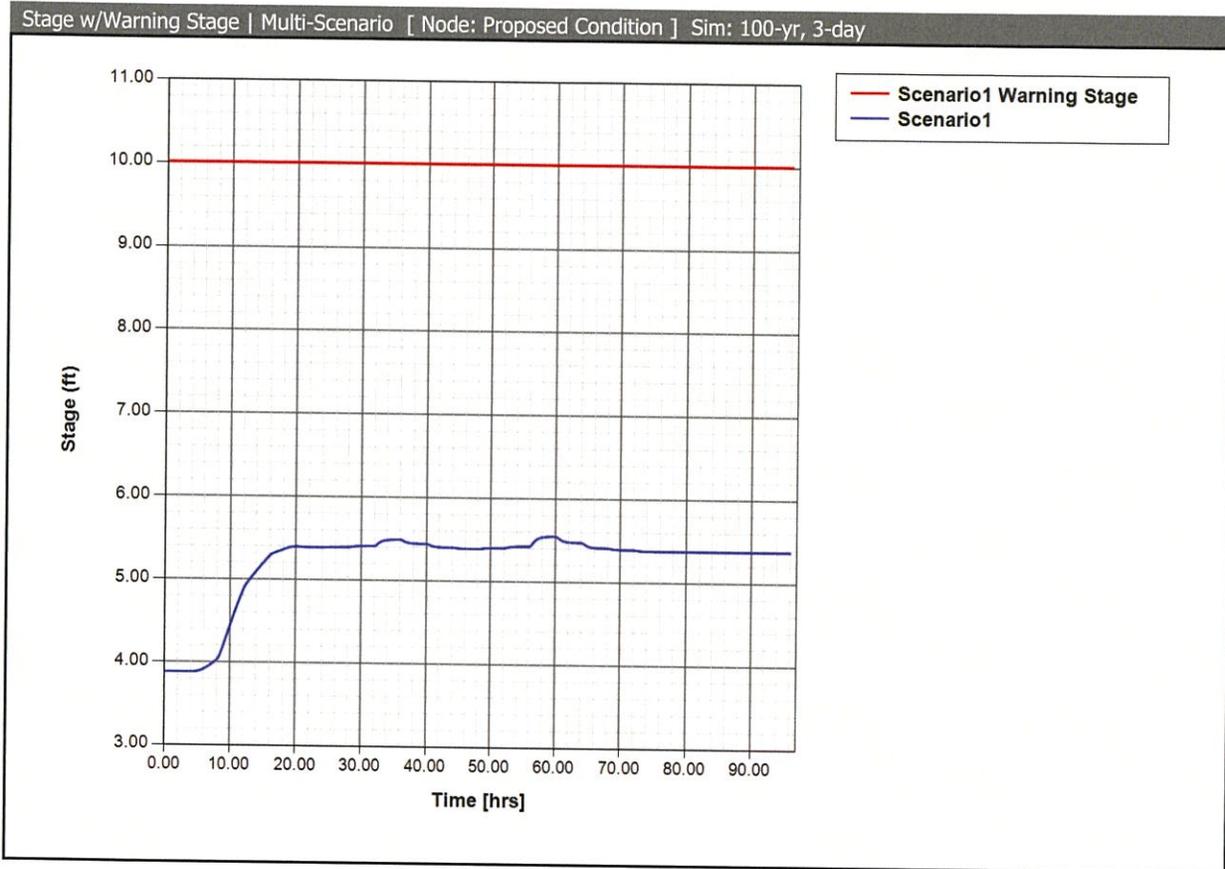


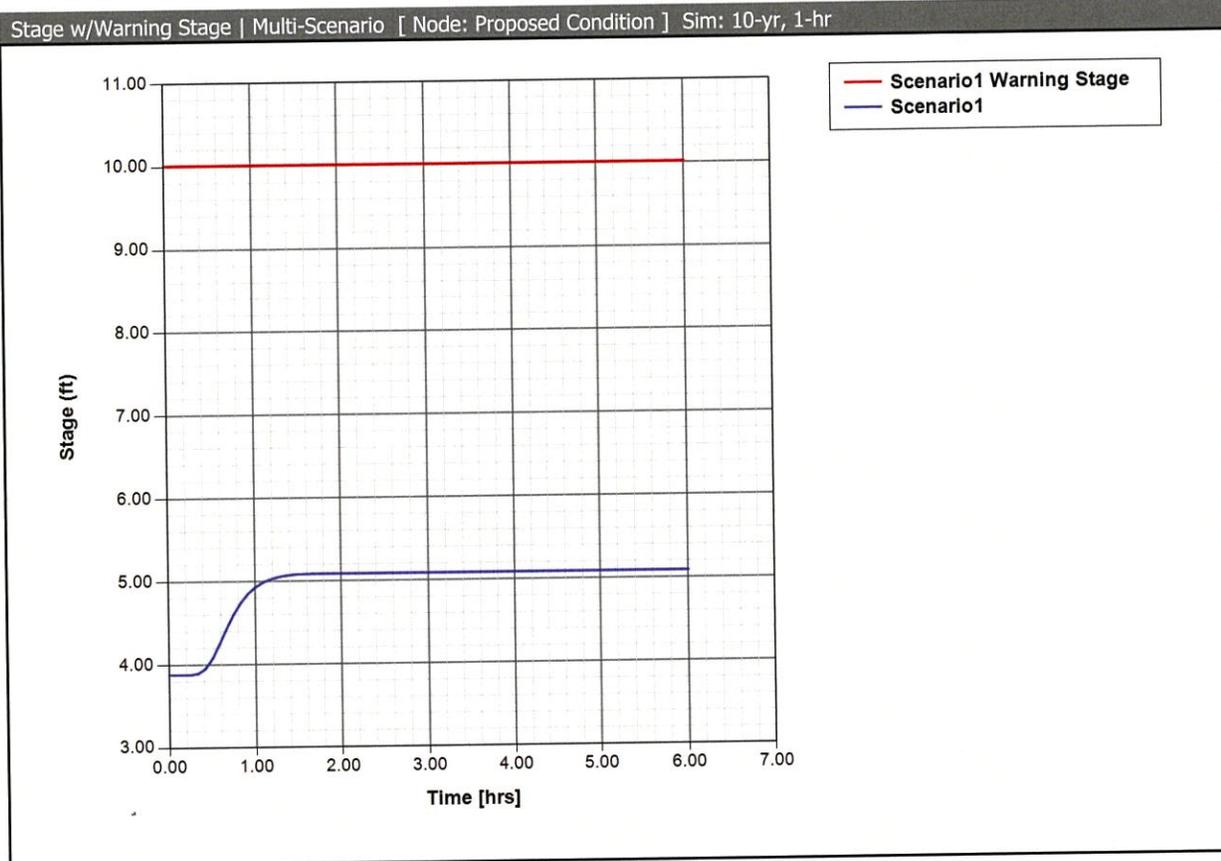


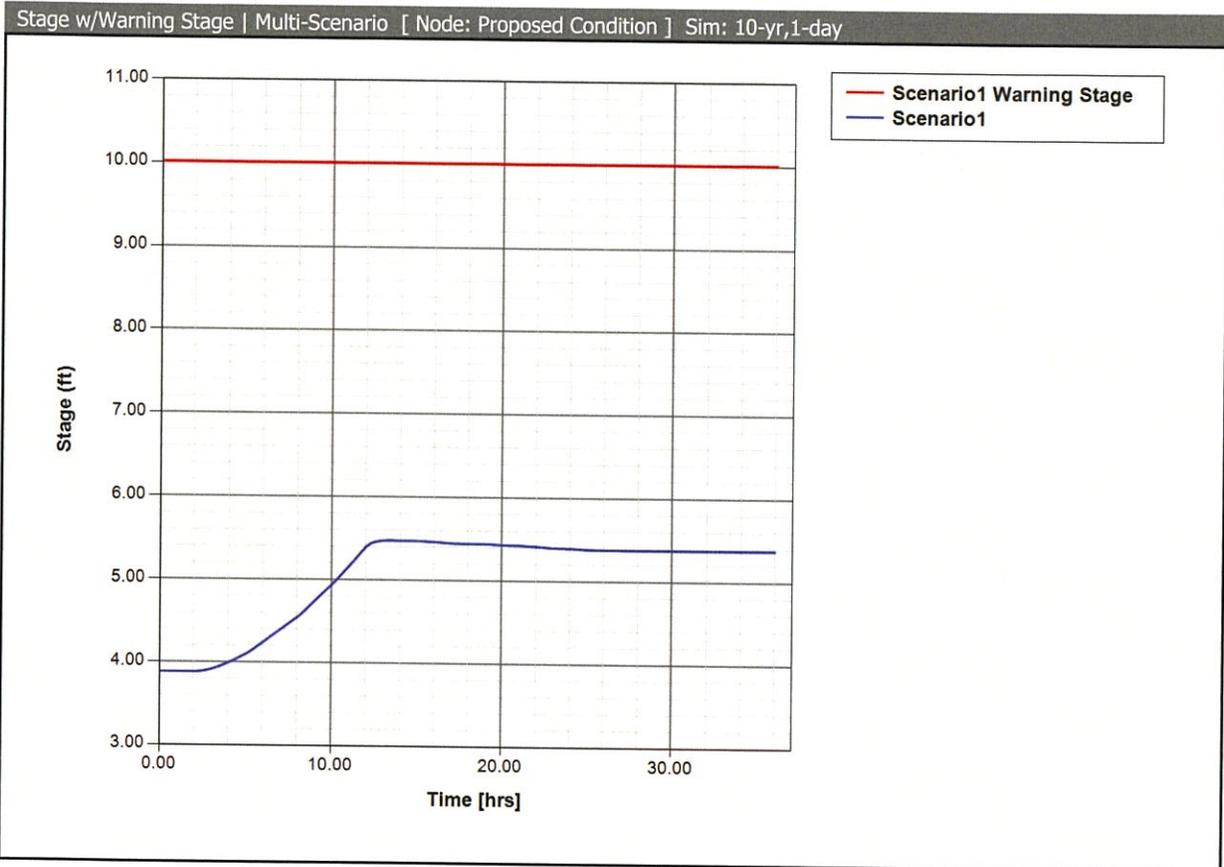
Stage w/Warning Stage | Multi-Scenario [Node: Proposed Condition] Sim: 100-yr, 1-day



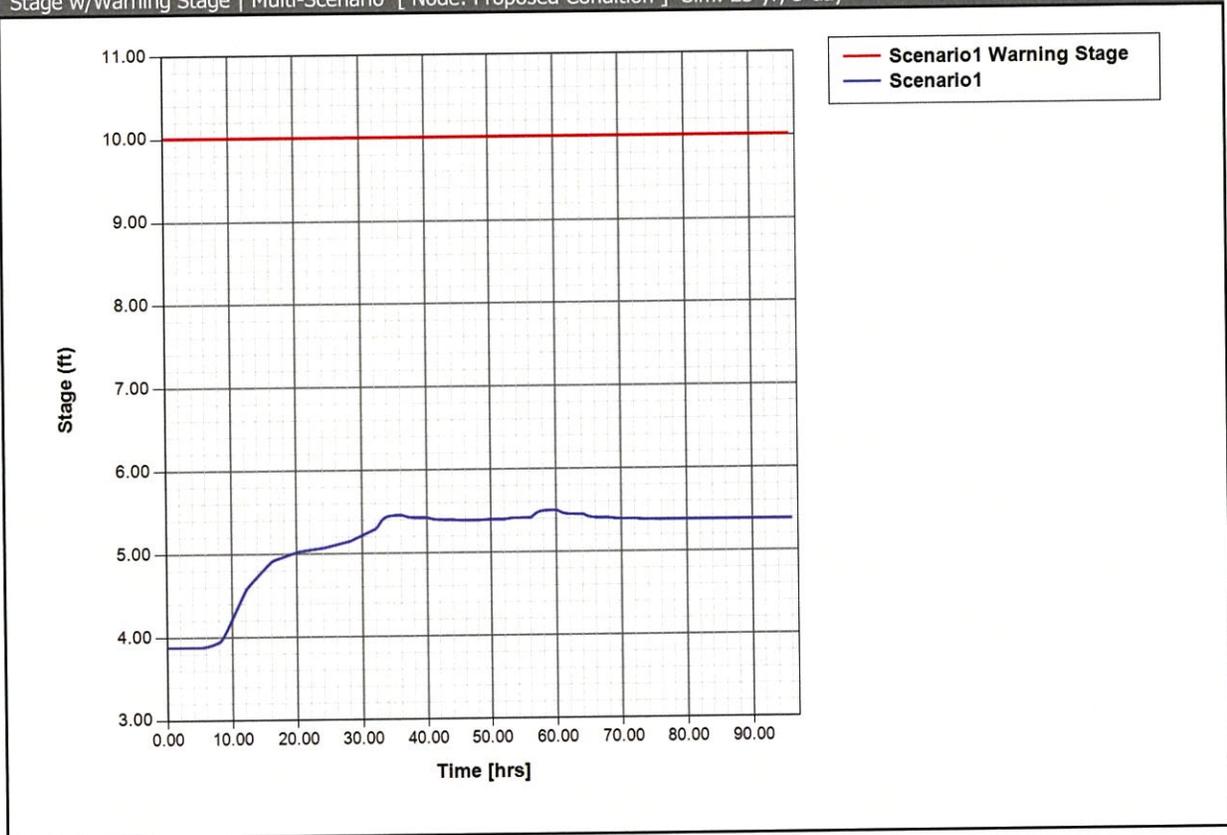


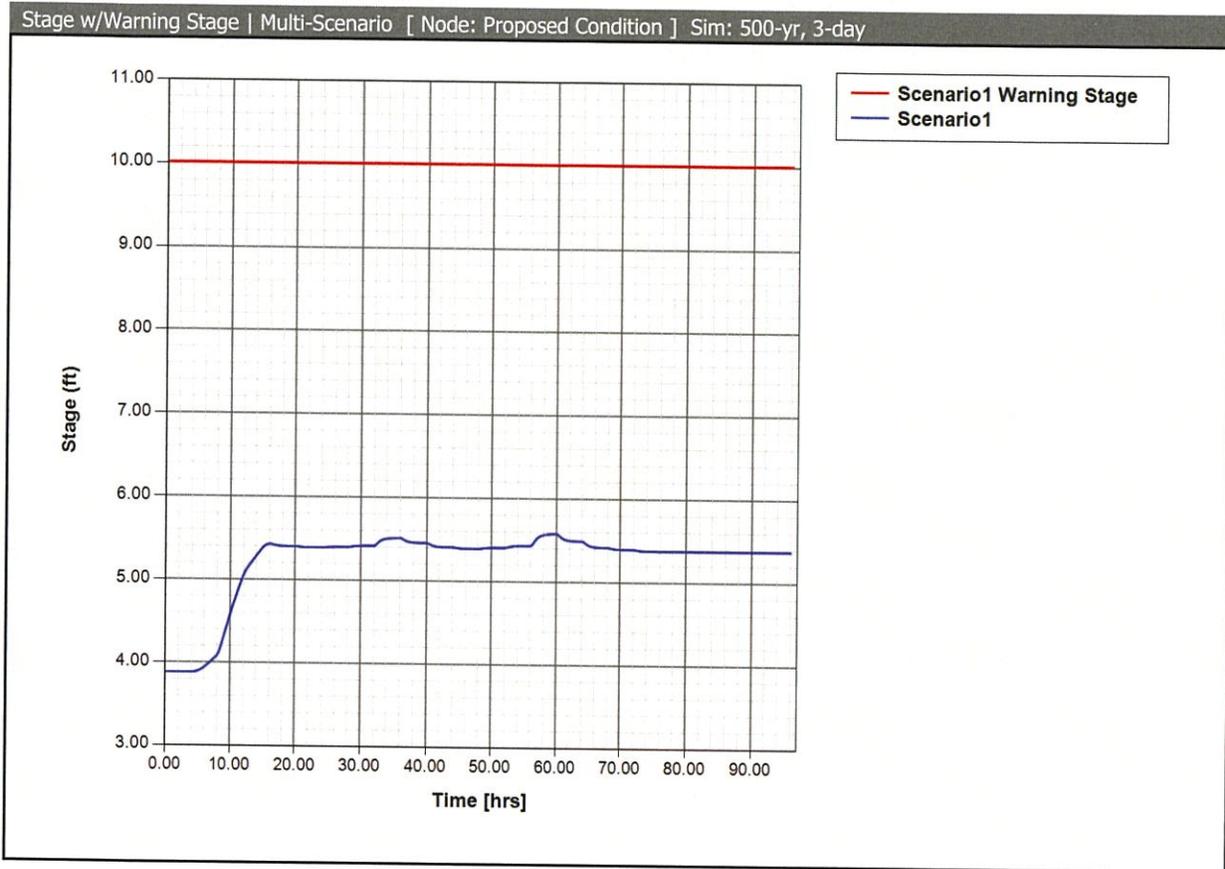




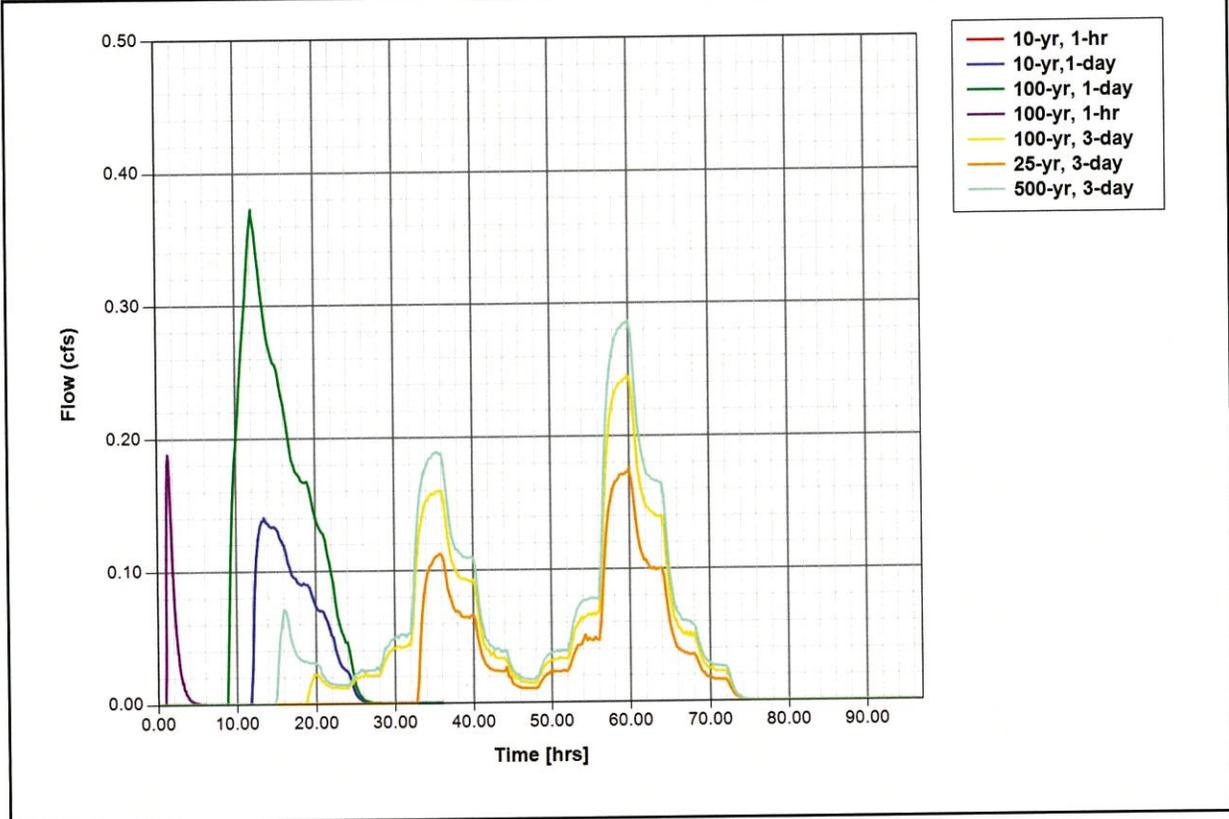


Stage w/Warning Stage | Multi-Scenario [Node: Proposed Condition] Sim: 25-yr, 3-day

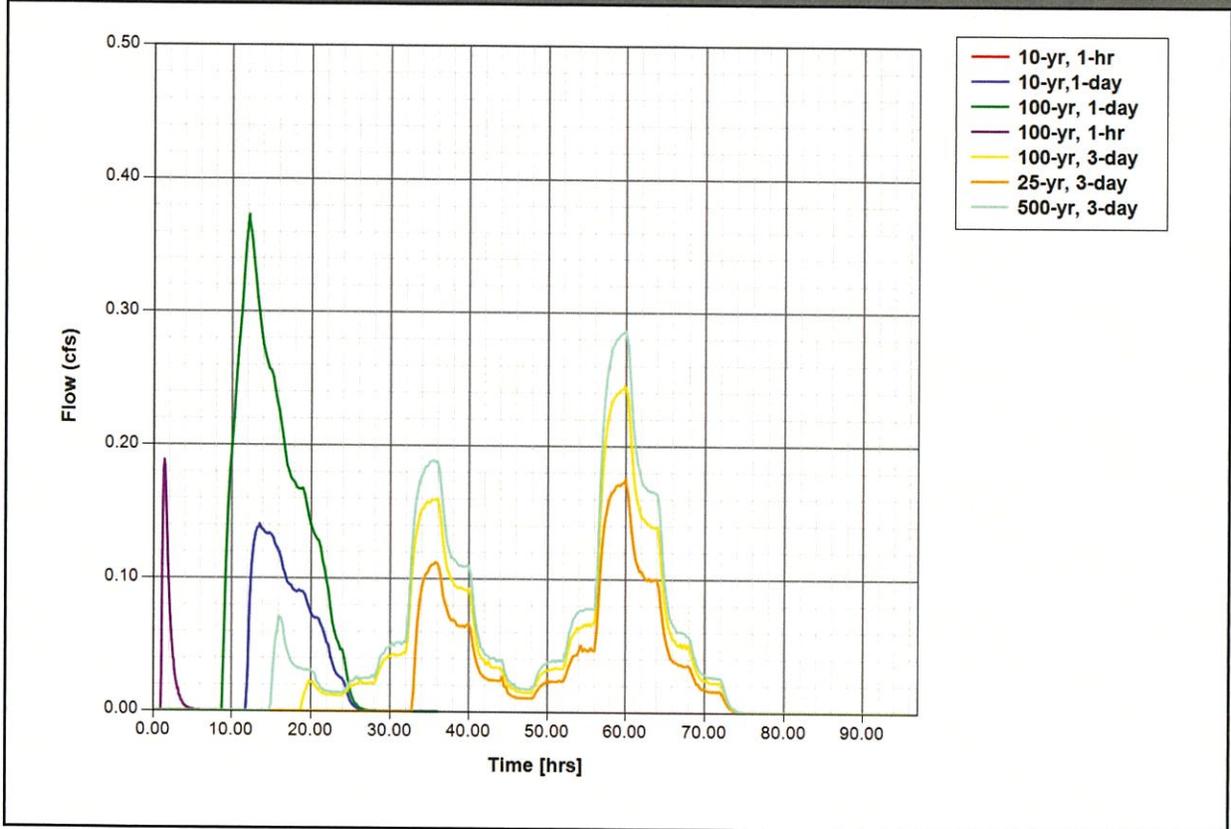




Link Flow: Injection Well 1 [Scenario1]



Link Flow: Injection Well 2 [Scenario1]





September 22, 2025

RECEIVED
DEC 11 2025
2023-189
MONROE CO. PLANNING DEPT.

Ms. Janene Sclafani
Transportation Planner
Monroe County – Planning and Environmental Resources
2798 Overseas Highway, Suite 410
Marathon, Florida 33050

**Re: Fire Station #10 – Sugarloaf Key, Florida
Traffic Statement**

Dear Janene:

As requested, KBP Consulting, Inc. has prepared a traffic statement associated with the proposed replacement of the building that serves as Monroe County's Fire Station #10. The subject County facility is located on the north side of Overseas Highway / US 1 at Mosher Drive on Sugarloaf Key, Monroe County, Florida. More specifically, the site is located at 17175 Overseas Highway, and the Parcel ID Numbers are 00117930-000100 and 00118480-000000.

This fire station is located at Mile Marker (MM) 17.15 and serves the area between MM 14.2 and MM 18.8. A site location map is presented in Attachment A to this memorandum, and the latest site plan information is presented in Attachment B. The purpose of this technical memorandum is to document the trip generation characteristics associated with the existing and proposed fire station facilities on Sugarloaf Key.

EXISTING & FUTURE FACILITIES AND OPERATIONS

For most development applications in Monroe County, trip generation characteristics are estimated based upon data contained within the Institute of Transportation Engineers (ITE) *Trip Generation Manual (12th Edition)*. However, in this case the referenced manual does not have an applicable or comparable land use with supporting data. As a result, the most effective means of documenting the existing and future trip generation characteristics of this fire station is to have a detailed discussion with the County personnel responsible for operations at this location.

On Tuesday, July 22, 2025, a virtual meeting was held with Monroe County Fire Rescue (MCFR) representatives and members of the design team for the new fire station. Mark Hemeyer, Monroe County Deputy Chief of Operations, provided the following details regarding the existing and future operations of this fire station.

- **Staffing**
 - Full staffing for this fire station is a five (5) person crew, and the minimum staffing is a four (4) person crew. Typically, this fire station is staffed with a crew of four (4). These staffing levels will not change with the new facilities.

- **Scheduling**

- This fire station operates with a 24-hour shift and the shift change (or, “pass-down”) occurs daily at 8:00 AM. With a typical crew of four (4), this yields four (4) inbound vehicle trips generally between 7:30 AM and 8:00 AM and four (4) outbound vehicle trips generally between 8:30 AM and 9:00 AM. This yields a total of eight (8) trips per day for the purpose of commuting to and from work. This schedule will not change with the new facilities.

- **Emergency Calls**

- This station averages approximately two (2) emergency calls per day with a busy day consisting of four (4) calls. The fire engine and the rescue truck both respond to each call. This yields four (4) trips per call (2 outbound trips and 2 inbound trips). On a typical day, there are eight (8) trips associated with emergency calls. This level of activity is not expected to change with the new facility.

- **Non-Emergency Activities**

- This fire station typically experiences one (1) to two (2) “walk ups” per day. These are commonly members of the general public seeking information or directions. On a typical day this generates four (4) vehicle trips, and this is not expected to change in the future.
- The Battalion Chief typically visits this station one (1) time per day. This results in two (2) vehicle trips and is not expected to change in the future.
- Other activities at this fire station include general deliveries, fleet maintenance, and propane / diesel fuel deliveries. These activities are very infrequent (i.e. once per month or less). This activity is not expected to change.
- As with the existing fire station, the proposed facilities will include a “community room”. In addition to being utilized for internal meetings and training, this room is available for residents in the surrounding area. Use of the existing community room has been infrequent (i.e. only a few times per year), and this is not expected to change with the new facilities.

CONCLUSIONS

As documented above, the staffing, operations, and services currently provided by Monroe County Fire Station #10 will not change with the new building and facilities that are proposed for this site. As such, the number of daily trips (approximately 22) is not expected to change. Therefore, it is anticipated that the proposed fire station facilities will have little to no impact on the County’s roadway capacity. *(For informational purposes, the County’s latest roadway concurrency tracking table – dated August 7, 2025, is provided in Attachment C. Note that Segment 5 – Sugarloaf is currently operating at LOS “A”.)*

KBP CONSULTING, INC.

If you have any questions or require additional information, please do not hesitate to contact me.

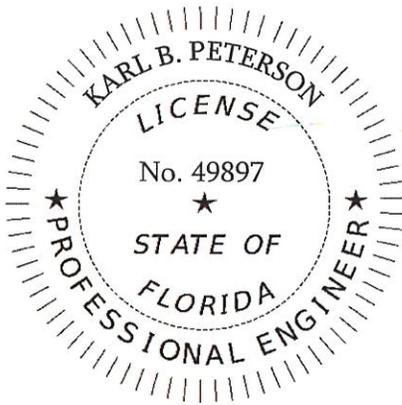
Sincerely,

KBP CONSULTING, INC.



Karl B. Peterson, P.E.
Senior Transportation Engineer

APPROVED BY:



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED
AND SEALED BY:

Karl B Peterson 2025.09.22
13:30:35 -04'00'

ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST
BE VERIFIED ON ANY ELECTRONIC COPIES.

KBP CONSULTING, INC.
8400 N. UNIVERSITY DRIVE, SUITE 309
TAMARAC, FLORIDA 33321
PH: 954-560-7103
KARL B. PETERSON, P.E. NO. 49897

Attachment A

Monroe County Fire Station #10 – Sugarloaf Key

Project Location Map



Project Site



LEGEND

 Project Site

Attachment A

Monroe County Fire Station #10
 Sugarloaf Key, Florida

Project Location Map

Attachment B

Monroe County Fire Station #10 – Sugarloaf Key

Site Plan Package

LEGAL DESCRIPTION

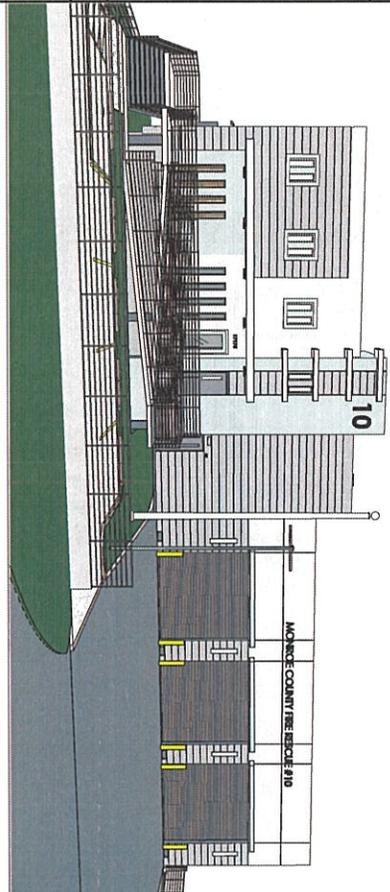
LEGAL DESCRIPTION: 7.7000 acres bounded by the City of Sugarloaf Shores, Florida, in the following corners: ...

PROJECT SITE / BUILDING DATA

Table with columns: ITEM, QUANTITY, UNIT, and DESCRIPTION. Lists building materials and quantities.

MONROE COUNTY FIRE STATION #10
17175 OVERSEAS HWY
SUGARLOAF SHORES, FL 33042
SUGARLOAF KEY

100% CONSTRUCTION DOCUMENTS (PROGRESS SET)



GENERAL NOTES

- 1. THE SET OF CONSTRUCTION DOCUMENTS...
2. CONTRACTOR TO VERIFY...
3. ALL WORK SHALL BE DONE...
4. THE CONTRACTOR SHALL...
5. THE CONTRACTOR SHALL...
6. THE CONTRACTOR SHALL...
7. THE CONTRACTOR SHALL...
8. THE CONTRACTOR SHALL...
9. THE CONTRACTOR SHALL...
10. THE CONTRACTOR SHALL...
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28. THE CONTRACTOR SHALL...
29. THE CONTRACTOR SHALL...
30. THE CONTRACTOR SHALL...

COUNTY LOCATION MAP



MONROE COUNTY AERIAL MAP



LOCATION MAP



SCOPE OF WORK

REVISIONS
Checked By: CM/MS
Date: 04/07/25

COVER SHEET

G000

MONROE COUNTY FIRE STATION #10
SUGARLOAF KEY
17175 OVERSEAS HWY
SUGARLOAF SHORES, FL 33042

Professional seal and project information including Project No., Date, and Designer details.

Attachment C

Monroe County Fire Station #10 – Sugarloaf Key

Monroe County Level of Service and Reserve Capacity Tables

AGENT AUTHORIZATION FORM

RECEIVED

DEC 09 2025

2023-189

MONROE CO. PLANNING DEPT. be listed as authorized agent

Date of Authorization: 12 / 01 / 2025
Month Day Year

I hereby authorize Fortress Secured/Summit Construction Management Group (Print Name of Agent) representing Monroe County (Print Name of Property Owner(s) the Applicant(s)) for the application submission of VARIANCES, PLANNING-ZONING, AND PERMITTING (List the Name and Type of applications for the authorization)

for the Property described as: (if in metes and bounds, attach legal description on separate sheet) 34 66 27 SUGARLOAF KEY PT LOT-3 OR415-68

OR416-914 OR557-332-338 OR635-549/562 OR691-384Q

THE SUGARLOAF VOLUNTEER FIRE DEPARTMENT PROPERTY

Sugarloaf Key

Table with 4 columns: Lot, Block, Subdivision, Key (Island). Row 1: 00117930-000100 and 00118480-000000, 1151131 and 9101379. Row 2: Real Estate (RE) / Parcel ID Number, Alternate Key Number. Row 3: Street Address (Street, City, State & Zip Code), Approximate Mile Marker.

Authorized Agent Contact Information:

Ty Maxey, 3603 Beachwood Court, Jacksonville, FL 32224

Mailing Address (Street, City, State and Zip Code)

Table with 4 columns: Work Phone, Home Phone, Cell Phone, Email Address. Values: 813-805-7300, ty.maxey@summitcmgroup.com

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated. The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner: [Handwritten Signature]

Printed Name of Property Owner: KEVIN G WILSON FOR MONROE COUNTY, FL BOCC

STATE OF Florida COUNTY OF Monroe

Sworn to and subscribed before me this 9 day of December, 2025, by means of [X] physical presence or [] online notarization,

by Kevin G Wilson (Print Name of Person Making Statement), who is personally known to me OR produced

(Type of ID Produced) as identification.



[Handwritten Signature] Signature of Notary Public My commission expires:

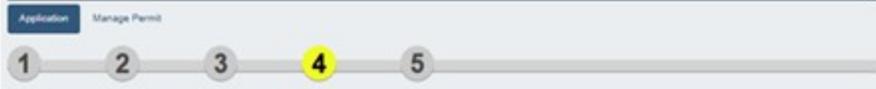
Stamp Commissioned Name of Notary Public



^ All Permits

Permit Number	Permit Type	Utility Work No.	Project Name	Status	Substatus	Status Date	Date Submitted
<input type="text" value="Type to"/>	<input type="text" value="Type to"/>	<input type="text" value="Type to"/>	<input type="text" value="Type to Filter"/>	<input type="text" value="Type to F"/>	<input type="text" value="Type to F"/>	<input type="text" value="Type to"/>	<input type="text" value="Type to"/>
2025-K-392-00001	General Use		City of Tallahassee - School Zone Speed Detection Systems - R. Frank Nims Middle School on SR 373	Approved	Approved	6/25/25	1/8/25
2025-A-692-00003	Access		Monroe County Fire Station/ Modification to an Existing Driveway/ 17175 Overseas Highway M M 17	Completeness Check	Resubmitted	12/8/25	5/16/25
2025-D-692-00002	Drainage		Monroe County Fire Station/ New Drainage Connection/ 17175 Overseas Highway M M 17	Under Review	Re-Submitted	12/8/25	5/20/25
2025-L-692-00002	Highway Landscaping		Monroe County Fire Station/ Decorative Landscape Installation / 17175 Overseas Highway M M 17	Completeness Check	Completeness Check	12/4/25	12/3/25

Highway Landscaping: 2025-L-692-00002 **Status:** Completeness Check
Substatus: Completeness Check
Project Name: Monroe County Fire Station/ Decorative Landscape Installation / 17176 Overseas Highway M.M 17



Documents

Attachments

Landscape Plan: *	Documents: 2025-11-25-Landscape.pdf	Document Type: Detailed plans or drawings
Maintenance Plan: *	Documents: LANDSCAPE MAINTENANCE PLAN-03.pdf	Document Type: Maintenance Agreement
Aerial Map: *	Documents: Project Map.pdf	Document Type: Detailed location / vicinity map
Confirmation From Utilities: *	Documents: Utility Response (20250312).pdf	Document Type: Correspondence with Local Utilities

Traffic Control Plan / MOT Indexes



(305) 295-1000
1001 James Street
PO Box 6100
Key West, FL 33040-6100
www.KeysEnergy.com

UTILITY BOARD OF THE CITY OF KEY WEST

December 3, 2025

Rivka Reiner
Engineer - Civil
CMA Miami
3150 SW 38th Ave, Suite 950
Miami, FL 33146

RE: 17175 Overseas Highway, Sugarloaf Key
Monroe County Fire Station #10
Design Ticket No: 242201779
CMA Project No: 22-0178.00015

Dear: Rivka Reiner

Keys Energy Services (KEYS) has reviewed and marked up the plans sent on Friday November 14, 2025. KEYS overhead facilities are rated at 13.8kv distribution

Should you have any questions or require any further information, please feel free to contact me at 305.295.1055.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Alfonso", with a horizontal line extending to the right.

Matthew Alfonso
Supervisor of Engineering
Matthew.Alfonso@keysenergy.com

MA

Copied via electronic mail:
L. Tejada, General Manager & CEO
D. Sabino, Assistant General Manager
S. Gaccione, Director of Engineering & Control



RE: Utility Notification-Monroe Country Fire Station #10 Sugarloaf Key

From Kimberly Judge <kjudge@fkaa.com>

Date Tue 12/2/2025 9:15 AM

To Rivka Reiner <rreiner@chenmoore.com>; Marnie Walterson <mwalterson@fkaa.com>

 1 attachment (2 MB)

Sugarloaf Fire Station - Proposed Landscaping.pdf;

External email

Hi Rivka,

As you know, CMA is in the permitting process with FCAA for the new utility work for the Fire Station.

This is shown on the attached plan. I don't see any conflict with FCAA utilities and the proposed landscaping.

FCAA requires all large trees be planted a minimum of 5' from the edge of all our facilities and the edge of the root ball.

Please call Sunshine @ 1-800 432-4770 two full working days prior to any digging.

Let me know if you have any questions. Thank you! Kim

From: Rivka Reiner <rreiner@chenmoore.com>

Sent: Monday, December 1, 2025 4:09 PM

To: Marnie Walterson <mwalterson@fkaa.com>

Cc: Kimberly Judge <kjudge@fkaa.com>

Subject: Re: Utility Notification-Monroe Country Fire Station #10 Sugarloaf Key

This Message originated outside your organization.

Good afternoon,

I hope you have a wonderful Thanksgiving holiday.

I simply wanted to follow up on the attached utility notification letter. Let me know if you have any further questions.

Best,

^ Saved Permits

No Results were found.

^ All Permits

Permit Number	Permit Type	Utility Work No.	Project Name	Status	Substatus	Status Date	Date Submitted
▼ 2025-L	▼ Type to	▼ Type tc	▼ Type to Filter	▼ Type to F	▼ Type to F	▼ Type tc	▼ Type tc
2025-L-692-00002	Highway Landscaping		Monroe County Fire Station/ Removal of 1 Norfolk Pine/ 17175 Overseas Highway M.M 17	Completeness Check	Completeness Check	12/4/25	12/3/25

^ Permits Pending Approval

No Results were found.

^ All Vegetation Permits

No Results were found.

APPLICATION
MONROE COUNTY
 PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



RECEIVED
 2023-189
 MAY 06 2025
 MONROE COUNTY
 PLANNING DEPT.

Variance Application to the Monroe County Planning Commission

An application must be deemed complete and in compliance with the Monroe County Code by the Staff prior to the item being scheduled for review.

Planning Commission Variance Application Fee: \$1,610.00

In addition to the application fee, the following fees also apply:

Advertising Costs: \$245.00

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed

Date of Application: 04 / 16 / 2025
Month Day Year

Applicant / Agent Authorized to Act for Property Owner: (Agents must provide notarized authorization from all property owners.)

Fortress Secured/Summit Construction Management Group Ty Maxey

Applicant (Name of Person, Business or Organization) Name of Person Submitting this Application

3603 Beachwood Court, Jacksonville, FL 32224

Mailing Address (Street, City, State and Zip Code)

<u>813-805-7300</u>	<u>ty.maxey@summitcmgroup.com</u>
<small>Work Phone</small>	<small>Email Address</small>

Property Owner: (Business/Corp must include documents showing who has legal authorized to sign.)

Monroe County Florida Derrick Lazzara

(Name/Entity) Contact Person

1100 Simonton Street, Key West, FL 33040

Mailing Address (Street, City, State and Zip Code)

<u>305-295-4302</u>	<u>Lazzara-Derrick@MonroeCounty-FL.Gov</u>
<small>Work Phone</small>	<small>Email Address</small>

Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet.)

<u>Block</u>	<u>Lot</u>	<u>Subdivision</u>	<u>Key</u>
<u>00117930-00010 and 00118480-00000</u>			<u>1151131 and 9101379</u>

Real Estate (RE) Number Alternate Key Number

17175 Overseas Hwy, Sugarloaf Key, FL 33042 17

Street Address (Street, City, State & Zip Code) Approximate Mile Marker

APPLICATION

Land Use District Designation(s): Suburban Commercial (SC) and Native Area (NA)

Present Land Use of the Property: Fire Station

Proposed Land Use of the Property: Fire Station

Total Land Area: 32,202 square feet

Provide the standards required by the land development regulations: See attached Exhibit A
(i.e., front yard setback of 25 feet, 100 off-street parking spaces, etc.)

Provide requested variance: See attached Exhibit A
(i.e., reduction of 5ft for a front yard setback of 20 feet; reduction to 90 off-street parking spaces, etc.)

All of the following standards must be met in order to receive variance approval. Please describe how each standard will be met (as it relates to the property):

1. The applicant shall demonstrate a showing of good and sufficient cause for granting the variance:
The project includes the redevelopment of the out-dated fire station on the subject property. The existing site's physical characteristics, including the limited property size, proximity to the abutting waterway and protected environmental habitats (e.g. mangrove easements), abutting US 1 right-of-way and the existing driveway access location, constrain redevelopment of the property. Additionally, these components create challenges to accommodate the minimum required spacing between access curb cuts along US Hwy 1 and the minimum scenic corridor buffer, while meeting or exceeding all other required development and Code-related requirements.

2. Failure to grant the variance would result in exceptional hardship to the applicant:
Failure to grant the variances will preclude the County from redeveloping the existing aged fire station on the subject site. Furthermore, resulting in an exceptional hardship to the applicant and most importantly, to the residents and business owners within Monroe County, as the County will not be able to provide the highest level of fire safety, prevention and protection to the community.

Exceptional hardship means a burden on a property owner that substantially differs in kind or magnitude from the burden imposed on other similarly situated property owners. Financial difficulty/hardship does not qualify as exceptional hardship.

3. Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance or cause fraud or victimization of the public:
The need for these variances is to redevelop the fire station facility to best serve the Monroe County community. There are no public nuisances, fraudulent causes nor victimization of the public associated with granting the variances. In fact, not granting the variances could essentially result in a threat to public health and safety.

4. Property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district:
The property's unique and existing site constraints, including overall size, topography, limited r/w frontage, driveway location, on-site protected environmental habitats (e.g. wetlands/mangroves), create significant impacts and limit the ability to redevelop the fire station facility.

APPLICATION

- 5. Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of the code or established development patterns:

These variances are requested to allow for the redevelopment of the Sugarloaf Fire Station, which will serve the public and provide necessary fire protection, as well as fire prevention education and safety initiatives.

- 6. Granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family:

There are no disabilities, handicap or health issues related to the applicant which have an impact on granting the variances.

- 7. Granting the variance is not based on the domestic difficulties of the applicant or his family:

There are no domestic difficulties related to the applicant which are the basis for granting the variances.

- 8. The variance is the minimum necessary to provide relief to the applicant:

The engineers and architects for the proposed fire station redevelopment have carefully and strategically designed a project within the limits of the existing site, while protecting the surrounding environmental habitat and providing the necessary fire protection related components necessary to serve the Monroe County and Sugarloaf Key community. The requested variances are the minimum necessary to achieve this goal.

APPLICATION

All of the following items must be included in order to have a complete application submission:

(Please check the box as each required item is attached to the application.)

- Complete variance application (unaltered and unbound)
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Proof of ownership (i.e., Warranty Deed)
- Current Property Record Card(s) from the Monroe County Property Appraiser
- Location map
- Photograph(s) of site from adjacent roadway(s)
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor- three (3) sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; and total acreage by habitat)
- Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect- three (3) sets (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the site plan should include the following:
 - Date, north point and graphic scale
 - Boundary lines of site, including all property lines and mean high-water line
 - Land use district of site and any adjacent land use districts
 - Locations and dimensions of all existing and proposed structures and drives
 - Type of ground cover (i.e., concrete, asphalt, grass, rock)
 - Adjacent roadways
 - Setbacks as required by the land development regulations
 - Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones
- List of names and addresses of all real property owners within a 600 foot radius of the subject property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included.

If applicable, the following item must be included in order to have a complete application submission:

- Notarized Agent Authorization Letter

Is there a pending code enforcement proceeding involving all or a portion of this property?

Yes No Code Case file # _____ Describe the enforcement proceedings and if this application is being submitted to correct the violation: _____

If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

If for any reason the administrative variance application requires review and consideration by the Monroe County Planning Commission, additional fees, mailing labels and copies of all plans shall be required prior to item being scheduled for commission review.

Exhibit A
Variance Requests
Sugarloaf Fire Station Redevelopment

Provide the standards required by the land development regulations:

1. Section 114-195: minimum four-hundred foot (400') spacing between access curb cuts along US 1.
2. Sections 114-127 and 114-128: minimum sixty foot (60') wide minimum scenic corridor buffer Type E along US 1.

Provide requested variances:

1. Reduce required minimum spacing between access curb cuts along US 1 from four hundred feet (400') to one-hundred and ninety-one feet (191') – measured centerline to centerline.
2. Reduce required minimum scenic corridor buffer Type E along US 1 from sixty feet (60') to twenty-nine feet (29'), located within the FDOT right-of-way, and with a reduction in the minimum required plant material per 100 linear feet.

APPLICATION

Pursuant to Section 102-186 (i) of Monroe County Code, the applicant shall post the property of the proposed variance with a waterproof sign at least four (4) square feet in front surface area, which is so lettered as to be easily visible from all public streets and public ways abutting the property. The property shall remain posted for no less than thirty (30) calendar days beginning within five (5) working days of the date that the application is deemed to be in compliance by the Planning Director. For your convenience, the Department will provide you with a sample of the sign.

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

I, the Applicant, certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: [Handwritten Signature] Date: 5.02.25

STATE OF Ohio

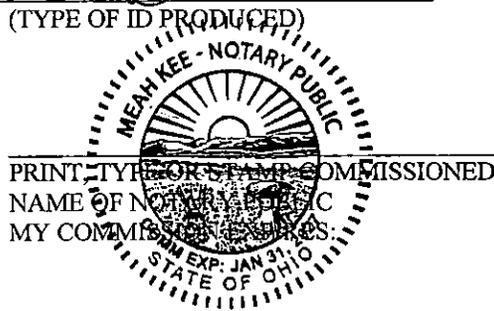
COUNTY OF Franklin

Sworn to and subscribed before me, by means of either physical presence OR online notarization,

on 2 day of May, 2025 by William Maxey
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is personally known to me OR produced Ohio Driver License as
(TYPE OF ID PRODUCED)
identification.

[Handwritten Signature]
SIGNATURE OF NOTARY PUBLIC



Send complete application package to:

Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050

APPLICATION

Pursuant to Section 102-186 (i) of Monroe County Code, the applicant shall post the property of the proposed variance with a waterproof sign at least four (4) square feet in front surface area, which is so lettered as to be easily visible from all public streets and public ways abutting the property. The property shall remain posted for no less than thirty (30) calendar days beginning within five (5) working days of the date that the application is deemed to be in compliance by the Planning Director. For your convenience, the Department will provide you with a sample of the sign.

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By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

I, the Applicant, certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: by Maxey Date: 4/15/2025

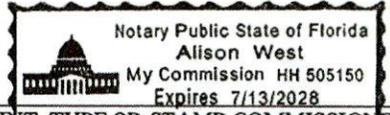
STATE OF FLORIDA

COUNTY OF DUVAL

Sworn to and subscribed before me, by means of either physical presence OR online notarization, on 15 day of APRIL, 2025 by TY MAXEY
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is personally known to me OR produced _____ as
(TYPE OF ID PRODUCED)
identification.

Alison West
SIGNATURE OF NOTARY PUBLIC


~~PRINT, TYPE OR STAMP COMMISSIONED~~
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES:

Send complete application package to:

Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050



VIA EMAIL DELIVERY ONLY

April 16, 2025

Ms. Liz Lustberg, AICP, CFM, Senior Planner
Planning and Environmental Resources
Monroe County
2798 Overseas Highway, Suite 410
Marathon, Florida 33050

RE: Variance File 2023-189
Sugarloaf Fire Station Redevelopment

Dear Ms. Lustberg –

With regard to the above-referenced variance application, please find enclosed the following revised/updated documents for your review and consideration:

1. Variance Application (Revised 4/15/25)
2. Boundary Survey
3. Proposed Site Plan
4. Proposed Landscape Plan
5. 600 ft Radius Property Owners List (prepared 4/15/25)
6. 600 ft Radius Property Appraiser Map

You will notice in the revised application that we have reduced the number of variance requests from three (3) to two (2).

With regard to the parking requirement, pursuant to Section 114-67(d), Monroe County LDC, "If a use does not fall within one of the specific use categories in subsection (c) of this section, or the general category does not accurately identify the parking need for a specific use, then the parking space requirements shall be based on the most current edition of the Institute of Transportation Engineer's Parking Generation Manual." The most current edition of the ITE Parking Generation Manual does not include a parking standard for a fire station or similar use.

We work with an architect who specializes in designing fire stations across the country. He advised a typical parking standard for a smaller-sized community-scale fire and rescue station would be one (1) parking space for each employee during the largest shift, plus one (1) additional parking space for visitors. The Sugarloaf Fire Station will typically operate daily with a maximum of three (3) firefighters during each shift. Although a minimum of one (1) of those firefighters utilizes a company truck for personal use, which is parked within the apparatus bay while on site and therefore, could essentially reduce the parking demand, the proposed fire station project includes four (4) standard parking spaces plus one (1) ADA parking space, for a total of five (5) parking spaces. We believe the parking spaces provided will satisfy the station's parking demand. In addition, the apparatus bay has been sized to accommodate additional vehicle parking above and beyond what is needed for the company's firefighting trucks and vehicles.

421 South Summerlin Avenue
Orlando, Florida, 32801
Phone 267-331-4882 / Fax 267-331-4889

www.SummitCMGroup.com

Ms. Liz Lustberg, AICP, CFM, Senior Planner

April 16, 2025

Page 2

Thank you in advance for your review and consideration of this application. Please let me know if you have any questions and/or need any additional information.

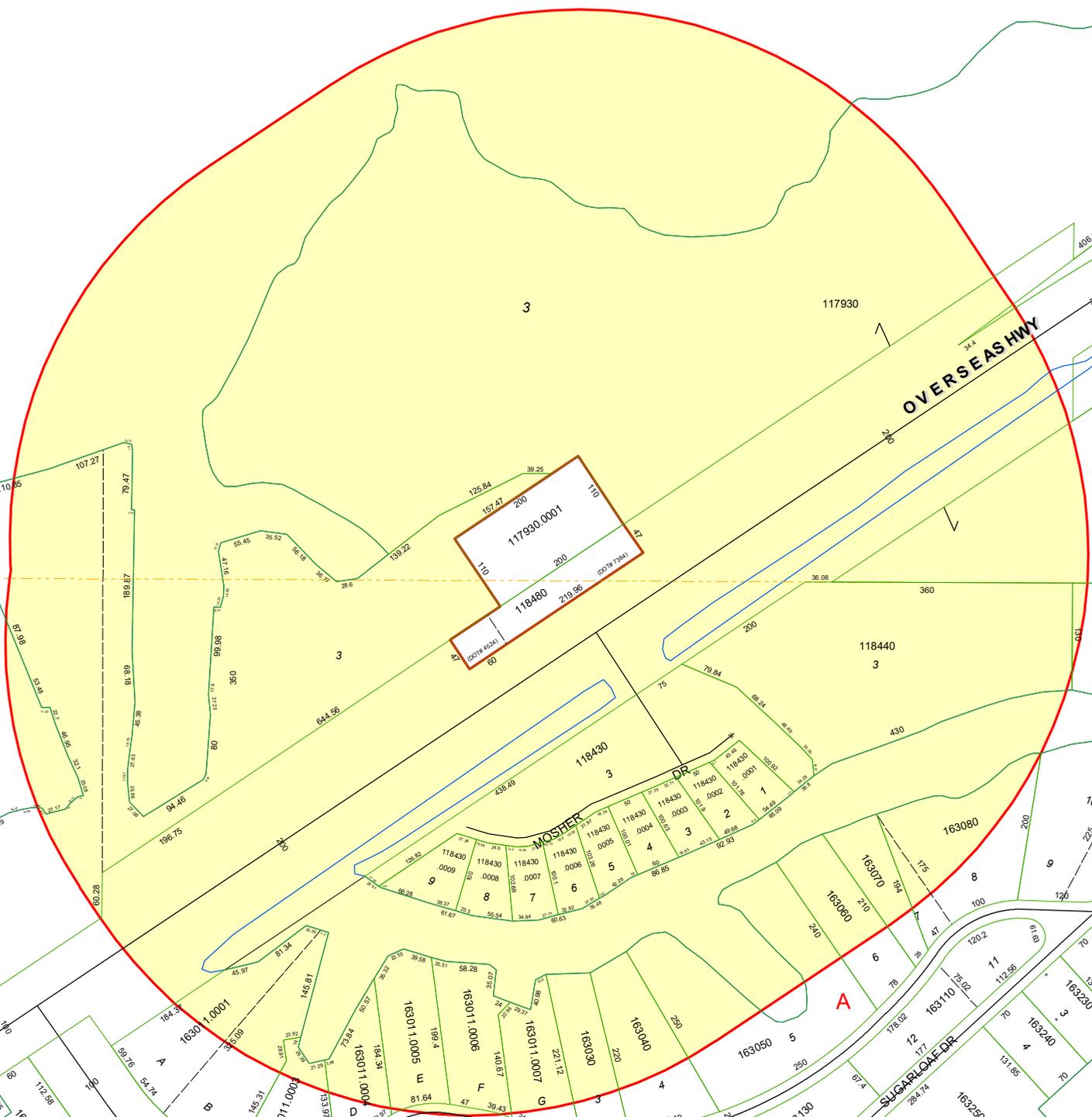
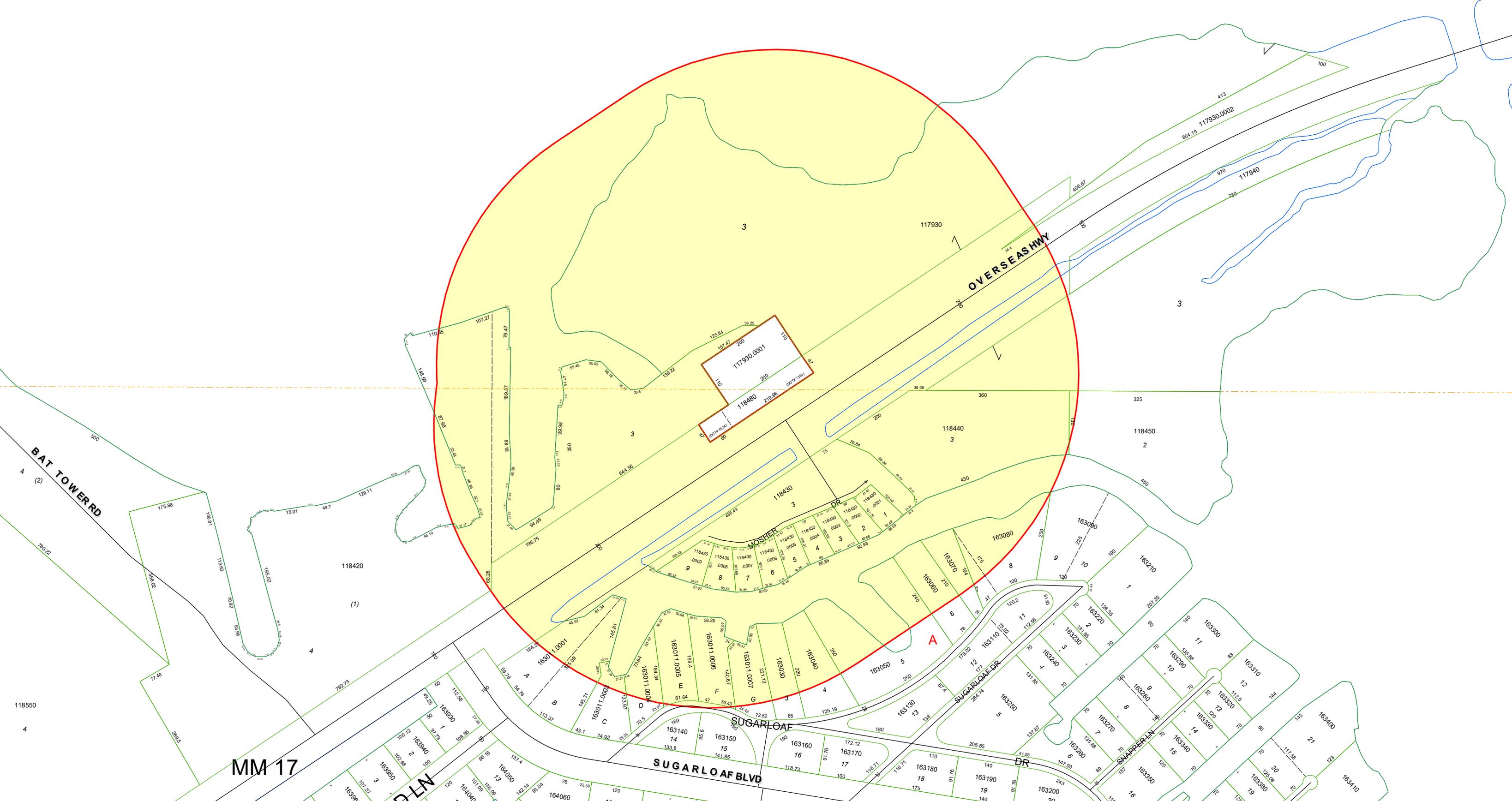
Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ty Maxey". The signature is written in a cursive style with a large initial "T" and "M".

Ty Maxey, AICP

Director of Entitlements & Planning

Enclosures



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2023 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# 711232

Entity Name: THE SUGAR LOAF KEY VOLUNTEER FIRE DEPARTMENT, INC.

Current Principal Place of Business:

17175 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042

Current Mailing Address:

17175 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042 US

FEI Number: 59-2311592

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

ADAIR, ROBERT
17175 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: ROBERT ADAIR

03/02/2023

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title PRESIDENT
Name GERARD, KEVIN
Address 17175 OVERSEAS HIGHWAY
City-State-Zip: SUGARLOAF KEY FL 33042

Title 2VP
Name ADAIR, ROBERT
Address 17175 OVERSEAS HIGHWAY
City-State-Zip: SUGARLOAF KEY FL 33042

Title FIRST VICE PRESIDENT
Name OLEAN, JAMES
Address 17175 OVERSEAS HIGHWAY
City-State-Zip: SUGARLOAF KEY FL 32042

Title TREASURER
Name KUZMECH, STANLEY
Address 17175 OVERSEAS HIGHWAY
City-State-Zip: SUGARLOAF KEY FL 33042

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: KEVIN GERARD

PRESIDENT

03/02/2023

Electronic Signature of Signing Officer/Director Detail

Date

End of Additional File 2023-189

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

RECEIVED

OCT 13 2023



MONROE CO. PLANNING DEPT.

Variance Application to the Monroe County Planning Commission

An application must be deemed complete and in compliance with the Monroe County Code by the Staff prior to the item being scheduled for review.

Planning Commission Variance Application Fee: \$1,610.00

In addition to the application fee, the following fees also apply:

Advertising Costs: \$245.00

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed

Date of Application: 08 / 02 / 2023
Month Day Year

Applicant / Agent Authorized to Act for Property Owner: (Agents must provide notarized authorization from all property owners.)

Fortress Secured / Summit Construction Group

Matt Everett

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

3603 Beachwood Court, Jacksonville, FL 32224

Mailing Address (Street, City, State and Zip Code)

Work Phone

Home Phone

904-719-0843

Cell Phone

matt@fortressesecured.com

Email Address

Property Owner: (Business/Corp must include documents showing who has legal authorized to sign.)

Monroe County

(Name/Entity)

Contact Person

SUGARLOAF KEY VOLUNTEER FIRE DEPT INC, 17175 Overseas Hwy, Sugarloaf Key, FL 33042

Mailing Address (Street, City, State and Zip Code)

Work Phone

Home Phone

Cell Phone

Email Address

Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet.)

THE SUGARLOAF VOLUNTEER FIRE DEPARTMENT PROPERTY

Sugarloaf Key

Block

Lot

Subdivision

Key

00117930-000100

Real Estate (RE) Number

Alternate Key Number

17175 OVERSEAS HWY, SUGARLOAF KEY, FL 33042

Street Address (Street, City, State & Zip Code)

Approximate Mile Marker

APPLICATION

Land Use District Designation(s): SC (SUBURBAN COMMERCIAL) & PF (PUBLIC FACILITY)

Present Land Use of the Property: SC (SUBURBAN COMMERCIAL) & PF (PUBLIC FACILITY)

Proposed Land Use of the Property: To use the same LAND Use for this replacement Fire Station

Total Land Area: 32,195 SF

Provide the standards required by the land development regulations: 1)Require 10' landscape buffer (Sec. 146-5)
2)Require 400' distance between driveways (Sec.19-41)
3)Require 8 spaces + 1 ADA for Fire Station (based on staff of 4) (Sec. 114-67)
(i.e., front yard setback of 25 feet, 100 off-street parking spaces, etc.)
1) Parking drive uses the 10' landscape buffer.
2) 400' driveway adjacency not available because of exist. site conditions being 110' away.
3) 8 off street parking spaces not available and cross-access requested to accommodate the FD staff shift change.

Provide requested variance: 3) 8 off street parking spaces not available and cross-access requested to accommodate the FD staff shift change.
(i.e., reduction of 5ft for a front yard setback of 20 feet; reduction to 90 off-street parking spaces, etc.)

All of the following standards must be met in order to receive variance approval. Please describe how each standard will be met (as it relates to the property):

1. The applicant shall demonstrate a showing of good and sufficient cause for granting the variance:
 - 1) ~~The Existing site dimensions and mangrove easements required the new parking aisle intrude into the 10' buffer. To mitigate this the applicant is using grass pavers in all of the parking area except at ADA areas.~~
 - 2) ~~The existing driveways are presently 110' between and with the east side mangrove easement the applicant maintained the existing drive without change to accomidate the fire trucks required operational movements.~~
 - 3) ~~The applicant maximized the site to accommodate 5 parking spaces (including 1 ADA). Based on the staff needs a total of 8 would be required (to accommodate shift change). Because of the limited factors of site dimensions, mangrove easements around the property, and setback the County acknowledges that they will proceed in getting a cross access agreement with a neighbor to accommodate 4 spaces only FD shift change.~~
2. Failure to grant the variance would result in exceptional hardship to the applicant:

If the County fails to grant the applicant the variances requested then the County would not be able to replace the existing aged station and would not be able to provide the highest level of fire services to the community.

Exceptional hardship means a burden on a property owner that substantially differs in kind or magnitude from the burden imposed on other similarly situated property owners. Financial difficulty/hardship does not qualify as exceptional hardship..

3. Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance or cause fraud or victimization of the public:

This is the opposite, the need for these variances is for the specific use to provide a new fire station to best service the community. There are no public nuisances associated with the variances requested.

4. Property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district:

The existing site size dimensions/elevations, its existing driveway adjacency, along with the mangrove easement that limits about 1/3 of the property's use including the associated mangrove setbacks impacts the available buildable area. The applicant has used the areas to provide the maximum with the minimum site.

APPLICATION

- 5. Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of the code or established development patterns:

The applicant only requests these variances with the full understanding that this facility specific use (FIRE STATION) is strictly for the public's protection and benefit.

- 6. Granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family:

This is not applicable.

- 7. Granting the variance is not based on the domestic difficulties of the applicant or his family:

This is not applicable.

- 8. The variance is the minimum necessary to provide relief to the applicant:

That is correct the 3 variances are the minimum required to allow for the new Fire Station to be built on this property.

APPLICATION

All of the following items must be included in order to have a complete application submission:

(Please check the box as each required item is attached to the application.)

- Complete variance application (unaltered and unbound)
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Proof of ownership (i.e., Warranty Deed)
- Current Property Record Card(s) from the Monroe County Property Appraiser
- Location map
- Photograph(s) of site from adjacent roadway(s)
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor- eight (8) sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; and total acreage by habitat)
- Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect-five (5) sets (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the site plan should include the following:
 - Date, north point and graphic scale
 - Boundary lines of site, including all property lines and mean high-water line
 - Land use district of site and any adjacent land use districts
 - Locations and dimensions of all existing and proposed structures and drives
 - Type of ground cover (i.e., concrete, asphalt, grass, rock)
 - Adjacent roadways
 - Setbacks as required by the land development regulations
 - Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones
- List of names and addresses of all real property owners within a 600 foot radius of the subject property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included.

If applicable, the following item must be included in order to have a complete application submission:

- Notarized Agent Authorization Letter

Is there a pending code enforcement proceeding involving all or a portion of this property?

Yes No Code Case file # _____ Describe the enforcement proceedings and if this application is being submitted to correct the violation: _____

If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

If for any reason the administrative variance application requires review and consideration by the Monroe County Planning Commission, additional fees, mailing labels and copies of all plans shall be required prior to item being scheduled for commission review.

APPLICATION

Pursuant to Section 102-186 (i) of Monroe County Code, the applicant shall post the property of the proposed variance with a waterproof sign at least four (4) square feet in front surface area, which is so lettered as to be easily visible from all public streets and public ways abutting the property. The property shall remain posted for no less than thirty (30) calendar days beginning within five (5) working days of the date that the application is deemed to be in compliance by the Planning Director. For your convenience, the Department will provide you with a sample of the sign.

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

I, the Applicant, certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: Matt Everett Date: 08.03.23

STATE OF FLORIDA

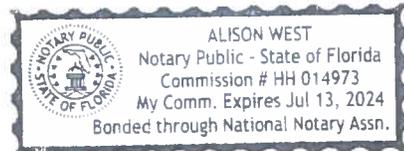
COUNTY OF DUVAL

Sworn to and subscribed before me this 3 day of AUGUST, 20 23,
by means of physical presence or online notarization,

by MATT EVERETT, who is personally known to me OR produced
(PRINT NAME OF PERSON MAKING STATEMENT)

N/A as identification.
(TYPE OF ID PRODUCED)

Alison West
Signature of Notary Public, State of Florida



ALISON WEST
Print, Type or Stamp Commissioned Name of Notary Public
My commission expires: 7/13/2024

Send complete application package to:

Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050

AGENT AUTHORIZATION FORM

Date of Authorization: 8 / 15 / 23
Month Day Year

I hereby authorize Matt Everett- Fortress Secured/Summit Construction be listed as authorized agent
(Print Name of Agent)

representing The Sugarloaf Key Volunteer Fire Inc for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Variances, Planning-Zoning, and Permitting

(List the Name and Type of applications for the authorization)

for the Property described as: (if in metes and bounds, attach legal description on sc 34 66 27 SUGARLOAF KEY PT LOT-3 OR415-68
OR416-914 OR557-332-338 OR635-549/562

The Sugarloaf Volunteer Fire Department Property
Block Subdivision

Lot Block Subdivision Key (Island)
00117930-000100

Real Estate (RE) / Parcel ID Number Alternate Key Number
17175 Overseas HWY, Sugarloaf Key, FL 33042 17

Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

3603 Beachwood Court, Jacksonville, FL 32224

Mailing Address (Street, City, State and Zip Code)

904-719-0843 same matt@fortresssecured.com
Work Phone Home Phone Cell Phone Email Address

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated. The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: Agents must provide a notarized authorization from ALL current property owners.

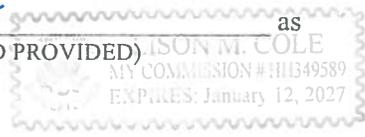
Signature of Property Owner: [Signature] Date: 10-5-23

STATE OF Florida COUNTY OF Monroe

Sword to and subscribed before me, by means of either [X] physical presence OR [] online notarization,
on 5th day of October, 2023, by Kevin Gevard
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is [] personally known to me OR [X] produced FL DL as
(TYPE OF ID PROVIDED)

identification.
[Signature]
SIGNATURE OF NOTARY PUBLIC



PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES:

Original Deeds
Sugarloaf Fire Station Property

4
3
6

This Special Warranty Deed Made the 15th day of March, A. D. 19 73 by
Rimersburg Coal Company

a corporation existing under the laws of the State Of Florida, and having its principal place of business at Miami, Florida hereinafter called the grantor, to The Sugarloaf Volunteer Fire Department Sugarloaf Shores, Florida 33044

whose postoffice address is Sugarloaf Shores, Florida 33044

hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00--- and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees, all that certain land situate in MONROE County, Florida, viz:

A tract of land Easterly of and adjacent to "THE SUGARLOAF VOLUNTEER FIRE DEPARTMENT PROPERTY" on Sugarloaf Key, Monroe County, Florida and being more particularly described by metes and bounds as follows:

Being a part of Government Lot, Section 34, T. 66S., R. 27E., commencing at the Southeast Corner of "THE SUGARLOAF VOLUNTEER FIRE DEPARTMENT PROPERTY" as described in Official Record Books OR415-48 and OR416-914, said Corner being the POINT OF BEGINNING of the tract of land hereinafter described and also being on the Northerly right-of-way line of U. S. Highway No. 1, bear North 56 degrees, 02 minutes and 38 seconds East, along the Northerly right-of-way line of U. S. Highway No. 1, 100 feet; thence bear North 33 degrees, 57 minutes and 22 seconds West, 110 feet; thence bear South 56 degrees, 02 minutes and 38 seconds West, 100 feet to the Northeast Corner of "THE SUGARLOAF VOLUNTEER FIRE DEPARTMENT PROPERTY"; thence bear South 33 degrees, 57 minutes and 22 seconds East, along the Easterly line of "THE SUGARLOAF VOLUNTEER FIRE DEPARTMENT PROPERTY", 110 feet back to the POINT OF BEGINNING.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantees that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

In Witness Whereof the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

(CORPORATE SEAL)

ATTEST: Laura J. Williams
Secretary

RIMERSBURG COAL COMPANY

Signed, sealed and delivered in the presence of:

Mary Frances Straight
Thelma W. McCoy

By: George A. Owen
Vice President

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

STATE OF Florida,
COUNTY OF Dade,

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared

George A. Owen, Vice President

well known to me to be the GRANTOR and GRANTEES respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of March, A. D. 19 73.

Betty Valentine

This instrument prepared by:
Address

NOTARY PUBLIC STATE OF FLORIDA at LARGE
MY COMMISSION EXPIRES DEC. 7, 1977
BORN [illegible]

DOCUMENTARY STAMP TAX
FLORIDA
10000

This Warranty Deed

Fla. Doc. Stamps
30

166280

Made this 31st day of August

Between **RIMERSBURG COAL CO.**,

a corporation existing under the laws of the State of Florida

And **SUGAR LOAF KEY VOLUNTEER FIRE DEPARTMENT, INC.**
Sugar Loaf SHOALS, Key West, Fla 33040

of the County of **Monroe**, State of Florida, party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of **TEN DOLLARS (\$10.00)** and other good and valuable considerations, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, its successors ~~next~~ and assigns forever, the following described land, situate, lying and being in the County of **Monroe**, State of Florida, to wit:

A Tract of land in a part of Gov't Lot 3, Sec. 3, T67S, R27E, on Sugar-loaf Key, Monroe County, Florida and being more particularly described by metes and bounds as follows:
Commencing at the intersection of the West Line of Gov't Lot 3 and the Northerly right-of-way line of U.S. Highway No. 1, bear North 56 degrees, 02 minutes and 38 seconds East along the Northerly right-of-way line of U. S. Highway No. 1 for a distance of 644.56 feet to the Point of Beginning of the tract of land hereinafter described; from said Point of Beginning, continue bearing North 56 degrees, 02 minutes and 38 seconds East along the Northerly right-of-way line of U. S. Highway No. 1, 110.0 feet; thence bear North 33 degrees, 57 minutes and 22 seconds West, 100.0 feet; thence bear South 56 degrees, 02 minutes and 38 seconds West, 100.0 feet; thence bear South 33 degrees, 57 minutes and 22 seconds East for a distance of 110.0 feet, back to the Point of Beginning.

THIS IS A CORRECTIVE DEED ADDING THE WORD "INC." TO PARTY OF SECOND PART
And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever claiming or to claim the same, by, through and under the grantor herein.

In Witness Whereof, the said party of the first part has caused these presents to be signed in its name by its duly authorized officers, and its corporate seal to be affixed, the day and year above written.

Corporate Seal
Attest: [Signature]
Asst. Secretary

RIMERSBURG COAL CO.

Signed, Sealed and Delivered in Our Presence: By [Signature] President

[Signature]
[Signature]

STATE OF FLORIDA
DOCUMENTARY
SUR TAX
\$.55
SEP 5 1968

State of Florida,
County of **DADE**

I HEREBY CERTIFY, That on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **RADFORD R. CRANE** and **J. G. MCKAY, JR.**, President and Assistant Secretary of Rimersburg Coal Co. known to me to be the individuals described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same, and affixed hereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.
IN WITNESS my hand and official seal in the State and County last aforesaid, this 31st day of August, A. D. 1968.

This instrument was prepared by:
Dixon, DeJarnette, Bradford, Williams, McKay & Kimbrell
Ninth Floor, Dade Federal Building
Miami, Florida 33131
J. G. MCKAY, JR.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCT. 29, 1971
Earl R. Adams

166280

Recorded in Official Record Book
Monroe County, Florida
EARL R. ADAMS
CLERK OF CIRCUIT COURT
RECORD VERIFIED

FILED FOR RECORD
1968
SEP 5 PM 2:30
PARTY

**Articles of Incorporation
Sugarloaf Volunteer Fire Dept., Inc.**

ENC

ARTICLES OF INCORPORATION

OF

THE SUGAR LOAF KEY VOLUNTEER FIRE DEPARTMENT, INC.

We, the undersigned, associate ourselves for the purpose of being incorporated, and effecting a corporation not for profit, under the laws of the State of Florida, and hereby propose the following charter:

ARTICLE I

The name of this corporation not for profit shall be THE SUGAR LOAF KEY VOLUNTEER FIRE DEPARTMENT, INC. It will be located in Sugar Loaf Key, Monroe County, Florida.

ARTICLE II

The purpose of this corporation not for profit shall be:

1. To prevent the loss of life and property from uncontrolled fires in an area from Kamp Channel to Shark Channel, Monroe County, Florida.
2. To perform whatever services are necessary to save lives which may be in jeopardy regardless of the cause, in an area from Kamp Channel to and including Shark Channel, Monroe County, Florida.

ARTICLE III

Qualification of members and the manner of their admission shall be such as provided by the By-Laws to be adopted by THE SUGAR LOAF KEY VOLUNTEER FIRE DEPARTMENT, INC.

ARTICLE IV

THE SUGAR LOAF KEY VOLUNTEER FIRE DEPARTMENT, INC. shall have perpetual existence.

ARTICLE V

The names and addresses of the subscribers are as follows:

Document # 711232
FEI # 592311592
DATE FILED 7/20/1966

Dept of STATE
Div. of CORPORATIONS
CORPORATE FILING S
PO Box 6327
TALLAHASSEE, FL. 32314
FL NON PROFIT ARTICLES 850-245-605
CERT. / Copy Request 850-245-6053

The following is a list of the subscribers and their addresses with respect to ARTICLE OF INCORPORATION of THE SUGAR LOAF KEY VOLUNTEER FIRE DEPARTMENT, INC.:

President:
Anthony V. Cadden, LaBrisa Lane, Sugar Loaf Shores, Key West, Florida
Vice President:
Gerald H. Saunders, Sugar Loaf Shores, Key West, Florida
Secretary:
Mrs. H. F. Marigan, Shore Lane, Sugar Loaf Shores, Key West, Florida
Treasurer:
John W. Davis, Shore Drive, Sugar Loaf Shores, Key West, Florida
Chief:
Carl L. Birdwell, Sugar Loaf Shores, Key West, Florida
Assistant Chief:
Daniel B. Sharp, 33 Boulder Dr., Bay Point, Key West, Florida

Board of Directors:

Anthony V. Cadden LaBrisa Lane, Sugar Loaf Shores, Key West, Florida
Gerald H. Saunders Sugar Loaf Shores, Key West, Florida
John W. Davis Shore Drive, Sugar Loaf Shores, Key West, Florida
Carl L. Birdwell Sugar Loaf Shores, Key West, Florida
Daniel B. Sharp 33 Boulder Dr., Bay Point, Key West, Florida
James A. Wiseman Sugar Loaf Blvd., Sugar Loaf Shores, Key West
Paul B. Sawyer 1029 Fleming Street, Key West, Florida
Robert Morris 24 El Monte Lane, Key West, Florida
Earl Seipel Sugar Loaf Shores, Key West, Florida
Robert Collins Bay Point, Key West, Florida
Clyde Wilson Bay Point, Key West, Florida

The funds of the corporation not for profit shall be raised by an annual campaign for collection of gifts and contributions of local citizens for the support of the corporation not for profit, and by such other methods as the corporation shall deem necessary, and the funds so raised shall be used exclusively in the furtherance of the purposes stated in Article II.

The names of the officers who are to manage all the affairs until the election or appointment under the Charter are as follows:

President: Anthony V. Cadden
Vice President: Gerald H. Saunders
Secretary: Mrs. H. F. Marigan
Treasurer: John W. Davis
Chief: Carl L. Birdwell
Assistant Chief: Daniel B. Sharp

ARTICLE VII

The affairs of the corporation not for profit shall be in the hands of a Board of Directors, which shall consist of not less than six nor more than twelve members. The Directors shall be elected in the manner provided by the By-Laws of the corporation not for profit. The first Board of Directors shall serve until their successors are duly elected and qualified, and are as follows:

Anthony V. Cadden	Paul Sawyer
Gerald H. Saunders	Robert Morris
John W. Davis	Earl Siple
Carl L. Birdwell	Robert Collins
Daniel B. Sharp	Clyde Wilson
James A. Wiseman	

ARTICLE VIII

The Directors and Officers of the corporation not for profit shall serve without pay for one year and until their successors are duly elected and qualified. No part of the funds of the corporation not for profit nor any gifts or contributions shall inure to the benefit of any member of the corporation not for profit.

ARTICLE IX

The funds of the corporation not for profit shall be raised by an annual campaign for collection of gifts and contributions of local citizens for the support of the corporation not for profit, and by such other methods as the corporation shall deem necessary, and the funds so raised shall be used exclusively in the furtherance of the purposes stated in Article II.

STATE OF FLORIDA)
COUNTY OF MONROE) ss

Before me, the undersigned authority, personally came and appeared ANTHONY V. CADDEN, GERALD.H.SAUNDERS, JOHN W. DAVIS, CARL L.BIRDWELL, DANIEL B. SHARP, JAMES A. WISEMAN, PAUL SAWYER, ROBERT MGRHIS, EARL SEIPEL, ROBERT COLLINS and CLYDE WILSON, who by me, first duly sworn, acknowledged that they are eleven of the subscribers to the foregoing Articles of Incorporation of the SUGAR LOAF KEY VOLUNTEER FIRE DEPARTMENT, INC., and they make oath that it is intended in good faith by the subscribers to carry out the purposes and objects set forth therein, and they severally acknowledged that they subscribed the same for the purposes therein expressed.

SUBSCRIBED AND SWORN TO before me this 11th day of July, 1966 at Sugar Loaf Shores, Monroe County, Florida.

/s/ Zoe G. Zangrando

Notary Public, State of Florida

My Commission Expires:

May 27, 1970

(N.P.SEAL)

**2022 NOTICE OF PROPOSED PROPERTY TAXES AND
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
MONROE COUNTY TAXING AUTHORITIES
PO BOX 1176 KEY WEST FL 33041-1176**

DO NOT PAY - THIS IS NOT A BILL

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of the PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND OR ALTER its proposals at the hearing.

User Account: R 1151131

Parcel ID: 00117930-000100
 Property ID: 1151131
 Tax Code: 100C SUGARLOAF KEY
 Location: 17175 OVERSEAS Hwy
 Legal Desc: 34 66 27 SUGARLOAF KEY PT LOT-3 OR415-68
 OR416-914 OR557-332-338 OR635-549/562
 OR691-384Q



35
6-16115-R

SUGARLOAF KEY VOLUNTEER FIRE DEPT INC
 17175 OVERSEAS HWY
 SUGARLOAF KEY FL 33042-3692



TAXING AUTHORITY	Column 1*		Column 2*		Column 3*		A Public Hearing on the Proposed Taxes and Budget will be held:
	Your Last Year's Tax Rate & Property Taxes		Your Tax Rate & Taxes This Year If No Budget Change is Made		Your Tax Rate & Taxes This Year If Budget Change is Made		
	Tax Rate	Tax Amount	Tax Rate	Tax Amount	Tax Rate	Tax Amount	
GENERAL COUNTY							
GENERAL REVENUE FUND	0.7429	0.00	0.6561	0.00	0.7138	0.00	SEPTEMBER 12, 2022 5:05PM HARVEY GOVT CENTER - 1200 TRUMAN AVE, KEY WEST (305) 292-4466
LAW ENF/JAIL/JUDICIAL SYSTEM	1.8279	0.00	1.5786	0.00	1.7663	0.00	
LOW/MID FIRE/AMB DIST	2.0069	0.00	1.7525	0.00	1.8513	0.00	
GENERAL PURPOSE	0.1725	0.00	0.1500	0.00	0.1626	0.00	
MSTU	0.0441	0.00	0.0389	0.00	0.0417	0.00	
HEALTH CLINIC	0.0441	0.00	0.0389	0.00	0.0417	0.00	
MC LOCAL ROAD PATROL	0.3203	0.00	0.2785	0.00	0.3201	0.00	
PUBLIC SCHOOLS							
SCHOOL STATE	1.4860	0.00	1.1324	0.00	1.2640	0.00	SEPTEMBER 06, 2022 5:05PM MARATHON HIGH SCHOOL - 350 SOMBRERO BEACH RD (305) 293-1400 EXT 53347
SCHOOL LOCAL	1.7980	0.00	1.3702	0.00	1.6980	0.00	
MUNICIPALITY							
WATER MANAGEMENT							
OKEECHOBEE BASIN FND	0.1146	0.00	0.1026	0.00	0.1026	0.00	SEPTEMBER 08, 2022 5:15PM SFWMD AUDITORIUM - 3301 GUN CLUB RD B-1 BLDG, WPB (561) 686-8800
SO FL WATER MANG DIST	0.1061	0.00	0.0948	0.00	0.0948	0.00	
GLADES PROJ	0.0365	0.00	0.0327	0.00	0.0327	0.00	
INDEPENDENT DISTRICTS							
MOSQUITO CONTROL DIST	0.4648	0.00	0.4043	0.00	0.4648	0.00	SEPTEMBER 13, 2022 5:05PM MARATHON HEADQUARTERS 503 107TH ST GULF MARATHON (305) 292-7190
VOTER APPROVED DEBT SERVICE							
Total Property Taxes		\$0.00		\$0.00		\$0.00	

SEE BELOW FOR EXPLANATION OF THE COLUMNS ABOVE.

***Column 1 - "Your Last Year's Tax Rate & Property Taxes"**

This column shows the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

***Column 2 - "Your Tax Rate & Taxes This Year if No Budget Change is Made"**

This column shows what the tax rate and your taxes will be this year IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

***Column 3 - "Your Tax Rate & Taxes This Year if Budget Change is Made"**

This column shows what the tax rate and your taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown above. The difference between columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

*NOTE: Amounts shown on this form DO NOT reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

NON-AD VALOREM ASSESSMENTS				
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	AMOUNT
Total Non-Ad Valorem Assessment				

Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax collector will be including them on the November tax notice. For details on particular non-ad valorem assessments, contact the levying local governing board.

Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice, such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be levied by your county, city or any special district.



User Account: R 1151131

Tax Code: 100C SUGARLOAF KEY
 Location: 17175 OVERSEAS Hwy

Parcel ID: 00117930-000100
 Property ID: 1151131
 Legal Desc: 34 66 27 SUGARLOAF KEY PT LOT-3 OR415-68
 OR416-914 OR557-332-338 OR635-549/562
 OR691-384Q

Property Valuation

Market Value	Last Year	This Year
		480,125

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County	460,125	460,125	460,125	460,125	0	0
Public Schools	460,125	460,125	460,125	460,125	0	0
Municipality						
Water Management	460,125	460,125	460,125	460,125	0	0
Independent Districts	460,125	460,125	460,125	460,125	0	0
Voter Approved Debt Service						

Assessment Reductions	Applies to	Value

Exemptions*	Applies to	Last Year	This Year
Institutional	All Funds	460,125	460,125

*Where more than one value exists, county value of exemption will be indicated

If you feel that the market value of your property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected on this form, contact the Monroe County Property Appraiser at:
PO Box 1176 Key West, FL 33041-1176
(305) 292-3420 Key West, (305) 289-2550 Marathon
(305) 852-7130 Plantation Key

If the property appraiser's office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser or online at www.mcparfl.org and must be filed
ON OR BEFORE:
5 PM September 12, 2022

Market Value: Market (also called "just") value is the most probable sale price for your property in a competitive, open market. It is based on a willing buyer and a willing seller.

Assessed Value: Assessed value is the market value of your property minus any assessment reductions. The assessed value may be different for levies made by different taxing authorities.

Assessment Reductions:

Properties can receive an assessment reduction for a number of reasons. Some of the common reasons are below.

- There are limits on how much the assessment of your property can increase each year. The Save Our Homes program and the limitation for non-homeslead property are examples.
- Certain types of property, such as agricultural land and land used for conservation, are valued on their current use rather than their market value.
- Some reductions lower the assessed value only for levies of certain taxing authorities.

If your assessed value is lower than your market value because limits on increases apply to your property or because your property is valued based on its current use, the amount of the difference and reason for the difference are listed in the box titled "Assessment Reductions".

Exemptions: Exemptions that apply to your property are listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption may also vary for the same taxing authority, depending on the levy (e.g., operating millage vs. debt service millage).

Taxable Value: Taxable value is the value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of your exemptions and discounts.



SAM C. STEELE, C.F.C.
MONROE COUNTY TAX COLLECTOR

2022 Paid Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PROPERTY ID #	ESCROW CD	MILLAGE CODE	ACCOUNT #
1151131		100C	1151131

SUGARLOAF KEY VOLUNTEER FIRE DEPT
INC
17175 Overseas Hwy
Sugarloaf Key, FL 33042-3692

00117930000100346627
17175 OVERSEAS Hwy

34 66 27 SUGARLOAF KEY PT LOT-3 OR415-68
OR416-914 OR557-332-338 OR635-549/562
OR691-384Q

AD VALOREM TAXES						
TAXING AUTHORITY	TELEPHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT
SCHOOL STATE LAW	305-293-1400	1.2640	460,125	460,125	0	0.00
SCHOOL LOCAL BOARD	305-293-1400	1.6980	460,125	460,125	0	0.00
GENERAL FUND	305-292-4473	0.7138	460,125	460,125	0	0.00
F&F LAW ENFORCE JAIL	305-292-7017	1.7663	460,125	460,125	0	0.00
HEALTH CLINIC	305-296-4886	0.0417	460,125	460,125	0	0.00
GENERAL PURPOSE	305-292-4473	0.1626	460,125	460,125	0	0.00
MOSQUITO CONTROL	305-292-7190	0.4565	460,125	460,125	0	0.00
M C LOCAL ROAD PATROL	305-292-7017	0.3201	460,125	460,125	0	0.00
SFWM DIST	800-432-2045	0.0948	460,125	460,125	0	0.00
OKEECHOBEE BASIN	800-432-2045	0.1026	460,125	460,125	0	0.00
LOWER & MIDDLE KEYS FIRE & AMB	305-292-4473	1.8330	460,125	460,125	0	0.00
EVERGLADES CONST PRJT	800-432-2045	0.0327	460,125	460,125	0	0.00
TOTAL MILLAGE		8.4861	AD VALOREM TAXES		\$0.00	

RETAIN THIS PORTION FOR YOUR RECORDS.
WALK-IN CUSTOMERS
PLEASE BRING FOR RECEIPT.

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	TELEPHONE	AMOUNT
		
NON-AD VALOREM ASSESSMENTS		\$0.00

COMBINED TAXES AND ASSESSMENTS \$0.00 See reverse side for important information.

If Postmarked By Nov 30, 2022
Please Pay \$0.00

IF PAID BY



SAM C. STEELE, C.F.C.
MONROE COUNTY TAX COLLECTOR

2022 Paid Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PROPERTY ID #	ESCROW CD	MILLAGE CODE	ACCOUNT #
1151131		100C	1151131

SUGARLOAF KEY VOLUNTEER FIRE DEPT
INC
17175 Overseas Hwy
Sugarloaf Key, FL 33042-3692

00117930000100346627
17175 OVERSEAS Hwy

34 66 27 SUGARLOAF KEY PT LOT-3 OR415-68
OR416-914 OR557-332-338 OR635-549/562
OR691-384Q

CHECKS ON U.S. BANKS ONLY MADE PAYABLE TO SAM C. STEELE, C.F.C. TAX COLLECTOR • P.O. BOX 1129, KEY WEST FL 33041-1129

If Postmarked By Nov 30, 2022
Please Pay \$0.00

11-11-2022 11:11:11 AM

**PROPERTY 600' MAILING RADIUS AND DRIVEWAY REFERENCE FOR:
THE SUGARLOAF VOLUNTEER FIRE DEPARTMENT PROPERTY
17175 OVERSEAS HWY, SUGARLOAF KEY, FL 33042**



600' MAILING RADIUS



DRIVEWAY REFERENCE

Deed Doc Stamp \$0.00
Filed and Recorded in Official Records of
MONROE COUNTY KEVIN MADOK, CPA

27-SPD.04 06/99 (Public Purpose- reserving mineral rights)

This instrument prepared by,
or under the direction of,
Alicia Trujillo, Esq. *at*
State of Florida
Department of Transportation
Address: 1000 NW 111th Avenue
Miami, Florida 33172

Item/Segment No. : 415230-2
Sec/Job No. : 90020
SR No. : 5(US 1) MM106
Managing District : Six
County : Monroe County
Parcel No : 7364

**QUITCLAIM DEED
(Public Purpose)**

THIS QUITCLAIM DEED, made this 28 day of JULY, 2023 by and between the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ("Department" or "Grantor"), whose address is 1000 NW 111th Avenue, Miami, Florida 33172, to MONROE COUNTY, FLORIDA ("County" or "Grantee"), whose address is 1100 Simonton Street, Key West, Florida 33040.

WITNESSETH

WHEREAS, said land hereinafter described in Exhibit "A," attached hereto and made a part hereof (hereinafter the "Property") was previously acquired by the Department for state highway purposes;

WHEREAS, the Department, by action of the District Secretary, District Six, Florida Department of Transportation, on January 13, 2023, determined that the Property is no longer needed for the construction, operation, and maintenance of a transportation facility pursuant to the provisions of Section 337.25, Florida Statutes; and

WHEREAS, the Department has agreed to quitclaim the Property to the County without payment of monetary consideration by the County, on the condition that the Property be used solely for a public purpose as part of a fire station facility.

If the Department determines, within its sole discretion, that the public purpose condition of this Quitclaim Deed has been violated, the County shall correct or cure the violation within thirty (30) days of notification of the violation by the Department. If the County fails to remedy such violation within thirty (30) days to the Department's satisfaction, title to the Property shall revert to the Department, at the option of the Department, upon written notice of such failure to remedy the violation. In the event of such reversion, the County shall immediately deed the Property back to the Department, and the Department shall have the right to immediate possession of the Property, with any and all improvements thereon, at no cost to the Department. The effectiveness of such reversion shall take place immediately upon notice being provided by the Department, regardless of when the Property is deeded back to the Department by the County. The Department retains such reversionary interest in the Property, which right may be exercised by the Department, at the option of the Department, in accordance with this Quitclaim Deed. Upon such reversion, the Department may file a Notice of Reversion evidencing same in the public records of Monroe County. Failure to exercise such right of reverter shall not be deemed to be a waiver of such right, and by accepting the conveyance of the Property, the County agrees that any defenses based upon the Department's delay or failure to exercise the right of reverter are hereby waived.

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That pursuant to the provisions of Section 337.25, Florida Statutes, the Department does hereby remise, release, and quitclaim unto the County, and the County's assigns forever, all the right, title and interest which the Department has in and to the Property (which is situated in Monroe County, Florida, and described in attached Exhibit "A") to be used solely for a public purpose as part of a fire station facility, and subject to the herein described right of reverter.

Item/Segment No. : 415230-2
Sec/Job No. : 90020
SR No. : 5 (US 1) MM106
Managing District : Six
County : Monroe County
Parcel No. : 7364

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida, Department of Transportation by its District Secretary, District Six and its seal to be hereunto affixed, attested by its Executive Secretary, on the date first above written.

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

By: *Stacy L. Miller*
(print name) Stacy L. Miller, P.E.
District Six Secretary

Witness: *Martha A. James*
(print name) Martha A. James

DocuSigned by:
ATTEST: *Helen Bosque*
(print name) Helen Bosque

Witness: *Abm Selman*
(print name) Abm Selman

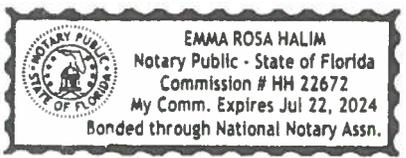
(Affix Department Seal)

STATE OF FLORIDA)
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization, this 28 day of JULY 2023 by Stacy L. Miller, P.E., District Secretary, State of Florida Department of Transportation, who is personally known to me or who has produced _____ as identification.

Emma Halim
Notary Public, State of Florida
Print Name: EMMA HALIM
Commission No: HH 22672
My Commission Expires: JULY 22, 2024

(NOTARY SEAL)



The foregoing conveyance was approved pursuant to Resolution No. 452-2022 of the Board of County Commission of Monroe County, Florida, passed and adopted on December 7, 2022. A copy of said Resolution is attached hereto as Exhibit "B."

TO HAVE AND TO HOLD, the said Property and the appurtenances thereof unto the Grantee.

THIS CONVEYANCE IS made subject to any unpaid taxes, assessments, liens, reservations, utilities, easements, and encumbrances of any kind which may be in place, which the Grantee hereunder and herein assumes.

RESERVING UNTO THE GRANTOR, and its successors, an undivided three-fourths interest in, and title in and to an undivided three-fourths interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said Property and an undivided one-half interest in all the petroleum that is or may be in, on, or under said Property with the privilege to mine and develop the same.

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida Department of Transportation by its District Secretary for District Six with attestation by its Executive Secretary and has hereunto affixed its seal on the made date above written.

THE REST OF THIS PAGE LEFT BLANK INTENTIONALLY

EXHIBIT "A" LEGAL DESCRIPTION

A portion of the Existing Right of Way of State Road 5 (Overseas Highway / U.S. Highway No.1) as per Deed Book G-6, Page 42 and as shown on Florida Department of Transportation Right of Way Map. Section 90020, lying in Government Lot 3, Section 3, Township 67 South, Range 27 East, Sugarloaf Key, Monroe County, Florida, more particularly described as follows:

Commence at the intersection of Sugarloaf Boulevard with the Baseline of Survey of State Road 5 (Overseas Highway / U.S. Highway No.1) as per said Florida Department of Transportation Right of Way Map. Section 90020; Thence N56°19'03"E along said Baseline of Survey of State Road 5 (Overseas Highway / U.S. Highway No.1) for a distance of 796.10 feet; Thence N33°40'57"W for a distance of 53.00 feet to the Northwesterly Right of Way line of State Road 5 (Overseas Highway / U.S. Highway No.1) and THE POINT OF BEGINNING of the following described parcel; Thence continue N33°40'57"W for a distance of 47.00 feet to said Northwesterly Right of Way line of State Road 5 (Overseas Highway / U.S. Highway No.1); Thence N56°19'03"E along said Northwesterly Right of Way line of State Road 5 (Overseas Highway / U.S. Highway No.1) for a distance of 219.96 feet; Thence S33°40'57"E for a distance of 47.00 feet; Thence S56°19'03"W for a distance of 219.96 feet to THE POINT OF BEGINNING.

Containing 10,338 Square Feet or 0.237 ACRES, more or less.

SURVEYOR'S NOTES

- Legal description for Parcel 7364 was prepared by Manuel G. Vera & Assoc. as directed by Monroe County.
- Baseline and Right of way line are as per Florida Department of Transportation Right of Way Map for SR-5, Section 90020.
- The bearings shown hereon are referenced to the North American Datum of 1983. A bearing of N56°19'03"E was established along the Baseline of S.R.5 (Overseas Highway / U.S. Highway No.1).
- Lands shown hereon were not abstracted by this office for Right-of-Way, easements of record, ownership, abandonments, deed restrictions, or murphy act deeds. this information should be obtained through appropriate verification.
- Additions and/or deletions to survey maps, sketches or reports by any party other than the signing party are prohibited without the written consent of the signing party.
- This document consists of two (2) sheets and shall not be considered full, valid, and complete unless each sheet is attached to the other.
- Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- I hereby certify that the Sketch and Legal Description was prepared under my direction and that said Sketch and Legal Description is in compliance with Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

LEGEND:

- B - Baseline
- GOV. - Government
- E. - East
- S. - South
- SEC. - Section
- TWP. - Township
- RGE. - Range
- EXIST. - Existing
- L.A. - Limited Access
- LT. - Left
- R/W - Right of Way
- RT. - Right
- FDOT - Florida Department of Transportation
- S.F.W.M.D. - South Florida Water Management District
- TIIF - Trustees of the Internal Improvement Trust Fund
- (P) - Plat

LEGEND:

- ORB - Official Records Book
- P.B. - Plat Book
- S.R. - State Road
- PG. - Page
- P.O.C. - Point of Commencement
- P.O.B. - Point of Beginning
- D.B. - Deed Book
- GOV'T - Government
- STA. - Station
- B - Baseline
- C - Centerline
- (7364) - Parcel Identification Number

This document consists of two (2) sheets and neither shall be considered full, valid, and complete without the other.

NOT A BOUNDARY SURVEY

(Signature)
 CARLOS E. ALONSO
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. 6669

DATE
 03-28-2023

Prepared by:

Manuel G. Vera & Assoc. Inc.
 13960 SW 47th Street
 Miami, FL 33175 (LB 2439)
 Drawn: CEA Date: 12/05/2022
 Checked: CEA Date: 12/05/2022

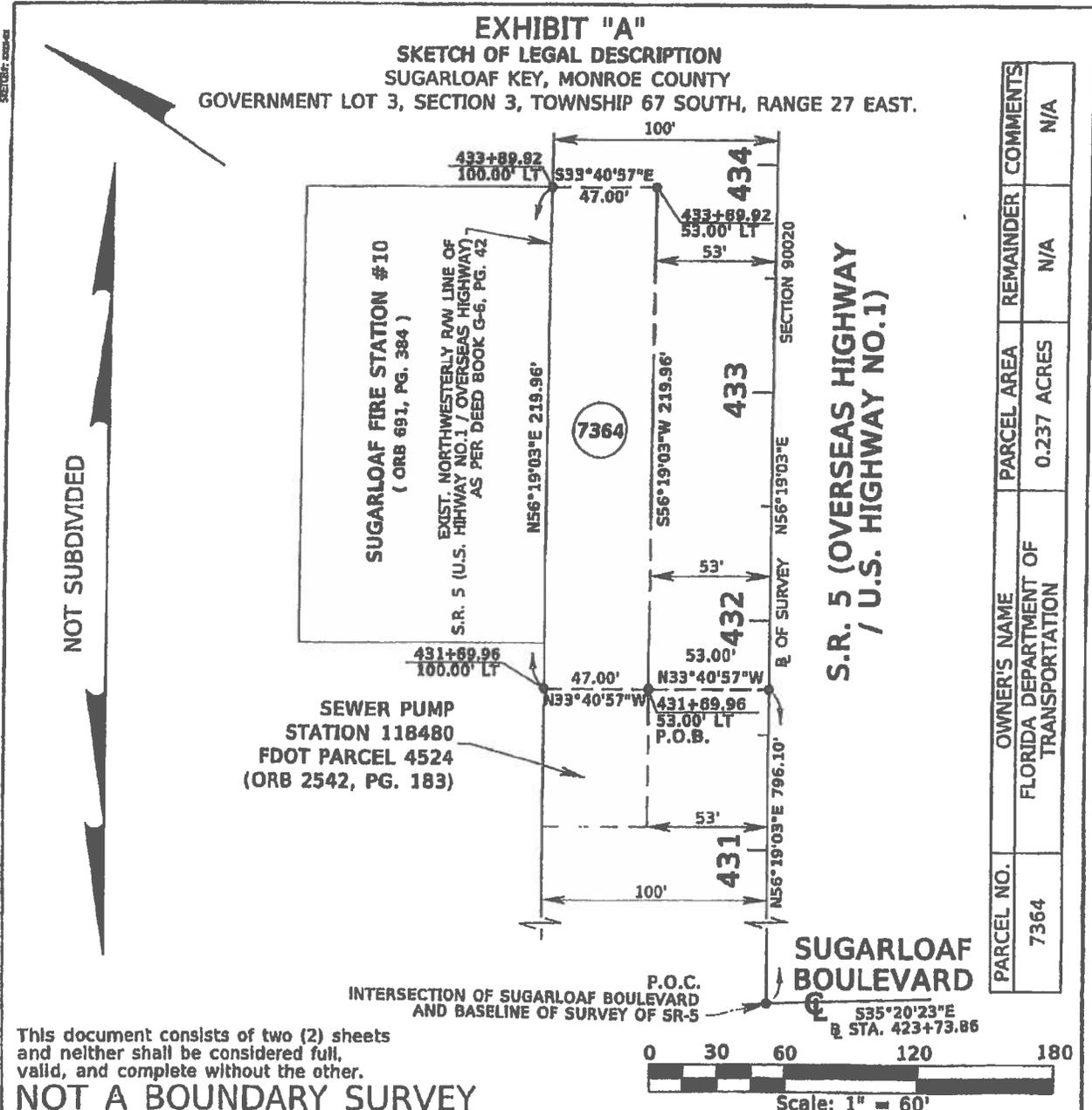
Monroe County
 Item/Seg No.: N/A
 Sec/Job No.: 90020
 FAP No.: N/A
 S.R. No.: 5 / Overseas Highway
 County: Monroe
 Parcel No.: 7364

SECTION 3

DATE

TIMES
INVEST

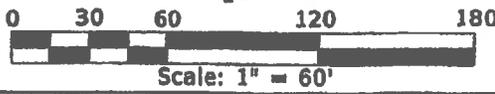
EXHIBIT "A"
SKETCH OF LEGAL DESCRIPTION
SUGARLOAF KEY, MONROE COUNTY
 GOVERNMENT LOT 3, SECTION 3, TOWNSHIP 67 SOUTH, RANGE 27 EAST.



NOT SUBDIVIDED

This document consists of two (2) sheets and neither shall be considered full, valid, and complete without the other.

NOT A BOUNDARY SURVEY



PARCEL NO.	OWNER'S NAME	PARCEL AREA	REMAINDER	COMMENTS
7364	FLORIDA DEPARTMENT OF TRANSPORTATION	0.237 ACRES	N/A	N/A

Prepared by:
 Manuel G. Vera & Assoc. Inc.
 13960 SW 47th Street
 Miami, FL 33175 (LB 2439)
 Drawn: CEA Date: 12/05/2022
 Checked: CEA Date: 12/05/2022

Monroe County
 Item/Seg No.: N/A
 Sec/Job No.: 90020
 FAP No.: N/A
 S.R. No.: 5 / Overseas Highway
 County: Monroe
 Parcel No.: 7364

**EXHIBIT
B**

RESOLUTION NO. 452 -2022

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA, REQUESTING THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) CONVEY THAT PORTION OF THE U.S. 1 (FLORIDA STATE ROUTE 5) RIGHT-OF-WAY (AS DESCRIBED IN EXHIBIT A) TO MONROE COUNTY TO ACCOMMODATE THE CONSTRUCTION OF A NEW FIRE STATION ON SUGARLOAF KEY FOR THE PUBLIC PURPOSE USE AND ACCEPTING THE TRANSFER THEREOF.

WHEREAS, on or about July 20, 1966, the Sugarloaf Volunteer Fire Department, Incorporated (SVFD) was created to provide fire suppression services for the residents and businesses on Sugarloaf Key and the surrounding community; and

WHEREAS, on August 31, 1968 and March 15, 1973, the SVFD was conveyed property (as is more fully described in Exhibit B) on Sugarloaf Key for the purpose of constructing the Sugarloaf Fire Station; and

WHEREAS, on or about October 30, 1967, construction of the Sugarloaf Fire Station was completed; and

WHEREAS, on or about August 15, 2012, due to the need to provide Advanced Life Support Services, the SVFD and COUNTY reached a mutual agreement to staff the Sugarloaf Fire Station with personnel from Monroe County Fire Rescue; and

WHEREAS, SVFD and the COUNTY have been involved in litigation in *Sugarloaf Wi-Fi, Incorporated v. Sugarloaf Fire Department, Incorporated, Kevin Gerard, Randall Livingston, et. al.*, Case No. 2017-CA-0020-K and *Board of County Commissioners of Monroe County v. Sugarloaf Volunteer Fire Department & Sugarloaf Wi-Fi, Incorporated*, 2017-CA-0631; and

WHEREAS, in an effort to resolve certain issues arising from this litigation, SVFD has agreed to convey its property (as described in Exhibit B) to the COUNTY and the COUNTY is pursuing the construction of a new fire station on Sugarloaf Key utilizing the process set forth in Section 255.065, Florida Statutes; and

WHEREAS, the existing SVFD building is both inadequate to accommodate the needs of a professionally staffed fire station and unsuitable to house modern fire fighting and emergency services equipment and vehicles; and

WHEREAS, the proposal received by the COUNTY to construct a new fire station pursuant to Section 255.065, Florida Statutes to assure professional firefighting and emergency services capability envisions a larger facility that requires additional frontage along the U.S. 1 (Florida State Route 5) Right-of-Way to comply with the Monroe County Land Development Regulations; and

WHEREAS, in accordance with Section 337.25(4)(b), Florida Statutes, since the property is to be used for a public purpose, then property may be conveyed without consideration to the COUNTY; and

WHEREAS, in accordance with FDOT's Right of Way Manual, Property Management regarding Disposal of Surplus Real Property (Section 10.5.5, Conveyances to Governmental Entities), the COUNTY, as the acquiring governmental entity shall pay all cost associated with the closing (if any are incurred) and FDOT shall prepare all necessary documents; and

WHEREAS, the parties are authorized pursuant to Section 125.01(m) and Section 334.044(6), Florida Statutes to take such action;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Monroe County, Florida, that:

SECTION 1: The Monroe County Board of County Commissioners requests that the FDOT convey the parcel described in Exhibit A to Monroe County for the continued public purpose use as the Sugarloaf Fire Station for no consideration and hereby authorizes the County Mayor to execute this Resolution on behalf of Monroe County, and to execute any documents needed to support and complete and accept conveyance of the Property from the FDOT to Monroe County.

SECTION 2: Upon execution, this Resolution shall be effective and conveyed to the FDOT, District VI, R/W/ Administration, 1000 NW 111th Avenue, Room 6105-B, Miami, FL 33172 to be utilized as needed for conveyance of the parcel described in Exhibit A.

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida at a regular meeting of said board on the 7th day of December, A.D., 2022.

Mayor Craig Cates	<u>Yes</u>
Mayor Pro Tem Holly Merrill Raschein	<u>Yes</u>
Commissioner Michele Lincoln	<u>Yes</u>
Commissioner James K. Scholl	<u>Yes</u>
Commissioner David Rice	<u>Yes</u>



Kevin Madok, Clerk
By Samuel Hamner
As Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

By [Signature]
Mayor/Chairperson

MONROE COUNTY ATTORNEY'S OFFICE
APPROVED AS TO FORM

[Signature]
JOSEPH DINOVO
ASSISTANT COUNTY ATTORNEY

DATE: 11-21-2022



STATE OF FLORIDA
COUNTY OF MONROE
This copy is a True Copy of the
Original on File in this Office. Witness
My hand and Official Seal
And that same is in full force and effect

This 22nd day of December

A.D., 20 22
KEVIN MADOK, CPA
Clerk Circuit Court

By: Samuel Hamner
Deputy Clerk

REC'D
CLERK OF
COURT
FL
2022 DEC 22 PM 1:32

ParcelId	OwnerName	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerCityStZip	Country
00163011-000700	BITTNER DALE LEE REVOCABLE TRUST 9/30/2013	10 Azalea Dr			Key West, FL 33040	
00118430-000900	CABRERA LUIS	17110 Mosher Dr			Summerland Key, FL 33042	
00163070-000000	CREECH ANGELA	155 Sugarloaf Dr			Summerland Key, FL 33042	
00118430-000400	CURRY-HILL LYNLY ANNE	17160 Mosher Dr			Summerland Key, FL 33042	
00118430-000000	DOLPHIN COVE PROPERTY OWNERS ASSOCIATION INC	17120 Mosher Dr			Sugarloaf Key, FL 33042	
00118430-000300	DONALDSON AMY C	17170 Mosher Dr			Summerland Key, FL 33042	
00117930-000200	DOT/ST.OF FL	1317 SW 4th St			Fort Lauderdale, FL 33312	
00118440-000000	GOOD JOHN B	17001 Overseas Hwy			Sugarloaf Key, FL 33042	
00163011-000100	MAHONEY GERRI	17373 La Bresa Ln			Summerland Key, FL 33042	
00163011-000500	MCCANN MARK	43 Sugarloaf Dr			Summerland Key, FL 33042	
00118420-000000	MIRIAM B.G. LLC	17001 Overseas Hwy			Sugarloaf Key, FL 33042	
00118480-000000	MONROE COUNTY	1100 Simonton St	Ste 205		Key West, FL 33040	
00163040-000000	ROBERTSON JEROLD M	83 Sugarloaf Dr			Summerland Key, FL 33042	
00163030-000000	ROGAN MICHAEL G	200 9th Ave N	Ste 100		Safety Harbor, FL 34695	
00163011-000600	SAWYER JON C	4 Hawk Ln			North Oaks, MN 55127	
00118430-000800	SEWELL JAMES C	17120 Mosher Dr			Sugarloaf Key, FL 33042	
00163060-000000	SKROBIAK GARY	1709 Ferris Ave			Orlando, FL 32803	
00117930-000100	SUGARLOAF KEY VOLUNTEER FIRE DEPT INC	17175 Overseas Hwy			Sugarloaf Key, FL 33042	
00163050-000000	TROXEL JR CHARLES F	93 Sugarloaf Dr			Summerland Key, FL 33042	
00118430-000200	VAZQUEZ CHARLES A	127 Shore Dr			Summerland Key, FL 33042	
00118430-000700	WITCZAK JACEK	17130 Mosher Dr			Sugarloaf Key, FL 33042	
00118430-000600	YANES ANGIE M	17140 Mosher Dr			Sugarloaf Key, FL 33042	

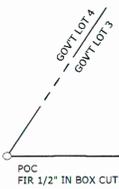
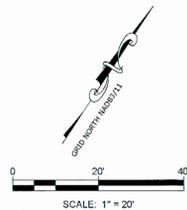
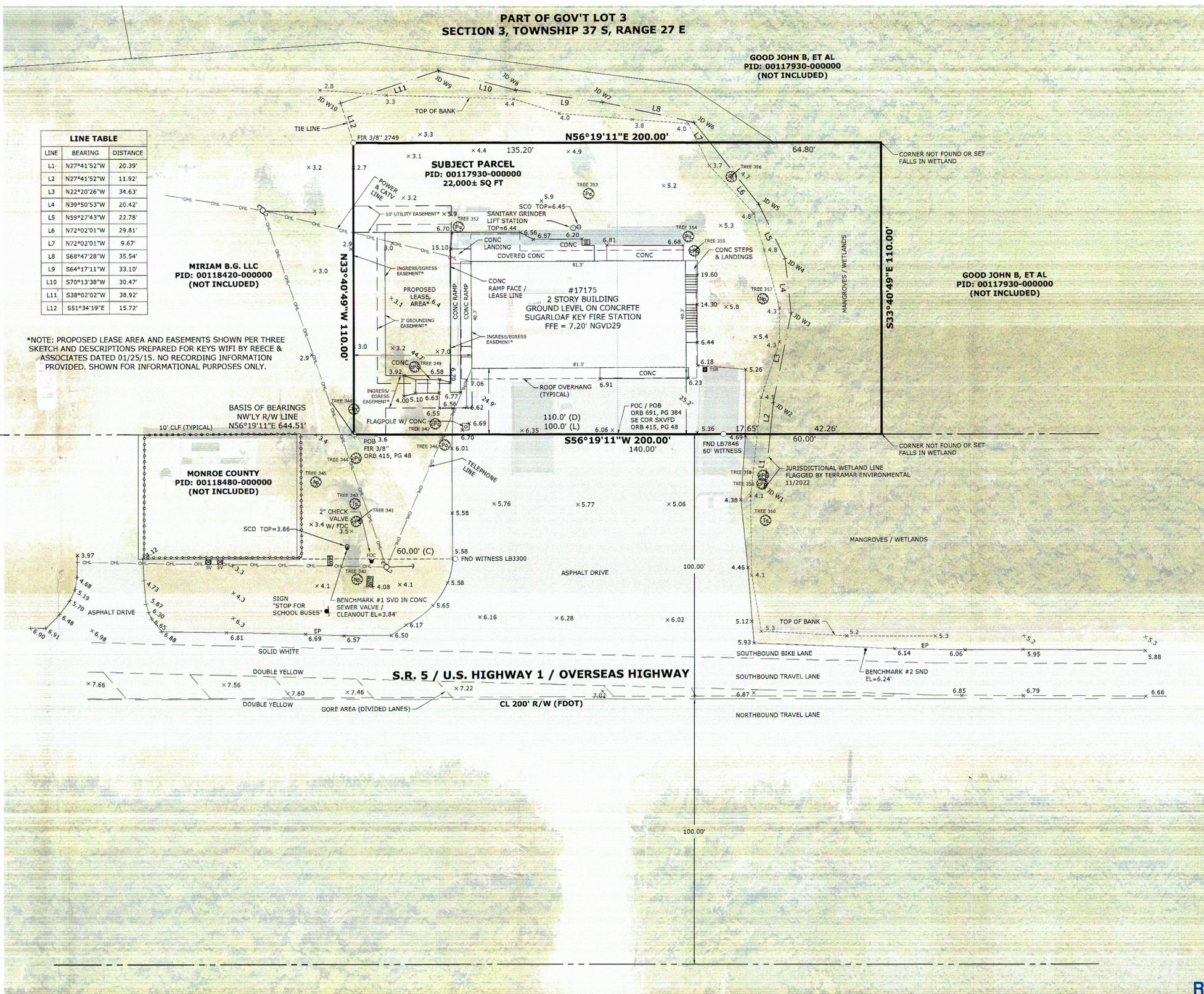
MAP OF SURVEY

PART OF GOV'T LOT 3
SECTION 3, TOWNSHIP 37 S, RANGE 27 E

GOOD JOHN B, ET AL
PID: 00117930-000000
(NOT INCLUDED)

LINE	BEARING	DISTANCE
L1	N27°41'52"W	20.39'
L2	N27°41'52"W	11.92'
L3	N22°20'26"W	34.63'
L4	N39°50'53"W	20.42'
L5	N59°27'43"W	22.78'
L6	N72°02'01"W	29.81'
L7	N72°02'01"W	9.67'
L8	S68°47'28"W	35.54'
L9	S64°17'11"W	33.10'
L10	S70°13'38"W	30.47'
L11	S38°02'02"W	38.92'
L12	S51°34'19"E	15.72'

*NOTE: PROPOSED LEASE AREA AND EASEMENTS SHOWN PER THREE SKETCH AND DESCRIPTIONS PREPARED FOR KEYS WIFI BY REECE & ASSOCIATES DATED 01/25/15. NO RECORDING INFORMATION PROVIDED. SHOWN FOR INFORMATIONAL PURPOSES ONLY.



NO.	COMMON NAME	DBH	CANOPY
341	THATCH PALM	0'-10"	12'
342	NORFOLK PINE	1'-4"	10'
343	THATCH PALM	0'-5"	6'
344	COCONUT PALM	0'-10"	12'
345	AUSTRALIAN PALM	0'-11"	12'
346	PALM	0'-6"	12'
347	COCONUT PALM	0'-10"	12'
348	THATCH PALM	0'-6"	12'
349	COCONUT PALM	0'-7"	12'
352	PALM	0'-6"	12'
353	PALM	1'-4"	12'
355	COCONUT PALM	1'-4"	12'
356	BUTTONWOOD	0'-8"	VARIES
357	NORFOLK PINE	0'-6"	5'
358	COCONUT PALM	0'-10"	12'
359	COCONUT PALM	0'-7"	12'
360	TROPICAL ALMOND	0'-5"	12'

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LD 7546
31199 AVENUE A, BIG PINE KEY, FL 33043
OFFICE (305) 872-1348
EMAIL: INFO@RECEESURVING.COM

DATE	REVISION	BY
06/16/2023	IDENTIFY/LABEL OHL(S) TO BUILDING	KB
11/23/2022	ADDITIONAL TOPO, LANE LINES, TREES	KB

CAD: \\REECE\SERVER\Projects\Sugarloaf\17175 OVERSEAS HWY\22092603-Bldy Typo.D\DRAWING\Sugarloaf Fire BTID rev2.dwg
PROJECT: 22092603
FIELD: RW
OFF: CADaMS
CKD: KB

BOUNDARY, TOPOGRAPHIC AND JURISDICTIONAL WETLAND SURVEY SUGARLOAF KEY VOLUNTEER FIRE DEPARTMENT 17175 OVERSEAS HIGHWAY SECTION 34, TOWNSHIP 36 SOUTH, RANGE 27 EAST SUGARLOAF KEY, MONROE COUNTY, FLORIDA

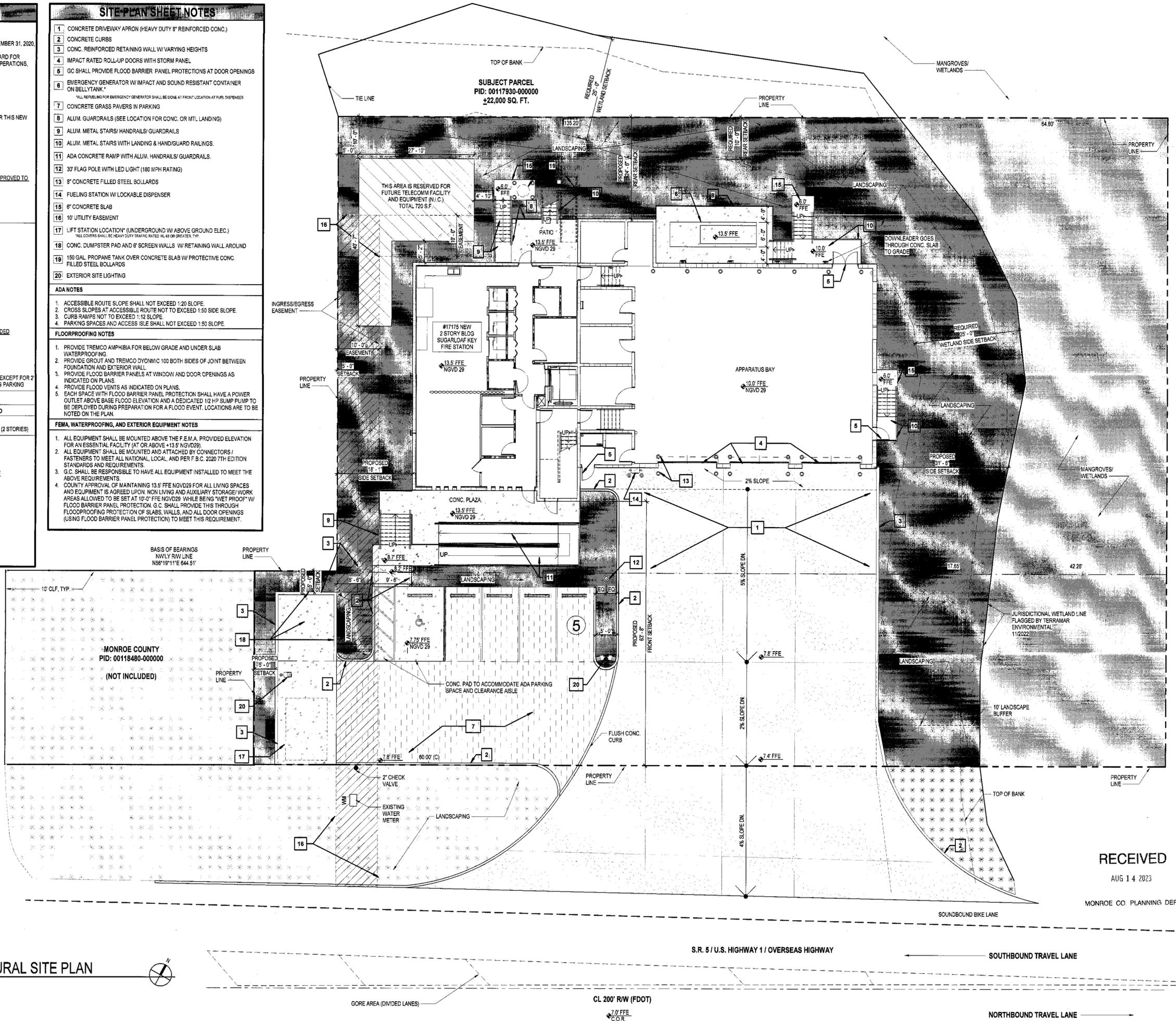
RECEIVED

14 AUG 2023

MONROE CO. PLANNING DEPT.

SITE / BUILDING DATA	
REFERENCE CODES: FLORIDA BUILDING CODE 2020 (7TH EDITION) FLORIDA FIRE PREVENTION CODE (FFPC) 7TH EDITION EFFECTIVE DECEMBER 31, 2020, CONSISTING OF NFPA 1 AND NFPA 101 - CURRENT EDITION OF NFPA 241 AND CHAPTER 16 NFPA 1, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS, WHICH SHALL BE MAINTAINED FOR DURATION OF WORK	
BUILDING GROSS AREA: 8,320 S.F.	
ZONING: -PRESENT: SC (SUBURBAN COMMERCIAL) PF (PUBLIC FACILITY) -EXCEPTION BE GRANTED TO UTILIZE THE SUBJECT PROPERTY FOR THIS NEW FIRE STATION FACILITY	
SITE INFO: -BUILDING ELEVATION (FFE) 7.20' NGVD29 EXISTING: 11.45' S.F. = 20.7% PROPOSED: 7.20' NGVD29 APPARATUS BAY: 10.0' NGVD29 LIVING AREA: 13.5' NGVD29 *FINISH FLOOR ELEVATIONS ABOVE HAVE BEEN REVIEWED AND APPROVED TO BE USED BY MONROE COUNTY FOR THIS PROJECT.	
LAND AREA: PERVIOUS: -WETLANDS: 6,878 S.F. = 20.7% -LANDSCAPING/GRASS: 2,222 S.F. = 35.6% -GRASS PAVERS: 50% = 3.4% IMPERVIOUS: -CONCRETE PADS: 1,228 S.F. = 3.8% -CONCRETE DRIVEWAY: 4,820 S.F. = 14% -BUILDING FOOTPRINT: 6,000 S.F. = 18.6% TOTAL LAND AREA: 32,202 S.F. = 100%	
CONSTRUCTION TYPE: IIB - GROUP "B" FULLY SPRINKLED	
SETBACKS:	
	REQUIRED PROVIDED
-FRONT	25'-0" 63'-8"
-REAR	10'-0" 24'-6"
-LEFT SIDE	5'-0" 18'-0"
-RIGHT SIDE	25'-0" (WETLAND) 31'-8"
-WETLAND SETBACK	25'-0" MIN. 25'-0"
-LANDSCAPE BUFFER AT FRONT	10'-0" MIN. 10'-0" EXCEPT FOR 2
	ALONG PARKING
BUILDING DATA	
	ALLOWED PROPOSED
HEIGHT (PER LDC SEC. 131-2)	35'-0" MAX. 32'-4" TOP OF ROOF
	35'-0" TOP OF TOWER (2 STORIES)
ALLOWABLE BUILDABLE BUILDING SF AREA CALC	
WETLANDS (0.10)	X 6,878 SF = 687.8 SF
*REQUIREMENTS FOR MIN. LANDSCAPE = 20%	
*EXISTING LANDSCAPE (WETLANDS) = 27%	
SUBURBAN COMMERCIAL (SC) (0.30)	X 25,524 SF = 7,657.2 SF
ALLOWABLE BLDG S.F. TOTAL = 8,325 SF	
BUILDING SQUARE FOOTAGE (S.F.)	
FLOOR 1	5,890 S.F.
FLOOR 2	2,314 S.F.
(WETPROOF STORM PANEL STORAGE)	316 S.F.
BUILDING TOTAL (FLOOR AREA PROVIDED) = 8,320 S.F.	
PARKING: LOT LIMITATIONS ALLOWS 4 PARKING SPACES AND 1 HC SPACE TOTAL 5 PARKING SPACES STANDARD SPACES: 9'-0" X 18'-0" A.D.A. SPACES: 12'-0" X 18'-0"	

- SITE-PLAN SHEET NOTES**
- CONCRETE DRIVEWAY APRON (HEAVY DUTY 8" REINFORCED CONC.)
 - CONCRETE CURBS
 - CONC. REINFORCED RETAINING WALL W/ VARYING HEIGHTS
 - IMPACT RATED ROLL-UP DOORS WITH STORM PANEL
 - GC SHALL PROVIDE FLOOD BARRIER PANEL PROTECTIONS AT DOOR OPENINGS
 - EMERGENCY GENERATOR W/ IMPACT AND SOUND RESISTANT CONTAINER ON BELLYTANK.
*ALL REFUELING FOR EMERGENCY GENERATOR SHALL BE DONE AT FRONT LOCATION AT FUEL DISPENSER
 - CONCRETE GRASS PAVERS IN PARKING
 - ALUM. GUARDRAILS (SEE LOCATION FOR CONC. OR MTL. LANDING)
 - ALUM. METAL STAIRS/ HANDRAILS/ GUARDRAILS
 - ALUM. METAL STAIRS WITH LANDING & HANDGUARD RAILINGS
 - ADA CONCRETE RAMP WITH ALUM. HANDRAILS/ GUARDRAILS.
 - 30' FLAG POLE WITH LED LIGHT (180 MPH RATING)
 - 8" CONCRETE FILLED STEEL BOLLARDS
 - FUELING STATION W/ LOCKABLE DISPENSER
 - 6" CONCRETE SLAB
 - 10' UTILITY EASEMENT
 - LIFT STATION LOCATION* (UNDERGROUND W/ ABOVE GROUND ELEC.)
*ALL REFERERS TO BE HEAVY DUTY TRAFFIC RATED HL43 OR GREATER, TYP.
 - CONC. DUMPSTER PAD AND 6" SCREEN WALLS W/ RETAINING WALL AROUND
 - 150 GAL. PROPANE TANK OVER CONCRETE SLAB W/ PROTECTIVE CONC. FILLED STEEL BOLLARDS
 - EXTERIOR SITE LIGHTING
- ADA NOTES**
- ACCESSIBLE ROUTE SLOPE SHALL NOT EXCEED 1:20 SLOPE.
 - CROSS SLOPES AT ACCESSIBLE ROUTE NOT TO EXCEED 1:50 SIDE SLOPE
 - CURB RAMPS NOT TO EXCEED 1:12 SLOPE.
 - PARKING SPACES AND ACCESS ISLE SHALL NOT EXCEED 1:50 SLOPE.
- FLOORPROOFING NOTES**
- PROVIDE TREMCO AMPHIBIA FOR BELOW GRADE AND UNDER SLAB WATERPROOFING.
 - PROVIDE GROUT AND TREMCO DYNOMIC 100 BOTH SIDES OF JOINT BETWEEN FOUNDATION AND EXTERIOR WALL.
 - PROVIDE FLOOD BARRIER PANELS AT WINDOW AND DOOR OPENINGS AS INDICATED ON PLANS.
 - PROVIDE FLOOD VENTS AS INDICATED ON PLANS.
 - EACH SPACE WITH FLOOD BARRIER PANEL PROTECTION SHALL HAVE A POWER OUTLET ABOVE BASE FLOOD ELEVATION AND A DEDICATED 1/2 HP SUMP PUMP TO BE DEPLOYED DURING PREPARATION FOR A FLOOD EVENT. LOCATIONS ARE TO BE NOTED ON THE PLAN.
- FEMA, WATERPROOFING, AND EXTERIOR EQUIPMENT NOTES**
- ALL EQUIPMENT SHALL BE MOUNTED ABOVE THE F.E.M.A. PROVIDED ELEVATION FOR AN ESSENTIAL FACILITY (AT OR ABOVE +13.5' NGVD29).
 - ALL EQUIPMENT SHALL BE MOUNTED AND ATTACHED BY CONNECTORS / FASTENERS TO MEET ALL NATIONAL, LOCAL, AND PER F.B.C. 2020 7TH EDITION STANDARDS AND REQUIREMENTS.
 - G.C. SHALL BE RESPONSIBLE TO HAVE ALL EQUIPMENT INSTALLED TO MEET THE ABOVE REQUIREMENTS.
 - COUNTY APPROVAL OF MAINTAINING 13.5' FFE NGVD29 FOR ALL LIVING SPACES AND EQUIPMENT IS AGREED UPON. NON LIVING AND AUXILIARY STORAGE/WORK AREAS ALLOWED TO BE SET AT 10'-0" FFE NGVD29 WHILE BEING "WET PROOF" W/ FLOOD BARRIER PANEL PROTECTION. G.C. SHALL PROVIDE THIS THROUGH FLOODPROOFING PROTECTION OF SLABS, WALLS, AND ALL DOOR OPENINGS (USING FLOOD BARRIER PANEL PROTECTION) TO MEET THIS REQUIREMENT.



**SUGARLOAF FIRE RESCUE
STATION #10
MONROE COUNTY**
17097 OVERSEAS HWY
SUGARLOAF SHORES, FL 33042



3501 Griffin Road
Ft. Lauderdale, FL 33312
(954) 266-2700 Fx:(954) 266-2701
sma@saltzmichelson.com

AA-0009976



Charles Michelson AR0009976

Project No.: 2022-160
Drawn By: SF
Checked By: CM/NS
Date: 06/13/2023

REVISIONS

RECEIVED
AUG 14 2023

MONROE CO. PLANNING DEPT.

1 ARCHITECTURAL SITE PLAN
SP1.0 SCALE: 3/32" = 1'-0"



SITE PLAN -
ARCHITECTURAL

SP1.0

BOUNDARY, TOPOGRAPHIC AND JURISDICTIONAL WETLAND SURVEY

SUGARLOAF KEY VOLUNTEER FIRE DEPARTMENT

17175 OVERSEAS HIGHWAY

SECTION 3, TOWNSHIP 67 SOUTH, RANGE 27 EAST

SUGARLOAF KEY, MONROE COUNTY, FLORIDA

LEGAL DESCRIPTION - (From Official Records Book 415, Page 68 and Official Records Book 631, Page 384)

NOTE: THE LEGAL DESCRIPTION RECORDED IN O.R. BOOK 415, PAGE 68 CONTAINS TWO SCRIVENERS ERRORS IN THE FOLLOWING CALLS:

1. FROM SAID POINT OF BEGINNING, CONTINUE BEARING NORTH 56 DEGREES, 02 MINUTES AND 38 SECONDS EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, 110.0 FEET;
2. THENCE BEAR NORTH 33 DEGREES, 57 MINUTES AND 22 SECONDS WEST, 100.0 FEET;

THE CORRECTED CALLS SUBSTANTIATED BY THE REMAINING CALLS IN THE DESCRIPTION ARE AS FOLLOWS:

1. FROM SAID POINT OF BEGINNING, CONTINUE BEARING NORTH 56 DEGREES, 02 MINUTES AND 38 SECONDS EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, 100.0 FEET;
2. THENCE BEAR NORTH 33 DEGREES, 57 MINUTES AND 22 SECONDS WEST, 110.0 FEET;

THE LEGAL DESCRIPTION BELOW HAS BEEN CORRECTED BY THIS SURVEYOR.

LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 415, PAGE 68 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA: (SEE NOTE ABOVE)

A Tract of land in a part of Gov't Lot 3, Sec. 3, T67S, R27E, on Sugarloaf Key, Monroe County, Florida and being more particularly described by metes and bounds as follows:

Commencing at the intersection of the West Line of Gov't Lot 3 and the Northerly right-of-way line of U.S. Highway No. 1, bear North 56 degrees, 02 minutes and 38 seconds East along the Northerly right-of-way line of U.S. Highway No. 1 for a distance of 644.56 feet to the Point of Beginning of the tract of land hereinafter described; from said Point of Beginning, continue bearing North 56 degrees, 02 minutes and 38 seconds East along the Northerly right-of-way line of U.S. Highway No. 1, 100.0 feet; thence bear North 33 degrees, 57 minutes and 22 seconds West, 110.0 feet; thence bear South 56 degrees, 02 minutes and 38 seconds West, 100.0 feet; thence bear South 33 degrees, 57 minutes and 22 seconds East for a distance of 110.0 feet, back to the Point of Beginning.

LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 691, PAGE 384 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA:

A tract of land Easterly of and adjacent to "THE SUGARLOAF VOLUNTEER FIRE DEPARTMENT PROPERTY" on Sugarloaf Key, Monroe County, Florida and being more particularly described by metes and bounds as follows:

Being a part of Government Lot 3, Section 3, T. 66S., R. 27E., commencing at the Southeast Corner of "THE SUGARLOAF VOLUNTEER FIRE DEPARTMENT PROPERTY" as described in Official Record Books OR415-48 and OR416-914, said Corner being the POINT OF BEGINNING of the tract of land hereinafter described and also being on the Northerly right-of-way line of U.S. Highway No. 1, bear North 56 degrees, 02 minutes and 38 seconds East, along the Northerly right-of-way line of U.S. Highway No. 1, 100 feet; thence bear North 33 degrees, 57 minutes and 22 seconds West, 110 feet; thence bear South 56 degrees, 02 minutes and 38 seconds West, 100 feet to the Northeast corner of "THE SUGARLOAF VOLUNTEER FIRE DEPARTMENT PROPERTY"; thence bear South 33 degrees, 57 minutes and 22 seconds East, along the Easterly line of "THE SUGARLOAF VOLUNTEER FIRE DEPARTMENT PROPERTY", 110 feet back to the POINT OF BEGINNING.

Containing 0.505 acres or 22,000 square feet, more or less.

SURVEYOR'S REPORT -

1. This is a BOUNDARY SURVEY as defined in #2), FAC 5J-17.050 definitions and a TOPOGRAPHIC SURVEY as listed in #11) SURVEY, FAC 5J-17.050 definitions.
2. Jurisdictional wetland flags as shown hereon were field delineated by Phil Frank, as per map provided by the client. Field locations by Reece & Associates on November 18, 2022.
3. This survey was prepared without the benefit of a Title Commitment. Lands shown hereon were not abstracted by Reece & Associates for easements, right-of-way, ownership or other instruments of record.
4. This field survey was completed on 11/18/2022 and the field work for this revision was completed on 11/22/2022 for the sole and exclusive benefit of the parties listed herein and shall not be relied upon by any other entity or individual whomsoever. Likewise, any reuse of this survey for any purpose other than which was originally intended, without the written permission of the undersigned Surveyor & Mapper, will be done so at the risk of the reusing party and without any liability to the undersigned surveyor & mapper.
5. 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.
6. The accuracy standard for this survey is from the Standards and Specifications for Geodetic Control Networks published by the Federal Geodetic Control Committee dated September 1984 Third-order, Class 1 with a minimum of 1:10,000. The accuracy for this survey exceeds this standard.
7. State plane coordinate control was established by averaging multiple Global Positioning System (GPS) observations using Spectra Precision SP80 rover/receiver and Trimble VRS network. Horizontal measurements were then obtained using Real-Time Kinematic Global Positioning System (RTK GPS) Spectra Precision base and rover survey methods and / or conventional survey methods using Trimble S5 robotic total station, both run with Spectra Precision Ranger3 and Survey Pro. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.05'.
8. Coordinates and/or bearings shown hereon are based on Grid North and are referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2011 Adjustment (NAD83/11). Established by a real-time network (RTN) which is certified to a 2-centimeter local accuracy, with the Northwest right-of-way line of U.S. Highway 1 / Overseas Highway having a bearing of S56°19'45"W.
9. Elevations shown hereon are referenced to the National Geodetic Vertical Datum of 1929 (NGVD29) unless noted otherwise, as established by National Geodetic Survey (NGS) Control Point USCG W271, "PID AA0317" having a published elevation of 6.35 feet NGVD29 and 4.96 feet (NAVD88). To reach NAVD88 elevations from NGVD29 shown hereon you subtract (-) 1.39 feet (NGVD29 - 1.39' = NAVD88).
10. Subject property is located in Flood Zone AE (EL11) per FEMA firm map number 12087C; panel number 1290K with an effective date of 02/18/05. Firm map base flood elevation refers to NGVD29. Flood zone lines shown on this survey were downloaded from msc.fema.gov on 7/12/2021 as a georeferenced shape file and imported. No revisions have been posted for this area as of the date of this survey. An accurate zone determination should be made by the preparer of said map, the Federal Emergency Management Agency, or the local governmental agency having jurisdiction over such matters prior to any judgments being made from the zone as noted.
11. Aerial imagery shown hereon was obtained from Monroe County Property Appraiser. Aerial dated 2021 is shown for informational purposes only.
12. Symbols shown hereon may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
13. The attached map is intended to be displayed at a scale of: Sheet 2 1"=20'.
14. Units of measurement are in U.S. Survey Feet and decimal parts thereof.
15. No underground improvements, if any, were located except as shown hereon.
16. Apparent Physical use areas: (shown on Map of Survey)
17. Proposed lease area and easements shown per three sketch and descriptions prepared for Keys WIFI by Reece & Associates dated 01/25/15. No recording information provided, shown for informational purposes only.

ABBREVIATIONS - (THE FOLLOWING ABBREVIATIONS MAY BE FOUND ON THIS SURVEY)

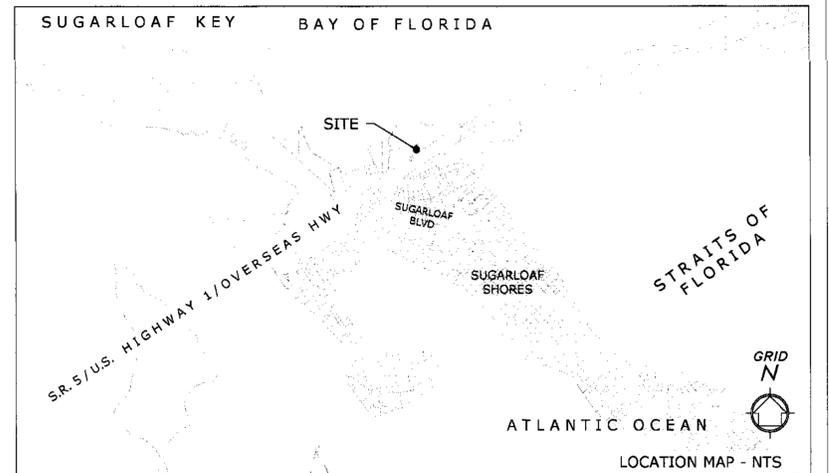
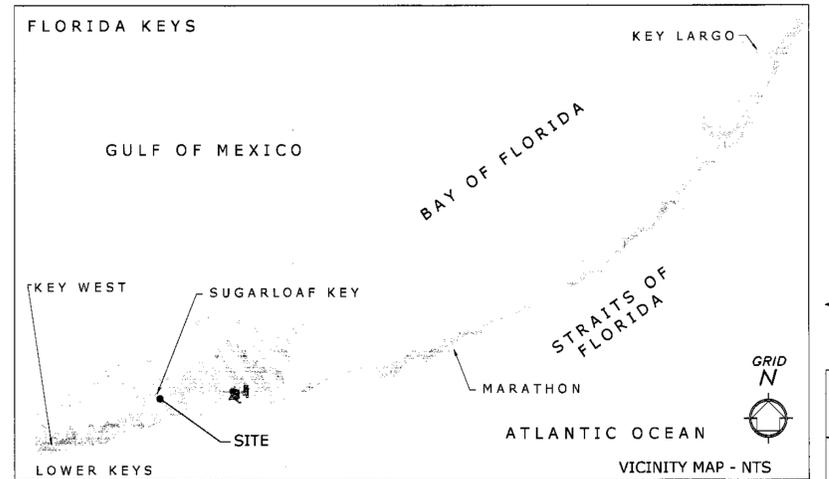
AG ASPH	ADJACENT GRADE	FIRC	FOUND IRON ROD & CAP	(P)	PER PLAT
BLDG	BUILDING	FIP	FOUND IRON PIPE	(FA)	PER MONROE COUNTY PROPERTY APPRAISER qPublic.net
BT	BUILDING TIE	FM	FORCE MAIN	PB	PLAT BOOK
CATV	CABLE TV	FND	FOUND NAIL & DISK	PE	PAGE
CL	CENTERLINE	FNL	FOUND NAIL (NO ID)	PLS	PROFESSIONAL LAND SURVEYOR PLASTIC PIPE
(C)	PER CALCULATION	FPF	FOUND PINCH PIPE	PP	PERMANENT REFERENCE MONUMENT
CLF	CHAIN LINK FENCE	FSD	FOUND SCREW & DISK	PRM	POLYVINYL CHLORIDE FENCE
CLP	CONCRETE LIGHT POLE	FT	FENCE TIE	PVC	POLYVINYL CHLORIDE FENCE
CMP	CORRUGATED METAL PIPE	GB	GRADE BREAK	R	RADIUS
CMU	CONCRETE MASONRY UNIT	HDPE	HIGH DENSITY POLYETHYLENE	RCP	REINFORCED CONCRETE PIPE
COM	TELECOMMUNICATIONS	IE	INVERT ELEVATION	R/W	RIGHT OF WAY
CONC	CONCRETE	L	LENGTH	RLS	REGISTERED LAND SURVEYOR
CPP	CORRUGATED PLASTIC PIPE	LE	LOWER ENCLOSURE	ROH	ROOF OVERHANG
D	CENTRAL ANGLE	LSA	LANDSCAPE AREA	SEC	SECTION
(D)	PER DEED	(M)	PER FIELD MEASUREMENT	SIR	SET 1/2" IRON ROD & CAP "LB7846"
DIP	DUCTILE IRON PIPE	MHWL	MEAN HIGH WATER LINE	SR	STATE ROAD
EL	ELEVATION	MISC	MISCELLANEOUS	SVD	SET RIVET & DISK "LB7846"
EP	EDGE OF PAVEMENT	MP	METAL PIPE	STA	STATION
EW/W	EDGE OF WATER	MTF	METAL FENCE	TS	TOP OF BANK
FAC	FLORIDA ADMINISTRATIVE CODE	MW	MONITORING WELL	TS	TOP OF SLOPE
FCM	FOUND CONC MONUMENT	N/A	NOT ACCESSIBLE	TON	TYPICAL
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	N/D	NOT DETERMINED	UD	UNDERDRAIN
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	NAVDB8	NORTH AMERICAN VERTICAL DATUM OF 1988	VERT	VERTICAL
FF	FINISH FLOOR ELEVATION	NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929	VCP	VITRIFIED CLAY PIPE
FIR	FOUND IRON ROD	NTS	NOT TO SCALE	WDF	WOOD FENCE
		ORB	OFFICIAL RECORD BOOK		

SYMBOL LEGEND - (THE FOLLOWING SYMBOLS MAY BE FOUND ON THIS SURVEY)

AIR CONDITIONER	FIRE DEPT. CONNECTION	PILING CONCRETE	UTILITY POLE (WOOD)
AIR RELEASE VALVE	FIRE HYDRANT	PILING METAL	UTILITY POLE (CONCRETE)
BACK FLOW PREVENTER	FIBER OPTIC BOX	PILING WOOD	UTILITY POLE (METAL)
BENCHMARK FOUND	FIBER OPTIC HAND HOLE	POST / BOLLARD	UTILITY VAULT (AS NOTED)
BENCHMARK SET	FIBER OPTIC VAULT	SANITARY LIFT STATION / GRINDER PUMP	UTILITY WARNING SIGN (AS NOTED)
BLOW OFF VALVE	FLAG POLE	SANITARY MANHOLE	WATER METER
COLUMN	FOUND PROPERTY CORNER	SANITARY VALVE	WATER MANHOLE
COMMUNICATIONS BOX	GAS METER	SIGN (NON-TRAFFIC)	WATER VALVE
COMMUNICATIONS HAND HOLE	GAS PUMP	SIGN (TRAFFIC)	WELL
COMMUNICATIONS MANHOLE	GAS VALVE	SPIGOT / HOSE BIB	
COMMUNICATIONS VAULT	GUY POLE	SPRINKLER HEAD	
DRAINAGE CLEANOUT	GUY WIRE	TRAFFIC CONTROL BOX	
DRAINAGE INLET / CATCH BASIN	IRRIGATION CONTROL BOX	TRAFFIC CONTROL HAND HOLE	
DRAINAGE MANHOLE	IRRIGATION HAND HOLE	TRAFFIC CONTROL MANHOLE	
ELECTRIC BOX	IRRIGATION VALVE	TRAFFIC CONTROL VAULT	
ELECTRIC HAND HOLE	GROUND LIGHT	TRAFFIC SIGNAL POLE	
ELECTRIC MANHOLE	LIGHT POLE CONCRETE	TRAFFIC PEDESTRIAN POLE	
ELECTRIC METER	LIGHT POLE METAL	UTILITY BOX (AS NOTED)	
ELECTRIC OUTLET	LIGHT POLE WOOD	UTILITY HAND HOLE (AS NOTED)	
ELECTRIC PANEL	MAILBOX	UTILITY MANHOLE (AS NOTED)	
ELECTRIC TRANSFORMER	MONITORING WELL	UTILITY PAINT MARK (AS NOTED)	
ELECTRIC VAULT	OVERHEAD UTILITY LINES		

SHEET INDEX -

1. Legal Description, Surveyor's Report, Sheet Index, Vicinity Map, Location Map, Symbols & Abbreviations, Zoning Information, Certification.
2. Map of Survey



ZONING INFORMATION - (PA) Zoning report not provided.

COUNTY (8600)

PARCEL INFORMATION - (PA)

SUBJECT PROPERTY Parcel ID: 00117930-000100 - 17175 OVERSEAS HWY, SUGARLOAF KEY

RECEIVED

AUG 14 2023

MONROE CO. PLANNING DEPT.

CERTIFICATION -

TO: SUGARLOAF KEY VOLUNTEER FIRE DEPT INC.

I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 51-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. This survey, when Schedule "B" has been provided meets the provisions of Florida Endorsement Form 9, Subparagraph 1(b)1(setbacks), 1(b)3(encroachments), & 1(b)4(easements), schedule "B" has NOT been provided.

Date of Plat or Map: 11/21/2022; REV2 06/16/2023

This digital survey is not valid without the electronic signature and electronic seal.
 This survey is not valid without the signature and original raised seal.

ROBERT E. REECE, PROFESSIONAL SURVEYOR AND MAPPER FLORIDA L5662

REECE & ASSOCIATES
 PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
 31193 AVENUE A, BIG PINE KEY, FL 33043
 OFFICE: (813) 635-5555
 EMAIL: INFO@REECESURVEYING.COM

PROJECT: 22092603	DATE: 11/21/2022	SCALE: NA	SHEET: 1 OF 2
DATE: 06/16/2023	DATE: 11/23/2022	DATE:	DATE:
IDENTIFY/LABEL OH(LS) TO BUILDING	ADDITIONAL TOPO, LAINE LINES, TREES	REVISION	BY
KB	KB		

BOUNDARY, TOPOGRAPHIC AND JURISDICTIONAL WETLAND SURVEY
SUGARLOAF KEY VOLUNTEER FIRE DEPARTMENT
17175 OVERSEAS HIGHWAY
SECTION 3, TOWNSHIP 67 SOUTH, RANGE 27 EAST
SUGARLOAF KEY, MONROE COUNTY, FLORIDA

MONROE COUNTY FIRE STATION #10

17175 OVERSEAS HWY SUGARLOAF SHORES, FL 33042

SUGARLOAF KEY

100% CONSTRUCTION DOCUMENTS (PROGRESS SET)



CONTRACTOR:
SUMMIT CONSTRUCTION GROUP
2301 NW 33RD CT #102
POMPANO BEACH, FLORIDA 33069
TELEPHONE: (954) 917-5252

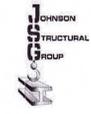


ARCHITECT:
SALTZ MICHELSON ARCHITECTS
3501 GRIFFIN ROAD
FORT LAUDERDALE, FLORIDA 33312
TELEPHONE: (954) - 266 - 2700

PROJECT TEAM



CIVIL / LANDSCAPE ARCHITECT:
CHEN MOORE AND ASSOC.
3150 SW 38TH AVENUE, SUITE 950
MIAMI, FLORIDA 33146
TELEPHONE: (786) - 497 - 1500



STRUCTURAL ENGINEER:
JOHNSON STRUCTURAL GROUP
160 WEST CAMINO REAL, SUITE 1000
BOCA RATON, FLORIDA 33432
TELEPHONE: (561) 982-8999

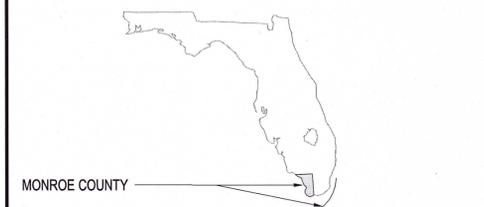


PLUMBING / MECHANICAL / ELECTRICAL ENGINEER:
LOUIS J. AGUIRRE & ASSOC., P.A.
9150 S DADELAND BLVD, SUITE 900
MIAMI, FLORIDA 33156
TELEPHONE: (305) 670-0141

LEGAL DESCRIPTION

LEGAL DESCRIPTION - (From Official Records Book 415, Page 68 and Official Records Book 631, Page 384)
NOTE: THE LEGAL DESCRIPTION RECORDED IN O.R. BOOK 415, PAGE 68 CONTAINS TWO SCRIVENERS ERRORS IN THE FOLLOWING CALLS:
1. FROM SAID POINT OF BEGINNING, CONTINUE BEARING NORTH 56 DEGREES, 02 MINUTES AND 38 SECONDS EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, 110.0 FEET;
2. THENCE BEAR NORTH 33 DEGREES, 57 MINUTES AND 22 SECONDS WEST, 100.0 FEET; THE CORRECTED CALLS SUBSTITUTED BY THE REMAINING CALLS IN THE DESCRIPTION ARE AS FOLLOWS:
1. FROM SAID POINT OF BEGINNING, CONTINUE BEARING NORTH 56 DEGREES, 02 MINUTES AND 38 SECONDS EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, 100.0 FEET;
2. THENCE BEAR NORTH 33 DEGREES, 57 MINUTES AND 22 SECONDS WEST, 110.0 FEET. THE LEGAL DESCRIPTION BELOW HAS BEEN CORRECTED BY THIS SURVEYOR. LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 415, PAGE 68 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA: (SEE NOTE ABOVE) A Tract of land in a part of Gov't Lot 3, Sec. 3, T87S, R27E, on Sugarloaf Key, Monroe County, Florida and being more particularly described by metes and bounds as follows: Commencing at the intersection of the West Line of Gov't Lot 3 and the Northernly right-of-way line of U.S. Highway No. 1, bear North 56 degrees, 02 minutes and 38 seconds East along the Northernly right-of-way line of U.S. Highway No. 1 for a distance of 644.56 feet to the Point of Beginning of the tract of land hereinafter described; from said Point of Beginning, continue bearing North 56 degrees, 02 minutes and 38 seconds East along the Northernly right-of-way line of U.S. Highway No. 1, 100.0 feet; thence bear North 33 degrees, 57 minutes and 22 seconds West, 110.0 feet; thence bear South 56 degrees, 02 minutes and 38 seconds West, 100.0 feet; thence bear South 33 degrees, 57 minutes and 22 seconds East for a distance of 110.0 feet, back to the Point of Beginning.
LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 631, PAGE 384 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA:
A tract of land Easterly of and adjacent to "THE SUGARLOAF VOLUNTEER FIRE DEPARTMENT PROPERTY" on Sugarloaf Key, Monroe County, Florida and being more particularly described by metes and bounds as follows:
Being a part of Government Lot 3, Section 3, T. 86S., R. 27E., commencing at the Southeast Corner of "THE SUGARLOAF VOLUNTEER FIRE DEPARTMENT PROPERTY" as described in Official Record Books OR415-48 and OR416-514, said Corner being the POINT OF BEGINNING of the tract of Land hereinafter described and also being on the Northernly right-of-way line of U.S. Highway No. 1, bear North 56 degrees, 02 minutes and 38 seconds East, along the Northernly right-of-way line of U.S. Highway No. 1, 100 feet; thence bear North 33 degrees, 57 minutes and 22 seconds West 110 feet; thence bear South 56 degrees, 02 minutes and 38 seconds West, 100 feet to the Northeast corner of "THE SUGARLOAF VOLUNTEER FIRE DEPARTMENT PROPERTY"; thence bear South 33 degrees, 57 minutes and 22 seconds East, along the Easterly line of "THE SUGARLOAF VOLUNTEER FIRE DEPARTMENT PROPERTY", 110 feet back to the POINT OF BEGINNING. Containing 0.505 acres or 22,000 square feet, more or less.

COUNTY LOCATION MAP



AERIAL MAP



PROJECT SITE / BUILDING DATA

APPLICABLE CODES:
FLORIDA BUILDING CODE 2023 (8th EDITION)
FLORIDA FIRE PREVENTION CODE (FFPC) 8TH EDITION EFFECTIVE DECEMBER 31, 2023, CONSISTING OF NFPA 1 (2021 EDITION) AND NFPA 101 (2021 EDITION).

SCOPE OF WORK:
- NEW TWO STORY FIRE STATION BUILDING WITH A COMMUNITY ROOM, SIX BUNK ROOMS, OFFICES, EXERCISE ROOM, KITCHEN & DINING, BUNKER GEAR, DAY ROOM, 3 BAY APPARATUS SPACE, AND BUILDING SUPPORT SPACES.
THIS INCLUDES BUT NOT LIMITED TO SITE DEVELOPMENT, ON GRADE PARKING, CONCRETE DRIVE APRONS, AND SITE LIGHTING.

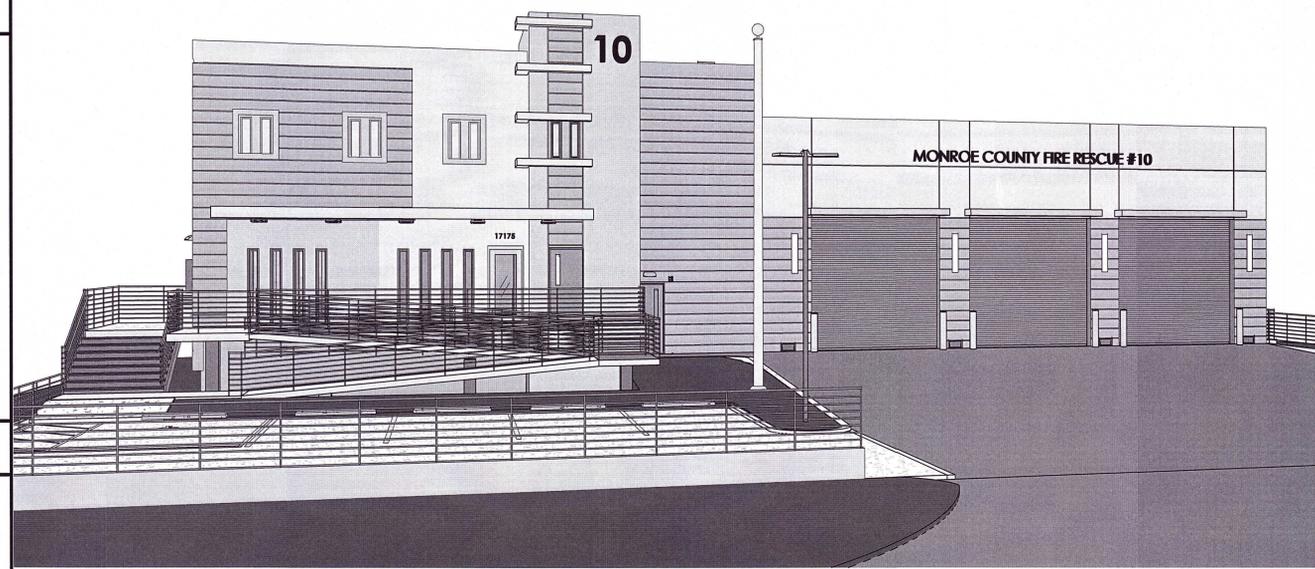
BUILDING GROSS AREA: 8,320 S.F.

ZONING:
-PRESENT: SC (SUBURBAN COMMERCIAL)
PF (PUBLIC FACILITY)
-EXCEPTION BE GRANTED TO UTILIZE THE SUBJECT PROPERTY FOR THIS NEW FIRE STATION FACILITY

SITE INFO:
-BUILDING ELEVATION (FFE) 7.20' NGVD29
EXISTING: 63'-4"
APPARATUS BAY: 10'-0" NGVD29
LIVING AREA: 13.5' NGVD29

*FINISH FLOOR ELEVATIONS ABOVE HAVE BEEN REVIEWED AND APPROVED TO BE USED BY MONROE COUNTY FOR THIS PROJECT.

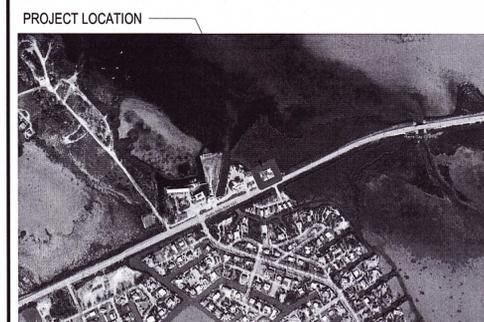
-UTILITY: KEYS ENERGY SERVICES
-WATER: FLORIDA KEYS AQUEDUCT AUTHORITY (SEPARATE PERMIT REQUIRED)
-SEWER: FLORIDA KEYS AQUEDUCT AUTHORITY (SEPARATE PERMIT REQUIRED)
-GAS: ON SITE



GENERAL NOTES

- THIS SET OF DRAWINGS FOR PERMIT WORK ONLY.
- CONTRACTOR TO VERIFY EXISTING AND LATEST CONSTRUCTION AND REPORT DISCREPANCIES TO ARCHITECT PRIOR TO ANY CONSTRUCTION.
- ALL WOOD IN CONTACT WITH MASONRY TO BE P.T.
- PROVIDE HIGH WATER CLOSET, LAV., AND GRAB BARS IN HANDICAPPED RESTROOMS AS REQUIRED TO COMPLY WITH ALL HANDICAPPED CODES. INSULATE HOT WATER AND DRAIN PIPES AS REQUIRED. (SEE RESTROOM ELEVATIONS FOR HANDICAPPED INSTALLATION REQUIREMENTS.)
- PROVIDE M.R. TYPE GYPSUM WALLBOARD AT ALL RESTROOMS, BEHIND JANITOR'S SINK, SHOWER AREA, AND ALL WET AREAS.
- PROVIDE EPOXY PAINT AS SHOWN.
- CONTRACTOR TO PROVIDE 2 X P.T. WOOD BLOCKING AS REQUIRED IN PARTITIONS BEHIND ALL SHELVING, CABINETS, TOILET ROOM, AND TV. ACCESSORIES TO BE INSTALLED. CONTRACTOR TO COORDINATE EXACT LOCATION WITH OWNER.
- CONTRACTOR SHALL COORDINATE AND SUPERVISE HIS WORK AND WORK BY SUBCONTRACTORS.
- CONTRACTOR TO COORDINATE ALL INTERIOR BUILT-INS AND INTERIOR FINISHES (FLOORING, CEILINGS, PAINT, PLASTIC LAMINATING, ETC.) TYPE, COLOR AND STYLE WITH OWNER PRIOR TO FABRICATION AND OR INSTALLATION.
- PIPES AND WIRES PASSING THROUGH FIRE RATED PARTITION ASSEMBLIES ARE TO BE PROTECTED AS PER F.B.C. SECTION 104.6.1.3. SEE PIPE PENETRATION DETAILS. FIRE SEAL ALL NEW OPENINGS AND PENETRATIONS ON FIRE RATED WALLS.
- PROVIDE NEW FIRE EXTINGUISHERS (IN THE NEW BUILDING) AS SHOWN.
- FLAMMABLE AND COMBUSTIBLE MATERIALS IF USED DURING CONSTRUCTION, SHALL BE HANDLED AND STORED IN ACCORDANCE WITH NFPA 30.
- ASLES OF NOT LESS THAN 44" IN WIDTH SHALL BE ESTABLISHED TO PROVIDE ACCESS TO EXITS AND FIRE DEPARTMENT ACCESS DOORS.
- ADDITIONAL EXIT SIGNS MIGHT BE REQUIRED BASED ON FINAL EQUIPMENT AND FURNITURE INSTALLATION. PROVIDE AND INSTALL ADDITIONAL EXIT SIGNS AS REQUIRED PER FIRE DEPARTMENT APPROVAL.
- THIS BUILDING HAS A COMPLETE FIRE SPRINKLER PROTECTION SYSTEM (SEE NEW FIRE SPRINKLER DRAWINGS BY OTHERS).
- THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND EXAMINE THE PLANS AND IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INVESTIGATED AND IS FULLY INFORMED AS TO THE CONDITIONS AND MATERIALS TO BE ENCOUNTERED AS TO CHARACTER, QUALITY AND QUANTITIES OF WORK TO BE PERFORMED AND MATERIALS TO BE FURNISHED PER THE REQUIREMENTS OF THE PLANS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FINAL PLANS AND ON THE JOB SITE PRIOR TO EXECUTION OF ANY WORK AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS ARISING FROM A FAILURE TO PERFORM A VERIFICATION AND TO MAKE TIMELY NOTIFICATION OF DISCREPANCIES. THE ARCHITECT WILL, IN AN EXPEDIENT MANNER, PROVIDE THE OWNER WITH REVISED DRAWINGS REFLECTING ANY OF THESE DISCREPANCIES AND RELATED MITIGATION FOR REVIEW AND APPROVAL.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR WILL WARRANT IN WRITING ALL MATERIALS AND WORKMANSHIP FOR A PERIOD AS CONTRACTED WITH THE CITY FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER AND WILL, AT HIS OWN COST, REPAIR OR REPLACE ALL WORK OR DAMAGE CAUSED BY WORK OF SUBCONTRACTORS WHICH BECOMES DEFECTIVE DURING THE TERM OF THE WARRANTY.
- CONTRACTOR SHALL COORDINATE AND SUPERVISE HIS WORK AND WORK BY SUBCONTRACTORS.
- THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED, REPRODUCED, OR CHANGED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.
- GENERAL CONTRACTOR SHALL DO ALL CUTTING AND PATCHING ETC. AS MAY BE REQUIRED FOR ALL TRADES TO ACCOMPLISH ALL WORK REQUIRED BY THESE CONTRACT DOCUMENTS. PATCH & REPAIR AS REQUIRED.
- CONTRACTOR'S INSTALLATION OF ALL UTILITIES AND SUBSEQUENT HOOKUP SHALL BE AS NECESSARY TO ASSURE CONFORMANCE WITH UTILITY COMPANY REQUIREMENTS. IN ADDITION SHALL MEET ALL CITY REQUIREMENTS AND STANDARDS.
- IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF WORK AND OCCUPANCY. ALL CONTRACTORS SHALL DO THEIR WORK IN COMPLIANCE WITH FLORIDA BUILDING CODE 2023 8TH EDITION WITH FLORIDA FIRE PREVENTION CODE 2021 7TH EDITION, NFPA 101 - LIFE SAFETY CODE, 2018 EDITION, NATIONAL ELECTRIC CODE, NFPA, OSHA AND OTHER APPLICABLE CODES AND REGULATIONS.
- IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS REQUIRED TO COMPLETE THE WORK WITH GOOD WORKMANSHIP AND ASSURE PROPER WORKING ORDER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR THE COST OF ALL INSPECTIONS AND TESTS REQUIRED TO IMPLEMENT THE PLANS AS CONTRACTED WITH THE CITY.
- LAYOUT OF FLOORS AND CEILING SHALL FOLLOW EXACTLY THIS DOCUMENTS. IF ANY DISCREPANCIES CONTACT THE ARCHITECT BEFORE START INSTALLATION.
- AFTER APPROVAL OF THE FINAL PLANS, ALL REVISIONS MUST PROCEED THROUGH THE ARCHITECT FOR APPROVAL. ANY REVISIONS MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT MAY BE CONSIDERED INVALID AND, AT THE SOLE DISCRETION OF THE ARCHITECT, THE WORK REJECTED AND REQUIRED TO BE MODIFIED AT NO COST TO THE OWNER.
- OWNER'S VENDORS AND SUB-CONTRACTORS SHALL BE ALLOWED TO DO WORK PRIOR TO SUBSTANTIAL COMPLETION SUBJECT ONLY TO THE APPROPRIATE PROGRESS OF THE WORK AND A SEVEN (7) DAY PRIOR NOTICE OF INTENT BY OWNER TO THE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE PUBLIC PROTECTION AS NECESSARY PER CITY AND LOCAL CODE REQUIREMENTS.
- ALL MATERIALS AND WORK TO CONFORM TO LATEST GOVERNING BUILDING CODES AND REGULATIONS. SUBMIT FOR REVIEW NO LESS THAN (6) SETS OF SHOP DRAWINGS WHERE REQUIRED AND/OR INDICATED. ELECTRONIC SHOP DRAWINGS WILL BE ACCEPTED FOR REVIEW ON A CASE BY CASE BASIS. CONTRACTORS SHALL COORDINATE SUBMITTAL REQUIREMENTS WITH SPECIFICATION MANUAL.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND PRODUCT APPROVAL FOR DOORS AND WINDOWS PER SPECIFICATION MANUAL.
- CONTRACTOR SHALL LEAVE ACCESS TO ALL MEANS OF EGRESS DURING CONSTRUCTION TO THE SURROUNDING SITE AND NEIGHBORHOOD.
- THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT A201, LATEST EDITION, SHALL BE REFERENCED PART OF THESE CONTRACT DOCUMENTS. IN ADDITION TO CONTRACTOR'S CONTRACT WITH THE CITY.
- CONTRACTOR SHALL SUBMIT "HARD COPY" OF SHOP DRAWINGS FOR REVIEW FOR ALL FINISH COLOR AND MATERIAL SAMPLES AND OR ELECTRONIC SUBMITTALS AS COORDINATED WITH ARCHITECT AND OWNER BASED IN SPECIFICATIONS MANUAL IN CONJUNCTION WITH SPECIFICATIONS MANUAL.
- CONTRACTOR SHALL USE THE SPECIFICATIONS MANUAL IN CONJUNCTION WITH THESE CONSTRUCTION DOCUMENTS AND MAKE IT A PART OF THEIR CONTRACT WITH THE CITY.
- CONTRACTOR SHALL PROVIDE ALL AND COMPLETE SET OF CONSTRUCTION DOCUMENTS AND SPECIFICATION MANUAL TO ALL SUB-CONTRACTORS FOR COORDINATION OF ALL TRADES.
- PERMITS FOR THE FOLLOWING SUBMITTALS (ITEMS) TO BE DONE BY THE G.C. FOR THIS PROJECT. THE FOLLOWING LIST INCLUDES BUT NOT LIMITED TO: 1) PRE-ENGINEERED PATIO TRELLIS; ALUMINUM ROOF ACCESS LADDERS, FENING, ARCHITECTURAL SCREENS, SIGNAGE, AND FLAG POLES. ANTENNA PERMITTING SHALL BE DONE BY CITY COORDINATED VENDOR (S)
- G.C. SHALL PROVIDE AND INSTALL ALL MATERIALS, EQUIPMENT, BUILDING EQUIPMENT SYSTEMS. AND CIVIL / SITE WORK FOR THE ENTIRE PROJECT UNLESS NOTED (N.I.C.)

LOCATION MAP



SCOPE OF WORK

NEW TWO STORY FIRE STATION BUILDING WITH A COMMUNITY ROOM, SIX BUNK ROOMS, OFFICES, EXERCISE ROOM, KITCHEN DINING, BUNKER GEAR, DAY ROOM, 3 BAY APPARATUS SPACE, AND BUILDING SUPPORT SPACES.
THIS INCLUDES BUT NOT LIMITED TO SITE DEVELOPMENT, ON GRADE PARKING, CONCRETE DRIVE APRONS, AND SITE LIGHTING.

BUILDING GROSS AREA: 8,320 S.F.

2301 NW 33RD CT #102
POMPANO BEACH, FL 33069
TELEPHONE: (954)-917-5252

3501 GRIFFIN RD.
FORT LAUDERDALE, FL 33312
TELEPHONE: (954)-266-2700

160 WEST CAMINO REAL,
SUITE 1000
BOCA RATON, FL 33432
TELEPHONE: (561)-982-8999

9150 S. DADELAND BLVD,
SUITE #900
MIAMI, FL 33156
TELEPHONE: (305)-670-0141

3150 SW 38TH AVE.
SUITE #950
MIAMI, FL 33146
TELEPHONE: (786)-497-1500



Charles Michelson AR0009976

Project No. :
2022-160
Drawn By :
SF
Checked By :
CM/NS
Date:
04/09/25

REVISIONS



COVER SHEET

G000

4/19/2025 12:15:10 PM

GENERAL SITE PLAN NOTES

- SEE SHEET SP1.1 FOR SITE PLAN DIMENSIONS AND DETAILS.
- REFER TO THE CIVIL DRAWINGS FOR SITE DEMOLITION SCOPE AND FOR ADDITIONAL SITE REQUIREMENTS, UTILITIES, PAVEMENT, DRAINAGE, SIGNAGE, AND STRIPING PLAN.
- 8" CONCRETE APRON THICK ON 12" OF WELL COMPACTED SUBGRADE TO 98% DENSITY PER ASSHTO T-180, TYPE-C. SEE CIVIL AND STRUCTURAL FOR ADDITIONAL DETAILS & INFORMATION.
- GC SHALL PROVIDE HEAVY REINFORCED CONCRETE FOR BOTH APRON AND DRIVE-THRU BAYS. CONC. APRON DRIVEWAY WILL BE DESIGNED TO ACCOMMODATE 32 TON VEHICLE. SEE CIVIL AND STRUCTURAL DRAWINGS FOR FURTHER INFORMATION.
- G.C. SHALL PROVIDE ALL REQUIRED STRUCTURAL SUPPORT AND MATERIAL TO ACCOMMODATE DRIVES OVER CIVIL STRUCTURES BELOW APRONS.
- GC SHALL COORDINATE ALL SLAB WORK SCOPE WITH BOTH CIVIL AND STRUCTURAL DRAWINGS.
- CIVIL ENGINEER SHALL DETERMINE REQUIRED QUANTITY AND LOCATION OF COMPACTION TEST.
- SEE SP1.1 FOR CONCRETE DRIVE CONTROL JOINT LAYOUT & DETAILS. ALL OTHER CIVIL SUBGRADE REQUIREMENTS SHALL BE BY CIVIL ENGINEER.
- COORDINATE GRADING REQUIREMENTS WITH CIVIL DRAWINGS.
- APPLY CURING/SEALING COMPOUND ONCE CONCRETE HAS SET. COMPLY WITH MANUFACTURER'S REQUIREMENTS.
- PROVIDE LIGHT BROOM FINISH.
- SEE LANDSCAPE AND IRRIGATIONS DRAWINGS FOR LANDSCAPE REQUIREMENTS AND PLANTING DETAILS.
- INSTALL A 6'-0" HIGH TEMPORARY CHAIN LINK CONSTRUCTION FENCE WITH GATES AS REQUIRED ALONG THE PROPERTY LINES OF THE PROJECT SITE FOR SECURITY AND TO PROMOTE PUBLIC SAFETY. SEE CIVIL FOR DETAILS. SUBMIT SHOP DRAWINGS FOR THE OWNER'S APPROVAL.
- SUBMIT SHOP DRAWINGS FOR PROPOSED STAGING AREAS AND SEQUENCE OF CONSTRUCTION FOR THE OWNER'S APPROVAL PRIOR TO THE START OF THE WORK.
- PROTECT THE WETLANDS AND ALL ENVIRONMENTALLY SENSITIVE AREAS FROM DAMAGE DUE TO THE CONSTRUCTION.
- PROTECT ALL EXISTING UTILITIES THAT ARE INTENDED TO REMAIN.
- ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS. SIGNAGE TO BE SUBMITTED UNDER SEPARATE PERMIT (IF EXTRA SIGNAGE IS REQUESTED FROM THE CITY).

ADA NOTES

- ACCESSIBLE ROUTE SLOPE SHALL NOT EXCEED 1:20 SLOPE.
- CROSS SLOPES AT ACCESSIBLE ROUTE NOT TO EXCEED 1:50 SIDE SLOPE.
- CURB RAMP NOT TO EXCEED 1:12 SLOPE.
- PARKING SPACES AND ACCESS ISLE SHALL NOT EXCEED 1:50 SLOPE.

FLOODPROOFING NOTES

- PROVIDE TREMCO AMPHIBIA FOR BELOW GRADE AND UNDER SLAB WATERPROOFING.
- PROVIDE GROUT AND TREMCO DYNOMIC 100 BOTH SIDES OF JOINT BETWEEN FOUNDATION AND EXTERIOR WALL.
- PROVIDE FLOOD BARRIER PANELS AT WINDOW AND DOOR OPENINGS AS INDICATED ON PLANS.
- PROVIDE FLOOD VENTS AS INDICATED ON PLANS.
- EACH SPACE WITH FLOOD BARRIER PANEL PROTECTION SHALL HAVE A POWER OUTLET ABOVE BASE FLOOD ELEVATION AND A DEDICATED 1/2 HP SUMP PUMP TO BE DEPLOYED DURING PREPARATION FOR A FLOOD EVENT. LOCATIONS ARE TO BE NOTED ON THE PLAN.

FEMA, WATERPROOFING, AND EXTERIOR EQUIPMENT NOTES

- ALL EQUIPMENT SHALL BE MOUNTED ABOVE THE F.E.M.A. PROVIDED ELEVATION FOR AN ESSENTIAL FACILITY (AT OR ABOVE +13.5' NGVD29).
- ALL EQUIPMENT SHALL BE MOUNTED AND ATTACHED BY CONNECTORS / FASTENERS TO MEET ALL NATIONAL, LOCAL, AND PER F.B.C. 2023 8th EDITION STANDARDS AND REQUIREMENTS.
- G.C. SHALL BE RESPONSIBLE TO HAVE ALL EQUIPMENT INSTALLED TO MEET THE ABOVE REQUIREMENTS.
- COUNTY APPROVAL OF MAINTAINING 13.5' FFE NGVD29 FOR ALL LIVING SPACES AND EQUIPMENT IS AGREED UPON. NON LIVING AND AUXILIARY STORAGE/ WORK AREAS ALLOWED TO BE SET AT 10'-0" FFE NGVD29 WHILE BEING "WET PROOF" W/ FLOOD BARRIER PANEL PROTECTION. G.C. SHALL PROVIDE THIS THROUGH FLOODPROOFING PROTECTION OF SLABS, WALLS, AND ALL DOOR OPENINGS (USING FLOOD BARRIER PANEL PROTECTION) TO MEET THIS REQUIREMENT.
- G.C. SHALL PROVIDE AND INSTALL ALL WATERPROOFING & VAPOR PROOFING PANELS. COORDINATE WITH STRUCTURE DRAWINGS.

SITE PLAN KEY NOTES

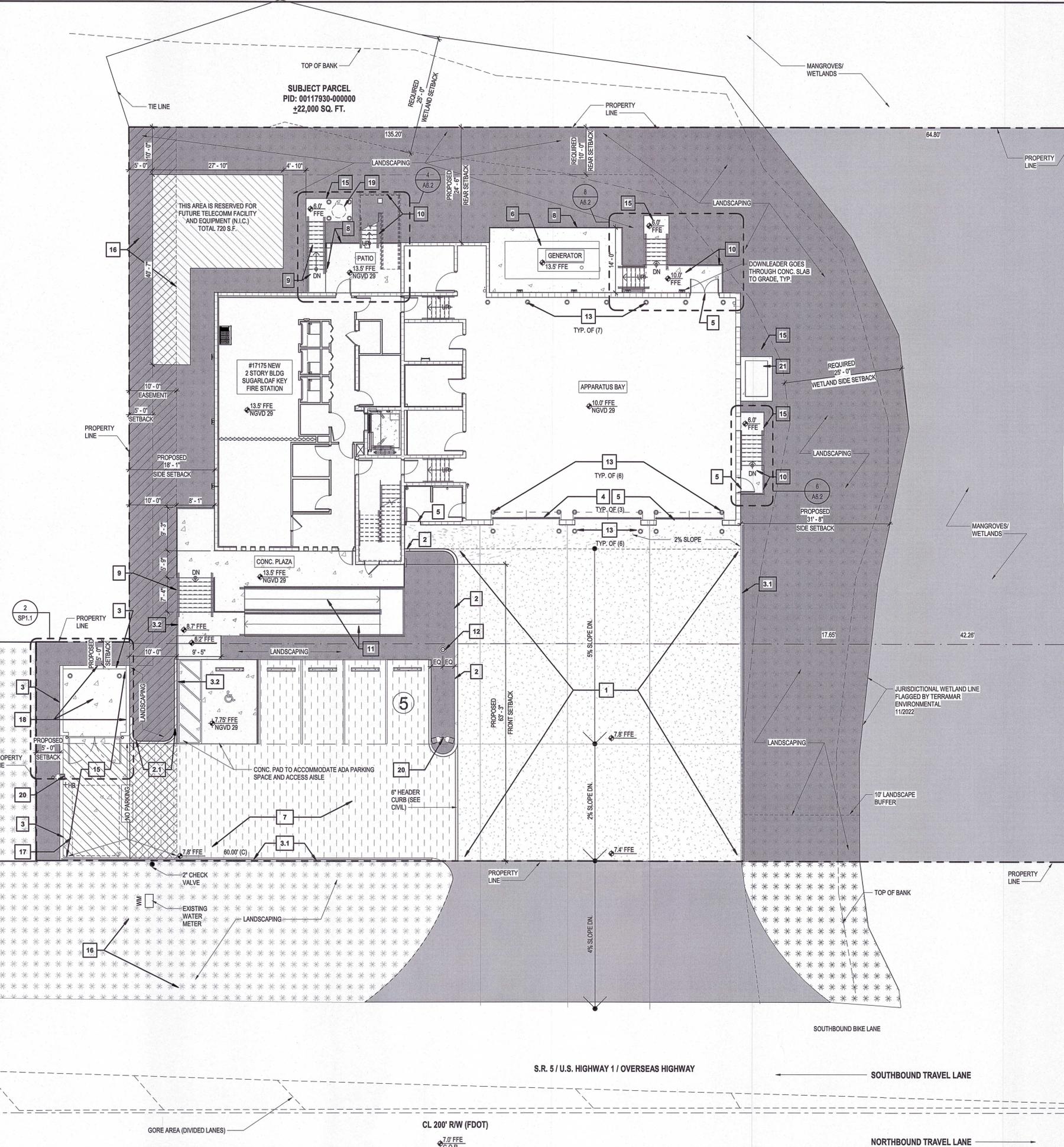
- CONCRETE DRIVEWAY APRON (HEAVY DUTY 8" REINFORCED CONC.)
- CONCRETE TYPE 'D' CURBS. SEE CIVIL FOR ADD'L DETAILS, TYP.
- CONCRETE TYPE 'B' CURBS. SEE CIVIL FOR ADD'L DETAILS, TYP.
- CONC. REINFORCED RETAINING WALL W/ VARYING HEIGHTS
- CONC. REINFORCED RETAINING WALL PROVIDE 42" H. METAL FENCE RAILING
- 42" H. METAL FENCE RAILING
- IMPACT RESISTANT RATED ROLL-UP DOORS WITH STORM PANEL
- GC SHALL PROVIDE FLOOD BARRIER PANEL PROTECTIONS AT DOOR OPENINGS. UP TO OR ABOVE +13.5' NAVD.
- EMERGENCY GENERATOR W/ IMPACT AND SOUND RESISTANT CONTAINER ON BELLTANK*
- *ALL REFUELING FOR EMERGENCY GENERATOR SHALL BE DONE AT FRONT LOCATION AT FUEL DISPENSER
- PARKING SPACES OVER CONCRETE GRASS PAVERS IN PARKING AREA, EXCEPT AT ADA PARKING LOCATION. USE LIGHT-COLORED/HIGH-ALBEDO MATERIALS.
- GUARDRAILS (SEE LOCATION FOR CONC. OR MTL LANDING). SEE SHEET A6.2
- PRE-FABRICATED STEEL PAN STAIRS W/ CONC. FILLED TREADS W/ HANDRAILS & GUARDRAILS AS REQ'D
- PRE-FABRICATED STEEL PAN STAIRS W/ CONC. FILLED TREADS W/ HANDRAILS & GUARDRAILS AS REQ'D. WITH CONC. LANDING
- ADA CONCRETE RAMP WITH ALUM. HANDRAILS/ GUARDRAILS. MAINTAIN 1:12 SLOPE
- 30' FLAG POLE WITH LED UP-LIGHT (180 MPH RATING). SEE DETAIL #1/SP1.2
- 8" CONCRETE FILLED STEEL BOLLARDS. SEE DETAIL #2/SP1.2 FOR DETAIL
- FUELING STATION W/ LOCKABLE DISPENSER
- 6" CONCRETE SLAB
- 10' UTILITY EASEMENT
- LIFT STATION LOCATION* (UNDERGROUND W/ ABOVE GROUND ELEC.). SEE CIVIL DWGS FOR MORE INFO.
*ALL COVERS SHALL BE HEAVY DUTY TRAFFIC RATED HL-85 OR GREATER, TYP.
- CONC. DUMPSTER PAD AND 6" SCREEN WALLS W/ RETAINING WALL AROUND
- 150 GAL. PROPANE TANK OVER CONCRETE SLAB W/ PROTECTIVE CONC. FILLED STEEL BOLLARDS
- EXTERIOR SITE LIGHTING. SEE ELECTRICAL DWGS. FOR MORE INFO.
- GC TO PROVIDE ABOVE GROUND FUEL TANK. GC TO PROVIDE FLOODPROOFING AS REQUIRED. REFER TO MEP FOR SPECS.

TERMITE TREATMENT NOTES

- PER FBC 1916.1, TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.
- UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT & PRIOR TO BUILDING FINAL INSPECTION, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES".
- A WEATHER RESISTANT JOBSITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL PROVIDE THE PRODUCT USED, DENSITY OF THE APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED, TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. IF THE SOIL, CHEMICAL BARRIER METHOD FOR TERMITE PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.

BASIS OF BEARINGS
NWLY R/W LINE
N56°19'11"E 644.51'

MONROE COUNTY
PID: 00118480-000000
(NOT INCLUDED)



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MONROE COUNTY FIRE STATION #10
SUGARLOAF KEY
17175 OVERSEAS HWY
SUGARLOAF SHORES, FL 33042



3501 Griffin Road
Ft. Lauderdale, FL 33312
(954) 266-2700 Fx:(954) 266-2701
sma@saltzmichelson.com

AA-0009976



Charles Michelson AR0009976

Project No.: 2022-160
Drawn By: SF
Checked By: CM/ER
Date: 04/09/25

REVISIONS



SITE PLAN - ARCHITECTURAL

SP1.0

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**MONROE COUNTY FIRE STATION #10
SUGARLOAF KEY**
17175 OVERSEAS HWY
SUGARLOAF SHORES, FL 33042



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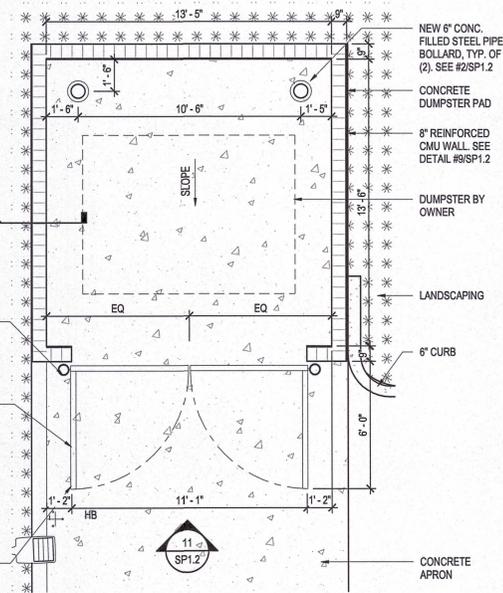
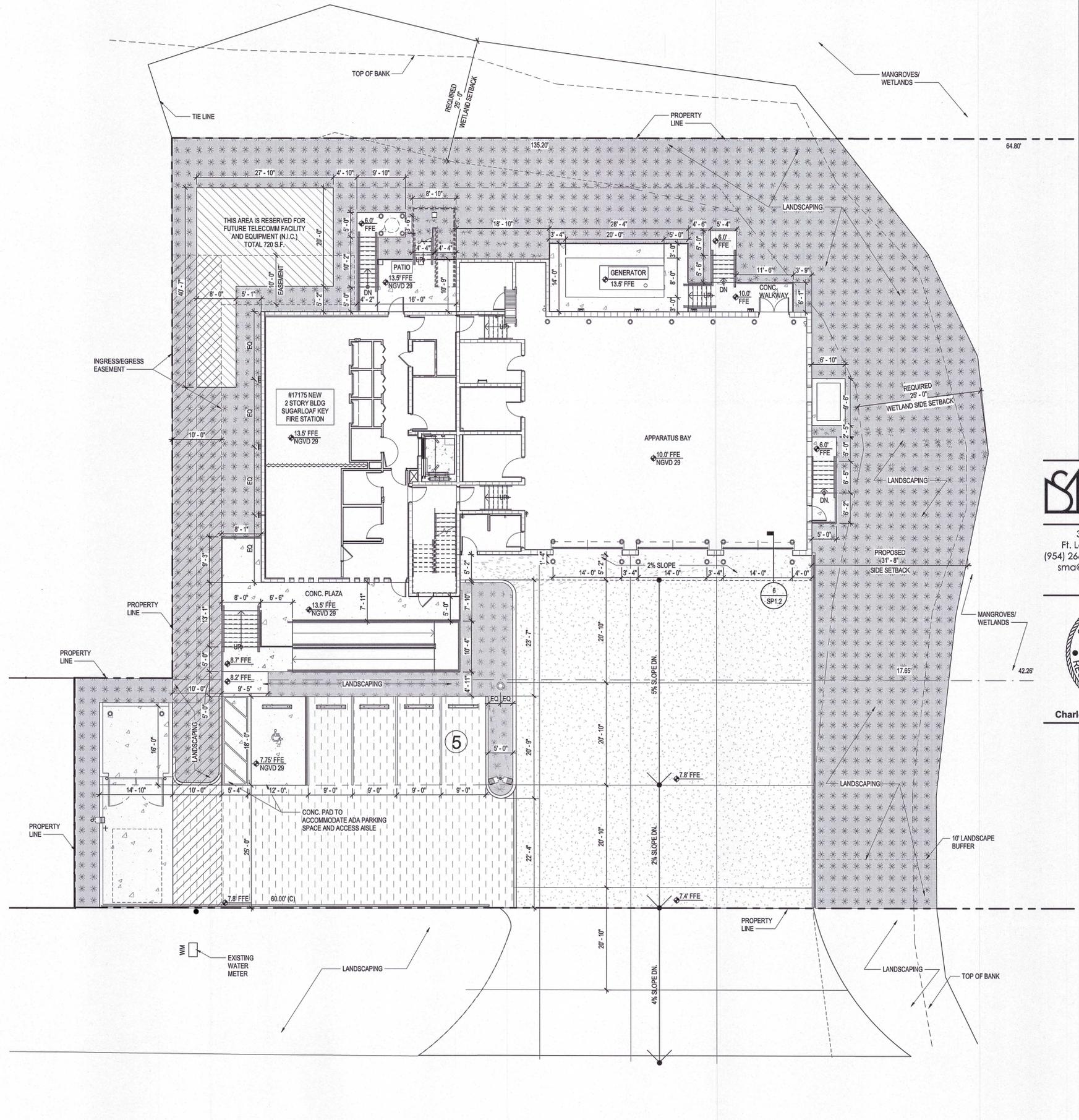
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Date:
04/09/25

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**SITE PLAN -
DIMENSIONAL/ SITE
DETAILS**

SP1.1



2 ENLARGED DUMPSTER ENCLOSURE PLAN
SP1.1 SCALE: 1/4" = 1'-0"

1 SITE PLAN DIMENSIONAL
SP1.1 SCALE: 3/32" = 1'-0"
NOTE: SEE CIVIL DWGS FOR ADDITIONAL INFORMATION.

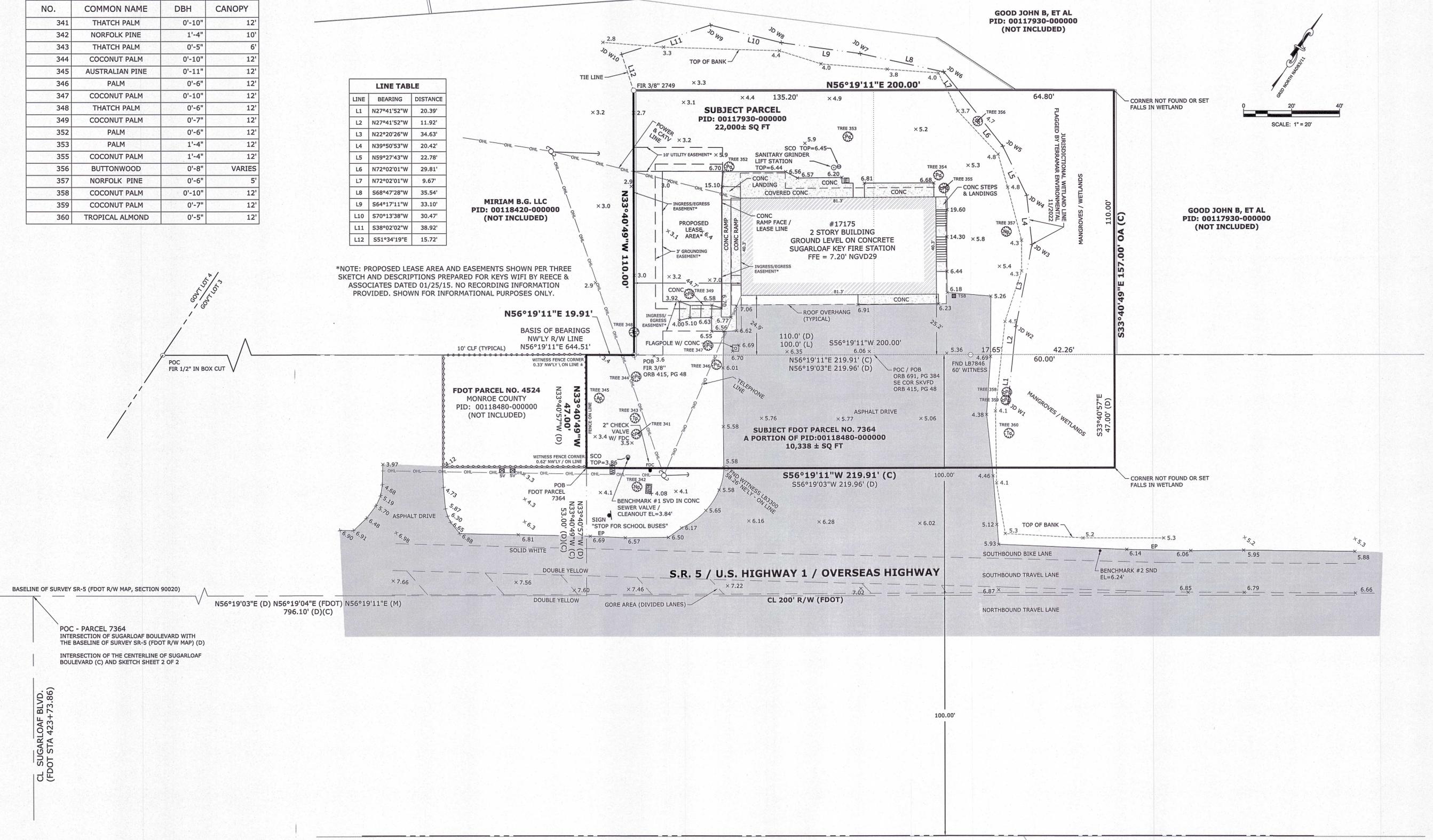
MAP OF SURVEY

PART OF GOV'T LOT 3
SECTION 3, TOWNSHIP 37 S, RANGE 27 E

TREE TABLE			
NO.	COMMON NAME	DBH	CANOPY
341	THATCH PALM	0'-10"	12'
342	NORFOLK PINE	1'-4"	10'
343	THATCH PALM	0'-5"	6'
344	COCONUT PALM	0'-10"	12'
345	AUSTRALIAN PINE	0'-11"	12'
346	PALM	0'-6"	12'
347	COCONUT PALM	0'-10"	12'
348	THATCH PALM	0'-6"	12'
349	COCONUT PALM	0'-7"	12'
352	PALM	0'-6"	12'
353	PALM	1'-4"	12'
355	COCONUT PALM	1'-4"	12'
356	BUTTONWOOD	0'-8"	VARIES
357	NORFOLK PINE	0'-6"	5'
358	COCONUT PALM	0'-10"	12'
359	COCONUT PALM	0'-7"	12'
360	TROPICAL ALMOND	0'-5"	12'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N27°41'52"W	20.39'
L2	N27°41'52"W	11.92'
L3	N22°20'26"W	34.63'
L4	N39°50'53"W	20.42'
L5	N59°27'43"W	22.78'
L6	N72°02'01"W	29.81'
L7	N72°02'01"W	9.67'
L8	S68°47'28"W	35.54'
L9	S64°17'11"W	33.10'
L10	S70°13'38"W	30.47'
L11	S38°02'02"W	38.92'
L12	S51°34'19"E	15.72'

*NOTE: PROPOSED LEASE AREA AND EASEMENTS SHOWN PER THREE SKETCH AND DESCRIPTIONS PREPARED FOR KEYS WIFI BY REECE & ASSOCIATES DATED 01/25/15. NO RECORDING INFORMATION PROVIDED. SHOWN FOR INFORMATIONAL PURPOSES ONLY.



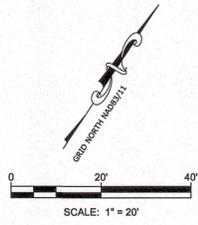
GOOD JOHN B, ET AL
PID: 00117930-000000
(NOT INCLUDED)

MIRIAM B.G. LLC
PID: 00118420-000000
(NOT INCLUDED)

GOOD JOHN B, ET AL
PID: 00117930-000000
(NOT INCLUDED)

FDOT PARCEL NO. 4524
MONROE COUNTY
PID: 00118480-000000
(NOT INCLUDED)

SUBJECT FDOT PARCEL NO. 7364
A PORTION OF PID:00118480-000000
10,338 ± SQ FT



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PLANNING DEPT.

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
31193 AVENUE A, BIG PINE KEY, FL 33043
OFFICE (305) 972-1348
EMAIL: INFO@REECESURVEYING.COM

DATE	REVISION	BY
06/06/2024	ADD FOOT PARCEL NO. 7634	KB
06/16/2023	IDENTIFY/LABEL OHL(S) TO BUILDING	KB
11/23/2022	ADDITIONAL TOPO, LANE LINES, TREES	KB

BOUNDARY, TOPOGRAPHIC AND
JURISDICTIONAL WETLAND SURVEY
SUGARLOAF KEY VOLUNTEER FIRE DEPARTMENT
17175 OVERSEAS HIGHWAY
SECTION 34, TOWNSHIP 66 SOUTH, RANGE 27 EAST
SUGARLOAF KEY, MONROE COUNTY, FLORIDA

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MONROE COUNTY FIRE STATION #10
SUGARLOAF KEY
17175 OVERSEAS HWY
SUGARLOAF SHORES, FL 33042



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(954) 266-2700 Fx:(954) 266-2701
sma@saltzmichelson.com

AA-0009976

Project No. : 22-0178.00015

Drawn By : EG

Checked By : PDK

Date: 03/31/2025

REVISIONS

03/14/2025 COMMENTS

LANDSCAPE PLAN

L2.0

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	REMARKS
TREES								
	CE	9	Buttonwood	Conocarpus erectus	B & B	12' HT, 3" CAL.	Yes	Canopy Tree per Sec. 114-126
	CS	1	Silver Buttonwood	Conocarpus erectus f. sericeus	B & B	12' HT, 3" CAL.	Yes	Canopy Tree per Sec. 114-126
	OG	2	Orange Geiger Tree	Cordia sebestena	B & B	12' HT, 3" CAL.	Yes	Small tree/street tree - can be planted adjacent to powerlines per FPL tree offset.
	KF	6	Black Ironwood	Krugiodendron ferreum	B & B	5' HT. MIN.	Yes	Understory Tree Per Sec. 114-162
	SG	7	Paradise Tree	Simarouba glauca	B & B	12' HT, 3" CAL.	Yes	Canopy Tree per Sec. 114-126
PALM TREES								
	SP	15	Cabbage Palmetto	Sabal palmetto	B & B	18' HT	Yes	Canopy Tree per Sec. 114-126
	TR	2	Florida Thatch Palm	Thrinax radiata	B & B	8' OAH	Yes	Understory Tree Per Sec. 114-162
RELOCATED EXISTING PALMS								
	TR2	2	Florida Thatch Palm	Thrinax radiata	B & B	8' OAH	Yes	RELOCATED
SHRUBS								
	CLG	71	Small Leaf Clusia	Clusia guittifera	See Size	24" HT, FULL	Yes	48" o.c.
	EUA	25	White Stopper	Eugenia axillaris	See Size	6' OAH	Yes	48" o.c.
	GO	62	Lignum Vitae	Guaiacum officinale	See Size	24" HT, FULL	Yes	48" o.c. Understory, salt tolerant shrub per Sec. 114-105.
SHRUB AREAS								
	BOF	313	Sea Oxeye Daisy	Borrichia frutescens	See Size	8" X 8"	Yes	18" o.c.
	SPB	30	Sand Cordgrass	Spartina bakeri	See Size	24" HT, 24" SPRD	Yes	30" o.c.
MULCH								
	MUL	7,142 sf	Refer to Specifications	Mulch	Mulch			3" depth with weed fabric
SOD								
	SOD	4,169 sf	Argentine Bahiagrass	Paspalum notatum 'Argentine'	Sod		No	

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY
LANDSCAPE PLANTING		
LP-101	ROOT PRUNING	138 lf

VERTICAL DATUM INFORMATION
ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)
CONVERSION FACTOR:
NGVD29 -1.39' = NAVD88 IN THIS AREA

TANYA L. MCCORMICK, RLA
LICENSE NO. 6667243
DATE: 4/11/2025



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Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

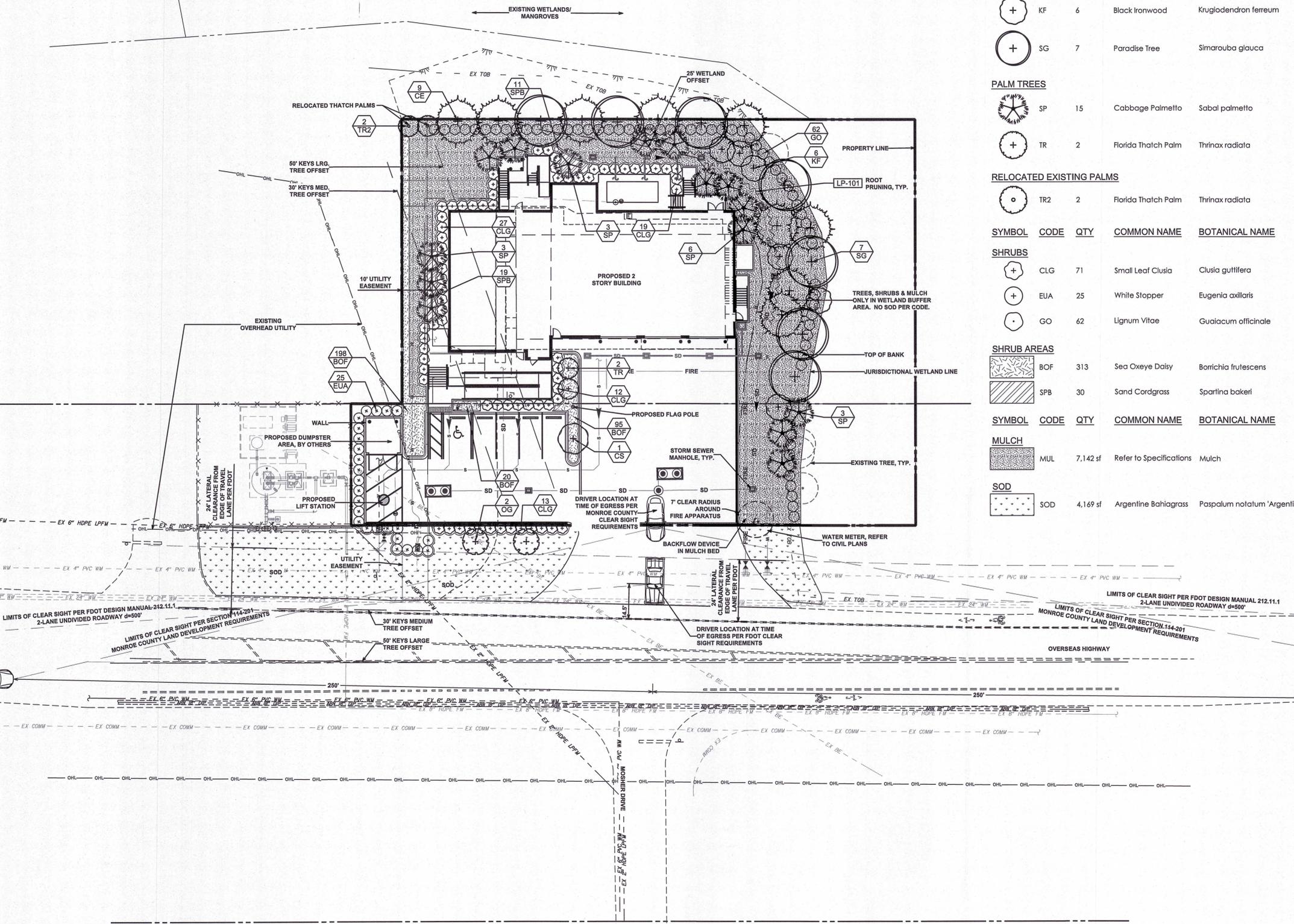
cma
chen moore and associates

3150 SW 38th Avenue
Suite 950
Miami, FL 33146
786.497.1500
www.chenmoore.com

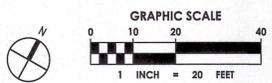
Tanya McCormick

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1 LANDSCAPE PLAN
L20 SCALE: 1" = 20'

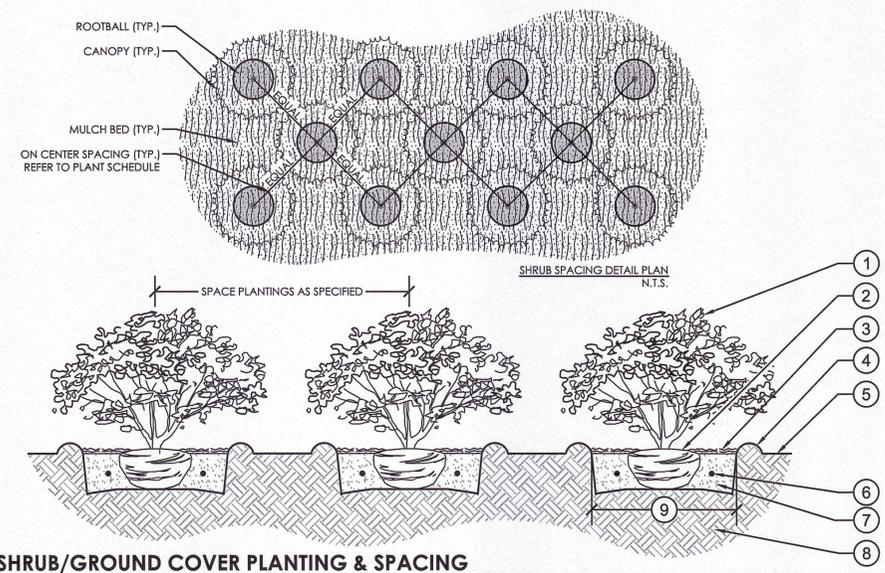
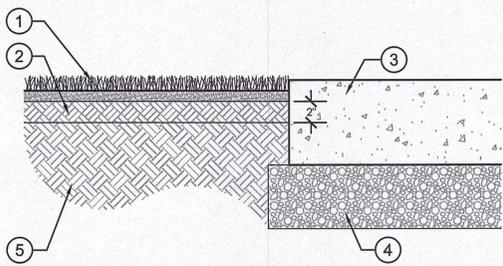


LANDSCAPE TABULATIONS

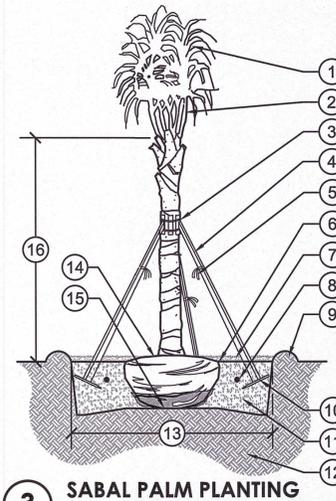
Zoning District(s): SC (Suburban Commercial)/PF (Public Facility)		32,202					Notes
Total Land Area		Area/Length	Required	Provided	Existing Trees	Relocated	
Section 114-100 Required Landscaping							
3	Landscaping shall be provided in a square footage area equal to a minimum of twenty percent (20%) of the gross parking lot area (includes both parking and vehicular use area).	9,945 sf	1,989 sf	397.8 SF	0	0	
7	One (1) tree shall be required for every one thousand (1,000) square feet, or fraction thereof, of gross parking lot area (includes both parking and vehicular use area). Every island shall have a minimum one (1) canopy tree.	9,945 sf	10	6	4	0	2 Existing trees (Tree ID #'s 356 & 360) + 2 Existing Palms (Tree ID #'s 358 & 359)
8	Four (4) shrubs shall be required for every one thousand (1,000) square feet, or fraction thereof, of gross parking lot area (includes both parking and vehicular use area).	9,945 sf	40	40	0	0	
9	100% of required parking lot landscaping material shall be native species.		100%	100%	0	0	
10	A minimum of fifty percent (50%) of the required trees shall be native canopy species.		50%	100%	0	0	
11	A minimum of forty percent (40%) of the required trees shall be native understory species.		40%	100%	0	0	
Section 114-104 Street Trees							
c.	One (1) canopy tree shall be required for every one hundred (100) feet of street frontage or fraction thereof with a minimum of one (1) street tree per parcel.	72 lf	2	2	0	0	
Section 114-126 District Buffers							
a.	Adjacent Property (South) Zoned DR, requiring a 10' Type B Buffer. 2.4 Trees x 100 LF & .8 Understory Trees x 100 LF & 8 Shrubs x 100 LF, Less driveway access	187 lf	5 Trees & 2 Understory Trees	5 Trees & 2 Understory Trees	0	0	* Fifteen (15) Sabal palms counted at 3:1 & two (2) Orange Geiger Trees
d.	The 25' wetland buffer (North-Northeast) is considered a 'Class D' buffer: 6 canopy trees + 3 understory trees + 24 shrubs. No sod permitted.	4,835 SF (SF units used as the complete 25' buffer offset is not encompassed on the subject property)	12 canopy trees; 6 understory trees; 47 shrubs	12 canopy trees; 6 understory trees; 47 shrubs	3	2 Florida Thatch Palms (meets understory or shrub designation per Sec. 114-105)	3 existing trees to remain not considered in calculation as these existing trees include 2 coconut palms and 1 tropical almond. These trees do not meet the native plant requirement per Sec. 114-105, so they are not considered, yet not proposed for demolition as they are existing naturalized species that are not impacted by proposed improvements. Accepted species are provided to meet the minimum requirement.

* The proposed buffer is encumbered by a 10' utility easement + a future lease area (communication tower). Five (5) Sabal palms proposed at west side of the new building and ten (10) Sabal palms proposed on the east side of the new building. The remaining required trees are proposed at the rear of the property.

- 1 SOD (AS SPECIFIED)
- 2 PLANTING MIX: 80% SILICA SAND, 20% ORGANIC
- 3 SIDEWALK OR CURB
- 4 SUB-BASE
- 5 NATIVE SOIL



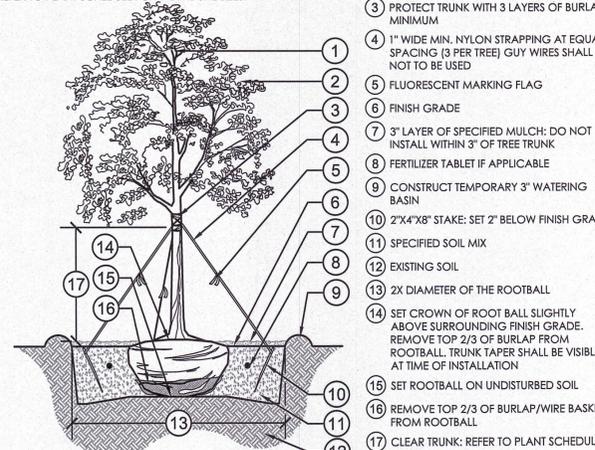
- 1 PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY
- 2 SET CROWN OF ROOT SLIGHTLY ABOVE SURROUNDING FINISH GRADE. TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION
- 3 3" LAYER OF SPECIFIED MULCH; DO NOT INSTALL WITHIN 3" OF TREE TRUNK
- 4 CONSTRUCT TEMPORARY 3" WATERING BASIN
- 5 FINISH GRADE
- 6 FERTILIZER TABLET IF APPLICABLE.
- 7 BACKFILL WITH SPECIFIED SOIL MIX
- 8 EXISTING SOIL
- 9 2X DIAMETER OF THE ROOTBALL



- 1 DO NOT HURRICANE CUT FRONDS
- 2 UNITE FRONDS PRIOR TO INSPECTION
- 3 METAL STRAPS SECURING 2"x4" WOOD BATTENS, MIN. 5 LAYERS BURLAP. TOE NAIL BRACES TO 2"x4" WOOD BATTENS; DO NOT NAIL STAKES DIRECTLY TO TRUNK
- 4 2"x4" WOOD BRACE AT EQUAL SPACING (3 PER TREE)
- 5 1/2"x2" FLUORESCENT MARKER
- 6 FINISH GRADE
- 7 3" LAYER OF SPECIFIED MULCH; DO NOT INSTALL WITHIN 3" OF TREE TRUNK
- 8 FERTILIZER TABLET IF APPLICABLE
- 9 CONSTRUCT TEMPORARY 3" WATERING BASIN
- 10 2"x4"x8" STAKE: SET 2" BELOW FINISH GRADE
- 11 BACKFILL WITH SPECIFIED SOIL MIX
- 12 EXISTING SOIL
- 13 2X DIAMETER OF THE ROOTBALL
- 14 SET CROWN OF ROOT BALL 0'-2" ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM ROOTBALL; TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION
- 15 SET ROOTBALL ON UNDISTURBED SOIL
- 16 CLEAR TRUNK: REFER TO PLANT SCHEDULE

1 SOD PLANTING

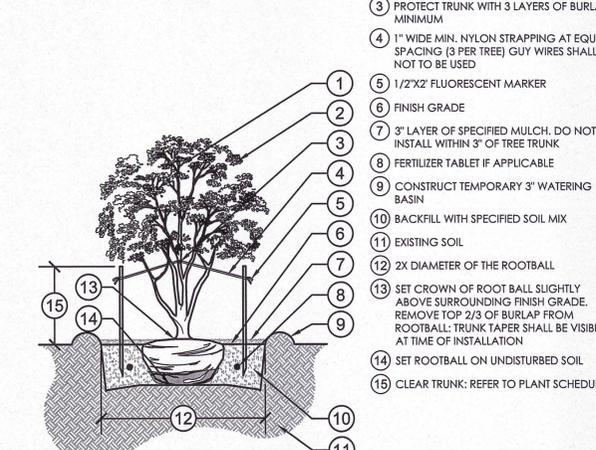
- CALIPER MEASUREMENTS NOTES:**
1. CALIPER MEASUREMENT IS 6" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER OR LESS.
 2. CALIPER MEASUREMENT IS 12" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER GREATER.
- REFER TO PLANT SCHEDULE FOR INDIVIDUAL SIZES.



4 LARGE TREE PLANTING: 2" CALIPER AND GREATER

2 SHRUB/GROUND COVER PLANTING & SPACING

- CALIPER MEASUREMENTS NOTES:**
1. CALIPER MEASUREMENT IS 6" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER OR LESS.
 2. CALIPER MEASUREMENT IS 12" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER GREATER.
- REFER TO PLANT SCHEDULE FOR INDIVIDUAL SIZES.



5 MULTI-TRUNK TREE PLANTING

3 SABAL PALM PLANTING

- 1 DO NOT PRUNE CENTRAL LEADER
- 2 PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING USING ACCEPTABLE NURSERY PRACTICES OR AS DIRECTED BY THE LANDSCAPE ARCHITECT
- 3 PROTECT TRUNK WITH 3 LAYERS OF BURLAP MINIMUM
- 4 1" WIDE MIN. NYLON STRAPPING AT EQUAL SPACING (3 PER TREE) GUY WIRES SHALL NOT TO BE USED
- 5 1/2"x2" FLUORESCENT MARKER
- 6 FINISH GRADE
- 7 3" LAYER OF SPECIFIED MULCH. DO NOT INSTALL WITHIN 3" OF TREE TRUNK
- 8 FERTILIZER TABLET IF APPLICABLE
- 9 CONSTRUCT TEMPORARY 3" WATERING BASIN
- 10 BACKFILL WITH SPECIFIED SOIL MIX
- 11 EXISTING SOIL
- 12 2X DIAMETER OF THE ROOTBALL
- 13 SET CROWN OF ROOT BALL SLIGHTLY ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM ROOTBALL; TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION
- 14 SET ROOTBALL ON UNDISTURBED SOIL
- 15 CLEAR TRUNK: REFER TO PLANT SCHEDULE

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MONROE COUNTY
PLANNING DEPT.

MONROE COUNTY FIRE STATION #10
SUGARLOAF KEY
17175 OVERSEAS HWY
SUGARLOAF SHORES, FL 33042



3501 Griffin Road
Ft. Lauderdale, FL 33312
(954) 266-2700 Fx:(954) 266-2701
sma@saltzmichelson.com

AA-0009976

Project No. : 22-0178.00015
Drawn By : EG
Checked By : PDK
Date: 03/31/2025

REVISIONS
03/14/2025 COMMENTS

VERTICAL DATUM INFORMATION
ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)
CONVERSION FACTOR:
NGVD29 -1.39' = NAVD88 IN THIS AREA

TANYA L. MCCORMICK, RLA
LICENSE NO. 6667243
DATE: 4/11/2025



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Check positive response codes before you dig!



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LANDSCAPE DETAILS

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PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	REMARKS
TREES								
	CE	9	BUTTONWOOD	CONOCARPUS ERECTUS	B & B	12' HT, 3" CAL.	YES	CANOPY TREE PER SEC. 114-126
	CS	1	SILVER BUTTONWOOD	CONOCARPUS ERECTUS F. SERICEUS	B & B	12' HT, 3" CAL.	YES	CANOPY TREE PER SEC. 114-126
	OG	2	ORANGE GEIGER TREE	CORDIA SEBESTENA	B & B	12' HT, 3" CAL.	YES	SMALL TREE/STREET TREE - CAN BE PLANTED ADJACENT TO POWERLINES PER FPL TREE OFFSET.
	KF	6	BLACK IRONWOOD	KRUGIODENDRON FERREUM	B & B	5' HT. MIN.	YES	UNDERSTORY TREE PER SEC. 114-162
	SG	7	PARADISE TREE	SIMAROUBA GLAUCA	B & B	12' HT, 3" CAL.	YES	CANOPY TREE PER SEC. 114-126
PALM TREES								
	SP	15	CABBAGE PALMETTO	SABAL PALMETTO	B & B	18' HT	YES	CANOPY TREE PER SEC. 114-126
	TR	2	FLORIDA THATCH PALM	THRINAX RADIATA	B & B	8' OAH	YES	UNDERSTORY TREE PER SEC. 114-162
SHRUBS								
	CLG	74	SMALL LEAF CLUSIA	CLUSIA GUTTIFERA	SEE SIZE	24" HT, FULL	YES	48" o.c.
	EUA	19	WHITE STOPPER	EUGENIA AXILLARIS	SEE SIZE	6' OAH	YES	48" o.c.
	GO	64	LIGNUM VITAE	GUAIACIUM OFFICINALE	SEE SIZE	24" HT, FULL	YES	48" o.c. UNDERSTORY, SALT TOLERANT SHRUB PER SEC. 114-105.
SHRUB AREAS								
	BOF	313	SEA OXEYE DAISY	BORRICHIA FRUTESCENS	SEE SIZE	8' X 8'	YES	18" o.c.
	SPB	30	SAND CORDGRASS	SPARTINA BAKERI	SEE SIZE	24" HT, 24" SPRD	YES	30" o.c.
MULCH								
	MUL	7,101 SF	REFER TO SPECIFICATIONS	MULCH	MULCH			3" DEPTH WITH WEED FABRIC
SOD								
	SOD	4,999 SF	ARGENTINE BAHIAGRASS	PASPALLUM NOTATUM 'ARGENTINE'	SOD		NO	

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	REMARKS
	BOF	313	SEA OXEYE DAISY	BORRICHIA FRUTESCENS	SEE SIZE	8' X 8'	YES	18" o.c.
	SPB	30	SAND CORDGRASS	SPARTINA BAKERI	SEE SIZE	24" HT, 24" SPRD	YES	30" o.c.
	MUL	7,101 SF	REFER TO SPECIFICATIONS	MULCH	MULCH			3" DEPTH WITH WEED FABRIC
	SOD	4,999 SF	ARGENTINE BAHIAGRASS	PASPALLUM NOTATUM 'ARGENTINE'	SOD		NO	

MONROE COUNTY FIRE STATION #10
SUGARLOAF KEY
 17175 OVERSEAS HWY
 SUGARLOAF SHORES, FL 33042



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 (954) 266-2700 Fx:(954) 266-2701
 sma@saltzmichelson.com

AA-0009976

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY
LANDSCAPE PLANTING		
LP-101	ROOT PRUNING	138 lf

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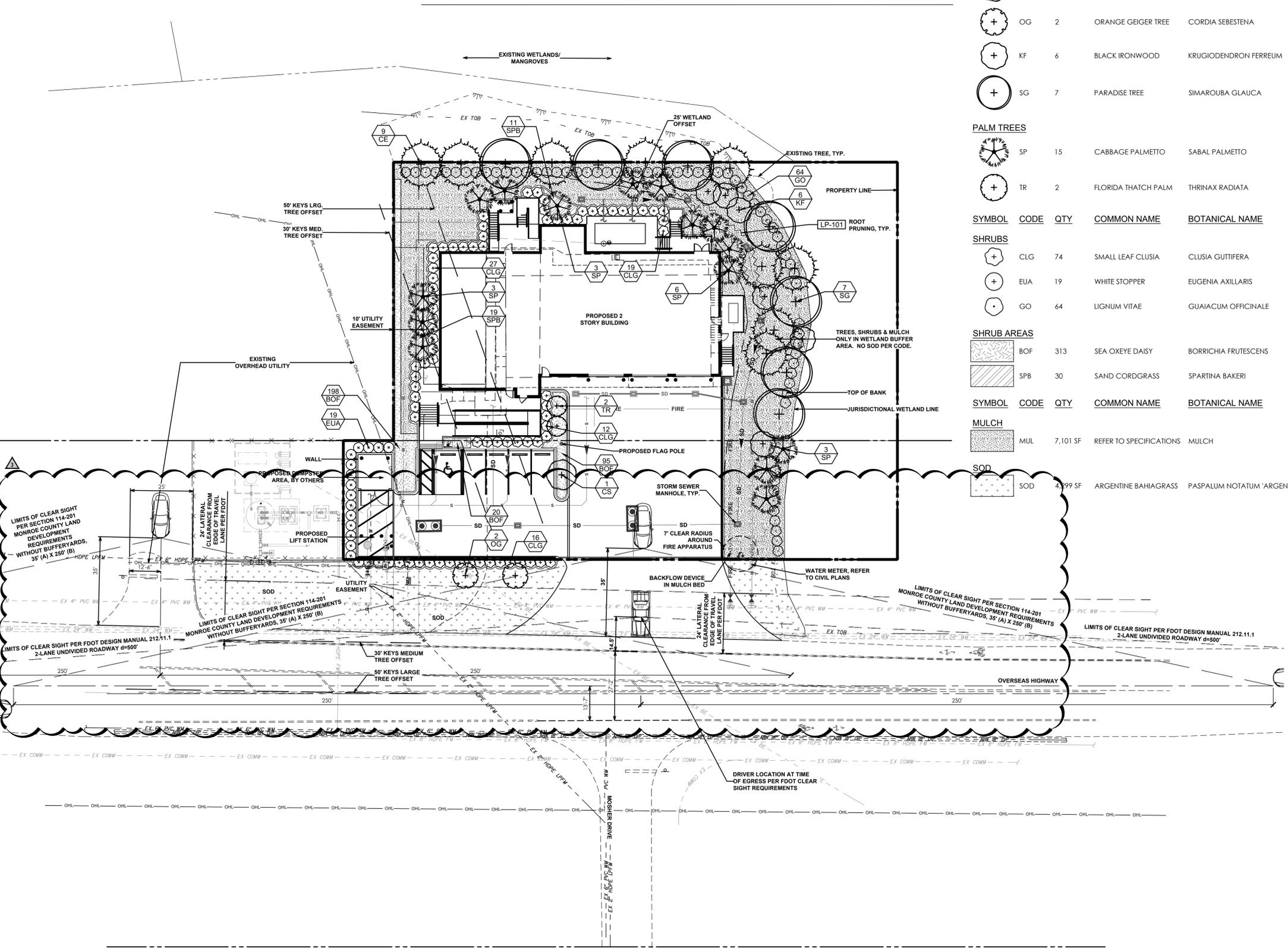
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LANDSCAPE PLAN

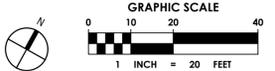
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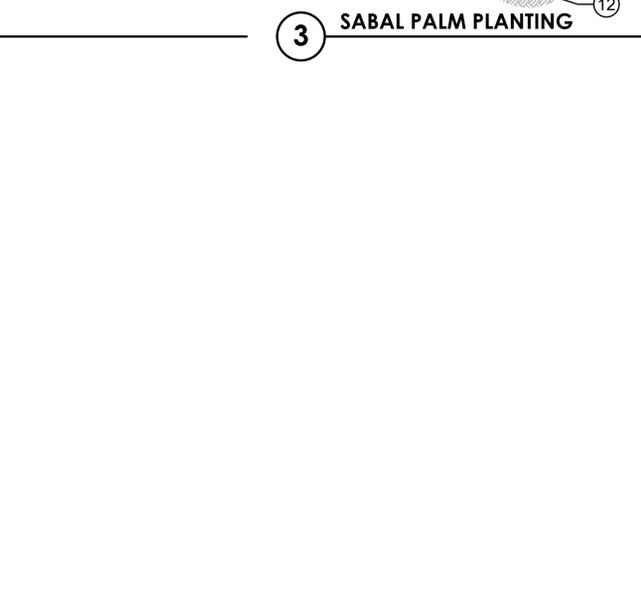
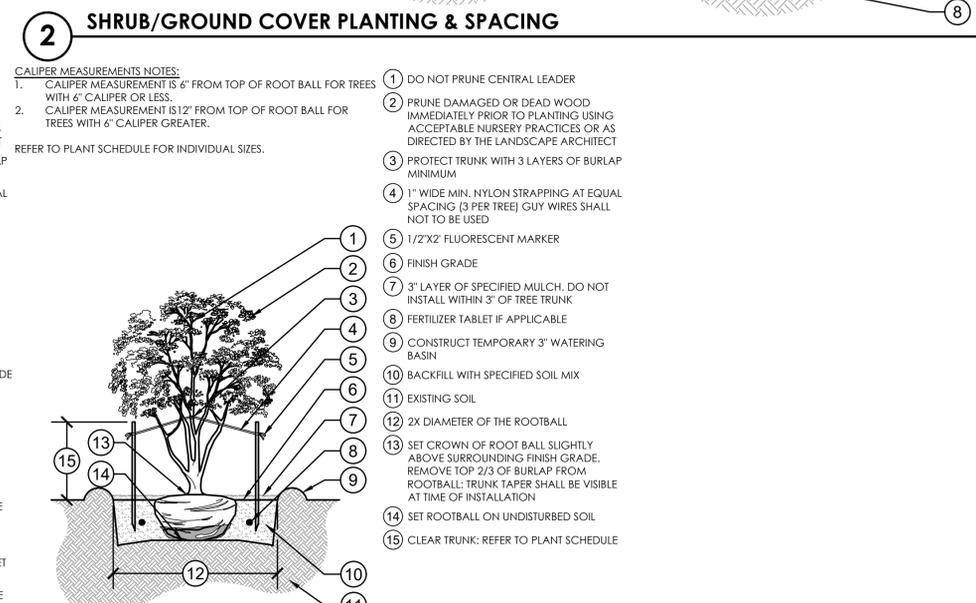
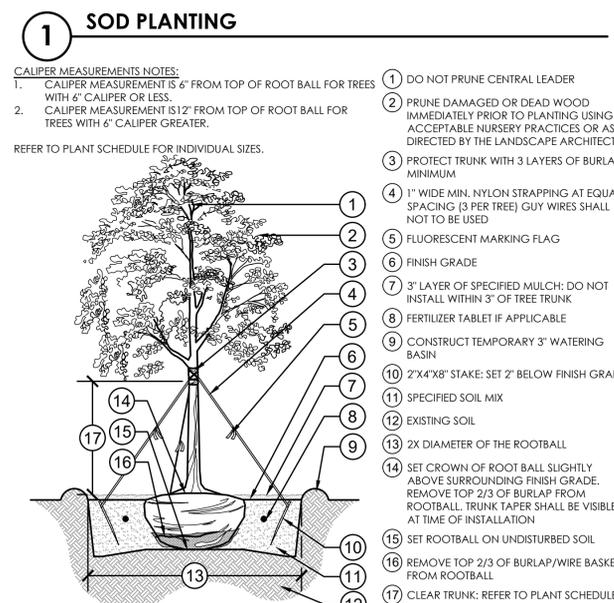
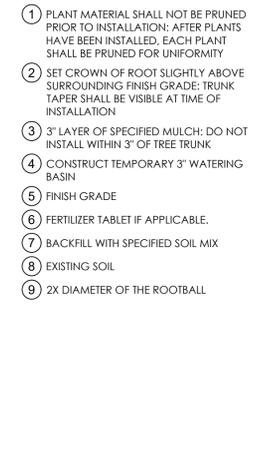
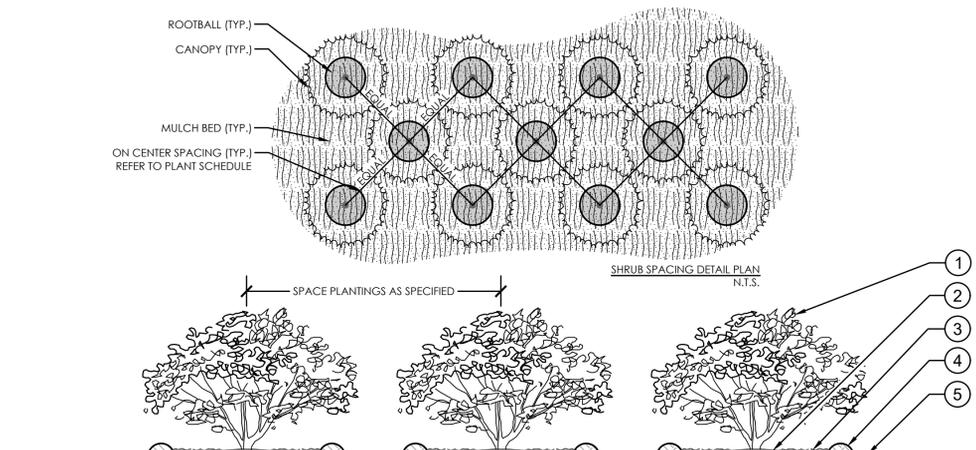
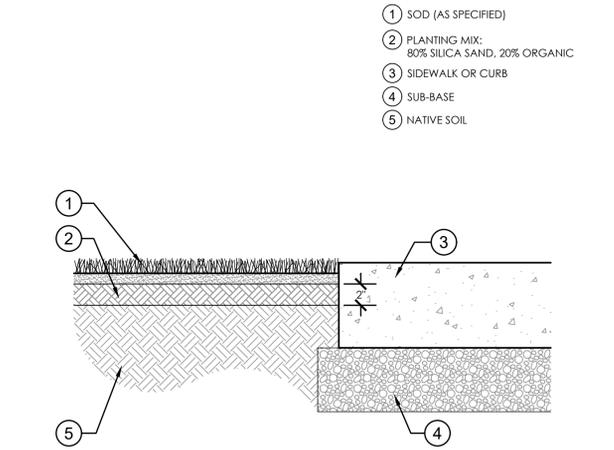


1 LANDSCAPE PLAN
 SCALE: 1" = 20'



LANDSCAPE TABULATIONS

Zoning District(s): SC (Suburban Commercial)/PF (Public Facility)		32,202					
Total Land Area		Area/Length	Required	Provided	Existing Trees	Relocated	Notes
Section 114-100 Required Landscaping							
3	Landscaping shall be provided in a square footage area equal to a minimum of twenty percent (20%) of the gross parking lot area (includes both parking and vehicular use area).	9,945 sf	1,989 sf	397.8 SF	0	0	
7	One (1) tree shall be required for every one thousand (1,000) square feet, or fraction thereof, of gross parking lot area (includes both parking and vehicular use area). Every island shall have a minimum one (1) canopy tree.	9,945 sf	10	6	4	0	2 Existing trees (Tree ID #'s 356 & 360) + 2 Existing Palms (Tree ID #'s 358 & 359)
8	Four (4) shrubs shall be required for every one thousand (1,000) square feet, or fraction thereof, of gross parking lot area (includes both parking and vehicular use area).	9,945 sf	40	40	0	0	
9	100% of required parking lot landscaping material shall be native species.		100%	100%	0	0	
10	A minimum of fifty percent (50%) of the required trees shall be native canopy species.		50%	100%	0	0	
11	A minimum of forty percent (40%) of the required trees shall be native understory species.		40%	100%	0	0	
Section 114-104 Street Trees							
c.	One (1) canopy tree shall be required for every one hundred (100) feet of street frontage or fraction thereof with a minimum of one (1) street tree per parcel.	72 lf	2	2	0	0	
Section 114-126 District Buffers							
a.	Adjacent Property (South) Zoned DR, requiring a 10' Type B Buffer. 2.4 Trees x 100 LF & .8 Understory Trees x 100 LF & 8 Shrubs x 100 LF, Less driveway access	187 lf	5 Trees & 2 Understory Trees	5 Trees & 2 Understory Trees	0	0	* Fifteen (15) Sabals palms counted at 3:1 & two (2) Orange Geiger Trees
d.	The 25' wetland buffer (North-Northeast) is considered a 'Class D' buffer: 6 canopy trees + 3 understory trees + 24 shrubs. No sod permitted.	4,835 SF (Sf units used as the complete 25' buffer offset is not encompassed on the subject property)	12 canopy trees; 6 understory trees; 47 shrubs	12 canopy trees; 6 understory trees; 47 shrubs	3	0	3 existing trees to remain not considered in calculation as these existing trees include 2 coconut palms and 1 tropical almond. These trees do not meet the native plant requirement per Sec. 114-105, so they are not considered, yet not proposed for demolition as they are existing naturalized species that are not impacted by proposed improvements. Accepted species are provided to meet the minimum requirement.
Section 114-127 Major Street Buffers							
a.	Class C Buffer (Sec. 114-128 Bufferyard Standards)	151 lf (220 LF less the limits of jurisdictional wetlands and 24' standard ingress/egress width)	At 10' in width (minimum width) 5 canopy trees; 2 understory trees; 21 shrubs	At 10' in width (minimum width) 0 canopy trees; 0 understory trees; 0 shrubs **See variance request	0	0	**Variance requested to eliminate the Bufferyard Type C along Overseas Hwy. Currently, the subject site does not contain this Type C buffer. It is not possible to provide this buffer while still maintaining the functionality of the fire station.
* The proposed buffer is encumbered by a 10' utility easement + a future lease area (communication tower). Five (5) Sabal palms proposed at west side of the new building and ten (10) Sabal palms proposed on the east side of the new building. The remaining required trees are proposed at the rear of the property.							
** A variance is request is currently being sought to eliminate the type C Bufferyard. Please see the above tabulation and notes describing the need for the variance.							



- 1 DO NOT HURRICANE CUT FRONDS
- 2 UNITE FRONDS PRIOR TO INSPECTION
- 3 METAL STRAPS SECURING 2"x4" WOOD BATTENS, MIN. 5 LAYERS BURLAP, TOE NAIL BRACES TO 2"x4" WOOD BATTENS; DO NOT NAIL STAKES DIRECTLY TO TRUNK
- 4 2"x4" WOOD BRACE AT EQUAL SPACING (3 PER TREE)
- 5 1/2"x2" FLUORESCENT MARKER
- 6 FINISH GRADE
- 7 3" LAYER OF SPECIFIED MULCH; DO NOT INSTALL WITHIN 3" OF TREE TRUNK
- 8 FERTILIZER TABLET IF APPLICABLE
- 9 CONSTRUCT TEMPORARY 3" WATERING BASIN
- 10 2"x4"x8" STAKE; SET 2" BELOW FINISH GRADE
- 11 BACKFILL WITH SPECIFIED SOIL MIX
- 12 EXISTING SOIL
- 13 2X DIAMETER OF THE ROOTBALL
- 14 SET CROWN OF ROOT BALL 0'-2" ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM ROOTBALL; TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION
- 15 SET ROOTBALL ON UNDISTURBED SOIL
- 16 CLEAR TRUNK; REFER TO PLANT SCHEDULE

1 SOD PLANTING

CALIPER MEASUREMENTS NOTES:
 1. CALIPER MEASUREMENT IS 6" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER OR LESS.
 2. CALIPER MEASUREMENT IS 12" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER GREATER.

REFER TO PLANT SCHEDULE FOR INDIVIDUAL SIZES.

- 1 DO NOT PRUNE CENTRAL LEADER
- 2 PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING USING ACCEPTABLE NURSERY PRACTICES OR AS DIRECTED BY THE LANDSCAPE ARCHITECT
- 3 PROTECT TRUNK WITH 3 LAYERS OF BURLAP MINIMUM
- 4 1" WIDE MIN. NYLON STRAPPING AT EQUAL SPACING (3 PER TREE) GUY WIRES SHALL NOT TO BE USED
- 5 FLUORESCENT MARKING FLAG
- 6 FINISH GRADE
- 7 3" LAYER OF SPECIFIED MULCH; DO NOT INSTALL WITHIN 3" OF TREE TRUNK
- 8 FERTILIZER TABLET IF APPLICABLE
- 9 CONSTRUCT TEMPORARY 3" WATERING BASIN
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- 11 SPECIFIED SOIL MIX
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- 14 SET CROWN OF ROOT BALL SLIGHTLY ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM ROOTBALL; TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION
- 15 SET ROOTBALL ON UNDISTURBED SOIL
- 16 REMOVE TOP 2/3 OF BURLAP/WIRE BASKET FROM ROOTBALL
- 17 CLEAR TRUNK; REFER TO PLANT SCHEDULE

2 SHRUB/GROUND COVER PLANTING & SPACING

CALIPER MEASUREMENTS NOTES:
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- 3 PROTECT TRUNK WITH 3 LAYERS OF BURLAP MINIMUM
- 4 1" WIDE MIN. NYLON STRAPPING AT EQUAL SPACING (3 PER TREE) GUY WIRES SHALL NOT TO BE USED
- 5 1/2"x2" FLUORESCENT MARKER
- 6 FINISH GRADE
- 7 3" LAYER OF SPECIFIED MULCH; DO NOT INSTALL WITHIN 3" OF TREE TRUNK
- 8 FERTILIZER TABLET IF APPLICABLE
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- 14 SET ROOTBALL ON UNDISTURBED SOIL
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3 SABAL PALM PLANTING

CALIPER MEASUREMENTS NOTES:
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 2. CALIPER MEASUREMENT IS 12" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER GREATER.

REFER TO PLANT SCHEDULE FOR INDIVIDUAL SIZES.

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- 12 2X DIAMETER OF THE ROOTBALL
- 13 SET CROWN OF ROOT BALL SLIGHTLY ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM ROOTBALL; TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION
- 14 SET ROOTBALL ON UNDISTURBED SOIL
- 15 CLEAR TRUNK; REFER TO PLANT SCHEDULE

4 LARGE TREE PLANTING: 2" CALIPER AND GREATER

5 MULTI-TRUNK TREE PLANTING

TANYA L. MCCORMICK, RLA
 LICENSE NO. 6667243
 DATE: 11/25/2025



VERTICAL DATUM INFORMATION
 ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)
 CONVERSION FACTOR:
 NGVD29 -1.39' = NAVD88 IN THIS AREA

Sunshine811
 Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
 Check positive response codes before you dig!

cma
 chen moore and associates

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 Suite 950
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 786.497.1500
 www.chenmoore.com

MONROE COUNTY FIRE STATION #10
SUGARLOAF KEY
 17175 OVERSEAS HWY
 SUGARLOAF SHORES, FL 33042



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 (954) 266-2700 Fx:(954) 266-2701
 sma@saltzmichelson.com

AA-0009976

Project No. :
 22-0178.00015
 Drawn By :
 EG
 Checked By :
 PDK
 Date:
 03/31/2025

REVISIONS
 ▲ 09/22/2025 COUNTY COMMENTS
 ▲ 11/07/2025 COUNTY COMMENTS
 ▲ 11/25/2025 COUNTY COMMENTS

LANDSCAPE DETAILS

L2.1

PERMIT SET

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LANDSCAPE SPECIFICATIONS

1. GENERAL

- 1.1. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
 - 1.1.1. THESE GENERAL NOTES, CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
 - 1.1.2. ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, ORDINANCES AND REGULATIONS.
- 1.2. SOURCE OF BASE INFORMATION IS PROVIDED BY REECE & ASSOCIATES ON 11/23/2022 AND IS ASSUMED TO BE CORRECT. IF SITE DISCREPANCIES ARE PRESENT, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY. IF CONTRACTOR CONTINUES WORK WITHOUT THE PROPER NOTIFICATION, CONTRACTOR DOES SO AT HIS OWN RISK.
- 1.3. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, SUPERVISION, AND EQUIPMENT REQUIRED FOR THE WORK AS SHOWN ON THE CONSTRUCTION DOCUMENTS DESCRIBED HEREIN.
- 1.4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUB-CONTRACTORS AS REQUIRED TO COMPLETE THE WORK OF THIS PROJECT.
- 1.5. CONTRACTOR SHALL VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER CONTRACTS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT OWNER'S REPRESENTATIVE FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
- 1.6. CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL OF FLORIDA, INC." AT 1-800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
- 1.7. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. THE LOCATION OF EXISTING UTILITIES OR SITE FEATURES AS SHOWN ON THE PLANS MAY VARY IN RELATION TO ACTUAL EXISTING CONDITIONS. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT AND THE OWNER IN WRITING. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF THE CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE LANDSCAPE ARCHITECT AND THE OWNER.
- 1.8. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, WATER, SANITARY SEWER, POWER, NATURAL GAS, TELEPHONE AND CABLE TV COMPANIES.
- 1.9. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.
- 1.10. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND BY HAND, IF NECESSARY. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OF DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AND AT NO EXPENSE TO THE OWNER.
- 1.11. THE SUCCESSFUL BIDDER SHALL FURNISH TO THE OWNER A UNIT PRICE BREAKDOWN FOR ALL MATERIALS. THE OWNER MAY, AT ITS DISCRETION, ADD OR DELETE FROM THE MATERIALS UTILIZING THE UNIT PRICE BREAKDOWN SUBMITTED.
- 1.12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL PERMIT CONDITIONS.

2. PRE-CONSTRUCTION RESPONSIBILITY

- 2.1. UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, ALL AFFECTED UTILITY OWNERS, THE OWNER, THE LANDSCAPE ARCHITECT, ANY OTHER PERTINENT PARTIES AND HIMSELF.
- 2.2. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES ONSITE. LOCATION TO BE DETERMINED BY THE OWNER. JANITORIAL SERVICES SHALL BE PROVIDED BY CONTRACTOR THROUGHOUT THE DURATION OF PROJECT.
- 2.3. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.
- 2.4. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS; THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT.
- 2.5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR THE FIELD LOCATIONS AND FOR ANY TREES PROPOSED FOR RELOCATION. THIS SHALL BE DONE IN A TIMELY MANNER TO MINIMIZE IMPACT ON CONSTRUCTION SCHEDULE. ANY DELAY CAUSED BY THE CONTRACTOR BY THE RELOCATION OF TREES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
- 2.6. CONTRACTOR SHALL VERIFY LIMITS OF CONSTRUCTION AS NOTED ON THE PLANS. ANY WORK PERFORMED OUTSIDE OF THE AGREED UPON LIMITS OF CONSTRUCTION SHALL BE DONE AT THE EXPENSE OF THE CONTRACTOR.

3. SITE DEMOLITION

- 3.1. ITEMS SHALL REMAIN UNLESS OTHERWISE NOTED ON THE PLAN(S). REMOVE DESIGNATED ITEMS SHOWN ON THE PLAN TO THE FULL DEPTH OF THEIR CONSTRUCTION UNLESS OTHERWISE NOTED.
- 3.2. ALL HARDSCAPE DESIGNATED FOR REMOVAL SHALL BE SAW CUT, LEAVING UNIFORM EDGES TO THE GREATEST EXTENT POSSIBLE. MATERIAL EDGES TO REMAIN SHALL BE SHORED UP AND PROTECTED DURING CONSTRUCTION TO PRESERVE EDGE INTACT. REPAIRS TO DAMAGED EDGES SHALL BE REPAIRED BY CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- 3.3. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS NOTED ON THE PLANS OR APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS.
- 3.4. SALVAGE EXISTING MATERIALS AS INDICATED ON THE PLANS. SALVAGED MATERIALS SHALL BE HANDLED WITH CARE AND STORED ON-SITE OR AS DIRECTED BY OWNER. CLEAN ALL DEBRIS AND CONSTRUCTION MATERIAL FROM SALVAGED ITEMS; REUSE AS DIRECTED BY OWNER'S REPRESENTATIVE.
- 3.5. REMOVE DEMOLISHED MATERIALS FROM SITE AND DISPOSE OF AS REQUIRED BY LOCAL, STATE OR FEDERAL LAWS.
- 3.6. CONTRACTOR SHALL PROTECT ADJACENT WATER BODIES, COASTAL DUNE SYSTEMS AND PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.
- 3.7. ALL IRRIGATION IN DEMOLITION AREA TO BE CAPPED AND ADJUSTED AS NECESSARY TO ENSURE OVERALL SYSTEM IS NOT AFFECTED.

4. TREE PRESERVATION

- 4.1. ALL TREES TO BE PRESERVED AS INDICATED ON THE TREE DISPOSITION PLAN SHALL BE PROTECTED BY A TREE PROTECTION BARRICADE. UNLESS OTHERWISE NOTED ON PLAN.

- 4.2. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND THE DRIP LINE OF EXISTING TREES TO BE PRESERVED IN PLACE, AS SHOWN ON PLAN. PRESERVATION BARRICADES SHALL BE LEFT IN PLACE THROUGHOUT DURING ALL PHASES OF CONSTRUCTION.
- 4.3. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO PLANS FOR TREE PRESERVATION BARRICADE FENCING DETAIL.
- 4.4. IF EXCAVATION IN THE VICINITY OF A PROTECTED TREE IS REQUIRED, CONTRACTOR SHALL ROOT PRUNE TREES. UNDER THE SUPERVISION OF A CERTIFIED ARBORIST IN ACCORDANCE TO THE FOLLOWING CONDITIONS:
 - 4.4.1. ROOT PRUNE TREES A MINIMUM OF EIGHT (8) WEEKS PRIOR TO CONSTRUCTION. PRIOR TO ROOT PRUNING, THOROUGHLY WATER THE ROOT ZONE WITH AT LEAST 2 TO 3 INCHES OF WATER FOR 2 TO 3 DAYS PRIOR TO ROOT PRUNING. SEE BELOW FOR RELOCATION TIMELINE.
 1. PROVIDE TEMPORARY IRRIGATION FOR EACH TREE THROUGHOUT THE DURATION OF CONSTRUCTION.
 2. ROOT PRUNE TREES, SHOWN ON PLAN IN AREAS WHERE ROOTS WILL CONFLICT WITH CONSTRUCTION ACTIVITY. PRUNING OF ROOTS SHOULD BE DONE IN A MANNER TO PRESERVE THE GREATEST AMOUNT OF THE ROOT BASE AS POSSIBLE.
 3. BACKFILL TRENCH WITH PLANTING SOIL.
 4. FERTILIZE WITHIN THE ROOT ZONE (SEE BELOW).
 - 4.4.2. ROOT PRUNING SHALL BE ACCOMPLISHED BY DIGGING A TRENCH AROUND THE TREE IN AREAS WHERE PROPOSED SITE WORK WILL BE PERFORMED. TRENCHING SHALL BE AT A MINIMUM OF 24" DEEP. ROOT PRUNE ONLY WITH A MECHANICAL ROOT-PRUNING SAW OR A TRENCHER WITH A MAXIMUM TRENCH WIDTH OF 8".
 - 4.4.3. ALL EXPOSED ROOTS SHALL BE CUT OFF SMOOTHLY, WITH SHARP INSTRUMENTS. BACKFILL TRENCHES WITH SOIL CONSISTING OF 30% SILICA SAND AND 70% MUCK. WATER THOROUGHLY AFTER ROOT PRUNING, AND ONCE WEEKLY DURING THE ROOT REGENERATION PERIOD, WITH A SOLUBLE FERTILIZER THAT HAS A 20.20.20 ANALYSIS AT MANUFACTURER'S RECOMMENDED RATE.
- 4.5. THE CONTRACTOR SHALL FIELD STAKE THE LIMIT OF ROOT PRUNING. LIMITS OF ROOT PRUNING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY EXCAVATION. DO NOT ROOT PRUNE FOR IRRIGATION OR ELECTRICAL LINES WITHIN DRIP LINES OF EXISTING TREES. COORDINATE ALL TRENCHING REQUIRED FOR UTILITY WORK WITH THE LANDSCAPE PLANS.
- 4.6. ROOT PRUNING SHALL OCCUR IN ACCORDANCE WITH TREE RELOCATION NOTES AS NOTED ON PLANS.

5. PLANTING SOIL

- 5.1. ALL TREES SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH THE ROOTBALL.
- 5.2. ALL TREES SHALL BE PLANTED WITH A MINIMUM OF 6" TOPSOIL AROUND AND BENEATH THE ROOTBALL.
- 5.3. MINIMUM TOPSOIL SHALL BE 2" FOR SODDED GRASS AREAS.
- 5.4. PLANTING SOIL MIX SHALL BE A WEED FREE MIX AS FOLLOWS:
 - 5.4.1. DICOT TREES & SHRUBS: 50% SAND, 40% MUCK & 10% PEAT
 - 5.4.2. MONOCOT PALMS: 70% SAND & 30% MUCK
 - 5.4.3. TURF: 80% SAND, 10% PEAT & 10% MUCK

6. LANDSCAPE PLANTING

- 6.1. THIS PLAN HAS BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES.
- 6.2. THE PLANTING PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.
- 6.3. PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY "GRADES AND STANDARDS FOR NURSERY PLANTS" OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
- 6.4. ALL PLANT MATERIAL SHALL BE TRUE TO THE BOTANICAL NAME, GENUS, SPECIES AND/OR HYBRID DESIGNATION.
- 6.5. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE OF THE SIZES (HEIGHT & SPREAD) AS SPECIFIED IN THE PLANT LIST. CONTAINER SIZE IS FOR REFERENCE PURPOSES ONLY. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE MINIMUM SIZES AT INSTALLATION, AS SPECIFIED IN THE PLANT LIST.
- 6.6. QUANTITIES LISTED ON THE PLANT LIST ARE FOR ESTIMATING PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES. MULCH, TOPSOIL, FERTILIZER, ETC. SHALL BE INCLUDED IN THE UNIT COST OF THE PLANTS.
- 6.7. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE.
- 6.8. ALL SUBSTITUTIONS AND CHANGES SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION. ANY DISCREPANCIES BETWEEN PLANS, SITE AND SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT, THE OWNER AND/OR GOVERNING MUNICIPALITY.
- 6.9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS.
- 6.10. AFTER FINAL GRADE, LANDSCAPE AREAS ARE TO BE RAKED TO A DEPTH OF 6". ALL ROCK AND FOREIGN INORGANIC MATERIALS SHALL BE REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
- 6.11. ALL PLANTING HOLES TO BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT EXISTING TREES, DAMAGE UTILITIES OR OTHER IMPROVEMENTS.
- 6.12. ALL PLANTING BEDS IN OPEN AREAS AND AROUND BUILDING FOUNDATIONS SHALL BE EXCAVATED TO A DEPTH OF TWENTY-FOUR INCHES (24") AND BACK FILLED WITH SOIL MIX AS SPECIFIED IN SECTION 5.00. PLANTING BED SHALL BE FREE FROM ROCK, CONSTRUCTION DEBRIS OR OTHER EXTRANEIOUS MATERIAL.
- 6.13. ALL PLANTING BEDS IN MEDIANS, HARDSCAPE AREAS OR AREAS ENCOMPASSED BY IMPERVIOUS MATERIAL SHALL BE EXCAVATED TO A DEPTH OF THIRTY-SIX INCHES (36") OR UNTIL NATIVE SOILS ENCOUNTERED TO ENSURE DRAINAGE. BACK FILL WITH SOIL MIX AS SPECIFIED IN SECTION 5.00. PLANTING BED SHALL BE FREE FROM ROCK, CONSTRUCTION DEBRIS OR OTHER EXTRANEIOUS MATERIAL.
- 6.14. EXCAVATE PLANTING PITS TO A DEPTH SO THAT THE TRUNK FLARE AND FIRST ORDER LATERAL ROOT(S) WILL BE PLANTED AT FINISH GRADE OR SLIGHTLY HIGHER. ADVENTITIOUS ROOTS ARE NOT CONSIDERED FIRST ORDER ROOTS.
- 6.15. BURLAP, SYNTHETIC STRING, CORDS AND/OR LIFTING ROPES SHALL BE REMOVED FROM THE ROOTBALLS BEFORE ANY TREES ARE PLANTED. THE TOP 1/3RD OF BURLAP MUST BE REMOVED FROM HE TOP OF THE ROOTBALLS. THE TOP 1/3RD OF WIRE BASKETS SHALL BE COMPLETELY REMOVED AND THE BOTTOM 2/3RDS SHALL BE CUT BEFORE THE TREES ARE INSTALLED.
- 6.16. NO PLUNGING OF ANY TREE OR PALM WILL BE ACCEPTED.

- 6.17. NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED.
- 6.18. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.
- 6.19. ALL TREES SPECIFIED AS FIELD GROWN OR B&B TREES SHALL BE ROOT-PRUNED AT THE NURSERY A MINIMUM OF (8) WEEKS PRIOR TO PLANTING.
- 6.20. ALL PLANT MATERIAL PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE AREAS SHALL BE MAINTAINED TO PROVIDE UNOBSTRUCTED CROSS-VISIBILITY AT A HORIZONTAL LEVEL BETWEEN 30 INCHES AND 8 FEET ABOVE ADJACENT STREET GRADE.
- 6.21. NO CANOPY TREES SHALL BE PLANTED WITHIN 12 FEET OF A LIGHT POLE. NO PALM SPECIES SHALL BE PLANTED WITHIN 6 FEET OF A LIGHT POLE.
- 6.22. GROUND COVER PLANTINGS SHALL PROVIDE NOT LESS THAN 50 PERCENT COVERAGE IMMEDIATELY UPON PLANTING AND 100 PERCENT COVERAGE WITHIN 6 MONTHS AFTER PLANTING.
- 6.23. TREES AND PALMS SHALL BE MAINTAINED TO ALLOW FOR CLEAR PASSAGE 8' IN ALL PEDESTRIAN AREAS.
- 6.24. ALL LANDSCAPE MATERIAL SHALL BE SETBACK A MINIMUM OF 10' FROM ANY FIRE HYDRANT.
- 6.25. CONTRACTOR SHALL REMOVE ALL NURSERY STAKES, CONDUIT, FLAGGING AND NURSERY TAPE PRIOR TO STAKING.
- 6.26. CONTRACTOR SHALL STAKE & GUY ALL TREES AND PALMS AT TIME OF PLANTING AS PER THE APPROPRIATE DETAIL. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF ALL STAKING AND GUYING DURING WARRANTY PERIOD AND REMOVAL & DISPOSAL OF STAKING AFTER ESTABLISHMENT/WARRANTY PERIOD.
- 6.27. TREES THAT CANNOT STAND WITHOUT THE SUPPORT OF STAKES AND/OR GUYS SHALL BE REJECTED.

7. TURF GRASSES

- 7.1. ALL AREAS NOT USED FOR BUILDINGS, VEHICULAR USE AREAS, WALKS OR PLANTING BEDS SHALL BE GRASSED. GRASSING SHALL EXTEND TO ANY ABUTTING STREET PAVEMENT EDGE AND TO THE MEAN WATERLINE OF ANY ABUTTING CANAL, LAKE OR WATERWAY. REFER TO PLANTING SCHEDULE FOR ESTIMATED QUANTITY AND SPECIES.

8. MULCH & FERTILIZER

- 8.1. ALL PLANTING BEDS AND WATER BASINS FOR TREES SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF SHREDDED FLOM-MULCH, MELALEUCA OR EUCALYPTUS MULCH GRADE 'B' OR BETTER, UNLESS OTHERWISE SPECIFIED.
- 8.2. INDIVIDUAL TREES PLANTED IN LAWN AREAS SHALL BE MULCHED WITH A MINIMUM 3" DIAMETER MULCH RING.
- 8.3. MULCH SHALL NOT BE INSTALLED WITHIN 3" OF TREE TRUNKS.
- 8.4. FERTILIZER MIX AS FOLLOWS:
 - 8.4.1. DICOT TREES & SHRUBS: NPK 18-4-2, SLOW RELEASE W/ MICRONUTRIENTS
 - 8.4.2. MONOCOT PALMS: NPK 8-2-12, SLOW RELEASE W/ MICRONUTRIENTS
 - 8.4.3. TURF: NPK 16-4-8, SLOW RELEASE W/ MICRONUTRIENTS

9. WATERING

- 9.1. ALL LANDSCAPED AREAS WILL BE IRRIGATED BY AN UNDERGROUND, AUTOMATIC, RUST-FREE IRRIGATION SYSTEM PROVIDING 100% COVERAGE AND 50% SPRAY OVERLAP. THE SYSTEM SHALL BE MAINTAINED IN GOOD WORKING ORDER AND DESIGNED TO MINIMIZE WATER ON IMPERVIOUS SERVICES AND NOT OVERSPRAY WALKWAYS. A RAIN SENSOR DEVICE SHALL BE INSTALLED TO OVERRIDE THE IRRIGATION CYCLE OF THE SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED.
- 9.2. ALL PLANT MATERIAL SHALL BE WATERED IN AT TIME OF PLANTING IN ACCORDANCE WITH STANDARD NURSERY PRACTICES. IN ADDITION, CONTRACTOR WILL CONTINUE THE WATERING OF PLANT MATERIAL UNTIL SUBSTANTIAL COMPLETION AND THE LANDSCAPE IS TURNED OVER TO THE OWNER.

10. PROJECT CLOSEOUT

- 10.1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER. UPON FINAL CLEAN UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEEP BROOM CLEAN.
- 10.2. THE CONTRACTOR SHALL RESTORE, REPLACE OR AS DIRECTED BY THE LANDSCAPE ARCHITECT, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY THE WORK OF THE CONTRACTOR, HIS EQUIPMENT, EMPLOYEES OR THOSE OF HIS SUB-CONTRACTORS. THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT OF THE EXISTING ADJACENT AREAS. THE RESTORATION WORK SHALL BE AT THE CONTRACTOR'S EXPENSE. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.
- 10.3. WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING PROGRESS OF THE WORK. THESE AREAS SHALL BE KEPT IN A CLEAN AND NEAT CONDITION.
- 10.4. THE CONTRACTOR SHALL MAINTAIN ACCURATE AND COMPLETE RECORDS OF WORK ITEMS COMPLETED.
- 10.5. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT OF RECORD COMPLETE SETS OF "AS-BUILT" CONSTRUCTION DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONED LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS INCLUDING PRODUCT/EQUIPMENT AS SPECIFIED OR REVISED DURING THE SHOP DRAWING SUBMITTAL PROCESS. AS-BUILT DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR.

11. GUARANTEE

- 11.1. ALL NEW PLANT MATERIAL SHALL BE GUARANTEED FOR 1 YEAR FROM TIME OF FINAL ACCEPTANCE OF PROJECT. ANY PLANT MATERIAL NOT IN A HEALTHY GROWING CONDITION WILL BE REPLACED IN KIND BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER WITHIN 10 DAYS OF NOTIFICATION.
- 11.2. FOR ALL REPLACEMENT PLANT MATERIAL, THE WARRANTY PERIOD SHALL BE EXTENDED AN ADDITIONAL 90 DAYS BEYOND THE ORIGINAL WARRANTY PERIOD. REPLACEMENT MATERIAL SHALL BE REPLACED IN KIND AS IT RELATES TO SPECIES, QUANTITY AND SIZE.
- 11.3. ALL TREES THAT LEAN OR ARE BLOWN OVER, CAUSED BY WINDS LESS THAN 74 MPH AS DETERMINED BY THE NATIONAL HURRICANE CENTER, WILL BE RE-SET AND BRACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

MONROE COUNTY FIRE STATION #10
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AA-0009776

Project No. :
22-0178.00015
Drawn By :
EG
Checked By :
PDK
Date:
03/31/2025

REVISIONS
▲ 09/22/2025 COUNTY COMMENTS
▲ 11/07/2025 COUNTY COMMENTS
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LANDSCAPE SPECIFICATIONS

L2.2

VERTICAL DATUM INFORMATION
ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)
CONVERSION FACTOR:
NGVD29 -1.39' = NAVD83 IN THIS AREA

TANYA L. MCCORMICK, RLA
LICENSE NO. 6667243
DATE: 11/25/2025



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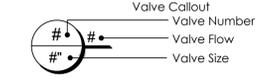
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GENERAL NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.
3. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH FPL ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES.
4. CONTRACTOR SHALL VERIFY PROPER CLEARANCE BELOW EXISTING OVERHEAD POWER LINES PRIOR TO WORKING WITHIN THE VICINITY THE POWER LINES.
5. MAINLINE LOCATION, WHERE SHOWN, IS FOR GRAPHIC CLARITY PURPOSES ONLY. INSTALL AT THE BACK OF CURB, FRONT OF WALK, BACK OF WALK, OR ADJACENT TO OTHER HARDSCAPES TO FACILITATE FUTURE LOCATION AND TO PROTECT FROM DAMAGE. ENSURE MAINLINE IS INSTALLED ACCORDING TO THE IRRIGATION SPECIFICATIONS AND DETAILS.
6. IF IT IS NECESSARY TO HAVE PIPING UNDER HARDSCAPE ITEMS, SUCH AS ROADS, WALKS AND PATIOS, THE PIPES MUST BE SLEEVED WITH THE SLEEVE DIAMETER BEING AT LEAST TWICE THE SIZE OF THE PIPE IT IS CARRYING.
7. ANY MAJOR DESIGN CHANGES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO CONSTRUCTION; CONTRACTOR PROCEEDS WITH CHANGES AT OWN RISK.
8. NO SUBSTITUTIONS SHALL BE PERMITTED, EXCEPT WITH WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OF RECORD.

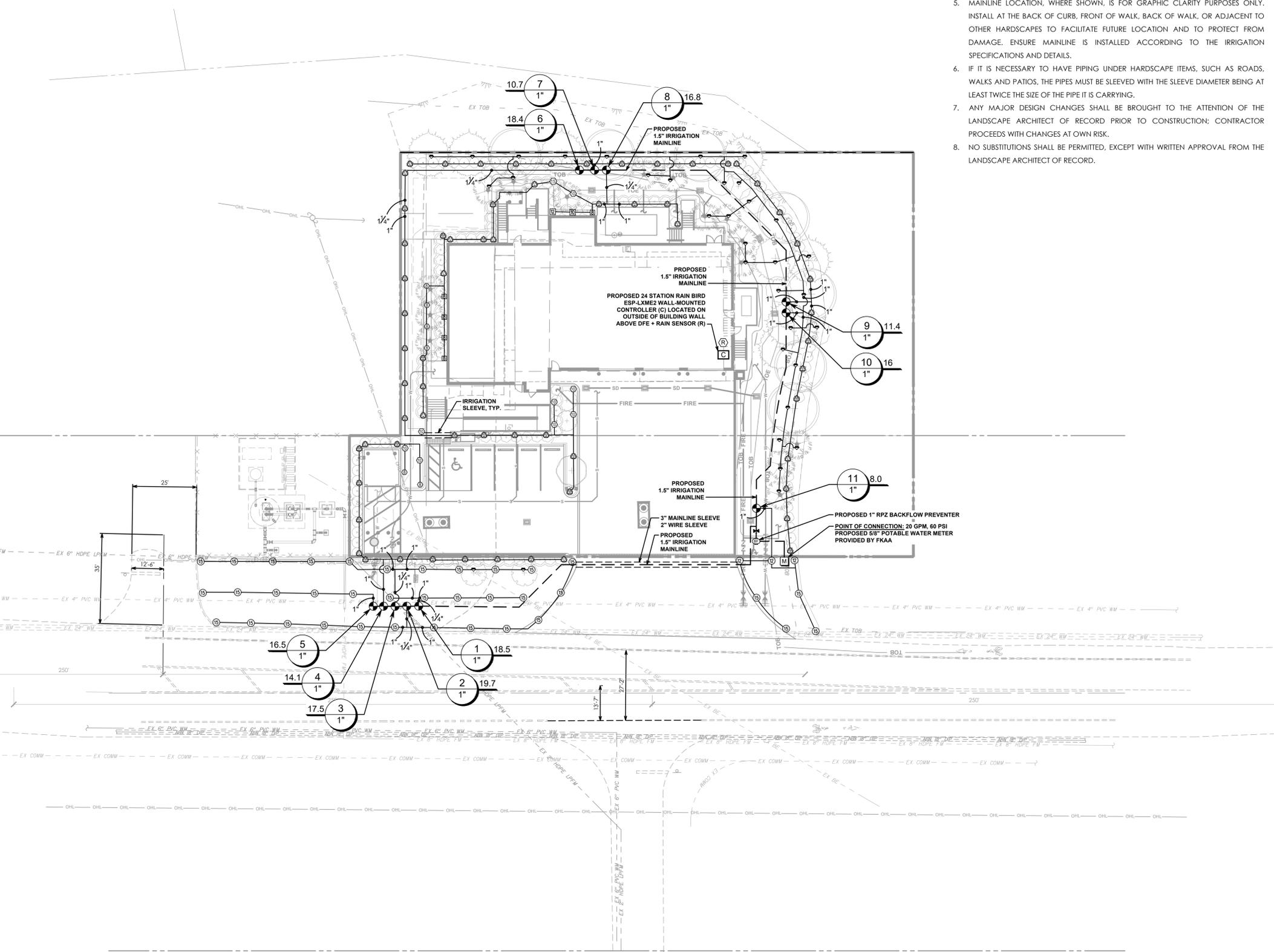
IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL
Ⓜ	RAIN BIRD 1806-U-SAM-PRS 12 HE-V
Ⓟ	RAIN BIRD 1806-U-SAM-PRS 15 HE-V
Ⓢ	RAIN BIRD 1812-SAM-PRS-U 15LCS
Ⓣ	RAIN BIRD 1812-SAM-PRS-U 15RCS
Ⓤ	RAIN BIRD 1812-SAM-PRS-U 15SST
Ⓡ	RAIN BIRD 1812-SAM-PRS-U 08 HE-V
Ⓥ	RAIN BIRD 1812-SAM-PRS-U 10 HE-V
Ⓦ	RAIN BIRD 1812-SAM-PRS-U 15 HE-V
Ⓧ	RAIN BIRD PA-80-U 08 HE-V
Ⓨ	RAIN BIRD PA-80-U 10 HE-V
Ⓩ	RAIN BIRD PA-80-U 12 HE-V
Ⓛ	RAIN BIRD 1806-PRS-1400 FLOOD 1402
SYMBOL	MANUFACTURER/MODEL
Ⓜ	RAIN BIRD PESB-PRS-D
Ⓛ	LEEMCO LMV-1 1SB
Ⓛ	WATTS LF909 1"
Ⓛ	RAIN BIRD ESPLXME2-LXMM W/ (1) ESPLXMSM12
Ⓛ	RAIN BIRD RSD-BEX
Ⓛ	WATER METER 5/8"
---	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
---	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21
---	PIPE SLEEVE: PVC SCHEDULE 40

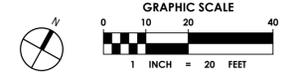


VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PRECIP
1	RAIN BIRD PESB-PRS-D	1"	TURF SPRAY	18.54	33.3	0.93 in/h
2	RAIN BIRD PESB-PRS-D	1"	TURF SPRAY	19.67	33.4	0.87 in/h
3	RAIN BIRD PESB-PRS-D	1"	TURF SPRAY	17.52	33.2	0.82 in/h
4	RAIN BIRD PESB-PRS-D	1"	SHRUB SPRAY	14.09	33.1	1.73 in/h
5	RAIN BIRD PESB-PRS-D	1"	TURF SPRAY	16.51	33.7	0.78 in/h
6	RAIN BIRD PESB-PRS-D	1"	SHRUB SPRAY	18.37	37.0	1.7 in/h
7	RAIN BIRD PESB-PRS-D	1"	SHRUB SPRAY	10.66	32.1	1.96 in/h
8	RAIN BIRD PESB-PRS-D	1"	SHRUB SPRAY	16.76	34.3	1.53 in/h
9	RAIN BIRD PESB-PRS-D	1"	SHRUB SPRAY	11.41	32.4	1.76 in/h
10	RAIN BIRD PESB-PRS-D	1"	BUBBLER	16	33.8	1.7 in/h
11	RAIN BIRD PESB-PRS-D	1"	TURF SPRAY	8.0	32.1	1.24 in/h



1 IRRIGATION PLAN
 SCALE: 1" = 20'



MONROE COUNTY FIRE STATION #10
SUGARLOAF KEY
 17175 OVERSEAS HWY
 SUGARLOAF SHORES, FL 33042



3501 Griffin Road
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 sma@saltzmichelson.com

AA-0009976

Project No. :
 22-0178.00015
 Drawn By :
 JKC
 Checked By :
 PDK
 Date:
 03/31/2025

- REVISIONS
- 09/22/2025 COUNTY COMMENTS
 - 11/07/2025 COUNTY COMMENTS
 - 11/25/2025 COUNTY COMMENTS

VERTICAL DATUM INFORMATION
 ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)
 CONVERSION FACTOR:
 NGVD29 -1.39' = NAVD83 IN THIS AREA

TANYA L. MCCORMICK, RLA
 LICENSE NO. 6667243
 DATE: 11/25/2025



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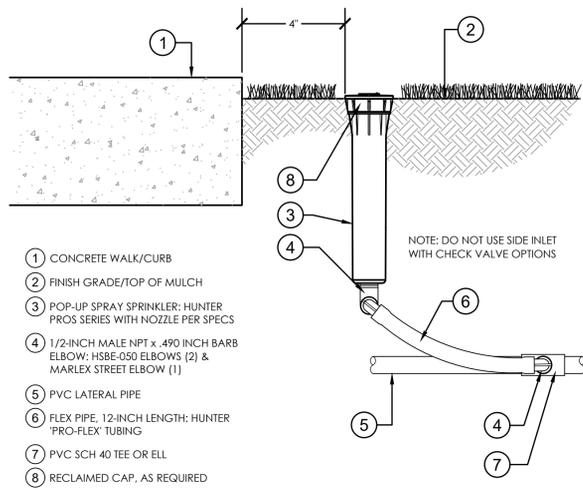
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IRRIGATION PLAN

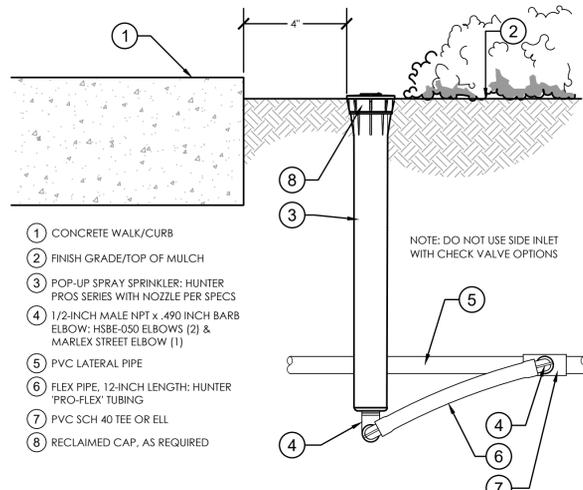
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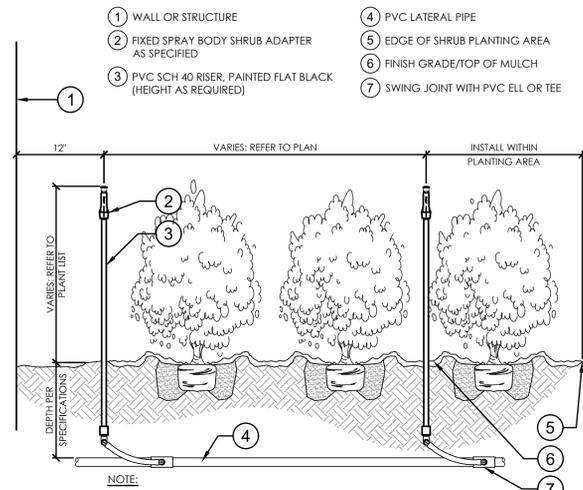
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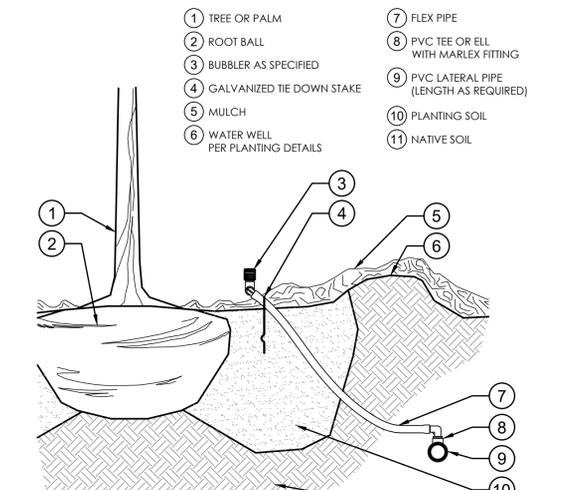
- 1 CONCRETE WALK/CURB
- 2 FINISH GRADE/TOP OF MULCH
- 3 POP-UP SPRAY SPRINKLER: HUNTER PROS SERIES WITH NOZZLE PER SPECS
- 4 1/2-INCH MALE NPT x .490 INCH BARB ELBOW: HSBE-050 ELBOWS (2) & MARLEX STREET ELBOW (1)
- 5 PVC LATERAL PIPE
- 6 FLEX PIPE, 12-INCH LENGTH: HUNTER PRO-FLEX TUBING
- 7 PVC SCH 40 TEE OR ELL
- 8 RECLAIMED CAP, AS REQUIRED



- 1 CONCRETE WALK/CURB
- 2 FINISH GRADE/TOP OF MULCH
- 3 POP-UP SPRAY SPRINKLER: HUNTER PROS SERIES WITH NOZZLE PER SPECS
- 4 1/2-INCH MALE NPT x .490 INCH BARB ELBOW: HSBE-050 ELBOWS (2) & MARLEX STREET ELBOW (1)
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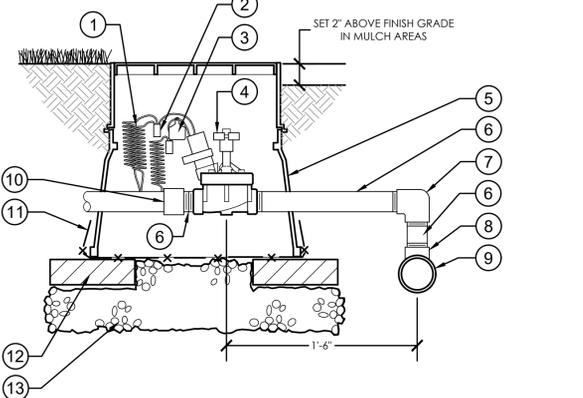
- 1 WALL OR STRUCTURE
- 2 FIXED SPRAY BODY SHRUB ADAPTER AS SPECIFIED
- 3 PVC SCH 40 RISER, PAINTED FLAT BLACK (HEIGHT AS REQUIRED)
- 4 PVC LATERAL PIPE
- 5 EDGE OF SHRUB PLANTING AREA
- 6 FINISH GRADE/TOP OF MULCH
- 7 SWING JOINT WITH PVC ELL OR TEE



- 1 TREE OR PALM
- 2 ROOT BALL
- 3 BUBBLER AS SPECIFIED
- 4 GALVANIZED TIE DOWN STAKE
- 5 MULCH
- 6 WATER WELL PER PLANTING DETAILS
- 7 FLEX PIPE
- 8 PVC TEE OR ELL WITH MARLEX FITTING
- 9 PVC LATERAL PIPE (LENGTH AS REQUIRED)
- 10 PLANTING SOIL
- 11 NATIVE SOIL

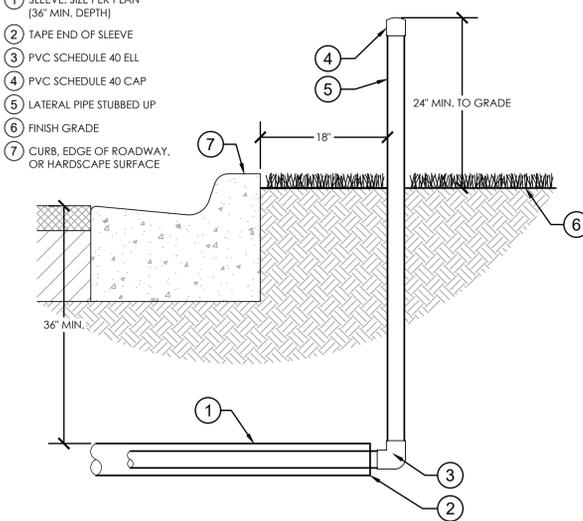
1 6" POP-UP SPRAY

- 1 30-INCH LINEAR LENGTH OF WIRE, COILED
- 2 WATERPROOF CONNECTION (1 OF 2)
- 3 ZONE ID TAG
- 4 REMOTE CONTROL VALVE WITH PRESSURE REGULATOR
- 5 STANDARD VALVE BOX
- 6 PVC SCH 80 NIPPLE
- 7 PVC SCH 40 ELL
- 8 PVC SCH 40 TEE
- 9 PVC MAINLINE PIPE
- 10 PVC SCH 40 ADAPTER
- 11 1/2" WIRE CLOTH GOPHER SCREEN WRAP ALL SIDES
- 12 BRICK (1 OF 4)
- 13 6-INCH MINIMUM DEPTH 3/4" WASHED GRAVEL



5 PRESSURE REGULATING REMOTE CONTROL VALVE

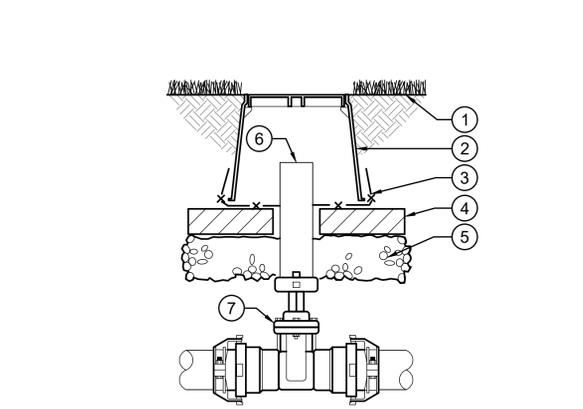
- 1 SLEEVE: SIZE PER PLAN (36" MIN. DEPTH)
- 2 TAPE END OF SLEEVE
- 3 PVC SCHEDULE 40 ELL
- 4 PVC SCHEDULE 40 CAP
- 5 LATERAL PIPE STUBBED UP
- 6 FINISH GRADE
- 7 CURB, EDGE OF ROADWAY, OR HARDSCAPE SURFACE



8 PIPE SLEEVING

2 12" POP-UP SPRAY

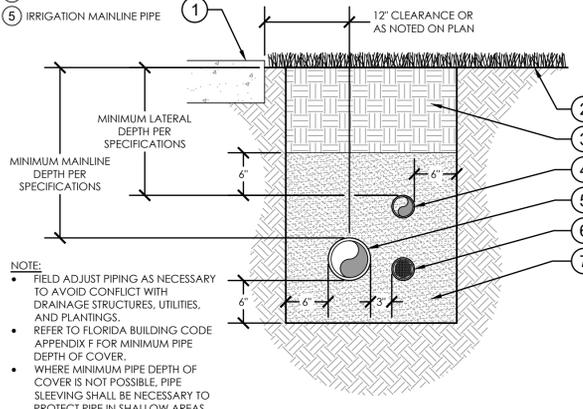
- 1 FINISH GRADE
- 2 VALVE BOX
- 3 WIRE SCREEN CLOTH
- 4 BRICK (1 OF 4)
- 5 6" DEPTH OF 3/4" MINUS GRAVEL
- 6 ADS, SIZE AS REQUIRED
- 7 LEEMCO LMV-BB SERIES (OR EQUAL) BELL x BELL SELF-RESTRAINED, RESILIENT WEDGE GATE VALVE



6 ISOLATION VALVE

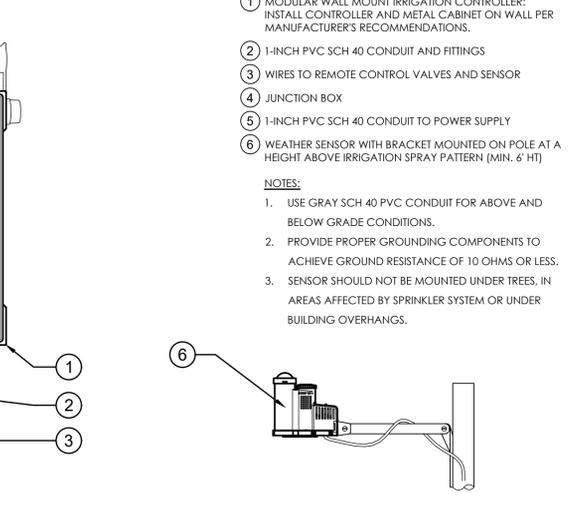
3 FIXED SPRAY ON RISER

- 1 CURB, EDGE OF ROADWAY, HARDSCAPE SURFACE OR PROPERTY LINE
- 2 FINISH GRADE
- 3 NATIVE SOIL BACKFILL COMPACT TO 95%
- 4 IRRIGATION LATERAL PIPE
- 5 IRRIGATION MAINLINE PIPE
- 6 IRRIGATION CONTROL WIRE IN CONDUIT (SIZE AS REQUIRED)
- 7 100% COARSE SAND BEDDING, WATER JET & MECHANICALLY COMPACT TO 90% OPTIMUM DENSITY. ALLOW 48 HOURS TO SETTLE, AND BACKFILL AND COMPACT WITH NATIVE SOIL.



7 MAINLINE AND LATERAL TRENCH

- 1 MODULAR WALL MOUNT IRRIGATION CONTROLLER: INSTALL CONTROLLER AND METAL CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
- 2 1-INCH PVC SCH 40 CONDUIT AND FITTINGS
- 3 WIRES TO REMOTE CONTROL VALVES AND SENSOR
- 4 JUNCTION BOX
- 5 1-INCH PVC SCH 40 CONDUIT TO POWER SUPPLY
- 6 WEATHER SENSOR WITH BRACKET MOUNTED ON POLE AT HEIGHT ABOVE IRRIGATION SPRAY PATTERN (MIN. 6' HT)



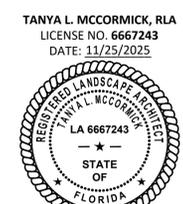
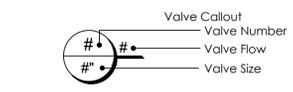
9 MODULAR WALL MOUNT CONTROLLER WITH WEATHER SENSOR

4 TREE BUBBLER

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
12	RAIN BIRD 1806-U-SAM-PRS 12 HE-V	3	ADJ	30	≤ 2.38	12'
15	RAIN BIRD 1806-U-SAM-PRS 15 HE-V	36	ADJ	30	≤ 3.71	15'
14	RAIN BIRD 1812-SAM-PRS-U 15LCS	14	LCS	30	0.49	4x15'
14	RAIN BIRD 1812-SAM-PRS-U 15RCS	14	RCS	30	0.49	4x15'
36	RAIN BIRD 1812-SAM-PRS-U 15SST	36	SST	30	1.21	4x30'
6	RAIN BIRD 1812-SAM-PRS-U 08 HE-V	6	ADJ	30	≤ 1.19	8'
8	RAIN BIRD 1812-SAM-PRS-U 10 HE-V	8	ADJ	30	≤ 1.8	10'
1	RAIN BIRD 1812-SAM-PRS-U 15 HE-V	1	ADJ	30	≤ 3.71	15'
5	RAIN BIRD PA-80-U 08 HE-V	5	ADJ	30	≤ 1.19	8'
1	RAIN BIRD PA-80-U 10 HE-V	1	ADJ	30	≤ 1.8	10'
1	RAIN BIRD PA-80-U 12 HE-V	1	ADJ	30	≤ 2.38	12'
34	RAIN BIRD 1806-PRS-1400 FLOOD 1402	34	360	30	0.5	3'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
11	RAIN BIRD PESB-PRS-D 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH PRESSURE REGULATING MODULE, AND SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	11
1	LEEMCO LMV-11SB 2IN. X 2IN. LMV-SB SERIES MAINLINE GATE VALVE. THE SPIGOT X BELL VERSION IS DESIGNED FOR THE SPIGOT END TO INSERT INTO A LEEMCO GASKET TEE. THE VALVE LINKS RESTRAIN TO THE EARS ON THE GASKET TEE FOR A SECURE CONNECTION.	1
1	WATTS LF909 1" LEAD FREE REDUCED PRESSURE BACKFLOW PREVENTER.	1
1	RAIN BIRD ESPLXME2-LXMM W/ (1) ESPLXMSM12 24 STATION, TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. (1) ESPLXME2 12-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (1) ESPLXMSM12 - 12-STATION EXPANSION MODULES. INSTALL IN LXMM POWDER COATED, METAL WALL-MOUNTED CABINET.	1
1	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1
1	WATER METER 5/8" IRRIGATION METER TO BE PROVIDED AND INSTALLED BY FKA	1
2,023 LF	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	2,023 LF
399.1 LF	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	399.1 LF
73.6 LF	PIPE SLEEVE: PVC SCHEDULE 40	73.6 LF



VERTICAL DATUM INFORMATION
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MONROE COUNTY FIRE STATION #10
SUGARLOAF KEY
17175 OVERSEAS HWY
SUGARLOAF SHORES, FL 33042



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sma@saltzmichelson.com

AA-0009976

Project No. : 22-0178.00015
Drawn By : JKC
Checked By : PDK
Date: 03/31/2025

REVISIONS
▲ 09/22/2025 COUNTY COMMENTS
▲ 11/07/2025 COUNTY COMMENTS
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IRRIGATION DETAILS

11.1

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IRRIGATION SPECIFICATIONS

1. GENERAL

- 1.1. THE SYSTEM HAS BEEN DESIGNED TO CONFORM WITH THE REQUIREMENTS OF ALL APPLICABLE CODES. SHOULD ANY CONFLICT EXIST, THE REQUIREMENTS OF THE CODES SHALL PREVAIL. IT IS THE RESPONSIBILITY OF THE OWNER/INSTALLATION CONTRACTOR TO INSURE THE ENTIRE SYSTEM IS INSTALLED ACCORDING TO ALL APPLICABLE LAWS, RULES, REGULATIONS AND CONVENTIONS. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS ACCORDING TO FEDERAL, STATE AND LOCAL LAWS.
- 1.2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
- 1.3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.
- 1.4. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND VERIFY PROPER CLEARANCE WITH FPL ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES.
- 1.5. THE CONTRACTOR MUST SUBMIT FOR APPROVAL, PRIOR TO INSTALLATION, COPIES OF THE MANUFACTURER'S CUT SHEETS/SPECIFICATIONS FOR ALL COMPONENTS TO BE USED IN THE IRRIGATION SYSTEM.
- 1.6. THE IRRIGATION CONTRACTOR SHALL BE CERTIFIED AS A CERTIFIED IRRIGATION CONTRACTOR BY THE IRRIGATION ASSOCIATION. THE CERTIFICATION SHALL BE CURRENT AND IN GOOD STANDING.

2. SCOPE OF WORK

- 2.1. THE WORK SPECIFIED IN THIS SECTION CONSISTS OF FURNISHING ALL COMPONENTS NECESSARY FOR THE INSTALLATION, TESTING, AND DELIVERY OF A COMPLETE, FULLY FUNCTIONAL AUTOMATIC LANDSCAPE IRRIGATION SYSTEM THAT COMPLETELY COMPLIES WITH THE 100% IRRIGATION PLANS, SPECIFICATIONS, NOTES, DETAILS AND ALL APPLICABLE LAWS, REGULATIONS, CODES AND ORDINANCES. THIS WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, THE PROVIDING OF ALL REQUIRED MATERIAL (PIPE, VALVES, FITTINGS, CONTROLLERS, WIRE, PRIMER, GLUE, ETC.), LAYOUT, PROTECTION OF THE PUBLIC, EXCAVATION, ASSEMBLY, INSTALLATION, BACK FILLING, COMPACTING, REPAIR OF ROAD SURFACES, CONTROLLER AND LOW VOLTAGE FEEDS TO VALVES, CLEANUP, MAINTENANCE, GUARANTEE AND AS-BUILT PLANS.
- 2.2. ALL IRRIGATED AREAS SHALL PROVIDE 100% HEAD-TO-HEAD COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSOR AS SHOWN. THE RAIN SENSOR SHALL BE INSTALLED TO PREVENT ITS ACTIVATION BY ADJACENT HEADS. ALL WATERING PROCEDURES SHALL CONFORM TO LOCAL CODES, AS WELL AS THIS PROJECT'S REGIONAL WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS. ZONES ARE PRIORITIZED FIRST BY PUBLIC SAFETY AND THEN BY HYDRAULIC CONCERNS. THIS SEQUENCING WILL BE A MANDATORY PUNCH LIST ITEM. THESE PLANS HAVE BEEN DESIGNED TO SATISFY/EXCEED THE FLORIDA BUILDING CODE (FBC) APPENDIX F AND THE FLORIDA IRRIGATION SOCIETY STANDARDS AND SPECIFICATIONS FOR TURF AND LANDSCAPE IRRIGATION SYSTEMS, FOURTH EDITION.
- 2.3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES 72 HOURS PRIOR TO COMMENCEMENT OF WORK.
- 2.4. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE THEMSELVES WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTION, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN. SUCH OBSTRUCTIONS, OR DIFFERENCES, SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- 2.5. IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL EXISTING SITE ITEMS DAMAGED BY THEIR WORK. IRRIGATION CONTRACTOR SHALL COORDINATE THEIR WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.
- 2.6. THE CONTRACTOR SHALL TAKE IMMEDIATE STEPS TO REPAIR, REPLACE, OR RESTORE ALL SERVICES TO ANY UTILITIES WHICH ARE DISRUPTED DUE TO THEIR OPERATIONS. ALL COSTS INVOLVED IN DISRUPTION OF SERVICE AND REPAIRS DUE TO NEGLIGENCE ON THE PART OF THE CONTRACTOR SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

3. SUBMITTALS

- 3.1. THE CONTRACTOR SHALL PROVIDE FOR APPROVAL PRIOR TO INSTALLATION, MANUFACTURER'S PRODUCT DESCRIPTION SHEETS/SPECIFICATIONS FOR ALL MAJOR COMPONENTS OF THE IRRIGATION SYSTEM. MODEL NUMBERS SHALL BE HIGHLIGHTED OR CIRCLED.
- 3.2. NO SUBSTITUTIONS OR DEVIATIONS FROM THE SPECIFIED BRANDS, MODELS, OR SIZES SHALL BE PERMITTED, EXCEPT WITH WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OF RECORD.
- 3.3. ANY MAJOR DESIGN CHANGES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO CONSTRUCTION; CONTRACTOR PROCEEDS WITH CHANGES AT OWN RISK. DESIGN CHANGES, SUBSTITUTIONS, OR DEVIATIONS NOT APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD WILL RESULT IN REJECTION AND REPLACEMENT OF MATERIALS AT NO ADDITIONAL COST TO THE OWNER.
4. POST CONSTRUCTION DOCUMENTATION
 - 4.1. DOCUMENTATION:
 - 4.1.1. PROVIDE THE MANUFACTURER'S RECOMMENDED OPERATING INSTRUCTIONS FOR ALL MAJOR COMPONENTS INCORPORATED INTO THE IRRIGATION SYSTEM.
 - 4.1.2. PROVIDE SYSTEM OPERATION MANUALS, MAINTENANCE SCHEDULES, RECOMMENDED SCHEDULE OF OPERATION INCLUDING AVERAGE APPLICATION RATES WITH SEASONAL ADJUSTMENTS FOR EACH ZONE.
 - 4.1.3. PROVIDE ALL REQUIRED TESTING AND INSPECTION CERTIFICATES TO THE OWNER OR OWNER'S REPRESENTATIVE
 - 4.2. AS-BUILT DRAWINGS: PROVIDE RECORD DRAWINGS AND PLANS SHOWING ALL CHANGES IN THE DESIGN TO INDICATE THE ACTUAL INSTALLATION AND LOCATION OF ALL EQUIPMENT AND MATERIALS. THE FOLLOWING SPECIFIC ITEMS MUST BE INCLUDED:
 - 4.2.1. LOCATION AND SIZE OF MAINLINE PIPING, LATERAL PIPING, AND PIPE SLEEVING.
 - 4.2.2. ISOLATION VALVES
 - 4.2.3. REMOTE CONTROL VALVE LOCATIONS, SIZES, NUMBER, AND AREA OF COVERAGE SHOWN USING DIFFERENT COLORS.
 - 4.2.4. SPLICE BOXES AND LOW VOLTAGE WIRING PATH.
 - 4.2.5. CONTROLLER AND RAIN SHUTOFF DEVICES.
 - 4.2.6. POINT OF CONNECTION INCLUDING THE TYPE OF WATER SOURCE, SIZE, FLOW RATE, AND OPERATING PRESSURE.
 - 4.2.7. DATE AND SCALE.
 - 4.2.8. CONTRACTOR'S NAME, ADDRESS, AND TELEPHONE NUMBER.
 - 4.2.9. THE AS-BUILT DRAWINGS SHALL BE SIGNED BY A FLORIDA REGISTERED LANDSCAPE ARCHITECT OR PROFESSIONAL ENGINEER.

- 4.3. CONTRACTOR SHALL FURNISH FIVE EXTRA UNITS OF EACH TYPE OF POPUP SPRAY AND EMITTER THAT MATCH PRODUCTS INSTALLED AND THAT ARE PACKAGED WITH PROTECTIVE COVERING FOR STORAGE AND IDENTIFIED WITH LABELS DESCRIBING CONTENTS, INCLUDE TOOLS TO SERVICE THESE PRODUCTS.

5. FINAL ACCEPTANCE

- 5.1. FINAL ACCEPTANCE OF THE IRRIGATION SYSTEM WILL BE GIVEN AFTER THE FOLLOWING DOCUMENTS AND CONDITIONS HAVE BEEN COMPLETED AND APPROVED. FINAL PAYMENT WILL NOT BE RELEASED UNTIL THESE CONDITIONS ARE SATISFIED.
 - 5.1.1. FINAL WALK-THRU AND CORRECTION OF ALL PUNCH LIST ITEMS.
 - 5.1.2. COMPLETION AND ACCEPTANCE OF AS-BUILT RECORD DRAWINGS.
 - 5.1.3. TURNOVER OF ALL REQUIRED PARTS AND TOOLS AS OUTLINED IN THE PROJECT SPECIFICATIONS.
6. GUARANTEE
 - 6.1. FULLY WARRANT THE LANDSCAPE IRRIGATION SYSTEM FOR A PERIOD OF ONE (1) YEAR AFTER THE WRITTEN FINAL ACCEPTANCE.
 - 6.2. DURING THE WARRANTY PERIOD, ENFORCE MANUFACTURER'S AND SUPPLIER'S WARRANTIES. MALFUNCTIONS, DEFICIENCIES, BREAKS, DAMAGES, DISREPAIR OR OTHER DISORDERS DUE TO MATERIALS, WORKMANSHIP, OR INSTALLATION BY THE CONTRACTOR AND HIS SUPPLIERS SHALL BE IMMEDIATELY AND PROPERLY CORRECTED.
 - 6.3. REPAIR DAMAGES PROMPTLY WHICH ARE CAUSED BY SYSTEM MALFUNCTION.

7. POINT OF CONNECTION (P.O.C.)

- 7.1. THE POC IS A PROPOSED 5/8" POTABLE WATER METER PROVIDED BY FCAA, UTILIZING AN EXISTING MUNICIPAL POTABLE WATER MAIN. THE POC SHALL BE CAPABLE OF SUPPLYING A MINIMUM OF 20 GPM AT 40 PSI. CONTRACTOR SHALL VERIFY THESE MINIMUM CONDITIONS CAN BE MET PRIOR TO BEGINNING IRRIGATION SYSTEM INSTALLATION.
- 7.2. IF THE CONDITIONS CAN NOT BE MET, THE CONTRACTOR MUST NOTIFY THE DESIGNER PRIOR TO PROCEEDING WITH THE WORK. IF THE CONTRACTOR DOES NOT DO SO, THE CONTRACTOR PROCEEDS AT THEIR OWN RISK AND BECOMES RESPONSIBLE FOR ANY FUTURE WORK REQUIRED TO MAKE THE SYSTEM PERFORM AS REQUIRED.
8. PIPING
 - 8.1. MAINLINE PIPE: PVC CLASS 200 SDR 21, NON-GASKETED, SOLVENT WELD, WITH SCHEDULE 40 PVC FITTINGS.
 - 8.2. LATERAL PIPE: PVC CLASS 200 SDR 21, NON-GASKETED, SOLVENT WELD, WITH SCHEDULE 40 PVC FITTINGS.
 - 8.3. THREADED PIPE: PVC SCHEDULE 80.
 - 8.4. PIPE LOCATIONS SHOWN ON THE PLAN ARE SCHEMATIC AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING OUT MAINLINES PLACE A MAXIMUM OF 12" AWAY FROM EITHER THE BACK OF CURB, FRONT OF WALK, BACK OF WALK, OR OTHER HARDSCAPE TO ALLOW FOR EASE IN LOCATING AND PROTECTION FROM PHYSICAL DAMAGE. INSTALL ALL LATERAL PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHENEVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS. ALWAYS INSTALL PIPING INSIDE PROJECT PROPERTY BOUNDARY.
 - 8.5. PIPES SHALL ALWAYS BE PLACED IN PLANTING BEDS. IF IT IS NECESSARY TO HAVE PIPING UNDER HARDSCAPES, SUCH AS ROADS, WALKS, AND PATIOS, THE PIPES MUST BE SLEEVED USING SCH 40 PVC WITH THE SLEEVE DIAMETER BEING TWICE THE SIZE OF THE PIPE IT IS CARRYING WITH A MINIMUM SLEEVE SIZE OF 2".
 - 8.6. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
 - 8.7. CONTRACTOR TO ENSURE ALL MAINLINE PIPING IS PROPERLY RESTRAINED USING MECHANICAL JOINT FITTINGS, RESTRAINING COLLARS, THREADED RODS, THRUST BLOCKS, ETC., AS AND WHERE REQUIRED. CONTRACTOR SHALL REFER TO PIPE MANUFACTURER'S RECOMMENDED INSTALLATION PRACTICES FOR FURTHER DIRECTION.
 - 8.8. PVC PIPE JOINT COMPOUND AND PRIMER: SLOW-DRYING, HEAVY DUTY CEMENT AND TINTED (PURPLE) PRIMER THAT IS COMPATIBLE WITH THE CEMENT. THE PVC CEMENT SHALL BE WELD-ON 2711 GREY AND THE PRIMER SHALL BE WELD-ON P70 PURPLE PRIMER, OR APPROVED EQUIVALS.
 - 8.9. MAIN LINE PIPE DEPTH MEASURED TO THE TOP OF PIPE SHALL BE 18" MINIMUM, 36" MINIMUM AT VEHICULAR CROSSINGS.
 - 8.10. LATERAL LINE DEPTHS MEASURED TO TOP OF PIPE SHALL BE 12" MINIMUM, 30" MINIMUM AT VEHICULAR CROSSINGS.

9. LAYOUT

- 9.1. LAY OUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE THE NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES.
- 9.2. STAKE ALL SPRINKLER HEAD LOCATIONS, ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES, ETC. REQUIRED TO INSURE 100% HEAD TO HEAD COVERAGE. REFER TO THE EDGE OF PAVEMENT DETAIL ON THE IRRIGATION DETAIL SHEET.
- 9.3. SPRAY HEADS SHALL BE INSTALLED 4" FROM SIDEWALKS OR CURBED ROADWAYS AND 12" FROM UNCURBED ROADWAYS AND BUILDING FOUNDATIONS. ROTORS SHALL BE INSTALLED 4" FROM SIDEWALKS OR CURBED ROADWAYS, 12" FROM BUILDING FOUNDATIONS, AND 36" FROM UNCURBED ROADWAYS.
- 9.4. SHRUB HEADS SHALL BE INSTALLED ON 3/4" SCH 40 PVC RISERS. THE RISERS SHALL BE SET AT A MINIMUM OF 18" OFF SIDEWALKS, ROADWAY CURBING, BUILDING FOUNDATIONS, AND/OR ANY OTHER HARDSCAPED AREAS. SHRUB HEADS SHALL BE INSTALLED TO A STANDARD HEIGHT OF 4" BELOW MAINTAINED HEIGHT OF PLANTS AND SHALL BE INSTALLED WITHIN PLANTED MASSES TO BE LESS VISIBLE AND OFFER PROTECTION. PAINT ALL SHRUB RISERS WITH FLAT BLACK OR FOREST GREEN PAINT. UNLESS IRRIGATION SYSTEM WILL BE INSTALLED FROM A REUSE WATER SYSTEM WITH PURPLE PVC RISERS.
- 9.5. LOCATE VALVES PRIOR TO EXCAVATION. INSURE THAT THEIR LOCATION PROVIDES FOR EASY ACCESS AND THAT THERE IS NO INTERFERENCE WITH PHYSICAL STRUCTURES, PLANTS, TREES, POLES, ETC. VALVE BOXES MUST BE PLACED A MINIMUM OF 12" AND A MAXIMUM OF 15" FROM THE EDGE OF PAVEMENT, CURBS, ETC., AND THE TOP OF THE BOX MUST BE 2" ABOVE FINISH GRADE. NO VALVE BOXES SHALL BE INSTALLED IN TURF AREAS WITHOUT APPROVAL BY THE IRRIGATION DESIGNER; ONLY IN SHRUB BEDS. NEVER INSTALL VALVE BOXES WITHIN A SPORTS FIELD OR DESIGNATED PLAY AREA.

8. ELECTRICAL POWER SUPPLY

- 8.1. ELECTRICAL SUPPLY FOR PUMP AND CONTROLLER SHALL TO BE PROVIDED BY THE IRRIGATION CONTRACTOR. CONTRACTOR TO COORDINATE WITH LOCAL UTILITIES FOR THE INSTALLATION OF AND CONNECTION TO AVAILABLE SITE POWER SUPPLY FOR REQUIRED ELECTRICAL COMPONENTS AS SET FORTH IN THE 100% IRRIGATION PLANS.

- 8.2. ALL ELECTRICAL INSTALLATION TO COMPLY WITH THE NATIONAL ELECTRICAL CODE AND ANY AND ALL OTHER APPLICABLE ELECTRICAL CODES, LAWS AND REGULATIONS. A LICENSED ELECTRICIAN SHALL PERFORM ALL ELECTRICAL HOOK-UPS. POWER FOR THE CONTROLLER SHALL BE 120 VOLT, 20 AMP.

9. CONTROLLER WIRING

- 9.1. IRRIGATION CONTROL WIRE SHALL BE THERMOPLASTIC SOLID COPPER, SINGLE CONDUCTOR, LOW VOLTAGE IRRIGATION CONTROLLER WIRE SUITABLE FOR DIRECT BURIAL AND CONTINUOUS OPERATION AT RATED VOLTAGES.
- 9.2. ALL CONTROL WIRING SHALL BE PLACED IN PVC SCHEDULE 40 GRAY ELECTRICAL CONDUIT, AT TURNS IN DIRECTION UTILIZE JUNCTION BOXES. TAPE AND BUNDLE CONTROL WIRES EVERY 10' AND RUN ADJACENT TO THE MAINLINE. AT ALL TURNS IN DIRECTION MAKE A 2' COIL OF WIRE. AT ALL VALVE BOXES COIL WIRE AROUND A 3/4" PIECE OF PVC PIPE TO MAKE A COIL USING 30 LINEAR INCHES OF WIRE. MAKE ELECTRICAL CONNECTIONS WITH 3M-DBY,DBR CONNECTORS.
- 9.3. NUMBER ALL WIRES USING AN ELECTRICAL BOOK OF NUMBERS ACCORDING TO THE PLANS. NUMBER WIRES IN ALL VALVE BOXES, JUNCTION BOXES AND AT THE CONTROLLER.
- 9.4. WIRE SIZED, NUMBERED AND COLORED AS FOLLOWS:
 - #14 WHITE FOR COMMON
 - #14 SPARE BLACK COMMON
 - #14 RED FOR HOT WIRES
 - #14 SPARE YELLOW HOT WIRE

10. CONTROLLER GROUNDING

- 10.1. CONTRACTOR TO UTILIZE 4"X8"X5/8" COPPER GROUNDING PLATES, 5/8"X10" COPPER CLAD GROUNDING RODS, 'ONE STRIKE' CAD WELLS AT ALL CONNECTION POINTS, #6 BARE COPPER WIRE, AND EARTH CONTACT MATERIAL. INSTALL THESE AND OTHER REQUIRED COMPONENTS AS OUTLINED IN THE DETAIL. CONTRACTOR TO VERIFY THAT THE EARTH TO GROUND RESISTANCE DOES NOT EXCEED 10 OHMS. CONTRACTOR SHALL PROVIDE A WRITTEN CERTIFICATION ON A LICENSED ELECTRICAL CONTRACTORS LETTER HEAD SHOWING THE DATE OF THE TEST, CONTROLLER LOCATION, AND TEST RESULTS. EACH CONTROLLER SHALL BE SO GROUNDED AND TESTED.

11. VALVES

- 11.1. SEQUENCE ALL VALVES SO THAT THE FARTHEST VALVE FROM THE P.O.C. OPERATES FIRST AND THE CLOSEST TO THE P.O.C. OPERATES LAST. THE CLOSEST VALVE TO THE P.O.C. SHOULD BE THE LAST VALVE IN THE PROGRAMMED SEQUENCE.
- 11.2. ADJUST THE FLOW CONTROL ON EACH RCV TO ENSURE SHUT OFF IN 10 SECONDS AFTER DEACTIVATION BY THE IRRIGATION CONTROLLER.
- 11.3. USING 3" HIGH NUMBER STENCILS, PAINT THE VALVE NUMBER IN WHITE ON THE LID OF EACH VALVE BOX.

12. EQUIPMENT

- 12.1. BUBBLERS SHALL BE INSTALLED USING SCH 80 NIPPLES AND SHALL BE PLACED AT THE BASE OF TREES FOR LOW LEVEL WATERING.
- 12.2. ALL POP-UP HEADS AND SHRUB RISERS SHALL BE PRESSURE COMPENSATING. ALL POP-UP HEADS SHALL BE MOUNTED ON FLEX-TYPE SWING JOINTS.
- 12.3. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS, AND IN ACCORDANCE WITH LOCAL AND STATE LAWS.

13. TRENCHING

- 13.1. EXCAVATE STRAIGHT AND VERTICAL TRENCHES WITH SMOOTH, FLAT OR SLOPING BOTTOMS. TRENCH WIDTH AND DEPTH SHOULD BE SUFFICIENT TO ALLOW FOR THE PROPER VERTICAL AND HORIZONTAL SEPARATION BETWEEN PIPING AS SHOWN IN THE PIPE INSTALLATION DETAIL ON THE DETAIL SHEET.
- 13.2. PROTECT EXISTING LANDSCAPED AREAS. REMOVE AND REPLANT ANY DAMAGED PLANT MATERIAL UPON JOB COMPLETION. THE REPLACEMENT MATERIAL SHALL BE THE SAME GENUS, SPECIES, AND SIZE OF THE MATERIAL IT IS REPLACING. THE FINAL DETERMINATION AS TO WHAT NEEDS TO BE REPLACED AND THE ACCEPTABILITY OF THE REPLACEMENT MATERIAL SHALL BE SOLELY DETERMINED BY THE OWNER OR OWNER'S REPRESENTATIVE.

14. INSTALLATION

- 14.1. CUT ALL PIPE SQUARE AND DEBURR. CLEAN PIPE AND FITTINGS OF FOREIGN MATERIAL, THEN APPLY A SMALL AMOUNT OF PRIMER WHILE ENSURING THAT ANY EXCESS IS WIPED OFF IMMEDIATELY. PRIMER SHOULD NOT PUDDLE OR DRIP FROM PIPE OR FITTINGS. NEXT APPLY A THIN COAT OF PVC CEMENT. FIRST APPLY A THIN LAYER TO THE PIPE, THEN A THIN LAYER INSIDE THE FITTING, AND FINALLY ANOTHER VERY THIN LAYER ON THE PIPE. INSERT THE PIPE INTO THE FITTING. INSURE THAT THE PIPE IS INSERTED TO THE BOTTOM OF THE FITTING, THEN TURN THE PIPE A 1/4 TURN AND HOLD FOR 10 SECONDS. MAKE SURE THAT THE PIPE DOESN'T RECEDE FROM THE FITTING. IF THE PIPE ISNT AT THE BOTTOM OF THE FITTING UPON COMPLETION, THE GLUE JOINT IS UNACCEPTABLE AND MUST BE DISCARDED.
- 14.2. PIPES MUST CURE A MINIMUM OF 30 MINUTES PRIOR TO HANDLING AND PLACING INTO TRENCHES. A LONGER CURING TIME MAY BE REQUIRED; REFER TO THE MANUFACTURER'S SPECIFICATIONS. THE PIPE MUST CURE A MINIMUM OF 24 HOURS PRIOR TO FILLING WITH WATER.

15. BACKFILLING

- 15.1. THE BACKFILL 6" BELOW AND 6" ABOVE ALL PIPING SHALL BE CLEAN SAND. ALL OTHER TRCNCH BACKFILL CAN BE NATIVE MATERIAL BUT SHALL NOT CONTAIN ANYTHING LARGER THAN 2" IN DIAMETER.
- 15.2. CONTRACTOR SHALL BACKFILL ALL PIPING, BOTH MAINLINE AND LATERALS, PRIOR TO PERFORMING ANY PRESSURE TESTS. THE PIPE SHALL BE BACKFILLED WITH THE EXCEPTION OF 2" ON EACH SIDE OF EVERY JOINT (BELL FITTINGS, 90S, TEES, 45S, ETC.). THESE JOINTS SHALL NOT BE BACKFILLED UNTIL ALL PIPING HAS SATISFACTORILY PASSED ITS APPROPRIATE PRESSURE TEST AS OUTLINED BELOW.

16. TESTING & FLUSHING

- 16.1. LEAKAGE TESTING
 - 16.1.1. REMOVE ALL REMOTE CONTROL VALVES AND CAP USING A THREADED CAP. FILL MAINLINE WITH WATER AND PRESSURIZE THE SYSTEM TO 125 PSI. MONITOR THE SYSTEM PRESSURE AT TWO GAUGE LOCATIONS; THE GAUGE LOCATIONS MUST BE AT OPPOSITE ENDS OF THE MAINLINE. WITH THE SAME RESPECTIVE PRESSURES, MONITOR THE GAUGES FOR TWO HOURS.
 - 16.1.2. PVC SOLVENT-WELD PIPE CONNECTIONS SHALL HAVE NO LEAKAGE. GASKETED PIPING SHALL LOSE NO MORE WATER THAN ALLOWED PER THE FLORIDA STATE BUILDING CODE, VOLUME II PLUMBING, PART VI, APPENDIX 'F'. REFER TO THIS SECTION FOR THE FORMULA TO BE USED TO CALCULATE THE MAXIMUM ALLOWABLE WATER LOSS DURING THE TESTING TIME.
 - 16.1.3. REPAIR ALL LEAKS AND RETEST MAINLINE PIPING UNTIL THE TEST IS SUCCESSFUL.
 - 16.1.4. LATERAL PIPE MUST BE FILLED AND VISUALLY CHECKED FOR LEAKS. ANY LEAKS DETECTED MUST BE REPAIRED. NO PRESSURE TEST OF THE LATERAL LINES IS REQUIRED.
- 16.2. FLUSHING:

- 16.2.1. PRIOR TO THE PLACEMENT OF HEADS, FLUSH ALL LINES FOR A MINIMUM OF 10 MINUTES OR UNTIL LINES ARE COMPLETELY CLEAN OF DEBRIS, WHICHEVER IS LONGER.
- 16.2.2. USE SCREENS IN HEADS AND ADJUST HEADS FOR PROPER COVERAGE AVOIDING EXCESS WATER ON WALLS, WALKS AND PAVING.

16.3. OPERATIONAL TESTING:

- 16.3.1. UPON COMPLETION OF BACKFILLING, FINISH GRADING AND CONTOURING, TEST THE ENTIRE SYSTEM FOR PROPER OPERATION, INCLUDING ELECTRICALLY ACTUATING THE REMOTE CONTROL VALVES. RUN EACH ZONE UNTIL WATER BEGINS TO PUDDLE OR RUN OFF. THIS WILL ALLOW DETERMINATION OF THE NUMBER OF IRRIGATION START TIMES NECESSARY TO MEET THE WEEKLY EVAPOTRANSPIRATION REQUIREMENTS OF THE PLANTING MATERIAL IN EACH ZONE. IN SANDY SOILS NO PUDDLING WILL OCCUR. IN THESE CASES, CALCULATE THE REQUIRED RUN TIMES.
- 16.3.2. ONCE THE MAINLINE AND LATERAL LINES HAVE PASSED THEIR RESPECTIVE TESTS AND THE SYSTEM IS COMPLETELY OPERATIONAL, A COVERAGE TEST AND DEMONSTRATION OF THE SYSTEM IS REQUIRED. THE IRRIGATION CONTRACTOR MUST DEMONSTRATE TO THE OWNER OR HIS/HER REPRESENTATIVE THAT PROPER COVERAGE IS OBTAINED AND THAT THE SYSTEM WORKS AUTOMATICALLY FROM THE CONTROLLER. THIS DEMONSTRATION REQUIRES THAT EACH ZONE BE TURNED ON IN THE PROPER SEQUENCE AS SHOWN ON THE PLANS FROM THE CONTROLLER. EACH ZONE WILL BE INSPECTED FOR PROPER COVERAGE AND FUNCTION, THE DETERMINATION OF PROPER COVERAGE AND FUNCTION WILL BE SOLELY DETERMINED BY THE OWNER OR OWNER'S REPRESENTATIVE.

MONROE COUNTY FIRE STATION #10
SUGARLOAF KEY
17175 OVERSEAS HWY
SUGARLOAF SHORES, FL 33042



3501 Griffin Road
Fl. Lauderdale, FL 33312
(954) 266-2700 Fx:(954) 266-2701
sma@saltzmichelson.com

AA-0009976

Project No. :
22-0178.00015
Drawn By :
JKC
Checked By :
PDK
Date:
03/31/2025

REVISIONS
▲ 09/22/2025 COUNTY COMMENTS
▲ 11/07/2025 COUNTY COMMENTS
▲ 11/25/2025 COUNTY COMMENTS

IRRIGATION SPECIFICATIONS

11.2

VERTICAL DATUM INFORMATION
ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)
CONVERSION FACTOR:
NGVD29 -1.39' = NAVD83 IN THIS AREA



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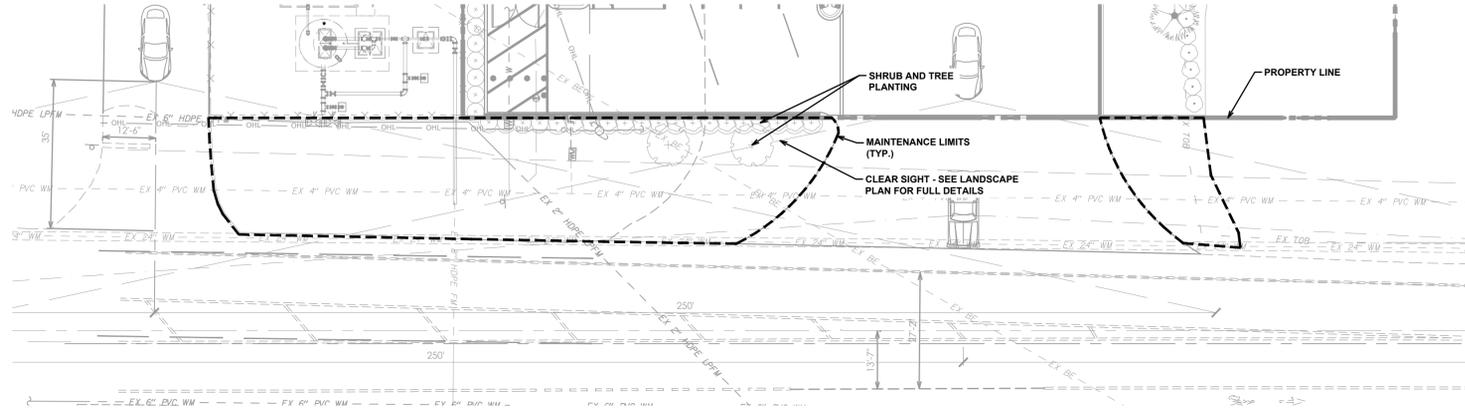
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chen moore and associates
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Suite 950
Miami, FL 33146
786.497.1500
www.chenmoore.com

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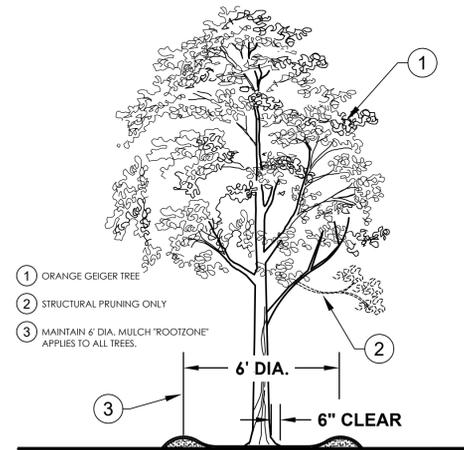
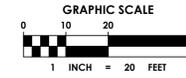
GENERAL NOTES

1. MAINTAIN ALL TREES LIMBS AT A MINIMUM VERTICAL CLEARANCE OF 14.5' WITHIN THE LIMITS OF CLEAR SIGHT TRIANGLE.
2. MOW WITHIN THE ENTIRE MAINTENANCE LIMITS, AS SHOWN IN THE MAINTENANCE LIMITS PLAN. MOWING FREQUENCY WILL BE BASED ON THE MAINTAINING THE TURF HEIGHT BETWEEN 5 INCHES AND 12 INCHES.
3. EDGE EACH MOWING CYCLE. MECHANICAL EDGING SHALL BE USED FOR TURF ADJACENT TO PAVEMENT.
4. PRIOR TO ANY MAINTENANCE ACTIVITY, CONDUCT AN INVENTORY AND ASSESSMENT OF THE CONDITION OF THE TREES WITH PROJECT PLANS IN HAND TO NOTE THE BASELINE CONDITIONS OF EACH SPECIMEN.
5. PERFORM STRUCTURAL PRUNING ON HARDWOODS, ENCOURAGING A STRONG CENTRAL TRUNK WITH PRIMARILY REDUCTION CUTS AND REMOVAL CUTS OF COMPETING BRANCHES AS NEEDED. IT IS BETTER TO PERFORM THESE CUTS, TRAINING THE SHAPE OF THE TREES EARLY IN OBSERVANCE OF STANDARDS TO AVOID CUTTING LARGE BRANCHES LATER.
6. AT THE BASE OF ALL HARDWOOD TREES MAINTAIN A 3-INCH DEEP MULCHED RING 6 FEET IN DIAMETER, NO DEEPER THAN 4 INCHES. LEAVE BARE SOIL FOR +/- 6 INCHES AGAINST THE TRUNK. (SEE DETAIL).
7. KEEP TREE RINGS CLEAR OF INTRUSIVE WEEDS, GRASSES, SEEDLINGS SPROUTS AND LITTER.



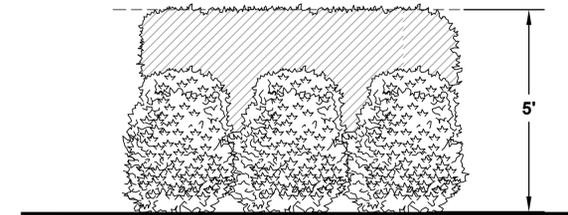
MAINTENANCE LIMITS PLAN

SCALE: 1" = 20'



ORANGE GEIGER TREE

1. PRUNING FREQUENCY WILL BE BASED ON MAINTAINING THE HEDGE HEIGHT BETWEEN 3.5 FEET AND 5 FEET, AND MAINTAIN LATERAL CLEARANCE FROM THE DRIVEWAY AND RETAINING WALL.
2. PRUNING SHOULD MAINTAIN THE HEDGE'S SCREENING FUNCTION, REMOVING ANY DEAD OR STRUCTURALLY WEAK BRANCHES TO ENCOURAGE COMPACT AND DENSE FORM.



SMALL LEAF CLUSIA

VERTICAL DATUM INFORMATION
 ALL ELEVATIONS SHOWN ARE IN NATIONAL
 GEODETIC VERTICAL DATUM OF 1929 (NGVD29)
 CONVERSION FACTOR:
 NGVD29 -1.39' = NAVD88 IN THIS AREA

TANYA L. MCCORMICK, RLA
 LICENSE NO. 6667243
 DATE: 12/3/2025



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LANDSCAPE
 MAINTENANCE PLAN

L2.3



3501 Griffin Road
 Ft. Lauderdale, FL 33312
 (954) 266-2700 Fx:(954) 266-2701
 sma@saltzmichelson.com

AA-000976

Project No. :
 22-0178.00015
 Drawn By :
 JKC
 Checked By :
 PDK
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REVISIONS

- ▲ 09/22/2025 COUNTY COMMENTS
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MONROE COUNTY FIRE STATION #10
 SUGARLOAF KEY

17175 OVERSEAS HWY
 SUGARLOAF SHORES, FL 33042

Monroe County Fire Station-
Sugarloaf Keys
17175 Overseas Highway
Sugarloaf Shores, FL 33042



Sugarloaf Key Fire
Rescue - Station 10

U.S. Rte 1
Jimmy Buffett Mem Hwy

Mosher Dr

Jimmy Buffett Mem Hwy



17151

MONROE COUNTY FIRE STATION #10

17175 OVERSEAS HWY

SUGARLOAF SHORES, FL 33042

SUGARLOAF KEY

100% CONSTRUCTION DOCUMENTS



CONTRACTOR:
SUMMIT CONSTRUCTION GROUP
2301 NW 33RD CT #102
POMPANO BEACH, FLORIDA 33069
TELEPHONE: (954) 917-5252



ARCHITECT:
SALTZ MICHELSON ARCHITECTS
3501 GRIFFIN ROAD
FORT LAUDERDALE, FLORIDA 33312
TELEPHONE: (954) - 266 - 2700

PROJECT TEAM



CIVIL / LANDSCAPE ARCHITECT:
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STRUCTURAL ENGINEER:
JOHNSON STRUCTURAL GROUP
160 WEST CAMINO REAL, SUITE 1000
BOCA RATON, FLORIDA 33432
TELEPHONE: (561) 982-8999



PLUMBING / MECHANICAL / ELECTRICAL ENGINEER:
LOUIS J. AGUIRRE & ASSOC., P.A.
9150 S DADELAND BLVD, SUITE 900
MIAMI, FLORIDA 33156
TELEPHONE: (305) 670-0141

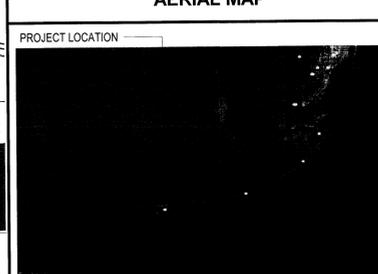
LEGAL DESCRIPTION

LEGAL DESCRIPTION - (From Official Records Book 415, Page 68 and Official Records Book 631, Page 384)
NOTE: THE LEGAL DESCRIPTION RECORDED IN O.R. BOOK 415, PAGE 68 CONTAINS TWO SURVEYORS' ERRORS IN THE FOLLOWING CALLS:
1. FROM SAID POINT OF BEGINNING, CONTINUE BEARING NORTH 58 DEGREES, 02 MINUTES AND 38 SECONDS EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, 110.0 FEET.
2. THENCE BEAR NORTH 33 DEGREES, 57 MINUTES AND 22 SECONDS WEST, 100.0 FEET; THE CORRECTED CALLS SUBSTITUTED BY THE REMAINING CALLS IN THE DESCRIPTION ARE AS FOLLOWS:
1. FROM SAID POINT OF BEGINNING, CONTINUE BEARING NORTH 56 DEGREES, 02 MINUTES AND 38 SECONDS EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, 100.0 FEET.
2. THENCE BEAR NORTH 33 DEGREES, 57 MINUTES AND 22 SECONDS WEST, 110.0 FEET. THE LEGAL DESCRIPTION BELOW HAS BEEN CORRECTED BY THIS SURVEYOR. LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 415, PAGE 68 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, (SEE NOTE ABOVE) A Tract of land in a part of Gov't Lot 3, Sec. 3, 167S. RITE, on Sugarloaf Key, Monroe County, Florida and being more particularly described by metes and bounds as follows: Commencing at the intersection of the West Line of Gov't Lot 3 and the Northern right-of-way line of U.S. Highway No. 1, bear North 56 degrees, 02 minutes and 38 seconds East along the Northern right-of-way line of U.S. Highway No. 1 for a distance of 644.56 feet to the Point of Beginning of the tract of land hereinafter described; from said Point of Beginning, continue bearing North 56 degrees, 02 minutes and 38 seconds East along the Northern right-of-way line of U.S. Highway No. 1, 100.0 feet; thence bear North 33 degrees, 57 minutes and 22 seconds West, 110.0 feet; thence bear South 56 degrees, 02 minutes and 38 seconds West, 100.0 feet; thence bear South 33 degrees, 57 minutes and 22 seconds East for a distance of 110.0 feet, back to the Point of Beginning.
LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 631, PAGE 384 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, A Tract of land Easely of and adjacent to "THE SUGARLOAF VOLUNTEER FIRE DEPARTMENT PROPERTY" on Sugarloaf Key, Monroe County, Florida and being more particularly described by metes and bounds as follows:
Being a part of Government Lot 3, Section 3, T. 66S., R. 27E., commencing at the Southeast Corner of "THE SUGARLOAF VOLUNTEER FIRE DEPARTMENT PROPERTY" as described in Official Records Book 09415-68 and 09416-914, said Corner being the POINT OF BEGINNING of the Tract of Land hereinafter described and also being on the Northern right-of-way line of U.S. Highway No. 1, bear North 56 degrees, 02 minutes and 38 seconds East, along the Northern right-of-way line of U.S. Highway No. 1, 100 feet; thence bear North 33 degrees, 57 minutes and 22 seconds West, 110 feet; thence bear South 56 degrees, 02 minutes and 38 seconds West, 100 feet to the Northeast corner of "THE SUGARLOAF VOLUNTEER FIRE DEPARTMENT PROPERTY"; thence bear South 33 degrees, 57 minutes and 22 seconds East, along the Eastern line of "THE SUGARLOAF VOLUNTEER FIRE DEPARTMENT PROPERTY", 110 feet back to the POINT OF BEGINNING.
Containing 0.505 acres or 22,000 square feet, more or less.

COUNTY LOCATION MAP



AERIAL MAP



2301 NW 33RD CT #102
POMPANO BEACH, FL 33069
TELEPHONE: (954) 917-5252

3501 GRIFFIN ROAD
FORT LAUDERDALE, FL 33312
TELEPHONE: (954) 266-2700

160 WEST CAMINO REAL
SUITE 1000
BOCA RATON, FL 33432
TELEPHONE: (561) 982-8999

9150 S DADELAND BLVD, SUITE 900
MIAMI, FL 33156
TELEPHONE: (305) 670-0141

3150 SW 38TH AVE.
SUITE 950
MIAMI, FL 33148
TELEPHONE: (786) 497-1500



Charles Michelson AR0009976

PROJECT SITE / BUILDING DATA

APPLICABLE CODES:
FLORIDA BUILDING CODE 2023 (8th EDITION)
FLORIDA FIRE PREVENTION CODE (FPFC) 8TH EDITION EFFECTIVE DECEMBER 31, 2023, CONSISTING OF NFPA 1 (2021 EDITION) AND NFPA 101 (2021 EDITION).

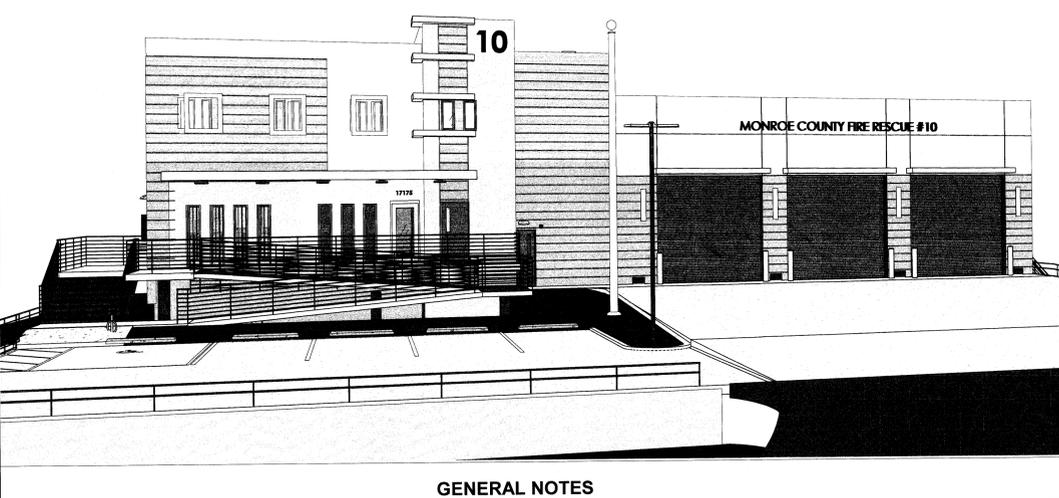
SCOPE OF WORK:
- NEW TWO STORY FIRE STATION BUILDING WITH A COMMUNITY ROOM, SIX BUNK ROOMS, OFFICES, EXERCISE ROOM, KITCHEN & DINING, BUNKER GEAR, DAY ROOM, 3 BAY APPARATUS SPACE, AND BUILDING SUPPORT SPACES.
THIS INCLUDES BUT NOT LIMITED TO SITE DEVELOPMENT, ON GRADE PARKING, CONCRETE DRIVE APRONS, AND SITE LIGHTING.

BUILDING GROSS AREA 8,320 S.F.

ZONING:
- PRESENT: SC (SUBURBAN COMMERCIAL)
- PF (PUBLIC FACILITY)
- EXCEPTION BE GRANTED TO UTILIZE THE SUBJECT PROPERTY FOR THIS NEW FIRE STATION FACILITY

SITE INFO:
- BUILDING ELEVATION (FFE) 7.20' NGVD29
- EXISTING PROPOSED: 13.5'
- APPARATUS BAY: 10.0' NGVD29
- FINISH FLOOR ELEVATIONS ABOVE HAVE BEEN REVIEWED AND APPROVED TO BE USED BY MONROE COUNTY FOR THIS PROJECT.

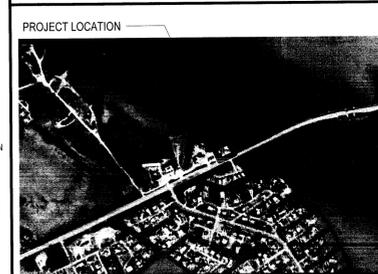
UTILTY: KEYS ENERGY SERVICES
- WATER: FLORIDA KEYS AQUEDUCT AUTHORITY (SEPARATE PERMIT REQUIRED)
- SEWER: FLORIDA KEYS AQUEDUCT AUTHORITY (SEPARATE PERMIT REQUIRED)
- GAS: ON SITE



GENERAL NOTES

- THIS SET OF DRAWINGS FOR PERMIT WORK ONLY.
- CONTRACTOR TO VERIFY EXISTING AND NEW CONDITIONS AND REPORT DISCREPANCIES TO ARCHITECT PRIOR TO ANY CONSTRUCTION.
- ALL WOOD IN CONTACT WITH MASONRY TO BE P.T.
- PROVIDE HIGH WATER CLOSET, LAV, AND GRAB BARS IN HANDICAPPED RESTROOMS AS REQUIRED TO COMPLY WITH ALL HANDICAPPED CODES. INSULATE HOT WATER AND DRAIN PIPES AS REQUIRED. (SEE RESTROOM ELEVATIONS FOR HANDICAPPED INSTALLATION REQUIREMENTS)
- PROVIDE M.I.R. TYPE GYPSUM WALLBOARD AT ALL RESTROOMS, BEHIND JANITOR'S SINK, SHOWER AREA, AND ALL WET AREAS.
- PROVIDE EPOXY PAINT AS SHOWN.
- CONTRACTOR TO PROVIDE 2 X 4 TYPED WOOD BLOCKING AS REQUIRED IN PARTITIONS BEHIND ALL SHELVING, CABINETS, TOILET ROOM, AND TV ACCESSORIES TO BE INSTALLED. CONTRACTOR TO COORDINATE EXACT LOCATION WITH OWNER.
- CONTRACTOR TO PROVIDE CABINETRY SHOP DRAWINGS FOR OWNER APPROVAL.
- CONTRACTOR TO COORDINATE ALL INTERIOR BUILT-INS AND INTERIOR FINISHES (FLOORING, CEILING, PAINT, PLASTIC LAMINATING, ETC.) TYPE, COLOR AND STYLE WITH OWNER PRIOR TO FABRICATION AND/OR INSTALLATION.
- PIPES AND WIRES PASSING THROUGH FIRE RATED PARTITION ASSEMBLIES ARE TO BE PROTECTED AS PER F.B.C. SECTION 104.6.1.3. SEE PIPE PENETRATION DETAILS. FIRE SEAL ALL NEW OPENINGS AND PENETRATIONS ON FIRE RATED WALLS.
- PROVIDE NEW FIRE EXTINGUISHERS IN THE NEW BUILDING AS SHOWN.
- FLAMMABLE AND COMBUSTIBLE MATERIALS IF USED DURING CONSTRUCTION, SHALL BE HANDLED AND STORED IN ACCORDANCE WITH NFPA 30.
- ADDITIONAL EXIT SIGNS MIGHT BE REQUIRED BASED ON FINAL EQUIPMENT AND FURNITURE INSTALLATION. PROVIDE AND INSTALL ADDITIONAL EXIT SIGNS AS REQUIRED PER FIRE DEPARTMENT APPROVAL.
- THIS BUILDING HAS A COMPLETE FIRE SPRINKLER PROTECTION SYSTEM (SEE NEW FIRE SPRINKLER DRAWINGS BY OTHERS).
- THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND EXAMINE THE PLANS AND IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INVESTIGATED AND IS FULLY INFORMED AS TO THE CONDITIONS AND MATERIALS TO BE ENCOUNTERED AS TO CHARACTER, QUALITY AND QUANTITIES OF WORK TO BE PERFORMED AND MATERIALS TO BE FURNISHED PER THE REQUIREMENTS OF THE PLANS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FINAL PLANS AND ON THE JOB SITE PRIOR TO EXECUTION OF ANY WORK AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS ARISING FROM A FAILURE TO PERFORM A VERIFICATION AND TO MAKE TIMELY NOTIFICATION OF DISCREPANCIES. THE ARCHITECT WILL, IN AN EXPEDITIOUS MANNER, PROVIDE THE OWNER WITH REVISED DRAWINGS REFLECTING ANY OF THESE DISCREPANCIES AND RELATED MITIGATION FOR REVIEW AND APPROVAL.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR WILL WARRANT IN WRITING ALL MATERIALS AND WORKMANSHIP FOR A PERIOD AS CONTRACTED WITH THE CITY FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER AND WILL, AT HIS OWN COST, REPAIR OR REPLACE ALL WORK OR DAMAGE CAUSED BY WORK OF SUBCONTRACTORS WHICH BECOMES DEFECTIVE DURING THE TERM OF THE WARRANTY.
- CONTRACTOR SHALL COORDINATE AND SUPERVISE HIS WORK AND WORK BY SUBCONTRACTORS.
- THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED, REPRODUCED, OR CHANGED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.
- GENERAL CONTRACTOR SHALL DO ALL CUTTING AND PATCHING ETC. AS MAY BE REQUIRED FOR ALL TRADES TO ACCOMPLISH ALL WORK REQUIRED BY THESE CONTRACT DOCUMENTS. PATCH & REPAIR AS REQUIRED.
- CONTRACTOR'S INSTALLATION OF ALL UTILITIES AND SUBSEQUENT HOOKUP SHALL BE AS NECESSARY TO ASSURE CONFORMANCE WITH UTILITY COMPANY REQUIREMENTS. IN ADDITION SHALL MEET ALL CITY REQUIREMENTS AND COMPLIANCE.
- IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF WORK AND OCCUPANCY. ALL CONTRACTORS SHALL DO THEIR WORK IN COMPLIANCE WITH FLORIDA BUILDING CODE 2023 8TH EDITION WITH FLORIDA FIRE PREVENTION CODE 2021 7TH EDITION, NFPA 101 - LIFE SAFETY CODE, 2018 EDITION, NATIONAL ELECTRIC CODE, NFPA, OSHA AND OTHER APPLICABLE CODES AND REGULATIONS.
- IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS REQUIRED TO COMPLETE THE WORK WITH GOOD WORKMANSHIP AND ASSURE PROPER WORKING ORDER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR THE COST OF ALL INSPECTIONS AND TESTS REQUIRED TO IMPLEMENT THE PLANS AS CONTRACTED WITH THE CITY.
- LAYOUT OF FLOORS AND CEILING SHALL FOLLOW EXACTLY THIS DOCUMENTS. IF ANY DISCREPANCIES CONTACT THE ARCHITECT BEFORE START INSTALLATION.
- AFTER APPROVAL OF THE FINAL PLANS, ALL REVISIONS MUST PROCEED THROUGH THE ARCHITECT FOR APPROVAL. ANY REVISIONS MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT MAY BE CONSIDERED INVALID AND, AT THE SOLE DISCRETION OF THE ARCHITECT, THE WORK REJECTED AND REQUIRED TO BE MODIFIED AT NO COST TO THE OWNER.
- OWNERS VENDORS AND SUB-CONTRACTORS SHALL BE ALLOWED TO DO WORK PRIOR TO SUBSTANTIAL COMPLETION SUBJECT ONLY TO THE APPROPRIATE PROGRESS OF THE WORK AND A SEVEN (7) DAY PRIOR NOTICE OF INTENT BY OWNER TO THE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE PUBLIC PROTECTION AS NECESSARY PER CITY AND LOCAL CODE REQUIREMENTS.
- ALL MATERIALS AND WORK TO CONFORM TO LATEST GOVERNING BUILDING CODES AND REGULATIONS. SUBMIT FOR REVIEW NO LESS THAN (6) SETS OF SHOP DRAWINGS WHERE REQUIRED AND/OR INDICATED. ELECTRONIC SHOP DRAWINGS WILL BE ACCEPTED FOR REVIEW ON A CASE BY CASE BASIS. CONTRACTORS SHALL COORDINATE SUBMITTAL REQUIREMENTS WITH SPECIFICATION MANUAL.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND PRODUCT APPROVAL FOR DOORS AND WINDOWS PER SPECIFICATION MANUAL.
- CONTRACTOR SHALL LEAVE ACCESS TO ALL MEANS OF EGRESS DURING CONSTRUCTION TO THE SURROUNDING SITE AND NEIGHBORHOOD.
- THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, 448 DOCUMENT A201, LATEST EDITION, SHALL BE REFERENCED PART OF THESE CONTRACT DOCUMENTS. IN ADDITION TO CONTRACTOR'S CONTRACT WITH THE CITY.
- CONTRACTOR SHALL SUBMIT "HARD COPY" OF SHOP DRAWINGS FOR REVIEW FOR ALL FINISH COLOR AND MATERIAL SAMPLES AND OR ELECTRONIC SUBMITTALS AS COORDINATED WITH ARCHITECT AND OWNER BASED IN SPECIFICATIONS MANUAL IN CONJUNCTION WITH SPECIFICATIONS MANUAL.
- CONTRACTOR SHALL USE THE SPECIFICATIONS MANUAL IN CONJUNCTION WITH THESE CONSTRUCTION DOCUMENTS AND MAKE IT A PART OF THEIR CONTRACT WITH THE CITY.
- CONTRACTOR SHALL PROVIDE ALL AND COMPLETE SET OF CONSTRUCTION DOCUMENTS AND SPECIFICATION MANUAL TO ALL SUB-CONTRACTORS FOR COORDINATION OF ALL TRADES.
- PERMITS FOR THE FOLLOWING SUBMITTALS (ITEMS) TO BE DONE BY THE G.C. FOR THIS PROJECT. THE FOLLOWING LIST INCLUDES BUT NOT LIMITED TO: 1) PRE-ENGINEERED TRUSS; 2) ALUMINUM ROOF ACCESS LADDERS; FENING; ARCHITECTURAL SCREENS, SIGNAGE, AND FLAG POLES; ANTENNA PERMITTING SHALL BE DONE BY CITY COORDINATED VENDOR (S)
- G.C. SHALL PROVIDE AND INSTALL ALL MATERIALS, EQUIPMENT, BUILDING EQUIPMENT SYSTEMS, AND CIVIL / SITE WORK FOR THE ENTIRE PROJECT UNLESS NOTED IN (I.C.)

LOCATION MAP



SCOPE OF WORK

NEW TWO STORY FIRE STATION BUILDING WITH A COMMUNITY ROOM, SIX BUNK ROOMS, OFFICES, EXERCISE ROOM, KITCHEN DINING, BUNKER GEAR, DAY ROOM, 3 BAY APPARATUS SPACE, AND BUILDING SUPPORT SPACES.
THIS INCLUDES BUT NOT LIMITED TO SITE DEVELOPMENT, ON GRADE PARKING, CONCRETE DRIVE APRONS, AND SITE LIGHTING.

BUILDING GROSS AREA: 8,320 S.F.

RECEIVED
DEC 11 2025
2023-1184
MONROE CO. PLANNING DEPT.

Project No.: 2022-160
Drawn By: SF
Checked By: CM/MS
Date: 04/09/25

REVISIONS
A 07/25/25 BLDG DEPT COMM
10/28/25 BLDG DEPT COMM

Digitally signed by Charles A. Michelson
Date: 2025.11.25 17:01:36-05'00'

COVER SHEET



MONROE COUNTY FIRE STATION #10
SUGARLOAF KEY
17175 OVERSEAS HWY
SUGARLOAF SHORES, FL 33042

SHEET INDEX				
SHEET NUMBER	SHEET NAME	SHEET REVISIONS		
		REV. NO	DATE	DESCRIPTION
A13.0	SOUTHEAST PERSPECTIVE VIEW			
00. GENERAL				
G000	COVER SHEET	2	10/28/25	BLDG DEPT COMM
G001	DRAWING INDEX			
G002	SYMBOLS AND ABBREVIATIONS			
G003	ACCESSIBILITY DETAILS			
LS1.0	FIRST FLOOR LIFE SAFETY PLAN	1	07/25/25	BLDG DEPT COMM
LS1.1	SECOND FLOOR LIFE SAFETY PLAN			
04. CIVIL				
SURVEY-1	SURVEY (1 OUT OF 2)			
SURVEY-2	SURVEY (2 OUT OF 2)			
COV-1	COVER			
GN-1.0	GENERAL NOTES			
GN-1.1	WATER AND SEWER NOTES			
ECDD-1.0	EXISTING CONDITIONS AND DEMOLITION PLAN			
SWPP-1.0	STORMWATER POLLUTION PREVENTION PLAN			
PDG-1.0	PAVING, GRADING, AND DRAINAGE PLAN			
WS1.0	WATER AND SEWER PLAN			
WS2.0	PROFILES			
PMS-1.0	PAVEMENT MARKING AND SIGNAGE PLAN			
SEC-1.0	CROSS SECTIONS			
D-1.0	DETAILS			
D-2.0	DETAILS			
D-3.0	DETAILS			
D-4.0	STORMWATER POLLUTION PREVENTION DETAILS			
07. ARCHITECTURAL				
SP1.0	SITE PLAN - ARCHITECTURAL	2	10/28/25	BLDG DEPT COMM
SP1.1	SITE PLAN - DIMENSIONAL/SITE DETAILS	2	10/28/25	BLDG DEPT COMM
SP1.2	SITE DETAILS	1	07/25/25	BLDG DEPT COMM
A1.0	FIRST FLOOR PLAN NOTATIONAL	2	10/28/25	BLDG DEPT COMM
A1.1	FIRST FLOOR PLAN DIMENSIONAL	2	10/28/25	BLDG DEPT COMM
A1.2	SECOND FLOOR PLAN NOTATIONAL			
A1.3	SECOND FLOOR PLAN DIMENSIONAL	2	10/28/25	BLDG DEPT COMM
A1.4	ROOF PLAN			
A1.5	EQUIPMENT PLAN	1	07/25/25	BLDG DEPT COMM
A1.6	EQUIPMENT PLAN			
A1.7	FLOODPROOFING PLAN	2	10/28/25	BLDG DEPT COMM
A2.0	FIRST FLOOR REFLECTED CEILING PLAN			
A2.1	SECOND FLOOR REFLECTED CEILING PLAN			
A3.0	BUILDING ELEVATIONS	1	07/25/25	BLDG DEPT COMM
A3.1	BUILDING ELEVATIONS	1	07/25/25	BLDG DEPT COMM
A4.0	BUILDING SECTIONS	2	10/28/25	BLDG DEPT COMM
A4.1	BUILDING SECTIONS	2	10/28/25	BLDG DEPT COMM
A4.2	WALL SECTIONS	1	07/25/25	BLDG DEPT COMM
A4.3	WALL SECTIONS			
A4.4	WALL SECTIONS			
A5.0	PARTIAL APPARATUS BAY PLAN AND INTERIOR ELEVATIONS			
A5.1	APPARATUS BAY ELEVATIONS			
A5.2	ENLARGED KITCHEN PLAN ELEVATIONS			
A5.3	ENLARGED RESTROOM PLANS ELEVATIONS			
A6.0	STAIR AND ELEVATOR DETAILS	2	10/28/25	BLDG DEPT COMM
A6.1	STAIR AND ELEVATOR DETAILS	1	07/25/25	BLDG DEPT COMM
A6.2	RAMP & STAIR DETAILS	1	07/25/25	BLDG DEPT COMM
A7.0	DOOR & WINDOW SCHEDULES	2	10/28/25	BLDG DEPT COMM
A7.1	DOOR AND WINDOW DETAILS			
A7.2	DOOR & WINDOW DETAILS			
A8.0	WALL TYPES AND DETAILS			
A8.1	UJI FIREPROOFING DETAILS			
A9.0	ROOF DETAILS			
A9.1	ROOF DETAILS			
A9.2	MILLWORK DETAILS			
A9.3	BATHROOM DETAILS			
A9.4	MISC. DETAILS			
A10.0	FIRST FLOOR FINISH PLAN	1	07/25/25	BLDG DEPT COMM

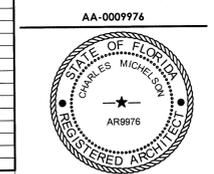
SHEET INDEX				
SHEET NUMBER	SHEET NAME	SHEET REVISIONS		
		REV. NO	DATE	DESCRIPTION
A10.1	SECOND FLOOR FINISH PLAN & SCHEDULE			
08. STRUCTURE				
S1.0	STRUCTURAL NOTES			
S1.1	STRUCTURAL SCHEDULES			
S2.0	STRUCTURAL FOUNDATION PLAN			
S2.1	STRUCTURAL FOUNDATION PLAN			
S2.2	STRUCTURAL AND 2ND FLOOR PLAN			
S2.3	STRUCTURAL ROOF FRAMING PLAN			
S3.0	STRUCTURAL BUILDING SECTIONS			
S3.1	STRUCTURAL BUILDING SECTIONS			
S3.2	STRUCTURAL BUILDING SECTIONS			
S3.3	STRUCTURAL BUILDING SECTIONS			
S4.0	STRUCTURAL DETAILS			
S4.1	STRUCTURAL DETAILS			
09. LANDSCAPE				
L1.0	TREE DISPOSITION PLAN			
L2.0	LANDSCAPE PLAN			
L2.1	LANDSCAPE DETAILS			
L2.2	LANDSCAPE SPECIFICATIONS			
10. IRRIGATION				
I1.0	IRRIGATION PLAN			
I1.1	IRRIGATION DETAILS			
I1.2	IRRIGATION SPECIFICATIONS			
12. ELECTRICAL				
E0.0	SYMBOL LEGEND AND GENERAL NOTES - ELECTRICAL			
E1.0	SITE PLAN - ELECTRICAL			
E1.1	SITE PLAN - PHOTOMETRIC ELECTRICAL			
E1.2	FIRST FLOOR PLAN NORMAL PHOTOMETRIC - ELECTRICAL			
E1.3	FIRST FLOOR PLAN EMERGENCY PHOTOMETRIC - ELECTRICAL			
E1.4	SECOND FLOOR PLAN NORMAL PHOTOMETRIC - ELECTRICAL			
E1.5	SECOND FLOOR PLAN EMERGENCY PHOTOMETRIC - ELECTRICAL			
E3.0	FIRST FLOOR PLAN - LIGHTING ELECTRICAL			
E3.1	SECOND FLOOR PLAN - LIGHTING ELECTRICAL			
E3.2	FIRST FLOOR PLAN POWER AND SYSTEMS ELECTRICAL			
E3.3	SECOND FLOOR PLAN POWER AND SYSTEMS ELECTRICAL			
E3.4	ROOF PLAN ELECTRICAL			
E5.0	DIAGRAMS - ELECTRICAL			
E6.0	PANELBOARD SCHEDULES - ELECTRICAL			
E7.0	DETAILS - ELECTRICAL			
13. FIRE PROTECTION				
FP0.0	SYMBOL LEGEND AND GENERAL NOTES - FIRE PROTECTION			
FP1.0	SITE PLAN - FIRE PROTECTION			
FP3.0	FIRST FLOOR PLAN - FIRE PROTECTION			
FP2.1	SECOND FLOOR PLAN - FIRE PROTECTION			
FP7.0	DETAILS - FIRE PROTECTION			
13. MECHANICAL				
M0.0	SYMBOL LEGEND AND GENERAL NOTES - HVAC			
M0.1	SYMBOL LEGEND AND GENERAL NOTES - HVAC			
M0.2	FIRST FLOOR PLAN - HVAC			
M0.3	SECOND FLOOR PLAN - HVAC			
M0.4	ROOF PLAN - HVAC			
M0.5	SCHEDULES - HVAC			
M0.6	SCHEDULES - HVAC			
M7.0	DETAILS - HVAC			
M7.1	DETAILS - HVAC			
14. PLUMBING				
P0.0	SYMBOL LEGEND AND GENERAL NOTES - PLUMBING			
P1.0	SITE PLAN - PLUMBING			
P3.0	FIRST FLOOR PLAN - GRAVITY PLUMBING			
P3.1	SECOND FLOOR PLAN - GRAVITY PLUMBING			
P3.2	FIRST FLOOR PLAN DOMESTIC WATER - PLUMBING			
P3.3	SECOND FLOOR PLAN DOMESTIC WATER - PLUMBING			
P3.4	ROOF PLAN - PLUMBING			
P5.0	ISOMETRICS - PLUMBING			
P5.1	ISOMETRICS - PLUMBING			
P5.2	ISOMETRICS - PLUMBING			
P7.0	DETAILS - PLUMBING			
P7.1	GREASE INTERCEPTOR DETAILS - PLUMBING			
P7.2	GREASE INTERCEPTOR DETAILS - PLUMBING			

LOW VOLTAGE
GC SHALL USE THEIR SUB-CONTRACTOR AND COORDINATE WITH ELECTRICAL DRAWINGS

MONROE COUNTY FIRE STATION #10
SUGARLOAF KEY
17775 OVERSEAS HWY
SUGARLOAF SHORES, FL 33042

SALTZ MICHELSON ARCHITECTS
3501 Griffin Road
Ft. Lauderdale, FL 33312
(954) 266-2700 Fx: (954) 266-2701
sma@saltzmichelson.com

AA-0009976



Charles Michelson AR0009976

Project No. : 2022-160
Drawn By : SF
Checked By : CM/ER
Date: 04/09/25
REVISIONS

Digitally signed by Charles A. Michelson
Date: 2025.11.25 17:01:39-05'00'

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DRAWING INDEX

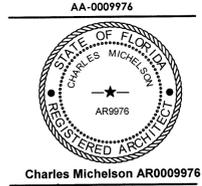
G001

ARCHITECTURAL ABBREVIATIONS				PLAN SYMBOLS	
& @ Ø	AND DIAMETER	MATL MAX MECH MEP MFR. MGR. MIN. MISC. M.O. MOD MIL MWP	MATERIAL MAXIMUM MECHANICAL MECHANICAL ELECTRICAL & PLUMBING MANUFACTURER MANAGER MINIMUM MISCELLANEOUS MASONRY OPENING MODIFIED METAL METAL WALL PANEL	BUILDING SECTION 	CALLOUT HEAD & REGION
A.B. AC ACT ADJ AFF A.F.S. AHJ ALUM ANOD. ANSI APPROX. ARCH AVG A.W.I.	ANCHOR BOLT AIR CONDITIONER ACOUSTICAL CEILING TILE ADJUSTABLE ABOVE FINISHED FLOOR ABOVE FLOOR SLAB AIR HANDLING UNIT ALUMINUM ANODIZED AMERICAN NATIONAL STANDARDS INSTITUTE APPROXIMATE OR APPROXIMATELY ARCHITECTURE, ARCHITECTURAL AVERAGE ARCHITECTURAL WOODWORK INSTITUTE	NO N/A NFPA N.I.C. N.T.S.	NUMBER NOT APPLICABLE NATIONAL FIRE PROTECTION ASSOCIATION NOT IN CONTRACT NOT TO SCALE	DETAIL SECTION 	DOOR TAG
B.H.M.I. BM BLDG BM B.O. B.U.R.	BUILDERS HARDWARE MANUFACTURER'S ASSOCIATION, INC. BUILDING BUILDING INFORMATION MODELING BOTTOM OF BUILT-UP ROOFING	O.C. O.D. O.F.C. O.P.F. O.P.P. OSHA O.W.D.	ON CENTER OUTSIDE DIAMETER OWNER FURNISHED CONTRACTOR INSTALLED OPENING OPPOSITE OCCUPATIONAL SAFETY AND HEALTH ACT OVERHEAD	ELEVATION - EXTERIOR 	ELEVATION - INTERIOR
⊕	CENTERLINE	POU P.LAM PLYWD P.NL P.R. PRE-FAB PSF PSI PT PVC	POWER DISTRIBUTION UNIT PLASTIC LAMINATE PLYWOOD PANEL PAPER PRE-FABRICATED POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PAINT, PRESSURE TREATED POLYVINYL CHLORIDE	KEYNOTE 	LEVEL HEAD
D.S. DIA DR DTL OR DET. DWG.	DOWNSPOUT DIAMETER DOOR DETAIL DRAWING	R R.A.F. R.A.G. RB RECEP REF REINP REQD. REV R.D. R.O.	RADIUS RAISED ACCESS FLOOR RETURN AIR GRILLE RUBBER BASE RECEPTION, RECEPTIONIST REFRIGERATOR, REFER, REFERENCE REINFORCING, REINFORCEMENT REQUIRED REVISED, REVISION ROOF DRAIN ROUGH OPENING	NORTH ARROW 	REVISION TAG
EA E.F.S. E.I. ELEC. ELEV. E.O.S. ENG E.P. E.P.O.M. EQ. EQUIP E.R.D. E.T.D. E.W.C. EXIST. EXP EXT.	EACH EXTERIOR FACE OF SHEATHING EXPANSION JOINT CEILING CLEAR CLOSET CONCRETE MASONRY UNIT COLUMN COLUMNS CONCRETE CONTINUOUS	Q.T. R R.A.F. R.A.G. RB RECEP REF REINP REQD. REV R.D. R.O.	QUARRY TILE RADIUS RAISED ACCESS FLOOR RETURN AIR GRILLE RUBBER BASE RECEPTION, RECEPTIONIST REFRIGERATOR, REFER, REFERENCE REINFORCING, REINFORCEMENT REQUIRED REVISED, REVISION ROOF DRAIN ROUGH OPENING	ROOM TAG 	ROOM TAG W/ AREA
E.A. E.F.S. E.I. ELEC. ELEV. E.O.S. ENG E.P. E.P.O.M. EQ. EQUIP E.R.D. E.T.D. E.W.C. EXIST. EXP EXT.	EACH EXTERIOR FACE OF SHEATHING EXPANSION JOINT CEILING CLEAR CLOSET CONCRETE MASONRY UNIT COLUMN COLUMNS CONCRETE CONTINUOUS	SC SCHD SCW SECT. S.F. SFRM S.G.P. SQ IN SHEET SHTS SIM SPECS S.S. STC STD STL STOR STRUCT SUSP. SQ.	SEALED CONCRETE SCHEDULE SOLID CORE WOOD SECTION SQUARE FEET SPRINKLED FIRE RESISTIVE MATERIAL SEMI-GLOSS PAINT SQUARE INCHES SHEET SHEETS SIMILAR SPECIFICATIONS SERVICE SINK SOUND TRANSMISSION CLASS STANDARD STEEL STORAGE STRUCTURAL, STRUCTURE SUSPENDED SQUARE	SPECIALTY EQUIPMENT TAG 	VIEW REFERENCE
F.D. F.D.C. FDN FE FEC F.F. F.F.E. F.H.C. FIN FLR F.O. F.O.B. F.O.P. FT FTG F.V. FRP	FIRE DAMPER, FLOOR DRAIN FIRE DEPARTMENT CONNECTION FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISHED FLOOR FINISHED FLOOR ELEVATION FIRE ROSE CABINET FINISH, FINISHED FLOOR FACE OF FACE OF BRICK FACE OF POST FEET FOOTING FIELD VERIFY FIBER REINFORCED PANEL	SC SCHD SCW SECT. S.F. SFRM S.G.P. SQ IN SHEET SHTS SIM SPECS S.S. STC STD STL STOR STRUCT SUSP. SQ.	SEALED CONCRETE SCHEDULE SOLID CORE WOOD SECTION SQUARE FEET SPRINKLED FIRE RESISTIVE MATERIAL SEMI-GLOSS PAINT SQUARE INCHES SHEET SHEETS SIMILAR SPECIFICATIONS SERVICE SINK SOUND TRANSMISSION CLASS STANDARD STEEL STORAGE STRUCTURAL, STRUCTURE SUSPENDED SQUARE	VIEW TITLE 	WALL & CURTAIN WALL TAG
GA. GALV. GBF GL G.P. GYP. GWB	GAUZE GALVANIZED GYPSUM BOARD FURRING GLASS GLOSSY PAINT GYPSUM GYPSUM WALL BOARD	UL U.O.N. VCT OR VT VB VOC VERT. VR	UNDERWRITERS LABORATORIES UNLESS OTHERWISE NOTED VINYL COMPOSITION TILE VAPOR BARRIER VIRTUAL DESIGN & CONSTRUCTION VERTICAL VIRTUAL REALITY	WALL SECTION 	WINDOW & LOUVER TAG
HB HDW HGT. OR HT. HKS HM HORIZ HVAC	HOSE BIBB HARDWARE HEIGHT HOOKS HOLLOW METAL HORIZONTAL HEATING VENTILATION & AIR CONDITIONING	WI W.C. WCD WMP WD WWF YD.	WITH WATER CLOSET WALL CLEANOUT WIRE MESH PARTITION WOOD WELDED WIRE FABRIC YARD	DRAWING TITLE 	
ID. I.F.S. IN INSUL. INT. JT. JAN JST. K.P.	INSIDE DIAMETER INTERIOR FACE OF STUD THAT IS, SUCH AS INCH, INCHES INSULATION INTERIOR JOINT JANITOR JOIST KICK PLATE	1-HOUR RATED WALL 	2-HOUR RATED WALL 		
LAM. LAV. LB LDC LONG. LT. LIG LTV LVT LVP	LAMINATE LAVATORY POUND LANDING LONGITUDINAL LIGHT LIGHTING LOUVER LUXURY VINYL TILE LUXURY VINYL PLANK	3-HOUR RATED WALL 	SMOKE RATED WALL 		
		BATT INSULATION 	CONCRETE 		
		EARTH 	EXPOSED & FINISHED WOOD TRIM 		
		GRASS 	GRAVEL 		
		GYPSUM / PLASTER 	MASONRY - BRICK 		
		MASONRY - CONCRETE BLOCK 	PLYWOOD 		
		RIGID INSULATION 	STEEL 		
		STUCCO / E.F.S. 	TILE / CARPET 		

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REVISIONS

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SYMBOLS AND ABBREVIATIONS
G002

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2023-189
MONROE CO. PLANNING DEPT.

GENERAL NOTES & SPECIFICATIONS

THESE ARE GENERAL REQUIREMENTS, NOT ALL OF THE ITEMS MAY APPLY TO THIS SPECIFIC JOB. CONTACT THE ARCHITECT IF THERE ARE ANY QUESTIONS OR INDISCREPANCIES BETWEEN THE OUTLINE AND THE SPECIFIC NOTES THROUGHOUT THESE CONSTRUCTION DOCUMENTS

MINIMUM STANDARDS: THESE CONSTRUCTION DOCUMENTS MIGHT REQUIRE LARGER SIZES, GREATER QUANTITIES, MORE PROTECTION AND REQUIREMENTS THAN THE GOVERNING BUILDING CODES...

A.I.A. DOCUMENT A-201: THE LATEST EDITION OF THE "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" AIA DOCUMENT A-201 IS HEREBY MADE A PART OF THESE PLANS AND SPECIFICATIONS...

CONSTRUCTION DOCUMENTS: THESE BOUND PLANS AND SPECIFICATIONS FORM A COMPLETE SET OF CONSTRUCTION DOCUMENTS AND SHOULD NOT BE SEPARATED FOR USE BY VARIOUS SUB-TRADES...

THE CONTRACTOR SHALL MAINTAIN A COMPLETE UP TO DATE SET OF CONSTRUCTION DOCUMENTS AND SHOP DRAWINGS ON THE JOB SITE AT ALL TIMES DURING THE CONSTRUCTION PERIOD...

CONSTRUCTION DOCUMENT REPRODUCTIONS: THESE PLANS ARE THE PROPERTY OF THE ARCHITECT. NO PORTION OF THESE CONSTRUCTION DOCUMENTS MAY BE REPRODUCED BY ANY MEANS OR METHODS WITHOUT THE EXPRESS PRIOR AUTHORIZATION OF SALTZ MICHELSON ARCHITECTS...

SITE VISIT: PRIOR TO BIDDING OR SUBMITTING ANY PROPOSAL, THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY ALL OF THE CONDITIONS UNDER WHICH THIS WORK WILL BE PERFORMED...

SUBSTITUTIONS: SUBSTITUTIONS OR DEVIATIONS FROM THE PLANS AND SPECIFICATIONS DURING BIDDING OR CONSTRUCTION ARE NOT PERMITTED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ARCHITECT...

ALTERNATES: REQUESTS FOR PRODUCT ALTERNATES OR SUBSTITUTIONS WILL ONLY BE CONSIDERED BY THE ARCHITECT WHEN SUBMITTED WITH A LETTER OF EXPLANATION...

CHANGE ORDERS: ALL CHANGE ORDERS SHALL BE SIGNED BY THE OWNER PRIOR TO COMMENCEMENT OF THE WORK OR BE CHANGES REQUESTED FOR PAYMENT...

REQUEST FOR PAYMENT: THE CONTRACTORS REQUEST FOR PAYMENT SHALL INCLUDE RELEASES OF LIEN FROM ALL MATERIAL SUPPLIERS AND SUBCONTRACTORS FOR SUPPLIES AND WORK RELATING TO THE REQUEST FOR PAYMENT...

NOTICE OF COMMENCEMENT: THE CONTRACTOR SHALL ASSIST THE OWNER IN THE PREPARATION AND FILING OF A NOTICE OF COMMENCEMENT...

HIDDEN CONDITIONS: EXISTING CONDITIONS NOT INDICATED ON THESE DRAWINGS OR OTHERWISE HIDDEN CONDITIONS WHEREIN CONFLICT WITH THE CONSTRUCTION DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT AS SOON AS THEY ARE UNCOVERED...

DISCREPANCIES: THE CONTRACTOR SHALL FIELD CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR SAME. WHEN IN THE OPINION OF THE CONTRACTOR A DISCREPANCY EXISTS, HE SHALL PROMPTLY REPORT IT IN WRITING TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF THE WORK...

SAFETY AND SECURITY: THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO ENSURE THE SAFETY OF THE WORK FORCE AND PUBLIC EXPOSED TO THE CONSTRUCTION PERFORMED UNDER THIS CONTRACT...

SAFEGUARDS: THE GENERAL CONTRACTOR SHALL PROVIDE GUARDRAILS, HANDRAILS, AND COVERS FOR ALL FLOOR, ROOF AND WALL OPENINGS...

CONSTRUCTION MEANS AND METHODS: SALTZ MICHELSON ARCHITECTS AND/OR ENGINEER(S) SHALL NOT HAVE CHARGE, CONTROL, OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES, PROCEDURES OR CONSTRUCTION SAFETY PRECAUTIONS AND PROGRAMS...

IT IS UNDERSTOOD AND AGREED THAT THE ARCHITECT HAS NO CONTRACTIVE USE OF THE OWNER'S SITE, HAS NO CONTROL OR AUTHORITY OVER THE MEANS, METHODS, AND SEQUENCES OF CONSTRUCTION AND THEREFORE HAS NO ONGOING RESPONSIBILITY WHATSOEVER FOR CONSTRUCTION SITE SAFETY...

LICENSES AND PERMITS: THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL SECURE THE REQUIRED CITY, COUNTY, STATE LICENSES OR PERMITS AND SPECIAL PERMITS (WHEN REQUIRED) PRIOR TO COMMENCING ANY WORK ON THIS PROJECT...

PERMIT FEES: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PAY FOR ALL BUILDING PERMITS REQUIRED BY LOCAL CODE OR ORDINANCE.

PERMANENT UTILITY FEES: THE GENERAL CONTRACTOR SHALL PROVIDE PORTABLE DRINKING WATER FOR THE USE OF ALL TRADESMEN. THE WATER SUPPLY SHALL BE FREE OF CHARGE, CONVENIENTLY LOCATED AND MAINTAINED THROUGHOUT THE DURATION OF THE WORK.

TEMPORARY UTILITY FEES: FEES FOR TEMPORARY CONSTRUCTION RELATED USE OF UTILITY SERVICES SUCH AS WATER, ELECTRIC, TRASH DISPOSAL, PORTABLE TOILETS, JOB SITE PHONES AND OTHER SUCH SERVICES THAT ARE PRIMARILY UTILIZED BY THE CONTRACTOR IN PERFORMANCE OF THE WORK UNDER THIS CONTRACT SHALL BE INCURRED IN THE COST OF THE JOB AND PAID BY THE CONTRACTOR.

INSURANCE: THE CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK. PROOF OF INSURANCE SHALL BE SUBMITTED TO THE OWNER PRIOR TO COMMENCEMENT OF WORK.

Table with 2 columns: INSURANCE TYPE, MINIMUM LIMITS OF LIABILITY

Table with 2 columns: WORKMAN'S COMPENSATION, STATUTORY

Table with 2 columns: CONTRACTOR'S PUBLIC LIABILITY, \$100,000 EACH PERSON

Table with 2 columns: PROPERTY DAMAGES, \$50,000 EACH ACCIDENT

Table with 2 columns: CONTRACTOR'S LIABILITY FOR SUBCONTRACTOR WORK, \$100,000 EACH PERSON

Table with 2 columns: PROPERTY DAMAGES, \$25,000 AGGREGATE

Table with 2 columns: AUTOMOBILE PUBLIC LIABILITY, \$100,000 EACH PERSON

Table with 2 columns: PROPERTY DAMAGES, \$10,000 EACH ACCIDENT

INDEMNITY: CONTRACTOR SHALL PROTECT, DEFEND, SAVE HARMLESS AND INDEMNIFY OWNER, ITS EMPLOYEES, AGENTS AND PUBLIC FROM CLAIMS, DEMANDS OR EXPENSE ON ACCOUNT OF INJURY TO PERSON OR DAMAGE TO PROPERTY...

GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL WORK UNDER THIS CONTRACT TO BE FREE FROM DEFECTS IN MATERIAL OR WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OR CERTIFICATE OF OCCUPANCY...

COORDINATION OF THE TRADES: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF EVERY ASPECT OF THE WORK AS DESCRIBED IN THE CONTRACT FOR CONSTRUCTION...

GENERAL CONTRACTOR SHALL DO ALL CUTTING AND PATCHING OF EXISTING CONCRETE SLABS, PARTITIONS, ETC. AS MAY BE REQUIRED FOR ALL TRADES TO ACCOMPLISH ALL WORK REQUIRED BY THESE CONSTRUCTION DOCUMENTS...

EXISTING SURFACES SUCH AS WALLS, FLOORS, CEILINGS, BASES, ETC. THAT ARE AFFECTED BY THE ADJACENT TRADES ARE TO HAVE NEW MATERIAL AND FINISH AS REQUIRED TO MATCH ALL EXISTING FINISHES.

DEMOLITION: TITLE TO MATERIALS, TITLE TO ALL MATERIAL AND EQUIPMENT TO BE DEMOLISHED AND REMOVED FROM THE PROJECT SHALL BE TURNED OVER TO THE OWNER IS VESTED IN THE CONTRACTOR AT START OF PROJECT.

REMOVE ALL SPECIFIC ITEMS INDICATED ON THESE DRAWINGS AND ALSO REMOVE ANY OTHER ITEMS OR CONSTRUCTION AS REQUIRED TO ACCOMPLISH ALL NEW WORK TO AREAS SHOWN.

ALL REMOVED ITEMS SHALL BECOME THE PROPERTY OF THE CONTRACTOR WITH THE APPROVAL OF THE OWNER AND SHALL BE REMOVED FROM THE SITE.

MANUFACTURER'S INSTRUCTIONS: MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION, APPLICATION, OR METHODS SHALL BE STRICTLY ADHERED TO AND BY REFERENCE ARE MADE A PART OF THESE PLANS AS IF FULLY WRITTEN HEREIN.

SHOP DRAWINGS: THE CONTRACTOR SHALL OBTAIN ARCHITECT'S OR OWNER'S WRITTEN APPROVAL OF SHOP DRAWINGS PRIOR TO FABRICATION. SAMPLES SHALL BE SUBMITTED UPON REQUEST.

ACTIVE SERVICES: EXISTING ACTIVE SERVICES WATER, GAS, SEWER, ELECTRIC, ETC. WHEN ENCOUNTERED, SHALL BE PROTECTED AGAINST DAMAGE. DO NOT PREVENT OR DISTURB OPERATION OF ACTIVE SERVICES WHICH ARE TO REMAIN.

DAMAGE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL AREAS, INCLUDING PUBLIC SPACES, IN AND AROUND THE SITE AGAINST DAMAGE DURING THE CONSTRUCTION PROCESS.

SANITATION FACILITIES: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE TEMPORARY TOILET FACILITIES ON THE JOB SITE.

DRINKING WATER: THE GENERAL CONTRACTOR SHALL PROVIDE PORTABLE DRINKING WATER FOR THE USE OF ALL TRADESMEN. THE WATER SUPPLY SHALL BE FREE OF CHARGE, CONVENIENTLY LOCATED AND MAINTAINED THROUGHOUT THE DURATION OF THE WORK.

FIRE PROTECTION: THE CONTRACTOR SHALL PROVIDE GENERAL FIRE PROTECTION THROUGHOUT THE JOB FOR THE DURATION OF THE WORK. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FIRE PROTECTION FOR THEIR OWN SPECIALTY.

OPERATING INSTRUCTIONS: THE OWNER SHALL BE FURNISHED WITH THE ORIGINAL OPERATING INSTRUCTIONS, REPAIR AND MAINTENANCE MANUALS AS SUPPLIED BY THE MANUFACTURER FOR ALL EQUIPMENT INSTALLED UNDER THE CONTRACTOR'S SUPERVISION.

ACTIVE SERVICES: EXISTING ACTIVE SERVICES WATER, GAS, SEWER, ELECTRIC, ETC. WHEN ENCOUNTERED, SHALL BE PROTECTED AGAINST DAMAGE. DO NOT PREVENT OR DISTURB OPERATION OF ACTIVE SERVICES WHICH ARE TO REMAIN.

FINAL CLEANING: THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL CONSTRUCTION CLEAN-UP INCLUDING THE REMOVAL OF ALL TEMPORARY CONSTRUCTION, SUPPORTS, LIGHTING, BARRIERS, BARRICADES, ETC. USING MANUFACTURER'S RECOMMENDED CLEANING AGENTS.

SITE CLEAN-UP: GARBAGE RECEPTACLES SHALL BE ON SITE AT ALL TIMES. THE JOB SITE SHALL BE KEPT FREE OF ACCUMULATED TRASH AND WASTE MATERIALS WHICH SHALL BE REMOVED UPON REQUEST.

FINAL INSPECTION: THE OWNER AND CONTRACTOR SHALL PERFORM A FINAL "WALK THROUGH" INSPECTION OF THE WORK PRIOR TO THE OWNER'S FINAL ACCEPTANCE. THE CONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN "PUNCH LIST" TO THE OWNER OF THE ITEMS OF THE WORK THAT REQUIRE ADJUSTMENT, CORRECTION OR REPLACEMENT.

FINAL ACCEPTANCE: THE CONTRACTOR SHALL DEMONSTRATE TO THE OWNER THE WORK AND VERIFY THE PROPER FUNCTION OF ALL OPERATING FEATURES INCORPORATED INTO THE PROJECT.

CERTIFICATE OF OCCUPANCY: UPON FINAL ACCEPTANCE AND COMPLETION THE CONTRACTOR SHALL OBTAIN AND DELIVER TO THE OWNER OR OWNER'S AGENT A "CERTIFICATE OF OCCUPANCY" OR "CERTIFICATE OF USE" FROM THE LOCAL GOVERNING AGENCY.

PERMANENT ELECTRICAL SERVICE: IN THE EVENT A "CERTIFICATE OF OCCUPANCY" OR "CERTIFICATE OF COMPLETION" IS A PREREQUISITE TO OBTAINING AN ELECTRIC METER AND/OR PERMANENT ELECTRICAL SERVICE, THE CONTRACTOR SHALL HAVE THE LOCAL ELECTRICAL UTILITY INSTALL ALL THE REQUIRED COMPONENTS TO PROVIDE THE ELECTRICAL SERVICE SPECIFIED IN THE PLANS.

TESTING: ALL REQUIRED TESTS SHALL BE PERFORMED BY AN APPROVED TESTING LABORATORY AT THE CONTRACTOR'S EXPENSE. TEST RESULTS SHALL BE SUBMITTED TO ARCHITECT, AND/OR ENGINEER.

SIGNAGE: CONTRACTOR SHALL FURNISH AND INSTALL ALL CODE REQUIRED SIGNAGE IN ACCORDANCE WITH SECTION 703 OF THE 2023 FLORIDA ACCESSIBILITY CODE AND THE 2021 NFPA 101 - LIFE SAFETY CODE.

EXPOSED TO POSSIBLE LOADING AND TRAFFIC: PROVIDE FIRESTOP SYSTEMS CAPABLE OF SUPPORTING THE FLOOR LOADS INVOLVED AS REQUIRED BY SPECIFICATIONS.

FOR FLOOR PENETRATIONS WITH ANNULAR SPACES EXCEEDING 4 INCHES OR MORE IN WIDTH AND MORE THAN 1/8 INCH DEPTH, PROVIDE FIRESTOP SYSTEMS CAPABLE OF SUPPORTING THE FLOOR LOADS INVOLVED AS REQUIRED BY SPECIFICATIONS.

FOR FLOOR PENETRATIONS WITH ANNULAR SPACES EXCEEDING 4 INCHES OR MORE IN WIDTH AND MORE THAN 1/8 INCH DEPTH, PROVIDE FIRESTOP SYSTEMS CAPABLE OF SUPPORTING THE FLOOR LOADS INVOLVED AS REQUIRED BY SPECIFICATIONS.

ACQUISITIONAL TILE CEILING SYSTEM: CEILING TILE SYSTEM PROVIDE - ARMSTRONG SQUARE LAY-IN 2x2' AND/OR 2'x2' CEILING SYSTEM AS INDICATED TO MATCH BUILDING OR RMS STANDARDS WITH ALL THE REQUIRED ATTACHMENTS, DEVICES, HANGERS AND TRIMS AS REQUIRED FOR A COMPLETE ACQUISITIONAL TILE CEILING SYSTEM.

SUSPENSION SYSTEM: SYSTEM CLASSIFICATION: INTERMEDIATE DUTY. END CONDITION: BEVELLED TESULAR.

TOILET BATH AND ACCESSORIES: GENERAL: PROVIDE ACCESSORIES AS INDICATED ON THE DRAWINGS. ALL ACCESSORIES SHALL BE SURFACE MOUNTED UNLESS OTHERWISE NOTED.

THE FOLLOWING GUIDELINE SPECIFICATIONS ARE INTENDED FOR GENERAL INFORMATION AND SUPPLEMENT THE REQUIREMENTS SHOWN ON THE DRAWINGS. THESE SPECIFICATIONS ARE NOT A FULL COMPREHENSIVE CONSTRUCTION SPECIFICATIONS AND SHOULD NOT BE USED AS SUCH.

ARCHITECTURAL WOODWORK: GENERAL: PROVIDE MATERIALS THAT COMPLY WITH REQUIREMENTS OF THE AIA QUALITY STANDARD FOR EACH TYPE OF WOODWORK AND QUALITY GRADE INDICATED AND, WHERE THE FOLLOWING PRODUCTS ARE PART OF INTERIOR WOODWORK, WITH REQUIREMENTS OF THE REFERENCED PRODUCT STANDARDS THAT APPLY TO PRODUCT CHARACTERISTICS INDICATED.

INTERIOR STANDING AND RUNNING TRIM FOR TRANSPARENT FINISH: QUALITY STANDARD: COMPLY WITH AIA SECTION 300. GRADE: CUSTOM.

INTERIOR FRAMES AND JAMBS FOR OPAQUE FINISH: QUALITY STANDARD: COMPLY WITH AIA SECTION 300. GRADE: CUSTOM.

INSTALLATION QUALITY STANDARD: INSTALL WOODWORK TO COMPLY WITH AIA SECTION 1700 FOR THE SAME GRADE SPECIFIED IN PART 2 OF THIS SECTION FOR TYPE OF WOODWORK INVOLVED.

STANDING AND RUNNING TRIM: INSTALL WITH MINIMUM NUMBER OF JOINTS POSSIBLE USING FULL LENGTH PIECES FROM MAXIMUM LENGTH OF LUMBER AVAILABLE TO THE GREATEST EXTENT POSSIBLE.

LAMINATE CLAD CABINETS: QUALITY STANDARD: COMPLY WITH AIA SECTION 400 AND ITS DIVISION 400B "LAMINATE CLAD CABINETS" GRADE: CUSTOM.

EXPOSED-HARDWARE FINISHES: FOR EXPOSED HARDWARE, PROVIDE FINISH THAT COMPLIES WITH ANSIBHMA A156 18 FOR BHMA CODE NUMBER INDICATED.

ARCHITECTURAL CABINET TOPS (COUNTERTOPS): QUALITY STANDARD: COMPLY WITH AIA SECTION 400C. EDGE TREATMENT: SAME AS LAMINATE CLADDING ON HORIZONTAL SURFACES - MINIMUM 1/16" THICKNESS.

HARDWARE REQUIREMENTS FOR SYSTEMS: PROVIDE MANUFACTURER'S STANDARD HARDWARE UNLESS OTHERWISE INDICATED.

FIRE STOPPING PERFORMANCE REQUIREMENTS: GENERAL: PROVIDE A COMPLETE FIRESTOPPING SYSTEMS THAT ARE PRODUCED AND INSTALLED TO THE SPECIFICATIONS OF THE PERFORMANCE REQUIREMENTS INDICATED, AND THE PASSAGE OF SMOKE AND OTHER GASES.

RESISTANT THROUGH-PENETRATION FIRESTOP SYSTEMS: PROVIDE THROUGH-PENETRATION FIRESTOP SYSTEMS WITH F RATINGS INDICATED, AS DETERMINED PER ASTM E 814, BUT NOT LESS THAN THAT EQUIVALENT EXCEEDING THE FIRE-RESISTANCE RATING OF THE CONSTRUCTIONS PENETRATED.

RESISTANT THROUGH-PENETRATION FIRESTOP SYSTEMS: PROVIDE THROUGH-PENETRATION FIRESTOP SYSTEMS WITH T RATINGS, IN ADDITION TO F RATINGS, AS DETERMINED PER ASTM E 814, WHERE INDICATED AND WHERE SYSTEMS PROJECT PENETRATING ITEMS EXPOSED TO CONTACT WITH ADJACENT MATERIALS IN OCCUPABLE FLOOR AREAS.

RESISTANT THROUGH-PENETRATION FIRESTOP SYSTEMS: PROVIDE THROUGH-PENETRATION FIRESTOP SYSTEMS WITH T RATINGS AS REQUIRED WHERE THE FOLLOWING CONDITIONS OCCUR.

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RESISTANT THROUGH-PENETRATION FIRESTOP SYSTEMS: PROVIDE THROUGH-PENETRATION FIRESTOP SYSTEMS WITH T RATINGS AS REQUIRED WHERE THE FOLLOWING CONDITIONS OCCUR.

PAINTING: PAINTING MATERIALS AND SYSTEM: PROVIDE THE MANUFACTURER'S BEST QUALITY COMMERCIAL GRADE PAINT MATERIAL FOR THE VARIOUS COATING SURFACES REQUIRED IN A THREE (3) COAT PAINTING SYSTEM (PRIME, 1ST COAT AND 2ND COAT).

PAINT SCHEDULE: GENERAL: PROVIDE THE FOLLOWING PAINT SYSTEMS FOR THE VARIOUS SUBSTRATES INDICATED.

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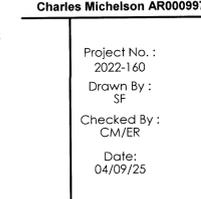
PAINT SCHEDULE: GENERAL: PROVIDE THE FOLLOWING PAINT SYSTEMS FOR THE VARIOUS SUBSTRATES INDICATED.

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MONROE COUNTY FIRE STATION #10 SUGARLOAF KEY SUGARLOAF SHORES, FL 33042



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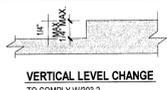
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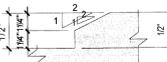
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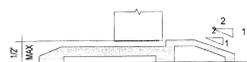
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VERTICAL LEVEL CHANGE
TO COMPLY WITH 303.2



BEVELED CHANGE IN LEVEL
TO COMPLY WITH 303.3



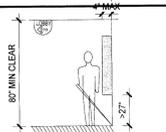
THRESHOLD
TO COMPLY WITH 404.2.5

303.2 VERTICAL CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL. (FIG. 303.2)

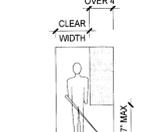
303.3 BEVELED CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2 (FIG. 303.3)

303.4 RAMPED CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE RAMPED AND SHALL COMPLY WITH 405 AND 406.

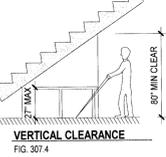
404.2.5 THRESHOLDS THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE 1/2" HIGH MAXIMUM. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH 302 AND 303.



LIMITS OF PROTRUDING OBJECTS
FIG. 307.2



PROTRUDING OBJECTS



VERTICAL CLEARANCE
FIG. 307.4

DOOR ACCESSIBILITY NOTES

404.2.3 CLEAR WIDTH

DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES (815 MM) MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP WITH THE DOOR OPEN 90 DEGREES. OPENINGS MORE THAN 24 INCHES (610 MM) DEEP SHALL PROVIDE A CLEAR OPENING OF 36 INCHES (915 MM) MINIMUM. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING LOWER THAN 34 INCHES (863 MM) ABOVE THE FINISH FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WITHIN 34 INCHES (863 MM) AND 90 INCHES (2286 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES.

EXCEPTIONS:

- 1. IN ALTERATIONS, A PROJECTION OF 5/8 INCH (16 MM) MAXIMUM INTO THE REQUIRED CLEAR WIDTH SHALL BE PERMITTED FOR THE LATCH SIDE STOP.
- 2. DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 7/8 INCH (19.05 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

404.2.4 MANEUVERING CLEARANCES

MINIMUM MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH TABLE 404.2.4.1. MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE.

404.2.5 THRESHOLDS

THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE 1/2 INCH (13 MM) HIGH MAXIMUM. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH 302 AND 303. EXCEPTION: EXISTING OR ALTERED THRESHOLDS 3/4 INCH (19 MM) HIGH MAXIMUM THAT HAVE A BEVELED EDGE ON EACH SIDE WITH A SLOPE NOT STEEPER THAN 1:2 SHALL NOT BE REQUIRED TO COMPLY WITH 404.2.5.

404.2.6.1 DOOR CLOSERS AND GATE CLOSERS

DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.

404.2.6.2 DOOR AND GATE OPENING FORCE

FIRE DOORS SHALL HAVE A MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:

- 1. INTERIOR HINGED DOORS AND GATES: 5 POUNDS (22.2 N) MAXIMUM.
- 2. SLIDING OR FOLDING DOORS: 5 POUNDS (22.2 N) MAXIMUM.

THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION.

CONTROL & DEVICE ACCESSIBILITY

302.2 CLEAR FLOOR SPACE

A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 305 SHALL BE PROVIDED.

302.3 HEIGHT

OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN 308.

302.4 OPERABLE PARTS OPERATION

OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS (22.2 N) MAXIMUM.

ACCESSIBILITY NOTES:

1. CONTROLS & OPERATING MECHANISMS

ALL REQUIRED CONTROLS AND OPERATING MECHANISMS SHALL BE PLACED BETWEEN 15" AND 48" ABOVE THE FLOOR AND MEET FULL COMPLIANCE WITH FAC 309 OPERABLE PARTS. SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5.0 POUNDS MAXIMUM.

2. DOORS

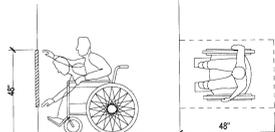
- ALL DOORS SHALL PROVIDE THE REQUIRED MANEUVERING CLEARANCES PER FAC 404.
- ALL DOORS TO HAVE LEVER-OPERATED HARDWARE PER FAC 404.2.
- ALL DOORS SHALL HAVE A 3" CLEAR DOOR OPENING MEASURED FROM THE FACE OF THE DOOR WHEN IT IS OPENED 90° TO THE DOOR STOP PER FAC 404.
- ALL DOORS LEADING INTO HAZARDOUS ROOMS OR SPACES TO HAVE WHIRLED HARDWARE.
- ALL PUBLIC AND COMMON AREA INTERIOR DOORS TO HAVE 5 LBS MAX. FORCE TO OPEN PER FAC 404.2.9.
- ALL PUBLIC AND COMMON AREA EXTERIOR DOORS TO HAVE 8.5 LBS MAX. FORCE TO OPEN PER FAC 404.2.9.

3. CARPETING AND FLOORING

- FLOOR SURFACES SHALL BE FIRM, STABLE AND SLIP RESISTANT PER FAC 302.1.
- CARPET TILE THICKNESS NOT TO EXCEED 1/2" PER FAC 302.2.
- CARPET TILE THICKNESS IS FROM THE FLOOR FINISH TO TOP OF TILE PER FAC 302.2.
- THRESHOLDS SHALL BE A MAXIMUM 1/2" WITH A 1:2 BEVEL.

1 CHANGES IN LEVEL (FAC 303)

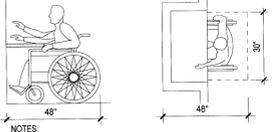
G003 SCALE: N.T.S.



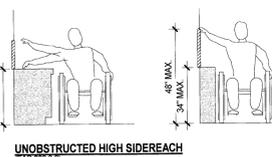
UNOBSTRUCTED FORWARD REACH
(FAC 303.3.1)

2 PROTRUDING OBJECTS (FAC 307)

G003 SCALE: N.T.S.



UNOBSTRUCTED HIGH FORWARD REACH
(FAC 303.3.2)

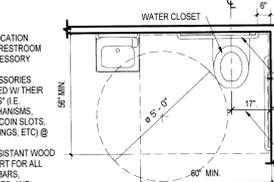


UNOBSTRUCTED HIGH SIDEREACH
(FAC 303.3.2)

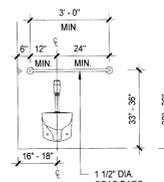
NOTES:
1. WHEN X IS < 20 INCHES, THEN Y SHALL BE 48 INCHES MAXIMUM.
2. WHEN X IS > 20 TO 25 INCHES, THEN Y SHALL BE 44 INCHES MAXIMUM.

3 REACH RANGES (FAC 308)

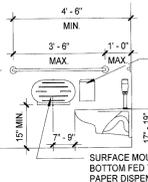
G003 SCALE: N.T.S.



PLAN - FIGURE 604.3.1
SIZE OF CLEARANCE AT WATER CLOSETS



ELEVATION - FIGURE 604.5.2
REAR WALL GRAB BAR AT WATER CLOSETS



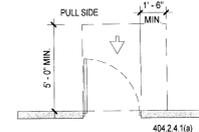
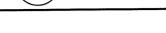
ELEVATION - FIGURE 604.5.1
SIDE WALL GRAB BAR AT WATER CLOSETS

6 WATER CLOSETS & TOILET COMPARTMENTS (FAC 604)

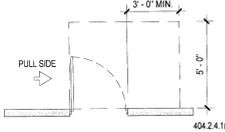
G003 SCALE: N.T.S.

7 LAVATORIES & SINKS (FAC 606)

G003 SCALE: 3/8" = 1'-0"



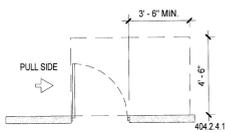
FRONT APPROACH
404.2.4.1(a)



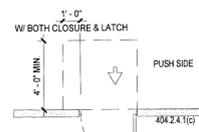
HINGE SIDE APPROACH
404.2.4.1(b)



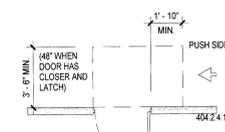
PUSH SIDE
404.2.4.1(b)



PULL SIDE
404.2.4.1(c)



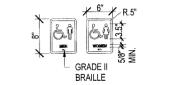
FRONT APPROACH
404.2.4.1(d)



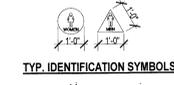
HINGE SIDE APPROACH
404.2.4.1(e)

4 ACCESSIBLE DOORS & CLEARANCES (FAC 404)

G003 SCALE: 1/4" = 1'-0"



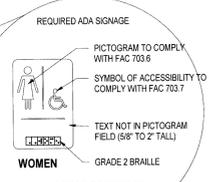
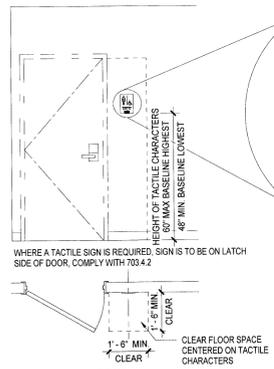
TYP. ADA SIGNS



TYP. IDENTIFICATION SYMBOLS



TYP. EXIT SIGNS



8 SIGNS (FAC 703)

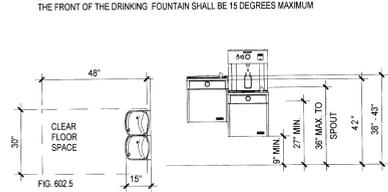
G003 SCALE: 3/8" = 1'-0"

THE ACCESSIBLE DRINKING FOUNTAIN MEETS ALL OF THE REQUIREMENTS PER FAC 602 & ANSI 602.

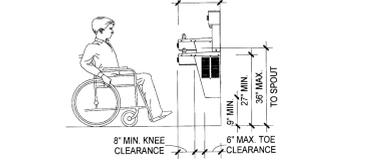
1. AT THE LO ACCESSIBLE DRINKING FOUNTAIN, A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305 POSITIONED FOR A FORWARD APPROACH SHALL BE PROVIDED. KNEE AND TOE SPACE COMPLYING WITH SECTION 306 SHALL BE PROVIDED. THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE DRINKING FOUNTAIN.

2. THE SPOUT SHALL BE LOCATED 15 INCHES MINIMUM FROM THE VERTICAL SUPPORT AND 5 INCHES MAXIMUM FROM THE FRONT EDGE OF THE DRINKING FOUNTAIN, INCLUDING BUMPERS.

3. THE SPOUT SHALL PROVIDE A FLOW OF WATER 4 INCHES MINIMUM IN HEIGHT. THE ANGLE OF THE WATER STREAM FROM SPOUTS WITHIN 3 INCHES OF THE FRONT OF THE DRINKING FOUNTAIN SHALL BE 30 DEGREES MAXIMUM, AND FROM SPOUTS BETWEEN 3 INCHES AND 5 INCHES FROM THE FRONT OF THE DRINKING FOUNTAIN SHALL BE 15 DEGREES MAXIMUM.



PLAN
FIG. 602.5



FRONT
FIG. 602.5

5 DRINKING FOUNTAINS (FAC 602)

G003 SCALE: 3/8" = 1'-0"

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SIGNAGE NOTES:

- 1. CHARACTERS, SYMBOLS AND THEIR BACKGROUND SHALL HAVE A NONGLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND.
- 2. 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.
- 3. 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.
- 4. 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 MULTILINE, ALL BRAILLE SHALL BE PLACED TOGETHER BELOW ALL LINES OF TACTILE TEXT.
- 5. CONTRACTED BRAILLE SHALL BE USED WHEREVER BRAILLE IS REQUIRED. DOTS SHALL BE 1/16" ON CENTER IN EACH CELL WITH 2/16" SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/64" ABOVE THE BACKGROUND. BRAILLE DOTS SHALL BE DOMED OR ROUNDED. BRAILLE SHOWN IS FOR PLACEMENT ONLY. USE CORRECT BRAILLE FOR SIGN PRODUCTION.
- 6. 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.
- 7. MOUNTING HEIGHT SHALL BE 69" AFF TO THE CENTER LINE OF THE SIGNS. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3' OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS.
- 8. EXIT SIGN LOCATION REQUIREMENTS:
 - 8.1 EACH GRADE LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD "EXIT".
 - 8.2 EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF A STARWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN.
 - 8.3 EACH EXIT DOOR THAT LEADS DIRECTLY TO A TACTILE EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE THAT DOES NOT UTILIZE A STARWAY OR RAMP OR BY MEANS OF AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE".
 - 8.4 EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE".
 - 8.5 EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT".
 - 8.6 ALL SIGNS SHALL COMPLY WITH STATE AND LOCAL CODES AND/OR ORDINANCES. INSTALL INTERNATIONAL SIGN OF ACCESSIBILITY AT ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE.

MONROE COUNTY FIRE STATION # 10
SUGARLOAF KEY
17175 OVERSEAS HWY
SUGARLOAF SHORES, FL 33042

SALT MICHELSON ARCHITECTS

3501 Griffin Road
Ft. Lauderdale, FL 33312
(954) 266-2700 Fx:(954) 266-2701
sma@saltmichelson.com

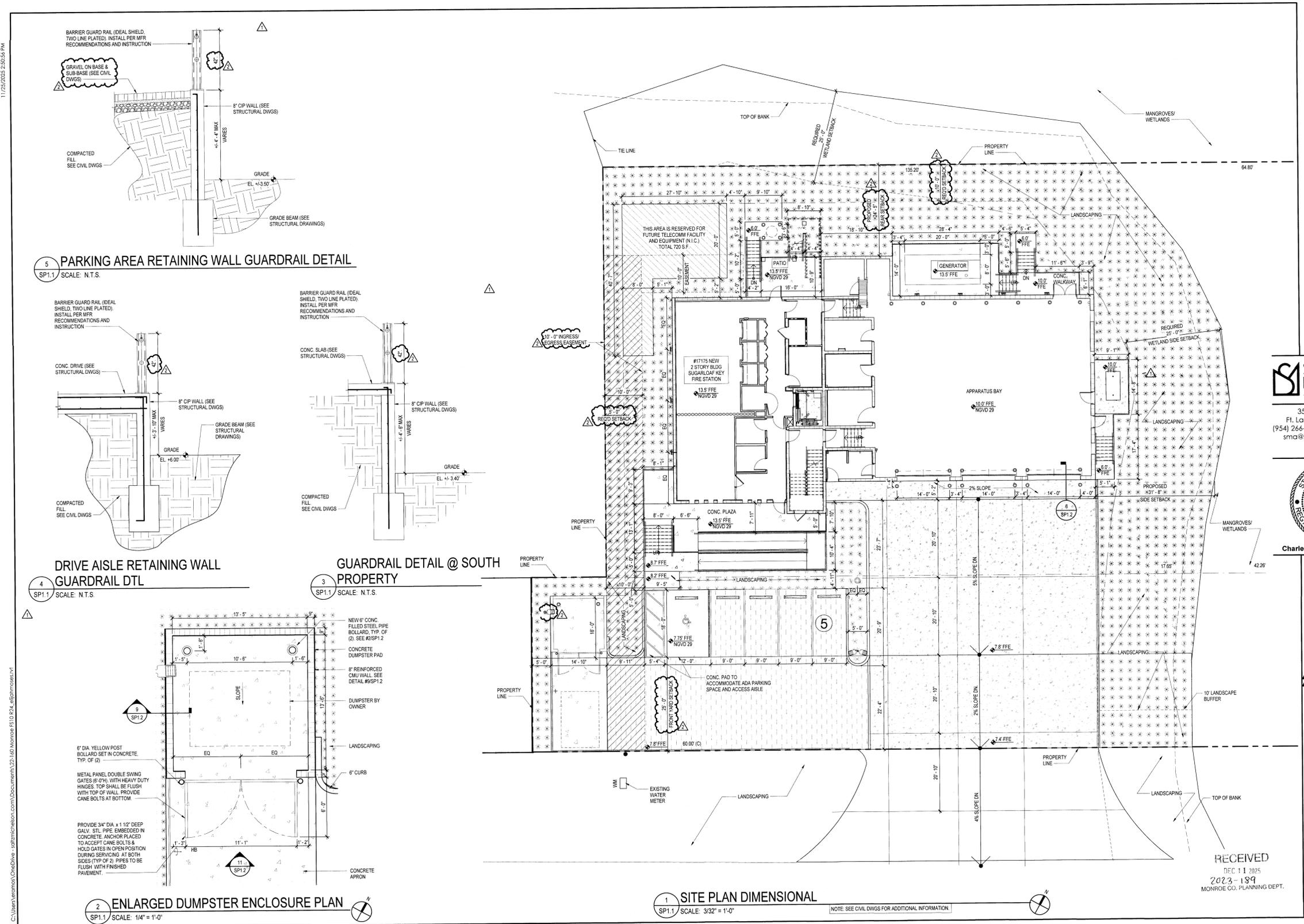


Charles Michelson AR000976

Project No.: 2022-160
Drawn By: SF
Checked By: CM/ER
Date: 04/09/25
REVISIONS

Digitally signed by Charles A. Michelson
Date: 2025.11.25 15:01:48-05'00'

ACCESSIBILITY DETAILS
G003



**MONROE COUNTY FIRE STATION #10
SUGARLOAF KEY**
17175 OVERSEAS HWY
SUGARLOAF SHORES, FL 33042



3501 Griffin Road
Fl. Lauderdale, FL 33312
(954) 266-2700 Fx: (954) 266-2701
sma@saltzmichelson.com

AA-0009976



Charles Michelson AR0009976

Project No.: 2022-160
Drawn By: SF
Checked By: CM/ER
Date: 04/09/25

REVISIONS
10/28/25 BLDG DEPT COMM
07/25/25 BLDG DEPT COMM

Digitally signed by Charles A. Michelson
Date: 2025.11.25 17:01:54-05'00'

SITE PLAN - DIMENSIONAL / SITE DETAILS
SP1.1

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2023-189
MONROE CO. PLANNING DEPT.

1 SITE PLAN DIMENSIONAL
SP1.1 SCALE: 3/32" = 1'-0"
NOTE: SEE CIVIL DWGS FOR ADDITIONAL INFORMATION.

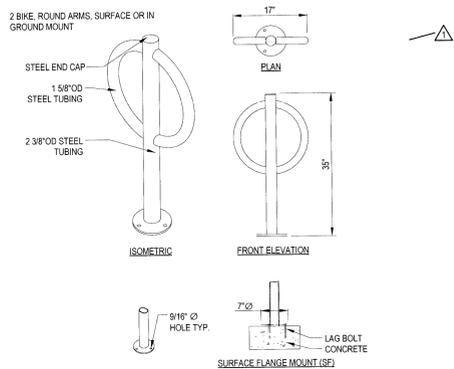
2 ENLARGED DUMPSTER ENCLOSURE PLAN
SP1.1 SCALE: 1/4" = 1'-0"

3 GUARDRAIL DETAIL @ SOUTH PROPERTY
SP1.1 SCALE: N.T.S.

4 DRIVE AISLE RETAINING WALL GUARDRAIL DTL
SP1.1 SCALE: N.T.S.

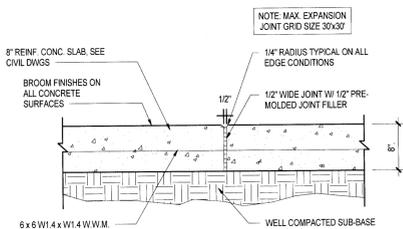
5 PARKING AREA RETAINING WALL GUARDRAIL DETAIL
SP1.1 SCALE: N.T.S.

C:\Users\kenneths\OneDrive - saltzmichelson.com\Documents\23-160 Monroe #10 #24 - 04/09/25.dwg

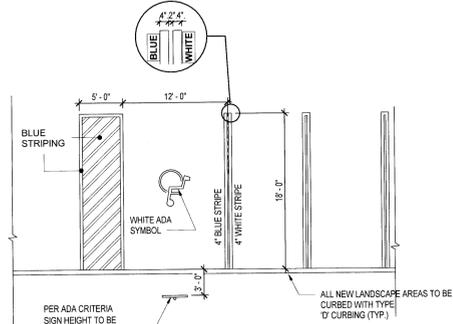


- NOTES:**
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.
 3. CONSULTANT TO SELECT COLOR FINISH, SEE MANUFACTURER'S SPECIFICATIONS.
 4. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
 5. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

13 BOLLARD BIKE RACK
SP1.2 SCALE: 12" = 1'-0"



7 CONCRETE EXPANSION JOINT
SP1.2 SCALE: 1 1/2\"/>

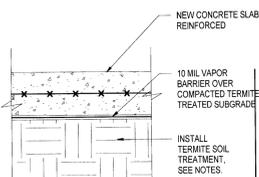


1. HANDICAP PARKING SPACES SHALL BE 12' WIDE X 18' LONG AND POSTED WITH A FIXED POLE SIGN (NOT LESS THAN 80\"/>

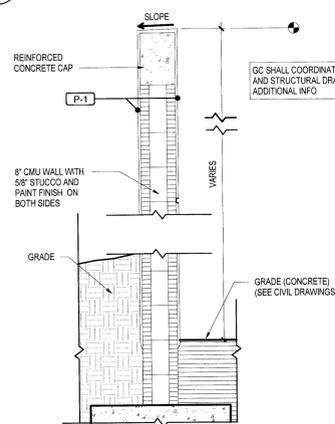
4 TYPICAL HANDICAP PARKING SPACE
SP1.2 SCALE: 1/8\"/>

TERMITE TREATMENT NOTES

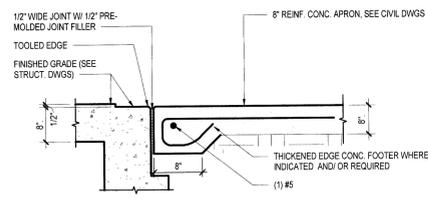
1. CONTRACTOR TO PROVIDE TERMITE SOIL TREATMENT UNDERNEATH NEW SLABS PER CODE REQUIREMENTS 1815 OF THE F.B.C. 2023 EDITION TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITE TREATERS OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT OF NEW CONSTRUCTION.
2. F.B.C. SECTION 1816.1 TERMITE PROTECTION - PRIOR TO THE BUILDING FINAL INSPECTION A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONNOTES THE FOLLOWING STATEMENT:
"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITE. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES"



12 NEW SLAB DETAIL
SP1.2 SCALE: 1 1/2\"/>

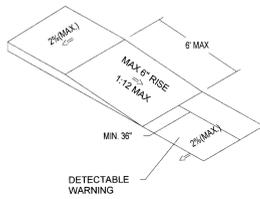


10 SECTION - LOW RETAINING WALL
SP1.2 SCALE: 3/4\"/>

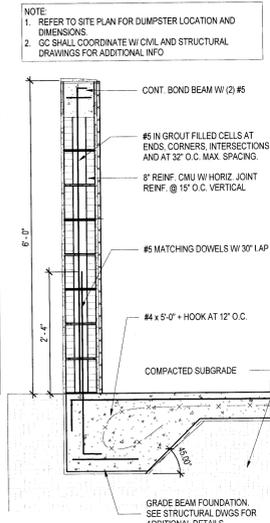


6 CONCRETE AT BAY DOORS
SP1.2 SCALE: 1\"/>

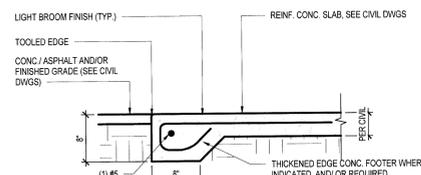
- NOTES:**
1. ALL ACCESSIBLE COMPONENTS CONSTRUCTED AS PART OF THESE PLANS SHALL COMPLY WITH CHAPTER 11 OF THE FLORIDA BUILDING CODE ACCESSIBLE ROUTE TO ACCESSIBLE SPACES, BUILDING ENTRANCES, AND PUBLIC STREETS SHALL NOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE.
 2. UNLESS OTHERWISE SHOWN ON THE PLANS, THE MINIMUM CLEAR ROUTE SHALL BE 36\"/>



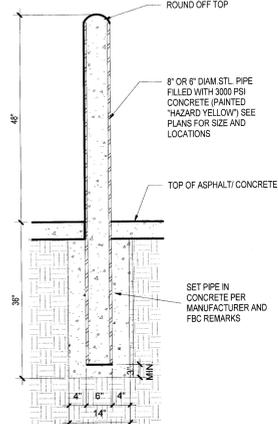
3 TYPICAL ACCESSIBLE RAMP DETAIL
SP1.2 SCALE: 12\"/>



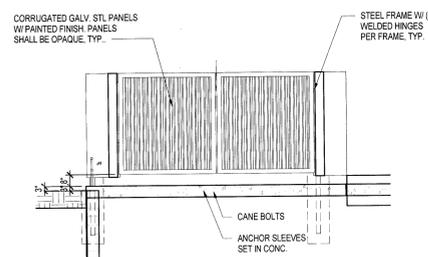
9 DUMPSTER ENCLOSURE SECTION
SP1.2 SCALE: 3/4\"/>



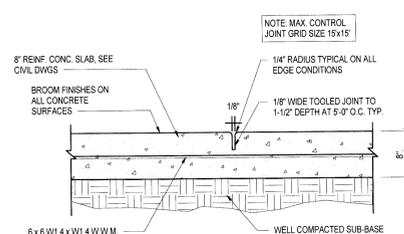
5 CONCRETE - ASPHALT TRANSITION
SP1.2 SCALE: 1\"/>



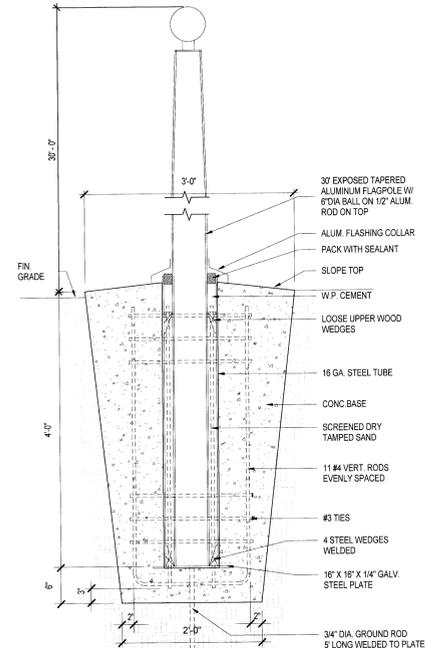
2 ROUNDED BOLLARD SECTION
SP1.2 SCALE: 3/4\"/>



11 DUMPSTER ENCLOSURE
SP1.2 SCALE: 1/4\"/>



8 CONCRETE CONTROL JOINT
SP1.2 SCALE: 1 1/2\"/>



1 TYPICAL FLAGPOLE DETAIL
SP1.2 SCALE: 1/8\"/>

CONTRACTOR SHALL PROVIDE SIGN & SEALED SHOP DWGS. FROM A FLORIDA LICENCED ENGINEER AND REVIEWED BY DESIGN PROF. RECEIVED DEC 11 2025 2023-184 MONROE CO. PLANNING DEPT.

MONROE COUNTY FIRE STATION #10
SUGARLOAF KEY
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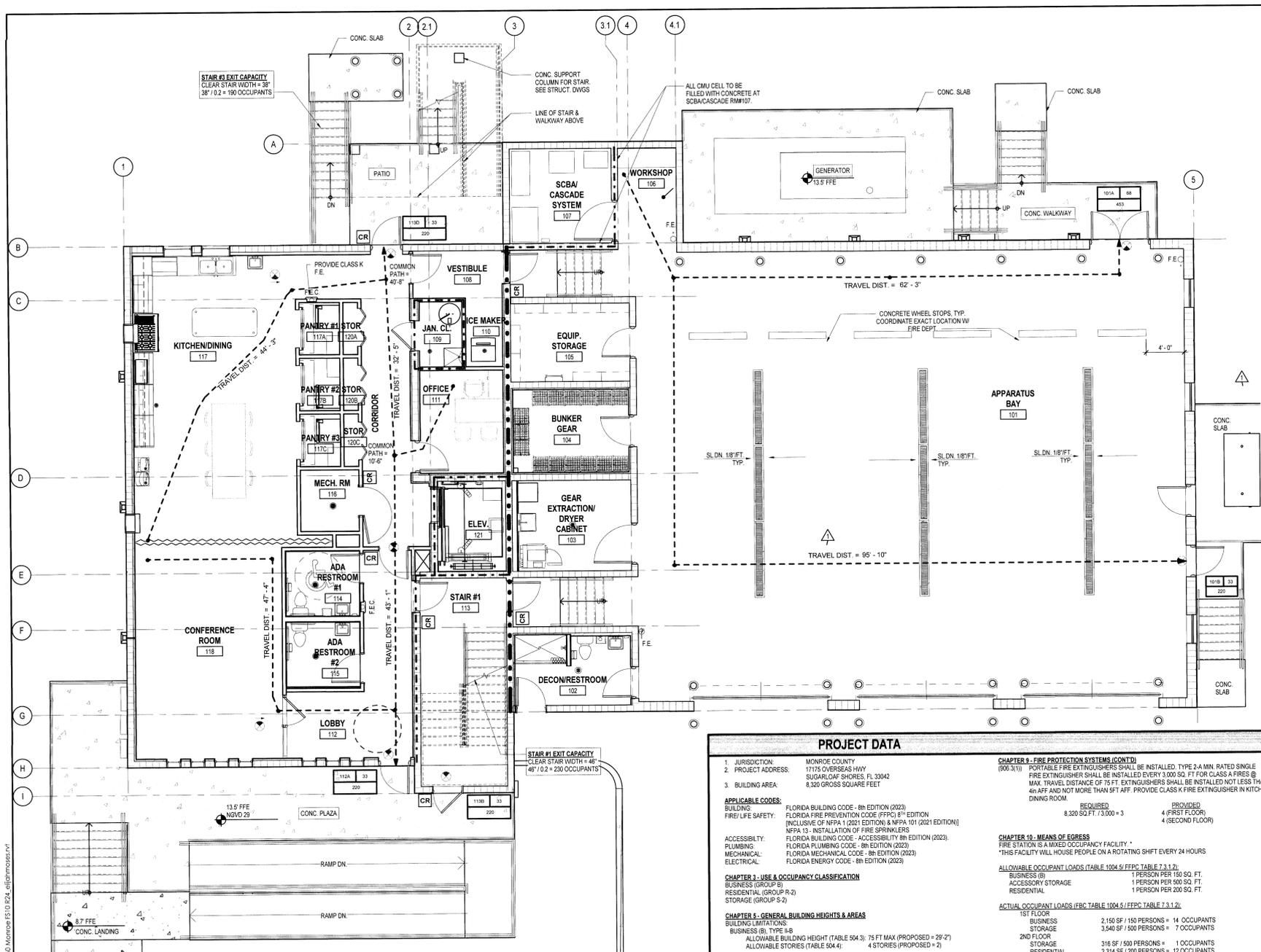
Charles Michelson AR0009976

Project No. : 2022-160
Drawn By : SF
Checked By : CM/ER
Date: 04/09/25

REVISIONS
07/25/25 BLDG DEPT COMM

Digitally signed by Charles A. Michelson
Date: 2025.11.25 17:01:57-05'00'

SITE DETAILS
SP1.2



FIRST FLOOR LIFE SAFETY PLAN
 LS1.0 / SCALE: 3/16" = 1'-0"

LIFE SAFETY PLAN LEGEND & SHEET NOTES

LEGEND

- TRAVEL DIST. = [Symbol] PATH ESCAPE ROUTE
- EXIT SIGN
- FEC SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH TYPE 2A-10BC FIRE EXTINGUISHER
- FE FIRE EXTINGUISHER - WALL MOUNTED
- 1/2 HOUR FIRE RATED PARTITION
- 1-HOUR FIRE RATED PARTITION
- 2-HOUR FIRE RATED PARTITION
- DOOR NUMBER
- EGRESS CAPACITY

LIFE SAFETY PLAN GENERAL NOTES

- BUILDING IS EQUIPPED WITH A NEW AUTOMATIC SPRINKLER MONITORING & SHALL BE MODIFIED ACCORDINGLY. A LICENSED & CERTIFIED FIRE SPRINKLER CONTRACTOR SHALL SUBMIT FIRE SPRINKLER SHOP DRAWINGS & HYDRAULIC CALCULATIONS, AND APPLICATION TO BUILDING DEPARTMENT FOR REVIEW.
- BUILDING HAS EMERGENCY GENERATOR WHICH IS CONNECTED TO LIGHT FIXTURES TO MAINTAIN SAFETY LIGHTING DURING EMERGENCIES / POWER OUTAGES.
- EMERGENCY GENERATOR SHALL PROVIDE 100% POWER TO THE BUILDING.
- ALL INTERIOR FINISHES SHALL COMPLY WITH THE APPLICABLE CHAPTER(S) AND SECTION(S) OF NFPA 101 (LSC).
- ALL PENETRATIONS IN RATED PARTITIONS SHALL BE PROTECTED PER F.B.C. 803.203 SECTION 714. PENETRATIONS FOR CABLES, CABLE TRAYS, CONDUITS, PIPES, TUBES, COMBUSTION VENTS AND EXHAUST VENTS, WIRES, AND SIMILAR ITEMS TO ACCOMMODATE ELECTRICAL, MECHANICAL, PLUMBING, AND COMMUNICATIONS SYSTEMS THAT PASS THROUGH A WALL, FLOOR, OR FLOOR/CILING ASSEMBLY CONSTRUCTED AS A FIRE BARRIER SHALL BE PROTECTED BY A FIRE STOP SYSTEM OR DEVICE.
- FIRE ALARM SYSTEM IS REQUIRED THROUGHOUT AND MONITORED BY COUNTY'S THIRD-PARTY CONTRACTOR (BARNES ALARM 305-294-8753).
- FIRE EXTINGUISHERS TO BE TAGGED BY A LICENSED FIRE EQUIPMENT COMPANY.
- THE SUITABILITY, DISTRIBUTION, AND MAINTENANCE OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH NFPA (2021). PERSONNEL NORMALLY ON THE CONSTRUCTION SITE SHALL BE INSTRUCTED IN USE OF THE EXTINGUISHERS PROVIDED.
- ALL PENETRATIONS IN RATED PARTITIONS SHALL BE PROTECTED PER F.B.C. SECTION 710.6.
- EMERGENCY AND EXIT LIGHT SHALL COMPLY WITH NFPA 101 CHAPTER 26. LIGHTING OR ROOMING.
- PER FLORIDA ACCESSIBILITY CODE (2003), AREAS OF REFUGE ARE NOT REQUIRED IN A BUILDING WITH AUTOMATED SPRINKLER SYSTEMS.
- CONTRACTORS SHALL SUBMIT SHOP DRAWINGS FOR REVIEW TO INCLUDE SEPARATE BUILDING PERMITS REQUIRED FOR EACH OF THE FOLLOWING:
 - A. FIRE ALARM SYSTEM
 - B. FIRE SPRINKLER SYSTEM
 - C. ACCESS CONTROL SYSTEM
 - D. ELEVATOR SHOPS THAT HAVE BEEN APPROVED BY MONROE COUNTY
 - E. BODAS SYSTEMS
- INTERIOR FINISH REQUIREMENTS CLASS "C" MINIMUM FOR ALL INTERIOR ROOMS/SPACES - F.B.C. 803.9 & NFPA 101 (LSC) INTERIOR FLOOR COVERING SHALL COMPLY WITH THE REQUIREMENTS OF THE OCC-FF-1 "FILL TEST" IN ALL OCCUPANCIES AND CLASS II MINIMUM CRITICAL RADIANT FLUX FOR FLOOR FINISHES IN STAIR ENCLOSURES, EXIT PASSAGEWAYS AND CORRIDORS - F.B.C. 804.4.
- FIRE DEPARTMENT CONNECTION SHALL BE ON THE SAME SIDE AS THE FIRE HYDRANT WITHIN 10 - 20 FEET OF EACH OTHER.
- SHOP DRAWINGS SHALL INCLUDE FIRE SUPPRESSION AND GENERATOR.

CLASSIFICATION OF HAZARDOUS CONTENTS

THE CONTENTS OF BUSINESS OCCUPANCIES SHALL BE CLASSIFIED AS ORDINARY HAZARD IN ACCORDANCE WITH SECTION 6.2 OF THE FLORIDA FIRE PREVENTION CODE, 8th EDITION (2023) AND NFPA 101 CHAPTER 36 - NEW BUSINESS OCCUPANCIES, 8th EDITION (2023). THERE ARE NO AREAS WITHIN THIS BUILDING HAVING A DEGREE OF HAZARD GREATER THAN ORDINARY FOR A BUSINESS OCCUPANCY.

BUILDING SIGNAGE: PROVIDE AS FOLLOWS

- *FIRE EXTINGUISHER INSIDE* AT THE MAIN ENTRY DOOR OF ROOMS CONTAINING FIRE EXTINGUISHERS
- *STORAGE NOT PERMITTED* AT MECH. AND ELECTRICAL ROOMS.
- *FIRE ALARM PULL STATION INSIDE* WHERE APPLICABLE.

MONROE COUNTY FIRE STATION #10
SUGARLOAF KEY
 17175 OVERSEAS HWY
 SUGARLOAF SHORES, FL 33042

SALTZ MICHELSON ARCHITECTS

3501 Griffin Road
 Ft. Lauderdale, FL 33312
 (954) 266-2700 Fx(954) 266-2701
 sma@saltzmichelson.com

AA-000976

REGISTERED ARCHITECT
 AR9976

Charles Michelson AR000976

PROJECT DATA	
1. JURISDICTION:	MONROE COUNTY
2. PROJECT ADDRESS:	17175 OVERSEAS HWY SUGARLOAF SHORES, FL 33042 8,300 GROSS SQUARE FEET
3. BUILDING AREA:	
APPLICABLE CODES:	
BUILDING:	FLORIDA BUILDING CODE - 8th EDITION (2023)
FIRE/LIFE SAFETY:	FLORIDA FIRE PREVENTION CODE (FFPC) 8th EDITION (2023) INCLUSIVE OF NFPA 1 (2021 EDITION) & NFPA 101 (2021 EDITION) NFPA 13 - INSTALLATION OF FIRE SPRINKLERS
ACCESSIBILITY:	FLORIDA BUILDING CODE - ACCESSIBILITY 8th EDITION (2023)
PLUMBING:	FLORIDA PLUMBING CODE - 8th EDITION (2023)
MECHANICAL:	FLORIDA MECHANICAL CODE - 8th EDITION (2023)
ELECTRICAL:	FLORIDA ELECTRICAL CODE - 8th EDITION (2023)
CHAPTER 3 - USE & OCCUPANCY CLASSIFICATION	
BUSINESS (GROUP B)	
RESIDENTIAL (GROUP R-2)	
STORAGE (GROUP S-2)	
CHAPTER 5 - GENERAL BUILDING HEIGHTS & AREAS	
BUILDING LIMITATIONS:	
BUSINESS (B), TYPE I-B	
ALLOWABLE BUILDING HEIGHT (TABLE 504.3):	75 FT MAX (PROPOSED = 29'-2")
ALLOWABLE STORES (TABLE 504.4):	4 STORES (PROPOSED = 2)
SEPARATED OCCUPANCIES (FBC 604.4 / NFPA TABLE 6.1.14.4.1):	
BETWEEN RESIDENTIAL & STORAGE OCCUPANCIES:	1 HOUR MIN.
BETWEEN RESIDENTIAL & BUSINESS OCCUPANCIES:	1 HOUR MIN.
BETWEEN STORAGE & BUSINESS OCCUPANCIES:	1 HOUR MIN.
BETWEEN BLANKROOMS:	1/2 HOUR MIN.
	PER FBC 706.3 & NFPA 32.3.3.6.2.
CHAPTER 6 - TYPE OF CONSTRUCTION	
CONSTRUCTION TYPE II (FULLY SPRINKLERED BUILDING)	
FIRE RESISTIVE RATING REQUIREMENTS (TABLE 602):	
STRUCTURAL FRAME:	0
BEARING WALLS:	0
FLOOR ASSEMBLIES:	0
ROOF ASSEMBLIES:	0
CHAPTER 8 - INTERIOR FINISHES	
CLASS "C" MINIMUM FOR ALL INTERIOR FINISHES - F.B.C. 803.1.1	
CLASS II MINIMUM FOR FLOOR FINISH - F.B.C. 804.1.1	
CHAPTER 9 - FIRE PROTECTION SYSTEMS	
(803.1.1) BUILDING IS EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEM & WILL BE INSTALLED IN ACCORDANCE WITH NFPA 13	
(803.4) AUTOMATIC SPRINKLER SYSTEM MONITORING & ALARMS SHALL BE PROVIDED	
CHAPTER 9 - FIRE PROTECTION SYSTEMS (CONT'D)	
(806.3.1) PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. TYPE 2A MIN. RATED SINGLE FIRE EXTINGUISHER SHALL BE INSTALLED EVERY 1,000 SQ. FT. FOR CLASS A FIRES @ MAX. TRAVEL DISTANCE OF 75 FT. EXTINGUISHERS SHALL BE INSTALLED NOT LESS THAN 4ft AFF AND NOT MORE THAN 5ft AFF. PROVIDE CLASS K FIRE EXTINGUISHER IN KITCHEN / DINING ROOM.	
REQUIRED: 8,320 SQ. FT. / 73,000 + 3	PROVIDED: 4 (FIRST FLOOR) 4 (SECOND FLOOR)
CHAPTER 10 - MEANS OF EGRESS	
FIRE STATION IS A MIXED OCCUPANCY FACILITY *	
*THIS FACILITY WILL HOUSE PEOPLE ON A ROTATING SHIFT EVERY 24 HOURS	
ALLOWABLE OCCUPANT LOADS (TABLE 1004.5 / FFPC TABLE 7.3.1.2):	
BUSINESS (B)	1 PERSON PER 150 SQ. FT.
ACCESSORY STORAGE	1 PERSON PER 500 SQ. FT.
RESIDENTIAL	1 PERSON PER 200 SQ. FT.
ACTUAL OCCUPANT LOADS (FBC TABLE 1004.5 / FFPC TABLE 7.3.1.2):	
1ST FLOOR BUSINESS	2,150 SF / 150 PERSONS = 14 OCCUPANTS
STORAGE	3,540 SF / 500 PERSONS = 7 OCCUPANTS
2ND FLOOR BUSINESS	318 SF / 150 PERSONS = 2 OCCUPANTS
STORAGE	4 STORES = 12 OCCUPANTS
RESIDENTIAL	2,314 SF / 200 PERSONS = 12 OCCUPANTS
TOTAL	34 OCCUPANTS
EGRESS WIDTH PER OCCUPANT:	0.20' STARWAYS (1005.3.1 Exception 1)
	0.15' OTHER COMPONENTS (1005.3.2 Exception 1)
TOTAL EGRESS WIDTH REQUIRED:	34 OCCUPANTS x 0.15' = 5.1'
TOTAL EGRESS WIDTH PROVIDED:	200' / 0.15 = 1333 OCCUPANTS
COMMON PATH OF EGRESS TRAVEL (FBC TABLE 1006.2.1):	
BUSINESS (SPRINKLERED)	REQUIRED
1ST FLOOR	100 FT. MAX
2ND FLOOR	10'-8" / 15'-1"
MINIMUM NUMBER OF EXITS (FBC TABLE 1006.3.2):	
OCCUPANT LOAD PER STORY (1-500)	REQUIRED
1ST FLOOR	1
2ND FLOOR	4
	*PER 1006.3.3 EXCEPTION 1
MAXIMUM TRAVEL DISTANCE (FBC TABLE 1017.2 / FFPC TABLE 7.3):	
BUSINESS (SPRINKLERED)	REQUIRED
1ST FLOOR	250 FT.
2ND FLOOR	250 FT.
	PROVIDED: 55'-10" MAX / 55'-3" MAX
MINIMUM CORRIDOR WIDTH (FBC TABLE 1020.3):	
OCCUPANT LOAD LESS THAN 50	REQUIRED: 3'
	PROVIDED: 5'

2023 FLORIDA PLUMBING CODE				
CHAPTER 4 - FIXTURES, FAUCETS, & FIXTURE SETTINGS				
OCCUPANT LOADS BY GENDER (REFER TO OCCUPANT LOADS)				
BUSINESS (B)	OCCUPANT LOAD	# FEMALE	# MALE	
BUSINESS (B)	34	17	17	
RECEIVED DEC 11 2025 2025-11-25 MONROE COUNTY PLUMBING DEPT.				
REQUIRED PLUMBING FIXTURES (FBC PLUMBING TABLE 403.1)				
BUSINESS (B)	WATER CLOSETS	LAVATORIES	DRINK FOUNTAIN	SERVICE SINK
	1 PER 25 (1st 50)	1 PER 40 (1st 80)	1 PER 1000	
	1 PER 50 THEREAFTER (URINALS PER 419.2)	1 PER 80 THEREAFTER		
	MALE	FEMALE	MALE	FEMALE
[17 MALE / 17 FEMALE] REQUIRED	1	1	1	1
TOTAL PROVIDED	6 TOTAL	6 TOTAL	1	1

Project No.: 2022-160
 Drawn By: SF
 Checked By: CM/ER
 Date: 04/09/25

REVISIONS
 07/25/25 BLDG DEPT COMM

Digitally signed by Charles A. Michelson
 Date: 2025.11.25 10:02:00-05'00'

FIRST FLOOR LIFE SAFETY PLAN

LS1.0

LIFE SAFETY PLAN LEGEND & SHEET NOTES

LEGEND

- TRAVEL DIST. = Length of PATH ESCAPE ROUTE
- EXIT SIGN
- SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH TYPE 2A-10BC FIRE EXTINGUISHER
- FIRE EXTINGUISHER - WALL MOUNTED
- 1/2 HOUR FIRE RATED PARTITION
- 1-HOUR FIRE RATED PARTITION
- 2-HOUR FIRE RATED PARTITION
- DOOR NUMBER
- DOOR WIDTH
- EGRESS CAPACITY
- NOTE: REFER TO SHEET LS1.0 FOR OCCUPANT LOAD CALCULATIONS

LIFE SAFETY PLAN GENERAL NOTES

- BUILDING IS EQUIPPED WITH A NEW AUTOMATIC SPRINKLER MONITORING & SHALL BE MODIFIED ACCORDINGLY A LICENSED & CERTIFIED FIRE SPRINKLER CONTRACTOR SHALL SUBMIT FIRE SPRINKLER SHOP DRAWINGS & HYDRAULIC CALCULATIONS, AND APPLICATION TO BUILDING DEPARTMENT FOR REVIEW
- BUILDING HAS EMERGENCY GENERATOR WHICH IS CONNECTED TO LIGHT FIXTURES TO MAINTAIN SAFETY LIGHTING DURING EMERGENCIES / POWER OUTAGES
- EMERGENCY GENERATOR SHALL PROVIDE 100% POWER TO THE BUILDING
- ALL INTERIOR FINISHES SHALL COMPLY WITH THE APPLICABLE CHAPTER(S) AND SECTION(S) OF NFPA 101 (LSC)
- ALL PENETRATIONS IN RATED PARTITIONS SHALL BE PROTECTED PER F.B.C. 8th EDITION 2023 SECTION 714. PENETRATIONS FOR CABLES, CABLE TRAYS, CONDUITS, PIPES, TUBES, COMBUSTION VENTS AND EXHAUST VENTS, WIRES, AND SIMILAR ITEMS TO ACCOMMODATE ELECTRICAL, MECHANICAL, PLUMBING, AND COMMUNICATIONS SYSTEMS THAT PASS THROUGH A WALL, FLOOR, OR FLOOR/CEILING ASSEMBLY SHALL BE PROTECTED BY A FIRE STOP SYSTEM OR DEVICE
- FIRE ALARM SYSTEM IS REQUIRED THROUGHOUT AND MONITORED BY COUNTY'S THIRD-PARTY CONTRACTOR (BARNES ALARM 305-294-6753)
- FIRE EXTINGUISHERS TO BE TAGGED BY A LICENSED FIRE EQUIPMENT COMPANY
- THE SUITABILITY, DISTRIBUTION, AND MAINTENANCE OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH NFPA (2021). PERSONNEL NORMALLY ON THE CONSTRUCTION SITE SHALL BE INSTRUCTED IN USE OF THE 8th EDITION (2023). PERSONNEL NORMALLY ON THE CONSTRUCTION SITE SHALL BE INSTRUCTED IN USE OF THE EXTINGUISHERS PROVIDED
- ALL PENETRATIONS IN RATED PARTITIONS SHALL BE PROTECTED PER F.B.C. SECTION 710.6
- EMERGENCY AND EXIT LIGHT SHALL COMPLY WITH NFPA 101 CHAPTER 26 LODGING OR ROOMING
- PER FLORIDA ACCESSIBILITY CODE (2023), AREAS OF REFUGE ARE NOT REQUIRED IN A BUILDING WITH AUTOMATED SPRINKLER SYSTEMS
- CONTRACTORS SHALL SUBMIT SHOP DRAWINGS FOR REVIEW TO INCLUDE SEPARATE BUILDING PERMITS REQUIRED FOR EACH OF THE FOLLOWING:
 - A. FIRE ALARM SYSTEM
 - B. FIRE SPRINKLER SYSTEM
 - C. ACCESS CONTROL SYSTEM
 - D. ELEVATOR SHOPS THAT HAVE BEEN APPROVED BY MONROE COUNTY
 - E. BDA/DAS SYSTEMS
 (IN ACCORDANCE WITH NFPA 1221 STANDARD FOR THE INSTALLATION, MAINTENANCE, AND USE OF EMERGENCY SERVICES COMMUNICATIONS SYSTEMS AND NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE 8th EDITION (2023))
- INTERIOR FINISH REQUIREMENTS CLASS "C" MINIMUM FOR ALL INTERIOR ROOMS/SPACES - F.B.C. 803.9 & NFPA 101 (LSC) INTERIOR FLOOR COVERING SHALL COMPLY WITH THE REQUIREMENTS OF THE DOC-FF-1 "PULL TEST" IN ALL OCCUPANCIES AND CLASS B MINIMUM CRITICAL RADIANT FLUX FOR FLOOR FINISHES IN STAIR ENCLOSURES, EXIT PASSAGEWAYS AND CORRIDORS - F.B.C. 804.4
- FIRE DEPARTMENT CONNECTION SHALL BE ON THE SAME SIDE AS THE FIRE HYDRANT WITHIN 10 - 20 FEET OF EACH OTHER
- SHOP DRAWINGS SHALL INCLUDE FIRE SUPPRESSION AND GENERATOR

CLASSIFICATION OF HAZARDOUS CONTENTS

THE CONTENTS OF BUSINESS OCCUPANCIES SHALL BE CLASSIFIED AS ORDINARY HAZARD IN ACCORDANCE WITH SECTION 6.2 OF THE FLORIDA FIRE PREVENTION CODE, 8th EDITION (2023) AND NFPA 101 CHAPTER 38 - NEW BUSINESS OCCUPANCIES, 8th EDITION (2023). THERE ARE NO AREAS WITHIN THIS BUILDING HAVING A DEGREE OF HAZARD GREATER THAN ORDINARY FOR A BUSINESS OCCUPANCY

BUILDING SIGNAGE: PROVIDE AS FOLLOWS

- "FIRE EXTINGUISHER INSIDE" AT THE MAIN ENTRY DOOR OF ROOMS CONTAINING FIRE EXTINGUISHERS
- "STORAGE NOT PERMITTED AT MECH. AND ELECTRICAL ROOMS"
- "FIRE ALARM PULL STATION INSIDE" WHERE APPLICABLE

MONROE COUNTY FIRE STATION #10
SUGARLOAF KEY
 17175 OVERSEAS HWY
 SUGARLOAF SHORES, FL 33042



3501 Griffin Road
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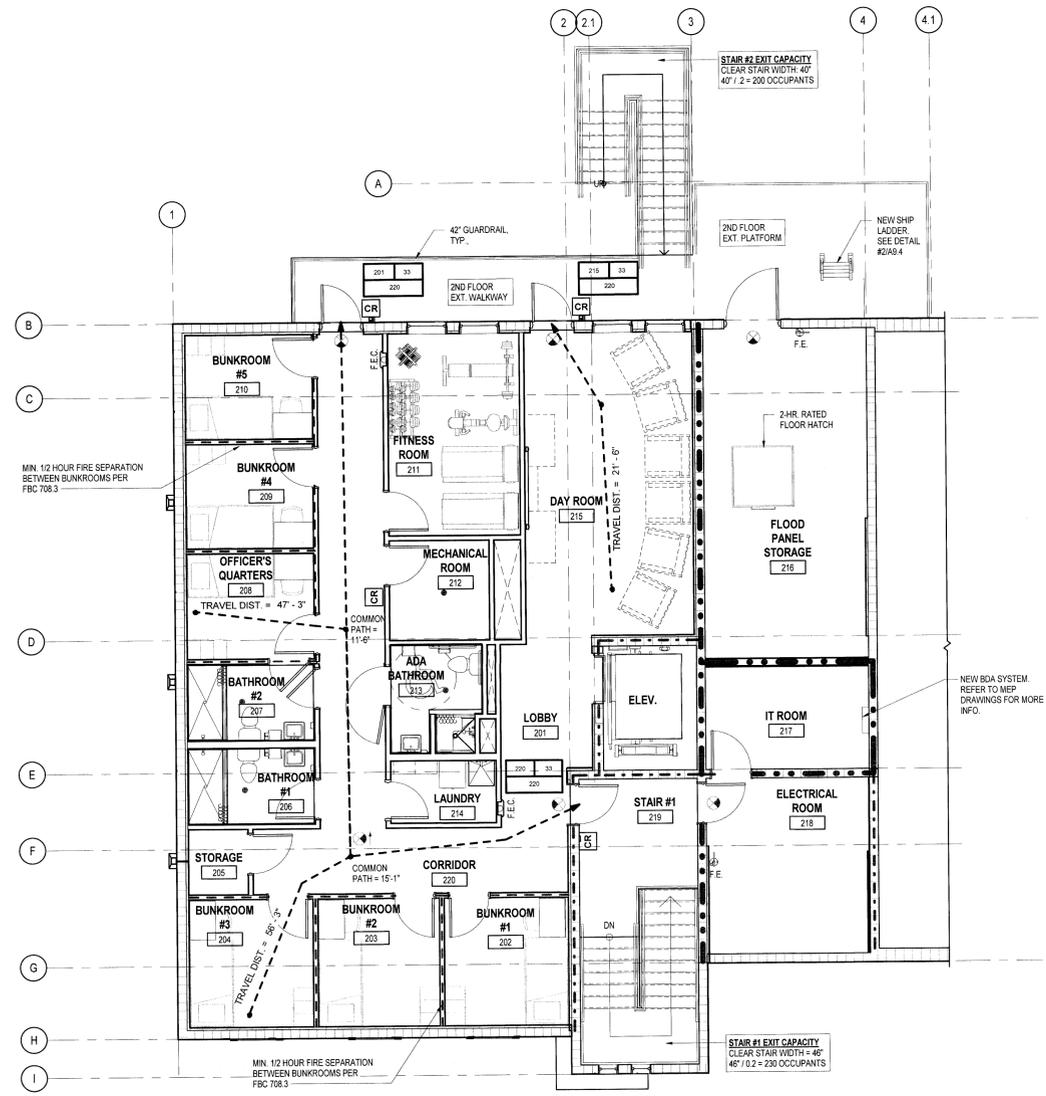
Charles Michelson AR0009976

Project No.: 2022-160
 Drawn By: SF
 Checked By: CM/ER
 Date: 04/09/25
 REVISIONS

Digitally signed by Charles A. Michelson
 Date: 2025.11.25 17:02:03-05'00'

SECOND FLOOR LIFE SAFETY PLAN
LS1.1

RECEIVED
 DEC 11 2025
 2023-189
 MONROE CO. PLANNING DEPT.



1 SECOND FLOOR LIFE SAFETY PLAN
 LS1.1 SCALE: 3/16" = 1'-0"

BOUNDARY, TOPOGRAPHIC AND JURISDICTIONAL WETLAND SURVEY

SUGARLOAF KEY VOLUNTEER FIRE DEPARTMENT

17175 OVERSEAS HIGHWAY

SECTION 3, TOWNSHIP 67 SOUTH, RANGE 27 EAST

SUGARLOAF KEY, MONROE COUNTY, FLORIDA

LEGAL DESCRIPTION - (From Official Records Book 3290, Page 1819)

LEGAL DESCRIPTION - (From Official Records Book 415, Page 68 and Official Records Book 631, Page 384)

NOTE: THE LEGAL DESCRIPTION RECORDED IN O.R. BOOK 415, PAGE 68 CONTAINS TWO SCRIVENERS ERRORS IN THE FOLLOWING CALLS:

1. FROM SAID POINT OF BEGINNING, CONTINUE BEARING NORTH 56 DEGREES, 02 MINUTES AND 38 SECONDS EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, 110.0 FEET;
2. THENCE BEAR NORTH 33 DEGREES, 57 MINUTES AND 22 SECONDS WEST, 100.0 FEET;

THE CORRECTED CALLS SUBSTANTIATED BY THE REMAINING CALLS IN THE DESCRIPTION ARE AS FOLLOWS:

1. FROM SAID POINT OF BEGINNING, CONTINUE BEARING NORTH 56 DEGREES, 02 MINUTES AND 38 SECONDS EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, 100.0 FEET;
2. THENCE BEAR NORTH 33 DEGREES, 57 MINUTES AND 22 SECONDS WEST, 110.0 FEET;

THE LEGAL DESCRIPTION BELOW HAS BEEN CORRECTED BY THIS SURVEYOR.

LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 415, PAGE 68 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA: (SEE NOTE ABOVE)

A Tract of land in a part of Gov't Lot 3, Sec. 3, T67S, R27E, on Sugarloaf Key, Monroe County, Florida and being more particularly described by metes and bounds as follows:

Commencing at the intersection of the West Line of Gov't Lot 3 and the Northerly right-of-way line of U.S. Highway No. 1, bear North 56 degrees, 02 minutes and 38 seconds East along the Northerly right-of-way line of U.S. Highway No. 1 for a distance of 644.56 feet to the Point of Beginning of the tract of land hereinafter described; from said Point of Beginning, continue bearing North 56 degrees, 02 minutes and 38 seconds East along the Northerly right-of-way line of U.S. Highway No. 1, 100.0 feet; thence bear North 33 degrees, 57 minutes and 22 seconds West, 110.0 feet; thence bear South 56 degrees, 02 minutes and 38 seconds West, 100.0 feet; thence bear South 33 degrees, 57 minutes and 22 seconds East for a distance of 110.0 feet, back to the Point of Beginning.

LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 691, PAGE 384 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA:

A tract of land Easterly of and adjacent to "THE SUGARLOAF VOLUNTEER FIRE DEPARTMENT PROPERTY" on Sugarloaf Key, Monroe County, Florida and being more particularly described by metes and bounds as follows:

Being a part of Government Lot 3, Section 3, T. 66S., R. 27E., commencing at the Southeast Corner of "THE SUGARLOAF VOLUNTEER FIRE DEPARTMENT PROPERTY" as described in Official Record Books OR415-48 and OR416-914, said Corner being the POINT OF BEGINNING of the tract of land hereinafter described and also being on the Northerly right-of-way line of U.S. Highway No. 1, bear North 56 degrees, 02 minutes and 38 seconds East, along the Northerly right-of-way line of U.S. Highway No. 1, 100 feet; thence bear North 33 degrees, 57 minutes and 22 seconds West 110 feet; thence bear South 56 degrees, 02 minutes and 38 seconds West, 100 feet to the Northeast corner of "THE SUGARLOAF VOLUNTEER FIRE DEPARTMENT PROPERTY"; thence bear South 33 degrees, 57 minutes and 22 seconds East, along the Easterly line of "THE SUGARLOAF VOLUNTEER FIRE DEPARTMENT PROPERTY", 110 feet back to the POINT OF BEGINNING.

Containing 0.505 acres or 22,000 square feet, more or less.

TOGETHER WITH

SURVEYOR'S REPORT -

1. This is a BOUNDARY SURVEY as defined in # (2), FAC 5J-17.050 definitions and a TOPOGRAPHIC SURVEY as listed in # (11) SURVEY, FAC 5J-17.050 definitions.
2. Jurisdictional wetland flags as shown hereon were field delineated by Phil Frank, as per map provided by the client. Field locations by Reece and Associates on November 18, 2022. Revision 4 wetland flag locations provided by Phil Frank "sl_fire_wet_add_ExportCAD.dwg" on 06/02/2025.
3. This survey was prepared without the benefit of a Title Commitment. Lands shown hereon were not abstracted by Reece & Associates for easements, right-of-way, ownership or other instruments of record.
4. This field survey was completed on 11/18/2022 and the field work for this revision was completed on 11/22/2022 for the sole and exclusive benefit of the parties listed herein and shall not be relied upon by any other entity or individual whomsoever, likewise, any reuse of this survey for any purpose other than which was originally intended, without the written permission of the undersigned Surveyor & Mapper, will be done so at the risk of the reusing party and without any liability to the undersigned surveyor & mapper.
5. 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.
6. The accuracy standard for this survey is from the Standards and Specifications for Geodetic Control Networks published by the Federal Geodetic Control Committee dated September 1984 Third-order, Class I with a minimum of 1:10,000. The accuracy for this survey exceeds this standard.
7. State plane coordinate control was established by averaging multiple Global Positioning System (GPS) observations using Spectra Precision SP80 rover/receiver and Trimble VRS network. Horizontal measurements were then obtained using Real-Time Kinematic Global Positioning System (RTK GPS) Spectra Precision base and rover survey methods and / or conventional survey methods using Trimble S5 robotic total station, both run with Spectra Precision Ranger3 and Survey Pro. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.05'.
8. Coordinates and/or bearings shown hereon are based on Grid North and are referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2011 Adjustment (NAD83/11). Established by a real-time network (RTN) which is certified to a 2-centimeter local accuracy, with the Northwest right-of-way line of U.S. Highway 1 / Overseas Highway having a bearing of S56°19'45"W.
9. Elevations shown hereon are referenced to the National Geodetic Vertical Datum of 1929 (NGVD29) unless noted otherwise, as established by National Geodetic Survey (NGS) Control Point USCG W271, "PID AA0317" having a published elevation of 6.35 feet NGVD29 and 4.96 feet (NAVD88). To reach NAVD88 elevations from NGVD29 shown hereon you subtract (-) 1.39 feet (NGVD29 - 1.39' = NAVD88).
10. Subject property is located in Flood Zone AE (EL11) per FEMA firm map number 12087C; panel number 1290K with an effective date of 02/18/05. Firm map base flood elevation refers to NGVD29. Flood zone lines shown on this survey were downloaded from msc.fema.gov on 7/12/2021 as a georeferenced shape file and imported. No revisions have been posted for this area as of the date of this survey. An accurate zone determination should be made by the preparer of said map, the Federal Emergency Management Agency, or the local governmental agency having jurisdiction over such matters prior to any judgments being made from the zone as noted.
11. Aerial imagery shown hereon was obtained from Monroe County Property Appraiser. Aerial dated 2021 is shown for informational purposes only.
12. Symbols shown hereon may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
13. The attached map is intended to be displayed at a scale of: Sheet 2 1"=20'.
14. Units of measurement are in U.S. Survey Feet and decimal parts thereof.
15. No underground improvements, if any, were located except as shown hereon.
16. Apparent Physical use areas: (shown on Map of Survey)
17. Proposed lease area and easements shown per three sketch and descriptions prepared for Keys WIFI by Reece & Associates dated 01/25/15. No recording information provided. shown for informational purposes only.

LEGAL DESCRIPTION CONTINUED

FDOT PARCEL NO. 7364- (From Official Records Book 3236, Page 1578) - Rev. 3

A portion of the Existing Right of Way of State Road 5 (Overseas Highway / U.S. Highway No.1) as per Deed Book G-6, Page 42 and as shown on Florida Department of Transportation Right of Way Map. Section 90020, lying in Government Lot 3, Section 3, Township 67 South, Range 27 East, Sugarloaf Key, Monroe County, Florida, more particularly described as follows: Commence at the Intersection of Sugarloaf Boulevard with the Baseline of Survey of State Road 5 (Overseas Highway / U.S. Highway No. 1) as per said Florida Department of Transportation Right of Way Map. Section 90020; Thence N56°19'03"E along said Baseline of Survey of State Road 5 (Overseas Highway / U.S. Highway No.1) for a distance of 796.10 feet; Thence N33°40'57"W for a distance of 53.00 feet to the Northwesterly Right of Way line of State Road 5 (Overseas Highway / U.S. Highway No.1) and THE POINT OF BEGINNING of the following described parcel; Thence continue N33°40'57"W for a distance of 47.00 feet to said Northwesterly Right of Way line of State Road 5 (Overseas Highway / U.S. Highway No.1); Thence N56°19'03"E along said Northwesterly Right of Way line of State Road 5 (Overseas Highway / U.S. Highway No.1) for a distance of 219.96 feet; Thence S33°40'57"E for a distance of 47.00 feet; Thence S56°19'03"W for a distance of 219.96 feet to THE POINT OF BEGINNING.

Containing 10,336 square feet or 0.237 acres , more or less.

AND

FDOT PARCEL NO. 4524- (From Official Records Book 2542, Page 183) - Rev. 4

A parcel of land being a portion of State Road Number 5, lying within Government Lot 3, Section 3, Township 67 South, Range 27 East on the island of Lower Sugarloaf Key, Monroe County Florida as delineated on Sheets 50 through 57 inclusive, of the Florida Department of Transportation Right-of-Way Map for Section 90020, dated June 25, 2001 described as follows: Commence at the Intersection of the centerline of State Road 939 (Sugarloaf Boulevard) with the Baseline of Survey of State Road Number 5 (U.S. Highway No. 1, also known as Overseas Highway) having a grid coordinate of N 113,824.08 and E 468,135.60 based on the 1990 adjustment of the North American Datum of 1983, Florida East Zone, with all bearings and coordinates referenced thereto, said intersection being on the Baseline of Survey at Station 423+73.86 as shown on said Right-of-Way Map; thence North 56°19'04" East along said Baseline 736.10 feet to Station 431+09.96; thence North 33°40'56" West; 53.00 feet to the POINT OF BEGINNING having a grid coordinate of N 114,276.32 and E 468,718.76; thence continue North 33°40'56" West, 47.00 feet to the existing Northerly Right-of-Way line of State Road Number 5, thence North 56°19'04" East along said Northerly Right-of-Way line, 60.00 feet; thence South 33°40'56" East, 47.00 feet; thence South 56°19'04" West along a line being 47.00 feet South of and parallel with said Northerly Right-of-Way line, 60.00 feet to THE POINT OF BEGINNING.

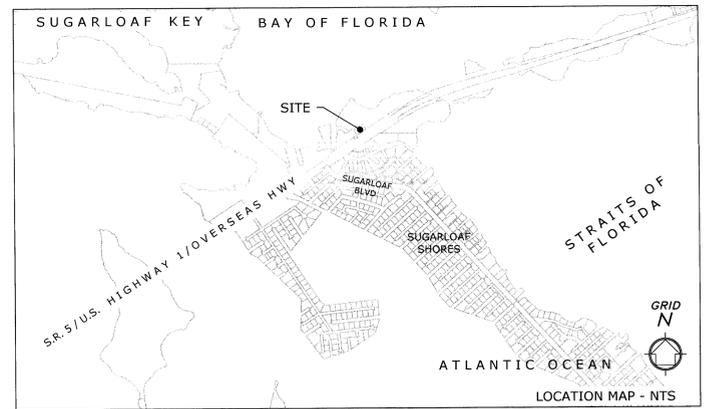
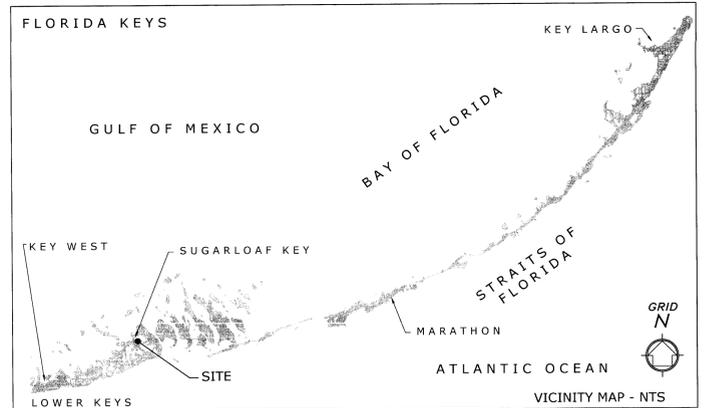
Said lands lying and being in Section 3, Township 67 South, Range 27 East on the island of Lower Sugarloaf Key, Monroe County Florida containing 2,820.00 square feet (0.065 acres) more or less.

SYMBOL LEGEND - (THE FOLLOWING SYMBOLS MAY BE FOUND ON THIS SURVEY)

	AIR CONDITIONER		FIRE DEPT. CONNECTION		PILING CONCRETE		UTILITY POLE (WOOD)
	AIR RELEASE VALVE		FIRE HYDRANT		PILING METAL		UTILITY POLE (CONCRETE)
	BACK FLOW PREVENTER		FIBER OPTIC BOX		PILING WOOD		UTILITY POLE (METAL)
	BENCHMARK FOUND		FIBER OPTIC HAND HOLE		POST / BOLLARD		UTILITY VAULT (AS NOTED)
	BENCHMARK SET		FIBER OPTIC VAULT		SANITARY LIFT STATION / GRINDER PUMP		UTILITY WARNING SIGN (AS NOTED)
	BLOW OFF VALVE		FLAG POLE		SANITARY MANHOLE		WATER METER
	COLUMN		FOUND PROPERTY CORNER		SANITARY VALVE		WATER MANHOLE
	COMMUNICATIONS BOX		GAS METER		SIGN (NON-TRAFFIC)		WATER VALVE
	COMMUNICATIONS HAND HOLE		GAS PUMP		SIGN (TRAFFIC)		WELL
	COMMUNICATIONS MANHOLE		GAS VALVE		SPIGOT / HOSE BIB		
	COMMUNICATIONS VAULT		GUY POLE		SPRINKLER HEAD		
	DRAINAGE CLEANOUT		GUY WIRE		TRAFFIC CONTROL BOX		
	DRAINAGE INLET / CATCH BASIN		IRRIGATION CONTROL BOX		TRAFFIC CONTROL HAND HOLE		
	DRAINAGE MANHOLE		IRRIGATION HAND HOLE		TRAFFIC CONTROL MANHOLE		
	ELECTRIC BOX		IRRIGATION VALVE		TRAFFIC CONTROL VAULT		
	ELECTRIC HAND HOLE		GROUND LIGHT		TRAFFIC CONTROL POLE		
	ELECTRIC MANHOLE		LIGHT POLE CONCRETE		TRAFFIC SIGNAL POLE		
	ELECTRIC METER		LIGHT POLE METAL		TRAFFIC PEDESTRIAN POLE		
	ELECTRIC OUTLET		LIGHT POLE WOOD		UTILITY BOX (AS NOTED)		
	ELECTRIC PANEL		MAILBOX		UTILITY HAND HOLE (AS NOTED)		
	ELECTRIC TRANSFORMER		MONITORING WELL		UTILITY MANHOLE (AS NOTED)		
	ELECTRIC VAULT		OVERHEAD UTILITY LINES		UTILITY PAINT MARK (AS NOTED)		

SHEET INDEX -

1. Legal Description, Surveyor's Report, Sheet Index, Vicinity Map, Location Map, Symbols & Abbreviations, Zoning Information, Certification.
2. Map of Survey



ZONING INFORMATION - (PA) Zoning report not provided.

COUNTY (8600)

PARCEL INFORMATION - (PA)

SUBJECT PROPERTY
Parcel ID: 00117930-000100 - 17175 OVERSEAS HWY, SUGARLOAF KEY
Parcel ID: 00118480-000000 - 17145 OVERSEAS HWY, SUGARLOAF KEY

ABBREVIATIONS - (THE FOLLOWING ABBREVIATIONS MAY BE FOUND ON THIS SURVEY)

AG ADJACENT GRADE	FIRC FOUND IRON ROD & CAP	(P) PER PLAT
ASPH ASPHALT	FIP FOUND IRON PIPE	(PA) PER MONROE COUNTY PROPERTY APPRAISER'S PUBLIC WEB PLAT BOOK
BLOG BUILDING	FM FORCE MAIN	PB PAGE
BT BUILDING TIE	FND FOUND NAIL & DISK	PLS PROFESSIONAL LAND SURVEYOR
CATV CABLE TV	FNL FOUND NAIL (NO ID)	PG PERMANENT REFERENCE MONUMENT
CL CENTERLINE	FPP FOUND PIPING PIPE	PVC POLYVINYL CHLORIDE FENCE
(C) PER CALCULATION	FSD FOUND SCREW & DISK	PP PLASTIC PIPE
CLP CHAIN LINK FENCE	FT FENCE TIE	PRM PERMANENT REFERENCE MONUMENT
CLP CONCRETE LIGHT POLE	GB GRADE BREAK	PVC POLYVINYL CHLORIDE FENCE
CMP CORRUGATED METAL PIPE	HDPE HIGH DENSITY POLYETHYLENE	PVCF POLYVINYL CHLORIDE FENCE RADIUS
CMU CONCRETE MASONRY UNIT	IE INVERT ELEVATION	R RADIUS
COM TELECOMMUNICATIONS	LE LOWER ENCLOSURE	RCP REINFORCED CONCRETE PIPE
CONC CONCRETE	LF LINEAR FEET	R/W RIGHT OF WAY
CPP CORRUGATED PLASTIC PIPE	LSA LANDSCAPE AREA	RLS REGISTERED LAND SURVEYOR
D CENTRAL ANGLE	(M) PER FIELD MEASUREMENT	ROH ROOF OVERHANG
(D) PER DEGREE	MHW NEAR HIGH WATER LINE	SEC SECTION
DIP DUCTILE IRON PIPE	MISC MISCELLANEOUS	SIR SET 1/2" IRON ROD & CAP "LB7846"
EL ELEVATION	MTF METAL FENCE	STR STATE ROAD
EP EDGE OF PAVEMENT	MW MONITORING WELL	SND SET RIVET & DISK "LB7846"
EQW EDGE OF WATER	N/A NOT ACCESSIBLE	STA STATION
FAC FLORIDA ADMINISTRATIVE CODE	N/D NOT DETERMINED	TB TOP OF BANK
FCH FOUND CONC MONUMENT	NAV088 NORTH AMERICAN VERTICAL DATUM OF 1988	TS TOP OF SLOPE
FDEP FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	NGVD29 NATIONAL GEODETIC VERTICAL DATUM OF 1929	TON TOP OF NUT
FDOT FLORIDA DEPARTMENT OF TRANSPORTATION	NTS NOT TO SCALE	TYP TYPICAL
FF FINISH FLOOR ELEVATION	ORB OFFICIAL RECORD BOOK	UD UNDERDRAIN
FIR FOUND IRON ROD		VERT VERTICAL
		VCP VETRIFIED CLAY PIPE
		WDF WOOD FENCE

CERTIFICATION -

TO: SUGARLOAF KEY VOLUNTEER FIRE DEPT INC. and MONROE COUNTY, FLORIDA

I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. This survey, when Schedule "B" has been provided meets the provisions of Florida Endorsement Form 9, Subparagraph 1(b)(1)(setbacks), 1(b)(3)(encroachments), & 1(b)(4)(easements), schedule "B" has NOT been provided.

Date of Plat or Map: 11/21/2022; REV2 06/16/2023; REV3 06/06/2024; REV4 06/05/2025

X This digital survey is not valid without the electronic signature and electronic seal.
This survey is not valid without the signature and original seal.



Joe R White

Digitally signed by Joe R White
Date: 2025.06.09 11:31:39
-0400'

JOE ROBERT WHITE, PROFESSIONAL SURVEYOR AND MAPPER FLORIDA LS6680

REECE & ASSOCIATES
 PROFESSIONAL SURVEYOR AND MAPPER, LE 7946
 3189 AVENUE A, BIG BEE KEY, FL 33043
 EMAIL: INFO@REECESURVING.COM

ADD FDOT PARCEL NO. 4524- NEW ID FLAGS; UPDATE LEGAL DESCRIPTION, OWNERSHIP AND CERTIFICATION; CORRECT PIP#	06/09/2025
ADD FDOT PARCEL NO. 7364	06/02/2024
IDENTIFY LABEL OH(S) TO BUILDING	05/16/2023
ADDITIONAL TOPO. LANE LINES, TREES	1/17/2022
REVISION	

PROJECT: 22092603	DATE: 11/21/2022
FB/PNG: RW223 / 45-49	SCALE: NA

SHEET: 1 OF 2

CAD: P:\Sugarloaf\17175 OVERSEAS HWY\2405203 REV04 ADD FDOT PARCEL\Sugarloaf Fire BTD rev04.dwg

BOUNDARY, TOPOGRAPHIC AND JURISDICTIONAL WETLAND SURVEY
SUGARLOAF KEY VOLUNTEER FIRE DEPARTMENT
17175 OVERSEAS HIGHWAY
SECTION 3, TOWNSHIP 67 SOUTH, RANGE 27 EAST
SUGARLOAF KEY, MONROE COUNTY, FLORIDA

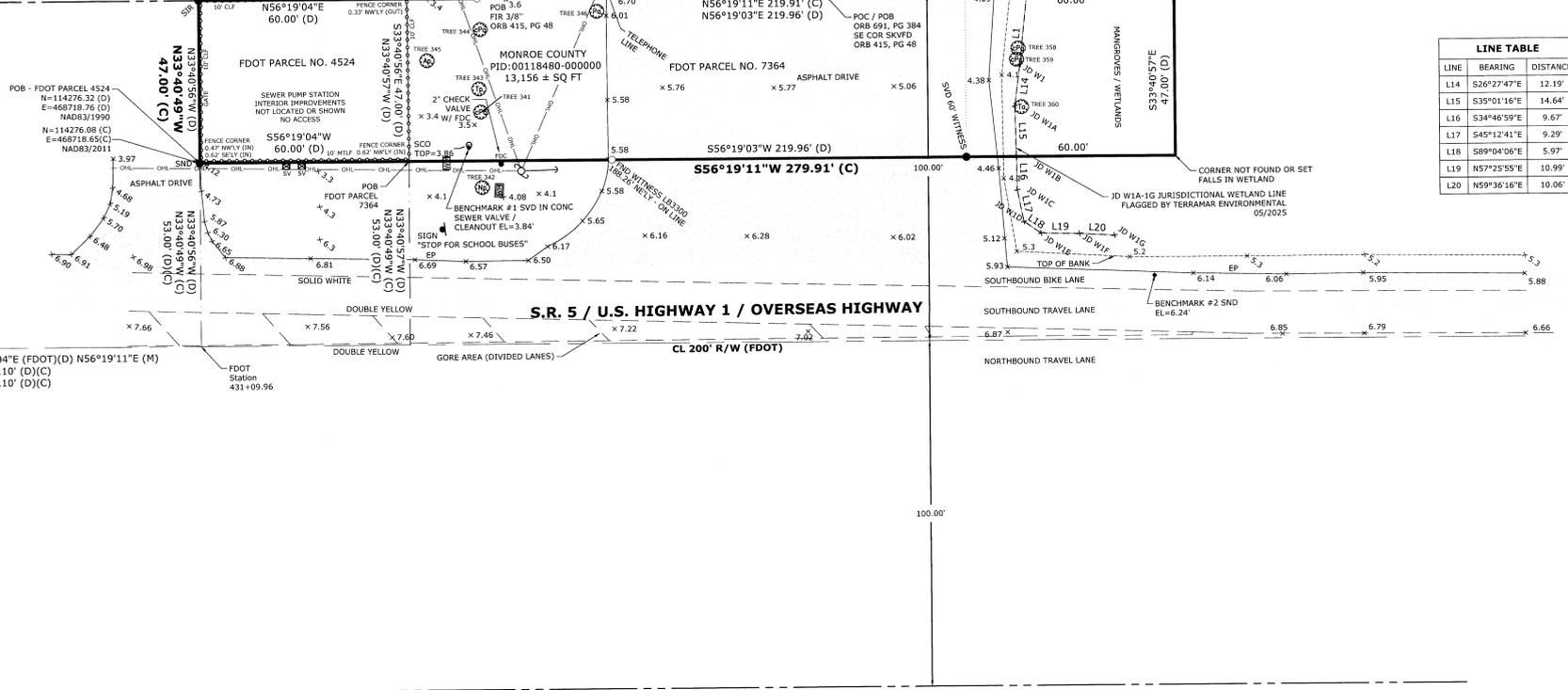
MAP OF SURVEY

TREE TABLE			
NO.	COMMON NAME	DBH	CANOPY
341	THATCH PALM	0'-10"	12'
342	NORFOLK PINE	1'-4"	10'
343	THATCH PALM	0'-5"	6'
344	COCONUT PALM	0'-10"	12'
345	AUSTRALIAN PINE	0'-11"	12'
346	PALM	0'-6"	12'
347	COCONUT PALM	0'-10"	12'
348	THATCH PALM	0'-6"	12'
349	COCONUT PALM	0'-7"	12'
352	PALM	0'-6"	12'
353	PALM	1'-4"	12'
355	COCONUT PALM	1'-4"	12'
356	BUTTONWOOD	0'-8"	VARIES
357	NORFOLK PINE	0'-6"	5'
358	COCONUT PALM	0'-10"	12'
359	COCONUT PALM	0'-7"	12'
360	TROPICAL ALMOND	0'-5"	12'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N27°41'52"W	20.39'
L2	N27°41'52"W	11.92'
L3	N22°20'26"W	34.63'
L4	N39°50'53"W	20.42'
L5	N59°27'43"W	22.78'
L6	N72°02'01"W	29.81'
L7	N72°02'01"W	9.67'
L8	S68°47'28"W	35.54'
L9	S64°17'11"W	33.10'
L10	S70°13'38"W	30.47'
L11	S38°02'02"W	38.92'
L12	S51°34'19"E	15.72'

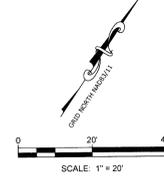
*NOTE: PROPOSED LEASE AREA AND EASEMENTS SHOWN PER THREE SKETCH AND DESCRIPTIONS PREPARED FOR KEYS WITH BY REECE & ASSOCIATES DATED 01/25/15. NO RECORDING INFORMATION PROVIDED. SHOWN FOR INFORMATIONAL PURPOSES ONLY.

BASIS OF BEARINGS
NWLY R/W LINE
N56°19'11"E 644.51'



LINE TABLE		
LINE	BEARING	DISTANCE
L14	S26°27'47"E	12.19'
L15	S35°01'16"E	14.64'
L16	S34°46'59"E	9.67'
L17	S45°12'41"E	9.29'
L18	S89°04'06"E	5.97'
L19	N57°25'55"E	10.99'
L20	N59°36'16"E	10.06'

SUBJECT SURVEY
0.807± Acres
35,156± Sq.Ft.
UPLAND AREA (C)
0.653± Acres
28,428± Sq.Ft.



REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
31191 AVENUE A, SUITE 101, FT. LOUDERDALE, FL 33433
PHONE: 352.872.1148
FAX: 352.872.1148
EMAIL: INFO@RECEESURVING.COM

NO.	DATE	BY
1	11/21/2022	KB
2	11/21/2022	KB
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BOUNDARY, TOPOGRAPHIC AND JURISDICTIONAL WETLAND SURVEY
SUGARLOAF KEY VOLUNTEER FIRE DEPARTMENT
SECTION 34, TOWNSHIP 66 SOUTH, RANGE 27 EAST
SUGARLOAF KEY, MONROE COUNTY, FLORIDA

RECEIVED
DEC 11 2023
2023-159
MONROE CO. PLANNING DEPT.

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GENERAL NOTES

1. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES TO PROTECT EXISTING UTILITIES WHETHER SHOWN OR NOT.
2. THE CONTRACTOR SHALL NOTIFY THE UTILITY OWNER IN ADVANCE OF MAKING ANY CONNECTION TO AN ACTIVE PIPELINE OR UTILITY SYSTEM.
3. ALL EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS APPROVED OTHERWISE IN WRITING BY THE UTILITY OWNERS.
4. ALL DEVIATIONS FROM PLANS ARE TO BE APPROVED IN WRITING BY ENGINEER PRIOR TO CONSTRUCTION AND FOR ALL INSPECTIONS AND TESTING.
5. THE OWNER/ENGINEER MUST BE GIVEN A MINIMUM 48 HOURS NOTICE FOR ALL INSPECTIONS UNLESS OTHERWISE AGREED UPON.
6. EXISTING SECTION CORNERS AND OTHER LAND MARKERS OR MONUMENTS LOCATED WITHIN PROPOSED CONSTRUCTION ARE TO BE MAINTAINED BY THE CONTRACTOR AND/OR RESET AFTER CONSTRUCTION UNDER CERTIFICATION BY A FLORIDA REGISTERED SURVEYOR.
7. THE EXISTING ELEVATIONS SHOWN HEREIN ARE FOR THE PURPOSE OF INDICATING THE GROUND ELEVATION ONLY AT THE POSITION SHOWN AND NO WAY SHOULD INDICATE ELEVATION AT ANY OTHER POINT OTHER THAN THAT SHOWN.
8. THE CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC (M.O.T.) FOR ANY WORK PERFORMED ON PUBLIC RIGHT-OF-WAY. CONTRACTOR SHALL COORDINATE WITH APPLICABLE AGENCIES (FOOT MOORER COUNTY, ETC.) PRIOR TO ANY WORK REQUIRING M.O.T. CONTRACTOR IS REQUIRED TO PREPARE ANY REQUIRED M.O.T. PLANS AND RECEIVE REGULATORY APPROVAL/PERMITS AS REQUIRED.
9. THE WORDS NEW, PROPOSED, INSTALL, PROVIDE, OR WORDS WITH SIMILAR MEANING, ON ANY PART OF THESE CONSTRUCTION DOCUMENTS, SHALL BE INTERPRETED, UNLESS OTHERWISE SPECIFICALLY STATED, TO MEAN FURNISHING AND INSTALL COMPLETE IN PLACE AND READY FOR SERVICE.
10. EXISTING GRADES WERE TAKEN FROM THE BEST AVAILABLE DATA AND MAY NOT ACCURATELY REFLECT PRESENT CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING CONDITIONS THEMSELVES WITH CURRENT SITE CONDITIONS, AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO STARTING WORK.
11. IF IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION, ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
12. THE CONTRACTOR SHALL PREPARE AND SUBMIT SHOP DRAWINGS FOR ALL ITEMS FOR REVIEW BY THE ENGINEER AND APPLICABLE REGULATORY AGENCIES/PARTIES. CONTRACTOR SHALL FURNISH A SHOP DRAWING LOG AND ANTICIPATED SUBMITTAL SCHEDULES PRIOR TO COMMENCEMENT OF CONSTRUCTION. SHOP DRAWINGS SHALL BE PROVIDED AS COMPLETE PACKAGES (STORMWATER/DRAINAGE, WATER SEWER, SANITARY AND TRAFFIC, ETC.) AND SHALL HAVE BEEN REVIEWED AND STAMPED BY CONTRACTOR PRIOR TO SUBMITTAL TO THE ENGINEER. ENGINEER WILL CONDUCT UP TO TWO (2) SHOP DRAWING REVIEWS. ADDITIONAL REVIEWS MAY BE CONDUCTED AT THE CONTRACTORS EXPENSE.
13. ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF PROPERLY BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE.
14. ALL GRASS AREAS AFFECTED BY CONSTRUCTION SHALL BE SOODED AND MATCHED TO SURROUNDING ADJACENT SOCS UNLESS OTHERWISE SPECIFIED.
15. TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT. WORK WILL NOT BE ALLOWED TO PROCEED OTHERWISE.
16. CONTRACTOR SHALL NOTIFY LAW ENFORCEMENT AND FIRE PROTECTION SERVICES TWENTY-FOUR (24) HOURS IN ADVANCE OF DETOUR AS APPLICABLE, IN ACCORDANCE WITH SECTION 306.048 OF THE FLORIDA STATUTES. CONTRACTOR SHALL PROVIDE SCHEDULED SERVICE SERVICES ACCESS TO CONSTRUCTION FACILITIES AND ADJACENT BUILDINGS AS NECESSARY AT ALL TIMES.
17. COMPLETE AS-BUILT INFORMATION RELATIVE TO LOCATION AND DEPTH OF PIPES, MANHOLES, ETC. SHALL BE ACCURATELY RECORDED BY THE CONTRACTOR AND PROVIDED TO THE ENGINEER, OWNER, AND UTILITY PRIOR TO FINAL ACCEPTANCE OF THE WORK. AS-BUILT SURVEYS SHALL BE SIGNED AND SEALED BY A STATE OF FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. AS-BUILT IS THIS SHALL ADDITIONALLY BE PROVIDED IN CAD FORMAT UPON COMPLETION OF THE PROPOSED PROJECT.

APPLICABLE CODES

1. GENERAL
A. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE FLORIDA KEYS ADJUNCT AUTHORITY (FKAA), FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, ENVIRONMENTAL PROTECTION AGENCY, UNITED STATES ARMY CORPS OF ENGINEERS, FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), AND ALL OTHER LOCAL AND NATIONAL CODES WHERE APPLICABLE.
2. CONSTRUCTION SAFETY
A. CONSTRUCTION SHALL BE PERFORMED IN A SAFE MANNER. SPECIFICALLY, THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL BE STRICTLY OBSERVED.
3. TRENCH SAFETY ACT
A. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH THE STATE OF FLORIDA TRENCH SAFETY ACT.
B. WHERE EXCAVATIONS TO A DEPTH IN EXCESS OF FIVE FEET (5') ARE REQUIRED, THE CONTRACTOR SHALL INCLUDE THE FOLLOWING INFORMATION IN THE BID:
1) A REFERENCE TO THE TRENCH SAFETY STANDARDS THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.
2) WRITTEN ASSURANCES BY THE CONTRACTOR PERFORMING THE TRENCH EXCAVATION THAT SUCH CONTRACTOR WILL COMPLY WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
3) A SEPARATE ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
C. WHEN A BID IS NOT SUBMITTED, THE CONTRACTOR SHALL SUBMIT THE INFORMATION LISTED IN ITEM 2 TO THE ENGINEER PRIOR TO STARTING WORK.
4. SURVEY DATA
A. ALL ELEVATIONS ON THE PLANS AND REFERENCED IN THE SPECIFICATIONS ARE BASED ON NAVD 1989 DATUM.
B. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THE PLANS WERE BASED ON THE SURVEY PREPARED BY REECE & ASSOCIATES, PROJECT No. 22992603, DATED NOVEMBER 22, 2022.
C. GEODESIC DATA WERE PREPARED BY WINGESTER LABORATORIES INC., ORDER NO. 22-1466, DATED NOVEMBER 18, 2022.

PRECONSTRUCTION RESPONSIBILITIES

1. UPON RECEIPT OF NOTICE OF AWARD AND AFTER OBTAINING AN ENGINEERING CONSTRUCTION PERMIT FROM THE COUNTY, THE CONTRACTOR SHALL ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE THE OWNER AND THE ENGINEER OF RECORD.
2. THE CONTRACTOR SHALL OBTAIN A "SUNSHINE ONE CALL" CERTIFICATION NUMBER AND NOTIFY THE UTILITIES DEPARTMENT AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION.
3. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.
4. EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO LIABILITY FOR THE ACCURACY OF EXISTING UTILITIES SHOWN OR FOR ANY EXISTING UTILITIES NOT SHOWN.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH IT FAILS TO PROVIDE LOCATIONS FROM THE UTILITY OWNER. THE CONTRACTOR IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.
6. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

INSPECTIONS/TESTING

1. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTING/TESTING OF THE FOLLOWING ITEMS:
A. STORM DRAINAGE
B. WATER SYSTEM
C. SEWER SYSTEM
D. SUB-GRADE
E. LIME ROCK BASE
F. ASPHALTIC CONCRETE/PAVING
G. SUBSTANTIAL COMPLETION
H. FINAL COMPLETION
2. CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS WITH APPLICABLE REGULATORY AGENCIES AND OWNER AS NECESSARY. THE ENGINEER OF RECORD WILL PROVIDE PERIODIC SITE VISITS TO OBSERVE CONSTRUCTION.
3. THE ENGINEER OF RECORD SHALL BE PRESENT FOR ALL REQUIRED TESTING. PRIOR TO FINAL TESTING, THE CONTRACTOR SHALL HAVE PERFORMED PRELIMINARY TESTING TO CONFIRM THE CONSTRUCTION HAS BEEN COMPLETED TO MEET ALL TESTING REQUIREMENTS. ADDITIONAL TESTING REQUIRED FOR ANY FAILED TESTS TO BE WITNESSED BY THE ENGINEER OF RECORD MAY BE CONDUCTED AT THE CONTRACTORS EXPENSE.

SHOP DRAWINGS

1. PRIOR TO CONSTRUCTION COMMENCEMENT, THE CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD WITH SHOP DRAWINGS AND SUBMITTAL SCHEDULE FOR REVIEW. SHOP DRAWINGS SHALL BE PROVIDED IN APPLICABLE PACKAGES FOR THE COMPLETE INSTALLATION/CONSTRUCTION (WATER, SEWER, STORMWATER, PAVING, ETC.).
2. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND REVIEWED BY THE ENGINEER OF RECORD FOR STORM MANHOLES, CATCH BASINS, FIRE HYDRANTS, VALVES AND OTHER ACCESSORIES. CATALOGUE LITERATURE SHALL BE SUBMITTED FOR WATER AND SEWER PIPES, FITTINGS, AND APPURTENANCES.
3. PRIOR TO SUBMITTING SHOP DRAWINGS TO THE ENGINEER, THE CONTRACTOR SHALL REVIEW AND APPROVE THE DRAWINGS, AND SHALL NOTE IN RED ANY DEVIATIONS FROM THE ENGINEERS PLANS OR SPECIFICATIONS. ENGINEER WILL CONDUCT UP TO TWO (2) SHOP DRAWING REVIEWS. ADDITIONAL REVIEWS MAY BE CONDUCTED AT THE CONTRACTORS EXPENSE.
4. INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE TO BE PROVIDED. CATALOGUE LITERATURE WILL NOT BE ACCEPTED FOR PRECAST STRUCTURES.

TEMPORARY FACILITIES

1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY UTILITIES INCLUDING BUT NOT LIMITED TO TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICAL TO ITS EMPLOYEES AND SUBCONTRACTORS FOR THEIR USE DURING CONSTRUCTION.
2. TRAFFIC REGULATION
A. MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE PRECAST STRUCTURES INCLUDING: HEREIN SHALL BE HAVING JURISDICTION (FDOT, MOOROCK COUNTY, ETC.)
B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR DRIVEWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
C. NO TRENCHES OR HOLES NEAR WALKWAYS OR IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHT/TIME HOURS WITHOUT EXPRESS PERMISSION OF THE OWNER.
D. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MAINTENANCE OF TRAFFIC AND SAFETY OF THE PROJECT SITE DURING CONSTRUCTION UNTIL FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT.

PROJECT CLOSEOUT

1. CLEANING UP
A. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER. UPON FINAL CLEAN UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEEP BROOM CLEAN.
B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED BY THE ENGINEER OR THE OWNER, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY ITS WORK, EQUIPMENT, OPERATIONS OR THOSE OF ITS SUBCONTRACTORS TO A CONDITION AT LEAST EQUAL OR BETTER TO THE EXISTING CONDITION IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS. TO THIS END, THE CONTRACTOR SHALL DO ALL NECESSARY HIGHWAY OR DRIVEWAY, WALK AND LANDSCAPING WORK IN A NEAT AND CAREFUL MANNER WHEN TYING INTO EXISTING/ADJACENT AREAS. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION, WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR BEEN PLACED IN WATER COURSES, WETLANDS, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTORS OPERATIONS. SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.
2. PROJECT RECORD DOCUMENTS
A. THE CONTRACTOR SHALL MAINTAIN ACCURATE AND COMPLETE RECORDS OF WORK ITEMS COMPLETED.
B. ALL REQUIRED DENSITY AND LBR TEST RESULTS FOR SUB-GRADE SHALL BE PROVIDED TO THE ENGINEER PRIOR TO PLACING ASPHALT/PAVING.
C. ALL REQUIRED DENSITY AND LBR TEST RESULTS FOR LIME ROCK SHALL BE PROVIDED TO THE ENGINEER PRIOR TO PLACING ASPHALT/PAVING.
D. ALL "AS-BUILT" INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR AND LEGIBLE TO SATISFY THE ENGINEER THAT THE INFORMATION PROVIDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.

- E. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD COMPLETE SETS OF "AS-BUILT" CONSTRUCTION DRAWINGS AS REQUIRED FOR SUBMITTAL AND APPROVAL. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONED LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS AND SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR.
- F. ALL "AS-BUILT" INFORMATION ON ELEVATIONS OF WATER, SEWER, TRAVEL, AND DRAINAGE SHALL BE CERTIFIED BY A FLORIDA REGISTERED LAND SURVEYOR.
- G. AS-BUILT INFORMATION ON THE WATER SYSTEM SHALL INCLUDE LOCATIONS OF ALL VALVES, FITTINGS, FIRE HYDRANTS, WATER SERVICES AND TOP OF PIPE ELEVATIONS AT ALL FITTINGS AND AT A MINIMUM OF 100' SPACING.

DEMOLITION NOTES

1. DRAIN, FURGE, OR OTHERWISE REMOVE, COLLECT, AND DISPOSE OF CHIMNEYS, GASES, EXPLOSIVES, ACIDS, FLAMMABLES, OR OTHER DANGEROUS MATERIALS BEFORE PROCEEDING WITH DEMOLITION OPERATIONS.
2. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH WETLANDS, ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES. CONTRACTOR SHALL PREPARE AND COORDINATE WITH THE OWNER A CONSTRUCTION PHASING PLAN TO MINIMIZE IMPACT TO ADJACENT FACILITIES AND BUILDINGS PRIOR TO ANY DEMOLITION WORK.
3. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT EXPRESS PERMISSION FROM OWNER. THE COUNTY AND AUTHORITIES HAVING JURISDICTION PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS AS REQUIRED BY GOVERNING REGULATIONS.
4. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND DEMOLITION AREA.
5. ERECT TEMPORARY PROTECTION, SUCH AS WALLS, FENCES, BARRIERS, RAILINGS, ETC. WHERE REQUIRED BY AUTHORITIES HAVING JURISDICTION.
6. PROTECT EXISTING SITE IMPROVEMENTS, APPURTENANCES, AND LANDSCAPING TO REMAIN.
7. ADJACENT IMPROVEMENTS SHALL BE CLEANED OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. ADJACENT AREAS SHALL BE REQUIRED TO BE RETURNED TO CONDITION EXISTING BEFORE START OF DEMOLITION AT NO ADDITIONAL COSTS.
8. FOR SELECTIVE DEMOLITION, USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONTIGUOUS STRUCTURES OR ADJACENT CONSTRUCTION. TO MINIMIZE DISTURBANCE OF ADJACENT SURFACES, USE HAND OR SMALL POWER TOOLS SUCH AS SAWING OR GRINDING, NOT HAMMERS OR CHOPPERS. TEMPORARILY COVER OPENINGS TO REMAIN.
9. DEMOLISH CONCRETE IN SMALL SECTIONS, CUT CONCRETE AT JUNCTIONS WITH CONSTRUCTION TO REMAIN, USING POWER-BREAK MASONRY SAW OR HAND TOOLS. DO NOT USE POWER-DRIVEN AXE TOOLS.
10. INFORMATION SHOWN ON THE DRAWINGS AS TO THE LOCATION OF EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE ENGINEER. HOWEVER, THIS INFORMATION IS NOT GUARANTEED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE LOCATION, CHARACTER, AND DEPTH OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ASSIST THE UTILITY COMPANIES, BY EVERY MEANS POSSIBLE, TO DETERMINE SDC LOCATIONS AND THE LOCATIONS OF RECENT ADDITIONS TO THE SYSTEMS NOT SHOWN.
11. REMOVAL, DEMOLITION, HAULING, AND DISPOSAL SHALL COMPLY WITH REGULATIONS BY F.O.D.E., E.P.A., AND ANY OTHER AUTHORITY HAVING JURISDICTION.
12. ALL EXISTING UTILITY MH COVERS, ELECTRICAL BOXES, METER BOXES, METERS, DRAINAGE STRUCTURES INCLUDING HEREIN SHALL BE REMOVED. ALL AREAS OF IMPROVEMENTS SHALL BE ADJUSTED TO GRADE ELEVATION, UNLESS OTHERWISE NOTED.
13. ALL EXISTING POWER POLES NOT STATED FOR REMOVAL WILL REMAIN IN PLACE AND REMAIN IN SERVICE DURING CONSTRUCTION OPERATIONS. CONTRACTOR SHALL USE CARE TO ENSURE EXISTING CONDUIT, PULLBOXES, AND CONTROL ARE NOT DAMAGED DURING DEMOLITION OPERATIONS.

STORM DRAINAGE

1. HIGH DENSITY POLYETHYLENE PIPE AND FITTINGS FOR STORM PIPES SHALL MEET THE REQUIREMENTS OF ASTM D3330 CELL CLASSIFICATION 3340C30; OR ASTM D2412 TYPE III, CLASS C, CATEGORY 4, GRADE 9 P30.
2. HOPE PIPE SHALL HAVE A SMOOTH INTERIOR AND ANNUAL SURFACE FINISH.
3. BEDDING AND INITIAL BACKFILL OVER DRAINAGE PIPE SHALL BE SAND WITH NO ROCK LARGER THAN 1" DIAMETER.
4. BACKFILL MATERIAL UNDER PAVED AREAS SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
5. BACKFILL MATERIAL UNDER AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
6. DRAINAGE STRUCTURES TO BE CLEANED PRIOR TO OWNER ACCEPTANCE.
7. LIFT HOLES THROUGH PRECAST STRUCTURES ARE NOT PERMITTED.
8. ALL CEMENT USED ON DRAINAGE STRUCTURES SHALL BE A TYPE II PORTLAND CEMENT, CONFORMING TO ASTM SPECIFICATION C-150 AND AGGREGATE TO ASTM C-885.
9. UNLESS OTHERWISE SPECIFIED ON THE PLANS, STRUCTURES SHALL BE PRECAST CONCRETE SECTIONS.
10. MORTAR FOR USE IN CONSTRUCTION AND PLASTERING STRUCTURES SHALL CONFORM TO ASTM C-270 SPECIFICATIONS FOR MORTAR FOR UNIT MASONRY. PORTLAND CEMENT SHALL CONFORM TO THE MIXTURE OR A MASONRY CEMENT TO USE PROVIDED THAT THE SAME MATERIALS ARE USED THROUGHOUT THE PROJECT.
11. MORTAR MATERIALS SHALL BE PROPORTIONED BY VOLUME AND SHALL CONSIST OF ONE PART TYPE II PORTLAND CEMENT TO TWO PARTS SETTING SAND, PORTLAND CEMENT SHALL CONFORM TO ASTM C-150 "SPECIFICATIONS FOR PORTLAND CEMENT" AND AGGREGATE TO ASTM C-144 "SPECIFICATIONS FOR AGGREGATE FOR MASONRY UNITS".
12. PRECAST MANHOLE SECTIONS SHALL CONFORM TO ASTM C-478. SPECIFICATIONS FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS AS MODIFIED THEREIN. CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. MINIMUM WALL THICKNESS SHALL BE 8 INCHES AND MINIMUM INSIDE DIAMETER SHALL BE 48 INCHES. THE INSIDE OF ALL STRUCTURES SHALL BEAR THE APPROVAL OF A CERTIFIED TESTING LABORATORY WHEN DELIVERED TO THE JOB SITE.

PAVING

1. GENERAL
A. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF THE LIME ROCK BASE AND PRIOR TO THE PLACEMENT OF THE PAVEMENT.
2. MATERIALS
A. STABILIZED SUB-GRADE FILL WITH A MINIMUM LBR OF 40.
B. LIME ROCK BASE MATERIAL SHALL HAVE A MINIMUM OF 80% COMPACTED TO 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T-180). SUB-GRADE FILL MATERIAL SHALL BE PLACED IN MAXIMUM 6" LIFTS. SUB-GRADE FILL MATERIAL SHALL BE GREATER THAN 4" SHALL BE PLACED IN TWO OR MORE EQUAL LIFTS.
C. ASPHALTIC CONCRETE SHALL BE 3" THICKNESS WITH ONE 1.5" LIFT OF FRICTION COURSE FC-125 (TRAFFIC LEVEL C) ON TOP OF 1.5" OF STRUCTURAL COURSE SC-125 (TRAFFIC LEVEL C) PER FOOT SPECIFICATIONS.
D. FRICTION COAT SHALL BE PLACED ON ALL LIME ROCK BASES IN ACCORDANCE WITH CONCRETE REPAIRS AND REPAIRS TO CONCRETE WITH FOOT STANDARDS.
3. INSTALLATION
A. CONTRACTOR SHALL PREPARE PAVEMENT AREAS IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT PRIOR TO INSTALLATION OF STABILIZED SUB-GRADE FILL.
B. STABILIZED SUB-GRADE FILL SHALL BE 12" THICK AND COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
C. LIME ROCK BASE MATERIAL SHALL BE 4" THICK AND COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
D. STABILIZED SUB-GRADE FILL SHALL BE PLACED IN MAXIMUM 6" LIFTS. BASES GREATER THAN 6" SHALL BE PLACED IN TWO OR MORE EQUAL LIFTS.
E. ASPHALTIC CONCRETE SHALL BE 3" THICKNESS WITH ONE 1.5" LIFT OF FRICTION COURSE FC-125 (TRAFFIC LEVEL C) ON TOP OF 1.5" OF STRUCTURAL COURSE SC-125 (TRAFFIC LEVEL C) PER FOOT SPECIFICATIONS.
F. FRICTION COAT SHALL BE PLACED ON ALL LIME ROCK BASES IN ACCORDANCE WITH CONCRETE REPAIRS AND REPAIRS TO CONCRETE WITH FOOT STANDARDS.
G. TACK COAT SHALL BE PLACED AS REQUIRED IN ACCORDANCE WITH FOOT STANDARDS.

WATER AND SEWER NOTES (FOR PRIVATE UTILITY WITHIN PROPERTY)

1. CONTRACTOR SHALL COORDINATE WITH OWNER BEFORE ANY WATER OR SEWER DEMOLITION. SHUT DOWN OR TIE-IN.
2. WATER AND SEWER PIPE MATERIAL AT BROOD CROSSINGS SHALL BE ALLOWED DIP WITH HPMVA COUPLERS TO BURIED MAN MATERIAL TO PATTERN FOR TEMPORARY RELIEF EXPANSION.
3. CONTRACTOR SHALL FIELD VERIFY EXISTING WATER MAIN, DOMESTIC AND FIRE SERVICE LINE SIZE AND LOCATION PRIOR TO ANY NEW WATERMAIN INSTALLATION.
4. ALL NEW WATERMAIN SHALL BE POLYVNYL CHLORIDE (PVC) 8000 PIPE UNLESS OTHERWISE NOTED IN PLAN.
5. CONTRACTOR SHALL PERFORM APPROPRIATE FLUSHING, PRESSURE TESTS AND CHLORINATION OF NEW WATERMAIN AS REQUIRED BY AUTHORITIES HAVING JURISDICTION IN THE AREA.
6. WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-10, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
7. WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER, WASTEWATER OR STORM WATERMAIN, FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
8. WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATERMAIN, FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

EARTHWORK

1. SITE FILL (INTERNAL, COMPACTION, AND TESTING SCHEDULE) SHALL BE BELOW THE PAVEMENT SECTIONS INCLUDING HEREIN SHALL FOLLOW THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER.
2. THE CONTRACTORS BID FOR EARTHWORK SHALL INCLUDE THE EXCAVATION, REMOVAL, AND BACKFILL OF ALL MATERIAL, WHATEVER CHARACTER, WITHIN THE LIMITS OF CONSTRUCTION TRENCHES AND BACKFILL.
3. THE CONTRACTOR SHALL MAKE HIS OWN ESTIMATE ON THE VOLUME OF MATERIAL ACTUALLY REQUIRED TO OBTAIN THE CROSS SECTIONS OR GRADES AS SHOWN ON THE PLANS.
4. THE CONTRACTOR SHALL REMOVE ALL MUCK, YIELDING MATERIAL, ROOTS, VEGETATION AND OTHER DEGRADABLE MATERIAL, WITH ENTRY, WITHIN THE PAVEMENT UNITS AND BELOW ALL STRUCTURES AND UTILITIES TO FULL EXCAVATION TRENCH WIDTH. SAID MATERIAL SHALL BE REPLACED WITH CLEAN ORGANIC FREE MATERIAL WITH ROCKS SMALLER THAN ONE INCH IN DIAMETER COMPACTED TO NOT LESS THAN 98% MAXIMUM DENSITY AT OPTIMUM MOISTURE, AASHTO T-180 METHOD "D" WITH MAXIMUM LIFTS OF TWELVE INCHES COMPACTED THICKNESS.
5. TRENCH BACKFILL AND COMPACTION SHALL FOLLOW THE CONTRACT DOCUMENTS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE SAFETY PRECAUTIONS DURING EXCAVATION AND TRENCHING OPERATIONS AS REQUIRED BY THE "TRENCH SAFETY ACT".
7. THIS WORK SHALL INCLUDE THE EXCAVATION OF WHATEVER SUBSTANCES THAT SHALL BE ENCOUNTERED TO THE DEPTHS AS SHOWN ON THE PLANS. EXCAVATED MATERIAL NOT REQUIRED FOR FILL OR BACKFILL SHALL BE REMOVED FROM THE WORK SITE AS DIRECTED BY THE ENGINEER AND SHALL BE CONSIDERED TO BE A PART OF THE BID PRICE OF THE UTILITY PIPE FOR WHICH EXCAVATION AND BACKFILL IS REQUIRED.
8. WATER SHALL NOT BE PERMITTED TO ACCUMULATE IN THE EXCAVATED AREA. IT SHALL BE REMOVED BY PUMPING OR OTHER MEANS AS APPROVED BY THE ENGINEER. THE REMOVAL OF WATER SHALL BE CONSIDERED TO BE A PART OF THE BID PRICE OF THE UTILITY PIPE FOR WHICH EXCAVATION AND BACKFILL IS REQUIRED.
9. IF THE BOTTOM OF THE TRENCH IS ROCK, THE EXCAVATION SHALL BE CARRIED EIGHT INCHES BELOW THE INVERT OF THE PIPE AND BACKFILLED WITH THOROUGHLY COMPACTED SAND, GRAVEL, OR OTHER SUITABLE MATERIAL APPROVED BY THE ENGINEER.
10. ROCK EXCAVATION SHALL INCLUDE ANY ROCK ENCOUNTERED WHICH CANNOT BE REMOVED WITH A 34 YARD BACKHOE UNDER NORMAL OPERATING CONDITIONS. ROCK EXCAVATION SHALL BE INCIDENTAL TO CONSTRUCTION OF ALL PIPING SYSTEMS AND NO SEPARATE PAYMENT WILL BE MADE.

11. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, SUCH BRACING OR BRACING ON SHORE THE SIDES OF THE TRENCH, SUCH BRACING OR BRACING SHALL BE CONSIDERED TO BE PART OF THE BID PRICE OF UTILITY PIPE FOR WHICH EXCAVATION AND BACKFILL IS REQUIRED.
12. THE CONTRACTOR SHALL FURNISH PUNCH IN PLACE AND MAINTAIN SUCH SHEETING, EXCAVATION, AS MAY BE REQUIRED TO SUPPORT THE SIDE OF THE EXCAVATION, AND TO PREVENT ANY MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES.
13. IF FIELD CONDITIONS, TYPE OF SHEETING OR CONSTRUCTION METHODS MAKE REMOVAL OF SHEETING IMPRACTICABLE, AT NO ADDITIONAL COST TO THE OWNER, THE CONTRACTOR MAY LEAVE ALL SHEETING IN PLACE. THE ENGINEER WILL REQUIRE SHEETING TO BE CUT OFF AT ANY SPECIFIED ELEVATION BUT IN NO CASE WILL ANY SHEETING BE LEFT CLOSER THAN TWO (2) FEET BELOW THE NATURAL SURFACE, NOR CUT OFF BELOW THE ELEVATION OF THE TOP OF THE PIPE.
14. AFTER PIPES, STRUCTURES, AND OTHER APPURTENANCES HAVE BEEN INSTALLED, THE TRENCH OR OPENING SHALL BE BACKFILLED WITH MATERIAL IN CONFORMANCE WITH THE SPECIFICATIONS.
15. IN AREAS WHERE NO PAVEMENT IS TO BE CONSTRUCTED, THE BACKFILL ABOVE THE TWELVE INCH LINE LEVEL TO THE PIPE SHALL BE COMPACTED TO A FINISHES APPROXIMATELY EQUAL TO THAT OF THE SOIL ADJACENT TO THE PIPE TRENCH.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING REQUIRED SAFETY BARRIER AND PROTECTIVE STEEL PLATE COVERINGS FOR OPEN TRENCHES.
17. SUBSURFACE EXPLORATION INFORMATION PROVIDED IS FOR THE CONTRACTORS INFORMATION. THE ENGINEER DOES NOT MAKE ANY REPRESENTATION REGARDING EXISTING SUBSOIL CONDITIONS.

PAVING

1. GENERAL
A. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF THE LIME ROCK BASE AND PRIOR TO THE PLACEMENT OF THE PAVEMENT.
2. MATERIALS
A. STABILIZED SUB-GRADE FILL WITH A MINIMUM LBR OF 40.
B. LIME ROCK BASE MATERIAL SHALL HAVE A MINIMUM OF 80% COMPACTED TO 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T-180). SUB-GRADE FILL MATERIAL SHALL BE PLACED IN MAXIMUM 6" LIFTS. SUB-GRADE FILL MATERIAL SHALL BE GREATER THAN 4" SHALL BE PLACED IN TWO OR MORE EQUAL LIFTS.
C. ASPHALTIC CONCRETE SHALL BE 3" THICKNESS WITH ONE 1.5" LIFT OF FRICTION COURSE FC-125 (TRAFFIC LEVEL C) ON TOP OF 1.5" OF STRUCTURAL COURSE SC-125 (TRAFFIC LEVEL C) PER FOOT SPECIFICATIONS.
D. FRICTION COAT SHALL BE PLACED ON ALL LIME ROCK BASES IN ACCORDANCE WITH CONCRETE REPAIRS AND REPAIRS TO CONCRETE WITH FOOT STANDARDS.
E. TACK COAT SHALL BE PLACED AS REQUIRED IN ACCORDANCE WITH FOOT STANDARDS.
3. INSTALLATION
A. CONTRACTOR SHALL PREPARE PAVEMENT AREAS IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT PRIOR TO INSTALLATION OF STABILIZED SUB-GRADE FILL.
B. STABILIZED SUB-GRADE FILL SHALL BE 12" THICK AND COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
C. LIME ROCK BASE MATERIAL SHALL BE 4" THICK AND COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
D. STABILIZED SUB-GRADE FILL SHALL BE PLACED IN MAXIMUM 6" LIFTS. BASES GREATER THAN 6" SHALL BE PLACED IN TWO OR MORE EQUAL LIFTS.
E. ASPHALTIC CONCRETE SHALL BE 3" THICKNESS WITH ONE 1.5" LIFT OF FRICTION COURSE FC-125 (TRAFFIC LEVEL C) ON TOP OF 1.5" OF STRUCTURAL COURSE SC-125 (TRAFFIC LEVEL C) PER FOOT SPECIFICATIONS.
F. FRICTION COAT SHALL BE PLACED ON ALL LIME ROCK BASES IN ACCORDANCE WITH CONCRETE REPAIRS AND REPAIRS TO CONCRETE WITH FOOT STANDARDS.
G. TACK COAT SHALL BE PLACED AS REQUIRED IN ACCORDANCE WITH FOOT STANDARDS.

4. TESTING ALL SUB-GRADE, LIME ROCK AND ASPHALT TESTS REQUIRED SHALL BE TAKEN AT THE DISCRETION OF THE ENGINEER.
5. ALL ASPHALTIC CONCRETE SHALL HAVE A MAXIMUM OF 20% (BY WEIGHT) OF RECYCLED ASPHALT PRODUCTS (RAP).

WATER AND SEWER NOTES (FOR PRIVATE UTILITY WITHIN PROPERTY)

1. CONTRACTOR SHALL COORDINATE WITH OWNER BEFORE ANY WATER OR SEWER DEMOLITION. SHUT DOWN OR TIE-IN.
2. WATER AND SEWER PIPE MATERIAL AT BROOD CROSSINGS SHALL BE ALLOWED DIP WITH HPMVA COUPLERS TO BURIED MAN MATERIAL TO PATTERN FOR TEMPORARY RELIEF EXPANSION.
3. CONTRACTOR SHALL FIELD VERIFY EXISTING WATER MAIN, DOMESTIC AND FIRE SERVICE LINE SIZE AND LOCATION PRIOR TO ANY NEW WATERMAIN INSTALLATION.
4. ALL NEW WATERMAIN SHALL BE POLYVNYL CHLORIDE (PVC) 8000 PIPE UNLESS OTHERWISE NOTED IN PLAN.
5. CONTRACTOR SHALL PERFORM APPROPRIATE FLUSHING, PRESSURE TESTS AND CHLORINATION OF NEW WATERMAIN AS REQUIRED BY AUTHORITIES HAVING JURISDICTION IN THE AREA.
6. WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-10, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
7. WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER, WASTEWATER OR STORM WATERMAIN, FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

4. ALL MUCK OR OTHER UNSTABLE MATERIAL ENCOUNTERED IN TRENCH BOTTOM SHALL BE REMOVED AND BACKFILLED WITH GRANULAR MATERIAL COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 METHOD "D". GRANULAR BACKFILL TO BE TYPE II (COARSE ROCK BACKFILL), CRUSHED ROCK OR GRAVEL WITH 100% PASSING A 1/2" SIEVE AND NOT MORE THAN 10% PASSING A NUMBER 4 SIEVE, OR BETTER.
5. PIPE BEDDING SHALL BE SAND, GRAVELLY SAND, OR 1/2" MINUS CRUSHED LIMESTONE, NOT MORE THAN 10% OF WHICH PASSES A NO. 200 SIEVE.
6. CONTRACTOR TO WRAP ALL PIPE JOINTS AND PIPE CONNECTIONS TO STRUCTURES WITH APPROVED FIBER FABRIC.
7. SHOP DRAWINGS FOR ALL STRUCTURES AND MATERIALS TO BE USED ON THE PROJECT SHALL BE SUBMITTED TO THE RESPECTIVE ENGINEERING AND UTILITY DEPARTMENTS FOR APPROVAL PRIOR TO CONSTRUCTION OR INSTALLATION.
8. PROTECT COMPLETED DRAINAGE STRUCTURES FROM CONTAMINATION BY SILT AND CONSTRUCTION DEBRIS. PLACE FILTER FABRIC BETWEEN THE FRAME AND INLET GRATE UNTIL SITE CONSTRUCTION OPERATIONS ARE FINISHED.
9. CONTRACTOR SHALL INSPECT AND CLEAN ALL EXISTING STRUCTURES AND PIPES WITHIN THE PROJECT LIMITS. IF EXISTING STRUCTURES AND PIPES ARE DAMAGED, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONNECTION WITH THE NEW PIPE OR STRUCTURE. CONTRACTOR TO ENSURE ALL STORM WATER PIPING AND STRUCTURES ARE CLEANED PRIOR TO PUNCHLIST CLOSEOUT.
10. ALL DRAINAGE CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION, FDOT.
11. CATCH BASINS AND ASPHALTIC CONCRETE/PAVERS AROUND CATCH BASINS TO BE ACCORDING TO THE DETAILS AND APPLICABLE REQUIREMENTS OF FDOT.

6. WATERMAIN TRENCH BACKFILL SHALL BE IN ACCORDANCE WITH THE PLANS AND FKAA STANDARD DETAILS.
7. ALL CASTING SHALL BE TRUE TO PATTERN AND DIMENSIONS, FREE FROM FAULTS OR DEFECTS AND WELL-CLEANED.
8. BEARING SURFACES BETWEEN CAST FRAMES, COVERS AND GRATES SHALL BE MACHINED AND FITTED TOGETHER TO ASSURE A TRUE AND EVEN FIT WITHIN AREAS OF VEHICULAR TRAFFIC. THE FRAMES, COVERS AND GRATING SHALL BE MACHINE-GROUND SO THAT IRREGULARITY OF CONTACT WILL BE REDUCED TO A MINIMUM AND WILL BE RATTLE PROOF.
9. AS SOON AS THE INSTALLATION OF EACH RUN OF MAIN IS COMPLETED, INCLUDING VALVES SUFFICIENT FOR CONTROL, AND ANCHORED SUFFICIENTLY TO WITHSTAND ANY TEST PRESSURE, THE RUN SHALL BE THOROUGHLY CLEANED BY PIGGING, DISCHARGING THE WATER THROUGH A RISER INTO THE PIPE TRENCH UNLESS SOME OTHER METHOD OF DISPOSAL IS APPROVED BY THE OWNER AND ENGINEER OF RECORD. NOTE THAT IN SOME CIRCUMSTANCES IT MAY BE NECESSARY TO INSTALL VALVES AFTER THE LINE SEGMENT HAS BEEN PIGGED. IN SUCH AN INSTANCE, PERMISSION TO USE THIS SEQUENCE OF OPERATIONS MUST BE APPROVED IN WRITING BY ENGINEER OF RECORD.
10. THE CONTRACTOR SHALL CLEAN THE INSIDE OF THE MAIN IN INTERVALS DURING ITS INSTALLATION. ALL WATER MAIN INSTALLATIONS SHALL BE CLEANED WITH POLYPROPYLENE NETTING TO CLEAN ALL DIRT, SAND, AND DEBRIS FROM THE NEWLY INSTALLED WATER MAIN WHERE DETERMINED BY THE FLORIDA KEYS AEGUACUT AUTHORITY REPRESENTATIVE. THE FLORIDA KEYS AEGUACUT AUTHORITY FIELD REPRESENTATIVE SHALL DETERMINE THE EXTENT AND TYPE OF PIGGING REQUIRED. AT A MINIMUM, A BARE TYPE, B3 STYLE PIG SHALL BE USED AS MANUFACTURED BY PIPELINE PIGGING MANS IN PUBLIC ROW SHALL BE SWABBED OR APPROVED EQUAL, MIXED IN SOLUTION WITH WATER. THE QUANTITY OF HYPOCHLORITE SHALL BE AS SUBJECT TO THE APPROVAL OF THE DEPARTMENT, WHOSE REPRESENTATIVE SHALL BE PRESENT AT ALL TIMES WHILE THIS PHASE OF THE WORK IS IN PROGRESS.

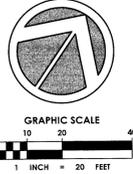
11. VOLUME FLUSHING, IF REQUIRED, SHALL BE OF SUFFICIENT VELOCITY TO PRODUCE A SCOURING ACTION IN THE MAIN MEETING THE APPROVAL OF THE OWNER.
12. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL PIPING NECESSARY TO DISPOSE OF THE FLUSHING WATER AND SHALL EXERCISE CARE TO PREVENT ANY DAMAGE TO THE SURROUNDING AREA AND ADJACENT PROPERTIES.
13. MAINS SHALL BE TESTED AS A WHOLE OR IN SECTIONS BETWEEN LINE VALVES, UNLESS OTHERWISE SPECIFIED. UNLESS OTHERWISE APPROVED, THE TOTAL LENGTH OF PIPE FOR ANY SINGLE TEST SHALL NOT EXCEED 2,000 FEET. WHERE A SEGMENT IS BEING TESTED WHICH INCLUDES MORE THAN ONE LINE VALVE TO BE BELOW THE PIPE LINGING CAUSED BY PIGGING SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF ENGINEER OF RECORD AND/OR OWNER. AT THE CONTRACTORS SOLE EXPENSE, THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND EQUIPMENT NECESSARY TO CLEAN THE MAINS.
14. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY PIPES, PIPING AND FITTINGS, INCLUDING THE CORPORATION STOPS, TO COMPLETE THE SECTION UNDER TEST TO THE SOURCE OF WATER. THE PUMP SHALL BE A CENTRIFUGAL OR GEAR PUMP PRODUCING A STEADY PRESSURE FREE OF PULSATION.
15. LEAKAGE TESTING:
A. ALL FIRE HYDRANTS, CORPORATION STOPS, AIR RELEASE AND WATER VALVE IN THE SECTION BEING TESTED SHALL BE OPENED AND LEFT OPEN UNTIL WATER COMES OUT. THE CONTRACTOR SHALL MAKE SURE THAT PRESSURE IS MAINTAINED AND REMOVED FROM THE LINE.
B. WATER SHALL BE PUMPED INTO THE LINE FROM AN APPROVED CALIBRATED CONTAINER OR THROUGH AN APPROVED METER UP TO THE REQUIRED PRESSURE, AND PUMPING SHALL BE STOPPED IN ORDER THAT THE MUCH AIR AS POSSIBLE MAY BE REMOVED FROM THE LINE.
C. THE INSPECTOR WILL RECORD THE AMOUNT OF WATER WHICH IS REQUIRED TO FILL THE SECTION. THE TEST SHALL CONTINUE FOR AN ADDITIONAL ONE-HOUR PERIODS UNTIL THE LEAKAGE STABILIZES OR DECREASES.

- D. UTILITIES SHALL BE TESTED BETWEEN VALVE SECTIONS. A LEAKAGE TEST SHALL BE CONDUCTED FOR DISTRIBUTION SYSTEMS AT 140 PSI. DISTRIBUTION SYSTEMS SHALL BE PRESSURE TESTED UP TO THE CURB STOP. NO INSTALLATION OF WATER SHALL BE PERMITTED UNTIL THE LEAKAGE IS LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:
$$Q = 10 \text{ TIMES THE SQUARE ROOT OF } P$$

WHERE: Q IS THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR.
P IS THE LENGTH OF PIPELINE TESTED IN FEET.
LEAKAGE TEST, IN POUNDS PER SQUARE INCH GAUGE.
E. NO PIPE INSTALLATION WILL BE ACCEPTED IF THE LEAKAGE IS GREATER THAN THAT DETERMINED BY THE ABOVE REQUIREMENTS.
F. THE CONTRACTOR SHALL LOCATE AND REPAIR ALL LEAKS UNTIL THE LEAKAGE IS REDUCED TO THE LIMITS SPECIFIED ABOVE. THE TESTS AND REPAIRS SHALL BE CONTINUED OR REPEATED UNTIL THE ENGINEER IS ASSURED THAT THE LEAKAGE FROM THE SECTION OF LINE UNDER TEST IS LESS THAN THE AMOUNT SPECIFIED.

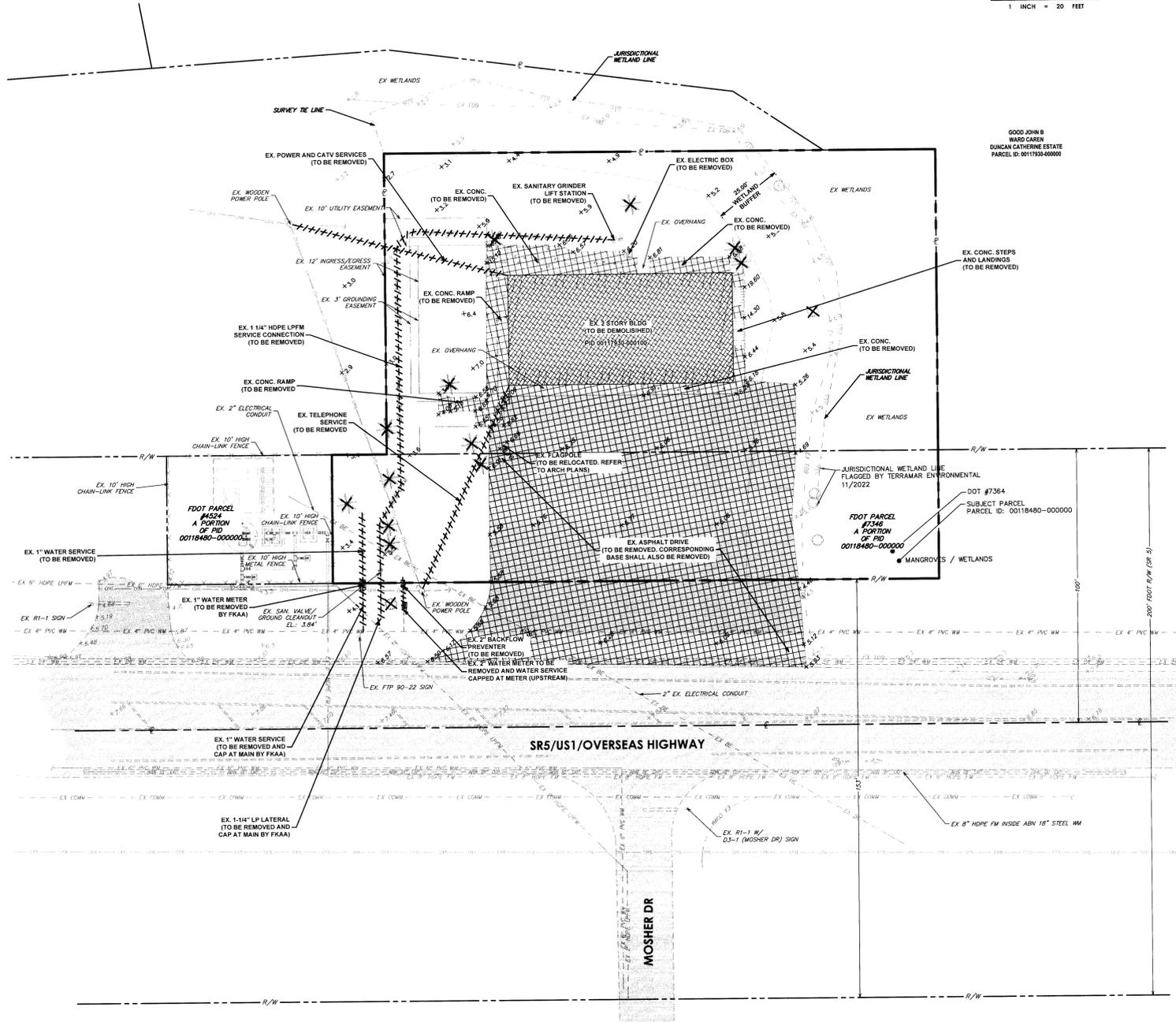
16. DISINFECTION
A. THE PIPELINES SHALL BE DISINFECTED AFTER THEY HAVE BEEN PRESSURE TESTED AND WERE STILL UNDER WATER.
B. A SUITABLE CHLORINATOR SHALL BE USED TO INJECT CHLORINE INTO THE LINES. ALL CONNECTIONS REQUIRED FOR THE INTRODUCTION OF CHLORINE INTO THE WATER LINES SHALL BE MADE BY THE CONTRACTOR. CHLORINE AND WATER SHALL BE INTRODUCED AT ONE END AND SHALL BE ALLOWED TO FLOW SLOWLY THROUGH THE LINES TO THE OTHER END WHERE IT SHALL BE REMOVED AND DISPOSED OF AT THE CONTRACTORS EXPENSE. SEVERAL POINTS OF INTRODUCTION AND REMOVAL OF CHLORINE SOLUTION MAY HAVE TO BE EMPLOYED TO GET AN EVEN DISTRIBUTION THROUGH THE ENTIRE SECTION BEING DISINFECTED.
C. THE QUANTITY OF CHLORINE INTRODUCED SHALL BE SUCH AS TO INSURE A CONCENTRATION OF AT LEAST 50 PARTS PER MILLION IN THE WATER FLOWING FROM THE LINE.
D. THE CHLORINE SOLUTION SHALL BE ALLOWED TO STAND IN THE LINE FOR AT LEAST 24 HOURS OR LONGER, IF REQUIRED, TO DESTROY ALL HARMFUL BACTERIA. AT THE END OF THE REQUIRED TIME, THE CONCENTRATION OF CHLORINE IN ALL PARTS OF THE SECTION SHALL BE AT LEAST

NOTE:
 ALL EXISTING EASEMENTS WITHIN THE PROPERTY TO BE RELEASED PRIOR TO PROPOSED CONSTRUCTION. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY ON REMOVAL OF EXISTING FACILITIES AND EASEMENT RELEASES INCLUDING BUT NOT LIMITED TO:
 • EXISTING 10' UTILITY EASEMENT
 • EXISTING INGRESS/EGRESS EASEMENT
 • EXISTING 3' GROUNDING EASEMENT



LEGEND

	RIGHT-OF-WAY LINE
	LOT OR PROPERTY LINE
	CENTER LINE
	EASEMENT LINE
	JURISDICTIONAL WETLAND LINE FLAGGED BY TERRAMAR ENVIRONMENTAL 11/2022
	REMOVE MATERIAL FROM AREA
	BUILDING TO BE DEMOLISHED
	REMOVE ITEM
	EXISTING TREE (PALM TO BE REMOVED/RELOCATED REFER TO TREE DISPOSITION PLANS FOR DETAILS)
	EXISTING METAL FENCE
	EXISTING CHAIN-LINK FENCE
	EXISTING OVERHEAD LINE
	EXISTING BURIED ELECTRIC
	EXISTING WOODEN POWER POLE
	EXISTING GUY WIRE WITH ANCHOR
	EXISTING ELECTRIC BOX
	EXISTING SANITARY CLEANOUT
	EXISTING GRINDER PUMP AND SERVICE LATERAL
	EXISTING WATER METER AND SERVICE LATERAL
	EXISTING BACKFLOW PREVENTER
	EXISTING GATE VALVE
	EXISTING PALM TREE/TREE
	EXISTING ASPHALT PAVEMENT
	EXISTING CONCRETE SURFACE



EXISTING CONDITIONS NOTES:

- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY REECE & ASSOCIATES, PROJECT NUMBER: 23092823, AND DATE: 11/21/2022 (REVISED 06/09/2024). ADDITIONAL INFORMATION WAS OBTAINED FROM AS-BUILTS AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES, G.I.S. INFORMATION AND FIELD VISITS.
- ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
- NATIONAL GEODETIC SURVEY (NGS) BENCHMARK USED: (AS PER SURVEY) DESIGNATION = USGC WZ71 - 750 440417 ELEVATION = 6.35' NGVD 29 AND 4.96' (NAVD 88)
- CONTRACTOR IS TO PROTECT ALL EXISTING TREES, SIGNS, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

GENERAL NOTES:

- CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS, WHETHER SHOWN OR NOT, AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- THE HORIZONTAL AND VERTICAL LOCATIONS OF THE EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE BASED ON FIELD OBSERVATION AND/OR AVAILABLE PLANS. THE EXACT LOCATION MAY VARY. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.
- ANY EXISTING ITEM DISTURBED DURING CONSTRUCTION IS TO BE RESTORED TO EQUAL OR BETTER QUALITY.
- PAVEMENT AND DRIVEWAY RESTORATION ARE TO MATCH EXISTING GRADE UNLESS OTHERWISE NOTED.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH FLORIDA KEYS ELECTRIC COOPERATIVE ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES.
- CONTRACTOR SHALL VERIFY PROPER CLEARANCE BELOW EXISTING OVERHEAD POWER LINES PRIOR TO WORKING WITHIN THE VICINITY OF POWER LINES.

DEMOLITION NOTES:

- DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTING AND SEALING HAVE BEEN COMPLETED AND VERIFIED IN WRITING.
- BEFORE PROCEEDING WITH DEMOLITION OPERATIONS THE CONTRACTOR IS TO DRAIN, PURGE, OR OTHERWISE REMOVE, COLLECT, AND DISPOSE OF CHEMICALS, GASES, EXPLOSIVES, ACIDS, FLAMMABLES, OR OTHER DANGEROUS MATERIALS.
- CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
- DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS AS REQUIRED BY GOVERNING REGULATIONS.
- CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND DEMOLITION AREA.
- ERECT TEMPORARY PROTECTION, SUCH AS WALKS, FENCES, BARRIERS, RAILINGS, ETC. WHERE REQUIRED BY AUTHORITIES HAVING JURISDICTION.
- PROTECT EXISTING SITE IMPROVEMENTS, APPURTENANCES, AND LANDSCAPING TO REMAIN.
- ADJACENT IMPROVEMENTS SHALL BE CLEANED OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF DEMOLITION.
- FOR SELECTIVE DEMOLITION, USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION TO MINIMIZE DISTURBANCE OF ADJACENT SURFACES. USE HAND OR SMALL POWER TOOLS DESIGNED FOR SAWING OR GRINDING, NOT HAMMERS OR CHIPPING. TEMPORARILY COVER OPENINGS TO REMAIN.
- DEMOLISH CONCRETE IN SMALL SECTIONS. CUT CONCRETE AT JUNCTURES WITH CONSTRUCTION TO REMAIN, USING POWER-DRIVEN MASONRY SAW OR HAND TOOLS; DO NOT USE POWER-DRIVEN IMPACT TOOLS.
- INFORMATION SHOWN ON THE DRAWINGS AS TO THE LOCATION OF EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE ENGINEER; HOWEVER, THIS INFORMATION IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, CHARACTER, AND DEPTH OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ASSIST THE UTILITY COMPANIES, BY EVERY MEANS POSSIBLE, TO DETERMINE SAID LOCATIONS AND THE LOCATIONS OF RECENT ADDITIONS TO THE SYSTEMS NOT SHOWN.
- REMOVAL, DEMOLITION, HAULING, AND DISPOSAL SHALL COMPLY WITH REGULATIONS BY F.D.E.P., E.P.A. AND ANY OTHER AUTHORITY HAVING JURISDICTION.
- ALL EXISTING STREET LIGHTING WILL REMAIN IN PLACE AND REMAIN IN SERVICE DURING CONSTRUCTION OPERATIONS.

VERTICAL DATUM INFORMATION
 ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)
 CONVERSION FACTOR:
 NGVD29 -1.39' = NAVD88 IN THIS AREA

Sunshine
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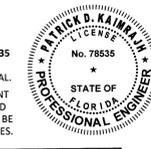
**MONROE COUNTY FIRE STATION #10
 SUGARLOAF KEY**
 17175 OVERSEAS HWY
 SUGARLOAF SHORES, FL 33042

SALTZ MICHELSON ARCHITECTS

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 sma@saltzmichelson.com

AA-009976
 PATRICK D. KAIMRAJH, PE

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 PATRICK D. KAIMRAJH, PE NO. 78535
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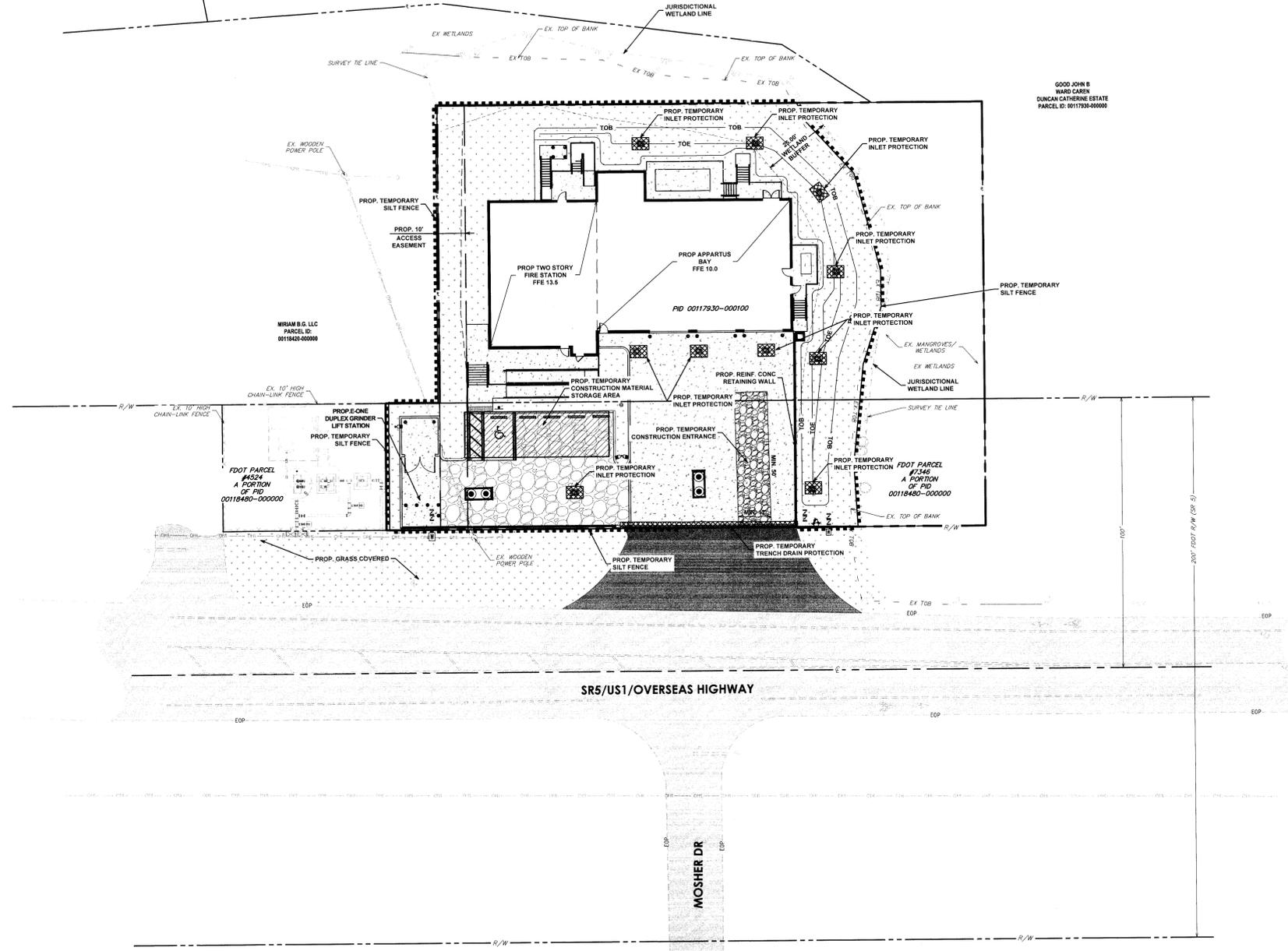


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 Drawn By: EG
 Checked By: PDK
 Date: 03/31/2025
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 11/25/2025 COUNTY COMMENTS

EXISTING CONDITIONS AND DEMOLITION PLAN

ECD-1.0

Plot Date: 12/15/2025 10:24:53 AM Username: restner Layout Name: SWPP-1 Filename: 22-0178.00015 - Stormwater Pollution Prevention Street.dwg Folder Path: X:\Projects\2022\22-0178.00015 - Monroe County Fire Station - Sugarloaf Key Design\CAD Sheets



LEGEND

	RIGHT-OF-WAY LINE
	PARCEL BOUNDARY
	LOT OR PROPERTY LINE
	CENTER LINE
	EASEMENT LINE
	WETLAND LIMIT
	EXISTING METAL FENCE
	EXISTING CHAIN-LINK FENCE
	EXISTING OVERHEAD LINE
	EXISTING BURIED ELECTRIC
	EXISTING WOODEN POWER POLE
	EXISTING GUY WIRE WITH ANCHOR
	EXISTING ELECTRIC BOX
	EXISTING CLEANOUT
	EXISTING WATER METER AND SERVICE LATERAL
	EXISTING GATE VALVE
	EXISTING PALM TREE/TREE
	TEMPORARY INLET PROTECTION
	TEMPORARY SILT FENCE
	PROPOSED TEMPORARY CONSTRUCTION ENTRANCE
	PROPOSED CONCRETE
	PROPOSED GRAVEL
	PROPOSED LANDSCAPE
	PROPOSED ASPHALT DRIVEWAY

- EXISTING CONDITIONS NOTES:**
- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY REECE & ASSOCIATES, PROJECT NUMBER: 22092603, AND DATE: 11/21/2022 (REVISED 06/09/2024). ADDITIONAL INFORMATION WAS OBTAINED FROM AS-BUILTS AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES, G.I.S. INFORMATION AND FIELD VISITS.
 - ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
 - NATIONAL GEODETIC SURVEY (NGS) BENCHMARK USED: DESIGNATION = USGS W271, "PID A00317" ELEVATION = 6.35' NGVD 29 AND 4.96' NAVD83.
 - CONTRACTOR IS TO PROTECT ALL EXISTING TREES, SIGNS, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**MONROE COUNTY FIRE STATION #10
SUGARLOAF KEY**
17175 OVERSEAS HWY
SUGARLOAF SHORES, FL 33042

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AA-0009976
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VERTICAL DATUM INFORMATION
ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)
CONVERSION FACTOR:
NGVD29 -1.39' = NAVD83 IN THIS AREA

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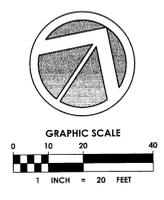
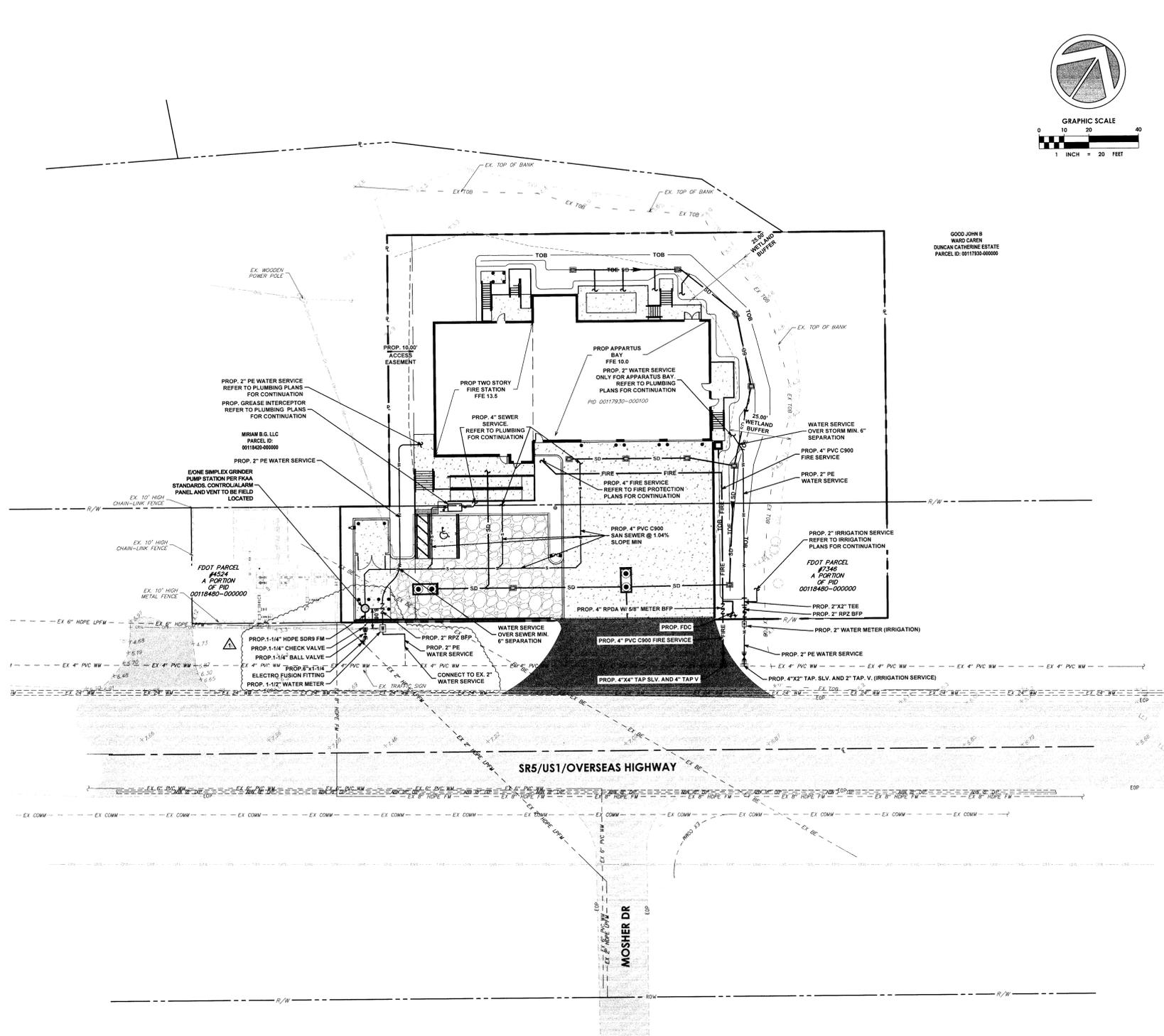
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STORMWATER POLLUTION PREVENTION PLAN
SWPP-1.0



LEGEND

	RIGHT-OF-WAY LINE
	PARCEL BOUNDARY
	LOT OR PROPERTY LINE
	CENTER LINE
	EASEMENT LINE
	WETLAND LIMIT
	EXISTING METAL FENCE
	EXISTING CHAIN-LINK FENCE
	EXISTING OVERHEAD LINE
	EXISTING BURIED ELECTRICAL
	EXISTING WOODEN POWER POLE
	EXISTING GUY WIRE WITH ANCHOR
	EXISTING CLEANOUT
	EXISTING GATE VALVE
	EXISTING PALM TREE/TREE
	PROPOSED WATER SERVICE LINE
	PROPOSED FIRE LINE
	PROPOSED WATER METER
	PROPOSED BIAMESE OR FIRE DEPARTMENT CONNECTION
	PROPOSED TAP SLEEVE AND VALVE
	PROPOSED BUTTERFLY VALVE
	PROPOSED FITTINGS
	PROPOSED BACKFLOW PREVENTER
	PROPOSED SERVICE LATERAL INCLUDING PLUG AND CLEANOUT
	PROPOSED GREASE TRAP
	PROPOSED PIPE FLOW
	PROPOSED BALL VALVE
	PROPOSED CHECK VALVE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED DRAINAGE INLET
	PROPOSED STORM PIPE
	PROPOSED CONCRETE
	PROPOSED PERMEABLE PAVERS
	PROPOSED ASPHALT DRIVEWAY
	PROPOSED LANDSCAPE
	PROPOSED HEAVY TRAFFIC TRENCH

EXISTING CONDITIONS NOTES:

- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY REECE & ASSOCIATES, PROJECT NUMBER: 2202203, AND DATE: 11/21/2022 (REVISED 06/06/2024). ADDITIONAL INFORMATION WAS OBTAINED FROM AS-BUILTS AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES, G.I.S. INFORMATION AND FIELD VISITS.
- ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
- NATIONAL GEODETIC SURVEY (NGS) BENCHMARK USED: (AS PER SURVEY) DESIGNATION = USGC W271, "PID AA0317" ELEVATION = 6.35 (NGVD 29) AND 4.96' (NAVD 83) CONTRACTOR IS TO PROTECT ALL EXISTING TREES, SIGNS, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

WATER AND SEWER NOTES:

- CONTRACTOR SHALL PLAN ALL UTILITY CROSSINGS TO CONFIRM HORIZONTAL AND VERTICAL SEPARATIONS PRIOR TO CONSTRUCTION.
- WATER & SEWER LINES SHALL BE LAID WITH A MINIMUM SIX (6) FOOT LATERAL SEPARATION FROM OBSTRUCTIONS (I.E. CULVERTS, STRUCTURES, ETC.) AND A MINIMUM FIVE (5) FOOT CLEARANCE FROM TREES. FIRE HYDRANTS SHALL HAVE A 7' CLEAR RADIUS OF ANY OBSTRUCTIONS.
- WATER MAIN SHALL CROSS OVER DRAINAGE & SEWER LINES UNLESS OTHERWISE SPECIFIED ON PLAN.
- EXISTING WATER MAINS AND FIRE HYDRANTS THAT ARE TO BE REMOVED SHALL REMAIN ACTIVE UNTIL A CLEARANCE LETTER HAS BEEN ISSUED AND THE NEW WATER MAINS AND FIRE HYDRANTS ARE ACTIVATED.
- CONTRACTOR TO PROVIDE DETAILED AS-BUILTS SURVEYS THAT CLEARLY DEFINE THE AREAS OF WORK COMPLETED UNDER THIS CONTRACT INCLUDING BUT NOT LIMITED TO TOP OF PIPE ELEVATION, TOP OF ALL FITTINGS, ETC.

FKAA NOTE:

- ALL WORK SHALL CONFORM WITH FKAA MINIMUM DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION.

VERTICAL DATUM INFORMATION
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 CONVERSION FACTOR:
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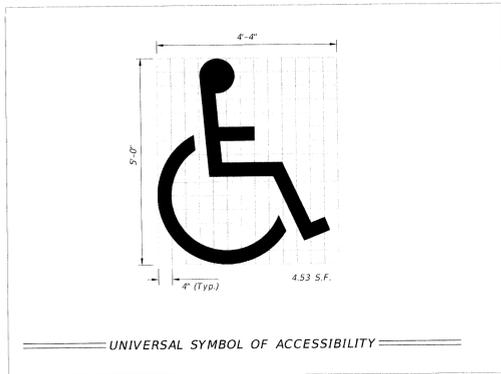


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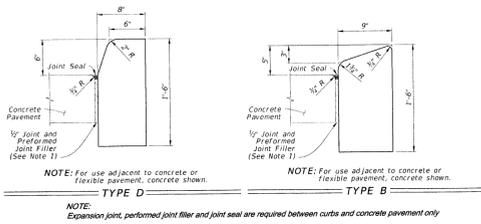
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WATER AND SEWER PLAN

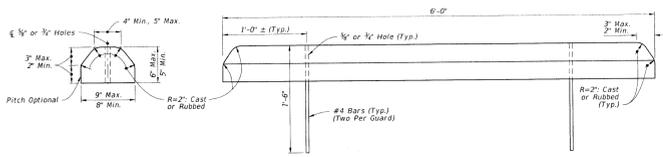
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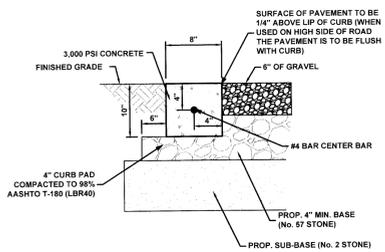
ACCESSIBLE PARKING STRIPING DETAIL
N.T.S. F.D.O.T. INDEX 711-001 SHT 11 OF 13



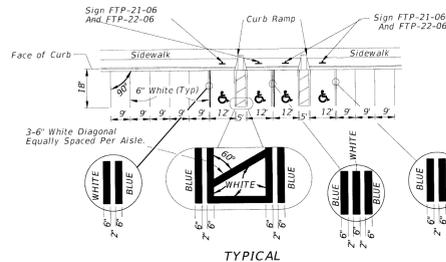
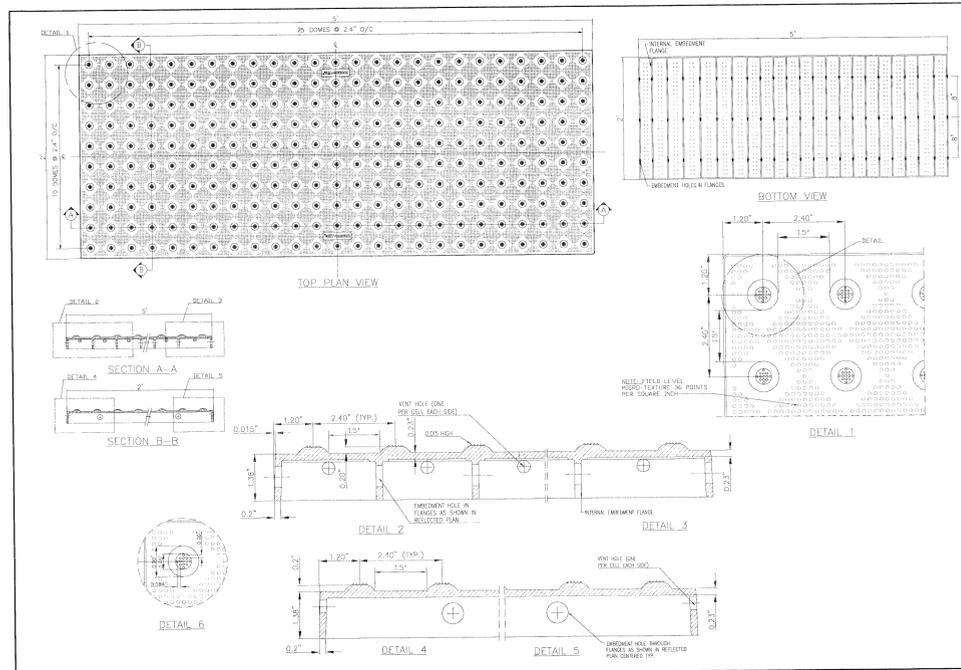
CURB DETAIL
N.T.S. F.D.O.T. INDEX 520-001 SHT 2 OF 3



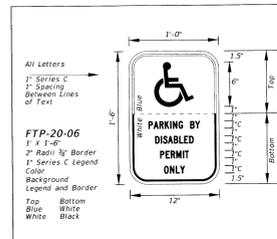
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N.T.S. F.D.O.T. INDEX 520-001 SHT 3 OF 3



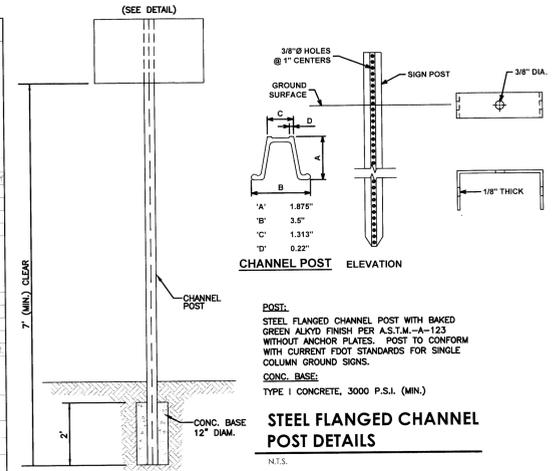
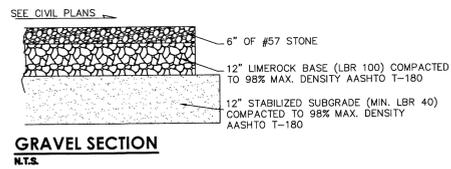
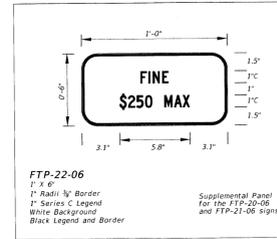
8" HEADER CURB
N.T.S.



ACCESSIBLE PARKING STRIPING DETAIL
N.T.S. F.D.O.T. INDEX 711-001 SHT 11 OF 13



ACCESSIBLE PARKING SIGN DETAIL
N.T.S. F.D.O.T. INDEX 700-102 SHT 4 OF 12



POST: STEEL FLANGED CHANNEL POST 3 LBS. WEIGHT PER FOOT WITH BAKED GREEN ALKALYD OR GALVANIZED FINISH PER A.S.T.M. A-123 WITHOUT ANCHOR PLATES. SQUARE POST PER FOOT INDEX 1180.

BRACKETS SHALL BE ATTACHED FIRMLY ON STANDARD SQUARE TUBE OR U-CHANNEL POSTS BY MEANS OF (2) 1/2" DIAMETER HEX HEAD BOLTS.

SIGN POST DETAILS
N.T.S.

MONROE COUNTY FIRE STATION #10
SUGARLOAF KEY
17175 OVERSEAS HWY
SUGARLOAF SHORES, FL 33042



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AA-000976

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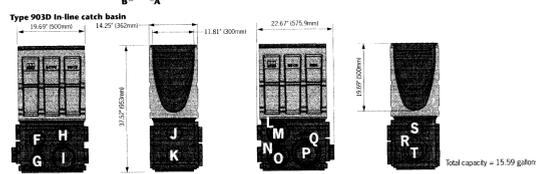
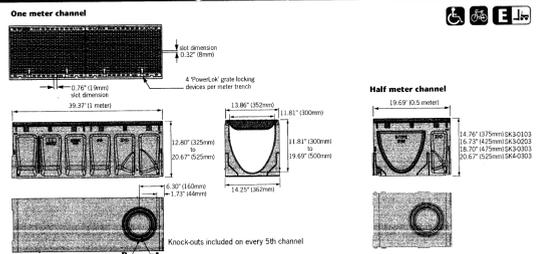
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PERMIT SET

DETAILS

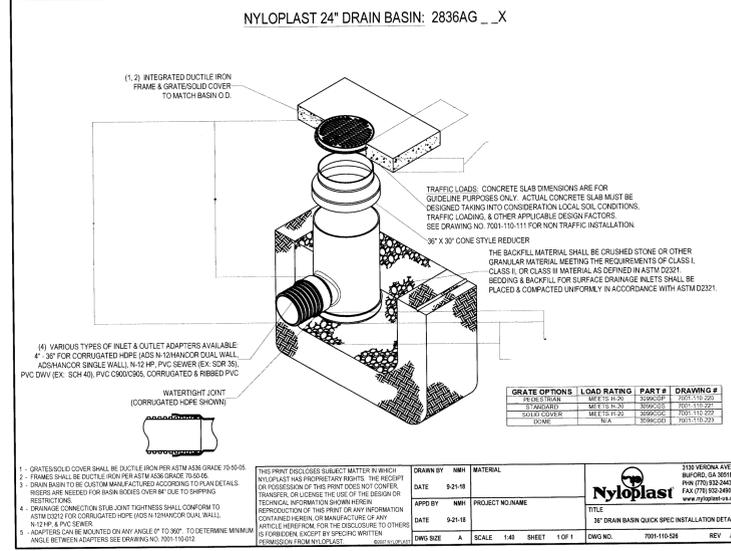
D-1

ACO DRAIN
PowerDrain - S300K iron edged channel system with longitudinal grate (ADA)



Outlet	Product	Outlet size (Sch. 40)	Invert Depth	GPM	CFS
A	Bottom outlet - SK300	6" round	11.81'	421	0.34
B	Bottom outlet - SK300	6" round	13.69'	544	1.23
C	Bottom outlet - SK300	8" round	11.81'	748	1.67
D	End outlet - SK340	6" round	11.81'	384	0.31
E	End outlet - SK340	6" round	13.69'	500	1.11
F	End outlet - SK340	8" round	11.81'	681	1.52
G	End outlet - SK340	8" round	13.69'	893	1.99
H	End outlet - SK340	10" round	11.81'	1116	2.49
I	Type SK300D	4" round	19.69'	1304	2.91
J	Type SK300D	4" round	18.29'	937	0.64
K	Type SK300D	4" round	16.29'	519	0.71
L	Type SK300D	4" round	14.29'	279	0.62
M	Type SK300D	4" round	12.29'	107	1.57
N	Type SK300D	4" round	10.29'	280	0.62
O	Type SK300D	4" round	8.29'	312	0.70
P	Type SK300D	4" round	6.29'	319	1.57
Q	Type SK300D	4" round	4.29'	316	0.70
R	Type SK300D	4" round	2.29'	701	1.56
S	Type SK300D	4" round	0.29'	1237	2.76
T	Type SK300D	4" round	18.29'	590	1.54
U	Type SK300D	4" round	17.29'	276	0.61
V	Type SK300D	4" round	16.29'	310	0.69

ACO Specification Information



Section 2721
Engineered Surface Drainage Products

GENERAL
PVC surface drainage inlets shall include the drain basin type as indicated on the contract drawing and referenced within the contract specifications. The ductile iron grates for each of these fittings are to be considered an integral part of the surface drainage inlet and shall be furnished by the same manufacturer. The surface drainage inlets shall be as manufactured by Nyloplast a division of Advanced Drainage Systems, Inc. or prior approved equal.

MATERIALS
The drain basins required for this contract shall be manufactured from PVC pipe stock, utilizing a thermforming process to reform the pipe stock to the specified configuration. The drainage pipe connection shall be manufactured from PVC pipe stock and formed to provide a watertight connection with the specified pipe system. This joint tightness shall conform to ASTM D3212 for joints for drain and sewer plastic pipe using flexible elastomeric seals. The flexible elastomeric seals shall conform to ASTM F477. The pipe bell spigot shall be joined to the main body of the drain basin or catch basin. The raw material used to manufacture the pipe stock that is used to manufacture the main body and pipe stubs of the surface drainage inlets shall conform to ASTM D1784 cell class 1254.

INSTALLATION
The specified PVC surface drainage inlet shall be installed using conventional flexible pipe backfill materials and procedures. The backfill material shall be crushed stone or other granular material meeting the requirements of class 1, class 2, or class 3 material as defined in ASTM D2321. Bedding and backfill for surface drainage inlets shall be well placed and compacted uniformly in accordance with ASTM D2321. The drain basin body will be cut at the time of the final grade. No brick, stone or concrete block will be required to set the grate to the final grade height. For load rated installations, a concrete slab must be poured under and around the grate and frame. The concrete slab must be designed taking into consideration local soil conditions, traffic loading, and other applicable design factors. For other installation considerations such as migration of fines, ground water, and soft foundations refer to ASTM D2321 guidelines.

<table border="1"> <tr> <th>Outlet</th> <th>Product</th> <th>Outlet size (Sch. 40)</th> <th>Invert Depth</th> <th>GPM</th> <th>CFS</th> </tr> <tr> <td>A</td> <td>Bottom outlet - SK300</td> <td>6" round</td> <td>11.81'</td> <td>421</td> <td>0.34</td> </tr> <tr> <td>B</td> <td>Bottom outlet - SK300</td> <td>6" round</td> <td>13.69'</td> <td>544</td> <td>1.23</td> </tr> <tr> <td>C</td> <td>Bottom outlet - SK300</td> <td>8" round</td> <td>11.81'</td> <td>748</td> <td>1.67</td> </tr> </table>	Outlet	Product	Outlet size (Sch. 40)	Invert Depth	GPM	CFS	A	Bottom outlet - SK300	6" round	11.81'	421	0.34	B	Bottom outlet - SK300	6" round	13.69'	544	1.23	C	Bottom outlet - SK300	8" round	11.81'	748	1.67	<table border="1"> <tr> <th>Outlet</th> <th>Product</th> <th>Outlet size (Sch. 40)</th> <th>Invert Depth</th> <th>GPM</th> <th>CFS</th> </tr> <tr> <td>D</td> <td>End outlet - SK340</td> <td>6" round</td> <td>11.81'</td> <td>384</td> <td>0.31</td> </tr> <tr> <td>E</td> <td>End outlet - SK340</td> <td>6" round</td> <td>13.69'</td> <td>500</td> <td>1.11</td> </tr> <tr> <td>F</td> <td>End outlet - SK340</td> <td>8" round</td> <td>11.81'</td> <td>681</td> <td>1.52</td> </tr> <tr> <td>G</td> <td>End outlet - SK340</td> <td>8" round</td> <td>13.69'</td> <td>893</td> <td>1.99</td> </tr> <tr> <td>H</td> <td>End outlet - SK340</td> <td>10" round</td> <td>11.81'</td> <td>1116</td> <td>2.49</td> </tr> </table>	Outlet	Product	Outlet size (Sch. 40)	Invert Depth	GPM	CFS	D	End outlet - SK340	6" round	11.81'	384	0.31	E	End outlet - SK340	6" round	13.69'	500	1.11	F	End outlet - SK340	8" round	11.81'	681	1.52	G	End outlet - SK340	8" round	13.69'	893	1.99	H	End outlet - SK340	10" round	11.81'	1116	2.49	<table border="1"> <tr> <th>Outlet</th> <th>Product</th> <th>Outlet size (Sch. 40)</th> <th>Invert Depth</th> <th>GPM</th> <th>CFS</th> </tr> <tr> <td>I</td> <td>Type SK300D</td> <td>4" round</td> <td>19.69'</td> <td>1304</td> <td>2.91</td> </tr> <tr> <td>J</td> <td>Type SK300D</td> <td>4" round</td> <td>18.29'</td> <td>937</td> <td>0.64</td> </tr> <tr> <td>K</td> <td>Type SK300D</td> <td>4" round</td> <td>16.29'</td> <td>519</td> <td>0.71</td> </tr> <tr> <td>L</td> <td>Type SK300D</td> <td>4" round</td> <td>14.29'</td> <td>279</td> <td>0.62</td> </tr> <tr> <td>M</td> <td>Type SK300D</td> <td>4" round</td> <td>12.29'</td> <td>107</td> <td>1.57</td> </tr> <tr> <td>N</td> <td>Type SK300D</td> <td>4" round</td> <td>10.29'</td> <td>280</td> <td>0.62</td> </tr> <tr> <td>O</td> <td>Type SK300D</td> <td>4" round</td> <td>8.29'</td> <td>312</td> <td>0.70</td> </tr> <tr> <td>P</td> <td>Type SK300D</td> <td>4" round</td> <td>6.29'</td> <td>319</td> <td>1.57</td> </tr> <tr> <td>Q</td> <td>Type SK300D</td> <td>4" round</td> <td>4.29'</td> <td>316</td> <td>0.70</td> </tr> <tr> <td>R</td> <td>Type SK300D</td> <td>4" round</td> <td>2.29'</td> <td>701</td> <td>1.56</td> </tr> <tr> <td>S</td> <td>Type SK300D</td> <td>4" round</td> <td>0.29'</td> <td>1237</td> <td>2.76</td> </tr> <tr> <td>T</td> <td>Type SK300D</td> <td>4" round</td> <td>18.29'</td> <td>590</td> <td>1.54</td> </tr> <tr> <td>U</td> <td>Type SK300D</td> <td>4" round</td> <td>17.29'</td> <td>276</td> <td>0.61</td> </tr> <tr> <td>V</td> <td>Type SK300D</td> <td>4" round</td> <td>16.29'</td> <td>310</td> <td>0.69</td> </tr> </table>	Outlet	Product	Outlet size (Sch. 40)	Invert Depth	GPM	CFS	I	Type SK300D	4" round	19.69'	1304	2.91	J	Type SK300D	4" round	18.29'	937	0.64	K	Type SK300D	4" round	16.29'	519	0.71	L	Type SK300D	4" round	14.29'	279	0.62	M	Type SK300D	4" round	12.29'	107	1.57	N	Type SK300D	4" round	10.29'	280	0.62	O	Type SK300D	4" round	8.29'	312	0.70	P	Type SK300D	4" round	6.29'	319	1.57	Q	Type SK300D	4" round	4.29'	316	0.70	R	Type SK300D	4" round	2.29'	701	1.56	S	Type SK300D	4" round	0.29'	1237	2.76	T	Type SK300D	4" round	18.29'	590	1.54	U	Type SK300D	4" round	17.29'	276	0.61	V	Type SK300D	4" round	16.29'	310	0.69
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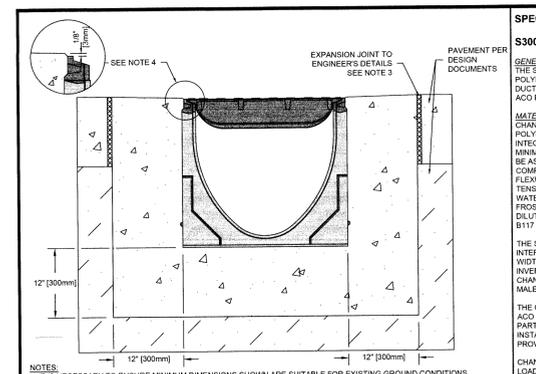
MONROE COUNTY FIRE STATION #10
SUGARLOAF KEY
17175 OVERSEAS HWY
SUGARLOAF SHORES, FL 33042

April 2018

<p>1. GRADES/COVER SHALL BE DUCTILE IRON PER NEW YORK STATE 105-10.5.</p> <p>2. FRAMES SHALL BE DUCTILE IRON PER ASTM A36 GRADE 55-60.</p> <p>3. DRAIN BASIN COVER OR MANUFACTURED ACCORDING TO MANUFACTURER'S DETAILS. REVISIONS ARE NEEDED FOR 18" INCHES OVER 18" TO SHIPPING.</p> <p>4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR JOINTS FOR DRAIN AND SEWER PLASTIC PIPE USING FLEXIBLE ELASTOMERIC SEALS.</p> <p>5. JOINTS SHALL BE WRAPPED AT AN ANGLE OF 90° TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS (SEE DRAWING NO. 700-110-012).</p>	<p>THE PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONVEY, TRANSFER, OR GIVE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM FOR THE ENCLOSURE, IS STRICTLY FORBIDDEN EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.</p>	<p>DRAWN BY: AMI DATE: 9-21-18</p> <p>APPROVED BY: NMI DATE: 9-21-18</p>	<p>3158 WYRONA AVE MURKIN, GA 30058 PH: (770) 332-3443 FAX: (770) 332-4866 WWW.NYLOPLAST.COM</p>
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SALTZ MICHELSON ARCHITECTS
3501 Griffin Road
Fl. Lauderdale, FL 33312
(954) 266-2700 Fax: (954) 266-2701
sma@saltzmichelson.com



SPECIFICATION CLAUSE
S300K POWERDRAIN - LOAD CLASS E

GENERAL
THE SURFACE DRAINAGE SYSTEM SHALL BE POLYMER CONCRETE S300K CHANNEL SYSTEM WITH DUCTILE IRON EDGE RAILS AS MANUFACTURED BY ACO POLYMER PRODUCTS, INC.

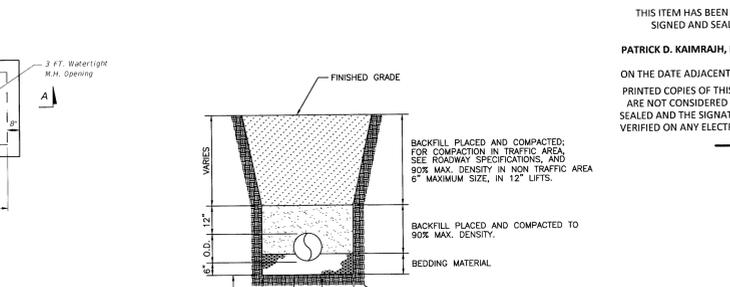
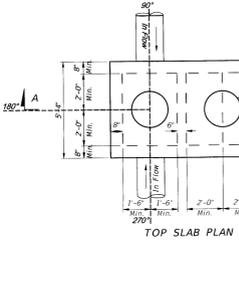
MATERIALS
CHANNELS SHALL BE MANUFACTURED FROM POLYESTER RESIN POLYMER CONCRETE WITH AN INTEGRALLY CAST DUCTILE IRON EDGE RAIL. MINIMUM PROPERTIES OF POLYMER CONCRETE WILL BE AS FOLLOWS:
COMPRESSIVE STRENGTH: 14,000 PSI
FLEXURAL STRENGTH: 4,000 PSI
TENSILE STRENGTH: 1,500 PSI
WATER ABSORPTION: 0.07%
FROST PROOF: YES
DILUTE ACID AND ALKALI RESISTANT: YES
B117 SALT SPRAY TEST COMPLIANT: YES

THE SYSTEM SHALL BE 12" (300mm) NOMINAL INTERNAL WIDTH WITH A 14.2" (360mm) OVERALL WIDTH AND A BUILT IN SLOPE OF 0.5%. CHANNEL INVERT SHALL HAVE DEVELOPED "V" SHAPE. ALL CHANNELS SHALL BE INTERLOCKING WITH A MALE/FEMALE JOINT.

THE COMPLETE DRAINAGE SYSTEM SHALL BE BY ACO POLYMER PRODUCTS, INC. ANY OMISSION OR PARTIAL SYSTEM DESIGN AND/OR IMPROPER INSTALLATION WILL VOID ANY AND ALL WARRANTIES PROVIDED BY ACO POLYMER PRODUCTS, INC.

CHANNEL SHALL WITHSTAND LOADING TO PROPER LOAD CLASS AS OUTLINED BY EN 1433. GRATE TYPE SHALL BE APPROPRIATE TO MEET THE SYSTEM LOAD CLASS SPECIFIED AND INTENDED APPLICATION. GRATES SHALL BE SECURED USING EITHER THE POWERLOK BOLTLESS LOCKING SYSTEM OR THE 4 BOLT LOCKING OPTION. CHANNEL AND GRATE SHALL BE CERTIFIED TO MEET THE SPECIFIED EN 1433 LOAD CLASS. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

	WELL #1	WELL #2
RM ELEV.	1.77	7.72
LATITUDE	N24°38'44.93"	N24°38'48.98"
LONGITUDE	W81°33'56.35"	W81°33'51.02"
TOP OF TOP SLAB ELEV.	6.87	6.87
BOTTOM OF TOP SLAB ELEV.	6.00	6.00
IN FLOW DIRECTION (#1)	8" HDPE	18" HDPE
IN INV. PIPE (#1)	18" HDPE	18" HDPE
IN INV. ELEV. (#1)	2.65	2.70
IN FLOW DIRECTION (#2)	18" HDPE	-
IN INV. PIPE (#2)	8" HDPE	-
IN INV. ELEV. (#2)	2.65	-
IN FLOW DIRECTION (#3)	27"	-
IN INV. PIPE (#3)	18" HDPE	-
IN INV. ELEV. (#3)	2.65	-
WELL TOP ELEV.	3.88	3.88
TOP OF BOTTOM SLAB ELEV.	-1.38	-1.30
BOTTOM OF BOTTOM SLAB ELEV.	-2.05	-1.97



WELL NOTES:

1. 3" OPENING ABOVE WELL WILL REQUIRE US#667-CR-CE WATER TIGHT (BWT) RING AND COVER, LETTERING TO SAY "WELL"

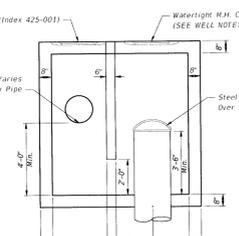
2. NO WELDS ARE ALLOWED ON THE TOP 15 FEET OF THE WELL CASING.

3. MIN. WELL CASING DEPTH = 10'

4. MIN. OPEN HOLE DEPTH = 30' (MIN. TOTAL WELL DEPTH = 190')

5. SCREEN ON WELL HEAD TO BE CORROSION RESISTANT IN A SALT WATER ENVIRONMENT. SEE NOTES BELOW FOR ADDITIONAL REQUIREMENTS.

6. PROPOSED DRAINAGE WELL SHALL HAVE A MINIMUM CAPACITY OF 667 GPM/24-HR.



NOTES:

1. WHERE SOIL CONDITION CANNOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED MEANS OF CONSTRUCTION.

2. WHERE REQUIRED SHEETING AND SHORING SHALL BE IN ACCORDANCE WITH THE LOCAL GOVERNMENTAL AGENCY.

3. MUCK OR OTHER UNSUITABLE MATERIAL SHALL BE COMPLETELY REMOVED.

4. WHEN THE PIPE IS LAID IN THE PREPARED TRENCH, TRUE TO LINE AND GRADE, THE PIPE BARREL SHALL RECEIVE CONTINUOUS UNIFORM SUPPORT. WHERE NECESSARY, COURSE SAND, PEA ROCK OR 3/4" LIMESTONE GRAVEL SHALL BE USED TO PROVIDE UNIFORM BEDDING.

5. JOINTS MAY BE WRAPPED AT THE DISCRETION OF THE DISTRICT AND THE SITE CONDITIONS.

6. BACKFILL MATERIAL SHALL BE NON-COHESIVE AND NON-PLASTIC SOIL THAT IS FREE OF ALL DEBRIS, LUMPS, WOOD BROKEN PAVING OR ANY ORGANIC OR UNSUITABLE MATERIAL. BACKFILL MATERIAL PLACED WITHIN 12" OF THE PIPE SHALL CONTAIN NO ROCKS OR STONES LARGER THAN 3-1/2" INCHES IN DIAMETER. NO ROCKS OR STONES LARGER THAN 8" IN DIAMETER WILL BE PERMITTED IN THE REMAINING BACKFILL UNLESS OTHERWISE SPECIFIED.

7. TRENCH BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 90 PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED BY AASHTO T-180. BACKFILL AND COMPACTOR SHALL BE IN ACCORDANCE TO THE STANDARD ENGINEERING DESIGN REQUIRED BY THE LOCAL GOVERNMENTAL AGENCY.

<p>SKS-E-CP</p> <p>POWERDRAIN - S300K - LOAD CLASS: E Exposed Concrete Pavement</p> <p>DATE: 12/12/18</p>	<p>ACO Polymer Products, Inc.</p> <p>825 W. Beekmantown St. Cava Grande, AZ 85122 Tel: 520-421-9999 Fax: 520-421-8889</p> <p>9470 Pinecone Dr. Mentor, OH 44860 Tel: 440-639-7250 Fax: 440-639-7255</p> <p>4211 Pleasant Rd. Fort Mill, SC 29708 Tel: 803-548-1100 Fax: 803-802-1063</p>
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<p>Arizona Tel: 888-490-9552 e-mail: sales@acousa.com</p>	<p>Ohio Tel: 800-543-4764 www.acousa.com</p>	<p>South Carolina Tel: 800-543-4764</p>
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24" STEEL WELL GRATE
Heavy duty "tee rivet" grate
Openings: 1-1/2" maximum
Total Opening: 1.7 sq ft minimum
For 24" grate, outer diameter = 29"
Steel well grate to be installed over 24" deep well.
Steel grate to be hot dipped galvanized after fabrication, see Specification Section 962.

DEEP WELL INJECTION BOX DETAIL
N.T.S. F.D.O.T. INDEX 444-101

TRENCH EXCAVATION DETAIL
N.T.S.

File Name: 22-0178.00015 - Details.dwg
Layout Name: D-2
User Name: reiner
Project Path: X:\Projects\2022\22-0178.00015 - Monroe County Fire Station - Sugarloaf Key\Design\CAD\Sheets - Details.dwg

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MONROE COUNTY PLANNING DEPT.

ema
chen moore and associates
3150 SW 38th Avenue
Suite 950
Miami, FL 33146
786.497.1500
www.chenmoore.com

REVISIONS

- 09/22/2025 COUNTY COMMENTS
- 11/07/2025 COUNTY COMMENTS
- 11/25/2025 COUNTY COMMENTS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:
PATRICK D. KAIMRAJH, PE No. 78535
ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Project No.: 22-0178.00015
Drawn By: EG
Checked By: PDK
Date: 03/31/2025

REVISIONS

- 09/22/2025 COUNTY COMMENTS
- 11/07/2025 COUNTY COMMENTS
- 11/25/2025 COUNTY COMMENTS

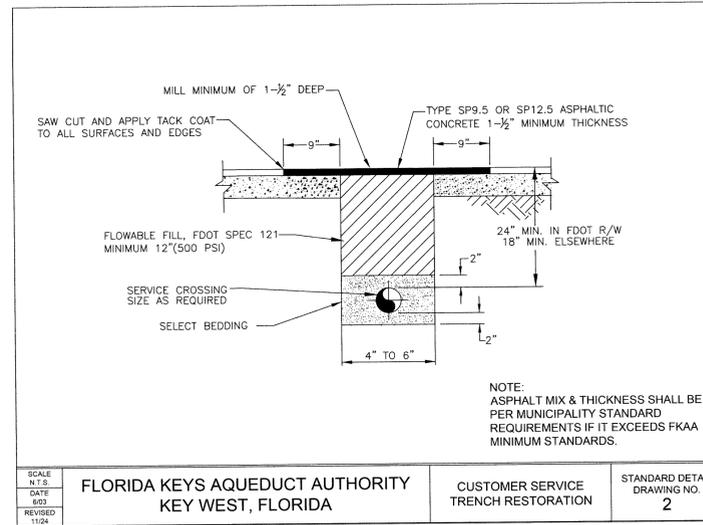
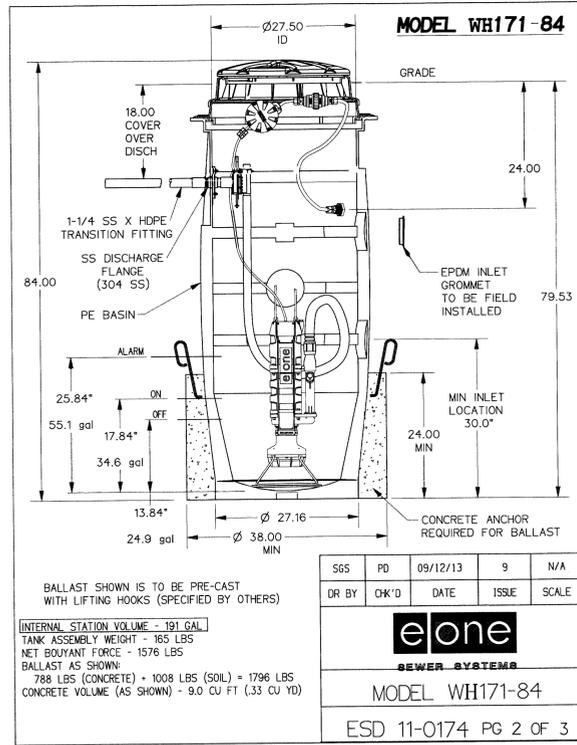
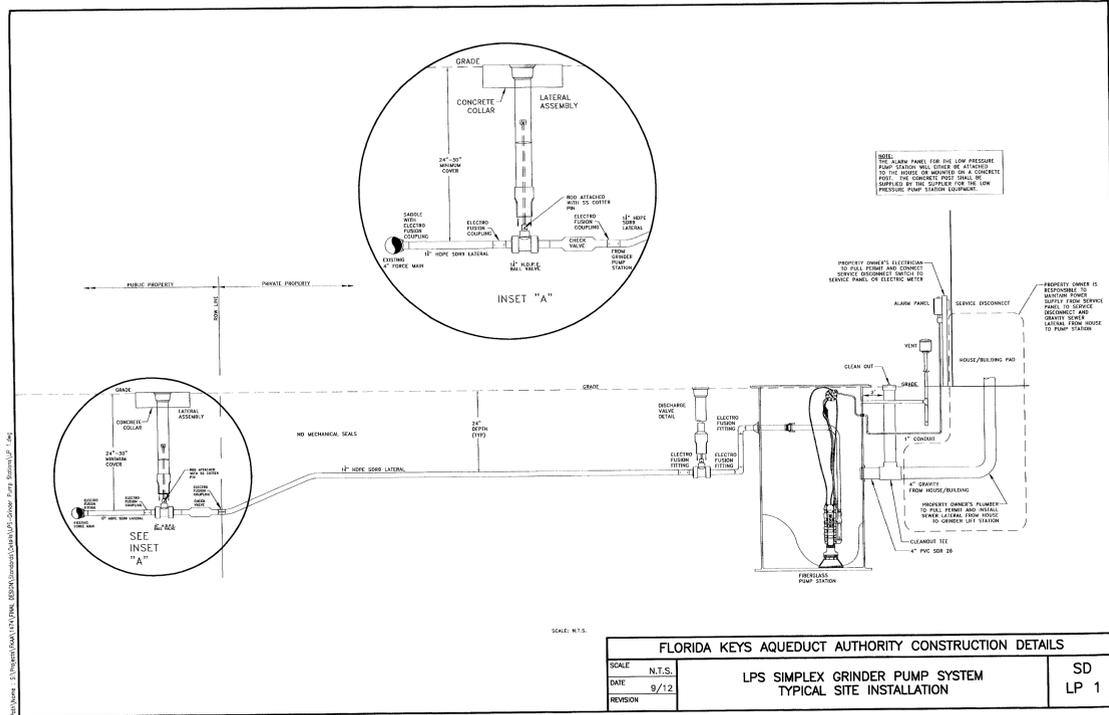
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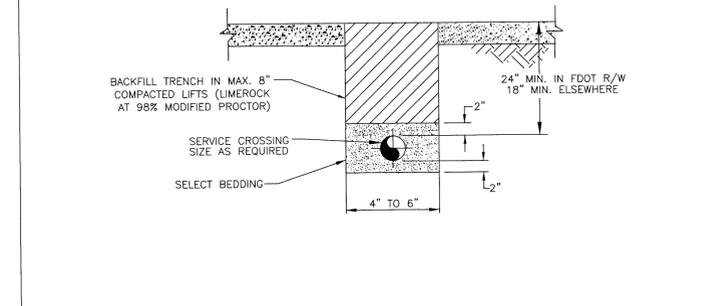
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DETAILS
D-2

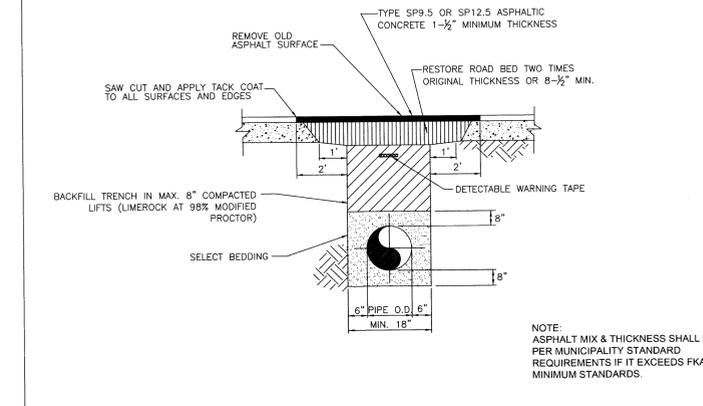
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SCALE	N.T.S.	SD
DATE	8/23	LP 1
REVISION	11/24	



SCALE	N.T.S.	SD
DATE	2/18	LP 1
REVISION		



SCALE	N.T.S.	SD
DATE	03/06	LP 1
REVISION	02/24	

MONROE COUNTY FIRE STATION #10
SUGARLOAF KEY
17175 OVERSEAS HWY
SUGARLOAF SHORES, FL 33042



3501 Griffin Road
Ft. Lauderdale, FL 33312
(954) 266-2700 Fx: (954) 266-2701
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AA-000976
PATRICK D. KAIMRAJH, PE

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PATRICK D. KAIMRAJH, PE NO. 78535

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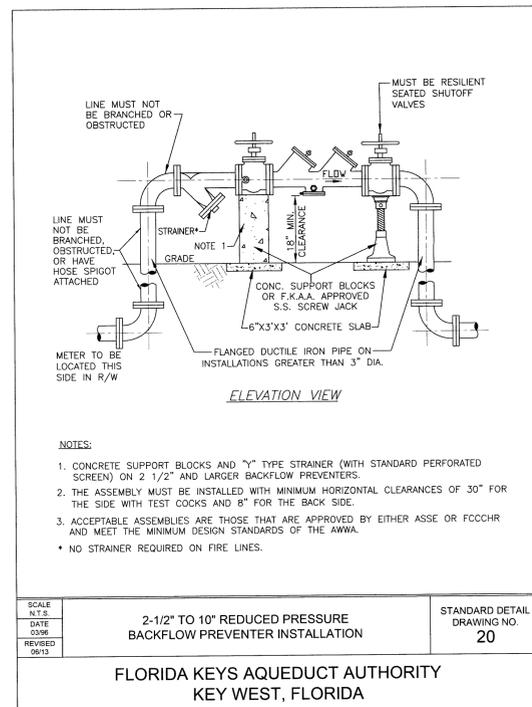
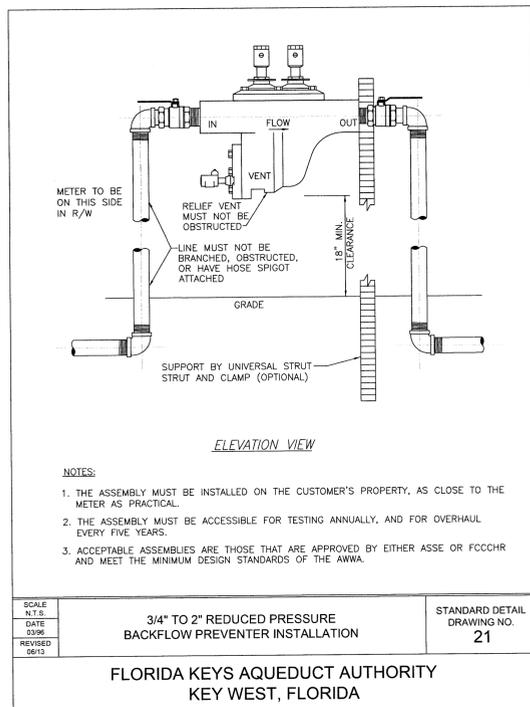
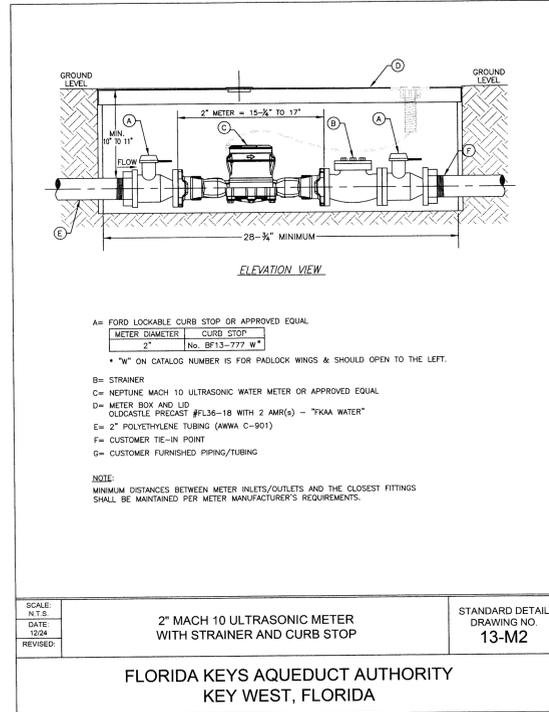
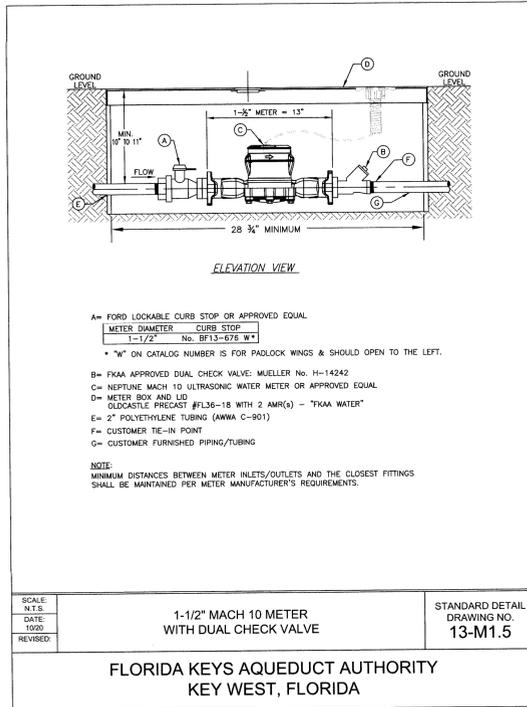


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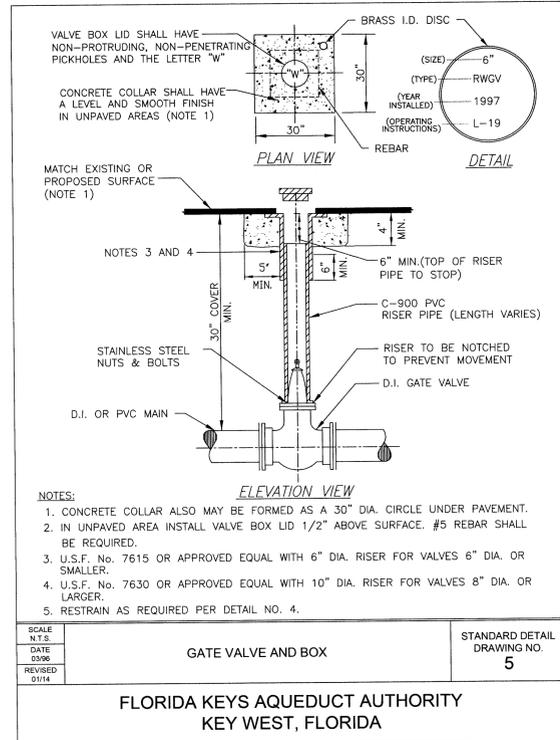
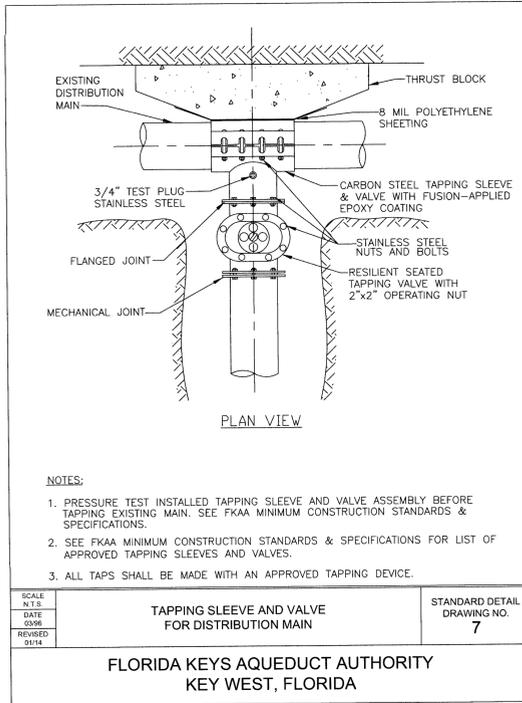
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DETAILS

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PVC PIPE RESTRAINT JOINT SCHEDULE

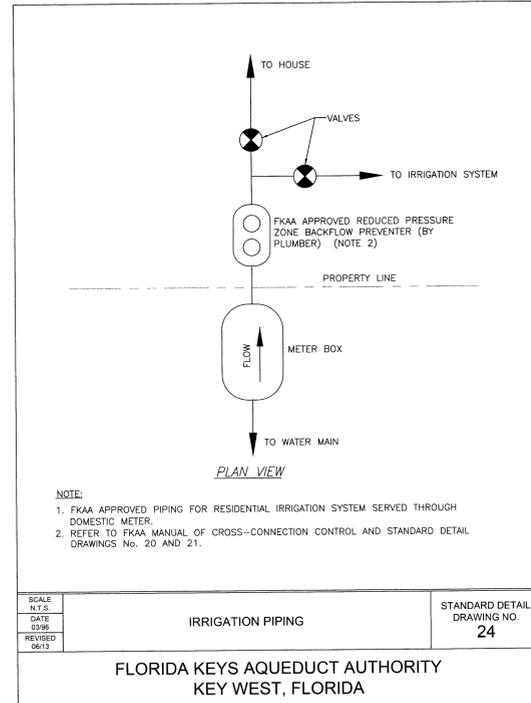
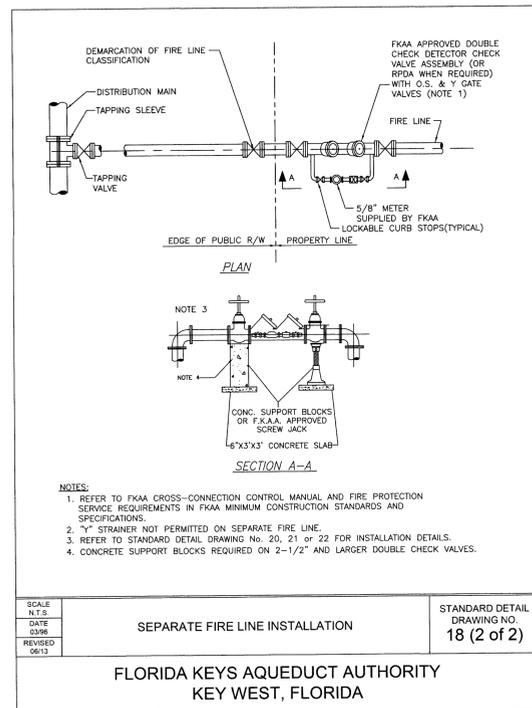
NOMINAL PIPE SIZE (IN.)	HORIZONTAL BENDS				VERTICAL OFFSETS		VALVES OR REDUCERS (SIZE)	TEES (NOTE 5)	
	45° BENDS (L/FT.)	22.5° BENDS (L/FT.)	11.25° BENDS (L/FT.)	45° BENDS (L/FT.) (SEE NOTE 4)	VERTICAL OFFSETS (L/FT.)	VERTICAL OFFSETS (L/FT.)		RUN SIZE	BRANCH SIZE
4	20	8	4	2	20	3	50	6 X 4	35
6	28	10	5	2	28	4	70	8 X 6	35
8	36	14	6	3	36	5	90	10 X 8	35
10	40	18	8	4	45	6	110	10 X 6	65
12	50	20	9	4	52	8	120	12 X 10	35
14	56	23	10	5	60	9	140	12 X 8	65
16	60	26	11	6	67	10	160	16 X 12	65
18	68	29	12	6	74	12	180	16 X 10	95
20	75	32	13	7	80	13	195	20 X 18	35
24	76	33	15	7	81	14	200	20 X 16	65
30	88	36	18	9	97	16	235	20 X 12	120
36	100	40	20	10	110	20	270	24 X 20	65
42	115	48	23	11	125	24	300	24 X 18	95
48	125	52	25	12	140	30	340	24 X 16	120
								30 X 24	80
								30 X 20	150
								36 X 30	80
								36 X 24	150
								42 X 36	80
								42 X 30	150
								48 X 42	80
								48 X 36	150

PVC PIPE RESTRAINT NOTES

- THIS SCHEDULE SHALL BE UTILIZED ON ALL WATER, SEWER FORCE MAIN OR RECLAIMED WATER SYSTEMS. ALL FITTINGS SHALL BE RESTRAINED TO LENGTHS INDICATED ON THE ABOVE SCHEDULE, AT A MINIMUM.
- ASSUMPTIONS: PVC PIPE, SAFETY FACTOR = 1.5, TEST PRESSURE = 150 PSI, SOIL = GM OR SM, TRENCH TYPE 3, DEPTH OF COVER = 36".
- BENDS AND VALVES SHALL BE RESTRAINED ON EACH SIDE OF FITTING.
- VERTICAL OFFSETS ARE APPROX. 3 FEET COVER ON TOP AND APPROX. 8 FEET COVER ON BOTTOM. PER THE DETAILS, LU IS THE RESTRAINED LENGTH FOR THE UPPER (TOP) LEVEL. LI IS THE RESTRAINED LENGTH FOR THE LOWER (DEEPER) LEVEL. ASSUME 45 DEGREE BENDS.
- TEES: TOTAL LENGTH BETWEEN FIRST JOINTS OR RESTRAINED LENGTH ON EITHER SIDE OF TEE (RUN) SHALL BE A TOTAL DISTANCE OF 30 FEET (MIN) SEE SCHEDULE ABOVE FOR RESTRAINT LENGTH ON TEE "BRANCH" LINE.
- HOPE TO PVC TRANSITIONS: THE PVC PIPE SIDE SHALL BE RESTRAINED 35 FEET (MIN).

SCALE N.T.S.	PVC PIPE RESTRAINT JOINT SCHEDULE	STANDARD DETAIL DRAWING NO. 4 (1 OF 2)
DATE 0396		
REVISED 0114		

**FLORIDA KEYS AQUEDUCT AUTHORITY
KEY WEST, FLORIDA**



**MONROE COUNTY FIRE STATION # 10
SUGARLOAF KEY**
17175 OVERSEAS HWY
SUGARLOAF SHORES, FL 33042



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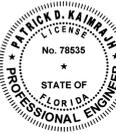
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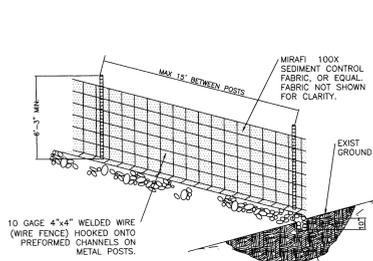


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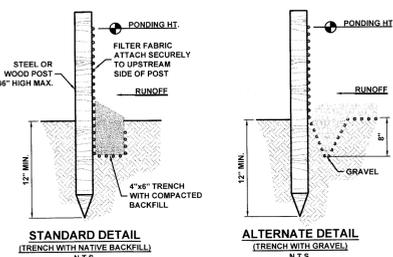
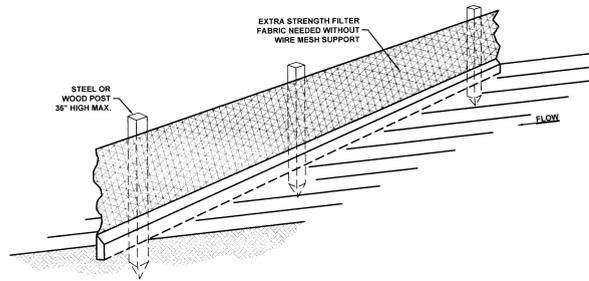
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DETAILS

D-5



- NOTES:
1. DRIVE WOOD POSTS (1.3 LBS/FT MIN) 18" MIN INTO GROUND AND EXCAVATE A 4"x4" TRENCH UPHILL 5' LONG (MIN) ALONG LINE OF POSTS.
 2. POSTS 4" IN DIAMETER OR 2"x4" MAY BE USED.
 3. ATTACH THE SEDIMENT CONTROL FABRIC (36" WIDE) TO THE WIRE FENCE W/METAL CLIPS OR WIRE AND EXTEND THE BOTTOM OF THE FABRIC 6" INTO THE TRENCH.
 4. BOTTOM OF SEDIMENT CONTROL FABRIC MUST BE PLACED IN TRENCH AND SECURED WITH GRANULAR FILL TO A HEIGHT OF 6" ABOVE GROUND LEVEL, SO THAT RUNOFF IS FORCED TO GO THROUGH THE FENCE AND CANNOT GO UNDER IT.
 5. SILT FENCE SHALL BE MAINTAINED AND TRAPPED SEDIMENTS SHALL BE REMOVED BY THE CONTRACTOR PERIODICALLY AS DETERMINED BY THE ENGINEER OR AS NECESSARY (MAX. 6 MONTHS).
 6. THE CONTRACTOR IS REQUIRED TO REMOVE ALL SILT FENCES AND AREA TO BE RESTORED TO THE ORIGINAL CONDITION UPON COMPLETION OF CONSTRUCTION.



- NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

POST OPTIONS:
 SOFTWOOD 2" DIA.
 SOFTWOOD 2" X 4"
 HARDWOOD 1 1/2" X 1 1/2"
 STEEL 1.33 LBS/FT

SHEET FLOW APPLICATION: SILT FENCE

THIS SEDIMENT BARRIER USES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 cm). HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPICED AS DESCRIBED IN ITEM NO. 6 BELOW.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 m) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 cm). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 m).
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10cm) WIDE AND 4 INCHES (10 cm) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 mm) LONG, 16 WIRES OR HOOK RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 cm) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 cm) ABOVE THE ORIGINAL GROUND SURFACE.

6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 cm) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 cm) ABOVE THE ORIGINAL GROUND SURFACE.

7. WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 6 APPLYING.

8. WHEN ATTACHING TWO SILT FENCES TOGETHER, PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE. ROTATE BOTH POSTS AT LEAST 180 DEGREES ON A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FILTER FABRIC. DRIVE BOTH POSTS INTO THE GROUND AND BURY THE FLAP.

9. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.

10. THE MOST EFFECTIVE APPLICATION CONSISTS OF A DOUBLE ROW OF SILT FENCES SPACED A MINIMUM OF THREE FEET APART. THE THREE FOOT SEPARATION IS SO THAT IF THE FIRST ROW COLLAPSES IT WILL NOT FALL ON THE SECOND ROW. WIRE OR SYNTHETIC MESH MAY BE USED TO REINFORCE THE FIRST ROW.

11. WHEN USED TO CONTROL SEDIMENTS FROM A STEEP SLOPE, SILT FENCES SHOULD BE PLACED AWAY FROM THE TOE OF THE SLOPE FOR INCREASED HOLDING CAPACITY.

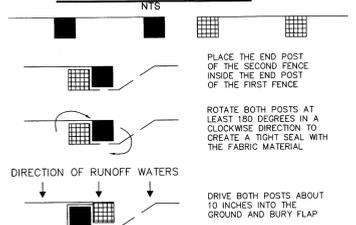
12. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

MAINTENANCE

1. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE BEFORE THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

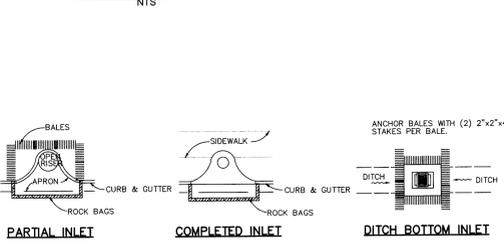
SILT FENCE DETAIL



SILT FENCE ATTACHMENT DETAIL

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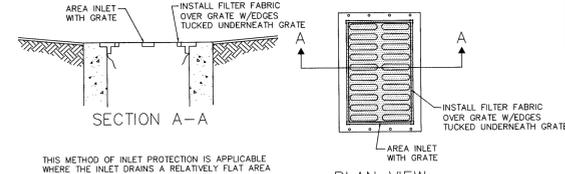
SILT FENCE INSTALLATION



FOR ADDITIONAL INFORMATION REFERENCE FDOT INDEX 102

INLET PROTECTION

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TYPE III SILT FENCE

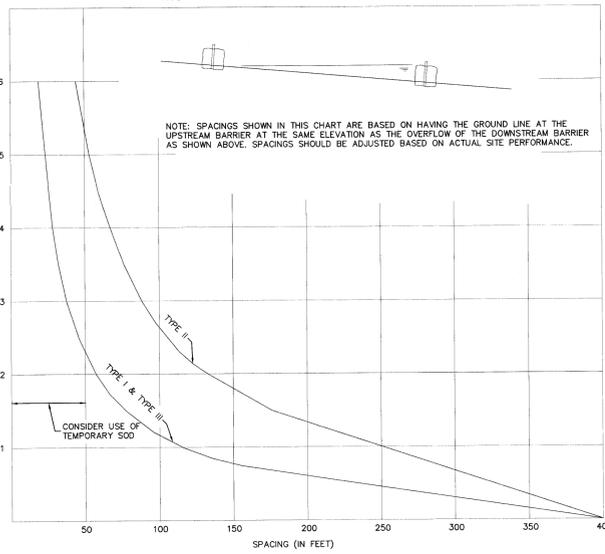
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TYPE IV SILT FENCE

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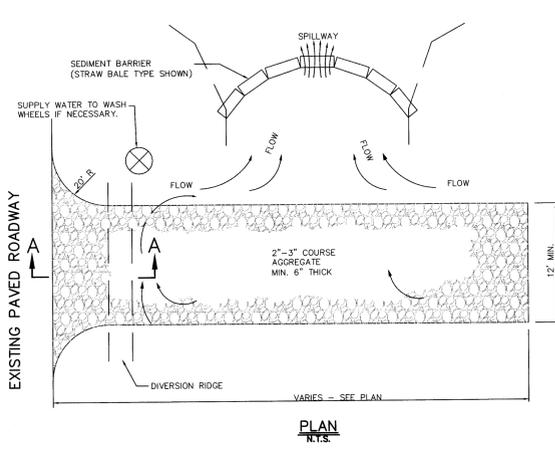
GENERAL NOTES

1. TYPE III SILT FENCE TO BE USED AT MOST LOCATIONS, WHERE USED IN DITCHES, THE SPACING FOR TYPE III SILT FENCE SHALL BE IN ACCORDANCE WITH CHART I, SHEET 1.
2. TYPE IV SILT FENCE TO BE USED WHERE LARGE SEDIMENT LOADS ARE ANTICIPATED. SUGGESTED USE IS WHERE FILL SLOPE IS 1:2 OR STEEPER AND LENGTH OF SLOPE EXCEEDS 25 FEET. AVOID USE WHERE THE DETAINED WATER MAY BACK INTO TRAVEL LANES OR OFF THE RIGHT-OF-WAY.
3. DO NOT CONSTRUCT SILT FENCES ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.
4. WHERE USED AS SLOPE PROTECTION, SILT FENCE IS TO BE CONSTRUCTED ON OR LONGITUDINAL GRADE TO AVOID CHANNELIZING RUNOFF ALONG THE LENGTH OF THE FENCE.



RECOMMENDED SPACING FOR BALED HAY BARRIERS AND TYPE III SILT FENCE

N.T.S.



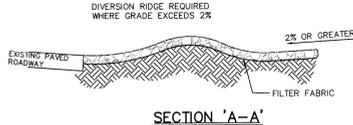
- NOTE:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

N.T.S.

FILTER FABRIC INLET PROTECTION

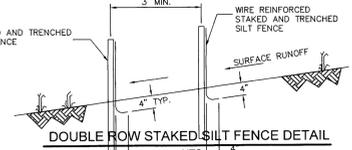
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NOTE:
 USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED.

GENERAL NOTES

- TEMPORARY ACCESS ROADS AND PARKING AREAS:**
1. TEMPORARY ROADS SHALL FOLLOW THE CONTOUR OF THE NATURAL TERRAIN TO THE EXTENT POSSIBLE. SLOPES SHOULD NOT EXCEED 10 PERCENT.
 2. TEMPORARY PARKING AREAS SHOULD BE LOCATED ON NATURALLY FLAT AREAS TO MINIMIZE GRADING. GRADES SHOULD BE SUFFICIENT TO PROVIDE DRAINAGE BUT SHOULD NOT EXCEED 4 PERCENT.
 3. ROADBEDS SHALL BE AT LEAST 14 FEET (5.5 m) WIDE FOR ONE-WAY TRAFFIC AND 20 FEET (8 m) WIDE FOR TWO-WAY TRAFFIC.
 4. ALL CUTS AND FILLS SHALL HAVE SIDE SLOPES THAT ARE STABLE FOR THE PARTICULAR SOIL. SLOPES OF 2:1 OR FLATTER ARE RECOMMENDED FOR CLAY SOILS, AND SLOPES OF 3:1 OR FLATTER ARE RECOMMENDED FOR SANDY SOILS.
 5. STORMWATER SYSTEM SHALL BE PROVIDED AS NEEDED AND SHALL BE DESIGNED AND CONSTRUCTED ACCORDING TO APPLICABLE REGULATIONS.
 6. THE ROADBED OR PARKING SURFACE SHALL BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL.
 7. A 6 INCH (15 cm) COURSE OF FOOT NO. 1 AGGREGATE SHALL BE APPLIED IMMEDIATELY AFTER GRADING OR THE COMPLETION OF UTILITY INSTALLATION WITHIN THE RIGHT-OF-WAY. FILTER FABRIC MAY BE APPLIED TO THE ROADBED FOR ADDITIONAL STABILITY ACCORDING TO THE FABRIC MANUFACTURER'S SPECIFICATIONS.



DOUBLE ROW STAKED SILT FENCE DETAIL

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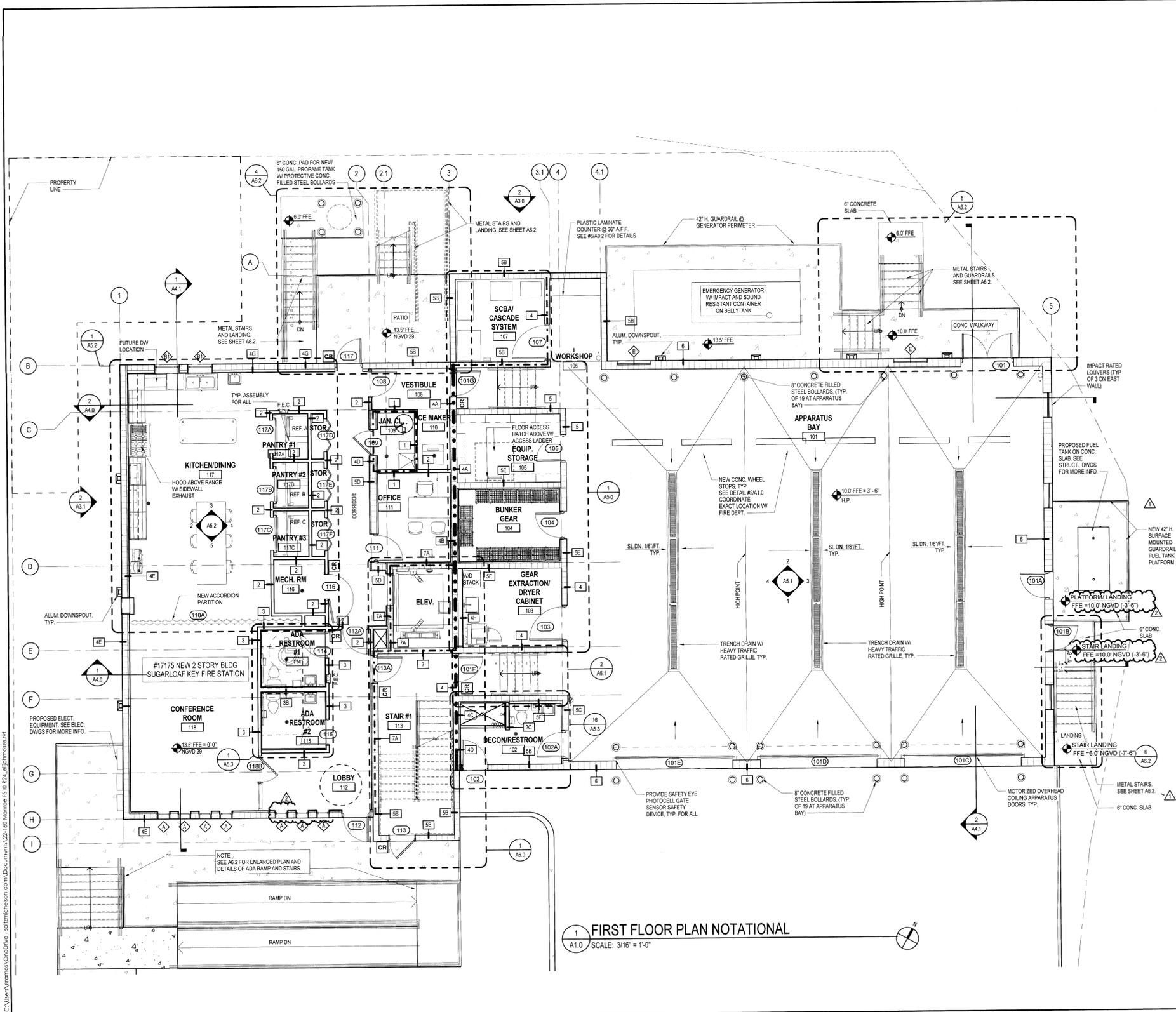


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STORMWATER POLLUTION PREVENTION
DETAILS

D-5



FLOOR PLAN LEGEND	
TYPE	DESCRIPTION
ROOM 101	ROOM NAME ROOM NUMBER
XXX	DOOR TAG
X1	WINDOW NUMBER
A1	WALL TYPE
A101	DETAIL NUMBER SHEET NUMBER
A101	INTERIOR ELEVATION
[Symbol]	NEW CMU WALL
[Symbol]	NEW INTERIOR PARTITION
[Symbol]	NEW 1/2-HR FIRE RATED INTERIOR PARTITION
[Symbol]	NEW 1-HR FIRE RATED INTERIOR PARTITION
[Symbol]	NEW 2-HR FIRE RATED INTERIOR PARTITION
[Symbol]	NEW EXTERIOR WINDOW

GENERAL FLOOR PLAN NOTES
 NOTE: REFER TO PARTITION TAGS ON PLANS AND PARTITION TYPE DETAILS ON SHEET A8.0

- GENERAL SHEET NOTES**
- THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND EXAMINE THE PLANS AND IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INVESTIGATED AND IS FULLY INFORMED AS TO THE CONDITIONS AND MATERIALS TO BE ENCOUNTERED AS TO CHARACTER, QUALITY AND QUANTITIES OF WORK TO BE PERFORMED AND MATERIALS TO BE FURNISHED AND AS TO THE REQUIREMENTS OF THE PLANS.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FINAL PLANS AND ON THE JOB SITE PRIOR TO EXECUTION OF ANY WORK AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS ARISING FROM A FAILURE TO PERFORM A VERIFICATION AND TO MAKE TIMELY NOTIFICATION OF DISCREPANCIES. THE ARCHITECT WILL, IN AN EXPEDITIOUS MANNER, PROVIDE THE OWNER WITH REVISED DRAWINGS REFLECTING ANY OF THESE DISCREPANCIES AND RELATED MITIGATION FOR REVIEW AND APPROVAL.
 - DO NOT SCALE DRAWINGS.
 - CONTRACTOR WILL GUARANTEE IN WRITING ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER AND WILL, AT HIS OWN COST, REPAIR OR REPLACE ALL WORK OR DAMAGE CAUSED BY WORK OF SUBCONTRACTORS WHICH BECOMES DEFECTIVE DURING THE TERM OF THE GUARANTEE.
 - CONTRACTOR SHALL COORDINATE AND SUPERVISE HIS WORK AND WORK BY SUBCONTRACTORS INCLUDING COORDINATION AND SUPERVISION DURING INSPECTIONS.
 - THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED, REPRODUCED, OR CHANGED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.
 - GENERAL CONTRACTOR SHALL DO ALL CUTTING AND PATCHING OF CONCRETE SLABS, ETC., AS MAY BE REQUIRED FOR ALL TRADES TO ACCOMPLISH ALL WORK REQUIRED BY THESE CONTRACT DOCUMENTS. PATCH & REPAIR AS REQUIRED. CONTRACTOR'S INSTALLATION OF ALL UTILITIES AND SUBSEQUENT HOOKUP SHALL BE AS NECESSARY TO ASSURE CONFORMANCE WITH UTILITY COMPANY REQUIREMENTS.
 - IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF WORK AND OCCUPANCY. ALL CONTRACTORS SHALL DO THEIR WORK IN COMPLIANCE WITH THE LATEST EDITION OF THE FLORIDA BUILDING CODE, NATIONAL ELECTRIC CODE, NFPA, OSHA AND OTHER APPLICABLE CODES AND REGULATIONS.
 - IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS REQUIRED TO COMPLETE THE WORK WITH GOOD WORKMANSHIP AND ASSURE PROPER WORKING ORDER.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR THE COST OF ALL INSPECTIONS AND TESTS REQUIRED TO IMPLEMENT THE PLANS.
 - AFTER APPROVAL OF THE FINAL PLANS, ALL REVISIONS MUST PROCEED THROUGH THE ARCHITECT FOR APPROVAL. ANY REVISIONS MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT MAY BE CONSIDERED INVALID AND, AT THE SOLE DISCRETION OF THE ARCHITECT, THE WORK REJECTED AND REQUIRED TO BE MODIFIED AT NO COST TO THE OWNER.
 - OWNER'S SUBCONTRACTORS SHALL BE ALLOWED TO DO WORK PRIOR TO SUBSTANTIAL COMPLETION SUBJECT ONLY TO THE APPROPRIATE PROGRESS OF THE WORK AND A SEVEN (7) DAY PRIOR NOTICE OF INTENT BY OWNER TO THE CONTRACTOR.
 - CONTRACTOR SHALL PROVIDE PUBLIC PROTECTION AS NECESSARY PER CITY AND LOCAL CODE REQUIREMENTS.
 - ALL MATERIALS AND WORK TO CONFORM TO LATEST GOVERNING BUILDING CODES AND REGULATIONS. SUBMIT ELECTRONIC SHOP DRAWINGS WHERE REQUIRED AND/OR INDICATED.
 - CONTRACTOR SHALL PROVIDE ACCESS PANELS AS REQUIRED BY PLUMBING, AIR CONDITIONING AND OTHER TRADES, AND AS REQUIRED BY CODES. LOCATIONS AND TYPE OF PANEL TO BE REVIEWED AND APPROVED BY THE ARCHITECT.
 - ALL FIRE & SMOKE WALLS SHALL BE STENCILED ABOVE CEILING.
 - FIRE SPRINKLER SHOP DRAWINGS AND RISER ROOM TO BE PROVIDED BY SUB CONTRACTOR.
 - ALL OUTLETS AND PHONE JACKS AT CABINETRY LOCATIONS SHALL BE ABOVE COUNTER AT SPLASH HEIGHT, IF A KNEE SPACE IS PROVIDED. LOCATE THE OUTLETS BELOW THE COUNTER. OUTLETS ON OFFICES SHALL BE LOCATED BELOW THE COUNTER ON OPEN KNEE SPACES.
 - PROVIDE SHELL BUILDING STANDARD INSULATION AT EXTERIOR WALLS.
 - PROVIDE ONE (1) FIRE EXTINGUISHER FOR EACH 3,000 S.F. OF FLOOR AREA LOCATIONS WHERE REQUIRED BY FIRE MARSHAL.
 - FUR OUT AT MASONRY WALLS AS REQUIRED FOR BUILDING SANITARY LINES AND R.V.L.
 - CONTRACTOR SHALL COMPLY WITH NFPA 101-38.3.3 8th EDITION (2023).
 - FIRE SEAL ALL OPENINGS & PENETRATIONS IN HOUR RATED PARTITIONS.
 - CONTRACTOR SHALL SUBMIT SIGNED AND SEALED ENGINEERED SHOP DRAWINGS FOR ALL FLOODPROOFING BARRIER PANELS AND ACCESSORIES INCLUDING DETAILS AND CALCULATIONS AS REQUIRED FOR A COMPLETE SYSTEM TO MEET CODE.
 - SEE A1.7 FOR FLOODPROOFING DESIGN INTENT & INFORMATION.

**MONROE COUNTY FIRE STATION #10
SUGARLOAF KEY**
 17775 OVERSEAS HWY
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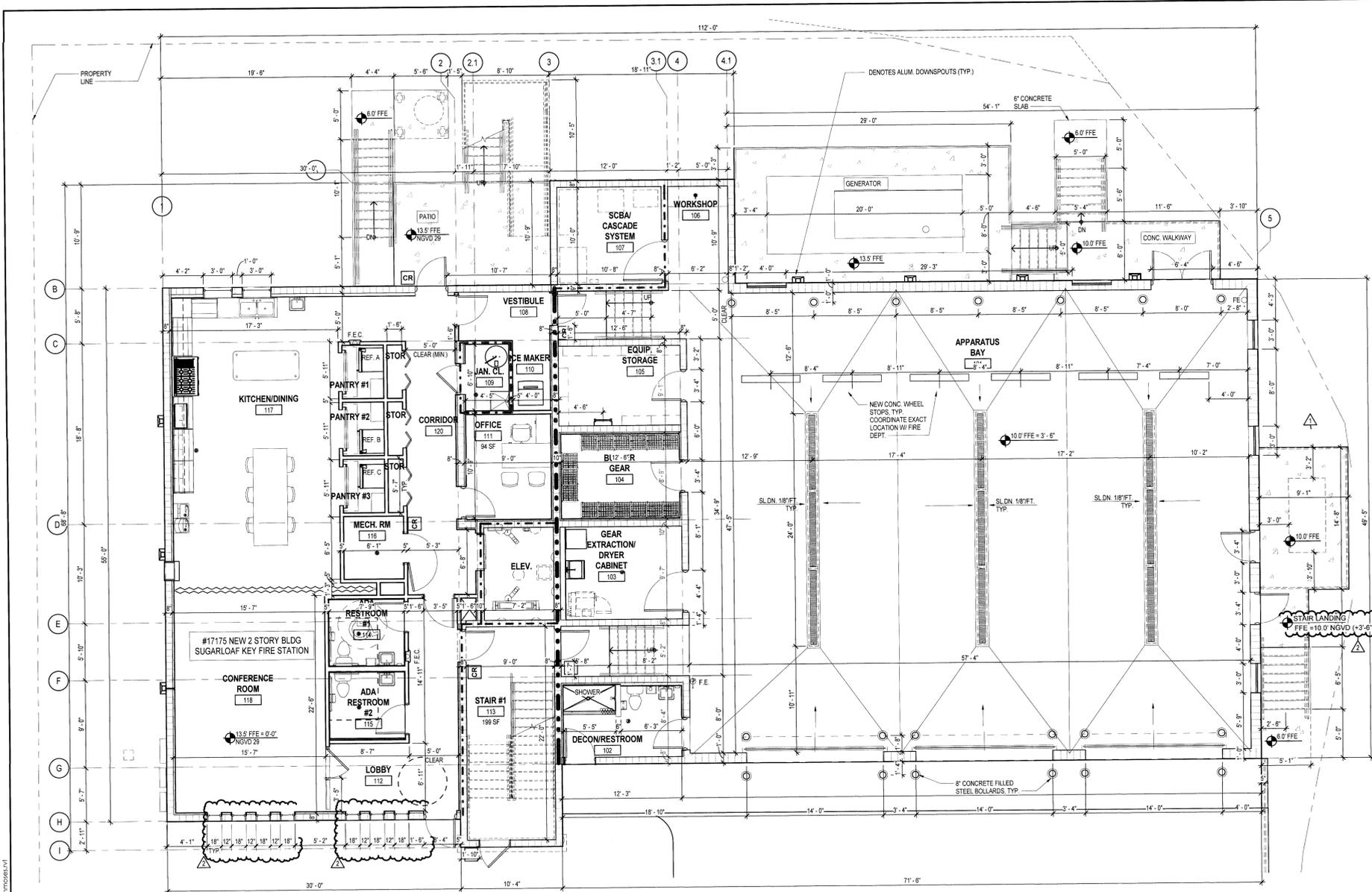
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FIRST FLOOR PLAN NOTATIONAL
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A1.0



1 FIRST FLOOR PLAN DIMENSIONAL
 A1.1 SCALE: 3/16" = 1'-0"

FLOOR PLAN LEGEND	
TYPE	DESCRIPTION
ROOM 101	ROOM NAME ROOM NUMBER
XXX	DOOR TAG
X1	WINDOW NUMBER
A1 SIM A15	WALL TYPE
A15	DETAIL NUMBER SHEET NUMBER
1 Ref A101 1 Ref	INTERIOR ELEVATION
[Symbol]	NEW CMU WALL
[Symbol]	NEW INTERIOR PARTITION
[Symbol]	NEW 1/2-HR FIRE RATED INTERIOR PARTITION
[Symbol]	NEW 1-HR FIRE RATED INTERIOR PARTITION
[Symbol]	NEW 2-HR FIRE RATED INTERIOR PARTITION
[Symbol]	NEW EXTERIOR WINDOW

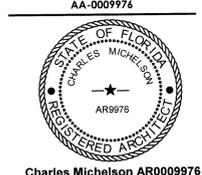
GENERAL SHEET NOTES
 1. DIMENSIONS INDICATED ARE TAKEN FROM THE FACE OF MASONRY WALLS AND/OR THE FACE A INTERIOR PARTITIONS UNLESS OTHERWISE NOTED OR DETAILED. MASONRY WALL AND INTERIOR PARTITION THICKNESSES ARE BASED ON STANDARD NOMINAL DIMENSIONS. CONTRACTOR SHALL PROPORTIONALIZE AND ADJUST DIMENSIONS DURING LAYOUT TO ACHIEVE THE REQUIRED ROOM SIZES. OBTAIN ARCHITECT AND/OR OWNER APPROVAL OF THE LAYOUT PRIOR TO INSTALLING PARTITIONS AND WALLS.
 2. "CLEAR" DIMENSIONS INDICATED ON THE PLANS ARE CONSIDERED TO BE THE MINIMUM DIMENSION REQUIRED BETWEEN OPPOSING WALL SURFACES BASED ON CODE COMPLIANCE OR OWNER REQUIREMENTS. "CLEAR" DIMENSIONS ARE TAKEN FROM WALL FINISH TO WALL FINISH. MEASURED IN A STRAIGHT PERPENDICULAR LINE BETWEEN THE OPPOSING WALLS. PROTRUSIONS INTO THE CLEAR SPACE WILL NOT BE ALLOWED UNLESS OTHERWISE APPROVED BY THE ARCHITECT AND/OR ALLOWED BY CODE.

BUILDING AREA BREAKDOWN		
ROOM NO.	ROOM NAME	AREA TABULATIONS AREA PROVIDED
LIVING LEVEL		
101	APPARATUS BAY	2738 SF
102	DECON/RESTROOM	88 SF
103	GEAR EXTRACTION DRYER CABINET	114 SF
104	BUNKER GEAR	103 SF
105	EQUIP. STORAGE	103 SF
106	WORKSHOP	62 SF
107	SCBA/CASCADE SYSTEM	107 SF
108	VESTIBULE	48 SF
109	JAN. CL.	35 SF
110	ICE MAKER	26 SF
111	OFFICE	94 SF
112	LOBBY	188 SF
113	STAIR #1	199 SF
114	ADA RESTROOM #1	52 SF
115	ADA RESTROOM #2	52 SF
116	MECH. RM	39 SF
117	KITCHEN/DINING	594 SF
117A	PANTRY #1	23 SF
117B	PANTRY #2	23 SF
117C	PANTRY #3	23 SF
118	CONFERENCE ROOM	343 SF
120	CORRIDOR	201 SF
120A	STOR.	8 SF
120B	STOR.	8 SF
120C	STOR.	8 SF
121	ELEV.	79 SF
T.O. SECOND FLOOR		
201	LOBBY	91 SF
202	BUNKROOM #1	93 SF
203	BUNKROOM #2	91 SF
204	BUNKROOM #3	93 SF
205	STORAGE	23 SF
206	BATHROOM #1	55 SF
207	BATHROOM #2	58 SF
208	OFFICERS QUARTERS	78 SF
209	BUNKROOM #4	77 SF
210	BUNKROOM #5	77 SF
211	FITNESS ROOM	155 SF
212	MECHANICAL ROOM	58 SF
213	ADA BATHROOM	55 SF
214	LAUNDRY	38 SF
215	DAY ROOM	299 SF
216	FLOOD PANEL STORAGE	315 SF
217	IT ROOM	98 SF
218	ELECTRICAL ROOM	188 SF
219	STAIR #1	199 SF
220	CORRIDOR	310 SF
221	ELEV.	71 SF
222	ELEV.	734 SF

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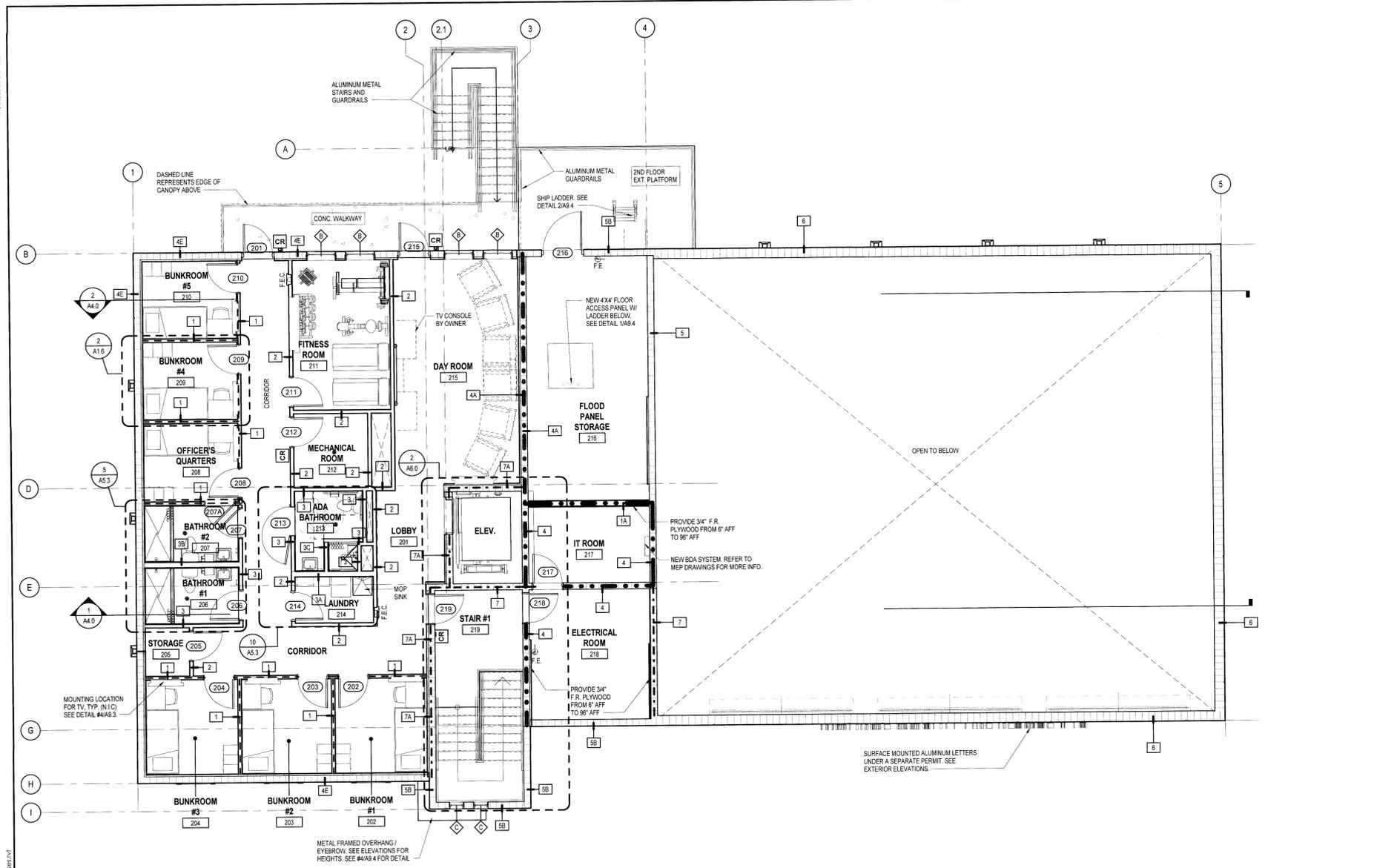
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1 SECOND FLOOR PLAN NOTATIONAL
 A1.2 SCALE: 3/16" = 1'-0"

FLOOR PLAN LEGEND	
TYPE	DESCRIPTION
ROOM	ROOM NAME
101	ROOM NUMBER
XXX	DOOR TAG
◇	WINDOW NUMBER
X1	WALL TYPE
A1 SIM	DETAIL NUMBER
A101	SHEET NUMBER
1 Ref	INTERIOR ELEVATION
1 Ref	NEW CMU WALL
1 Ref	NEW INTERIOR PARTITION
1 Ref	NEW 1/2-HR FIRE RATED INTERIOR PARTITION
1 Ref	NEW 1-HR FIRE RATED INTERIOR PARTITION
1 Ref	NEW 2-HR FIRE RATED INTERIOR PARTITION
1 Ref	NEW EXTERIOR WINDOW

GENERAL FLOOR PLAN NOTES

NOTE: REFER TO PARTITION TAGS ON PLANS AND PARTITION TYPE DETAILS ON SHEET A8.0

- GENERAL SHEET NOTES**
- THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND EXAMINE THE PLANS AND IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INVESTIGATED AND IS FULLY INFORMED AS TO THE CONDITIONS AND MATERIALS TO BE ENCOUNTERED AS TO CHARACTER, QUALITY AND QUANTITIES OF WORK TO BE PERFORMED AND MATERIALS TO BE FURNISHED AND AS TO THE REQUIREMENTS OF THE PLANS.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FINAL PLANS AND ON THE JOB SITE PRIOR TO EXECUTION OF ANY WORK AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS ARISING FROM A FAILURE TO PERFORM A VERIFICATION AND TO MAKE TIMELY NOTIFICATION OF DISCREPANCIES. THE ARCHITECT WILL, IN AN EXPEDITIOUS MANNER, PROVIDE THE OWNER WITH REVISED DRAWINGS REFLECTING ANY OF THESE DISCREPANCIES AND RELATED MITIGATION FOR REVIEW AND APPROVAL.
 - DO NOT SCALE DRAWINGS.
 - CONTRACTOR WILL GUARANTEE IN WRITING ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER AND WILL, AT HIS OWN COST, REPAIR OR REPLACE ALL WORK OR DAMAGE CAUSED BY WORK OF SUBCONTRACTORS WHICH BECOMES DEFECTIVE DURING THE TERM OF THE GUARANTEE.
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 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR THE COST OF ALL INSPECTIONS AND TESTS REQUIRED TO IMPLEMENT THE PLANS.
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 - OWNER'S SUB-CONTRACTORS SHALL BE ALLOWED TO DO WORK PRIOR TO SUBSTANTIAL COMPLETION SUBJECT ONLY TO THE APPROPRIATE PROGRESS OF THE WORK AND A SEVEN (7) DAY PRIOR NOTICE OF INTENT BY OWNER TO THE CONTRACTOR.
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 - PROVIDE SHELL BUILDING STANDARD INSULATION AT EXTERIOR WALLS.
 - PROVIDE ONE (1) FIRE EXTINGUISHER FOR EACH 3,000 S.F. OF FLOOR AREA LOCATIONS WHERE REQUIRED BY FIRE MARSHAL.
 - FUR OUT AT MASONRY WALL AS REQUIRED FOR BUILDING SANITARY LINES AND R.V.L.
 - PROVIDE GYP BOARD CONSTRUCTION JOINTS (OR CONSTRUCTION JOINTS) @ 9'-0" O.C. MAX.
 - ALL FINISHES SHALL COMPLY WITH NFPA 101-38.3.3, 8th EDITION (2023).
 - FIRE SEAL ALL OPENINGS & PENETRATIONS IN HOUR RATED PARTITIONS.
 - CONTRACTOR SHALL SUBMIT SIGNED AND SEALED ENGINEERED SHOP DRAWINGS FOR ALL FLOODPROOFING BARRIER PANELS AND ACCESSORIES INCLUDING DETAILS AND CALCULATIONS AS REQUIRED FOR A COMPLETE SYSTEM TO MEET CODE.
 - SEE A1.7 FOR FLOODPROOFING DESIGN INTENT & INFORMATION.

MONROE COUNTY FIRE STATION #10
SUGARLOAF KEY
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 SUGARLOAF SHORES, FL 33042



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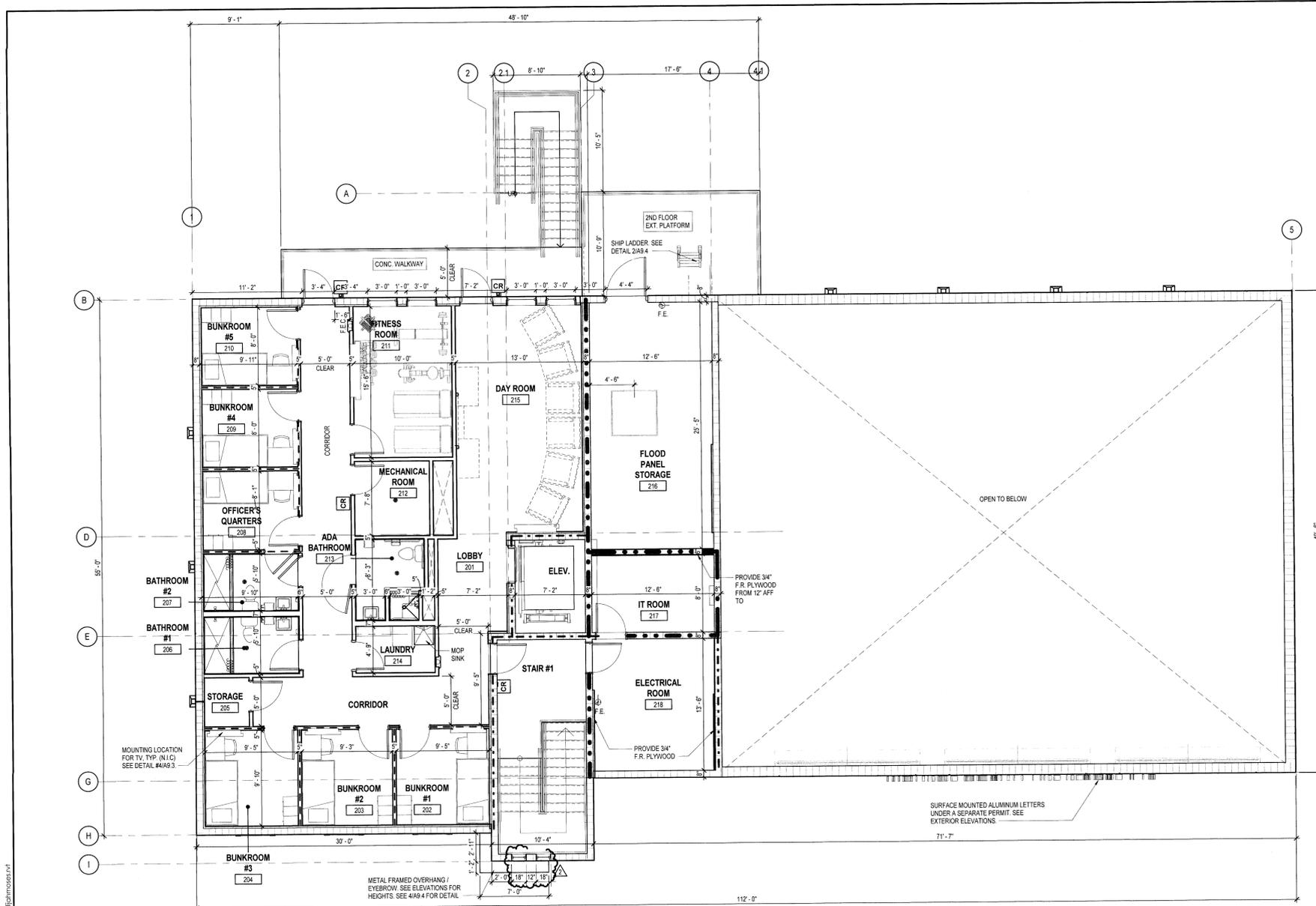
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SECOND FLOOR PLAN NOTATIONAL
A1.2



1 SECOND FLOOR PLAN DIMENSIONAL
 A1.3 SCALE: 3/16" = 1'-0"

FLOOR PLAN LEGEND	
TYPE	DESCRIPTION
ROOM 101	ROOM NAME ROOM NUMBER
XXX	DOOR TAG
X1	WINDOW NUMBER
A1 SIM	WALL TYPE
1 Ref	DETAIL NUMBER SHEET NUMBER
A101 Ref	INTERIOR ELEVATION
[Symbol]	NEW CMU WALL
[Symbol]	NEW INTERIOR PARTITION
[Symbol]	NEW 12-HR FIRE RATED INTERIOR PARTITION
[Symbol]	NEW 1-HR FIRE RATED INTERIOR PARTITION
[Symbol]	NEW 2-HR FIRE RATED INTERIOR PARTITION
[Symbol]	NEW EXTERIOR WINDOW

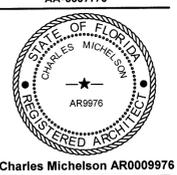
SPECIFIC PLAN NOTES:

- DIMENSIONS INDICATED ARE TAKEN FROM THE FACE OF MASONRY WALLS AND/OR THE FACE A INTERIOR PARTITIONS UNLESS OTHERWISE NOTED OR DETAILED. MASONRY WALL AND INTERIOR PARTITION THICKNESSES ARE BASED ON STANDARD NOMINAL DIMENSIONS. CONTRACTOR SHALL PROPORTIONALIZE AND ADJUST DIMENSIONS DURING LAYOUT TO ACHIEVE THE REQUIRED ROOM SIZES. OBTAIN ARCHITECT AND/OR OWNER APPROVAL OF THE LAYOUT PRIOR TO INSTALLING PARTITIONS AND WALLS.
- "CLEAR" DIMENSIONS INDICATED ON THE PLANS ARE CONSIDERED TO BE THE MINIMUM DIMENSION REQUIRED BETWEEN OPPOSING WALL SURFACES BASED ON CODE COMPLIANCE OR OWNER REQUIREMENTS. "CLEAR" DIMENSIONS ARE TAKEN FROM WALL FINISH TO WALL FINISH, MEASURED IN A STRAIGHT PERPENDICULAR LINE BETWEEN THE OPPOSING WALLS. PROTRUSIONS INTO THE CLEAR SPACE WILL NOT BE ALLOWED UNLESS OTHERWISE APPROVED BY THE ARCHITECT AND/OR ALLOWED BY CODE.

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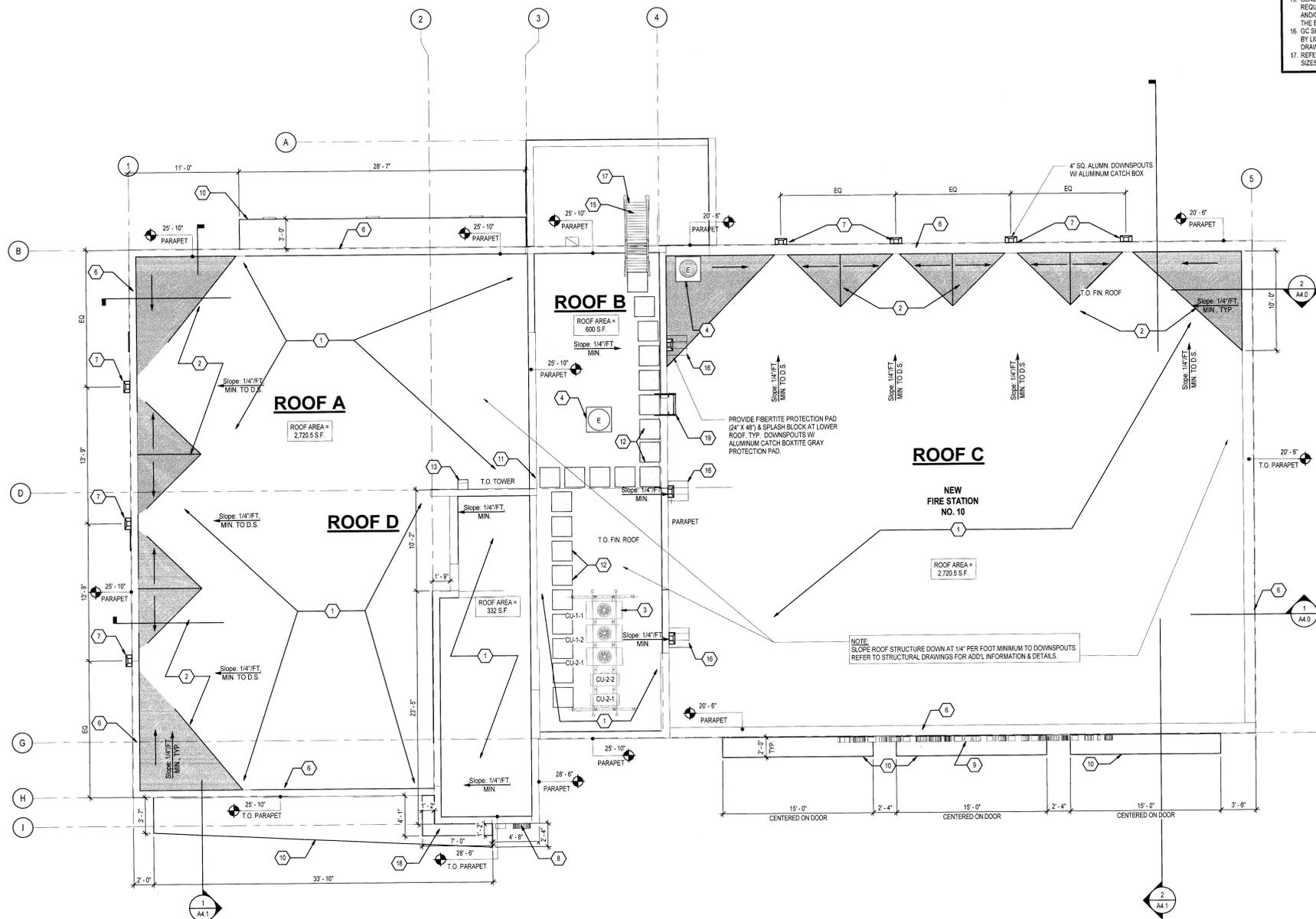
A1.3

ROOF PLAN KEYNOTES (○)

- 1 NEW SINGLE PLY 60 MIL ROOFING SYSTEM W/ INSULATION (R-30) OVER CONCRETE DECK (MANUF: FIBERITTE XT NDA 21 0315 06)
- 2 NEW TPO 60 MIL ROOF CRICKETS W/ FIBERED RIGID INSULATION OVER CONCRETE DECK. SLOPE TO DRAIN
- 3 ROOF TOP CONDENSING UNIT ON STATIONS. SEE MECHANICAL DIVS.
- 4 EXHAUST FAN SYSTEM. SEE MECHANICAL DIVS.
- 5 ALUMINUM PARAPET CAPS CONT.
- 6 ALUMINUM SCUPPERS AND DOWNLEADER. SEE PLUMBING DIVS.
- 7 RAISED METAL STATION NUMBER 30" H. SIGNAGE UNDER SEPARATE PERMIT.
- 8 RAISED METAL STATION NAME 14" H. SIGNAGE UNDER SEPARATE PERMIT.
- 9 METAL CANOPY BELOW. TYP. SEE DETAIL #3/49 4
- 10 ALUMINUM ROOF ACCESS LADDERS (PROVIDE SECURITY DOOR ON SHIP ACCESS LADDER ONLY)
- 11 NEW SINGLE PLY 60 MIL TPO ROOF WALKING PADS
- 12 GC SHALL COORDINATE WITH OWNER AND PROVIDE ANTENNA ALONG WITH MOUNTING HARDWARE.
- 13 SHIP LADDER (75 DEGREE) WITH SELF CLOSING SWING GATE
- 14 TPO ROOF SPLASH PADS
- 15 KEE SELF CLOSING SAFETY GATE OR APPROVED EQUAL.
- 16 METAL FRAMED OVERHANG EYEBROW BELOW. SEE DETAIL #4/49 4
- 17 FIXED ACCESS LADDER W/ ROOF RETURN

GENERAL ROOF PLAN NOTES

1. PER F.B.C. 1526, SEPARATE ROOFING PERMIT APPLICATION AND PLANS SHALL BE SUBMITTED TO BUILDING DEPARTMENT.
2. PER F.B.C. 1505.1, MINIMUM ROOF COVERING CLASSIFICATION SHALL BE CLASS B ROOF ASSEMBLY (TYPE IIA).
3. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL ROOF DRAINAGE INFORMATION.
4. CONTRACTOR SHALL BECOME FAMILIAR WITH AND VERIFY THE CONDITIONS, DIMENSIONS, AND LOCATIONS OF ALL ROOF AREAS INCLUDING ROOF TOP EQUIPMENT, FLASHING, PIPE LINES, CONDUIT, PIPE SUPPORTS, ETC., BEFORE SUBMITTING A BID OR COMMENCING WORK.
5. FLASH & SEAL THE PERIMETER OF ALL SCUPPERS & EMERGENCY OVERFLOW SCUPPERS, ALL ROOF TOP EQUIPMENT, PENETRATIONS, AND OTHER APPURTENANCE IN ACCORDANCE WITH THE CONSTRUCTION DETAILS SHOWN ON CONTRACT DRAWINGS, APPROVED SHOP DRAWINGS AND AS REQUIRED BY THE ROOF MEMBRANE MANUFACTURER. THE PROJECT DETAILS SHALL GOVERN THE PRODUCT INSTALLATION UNLESS THE PRODUCT MANUFACTURER REQUIRES A MORE STRINGENT DETAIL FOR PURPOSES OF PROPER PRODUCT PERFORMANCE OR SYSTEM WARRANTY, IN WHICH CASE, THE MANUFACTURER'S DETAIL SHALL GOVERN.
6. PROVIDE 42" HIGH SAFEGUARD RAILING AS REQUIRED FOR ANY ROOF MOUNTED EQUIPMENT LOCATED WITHIN 10'-0" OF ROOF EDGES TO COMPLY WITH F.B.C. 1013.5.5 F.B.C. MECHANICAL 304.11.
7. ALL ROOF MOUNTED EQUIPMENT SHALL BE MOUNTED ON CURBS, U.O.N.
8. ALL EXTERIOR DOWNSPOUTS SHALL CONNECT TO NEAREST CATCH BASIN. REFER TO CIVIL AND PLUMBING DRAWINGS.
9. STRUCTURAL ATTACHMENT OF ANY WOOD NAILERS MUST BE ENGINEERED TO MEET THE FLORIDA BUILDING CODE.
10. ROOF SYSTEM SHALL COMPLY WITH FLORIDA BUILDING CODE AND ALL OTHER APPLICABLE CODES.
11. ROOF SLOPES MAY EXCEED 14" PER FOOT. ROOF SLOPES INDICATED ARE MINIMUM SLOPES.
12. TAPER ALL CURBS TO PROVIDE LEVEL MOUNTING SURFACE FOR ROOF TOP A/C UNITS.
13. ALL ROOF MEMBRANE AND ASSEMBLIES SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS & RECOMMENDATIONS.
14. ALL BUILDING ENVELOPE FLASHING AND SHEET METAL FLASHINGS SHALL BE INSTALLED AS PER SMACNA ARCHITECTURAL SHEET METAL MANUAL.
15. GENERAL CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL SYSTEMS AND / OR ITEMS INDICATED AND / OR REQUIRED, INCLUDING BUT NOT LIMITED TO ALUM. EYEBROW CANOPY, ALUM. CANOPY FOUNDATION. THE ARCHITECT AND/OR ENGINEER OF RECORD MUST REVIEW AND STAMP SHOP DRAWINGS PRIOR TO CONTRACTOR'S SUBMITTAL TO THE BUILDING DEPARTMENT FOR APPROVAL.
16. GC SHALL PROVIDE LIGHTNING PROTECTION TO PROJECT PER U.L. AND ELECTRICAL CODES. ALL WORK SHALL BE DONE BY LIGHTNING PROTECTION SPECIALIST. THIS INCLUDES PREPARING, SUBMITTING ALL REQUIRED SIGNED/SEALED DRAWINGS FOR PERMITTING AND INSTALLATION.
17. REFER TO THE PLUMBING DRAWINGS FOR ROOF DRAINAGE CALCULATIONS AND MINIMUM DOWNSPOUT & SCUPPER SIZES.



1 ROOF PLAN
A1.4 SCALE: 3/16" = 1'-0"



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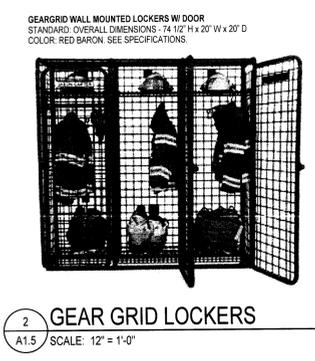
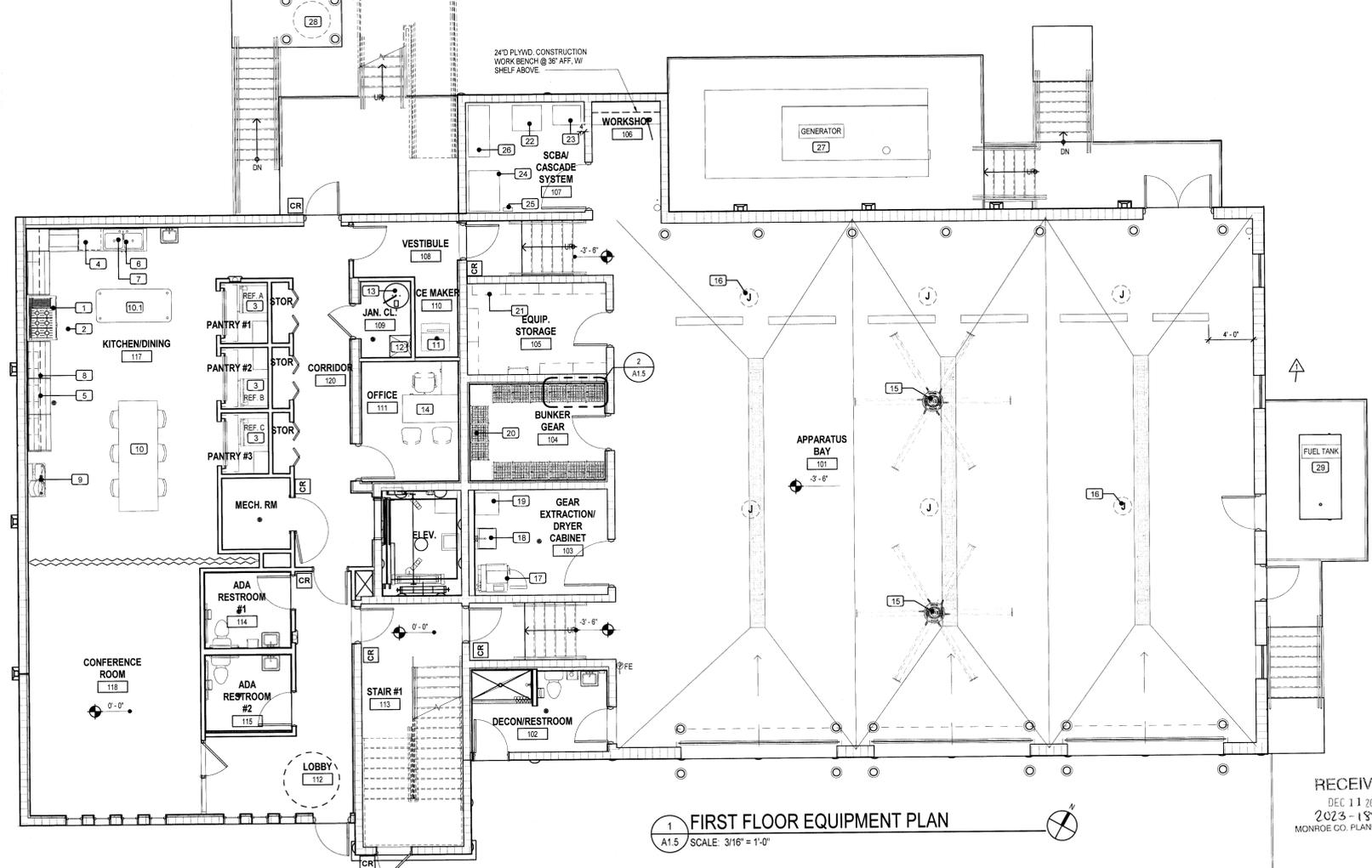
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ROOF PLAN
A1.4

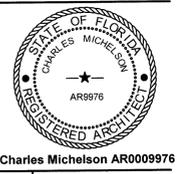
MONROE COUNTY FIRE STATION #10
SUGARLOAF KEY
17175 OVERSEAS HWY
SUGARLOAF SHORES, FL 33042

EQUIPMENT LEGEND & RESPONSIBILITY MATRIX																			
ROOM MARK	DESCRIPTION	MANUFACTURER	MODEL	CONTRACTOR		OWNER		NOTES	ROOM MARK	DESCRIPTION	MANUFACTURER	MODEL	CONTRACTOR		OWNER		NOTES		
				FURNISH	INSTALL	FURNISH	INSTALL						FURNISH	INSTALL	FURNISH	INSTALL			
KITCHEN/DINING	1	48" GAS RANGE	THOR	HRG420SU				PROVIDE GAS & ELECTRICAL	GEAR EXTRACTION BUNKER GEAR/EQUIP STOR/SCBA	17	GEAR EXTRACTOR	READY RACK	EV300					PROVIDE WATER	
	2	48" PROFESSIONAL HOOD	THOR	TRH48P						18	LAUNDRY/UTILITY TUB COMBO	MUSTEE	18CF					PROVIDE WATERLINE, ELECTRICAL, & DRAIN. INSTALL ALSO IN LAUNDRY #214	
	3	REFRIGERATOR W/ ICE MAKER KIT (#JM116000)	FRIGIDARE	FFH1833VS						19	FRONT LOAD WASHER/ DRYER (STACKED)	WHIRLPOOL	WFW6605MC (WASHER) WED6605MC (DRYER)						
	4	DISHWASHER	FRIGIDARE	FD5H4501AS						20	(15) WALL MOUNTED 20"W x 20"D LOCKERS	GEAR GRID	#40250						COLOR: RED BARON
	5	COMMERCIAL MICROWAVE (COUNTERTOP)	SHARP	R-22GT						21	HEAVY DUTY BRACKET SHELVING (ADJUSTABLE)								
	6	DOUBLE BOWL, STAINLESS STEEL KITCHEN SINK W/ GOOSENECK FAUCET AND SPRAYER								22	CYLINDER STORAGE RACKS	CASCADE	#59401						12 BOTTLE SCBA BOTTLE STORAGE
	7	IN SINK GARBAGE DISPOSAL	INSINKERATOR	EVOLUTION						23	CONTAINMENT FILL STATION	BAUER	CFSS-5-23K4K4						PROVIDE ELECTRICAL
	8	COFFEE MAKER	BUNN	VP17-3, SST, #13300-0004						24	BREATHING AIR MODULE COMP	BAUER	LEGACY-13-E3						PROVIDE ELECTRICAL
	9	ADA COMPLIANT B LEVEL DRINKING FOUNTAIN W/ BOTTLE FILLER	ELKAY	LVRCTL8VSK						25	CO MONITOR	BREATHING AIR SYSTEMS	BAS-4021C024V						PROVIDE ELECTRICAL TO BE COMPATIBLE W/ LEGACY-13-E3
	10	DINING TABLE W/ CUSTOM LOGO & 6 SEATS	FIRE STATION FURN.							26	ROTARY AIR COMPRESSOR	QUINCY	QSS-5						ROTARY AIR COMPRESSOR
10.1	36"x84" S.S. ISLAND TABLE W/ 6 S LEGS (OPT)																		
VESTIBULE/ JAN CLOS/OFFICE	11	ICE MACHINE	MANITOWOC	DT0300A2400				PROVIDE WATERLINE, ELECTRICAL, & FLOOR DRAIN/ SINK	SITE	27	DIESEL GENERATOR	TRADEWINDS	TJ 250KW					SEE M.E.P. DRAWINGS FOR ADDITIONAL INFORMATION & DETAILS	
	12	24" x 24" MOP SINK W/ FAUCET (MOEN #8432)	MUSTEE	BSIN MODEL #63M				INSTALL ALSO IN LAUNDRY #214		28	PROPANE 150 GAL. TANK	TBD	TBD					TBD BY COUNTY	
	13	GAS WATER HEATER	RHEEM TRITON	GHE 75				PROVIDE GAS CONNECTION - SEE PLUMBING DRAWINGS		29	FUEL TANK	CONVAULT	TBD						
	14	OFFICE CHAIRS W/ L-DESK								30	NOT USED								
APPARATUS BAY	15	14FT DIA. INDUSTRIAL FAN (FUTURE)	8KG ASS FAN	F-PPX4-1402				COORDINATE LOCATION IN FIELD TO AVOID CEILING CONFLICTS. PROVIDE ELECTRICAL & MECHANICAL TIE-INS FOR FUTURE USE.	FITNESS/ DAY ROOM	31	TWIN XL METAL BED FRAME W/ 12" MEMORY FOAM MATTRESS	FIRE STATION FURN.							
	16	ELECTRIC CORD REEL - 45FT (6 TOTAL)	REELCRAFT	L4545				20 AMP. COORDINATE FINAL LOCATION IN FIELD		32	METAL LOCKERS 12"W x 18"D x 72"H	VANGUARD						INSTALL ON CONCRETE HOUSEKEEPING PAD (SET OF 3)	
										33	WORK DESK W/ CHAIR - 36"W x 24"D	FIRE STATION FURN.							
										34	WALL MOUNT TV BRACKET							BRACKET TO ACCOMMODATE 43" TV (MIN)	
									35	WALL MOUNT TV BRACKET	MIRROR COMPANY						BRACKET TO ACCOMMODATE 75" TV (MIN)		
									36	FULL LENGTH MIRROR							18" AFF TO 96" AFF. FRAMELESS W/ MINIMAL BUTT JOINT INSTALL		
									37	WALL MOUNT TV BRACKET							BRACKET TO ACCOMMODATE 50" TV (MIN)		
									38	(6) RECLINER CHAIRS W/ CUSTOM LOGO	FIRE STATION FURN.	UFF-BT-E							
									39	ENTERTAINMENT CENTER - 64"L							OWNER VENDOR TO PROVIDE AND INSTALL		



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 sma@saltzmichelson.com



Project No.: 2022-160
 Drawn By: SF
 Checked By: CM/ER
 Date: 04/09/25

REVISIONS
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EQUIPMENT PLAN
A1.5

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EQUIPMENT LEGEND & RESPONSIBILITY MATRIX

ROOM MARK	DESCRIPTION	MANUFACTURER	MODEL	CONTRACTOR		OWNER		NOTES	ROOM MARK	DESCRIPTION	MANUFACTURER	MODEL	CONTRACTOR		OWNER		NOTES		
				FURNISH	INSTALL	FURNISH	INSTALL						FURNISH	INSTALL	FURNISH	INSTALL			
KITCHEN/DINING	1	48" GAS RANGE	THOR	HRC488BU				PROVIDE GAS & ELECTRICAL	GEAR EXTRACTOR/BUNKER GEAR/EQUIP STOR. SCBA	17	GEAR EXTRACTOR	READY RACK	EV30						
	2	48" PROFESSIONAL HOOD	THOR	TRH48P						18	LAUNDRY UTILITY TUB COMBO	MUSTEE	18CF					PROVIDE WATER	
	3	REFRIGERATOR W/ ICE MAKER KIT (#JM116000)	FRIGIDAIRE	FFH1835VS				PROVIDE WATERLINE & ELECTRICAL		19	FRONT LOAD WASHER/ DRYER (STACKED)	WHIRLPOOL	WFW9050MC (WASHER) WED9050MC (DRYER)					PROVIDE WATERLINE, ELECTRICAL & DRAIN; INSTALL ALSO IN LAUNDRY #214	
	4	DISHWASHER	FRIGIDAIRE	FDSH4501AS				PROVIDE WATERLINE & ELECTRICAL		20	(15) WALL MOUNTED 20"W x 20"D LOCKERS	GEAR GRID	#40250					COLOR: RED BARON	
	5	COMMERCIAL MICROWAVE (COUNTERTOP)	SHARP	R-22GT				PROVIDE ELECTRICAL		21	HEAVY DUTY BRACKET SHELVING (ADJUSTABLE)								
	6	DOUBLE BOWL STAINLESS STEEL KITCHEN SINK W/ GOOSENECK FAUCET AND SPRAYER						SINK BUILT-IN TO STAINLESS STEEL COUNTERS		22	CYLINDER STORAGE RACKS	CASCADE	#50401						12 BOTTLE SCBA BOTTLE STORAGE
	7	IN-SINK GARBAGE DISPOSAL	INSINKERATOR	EVOLUTION				3/4" HP. PROVIDE ELEC/PLUMBING. GC SHALL MODIFY S.S. SHELVING AS REQUIRED TO ACCOMMODATE AND SUPPORT DISPOSAL.		23	CONTAINMENT FILL STATION	BAUER	CFSS-5-25KX4						PROVIDE ELECTRICAL
	8	COFFEE MAKER	BUNN	VP17-3 SST #13300.0004				PROVIDE ELECTRICAL		24	BREATHING AIR MODULE COMP.	BAUER	LEGACY-13-E3						PROVIDE ELECTRICAL
	9	ADA COMPLIANT BI-LEVEL DRINKING FOUNTAIN W/ BOTTLE FILLER	EUKAY	LVRC7LBNVSK				PROVIDE WATERLINE & ELECTRICAL		25	CO MONITOR	BREATHING AIR SYSTEMS	BAS-4021CO2IV						PROVIDE ELECTRICAL TO BE COMPATIBLE W/ LEGACY-13-E3
	10	DINING TABLE W/ CUSTOM LOGO & 6 SEATS	FIRE STATION FURN.							26	ROTARY AIR COMPRESSOR	QUINCY	QGS-5						ROTARY AIR COMPRESSOR
VESTIBULE/ MAIN CLOSET/OFFICE	11	ICE MACHINE	MANITOWOC	1D0300A0400				PROVIDE WATERLINE, ELECTRICAL & FLOOR DRAIN SINK	SITE	27	DIESEL GENERATOR	TRADEWINDS	TJ 250KW					SEE M.E.P. DRAWINGS FOR ADDITIONAL INFORMATION & DETAILS	
	12	24" x 24" MOP SINK W/ FAUCET (MOEN #9432)	MUSTEE	BASIN MODEL #63M				INSTALL ALSO IN LAUNDRY #214		28	PROPANE 150 GAL. TANK	TBD	TBD					TBD BY COUNTY	
	13	GAS WATER HEATER	RHEEM TRITON	GHE 75				PROVIDE GAS CONNECTION. SEE PLUMBING DRAWINGS		29	FUEL TANK	CONVAULT	TBD						
APPARATUS BAY	14	OFFICE CHAIRS W/ L-DESK							30	NOT USED									
	15	14FT DIA. INDUSTRIAL FAN (FUTURE)	BIG ASS FAN	F-PPX4-1402				COORDINATE LOCATION IN FIELD TO AVOID CEILING CONFLICTS. PROVIDE ELECTRICAL & MECHANICAL TIE-INS FOR FUTURE USE.	BUNK ROOM	31	TWIN XL METAL BED FRAME W/ 12" MEMORY FOAM MATTRESS	FIRE STATION FURN.							INSTALL ON CONCRETE HOUSEKEEPING PAD (SET OF 3)
16	ELECTRIC CORD REEL - 45FT (8 TOTAL)	REBELCRAFT	L4545				20 AMP. COORDINATE FINAL LOCATION IN FIELD.	32		METAL LOCKERS 12"W x 18"D x 72"H	VANGUARD								
								33		WORK DESK W/ CHAIR- 36"W x 24"D	FIRE STATION FURN.								
								34		WALL MOUNT TV BRACKET									BRACKET TO ACCOMMODATE 43" TV (MIN)
FITNESS/ DAY ROOM									35	WALL MOUNT TV BRACKET								BRACKET TO ACCOMMODATE 75" TV (MIN)	
									36	FULL LENGTH MIRROR	MIRROR COMPANY							18" AFF TO 96" AFF. FRAMELESS W/ MINIMAL BUTT JOINT. INSTALL	
									37	WALL MOUNT TV BRACKET								BRACKET TO ACCOMMODATE 55" TV (MIN)	
									38	(6) RECLINER CHAIRS W/ CUSTOM LOGO	FIRE STATION FURN.	UFF-BT-E						OWNER VENDOR TO PROVIDE AND INSTALL	
								39	ENTERTAINMENT CENTER - 84"										

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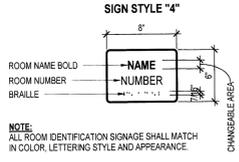
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EQUIPMENT PLAN

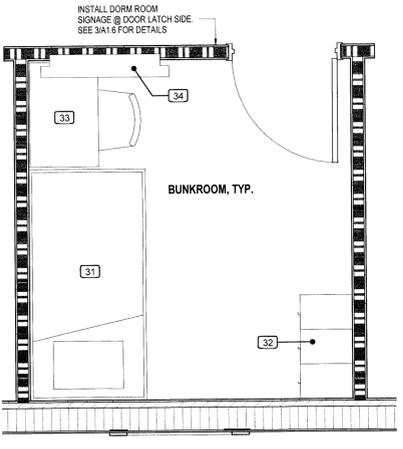
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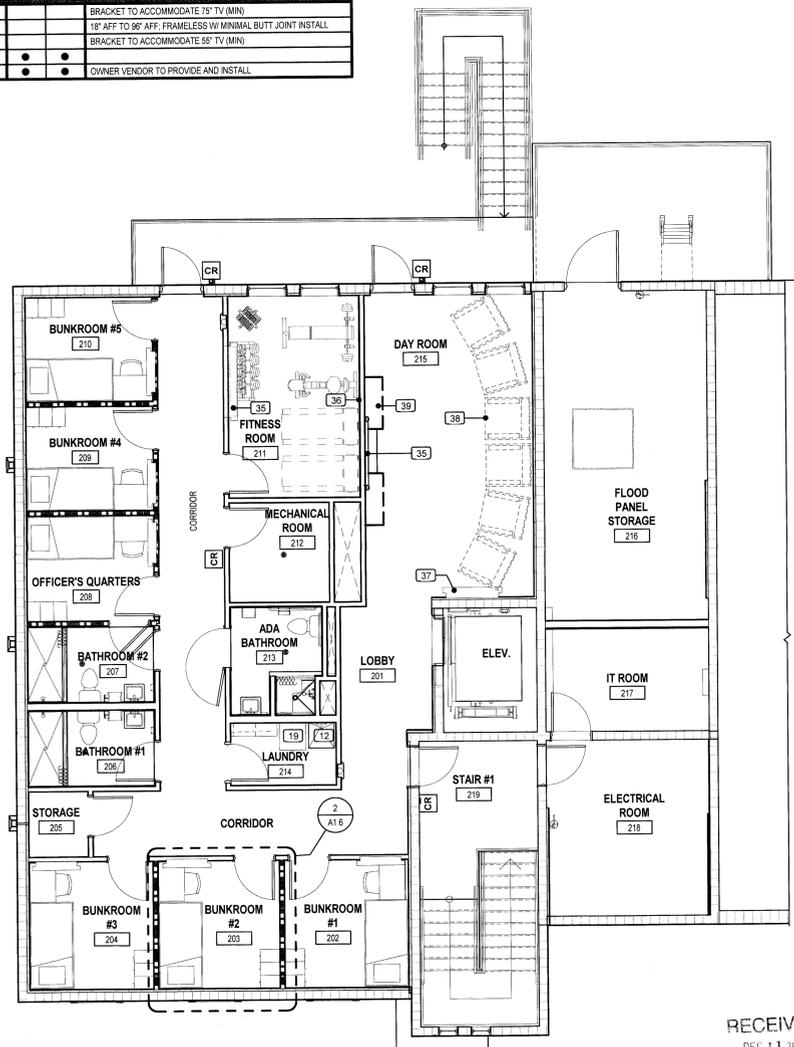
3 DORM ROOM SIGNAGE (TYP.)
A1.6 SCALE: 1 1/2" = 1'-0"



2 ENLARGED BUNKROOM, TYP.
A1.6 SCALE: 1/2" = 1'-0"



1 SECOND FLOOR EQUIPMENT PLAN
A1.6 SCALE: 3/16" = 1'-0"



FLOODPROOFING GENERAL NOTES	
SYMBOL	DESCRIPTION
	WET FLOODPROOFING AREA
	FLOOD VENTS
	DRY FLOODPROOFING AREA
	36" FLOOD BARRIER PANEL
	WATERPROOFING MEMBRANE (UP TO 36" ABOVE FFE)
	PENETRON ADMIX IN ELEVATOR PIT CONCRETE WALLS AND ELEVATOR PIT CONCRETE FLOOR

FLOODPROOFING GENERAL NOTES

FLOOD ZONE AE (EL1)
 BASE FLOOD ELEVATION (BFE): 11.00' NGVD29
 FINISH FLOOR ELEVATION (FFE): 10.00' NGVD29
 FLOODPROOFING ELEVATION REQUIRED: BFE + 2 FOOT (MIN)
 PROVIDED: 13.00' NGVD29

- FLOODPROOFING SHALL MEET ASCE 24 REQUIREMENTS.
- DRAWING IS FOR DESIGN INTENT PURPOSES. GC SHALL CONSULT A FLOOD PROOFING CONSULTANT FOR FLOOD PROOFING CRITERIA.
- PROVIDE FLOOD BARRIER PANELS AT ALL WINDOWS & DOOR OPENINGS WHERE INDICATED ON DRAWINGS.
- PROVIDE TREMCO TREMPROOF AMPHIBIA WATERPROOFING FOR BELOW GRADE AND UNDER SLAB INDICATED.
- PROVIDE TREMCO EUCLID TAMOSEAL WATERPROOF MEMBRANE ON CMU WALL UP TO 36" ABOVE FFE WHERE INDICATED.
- PROVIDE GROUT AND TREMCO DYONMIC 100 ON BOTH SIDES OF JOINT BETWEEN FOUNDATION AND EXTERIOR WALL.
- PROVIDE FLOOD VENTS AS INDICATED ON PLANS. 8"X16" FLOOD VENT BY SMART VENT PRODUCTS. FL PRODUCT APPROVAL #5822-R8.
- CONTRACTOR SHALL SUBMIT SIGNED AND SEALED ENGINEERED SHOP DRAWINGS FOR ALL FLOODPROOFING BARRIER PANELS AND ACCESSORIES INCLUDING DETAILS AND CALCULATIONS AS REQUIRED FOR A COMPLETE SYSTEM TO MEET CODE.

FLOODPROOFING DEPLOYMENT PLAN

- PROVIDE ADEQUATE WARNING TIME PRIOR TO A FLOOD EVENT TO IMPLEMENT DEPLOYMENT PROCEDURES.
- EVACUATE THE BUILDING OF ALL NON-KEY PERSONNEL OCCUPANTS PRIOR TO FLOOD EVENT.
- KEY PERSONNEL SHALL REMAIN TO ACTIVATE DEPLOYMENT PROCEDURES AND MONITOR DURING THE FLOOD EVENT.
- FOLLOW DEPLOYMENT PROCEDURES FOR FRA PANELS AS PROVIDED BY MANUFACTURER.

FLOOD VENT CALCULATIONS

APPARATUS BAY (#101) CALCULATIONS

FLOOD VENT REQUIREMENT:
 FOR EVERY SQUARE FOOT OF FLOOR AREA TO BE VENTED, ONE SQUARE INCH OF FLOOD VENTING IS REQUIRED.
 THE 8" X 16" SMART VENT FLOOD VENT PROVIDES 200 SF OF COVERAGE EACH.

GROUND FLOOR TOTAL AREA: 2,922 SF
 REQUIRED FLOOD VENTS: 2,922 SF / 200 SF = 15 VENTS
 PROVIDED FLOOD VENTS: 15

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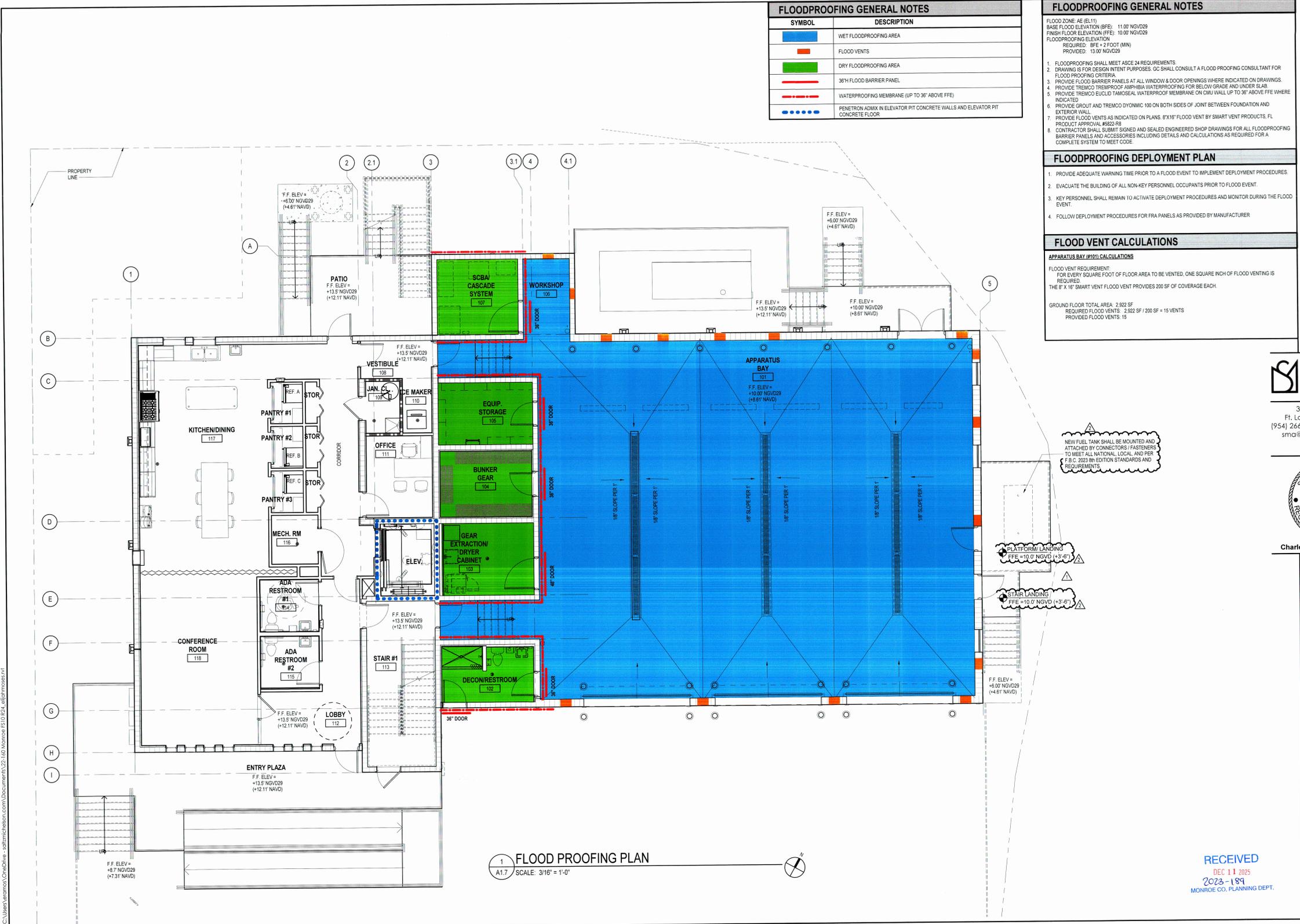
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FLOODPROOFING PLAN

A1.7



1 FLOOD PROOFING PLAN
 A1.7 SCALE: 3/16" = 1'-0"

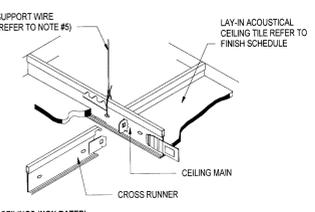
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CEILING PLAN LEGEND & SHEET NOTES	
FIXTURE LEGEND (SEE ELECTRICAL DWGS FOR ADDITIONAL INFO & FIXTURE SPECIFICATIONS)	
	4' LED LINEAR LIGHT FIXTURE
	4' LED LINEAR LIGHT FIXTURE (VAPOR PROOF)
	3' LED SURFACE-MOUNTED LIGHT FIXTURE @ PANTRY
	1' x 4' LED BAY LIGHTS (VAPOR PROOF)
	2' x 4' RECESSED LED LIGHT FIXTURE
	RING PENDANT LED LIGHT FIXTURE
	RECESSED DOWNLIGHT FIXTURE
	RECESSED DOWNLIGHT (VAPOR PROOF)
	BATHROOM WALL SCONCE
	WALL MOUNTED LED LIGHT FIXTURE
	CANOPY MOUNTED EXTERIOR LIGHT (WATERPROOF)
	WALL MOUNTED EXTERIOR LIGHT
	EXHAUST FAN

CEILING TYPES LEGEND	
	EXPOSED TO STRUCTURE ABOVE W/ PAINTED FINISH
	5/8" MOISTURE-RESISTANT GWB ON METAL FRAMING
	2' x 4' A.C.T. CEILING

GENERAL SHEET NOTES	
1.	SEE ELECTRICAL DRAWINGS FOR THE LOCATION OF ALARMS, SMOKE DETECTORS, EMERGENCY LIGHTS, SIGNALS, ETC. AND ADDITIONAL INFORMATION.
2.	SEE MECHANICAL DRAWINGS FOR LOCATION OF AC GRILLES, FAN COIL UNITS, FIRE DAMPERS, ETC.
3.	CEILING HEIGHTS INDICATED THIS (9'-0") REFER TO FINISH SCHEDULE FOR ADDITIONAL INFO.
4.	CONFIRM THAT SCHEDULED CEILING HEIGHTS WILL ACCOMMODATE AC EQUIPMENT AND DUCTWORK AT INTENDED LOCATIONS PRIOR TO INSTALLATION. NOTIFY ARCHITECT IMMEDIATELY IF CEILING HEIGHTS NEED TO BE ADJUSTED.
5.	ALL CEILINGS, LIGHT FIXTURES, AND MEP EQUIPMENT SHALL BE COORDINATED BY G.C.
6.	SEE FINISH SCHEDULE FOR FINISHES.
7.	SEE ELECTRICAL DRAWINGS FOR LIGHTING SCHEDULE AND SPECIFICATIONS.
8.	ALL ACOUSTICAL TILE SHALL BE 2' x 4' x 1/2" UNLESS OTHERWISE NOTED.
9.	GYPSUM BOARD SOFFITS AND CEILINGS SHALL BE PAINTED, UNLESS OTHERWISE NOTED.
10.	ALL OPEN CEILING TO DECK CONDITIONS SHALL BE PAINTED, UNLESS OTHERWISE NOTED.
11.	G.C. SHALL COORDINATE ALL ALARM AND LOW VOLTAGE EQUIPMENT WITH CEILING MEP.
12.	SPRINKLER HEADS SHALL BE INSTALLED IN CENTER OF CEILING TILES, UNLESS OTHERWISE NOTED.
13.	PROVIDE ACCESS PANEL ON GWB HARD CEILINGS AS NEEDED PER CODE AND PER MEP EQUIPMENT REQUIREMENTS FOR ACCESS.
14.	ALL EXPOSED METAL HANGERS, CLIPS, BRACKETS, AND STRAPS FOR SUPPORT OF FIXTURES, EQUIPMENT, PIPING, AND OTHER DISTRIBUTION WITHIN NON-CONDITIONED SPACES SHALL BE GALVANIZED FOR PROTECTION FROM SALT AIR.
15.	CONCEAL ALL ELECTRICAL CONDUIT AND J-BOXES TO THE FULLEST EXTENT POSSIBLE AT PUBLIC SPACES WHERE EXPOSED CEILINGS ARE SCHEDULED.
16.	REFER TO ELECTRICAL DRAWINGS FOR ALL LIGHT FIXTURE HEIGHTS.

FIRE SPRINKLER NOTE	
FIRE SPRINKLER DESIGN AND SHOP DRAWINGS TO BE PROVIDED BY A FLORIDA REGISTERED ENGINEER SPECIALIZING IN FIRE SYSTEMS, WHICH SHALL INCLUDE CONNECTING TO UNDERGROUND WATER MAIN AND BACKFLOW PREVENTER. ALL COMPONENTS OF THE SYSTEM, INCLUDING UNDERGROUND PIPING FROM THE BACKFLOW PREVENTER AND FULL DISTRIBUTION WITHIN THE BUILDING IS TO BE INSTALLED DURING THE COURSE OF CONSTRUCTION AND SHALL BE PROVIDED FOR COUNTY REVIEW AND APPROVAL.	



- ACOUSTICAL CEILINGS (NON RATED)**
- SEE ARCHITECTURAL DRAWINGS FOR EXTENT OF WORK, DETAILS AND SPECIFICATIONS.
 - THE ACOUSTICAL CEILINGS SHALL BE INSTALLED COMPLETE WITH SUSPENDED EXPOSED T-GRID AND LAY-IN CEILING TILES.
 - INSTALL SUSPENSION SYSTEMS IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS, AND TO COMPLY WITH ASTM D636, MEDIUM DUTY SYSTEM.
 - COORDINATE INSTALLATION WITH ELECTRICAL AND MECHANICAL WORK.
 - SUSPENSION SYSTEM PROVIDE HUNG SUSPENSION SYSTEM. GRILLAGE SHALL CONSIST OF MAIN RUNNERS, CROSS RUNNERS AND STABILIZER BARS AS REQUIRED. HANGER WIRES SHALL BE NOT LESS THAN 12 GAUGE GALVANIZED SOFT ANNEALED MILD STEEL WIRE. WIRES SHALL BE WRAPPED AT LEAST (4) COMPLETE TURNS AROUND SUPPORTS. WIRE SPACING TO BE AS OF 48" O.C. ALONG MAIN RUNNERS. PROVIDE 12 GAUGE WIRE SUPPORTS SPLAIED IN FOUR DIRECTIONS FOR DIAGONAL BRACING. MAINTAIN AN ANGLE OF 45° ON STEEPER & 6° MIN. CLEAR TO ALL HORIZONTAL PIPING OR DUCTWORK. ONLY IN SCHEMATIC ZONES. NOTE: ALL LIGHT FIXTURES TO BE SCREWED DOWN TO GRID (PROVIDE MINIMUM OF TWO WIRES AT EACH FIXTURE CADDY CORNER).
 - MOLDINGS PROVIDE MANUFACTURER'S STANDARD 'L' SHAPED MOLDINGS. TOP MATCH 'T'. MINIMUM LENGTH OF 18".
 - CONTRACTOR SHALL FIELD CHECK THE PREMISES AND VERIFY ALL CLEARANCES AS REQUIRED FOR ALL LIGHTING FIXTURES BEFORE PROCEEDING WITH ANY INSTALLATION REPORT ANY DISCREPANCIES TO THE ARCHITECT.
 - ALL FIXTURE TRIM (LIGHTING, SPEAKERS, HVAC, GRILLES, ETC) SHALL BE METAL AND PAINTED TO MATCH ADJACENT FINISH. PLASTIC TRIM IS NOT ACCEPTABLE UNLESS APPROVED BY ARCHITECT.
 - LEVEL CEILING TO WITHIN 1/8" IN 12'-0" IN ANY DIRECTION. LEVEL WITH HANGER WIRE TAUGHT AND PLUMB, WITHOUT KINKING OR BENDING HANGER WIRES. CEILING HEIGHT SHALL MATCH EXISTING U.O.N.
 - PROVIDE 5% ATTIC STOCK OF ACOUSTICAL TILE MATERIAL USED.
 - SUBMIT ONE FULL SAMPLE OF ACOUSTICAL MATERIAL AND ONE OF EACH TYPE SUSPENSION MEMBER, MOLDING AND HANGER FOR REVIEW BY ARCHITECT.

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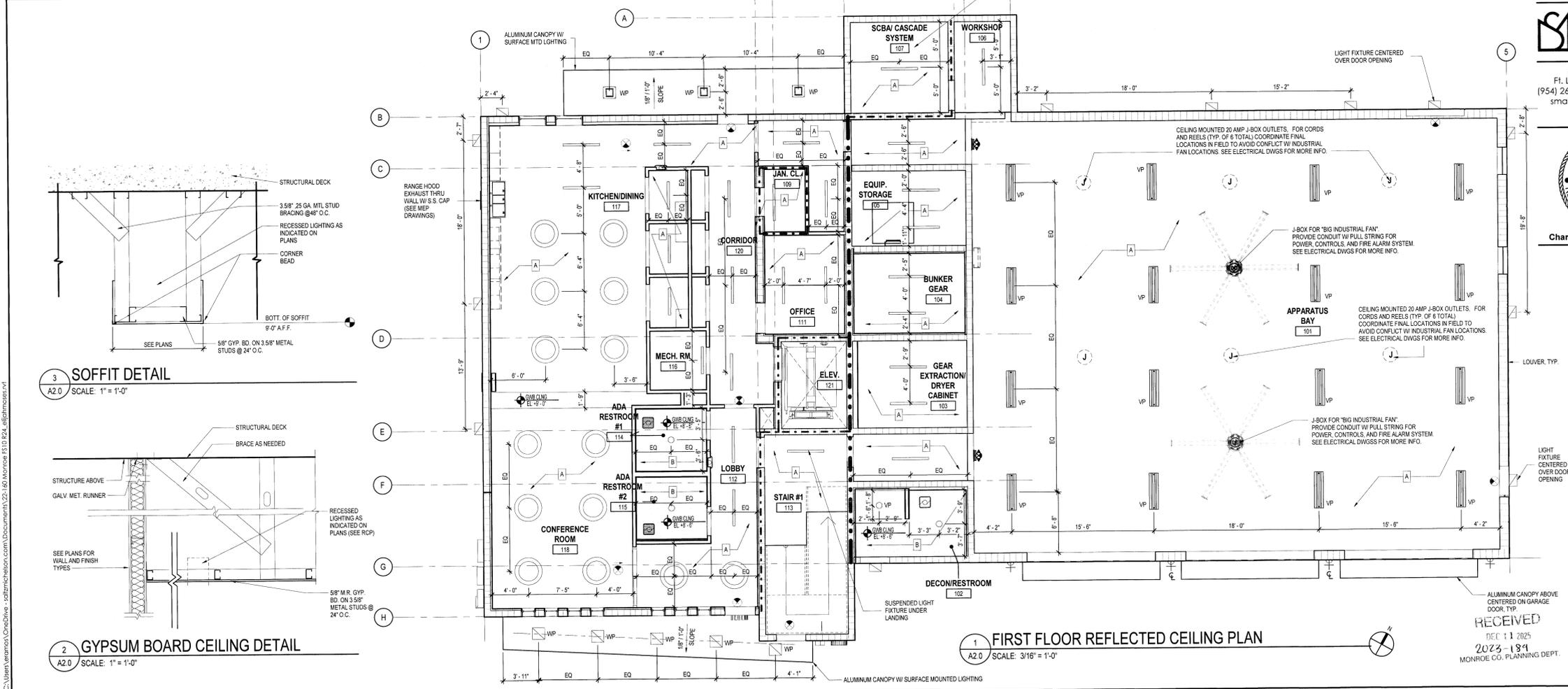
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FIRST FLOOR REFLECTED CEILING PLAN
A2.0



3 SOFFIT DETAIL
 A2.0 SCALE: 1" = 1'-0"

2 GYPSUM BOARD CEILING DETAIL
 A2.0 SCALE: 1" = 1'-0"

1 FIRST FLOOR REFLECTED CEILING PLAN
 A2.0 SCALE: 3/16" = 1'-0"

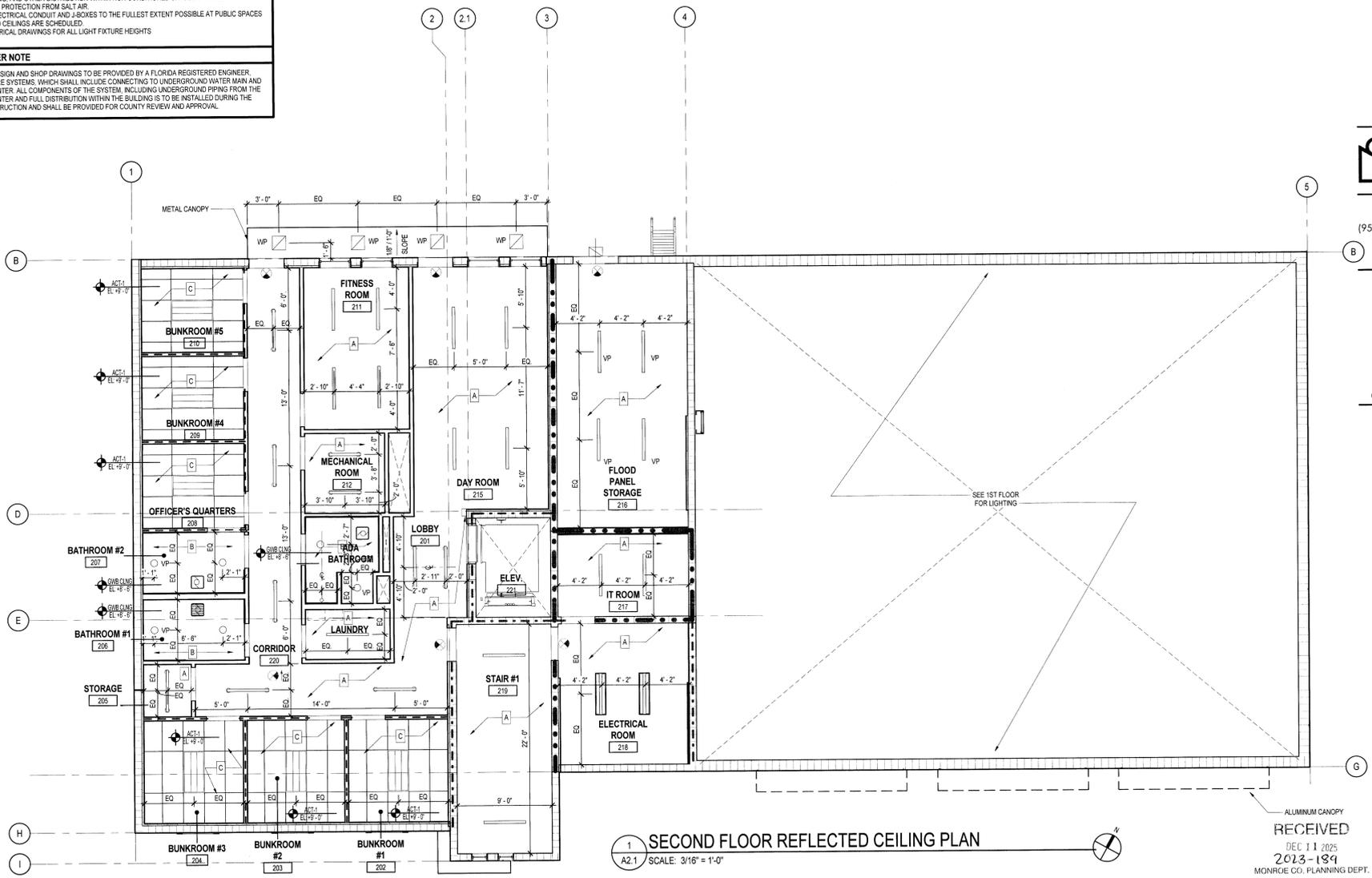
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	4 LED LINEAR LIGHT FIXTURE
	4 LED LINEAR LIGHT FIXTURE (VAPOR PROOF)
	3 LED SURFACE-MOUNTED LIGHT FIXTURE @ PANTRY
	1 x 4 LED BAY LIGHTS (VAPOR PROOF)
	2 x 4 RECESSED LED LIGHT FIXTURE
	RING PENDANT LED LIGHT FIXTURE
	RECESSED DOWNLIGHT FIXTURE
	RECESSED DOWNLIGHT (VAPOR PROOF)
	BATHROOM WALL SCONCE
	WALL MOUNTED LED LIGHT FIXTURE
	CANOPY MOUNTED EXTERIOR LIGHT (WATERPROOF)
	WALL MOUNTED EXTERIOR LIGHT
	EXHAUST FAN

CEILING TYPES LEGEND	
	EXPOSED TO STRUCTURE ABOVE W/ PAINTED FINISH
	5/8" MOISTURE-RESISTANT GWB ON METAL FRAMING
	2 x 4 A.C.T. CEILING

GENERAL SHEET NOTES	
1.	SEE ELECTRICAL DRAWINGS FOR THE LOCATION OF ALARMS, SMOKE DETECTORS, EMERGENCY LIGHTS, SIGNALS, ETC. AND ADDITIONAL INFORMATION.
2.	SEE MECHANICAL DRAWINGS FOR LOCATION OF AC GRILLES, FAN COIL UNITS, FIRE DAMPERS, ETC.
3.	CEILING HEIGHTS INDICATED THIS WAY (9'-0") REFER TO FINISH SCHEDULE FOR ADDITIONAL INFO.
4.	CONFIRM THAT SCHEDULED CEILING HEIGHTS WILL ACCOMMODATE AC EQUIPMENT AND DUCTWORK AT INTENDED LOCATIONS PRIOR TO INSTALLATION. NOTIFY ARCHITECT IMMEDIATELY IF CEILING HEIGHTS NEED TO BE ADJUSTED.
5.	ALL CEILING LIGHT FIXTURES, AND MEP EQUIPMENT SHALL BE COORDINATED BY G.C.
6.	SEE FINISH SCHEDULE FOR FINISHES.
7.	SEE ELECTRICAL DRAWINGS FOR LIGHTING SCHEDULE AND SPECIFICATIONS.
8.	ALL ACOUSTICAL TILE SHALL BE 2' x 4' x 4'-0" UNLESS OTHERWISE NOTED.
9.	GYPSON BOARD SOFFITS AND CEILINGS SHALL BE PAINTED, UNLESS OTHERWISE NOTED.
10.	ALL OPEN CEILING TO DECK CONDITIONS SHALL BE PAINTED, UNLESS OTHERWISE NOTED.
11.	G.C. SHALL COORDINATE ALL ALARM AND LOW VOLTAGE EQUIPMENT WITH CEILING MEP.
12.	SPRINKLER HEADS SHALL BE INSTALLED IN CENTER OF CEILING TILES, UNLESS OTHERWISE NOTED.
13.	PROVIDE ACCESS PANEL ON GWB HARD CEILINGS AS NEEDED PER CODE AND PER MEP EQUIPMENT REQUIREMENTS FOR ACCESS.
14.	ALL EXPOSED METAL HANGARS, CLIPS, BRACKETS, AND STRAPS FOR SUPPORT OF FIXTURES, EQUIPMENT, PIPING, AND OTHER DISTRIBUTION WITHIN NON-CONDITIONED SPACES SHALL BE GALVANIZED FOR PROTECTION FROM SALT AIR.
15.	CONCEAL ALL ELECTRICAL CONDUIT AND J-BOXES TO THE FULLEST EXTENT POSSIBLE AT PUBLIC SPACES WHERE EXPOSED CEILINGS ARE SCHEDULED.
16.	REFER TO ELECTRICAL DRAWINGS FOR ALL LIGHT FIXTURE HEIGHTS.

FIRE SPRINKLER NOTE	
FIRE SPRINKLER DESIGN AND SHOP DRAWINGS TO BE PROVIDED BY A FLORIDA REGISTERED ENGINEER SPECIALIZING IN FIRE SYSTEMS, WHICH SHALL INCLUDE CONNECTING TO UNDERGROUND WATER MAIN AND BACKFLOW PREVENTER. ALL COMPONENTS OF THE SYSTEM, INCLUDING UNDERGROUND PIPING FROM THE BACKFLOW PREVENTER AND FULL DISTRIBUTION WITHIN THE BUILDING IS TO BE INSTALLED DURING THE COURSE OF CONSTRUCTION AND SHALL BE PROVIDED FOR COUNTY REVIEW AND APPROVAL.	



1 SECOND FLOOR REFLECTED CEILING PLAN
A2.1 SCALE: 3/16" = 1'-0"

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MONROE COUNTY FIRE STATION #10
SUGARLOAF KEY
17175 OVERSEAS HWY
SUGARLOAF SHORES, FL 33042



3501 Griffin Road
Ft. Lauderdale, FL 33312
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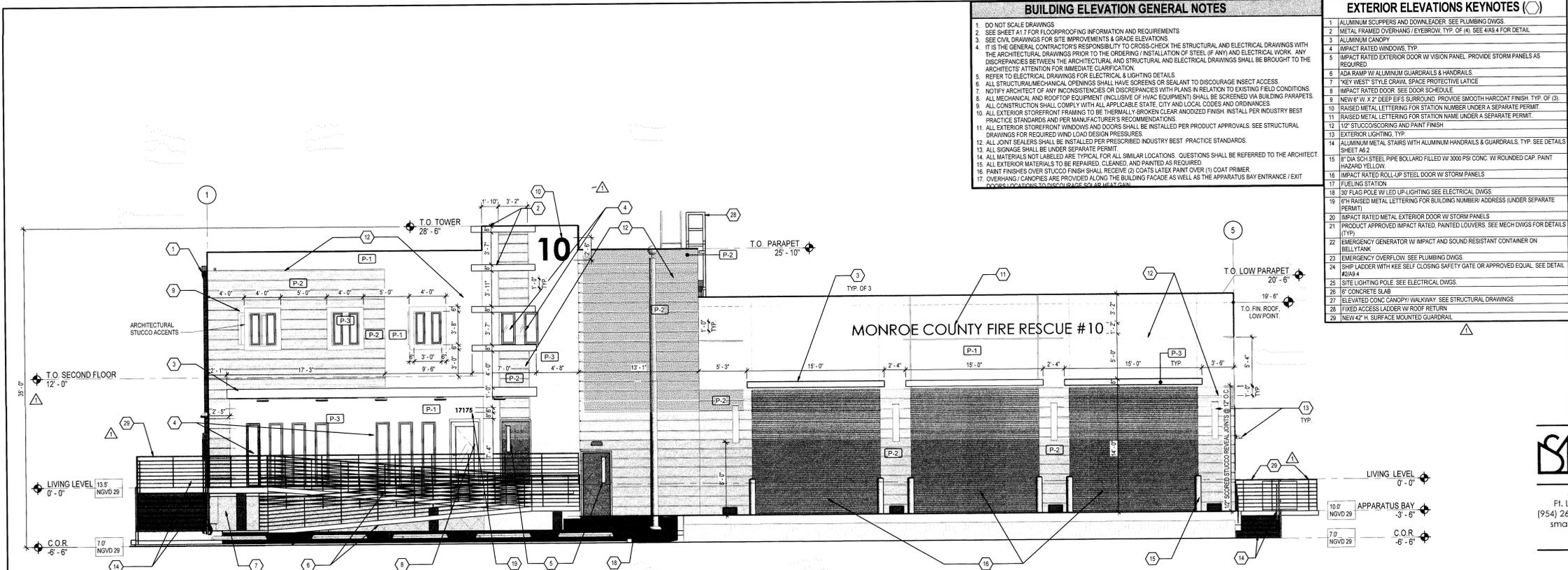


Charles Michelson AR0009976

Project No. : 2022-160
Drawn By : SF
Checked By : CM/ER
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SECOND FLOOR REFLECTED CEILING PLAN
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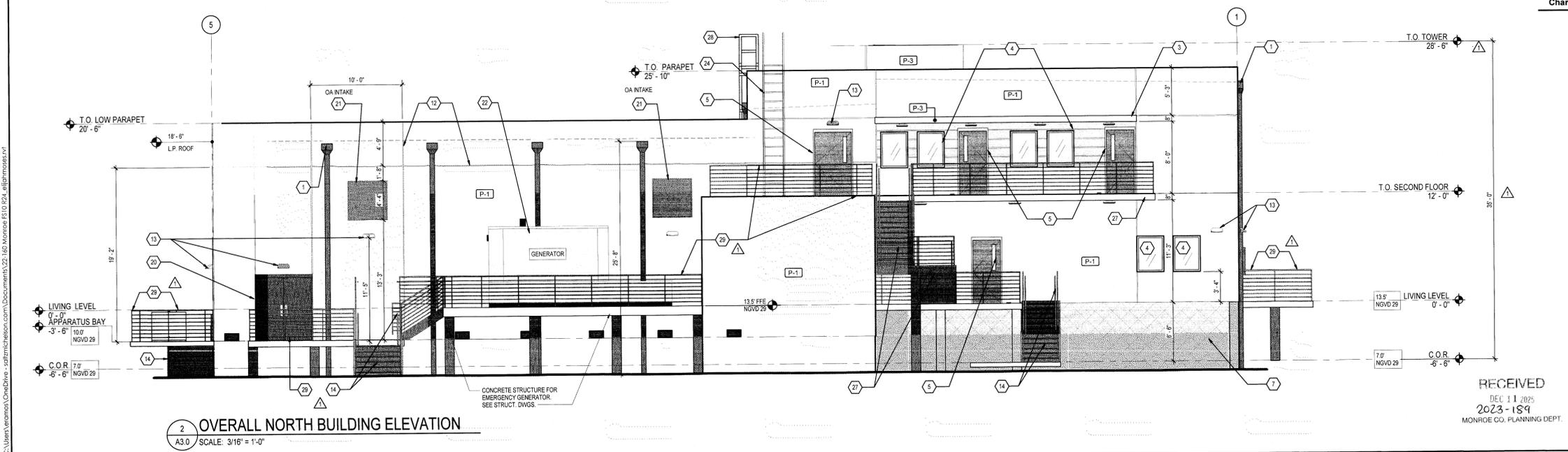
BUILDING ELEVATION GENERAL NOTES

- DO NOT SCALE DRAWINGS
- SEE SHEET A17 FOR FLOORPROOFING INFORMATION AND REQUIREMENTS
- SEE CIVIL DRAWINGS FOR SITE IMPROVEMENTS & GRADE ELEVATIONS
- IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO CROSS-CHECK THE STRUCTURAL AND ELECTRICAL DRAWINGS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO THE ORDERING / INSTALLATION OF STEEL (IF ANY) AND ELECTRICAL WORK. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND STRUCTURAL AND ELECTRICAL DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR IMMEDIATE CLARIFICATION
- REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL & LIGHTING DETAILS
- ALL STRUCTURAL/MECHANICAL OPENINGS SHALL HAVE SCREENS OR SEALANT TO DISCOURAGE INSECT ACCESS
- NOTIFY ARCHITECT OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLANS IN RELATION TO EXISTING FIELD CONDITIONS
- ALL MECHANICAL AND ROOFTOP EQUIPMENT (INCLUDING OF HVAC EQUIPMENT) SHALL BE SCREENED VIA BUILDING PARAPETS
- ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE, CITY AND LOCAL CODES AND ORDINANCES
- ALL EXTERIOR STOREFRONT FRAMING TO BE THERMALLY-BROKEN CLEAR ANODIZED FINISH. INSTALL PER INDUSTRY BEST PRACTICE STANDARDS AND PER MANUFACTURER'S RECOMMENDATIONS
- ALL EXTERIOR STOREFRONT WINDOWS AND DOORS SHALL BE INSTALLED PER PRODUCT APPROVALS. SEE STRUCTURAL DRAWINGS FOR REQUIRED WIND LOAD DESIGN PRESSURES
- ALL JOINT SEALERS SHALL BE INSTALLED PER PRESCRIBED INDUSTRY BEST PRACTICE STANDARDS
- ALL SIGNAGE SHALL BE UNDER SEPARATE PERMIT
- ALL MATERIALS NOT LABELED ARE TYPICAL FOR ALL SIMILAR LOCATIONS. QUESTIONS SHALL BE REFERRED TO THE ARCHITECT
- ALL EXTERIOR MATERIALS TO BE REPAIRED, CLEANED, AND PAINTED AS REQUIRED
- PAINT FINISHES OVER STUCCO FINISH SHALL RECEIVE (1) COATS LATEX PAINT OVER (1) COAT PRIMER
- OVERHANG / CANOPIES ARE PROVIDED ALONG THE BUILDING FACADE AS WELL AS THE APPARATUS BAY ENTRANCE / EXIT DOORS LOCATIONS TO DISCOURAGE SOLAR HEAT GAIN

EXTERIOR ELEVATIONS KEYNOTES (K)

- ALUMINUM SCUPPERS AND DOWNLEADER. SEE PLUMBING DWGS.
- METAL FRAMED OVERHANG / EYEBROW. TYP. OF (4). SEE 41A.4 FOR DETAIL.
- ALUMINUM CANOPY
- IMPACT RATED WINDOWS. TYP.
- IMPACT RATED EXTERIOR DOOR W/ VISION PANEL. PROVIDE STORM PANELS AS REQUIRED
- ADA RAMP W/ ALUMINUM GUARDRAILS & HANDRAILS
- NET WEST STYLE ORNAIL SPACE PROTECTIVE LATICE
- IMPACT RATED DOOR. SEE DOOR SCHEDULE
- NEW 6" W X 2" DEEP EPS SURROUND. PROVIDE SMOOTH HARCOAT FINISH. TYP. OF (3)
- RAISED METAL LETTERING FOR STATION NUMBER UNDER A SEPARATE PERMIT
- RAISED METAL LETTERING FOR STATION NAME UNDER A SEPARATE PERMIT
- 1/2" STUCCO SCORING AND PAINT FINISH
- EXTERIOR LIGHTING. TYP.
- ALUMINUM METAL STAIRS WITH ALUMINUM HANDRAILS & GUARDRAILS. TYP. SEE DETAILS SHEET A52
- 6" DIA SCH 40 STEEL PIPE BOLLARD FILLED W/ 3000 PSI CONC. W/ ROUNDED CAP. PAINT HAZARD YELLOW
- IMPACT RATED ROLL-UP STEEL DOOR W/ STORM PANELS
- FUELING STATION
- 30' FLAG POLE W/ LED UP LIGHTING. SEE ELECTRICAL DWGS
- 6" R RAISED METAL LETTERING FOR BUILDING NUMBER / ADDRESS (UNDER SEPARATE PERMIT)
- IMPACT RATED METAL EXTERIOR DOOR W/ STORM PANELS
- PRODUCT APPROVED IMPACT RATED, PAINTED, LOUVERS. SEE MECH DWGS FOR DETAILS (TYP)
- EMERGENCY GENERATOR W/ IMPACT AND SOUND RESISTANT CONTAINER ON BELLTANK
- EMERGENCY OVERFLOW. SEE PLUMBING DWGS
- SHIP LADDER WITH KEEL SELF CLOSING SAFETY GATE OR APPROVED EQUAL. SEE DETAIL A21A.4
- SITE LIGHTING POLE. SEE ELECTRICAL DWGS
- 5" CONCRETE SLAB
- ELEVATED CONC CANOPY WALKWAY. SEE STRUCTURAL DRAWINGS
- FIXED ACCESS LADDER W/ ROOF RETURN
- NEW 42" H. SURFACE MOUNTED GUARDRAIL

1 OVERALL SOUTH BUILDING ELEVATION
A3.0 SCALE: 3/16" = 1'-0"

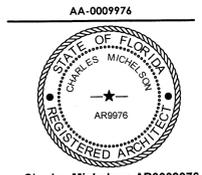


2 OVERALL NORTH BUILDING ELEVATION
A3.0 SCALE: 3/16" = 1'-0"

MONROE COUNTY FIRE STATION #10
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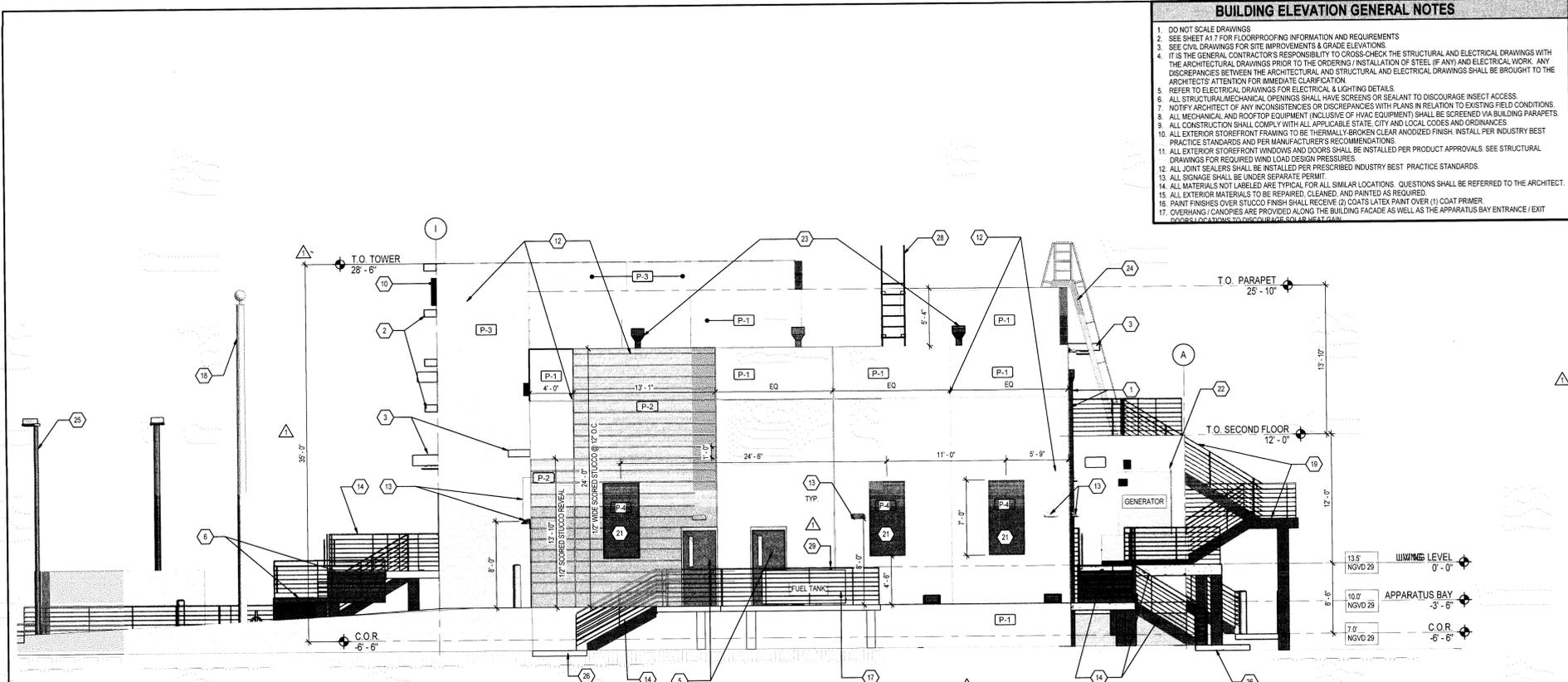
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BUILDING ELEVATIONS

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BUILDING ELEVATION GENERAL NOTES	
1	DO NOT SCALE DRAWINGS
2	SEE SHEET A1.7 FOR FLOORPROOFING INFORMATION AND REQUIREMENTS
3	SEE CIVIL DRAWINGS FOR SITE IMPROVEMENTS & GRADE ELEVATIONS
4	IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO CROSS-CHECK THE STRUCTURAL AND ELECTRICAL DRAWINGS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO THE ORDERING / INSTALLATION OF STEEL (IF ANY) AND ELECTRICAL WORK. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND STRUCTURAL AND ELECTRICAL DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR IMMEDIATE CLARIFICATION
5	REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL & LIGHTING DETAILS
6	ALL STRUCTURAL/MECHANICAL OPENINGS SHALL HAVE SCREENS OR SEALANT TO DISCOURAGE INSECT ACCESS
7	NOTIFY ARCHITECT OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLANS IN RELATION TO EXISTING FIELD CONDITIONS
8	ALL MECHANICAL AND ROOF-TOP EQUIPMENT (INCLUDING OF HVAC EQUIPMENT) SHALL BE SCREENED VIA BUILDING PARAPETS
9	ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE, CITY AND LOCAL CODES AND ORDINANCES
10	ALL EXTERIOR STOREFRONT FRAMING TO BE THERMALLY-BROKEN CLEAR ANODIZED FINISH. INSTALL PER INDUSTRY BEST PRACTICE STANDARDS AND PER MANUFACTURER'S RECOMMENDATIONS
11	ALL EXTERIOR STOREFRONT WINDOWS AND DOORS SHALL BE INSTALLED PER PRODUCT APPROVALS. SEE STRUCTURAL DRAWINGS FOR REQUIRED WIND LOAD DESIGN PRESSURES
12	ALL JOINT SEALERS SHALL BE INSTALLED PER PRESCRIBED INDUSTRY BEST PRACTICE STANDARDS
13	ALL SIGNAGE SHALL BE UNDER SEPARATE PERMIT
14	ALL MATERIALS NOT LABELED ARE TYPICAL FOR ALL SIMILAR LOCATIONS. QUESTIONS SHALL BE REFERRED TO THE ARCHITECT
15	ALL EXTERIOR MATERIALS TO BE REPAIRED, CLEANED, AND PAINTED AS REQUIRED
16	PAINT FINISHES OVER STUCCO FINISH SHALL RECEIVE (2) COATS LATEX PAINT OVER (1) COAT PRIMER
17	OVERHANGS / CANOPIES ARE PROVIDED ALONG THE BUILDING FACADE AS WELL AS THE APPARATUS BAY ENTRANCE / EXIT DOORS LOCATIONS TO DISCOURAGE SOLAR HEAT GAIN

EXTERIOR ELEVATIONS KEYNOTES (C)	
1	ALUMINUM SCUPPERS AND DOWNLEADER. SEE PLUMBING DWGS
2	METAL FRAMED OVERHANG / EYEBROW. TYP. OF (A). SEE 4/8.4 FOR DETAIL
3	ALUMINUM CANOPY
4	IMPACT RATED WINDOWS, TYP
5	IMPACT RATED EXTERIOR DOOR W VISION PANEL. PROVIDE STORM PANELS AS REQUIRED
6	ADA RAMP W ALUMINUM GUARDRAILS & HANDRAILS
7	"KEY WEST" STYLE CRAWL SPACE PROTECTIVE LATTICE
8	IMPACT RATED DOOR. SEE DOOR SCHEDULE
9	NEW 6" W X 2" DEEP EPS SURROUND. PROVIDE SMOOTH HARCOAT FINISH. TYP. OF (B)
10	RAISED METAL LETTERING FOR STATION NUMBER UNDER A SEPARATE PERMIT
11	RAISED METAL LETTERING FOR STATION NAME UNDER A SEPARATE PERMIT
12	1/2" STUCCO SCORING AND PAINT FINISH
13	EXTERIOR LIGHTING. TYP.
14	ALUMINUM METAL STAIRS WITH ALUMINUM HANDRAILS & GUARDRAILS. TYP. SEE DETAILS SHEET A8.2
15	5/8" DIA SCA STEEL PIPE BOLLARD FILLED W 3000 PSI CONC. W ROUNDED CAP. PAINT HAZARD YELLOW
16	IMPACT RATED ROLL-UP STEEL DOOR W STORM PANELS
17	FUELING STATION
18	30' FLAG POLE W LED UP-LIGHTING SEE ELECTRICAL DWGS
19	1/4" RAISED METAL LETTERING FOR BUILDING NUMBER/ ADDRESS (UNDER SEPARATE PERMIT)
20	IMPACT RATED METAL EXTERIOR DOOR W STORM PANELS
21	PRODUCT APPROVED IMPACT RATED, PAINTED LOUVERS. SEE MECH DWGS FOR DETAILS (TYP)
22	EMERGENCY GENERATOR W IMPACT AND SOUND RESISTANT CONTAINER ON BELLTANK
23	EMERGENCY OVERFLOW. SEE PLUMBING DWGS
24	SHIP LADDER WITH KEE SELF CLOSING SAFETY GATE OR APPROVED EQUAL. SEE DETAIL #2/9.4
25	SITE LIGHTING POLE. SEE ELECTRICAL DWGS
26	6" CONCRETE SLAB
27	ELEVATED CONC CANOPY/WALKWAY. SEE STRUCTURAL DRAWINGS
28	FIXED ACCESS LADDER W ROOF RETURN
29	NEW 42" H SURFACE MOUNTED GUARDRAIL

MONROE COUNTY FIRE STATION #10
SUGARLOAF KEY
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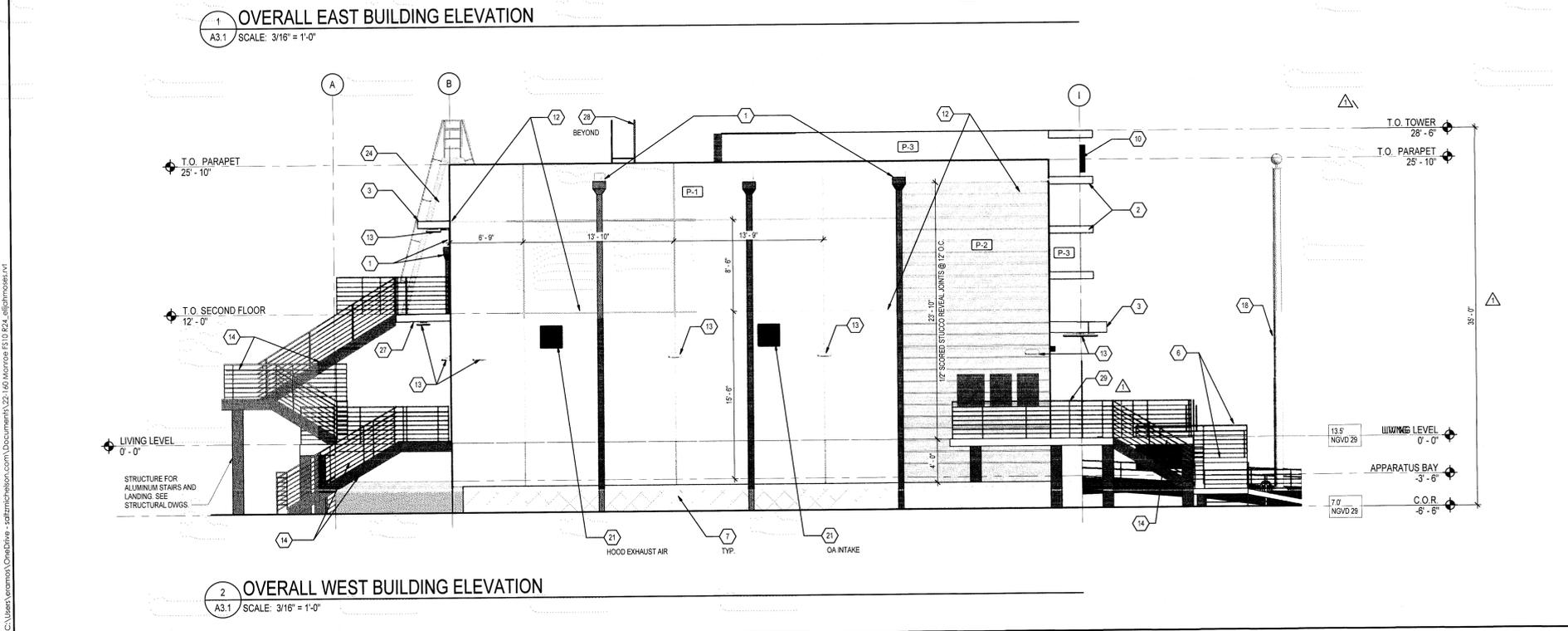


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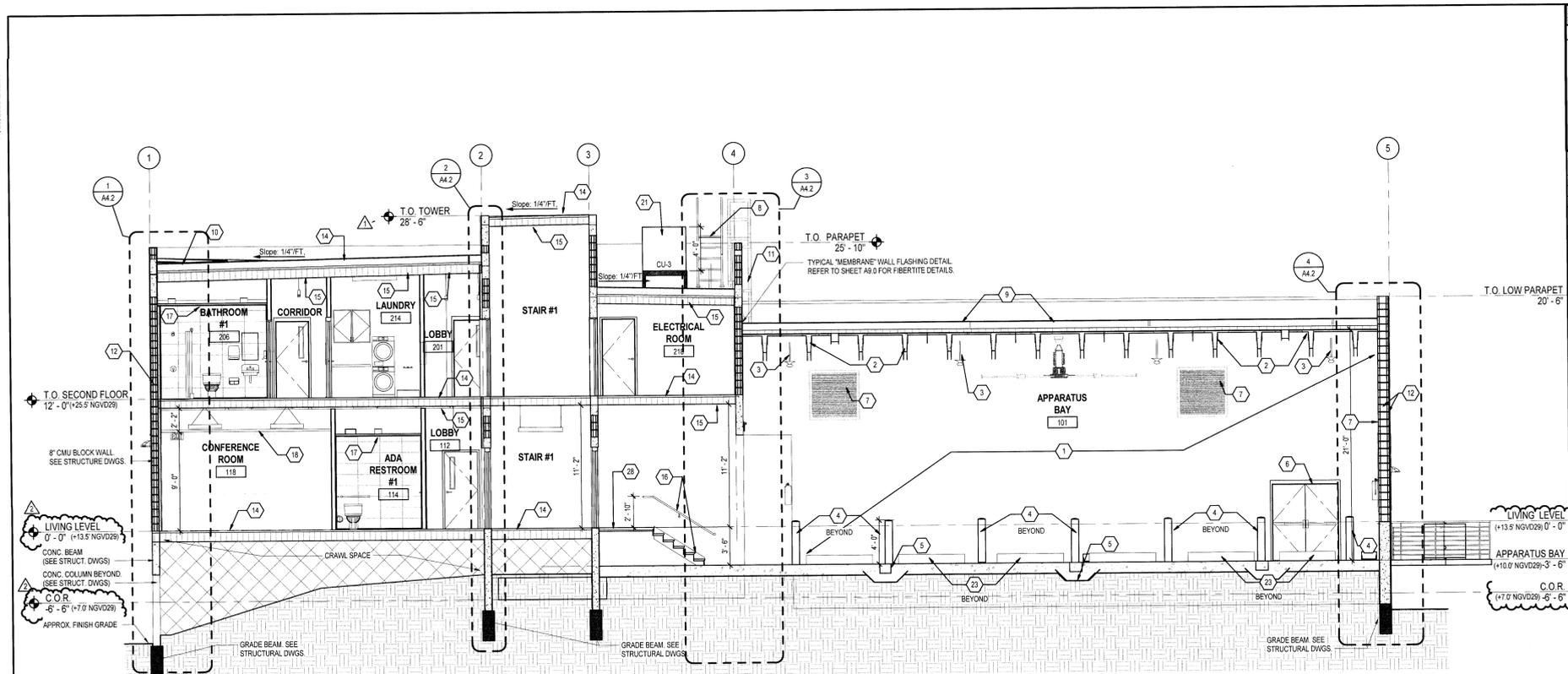
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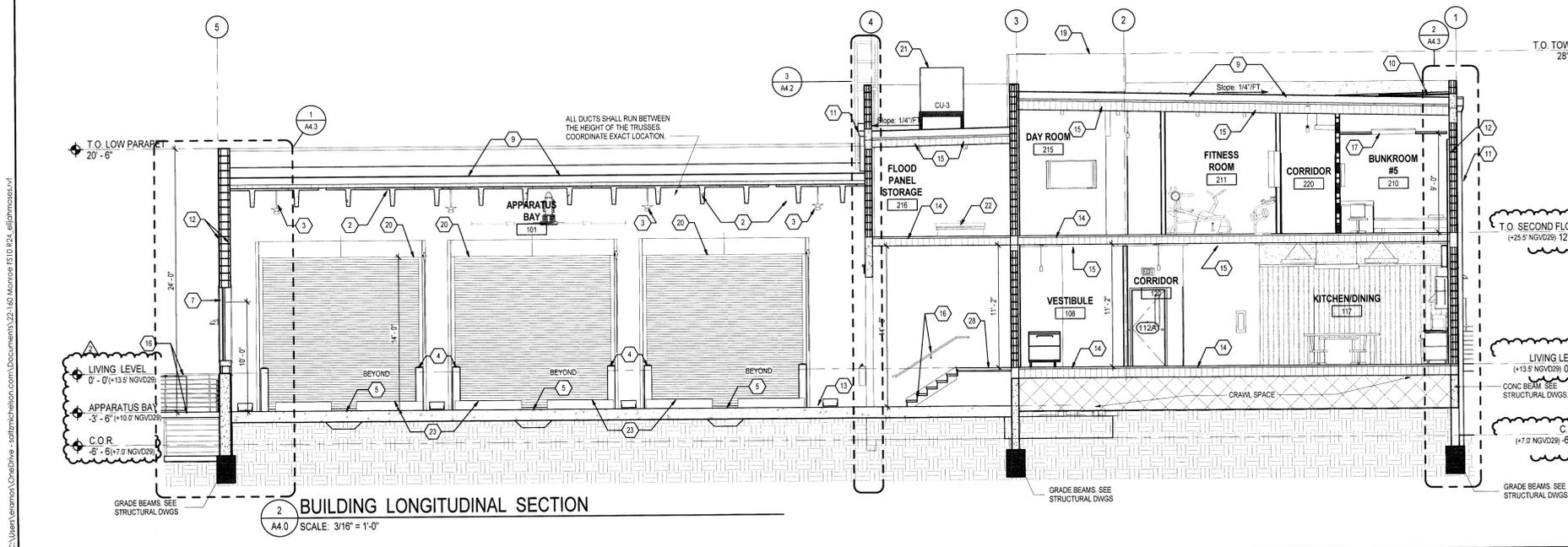
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A3.1



BUILDING SECTION GENERAL NOTES	
FEMA, WATERPROOFING, AND EXTERIOR EQUIPMENT NOTES	
1.	ALL EQUIPMENT SHALL BE MOUNTED ABOVE THE F.E.M.A. PROVIDED ELEVATION FOR AN ESSENTIAL FACILITY (AT OR ABOVE +13.0'). SEE A1.7 FOR LOCATIONS AND INFORMATION.
2.	ALL EQUIPMENT SHALL BE MOUNTED AND ATTACHED BY CONNECTORS / FASTENERS TO MEET ALL NATIONAL, LOCAL, AND PER F.B.C. 2023 8th EDITION STANDARDS AND REQUIREMENTS.
3.	G.C. SHALL BE RESPONSIBLE TO HAVE ALL EQUIPMENT INSTALLED TO MEET THE ABOVE REQUIREMENTS.
4.	COUNTY APPROVAL OF MAINTAINING 13.0' FFE FOR ALL LIVING SPACES AND EQUIPMENT IS AGREED UPON. NON LIVING AND AUXILIARY STORAGE/WORK AREAS ALLOWED TO BE SET AT 10'-0" FFE WHILE BEING "WET PROOF" WATER PROTECTED. G.C. SHALL PROVIDE THIS THROUGH WATER PROOFING PROTECTION OF SLABS, WALLS, AND ALL DOOR OPENINGS (USING WATER PROOF PANELS) TO MEET THIS REQUIREMENT.
BUILDING SECTION KEYNOTES (C)	
1	PAIN ALL EXPOSED WALL SURFACES
2	PRE-CAST CONCRETE JOISTS W/ 4" TOPPING SLAB. SEE STRUCTURAL DWGS.
3	SUSPENDED LIGHT FIXTURE (SEE ELECT. DWGS)
4	8" DIA SCH STEEL PIPE BOLLARD FILLED W/ 5000 PSI CONC. W/ ROUNDED CAP. PAINT HAZARD YELLOW
5	TRENCH DRAIN W/ TRAFFIC RATED GRILL. TYP. SEE PLUMBING DWGS.
6	IMPACT RATED DOOR. SEE DOOR SCHEDULE
7	PRODUCT APPROVED IMPACT RATED PAINTED LOUVERS. SEE MECH DWGS FOR DETAILS (TYP.)
8	ALUMINUM ROOF ACCESS LADDER
9	NEW SINGLE PLY 60 MIL ROOFING SYSTEM W/ INSULATION (R-30) OVER CONCRETE DECK. (MANUF. FIBERTITE XT NGA 21 0315 08)
10	NEW TPO 60 MIL ROOF CRACKETS W/ INSULATION OVER CONCRETE DECK
11	ALUMINUM SCRAPERS AND DOWN LEADERS. SEE PLUMBING DWGS.
12	REINFORCED CONC. BLOCK WALL W/ 5/8" STUCCO W/ PAINT FINISH ON THE EXTERIOR. SEE WALL TYPES AND FINISH SCHEDULE. SEE STRUCTURAL DWGS.
13	STRUCTURAL CONC. SLAB ON GRADE BEAMS. SEE STRUCTURAL DWGS.
14	CONCRETE HOLLOW CORE PLANKS W/ STRUCTURAL TOPPING. (SEE STRUCT. DWGS) PROVIDE R-30 INSULATION
15	EXPOSED PAINTED DECK
16	ALUMINUM METAL STAIRS WITH ALUMINUM HANDRAILS & GUARDRAILS. TYP. SEE DETAILS
17	MECHANICAL EQUIPMENT (SEE MECH DWGS)
18	4" X 4" FLOOR MOUNTED STEEL ACCESS PANEL. CENTERED ON ACCESS LADDER. SEE DETAIL
19	CONCRETE WHEEL STOPS COORDINATE EXACT LOCATION WITH FIRE DEPT.
20	METAL FRAMED OVERHANG / EYEBROW. TYP. OF #4. SEE A4.4 FOR DETAIL
21	RAISED METAL LETTERING FOR STATION NUMBER UNDER A SEPARATE PERMIT.
22	30' FLAC POLE W/ LED LIGHTING
23	ALUMINUM CANOPY W/ SURFACE MOUNTED LIGHTING. SEE ELECTRICAL DWGS.
24	METAL DECK LANDING W/ CONCRETE TOPPING

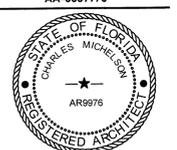
1 BUILDING LONGITUDINAL SECTION
A4.0 SCALE: 3/16" = 1'-0"



2 BUILDING LONGITUDINAL SECTION
A4.0 SCALE: 3/16" = 1'-0"

MONROE COUNTY FIRE STATION #10
SUGARLOAF KEY
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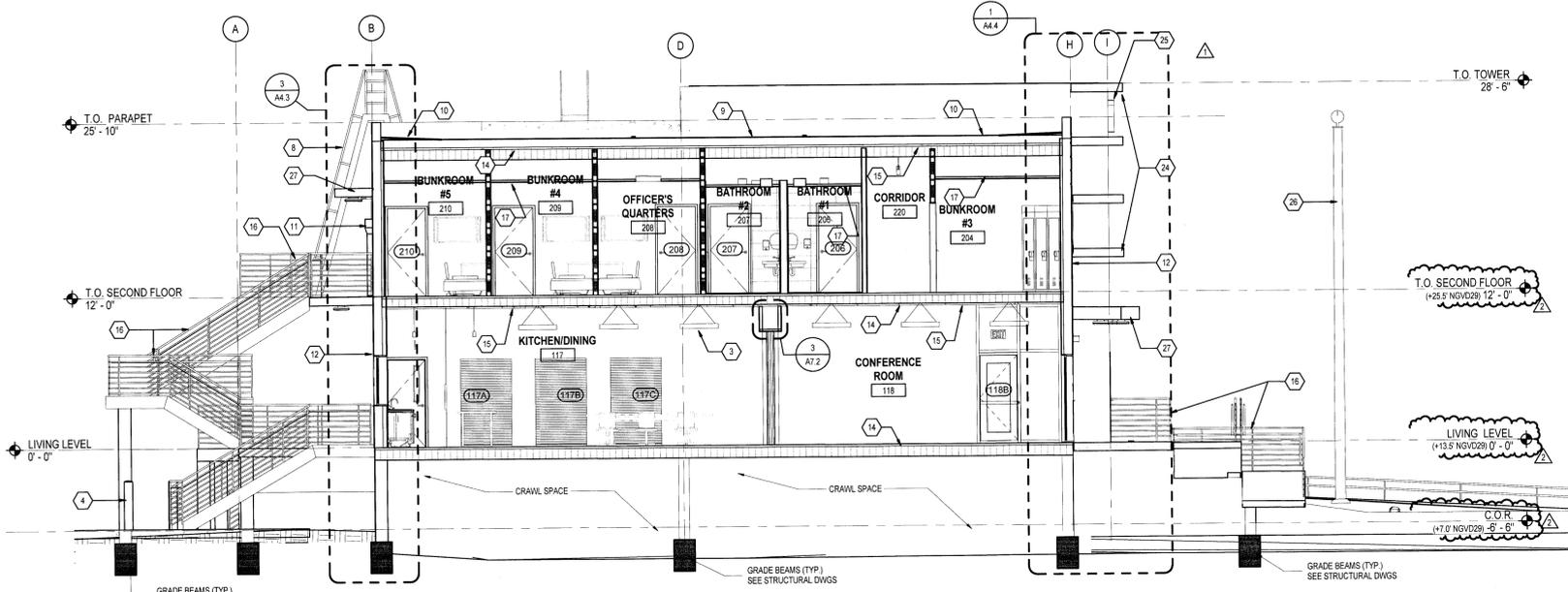
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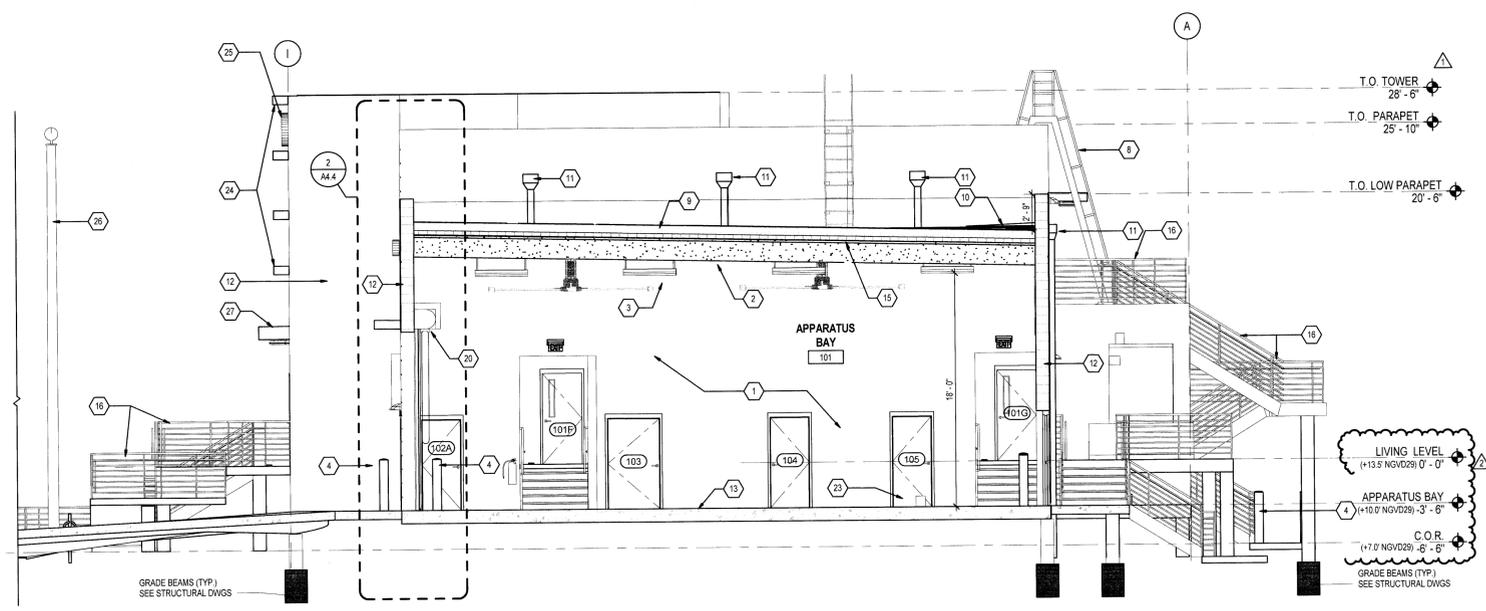
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A4.0



1 BUILDING CROSS SECTION
 A4.1 SCALE: 3/16" = 1'-0"



2 BUILDING/SITE CROSS SECTION
 A4.1 SCALE: 3/16" = 1'-0"

BUILDING SECTION GENERAL NOTES	
FEMA, WATERPROOFING, AND EXTERIOR EQUIPMENT NOTES	
1.	ALL EQUIPMENT SHALL BE MOUNTED ABOVE THE F.E.M.A. PROVIDED ELEVATION FOR AN ESSENTIAL FACILITY (AT OR ABOVE +13.0'). SEE A1 FOR LOCATIONS AND INFORMATION.
2.	ALL EQUIPMENT SHALL BE MOUNTED AND ATTACHED BY CONNECTORS / FASTENERS TO MEET ALL NATIONAL, LOCAL, AND PER F.B.C. 2023 8th EDITION STANDARDS AND REQUIREMENTS.
3.	G.C. SHALL BE RESPONSIBLE TO HAVE ALL EQUIPMENT INSTALLED TO MEET THE ABOVE REQUIREMENTS.
4.	COUNTY APPROVAL OF MAINTAINING 13.0' FFE FOR ALL LIVING SPACES AND EQUIPMENT IS AGREED UPON. NON LIVING AND AUXILIARY STORAGE/WORK AREAS ALLOWED TO BE SET AT 10'-0" FFE WHILE BEING "WET PROOF" WATER PROTECTED. G.C. SHALL PROVIDE THIS THROUGH WATER PROOFING PROTECTION OF SLABS, WALLS, AND ALL DOOR OPENINGS (USING WATER PROOF PANELS) TO MEET THIS REQUIREMENT.
BUILDING SECTION KEYNOTES ()	
1.	PAINTE ALL EXPOSED WALL SURFACES
2.	PRE-CAST CONCRETE JOISTS W/ TOPPING SLAB. SEE STRUCTURAL DWGS.
3.	SUSPENDED LIGHT FIXTURE (SEE ELECT. DWGS)
4.	8" DIA SCH STEEL PIPE BOLLARD FILLED W/ 3000 PSI CONC. W/ ROUNDED CAP. PAINT HAZARD YELLOW
5.	TRENCH DRAIN W/ TRAFFIC RATED GRILL. TYP. SEE PLUMBING DWGS.
6.	IMPACT RATED DOOR. SEE DOOR SCHEDULE
7.	PRODUCT APPROVED IMPACT RATED PAINTED LOUVERS. SEE MECH DWGS FOR DETAILS (TYP.)
8.	ALUMINUM ROOF ACCESS LADDER
9.	NEW SINGLE PLY 80 MIL ROOFING SYSTEM W/ INSULATION (R-30) OVER CONCRETE DECK. (MANUF. FIBERITE AT MAX 21.0313.06)
10.	NEW TPO 80 MIL ROOF CRICKETS W/ INSULATION OVER CONCRETE DECK
11.	ALUMINUM SCUPPERS AND DOWNLEADERS. SEE PLUMBING DWGS
12.	REINFORCED CONC. BLOCK WALL W/ SF STUCCO W/ PAINT FINISH ON THE EXTERIOR. SEE WALL TYPES AND FINISH SCHEDULES. SEE STRUCTURAL DWGS.
13.	STRUCTURAL CONC. SLAB ON GRADE BEAMS. SEE STRUCT. DWGS
14.	CONCRETE HOLLOW CORE PLANKS W/ STRUCTURAL TOPPING. (SEE STRUCT. DWGS) PROVIDE R-30 INSULATION
15.	EXPOSED PAINTED DECK
16.	ALUMINUM METAL STAIRS WITH ALUMINUM HANDRAILS & GUARDRAILS. TYP. SEE DETAILS
17.	CEILING AS SCHEDULED. SEE CEILING PLANS AND FINISH SCHEDULES
18.	GYP. BD. SOFFIT. SEE DETAILS
19.	TOWER BEYOND
20.	IMPACT RATED OVERHEAD COILING BAY DOORS WITH CONTROLS. SEE SCHEDULE
21.	MECHANICAL EQUIPMENT. (SEE MECH DWGS)
22.	4" X 4" FLOOR MOUNTED STEEL ACCESS PANEL, CENTERED ON ACCESS LADDER. SEE DETAIL
23.	CONCRETE UMBEL STOPS COORDINATE EXACT LOCATION WITH FIRE DEPT.
24.	METAL FRAMED OVERHANG / EYEBROW. TYP. OF 4I. SEE 4A9.4 FOR DETAIL
25.	RAISED METAL LETTERING FOR STATION NUMBER UNDER A SEPARATE PERMIT.
26.	30' FLAG POLE W/ LED UP-LIGHTING
27.	ALUMINUM CANOPY W/ SURFACE MOUNTED LIGHTING. SEE ELECTRICAL DWGS
28.	METAL DECK LANDING W/ CONCRETE TOPPING

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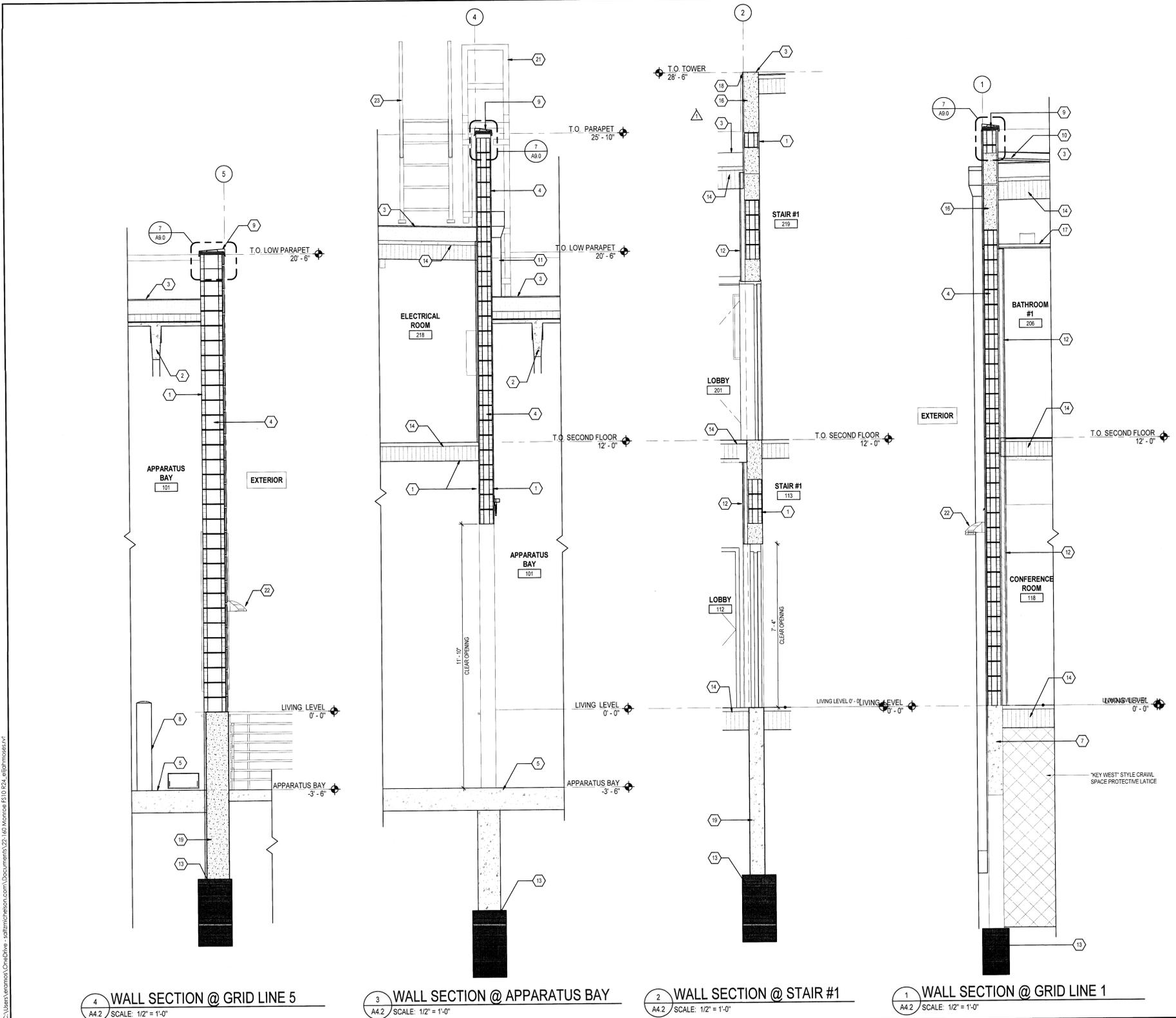
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BUILDING SECTIONS

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WALL SECTIONS KEYNOTES ()	
1	PAIN ALL EXPOSED WALL SURFACES
2	PRE-CAST CONCRETE JOISTS W/ 4" TOPPING SLAB SEE STRUCTURAL DWGS
3	NEW SINGLE PLY 60 MIL ROOFING SYSTEM W/ INSULATION (R-30) OVER CONCRETE DECK (MANUF: FIBERITE AT MCA 21 0313.06)
4	REINFORCED CONC. BLOCK WALL W/ 5/8" STUCCO W/ PAINT FINISH ON THE EXTERIOR. SEE WALL TYPES AND FINISH SCHEDULE. SEE STRUCTURAL DWGS
5	STRUCTURAL CONC. SLAB ON GRADE BEAMS. SEE STRUCTURAL DWGS
6	IMPACT RATED OVERHEAD COILING BAY DOORS WITH CONTROLS
7	CONC. BEAM. SEE STRUCTURAL DWGS
8	8" DIA SCH STEEL PIPE BOLLARD FILLED W/ 3000 PSI CONC. W/ ROUNDED CAP. PAINT HAZARD YELLOW
9	PRE-FINISHED ALUM. PARAPET CAP
10	NEW TPO 60 MIL ROOF CRICKETS W/ INSULATION OVER CONCRETE DECK
11	ALUMINUM SCUPPERS AND DOWNSPOUTS. SEE PLUMBING FOR SPECS. CALCULATIONS & SIZES
12	INTERIOR WALL FLOORING. SEE FLOOR PLAN & WALL TYPES FOR DETAILS
13	CONC. GRADE BEAM. SEE STRUCTURAL DWGS
14	CONCRETE HOLLOW CORE PLANKS W/ STRUCTURAL TOPPING. (SEE STRUCT. DWGS)
15	PRODUCT APPROVED IMPACT RATED. PAINTED LOUVERS. SEE MECH DWGS FOR DETAILS (TYP)
16	CONC. TIE BEAM. SEE STRUCTURAL DWGS
17	CEILING AS SCHEDULED. SEE CEILING PLANS AND FINISH SCHEDULES
18	CONT. CLEAR METAL COPING / DRIP EDGE FLASHING
19	CONC. COLUMN. SEE STRUCTURAL DWGS
20	FIXED ACCESS LADDER W/ ROOF RETURN
21	EXTERIOR LIGHTING. TYP. SEE ELECTRICAL DWGS. FOR MORE INFO.
22	SHIP LADDER (5 DEGREES BEYOND)
23	ELEVATED CONC. CANOPY / WALKWAY W/ LIGHTING. SEE STRUCTURAL & ELECTRICAL DRAWINGS
24	ALUMINUM GUARDRAILS @ 42" A.F.F. & HANDRAILS @ 34" A.F.F.
25	IMPACT RESISTANT FIXED WINDOW AND/OR STOREFRONT SYSTEM
26	8" MIL FRAMED OVERHANG EYEBROW (TYP OF 4). SEE DETAIL 409.4 & STRUCTURAL DWGS FOR ADDITIONAL INFO.
27	12 GA. PRE-ENGINEERED STEEL PAN STAIRS W/ CONC. FILLED TREADS
28	ALUMINUM CANOPY. SEE DETAIL 319.4
29	RAISED METAL LETTERING FOR STATION NAME UNDER A SEPARATE PERMIT
30	RAISED METAL LETTERING FOR STATION NUMBER UNDER A SEPARATE PERMIT
31	RAISED METAL LETTERING FOR STATION NUMBER UNDER A SEPARATE PERMIT.

**MONROE COUNTY FIRE STATION #10
SUGARLOAF KEY**
17175 OVERSEAS HWY
SUGARLOAF SHORES, FL 33042

SALTZ MICHELSON ARCHITECTS
3501 Griffin Road
Ft. Lauderdale, FL 33312
(954) 266-2700 Fx:(954) 266-2701
sma@saltzmichelson.com



Charles Michelson AR0009976

Project No.: 2022-160
Drawn By: SF
Checked By: CM/ER
Date: 04/09/25

REVISIONS
07/25/25 BLDG DEPT COMM

Digitally signed by Charles A. Michelson
Date: 2025.11.25 17:02:51-05'00'

4 WALL SECTION @ GRID LINE 5
A4.2 SCALE: 1/2" = 1'-0"

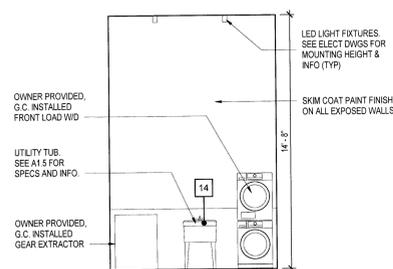
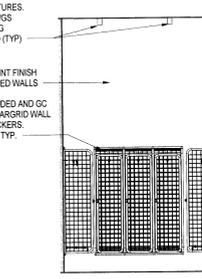
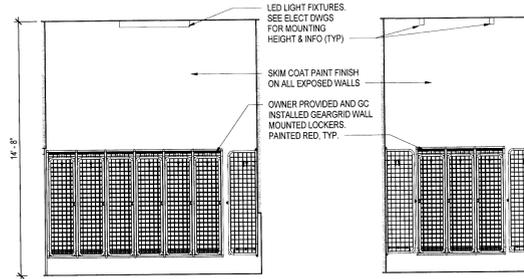
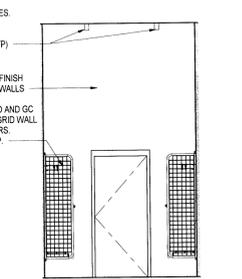
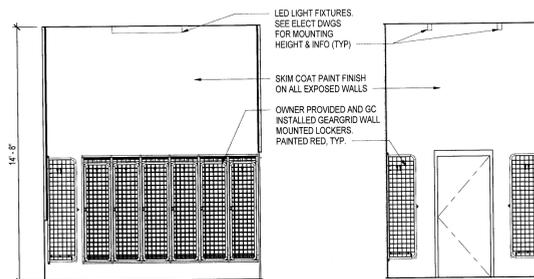
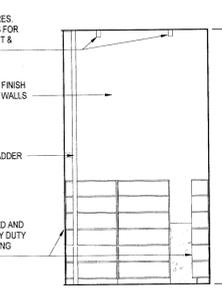
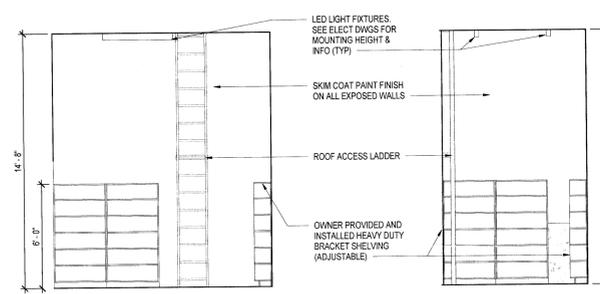
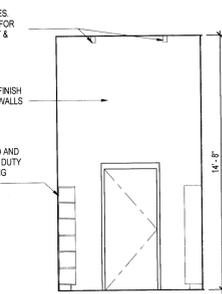
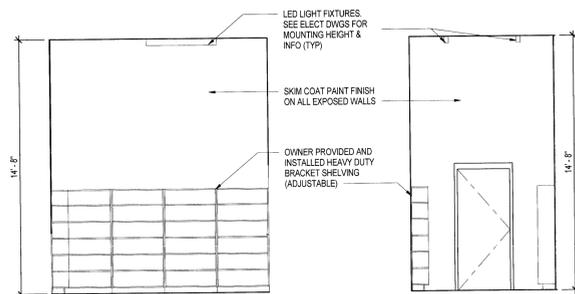
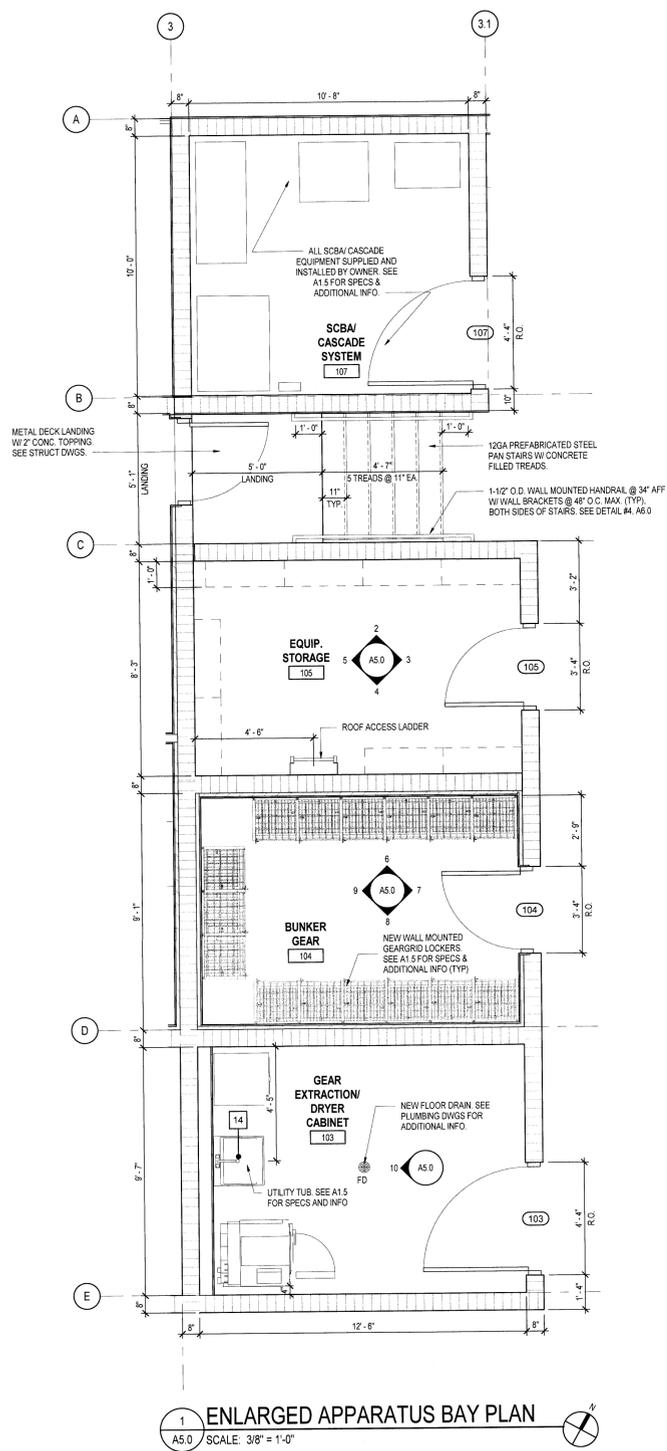
3 WALL SECTION @ APPARATUS BAY
A4.2 SCALE: 1/2" = 1'-0"

2 WALL SECTION @ STAIR #1
A4.2 SCALE: 1/2" = 1'-0"

1 WALL SECTION @ GRID LINE 1
A4.2 SCALE: 1/2" = 1'-0"

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WALL SECTIONS
A4.2



MONROE COUNTY FIRE STATION #10
SUGARLOAF KEY

17175 OVERSEAS HWY
SUGARLOAF SHORES, FL 33042



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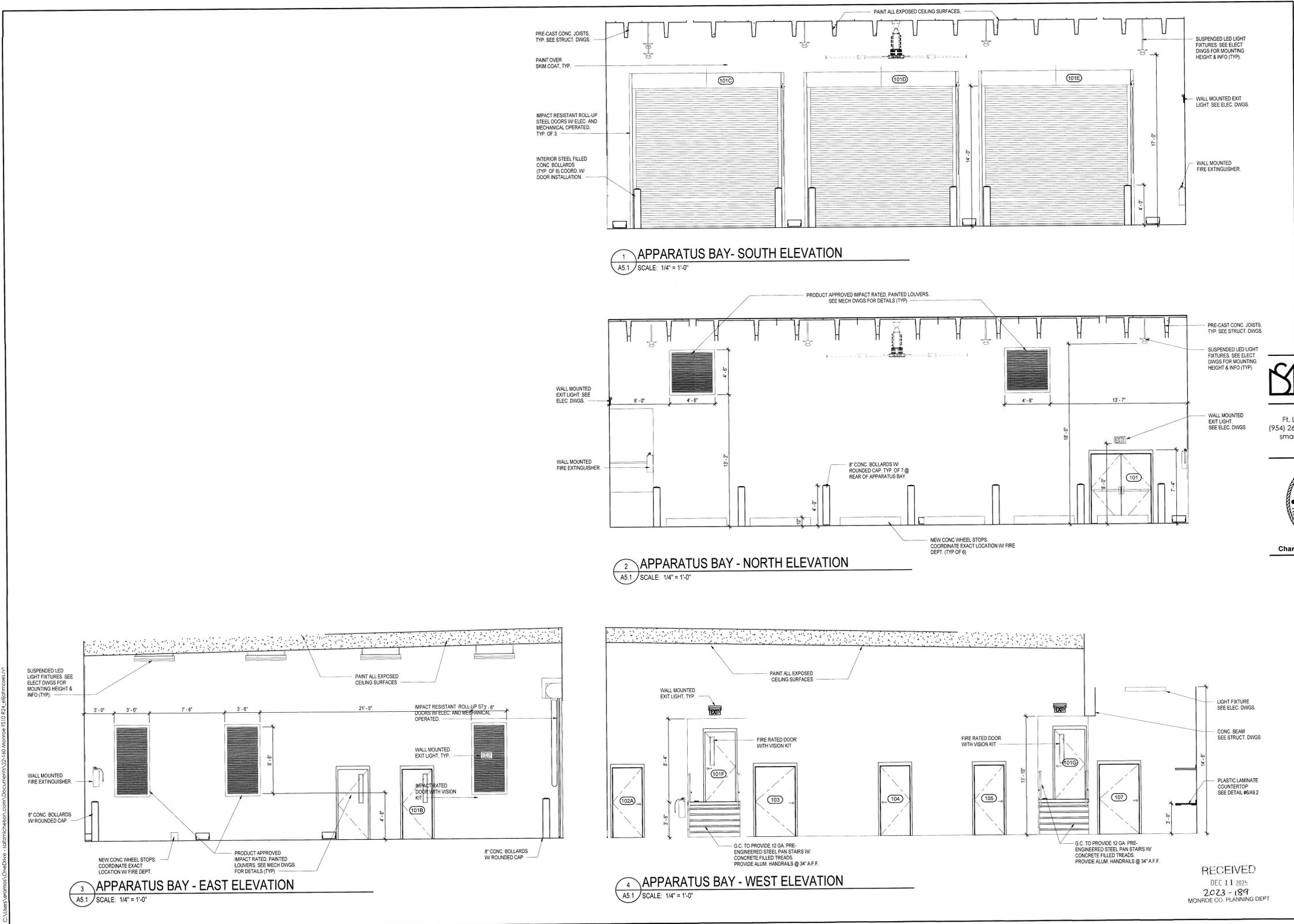
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PARTIAL APPARATUS BAY PLAN AND INTERIOR ELEVATIONS

A5.0

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MONROE COUNTY FIRE STATION #10
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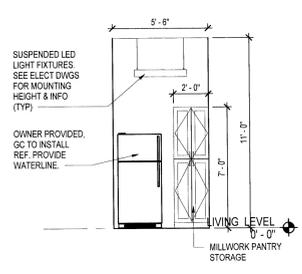
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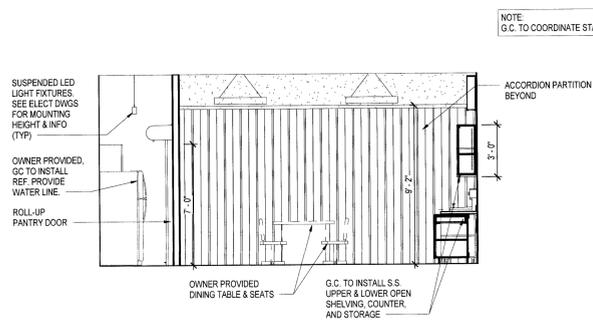
APPARATUS BAY
ELEVATIONS

A5.1

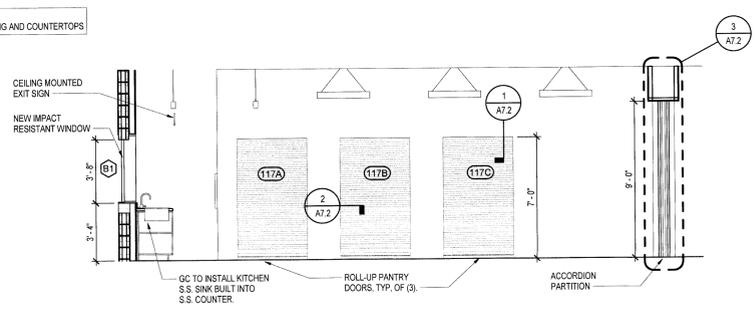
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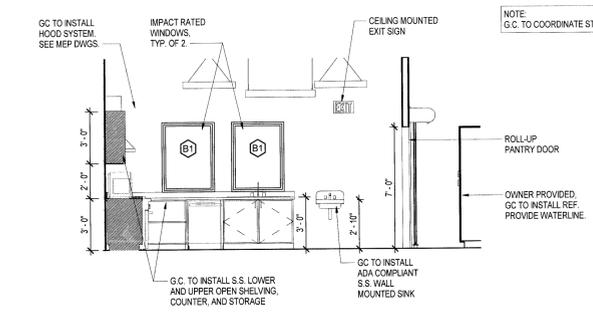
6 PANTRY ELEV. (TYP)
A5.2 SCALE: 1/4" = 1'-0"



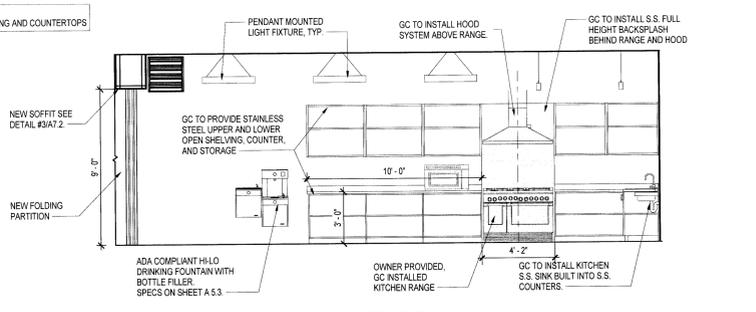
5 KITCHEN / DINING - SOUTH ELEV.
A5.2 SCALE: 1/4" = 1'-0"



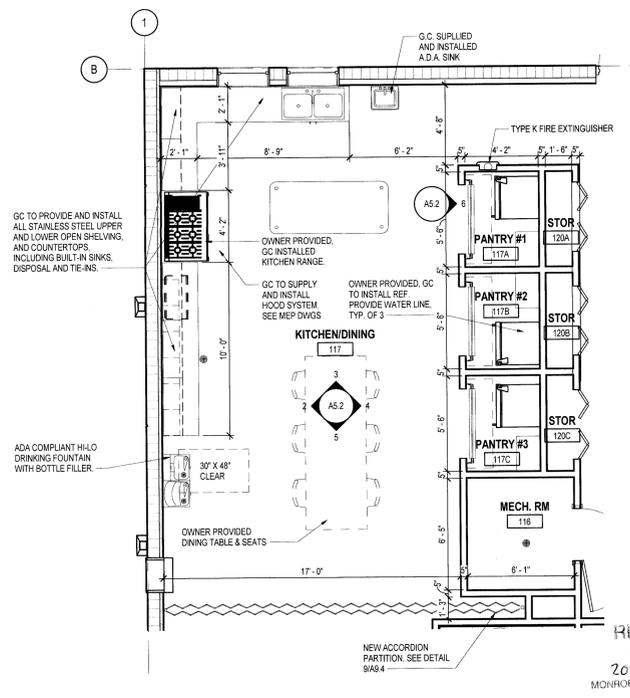
4 KITCHEN / DINING - EAST ELEV.
A5.2 SCALE: 1/4" = 1'-0"



3 KITCHEN / DINING - NORTH ELEV.
A5.2 SCALE: 1/4" = 1'-0"

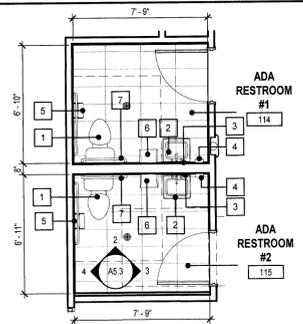


2 KITCHEN / DINING - WEST ELEV.
A5.2 SCALE: 1/4" = 1'-0"

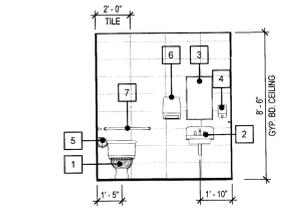


1 ENLARGED KITCHEN/DINING FLOOR PLAN
A5.2 SCALE: 1/4" = 1'-0"

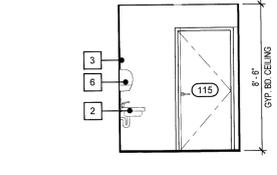
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2025-1181
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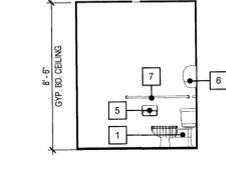
1 ENLARGED 1ST FLOOR ADA RR PLAN
A5.3 SCALE: 1/4" = 1'-0"



2 ADA RR #2 NORTH ELEVATION
A5.3 SCALE: 1/4" = 1'-0" MIRROR ELEV FOR ADA RR#1



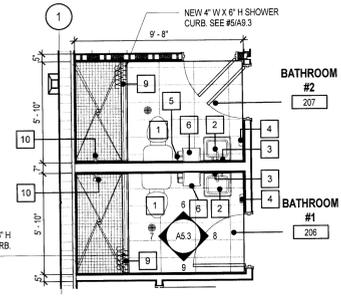
3 ADA RR #2 EAST ELEVATION
A5.3 SCALE: 1/4" = 1'-0" MIRROR ELEV FOR ADA RR#1



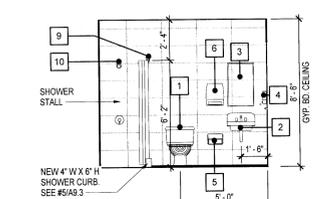
4 ADA RR #2 WEST ELEVATION
A5.3 SCALE: 1/4" = 1'-0" MIRROR ELEV FOR ADA RR#1

#	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
1	WATER CLOSET	AMERICAN STANDARD	2886204	PROVIDE TOILET SEAT
2	WALL HUNG ADA LAVATORY	AMERICAN STANDARD	LUCERNE 0355 012 W/ COLONY PRO FAUCET (7075.050)	PROVIDE WOOD BACKING SUPPORT AS REQUIRED
2.1	WALL HUNG ADA LAVATORY W/ EYE WASH	AMERICAN STANDARD	LUCERNE 0355 012 W/ COLONY PRO FAUCET (7075.050) & EYE WASH (HAWIS 750)	PROVIDE WOOD BACKING SUPPORT AS REQUIRED
3	GLASS MIRROR (18" X 30")	BOBRICK	B-165	NO EXPOSED FASTENERS
4	SOAP DISPENSER	APPEAL 1	ITEM #APP17104	SURFACE MOUNT
5	2-ROLL SIDE BY SIDE TOILET PAPER DISPENSER	RENOWN	REN5162-WB	SURFACE MOUNT
6	PAPER TOWEL DISPENSER	RENOWN 8IN. SERIES	REN5175-WB	SURFACE MOUNT
7	GRAB BAR	BOBRICK	B6206 X 42" & B6206 X 36"	T.O. 36" GRAB BAR MTD @ 36" AFF ALONG REAR WALL. 42" GRAB BAR TO BE MOUNTED @ 36" AFF ALONG SIDE WALL. PROVIDE WOOD BACKING/BLOCKING AS REQUIRED
8	H/L/O DRINKING FOUNTAIN W/ FILL STATION	ELKAY	LVRCTL.BVSK	
9	SHOWER ROD & CURTAIN	AMERICAN STANDARD	TU6625G-213	T.O. SHOWER ROD TO BE INSTALLED @ 74.5" AFF. SUPPLIED & INSTALLED BY GC
10	SHOWER	AMERICAN STANDARD	TU175508	
10.1	ADA HANDHELD SHOWER SYSTEM	AMERICAN STANDARD	1562.743	
11	MOP SINK	MUSTEE	MODEL #63M	PROVIDE FAUCET (MOEN 8230)
12	DOUBLE STACK WASHER/DRYER	WHIRLPOOL	SEE EQUIPMENT LEGEND, SHEET A1.5 OR A1.6	
13	ADA SHOWER SEAT	SEE SPECS	BASED ON ASI 8205	
14	UTILITY SINK	-	-	SEE EQUIPMENT SHEET LEGEND, SHEET A1.5 OR A1.6

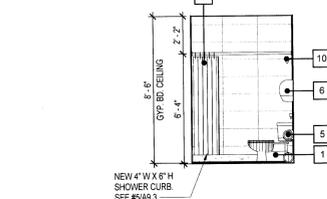
* G.C. SHALL PROVIDE MARBLE THRESHOLD AT ALL WET AREAS.



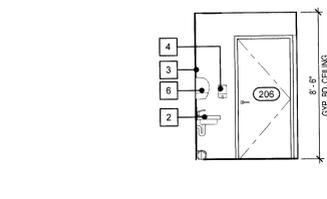
5 ENLARGED UNISEX RESTROOM, TYP.
A5.3 SCALE: 1/4" = 1'-0"



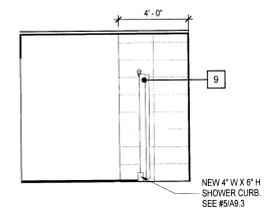
6 BATHROOM #1 NORTH ELEVATION
A5.3 SCALE: 1/4" = 1'-0" MIRROR ELEV FOR BATHROOM #2



7 BATHROOM #1 WEST ELEVATION
A5.3 SCALE: 1/4" = 1'-0" MIRROR ELEV FOR BATHROOM #2

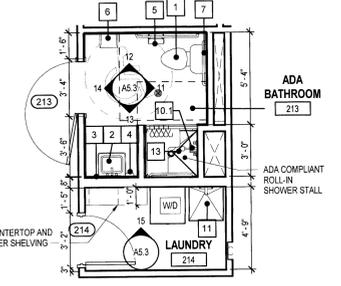


8 BATHROOM #1 EAST ELEVATION
A5.3 SCALE: 1/4" = 1'-0" MIRROR ELEV FOR BATHROOM #2

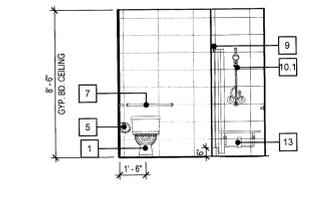


9 BATHROOM #1 SOUTH ELEVATION
A5.3 SCALE: 1/4" = 1'-0" MIRROR ELEV FOR BATHROOM #2

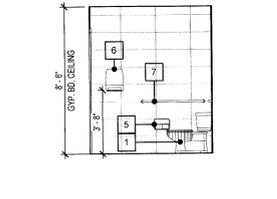
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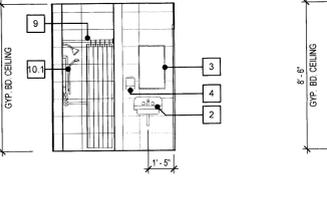
10 ENLARGED 2ND FLOOR ADA RR / LAUNDRY PLAN
A5.3 SCALE: 1/4" = 1'-0"



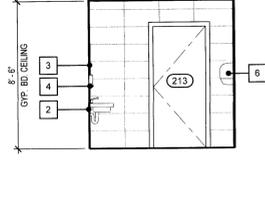
11 ADA RR INT. ELEV. 1
A5.3 SCALE: 1/4" = 1'-0"



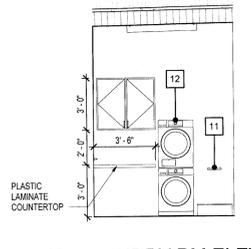
12 ADA RR INT. ELEV. 2
A5.3 SCALE: 1/4" = 1'-0"



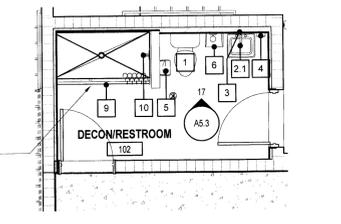
13 ADA RR INT. ELEV. 3
A5.3 SCALE: 1/4" = 1'-0"



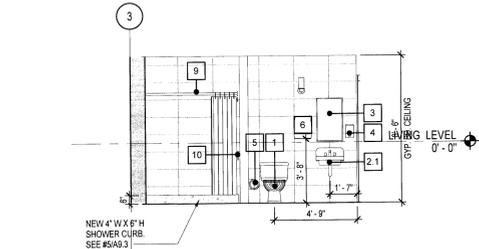
14 ADA RR INT. ELEV. 4
A5.3 SCALE: 1/4" = 1'-0"



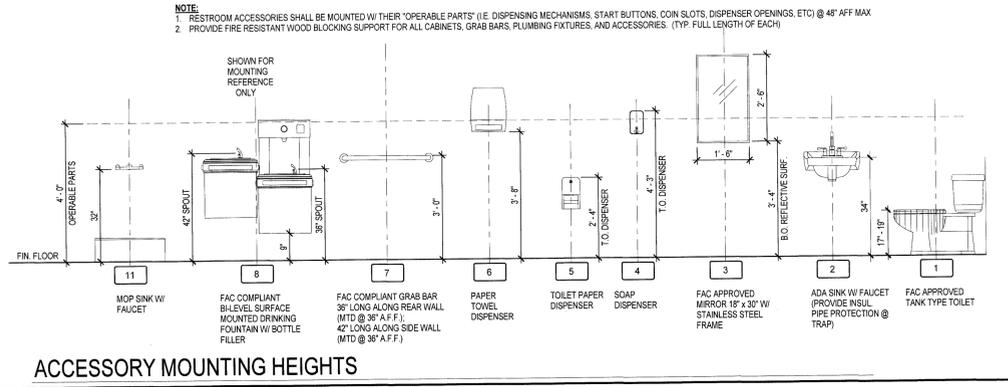
15 LAUNDRY RM ELEV.
A5.3 SCALE: 1/4" = 1'-0"



16 ENLARGED DECON/RESTROOM PLAN
A5.3 SCALE: 1/4" = 1'-0"



17 DECON / RR INT. ELEV. 1
A5.3 SCALE: 1/4" = 1'-0"



ACCESSORY MOUNTING HEIGHTS

NOTE:
1. RESTROOM ACCESSORIES SHALL BE MOUNTED W/ THEIR "OPERABLE PARTS" (I.E. DISPENSING MECHANISMS, START BUTTONS, COIN SLOTS, DISPENSER OPENINGS, ETC) @ 48" AFF MAX.
2. PROVIDE FIRE RESISTANT WOOD BLOCKING SUPPORT FOR ALL CABINETS, GRAB BARS, PLUMBING FIXTURES, AND ACCESSORIES. (TYP. FULL LENGTH OF EACH)

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REVISIONS

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Date: 2025.11.25 03:11:05-00'

ENLARGED RESTROOM PLANS / ELEVATIONS

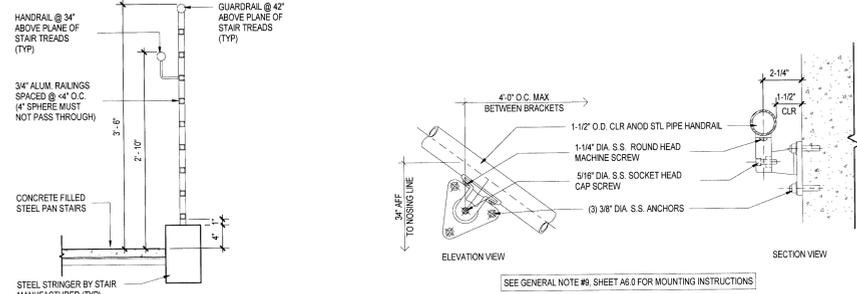
A5.3

GENERAL ELEVATOR NOTES

- ELEVATOR GENERAL NOTES:**
- PLANS SHALL BE SUBMITTED TO BUILDING OR STATE DEPARTMENT ELEVATOR DIVISION FOR REVIEW & APPROVAL STAMPS
 - SUBMIT SIGNED SHOP DRAWINGS BY FLORIDA ENGINEER OF ACCESS LADDER FOR ARCHITECT'S REVIEW
 - ELEVATOR DOORS SHALL BE STAINLESS STEEL FINISH
- ELEVATOR NOTES:**
- THE FOLLOWING CONDITIONS MUST BE MET BEFORE INSTALLATION IS COMPLETED:
- A PLUMB, PROPERLY-VENTILATED HOISTWAY AND MAINTAINED BETWEEN 32°F (0°C) & 122°F (50°C) - ACCORDING TO CODE AND SIZES SHOWN. ADEQUATE SUPPORT IN FOUNDATION TO CARRY THE LOADS OF ALL EQUIPMENT, INCLUDING MACHINE SUPPORT FRAMES, GUIDE RAILS AND BUFFERS, ADEQUATE SUPPORT FOR GUIDE RAIL BRACKETS
 - HOISTWAY BARRICADES (ALL CUTTING AND PATCHING TO INSTALL CORRIDOR ENTRANCES, SILLS, AND HALL FIXTURES)
 - PIT, OVERHEAD LIGHTS & SWITCHES, CONVENIENCE OUTLETS OF THE GFCI TYPE PER NEC AND ASME A17.1. PIT LADDER PER CAR (ACCORDING TO CODE) TO BE PROVIDED AND MUST BE O.K. OF ALL ELEVATOR EQUIPMENT
 - SEPARATE 120 VOLT, 15 AMP. BRANCH CIRCUITS, ALONG WITH TELEPHONE CIRCUIT (WHEN REQUIRED) TO TERMINALS OF EACH REQUIRED CONTROLLER (AS LOCATED ON PLAN VIEW) FOR THE FOLLOWING:
 - CAR LIGHT AND ALARM CIRCUIT WITH RECEPTACLES OF THE GFCI TYPE PER NEC
 - NOTE: IF STANDBY POWER IS SUPPLIED TO THE ELEVATOR, GROUP CONTROL CIRCUIT MUST BE STANDBY POWER BACKED. IF STANDBY POWER IS REQUIRED, SEE "ELEVATOR STANDBY POWER OPERATION"
 - BRANCH CIRCUIT CONDUCTOR SIZING, MATERIALS, AND INSULATION (INCLUDING BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE) TO COMPLY WITH ALL LOCAL ELECTRICAL CODES (SEE "ELECTRICAL POWER REQUIREMENTS")
 - NOTE: A FOURTH WIRE OF THE SAME SIZE AS THREE PHASE WIRES IS REQUIRED FOR GROUNDING PURPOSES TO MINIMIZE ELECTRICAL NOISE INTERFERENCE. THE GROUNDING WIRE MUST BE CONNECTED TO THE BUILDING'S ELECTRICAL GROUNDING SYSTEM
 - ENTRANCE WALLS WITH LINTELS (NOTE: MUST BE PROVIDED AFTER ENTRANCE FRAMES ARE SET OR LEAVE ROUGH OPENING 1'-3" WIDER AND 1'-3" HIGHER THAN THE FRAME OPENING. FOLLOW INSTALLATION PROCEDURES FOR FRAME TO WALL INTERFACE TO MAINTAIN LABELED CONSTRUCTION. FILL IN AROUND FRAMES AFTER FRAMES ARE SET)
 - POCKETS IN CORRIDOR WALL (PER FIXTURE DRAWINGS) FOR HALL FIXTURES
 - MUST BE LOCATED AS DIRECTED BY ELEVATOR CONTRACTOR
 - SMOKE SENSORS/ DETECTORS (AS REQUIRED)
 - CONDUIT AND WIRING FROM HOISTWAY TO ELEVATOR MONITORING PANELS (FOR SECURITY, LIFE SAFETY, AND/OR FIRE REQUIREMENTS)
 - ON-HOISTWAY SIDES NOT USED FOR LOADING AND UNLOADING
 - (A) BEAMS, FLOOR SLABS, OR OTHER BUILDING CONSTRUCTION MAKING AN ANGLE LESS THAN 75° WITH THE HORIZONTAL SHALL NOT PROJECT MORE THAN 4" INSIDE THE HOISTWAY ENCLOSURE UNLESS THE TOP SURFACE IS BEVELLED AT AN ANGLE LESS THAN 75° WITH THE HORIZONTAL
 - (B) SEPARATOR BEAMS BETWEEN ADJACENT ELEVATORS ARE NOT REQUIRED TO HAVE BEVELS
 - (C) WHERE RECESSES OR SETBACKS EXCEEDING 4" OCCUR IN THE ENCLOSURE

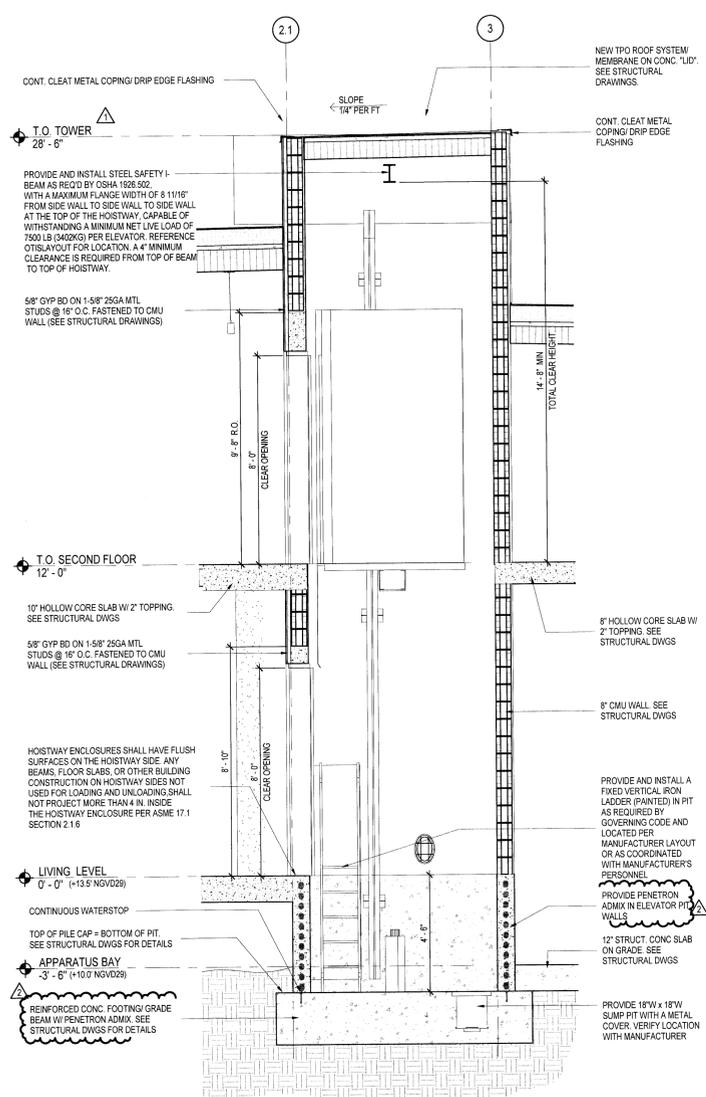
GENERAL STAIR NOTES

- NEW HANDRAILS ON STAIRS SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38" (865 MM), ABOVE THE SURFACE OF THE TREAD, MEASURED VERTICALLY TO THE TOP OF THE RAIL FROM THE LEADING EDGE OF THE TREAD (FBC 1014.2, NFPA 1017.2.4.4.1)
- REQUIRED HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT FLIGHT OF STAIRS OR RAMP RUN. WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS SHALL EXTEND HORIZONTALLY NOT LESS THAN 12 INCHES (305 MM) BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER. AT RAMP RUNS WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN RUNS, THE HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING 12 INCHES (305 MM) MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS. THE EXTENSIONS OF HANDRAILS SHALL BE IN THE SAME DIRECTION OF THE FLIGHTS OF STAIRS AT STARWAYS AND THE RAMP RUNS AT RAMP RUNS. (FBC 1014.6, NFPA 1017.2.4.4.2)
- ALL HANDRAILS & GUARDS SHALL BE SUPPORTED SO AS TO RESIST A UNIFORM LOAD OF NOT LESS THAN 50 LBS PER LINEAL FOOT OR A CONCENTRATED LOAD OF NOT LESS THAN 200 LBS. APPLIED IN ANY DIRECTION AT THE TOP AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE, WHICHEVER CONDITION PRODUCES MAX. STRESS. (FBC 1607.8.1)
- ALL INTERMEDIATE RAILS, BALUSTERS, PICKETS, AND OTHER FILLERS SHALL BE CAPABLE OF RESISTING A UNIFORM HORIZONTAL LOAD OF NOT LESS THAN 25 LBS. PER SQUARE FOOT. (FBC 1607.8.1.2)
- RAILINGS AND PICKETS SHALL BE MOUNTED AS PER MANUFACTURER'S RECOMMENDATIONS. WHEN RECOMMENDATIONS ARE NOT AVAILABLE, MOUNT BRACKETS IN THE FOLLOWING MANNER:
 - TO CONCRETE:
 - USE 3/8" EXPANSION BOLT
 - TO MASONRY UNIT:
 - USE 3/8" TOGGLE TYPE ANCHOR
 - TO METAL STUD WALL:
 - USE 3/8" SELF DRILLING SCREW INTO 18 GA. MTL BLOCKING
 - TO PLASTER:
 - PLACE WALL BRACKET FILLER & FOLLOW RECOMMENDATIONS ABOVE

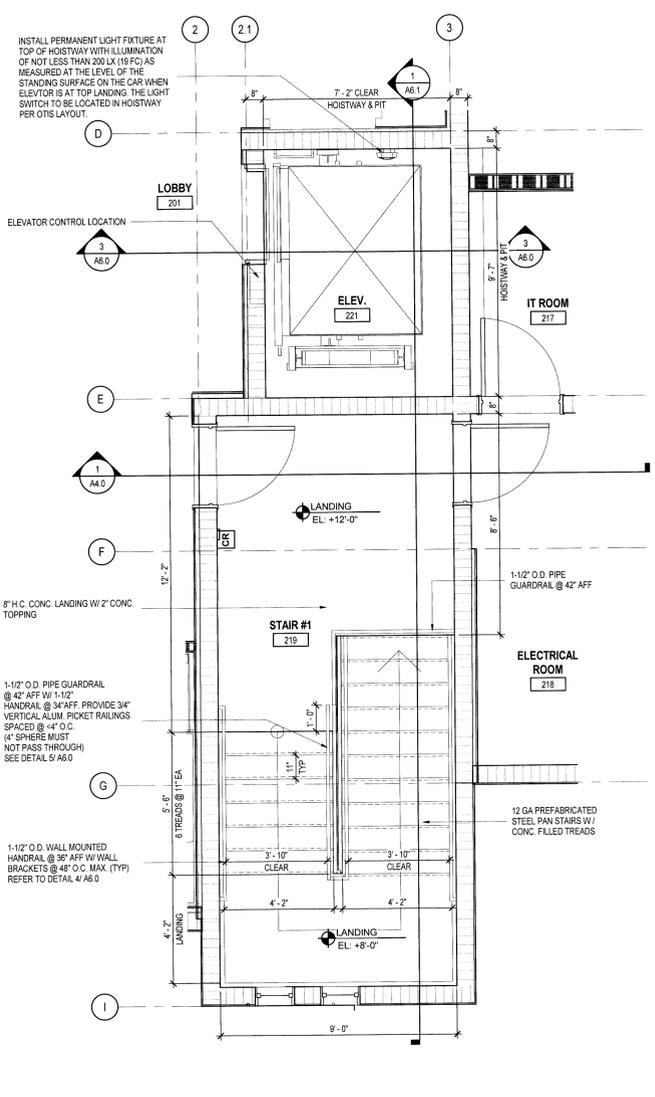


5 SURFACE MOUNTED HANDRAIL
SCALE: 1" = 1'-0"

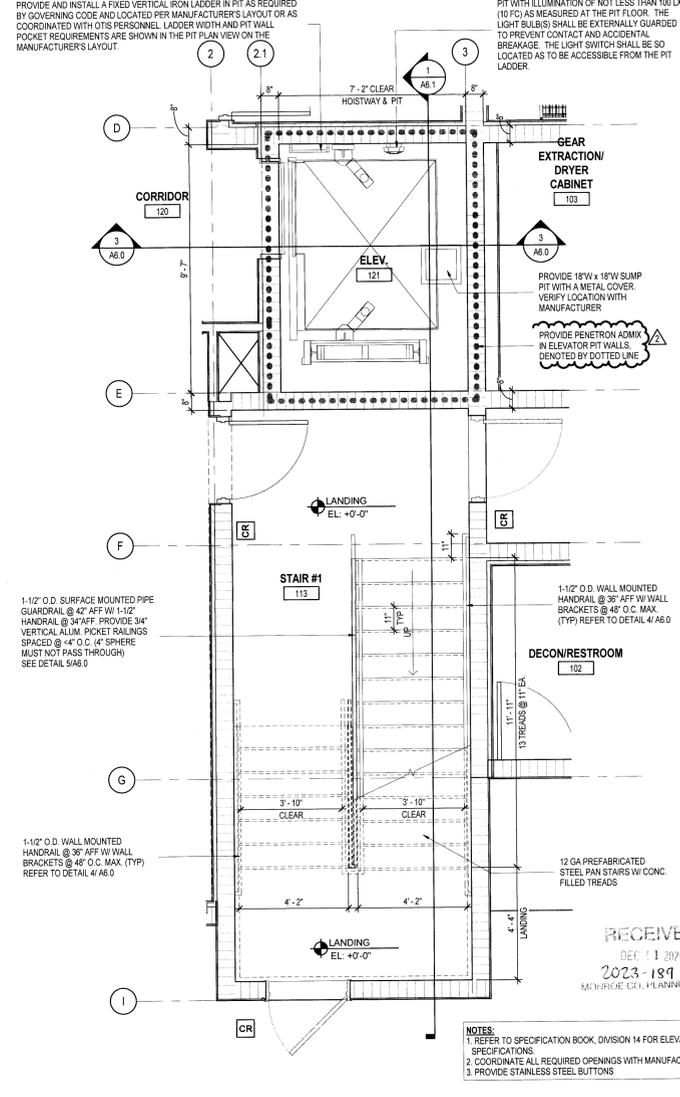
4 WALL MOUNTED HANDRAIL DETAIL
SCALE: 3" = 1'-0"



3 ELEVATOR SECTION
SCALE: 3/8" = 1'-0"



2 SECOND FLOOR STAIR/ELEVATOR
SCALE: 3/8" = 1'-0"



1 STAIR #1 /ELEVATOR - ENLARGED PLAN - 1st FLOOR
SCALE: 3/8" = 1'-0"

MONROE COUNTY FIRE STATION #10
SUGARLOAF KEY
17175 OVERSEAS HWY
SUGARLOAF SHORES, FL 33042

SALTZ MICHELSON ARCHITECTS
3501 Griffin Road
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(954) 266-2700 Fx(954) 266-2701
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Charles Michelson AR0009976

Project No. : 2022-160
Drawn By : SF
Checked By : CM/ER
Date: 04/09/25

REVISIONS
07/25/25 BLDG DEPT COMM
10/28/25 BLDG DEPT COMM

Digitally signed by Charles A. Michelson
Date: 2025.11.25 17:03:15-05'00'

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NOTES:
1. REFER TO SPECIFICATION BOOK, DIVISION 14 FOR ELEVATOR SPECIFICATIONS
2. COORDINATE ALL REQUIRED OPENINGS WITH MANUFACTURER
3. PROVIDE STAINLESS STEEL BUTTONS

STAIR AND ELEVATOR DETAILS
A6.0

GENERAL STAIR NOTES

1. NEW HANDRAILS ON STAIRS SHALL BE NOT LESS THAN 34" (863 MM) ABOVE THE SURFACE OF THE TREAD, MEASURED VERTICALLY TO THE TOP OF THE RAIL FROM THE LEADING EDGE OF THE TREAD (FBC 1014.2, NFPA 101-7.2.2.4.1)
2. REQUIRED HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT FLIGHT OF STAIRS OR RAMP RUN. WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS SHALL EXTEND HORIZONTALLY NOT LESS THAN 12 INCHES (305 MM) BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER. AT RAMP RUNS WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN RUNS, THE HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING 12 INCHES (305 MM) MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS. THE EXTENSIONS OF HANDRAILS SHALL BE IN THE SAME DIRECTION OF THE FLIGHTS OF STAIRS AT STAIRWAYS AND THE RAMP RUNS AT RAMP RUNS. (FBC 1014.6, NFPA 101-7.2.2.4.2)
3. ALL HANDRAILS & GUARDS SHALL BE SUPPORTED SO AS TO RESIST A UNIFORM LOAD OF NOT LESS THAN 50 LBS PER LINEAL FOOT OR A CONCENTRATED LOAD OF NOT LESS THAN 200 LBS, APPLIED IN ANY DIRECTION AT THE TOP AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE, WHICHEVER CONDITION PRODUCES MAX. STRESS. (FBC 1607.9.1)
4. ALL INTERMEDIATE RAILS, SALLISTERS, PICKETS, AND OTHER FILLERS SHALL BE CAPABLE OF RESISTING A UNIFORM HORIZONTAL LOAD OF NOT LESS THAN 25 LBS. PER SQUARE FOOT. (FBC 1607.9.1.2)
5. RAILINGS AND BRACKETS SHALL BE MOUNTED AS PER MANUFACTURER'S RECOMMENDATIONS WHEN RECOMMENDATIONS ARE NOT AVAILABLE. MOUNT BRACKETS IN THE FOLLOWING MANNER:
 - TO CONCRETE:
 - USE 3/8" EXPANSION BOLT
 - TO HOLLOW MASONRY UNIT:
 - USE 3/8" TOGGLE TYPE ANCHOR
 - TO METAL STUD WALL:
 - USE 3/8" SELF DRILLING SCREW INTO 18 GA. MTL BLOCKING
 - TO PLASTER:
 - PLACE WALL BRACKET FILLER & FOLLOW RECOMMENDATIONS ABOVE

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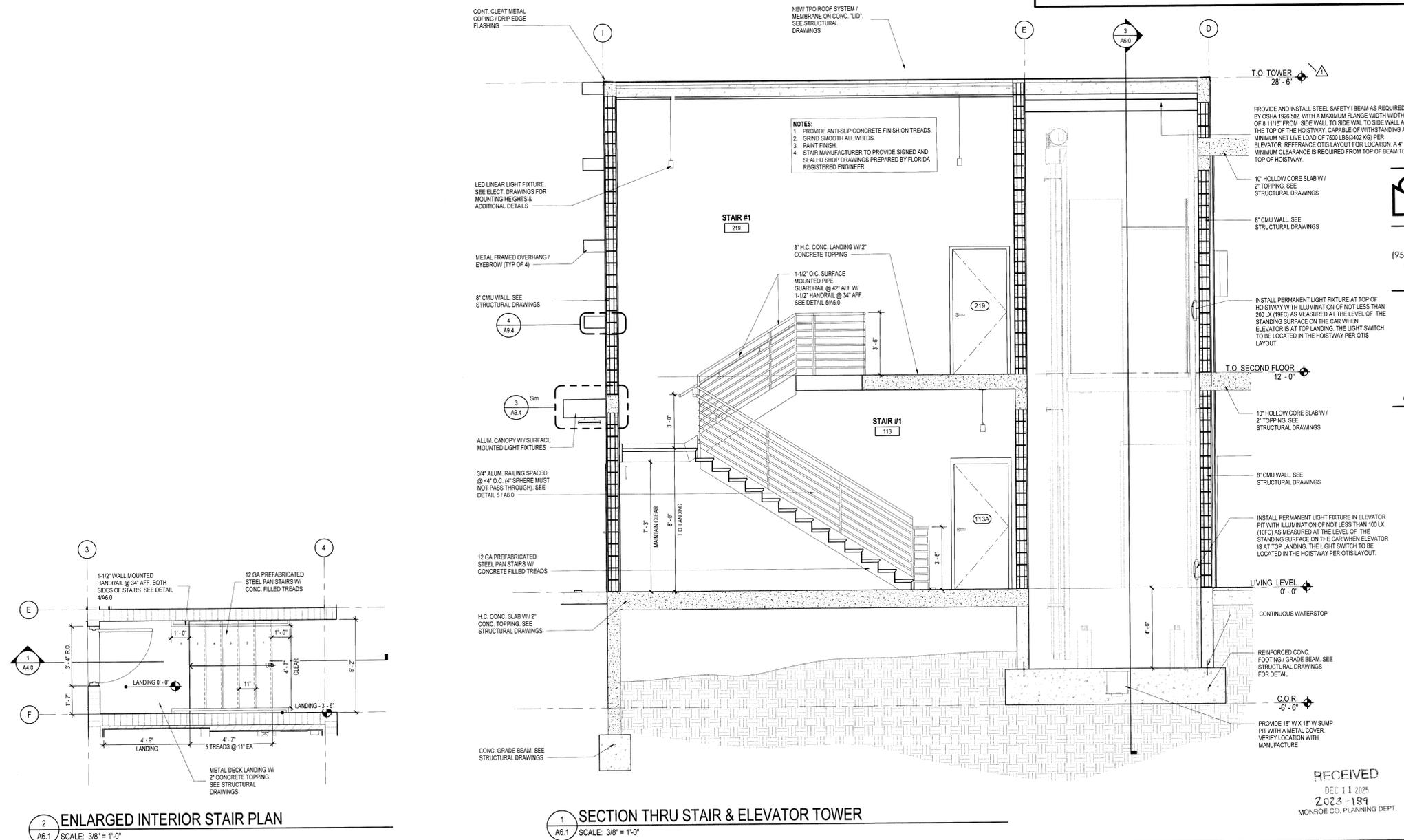
Charles Michelson AR0009976

Project No. : 2022-160
Drawn By : SF
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REVISIONS
07/25/25 BLDG DEPT COMM

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Date: 2025.11.25 17:03:18-05'00'

STAIR AND ELEVATOR DETAILS
A6.1



2 ENLARGED INTERIOR STAIR PLAN
A6.1 SCALE: 3/8" = 1'-0"

1 SECTION THRU STAIR & ELEVATOR TOWER
A6.1 SCALE: 3/8" = 1'-0"

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GENERAL DOOR NOTES

- MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION, APPLICATION, OR METHODS SHALL BE STRICTLY ADHERED TO AND BY REFERENCE ARE MADE A PART OF THESE PLANS AS IF FULLY WRITTEN HEREIN. FAILURE OF THE CONTRACTOR TO OBTAIN MANUFACTURER'S INSTRUCTIONS SHALL NOT RELIEVE HIM FROM PERFORMING ALL OF THE REQUIREMENTS OF THE WORK.
- CONTRACTOR SHALL CONFIRM ALL EQUIPMENT DIMENSIONS, ELECTRICAL REQUIREMENTS AND CONNECTIONS PRIOR TO CONSTRUCTION WITH ACTUAL EQUIPMENT'S MAKE AND MODEL.

DOOR SCHEDULE
FOR DOOR HARDWARE SETS G.C. SHALL SEE / REFER TO SECTION 087100 DOOR HARDWARE IN THE SPECIFICATIONS BOOK.

MARK	ROOM NAME	DOOR DIMENSIONS			DOOR		FINISH		FIRE RATING		FRAME		HEAD	JAMB	THRESHOLD	COMMENTS
		WIDTH	HEIGHT	THICKNESS	TYPE	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH					
101	APPARATUS BAY	6'-0"	7'-0"	1 3/4"	A	HOLLOW METAL	PAINT	-	-	-	-	7/47.1	8/47.1	8/47.1	IMPACT RATED DOOR	
101A	APPARATUS BAY	3'-0"	7'-0"	1 3/4"	B	HMTL GLASS	PAINT	-	-	-	-	7/47.1	8/47.1	8/47.1	IMPACT RATED DOOR W/ VISION PANEL	
101B	APPARATUS BAY	3'-0"	7'-0"	1 3/4"	B	HMTL GLASS	PAINT	-	-	-	-	7/47.1	8/47.1	8/47.1	IMPACT RATED DOOR W/ VISION PANEL	
101C	APPARATUS BAY	14'-0"	14'-0"	6"	G	STEEL	PAINT	-	-	-	-	13/47.1	14/47.1	-	EXTERIOR IMPACT RATED ELEC. OPERATED ROLL-UP DOOR. PROVIDE ALL ELECTRICAL / CONTROL INFRASTRUCTURE	
101D	APPARATUS BAY	14'-0"	14'-0"	6"	G	STEEL	PAINT	-	-	-	-	13/47.1	14/47.1	-	EXTERIOR IMPACT RATED ELEC. OPERATED ROLL-UP DOOR. PROVIDE ALL ELECTRICAL / CONTROL INFRASTRUCTURE	
101E	APPARATUS BAY	14'-0"	14'-0"	6"	G	STEEL	PAINT	-	-	-	-	13/47.1	14/47.1	-	EXTERIOR IMPACT RATED ELEC. OPERATED ROLL-UP DOOR. PROVIDE ALL ELECTRICAL / CONTROL INFRASTRUCTURE	
101F	STAR #1	3'-0"	7'-0"	1 3/4"	D	HOLLOW METAL	PAINT	90 MINUTES	H.M.	PAINT	-	7/47.1	8/47.1	8/47.1	ELECTRIC STRIKE / CARD READER	
101G	VESTIBULE	3'-0"	7'-0"	1 3/4"	D	HOLLOW METAL	PAINT	90 MINUTES	H.M.	PAINT	-	7/47.1	8/47.1	8/47.1	ELECTRIC STRIKE / CARD READER	
102	DECON ROOM	3'-0"	7'-0"	1 3/4"	B	HMTL GLASS	PAINT	-	-	-	-	7/47.1	8/47.1	8/47.1	IMPACT RATED DOOR W/ VISION PANEL. ELECTRIC STRIKE / CARD READER	
102A	DECON ROOM	3'-0"	7'-0"	1 3/4"	D	HOLLOW METAL	PAINT	-	-	-	-	7/47.1	8/47.1	8/47.1	PROVIDE KICKPLATE	
103	GEAR EXTRACTION	4'-0"	7'-0"	1 3/4"	D	HOLLOW METAL	PAINT	-	-	-	-	7/47.1	8/47.1	8/47.1	PROVIDE KICKPLATE	
104	BUNKER GEAR	3'-0"	7'-0"	1 3/4"	D	HOLLOW METAL	PAINT	-	-	-	-	7/47.1	8/47.1	8/47.1	PROVIDE KICKPLATE	
105	GEAR STORAGE	3'-0"	7'-0"	1 3/4"	D	HOLLOW METAL	PAINT	-	-	-	-	7/47.1	8/47.1	8/47.1	PROVIDE KICKPLATE	
106	SCBA CASCADE SYSTEM	4'-0"	7'-0"	1 3/4"	J	HOLLOW METAL	PAINT	-	-	-	-	7/47.1	8/47.1	8/47.1	PROVIDE KICKPLATE	
108	VESTIBULE	3'-0"	7'-0"	1 3/4"	B	HMTL GLASS	PAINT	-	-	-	-	5/47.1	6/47.1	-	PROVIDE KICKPLATE	
109	JAN CLOSET	2'-10"	7'-0"	1 3/4"	D	S.C. WOOD	PAINT	45 MINUTES	H.M.	PAINT	-	7/47.1	8/47.1	-	PROVIDE KICKPLATE	
111	OFFICE	3'-0"	7'-0"	1 3/4"	D	HMTL GLASS	PAINT	-	-	-	-	7/47.1	8/47.1	-	PROVIDE KICKPLATE	
112	LOBBY ENTRY	3'-0"	7'-0"	1 3/4"	C	ALUMINUM GLAZ	CLR. ANOD.	-	-	-	-	10/47.1	11/47.1	12/47.1	IMPACT RATED DOOR	
112A	LOBBY CORRIDOR	3'-0"	7'-0"	1 3/4"	B	HMTL GLASS	PAINT	-	-	-	-	5/47.1	6/47.1	-	ELECTRIC STRIKE / CARD READER	
113	STAR #1	3'-0"	7'-0"	1 3/4"	B	HMTL GLASS	PAINT	-	-	-	-	7/47.1	8/47.1	8/47.1	IMPACT RATED DOOR W/ VISION PANEL. ELECTRIC STRIKE / CARD READER	
113A	STAR #1	3'-0"	7'-0"	1 3/4"	I	HOLLOW METAL	PAINT	90 MINUTES	H.M.	PAINT	-	7/47.1	8/47.1	8/47.1	ELECTRIC STRIKE / CARD READER	
114	RESTROOM #114	3'-0"	7'-0"	1 3/4"	D	S.C. WOOD	PAINT	-	-	-	-	5/47.1	6/47.1	15/47.1	PROVIDE KICKPLATE	
115	RESTROOM #115	3'-0"	7'-0"	1 3/4"	D	S.C. WOOD	PAINT	-	-	-	-	5/47.1	6/47.1	15/47.1	PROVIDE KICKPLATE	
116	MECH ROOM	3'-0"	7'-0"	1 3/4"	D	S.C. WOOD	PAINT	-	-	-	-	5/47.1	6/47.1	-	FULL DOOR SWING. ELECTRIC STRIKE / CARD READER. PROVIDE KICKPLATE	
117	REAR ENTRY EXIT	3'-0"	7'-0"	1 3/4"	B	HMTL GLASS	PAINT	-	-	-	-	7/47.1	8/47.1	8/47.1	IMPACT RATED DOOR W/ VISION PANEL. ELECTRIC STRIKE / CARD READER	
117A	PANTRY #1	4'-0"	7'-0"	-	E	METAL	PAINT	-	-	-	-	1/48.4	2/48.4	-	ROLL-UP DOOR	
117B	PANTRY #2	4'-0"	7'-0"	-	E	METAL	PAINT	-	-	-	-	1/48.4	2/48.4	-	ROLL-UP DOOR	
117C	PANTRY #3	4'-0"	7'-0"	-	E	METAL	PAINT	-	-	-	-	1/48.4	2/48.4	-	ROLL-UP DOOR	
117D	STORAGE	4'-0"	7'-0"	1 3/4"	F	S.C. WOOD	PAINT	-	-	-	-	-	-	-	BI-FOLD DOOR	
117E	STORAGE	4'-0"	7'-0"	1 3/4"	F	S.C. WOOD	PAINT	-	-	-	-	-	-	-	BI-FOLD DOOR	
117F	STORAGE	4'-0"	7'-0"	1 3/4"	F	S.C. WOOD	PAINT	-	-	-	-	-	-	-	BI-FOLD DOOR	
118A	KITCHEN DINING	17'-0"	9'-0"	-	H	-	-	-	-	-	-	3/47.2(1)	3/47.2(3)	3/47.2(2)	ACCORDION DOOR. INSTALL PER MFR RECOMMENDATIONS & SPECS	
118B	COMMUNITY ROOM	3'-0"	7'-0"	1 3/4"	C	ALUMINUM GLAZ	CLR. ANOD.	-	-	-	-	-	-	5/47.2	-	-
201	CORRIDOR REAR EXIT	3'-0"	7'-0"	1 3/4"	B	HMTL GLASS	PAINT	-	-	-	-	7/47.1	8/47.1	8/47.1	IMPACT RATED DOOR W/ VISION PANEL. ELECTRIC STRIKE / CARD READER	
202	BUNKROOM #1	3'-0"	7'-0"	1 3/4"	D	S.C. WOOD	PAINT	20 MINUTES	H.M.	PAINT	-	5/47.1	6/47.1	-	PROVIDE KICKPLATE	
203	BUNKROOM #2	3'-0"	7'-0"	1 3/4"	D	S.C. WOOD	PAINT	20 MINUTES	H.M.	PAINT	-	5/47.1	6/47.1	-	PROVIDE KICKPLATE	
204	BUNKROOM #3	3'-0"	7'-0"	1 3/4"	D	S.C. WOOD	PAINT	20 MINUTES	H.M.	PAINT	-	5/47.1	6/47.1	-	PROVIDE KICKPLATE	
205	STORAGE	3'-0"	7'-0"	1 3/4"	D	S.C. WOOD	PAINT	-	-	-	-	5/47.1	6/47.1	-	PROVIDE KICKPLATE	
206	BATHROOM #2	3'-0"	7'-0"	1 3/4"	D	S.C. WOOD	PAINT	-	-	-	-	5/47.1	6/47.1	15/47.1	PROVIDE KICKPLATE	
207	BATHROOM #1	3'-0"	7'-0"	1 3/4"	D	S.C. WOOD	PAINT	-	-	-	-	5/47.1	6/47.1	15/47.1	PROVIDE KICKPLATE	
207A	BATHROOM #1	3'-0"	7'-0"	1 3/4"	D	S.C. WOOD	PAINT	20 MINUTES	H.M.	PAINT	-	5/47.1	6/47.1	-	PROVIDE KICKPLATE	
208	BUNKROOM #4	3'-0"	7'-0"	1 3/4"	D	S.C. WOOD	PAINT	20 MINUTES	H.M.	PAINT	-	5/47.1	6/47.1	-	PROVIDE KICKPLATE	
209	BUNKROOM #5	3'-0"	7'-0"	1 3/4"	D	S.C. WOOD	PAINT	20 MINUTES	H.M.	PAINT	-	5/47.1	6/47.1	-	PROVIDE KICKPLATE	
210	BUNKROOM #6	3'-0"	7'-0"	1 3/4"	D	S.C. WOOD	PAINT	20 MINUTES	H.M.	PAINT	-	5/47.1	6/47.1	-	PROVIDE KICKPLATE	
211	FITNESS ROOM	3'-0"	7'-0"	1 3/4"	B	HMTL GLASS	PAINT	-	-	-	-	5/47.1	6/47.1	-	PROVIDE KICKPLATE	
212	MECH ROOM	3'-0"	7'-0"	1 3/4"	D	S.C. WOOD	PAINT	-	-	-	-	5/47.1	6/47.1	-	ELECTRIC STRIKE / CARD READER. PROVIDE KICKPLATE	
213	BATHROOM #3	3'-0"	7'-0"	1 3/4"	D	S.C. WOOD	PAINT	-	-	-	-	5/47.1	6/47.1	15/47.1	PROVIDE KICKPLATE	
214	LAUNDRY	2'-10"	7'-0"	1 3/4"	D	S.C. WOOD	PAINT	-	-	-	-	5/47.1	6/47.1	-	PROVIDE KICKPLATE	
215	DAY ROOM	3'-0"	7'-0"	1 3/4"	B	HMTL GLASS	PAINT	-	-	-	-	5/47.1	6/47.1	7/47.1	IMPACT RATED DOOR W/ VISION PANEL. ELECTRIC STRIKE / CARD READER	
216	FLOOR PANEL STORAGE	4'-0"	7'-0"	1 3/4"	B	HMTL GLASS	PAINT	-	-	-	-	5/47.1	6/47.1	7/47.1	IMPACT RATED DOOR W/ VISION PANEL	
217	I.T. ROOM	3'-0"	7'-0"	1 3/4"	D	HOLLOW METAL	PAINT	90 MINUTES	H.M.	PAINT	-	5/47.1	6/47.1	-	-	
218	ELECTRICAL ROOM	3'-0"	7'-0"	1 3/4"	D	HOLLOW METAL	PAINT	90 MINUTES	H.M.	PAINT	-	5/47.1	6/47.1	-	-	
219	STAR #1	3'-0"	7'-0"	1 3/4"	I	HOLLOW METAL	PAINT	90 MINUTES	H.M.	PAINT	-	5/47.1	6/47.1	-	ELECTRIC STRIKE / CARD READER	

DOOR & HARDWARE NOTES

- CONTRACTOR TO VERIFY ALL DOOR SWINGS W/ FLOOR PLAN (SHEET A1.0)
- SEE SHEET 0004 FOR ADA DOOR CLEARANCES / DOOR DETAILS.
- REFER TO STRUCTURAL DRAWINGS FOR LITEL, WALL & FLOOR INFORMATION. G.C. TO COORDINATE ALL MASONRY OPENINGS WITH DOOR MANUFACTURER PRIOR TO INSTALLATION.
- G.C. SHALL PROVIDE FOR DOOR SWINGS & ALL DOOR LOCATIONS (WHETHER INDICATED OR NOT). FINAL LABELING TO BE PROVIDED DURING CONSTRUCTION.
- METAL DOOR FRAMES SHALL BE PAINTED SEMI GLOSS. COLOR - TBD. G.C. SHALL COORDINATE ALL DOORS THAT ARE EXTERIOR AND RECEIVE 2 COLORS.
- DOOR TYPES ARE GENERAL IN NATURE. REFER TO DOOR SCHEDULE FOR DOOR SIZE, MATERIAL AND FINISH.
- ALL DOORS SHALL BE SWING TYPE DOORS. SEE FLOOR PLAN FOR SWING SIDE. REFER TO SPECIFICATIONS FOR NUMBER OF SILENCERS.
- DOORS SHALL BE ARRANGED TO BE OPENED READILY IN THE DIRECTION OF EGRESS WHENEVER THE BUILDING IS OCCUPIED. LOCKS, IF PROVIDED, SHALL NOT REQUIRE THE USE OF A KEY, A TOOL, OR SPECIAL KNOWLEDGE OR EFFORT FOR OPERATION FROM THE EGRESS SIDE. ALL DOORS TO BE SINGLE ACTION RELEASE PER NFPA 101 - 7.2.1.5.
- DOORS SHALL COMPLY WITH FLORIDA ACCESSIBILITY CODE (6TH EDITION) SECTION 404.2.9. MAXIMUM OPENING FORCE FOR INTERIOR HINGED, SLIDING OR FOLDING DOORS SHALL BE 5 LBS MAX. EXTERIOR HINGED DOORS SHALL BE DESIGNED SO THAT SUCH DOORS CAN BE PUSHED OR PULLED OPEN WITH A FORCE NOT EXCEEDING 8.5 LBS.
- ALL HARDWARE / LOCKSETS SHALL BE ADA APPROVED LEVER TYPE AND EASY TO GRASP HANDLE AS PER FBC 1010.2.3 AND FBC-A 404.2.7 AND MOUNTED AT LEAST 34" AND NOT MORE THAN 48" ABOVE THE FINISHED FLOOR.
- PROVIDE THRESHOLD HT. OF 1/2" (MAX) FOR VERTICAL CHANGE IN LEVEL AND 1/4" (MIN) TO 1/2" (MAX) FOR BEVELED CHANGE IN LEVEL IN ACCORDANCE WITH FBC-A 303. SET ALL THRESHOLDS IN BED OF NON-SHRINK GROUT.
- ALL FIRE RATED DOORS SHALL BE SELF CLOSING.
- DOORS WITH CLOSERS SHOULD TAKE A MINIMUM OF 5 SECONDS TO MOVE FROM OPEN POSITION OF 90° TO 12° PER FBC-A 404.2.8.1.
- DOORS CLOSERS AT NON-FIRE RATED DOORS SHALL MEET A MINIMUM OF 5 LBS. OPENING FORCE. THIS DOES NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAKE OTHER DEVICES THAT HOLD THE DOOR IN THE LATCHED POSITION.
- THE FORCE REQUIRED TO OPERATE THE DOOR SHALL NOT EXCEED 50 LBS TO SET THE DOOR IN MOTION AND 15 LBS TO CLOSE THE DOOR OR OPEN IT TO THE MINIMUM REQUIRED WIDTH AS PER FBC-A 101.1.2.1.9.1.1.
- DOORS WITHOUT WEATHERSTRIPPING SHALL BE PROVIDED WITH NEOPRENE SILENCERS ON STOPS TO PREVENT METAL TO METAL CONTACT.
- DOOR OPERATION MUST NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE - FBC 1010.2.2 AND FBC-A 308.4.
- ALL EXTERIOR DOOR FRAMES SHALL BE FASTENED AS OUTLINED IN THE NOTICE OF ACCEPTANCE. NOVA FROM MANUFACTURER PRODUCT CONTROL DIVISION.
- ALL EXTERIOR DOORS & FRAMES ARE HOLLOW METAL STEEL WITH G90 GALVANIZING, FACTORY APPLIED KYNAR PAINT.
- ALL EXTERIOR DOORS TO HAVE HINGES WITH NON-REMOVABLE PINS.
- ALL EXTERIOR DOORS AND HARDWARE SHALL BE LEVEL "E" FOR THIS ESSENTIAL FACILITY.
- ALL EXTERIOR DOORS WITH FULL GLAZING AND/OR VISION PANELS SHALL BE IMPACT RATED (LEVEL E).
- G.C. SHALL COORDINATE AND PROVIDE ALL HARDWARE SETS. G.C. SHALL MAKE ALL FINAL DECISIONS ON HARDWARE SETS. G.C. SHALL COORDINATE WITH OWNER FOR SPECIFIC LOCKSETS AND SECURITY.
- MASTER KEY ENTIRE FACILITY. COORDINATE KEYING WITH OWNER AND FIRE DEPT.
- G.C. SHALL PROVIDE ALL POWER TO CARD READER AND ELECTRONIC HARDWARE.
- G.C. SHALL PROVIDE ALL FINAL NDA/FI PRODUCT APPROVALS PRIOR TO INSTALLATION.
- ALL INTERIOR DOORS WITH FULL GLAZING AND/OR VISION PANELS SHALL BE SAFETY GLAZING AND WHERE DENOTED FIRE RATED.
- PER FBC 2406.4.1. GLAZING IN DOORS SHALL BE CATEGORY I SAFETY GLAZING.
- PER FBC 2406.4.2. GLAZING WITHIN 24" OF DOORS SHALL BE CATEGORY II SAFETY GLAZING.
- PER FBC 2406.4.3. GLAZING WHERE THE BOTTOM EDGE IS LESS THAN 18" A.F.F. SHALL BE CATEGORY II SAFETY GLAZING.

DOOR FINISH NOTES

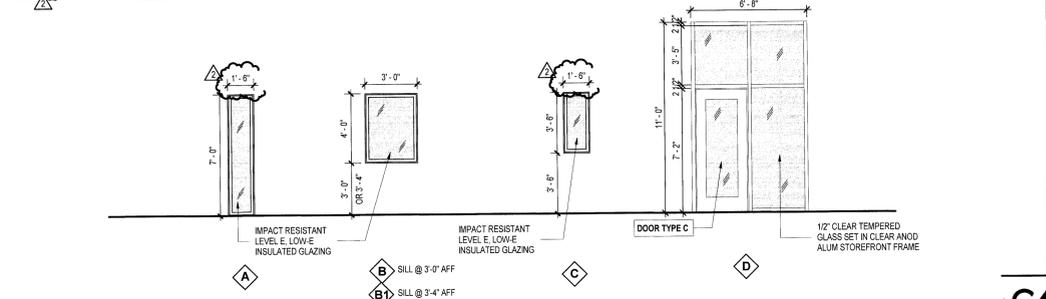
S.C. WOOD	ALL INTERIOR W.D. DOORS TO BE FACTORY FINISHED AND PAINTED TO MATCH ADJ. WALLS. PROVIDE SAMPLES FOR REVIEW AND APPROVAL.
HOLLOW METAL DOOR FRAMES (INTERIOR)	FACTORY PRIME. FIELD PAINT COLOR OF ADJACENT WALL.
EXTERIOR DOORS	SEE EXTERIOR ELEVATIONS. PROVIDE COLOR SAMPLE IN SHOP DRAWINGS FOR ARCHITECT REVIEW AND APPROVAL.

STOREFRONT SYSTEM/ GLAZING GENERAL NOTES

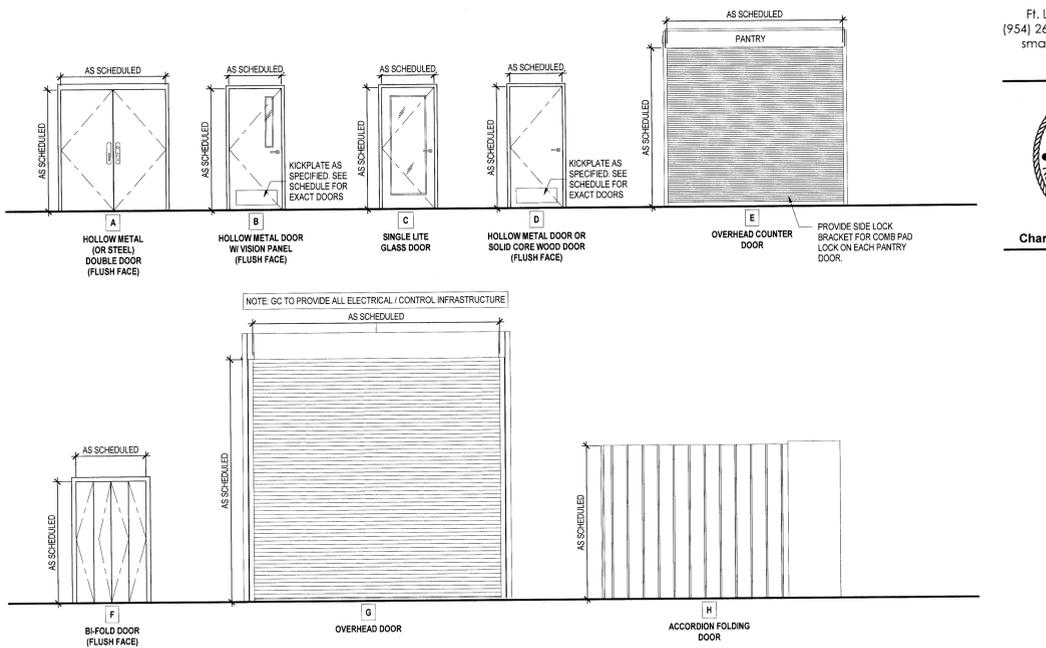
- CONTRACTOR SHALL FIELD MEASURE ALL WALL OPENINGS PRIOR TO ORDERING WINDOWS AND/OR DOORS. COORDINATE MASONRY OPENINGS WITH WINDOW AND LOUVER SIZE / INSTALLATION METHOD PRIOR TO FABRICATION AND INSTALLATION.
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ARCHITECTS REVIEW & APPROVAL.
- PRECAST SILLS TO BE USED WITH WINDOWS AND MAY REQUIRE FURTHER COORDINATION.
- SEE STRUCTURAL DRAWINGS FOR WIND PRESSURES.
- ALL WINDOWS IN LIVING AREA SPACES SHALL HAVE A HORIZONTAL FAUX WOOD 2" BLINDS BY SMV OR EQUIVALENT. 2" DESIGNER VINYL BLINDS. SMV CONTRACT.
- ALL WINDOWS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND CURRENT MOAS AND FLORIDA PRODUCT APPROVALS.
- WINDOWS SHALL BE INSTALLED PER INDUSTRY BEST PRACTICE ASTM E2876 AND MANUFACTURER'S REQUIREMENTS W/ WARRANTY AS PER INDUSTRY STANDARDS.
- MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION, APPLICATION, OR METHODS SHALL BE STRICTLY ADHERED TO AND BY REFERENCE ARE MADE A PART OF THESE PLANS AS IF FULLY WRITTEN HEREIN. FAILURE OF THE CONTRACTOR TO OBTAIN MANUFACTURER'S INSTRUCTIONS SHALL NOT RELIEVE HIM FROM PERFORMING ALL OF THE REQUIREMENTS OF THE WORK.
- SEALANT NOTES:
 - FOR PRIMARY PERIMETER SEALANT FROM FRAMING TO STRUCTURE. PROVIDE DOW CORNING 140 141 OR 145 (OR APPROVED EQUAL).
 - FOR SECONDARY PERIMETER SEALANT FROM STUCCO TO FRAMING. PROVIDE DOW CORNING 140 141 OR 145 (OR APPROVED EQUAL).
 - PROVIDE DOW CORNING'S ADHESION AND COMPATIBILITY TEST REPORTS FOR ALL ALUMINUM SUBSTRATES.
 - PROVIDE DOW CORNING'S SITE ADHESION TEST REPORTS FOR ALL CEMENTITIOUS SUBSTRATES.
 - PROVIDE DOW CORNING'S STANDARD 20 YEAR WARRANTY.
- STOREFRONT GLAZING SHALL BE 1" CLEAR INSULATED LOW-E GLAZING (NO FILMS, TINTS, OR COATINGS WILL BE ACCEPTED WITHOUT PRIOR APPROVAL).
- STOREFRONT WATER INTRUSION TEST AAMA 501.2 SHALL BE PERFORMED BY OWNER/ LANDLORD, AND REPAIRED AS NEEDED REQUIRED.
- STOREFRONT FRAMES SHALL BE THERMALLY BROKEN.

WINDOW SCHEDULE

TYPE	WINDY	R.O.	HEIGHT	SILL HEIGHT	MANUFACTURER/ SPEC	MATERIALS		DETAILS		COMMENTS	
						MATERIAL	FINISH	HEAD	JAMB		SILL
A	1/2"	1'-0"	7'-0"	0'-0"		ALUMINUM	CLEAR ANOD.	A6.1 / #1	A6.1 / #2	A6.1 / #3	USE IMPACT RATED LEVEL E. LOW-E INSULATED GLAZING. FL PRODUCT APPROVAL #
B	1/2"	1'-0"	4'-0"	3'-0"		ALUMINUM	CLEAR ANOD.	A6.1 / #1	A6.1 / #2	A6.1 / #3	USE IMPACT RATED LEVEL E. LOW-E INSULATED GLAZING. FL PRODUCT APPROVAL #
B1	1/2"	1'-0"	4'-0"	3'-4"		ALUMINUM	CLEAR ANOD.	A6.1 / #1	A6.1 / #2	A6.1 / #3	USE IMPACT RATED LEVEL E. LOW-E INSULATED GLAZING. FL PRODUCT APPROVAL #
C	1/2"	1'-0"	3'-0"	3'-0"		ALUMINUM	CLEAR ANOD.	A6.1 / #1	A6.1 / #2	A6.1 / #3	USE IMPACT RATED LEVEL E. LOW-E INSULATED GLAZING. FL PRODUCT APPROVAL #



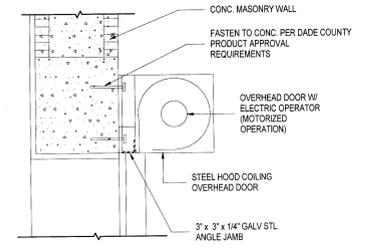
A1 WINDOW TYPES
SCALE: N.T.S.



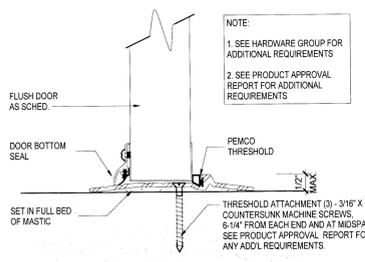
A2 DOOR TYPES
SCALE: N.T.S.

MONROE COUNTY FIRE STATION #10
SUGARLOAF KEY
17775 OVERSEAS HWY
SUGARLOAF SHORES, FL 33042

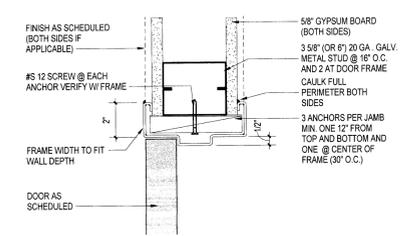




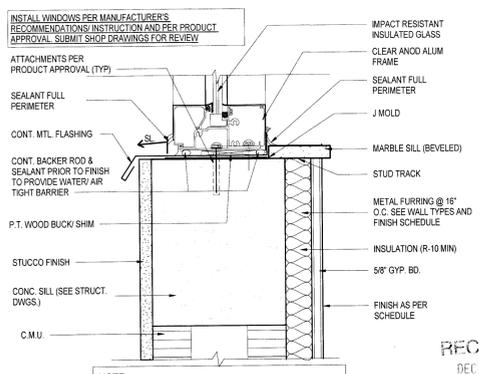
13 O.H. DOOR HEAD DETAIL
A7.1 SCALE: N.T.S.



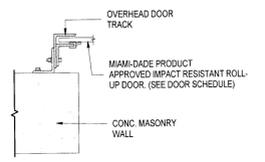
9 DOOR THRESHOLD DETAIL
A7.1 SCALE: N.T.S.



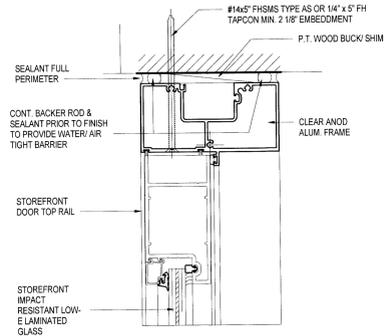
5 DOOR HEAD DETAIL @ TYP. PARTITION
A7.1 SCALE: N.T.S.



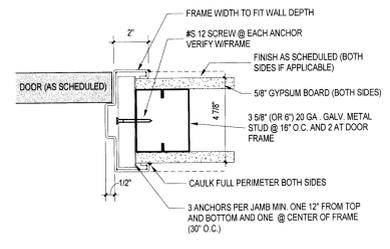
1 WINDOW SILL DETAIL
A7.1 SCALE: N.T.S.



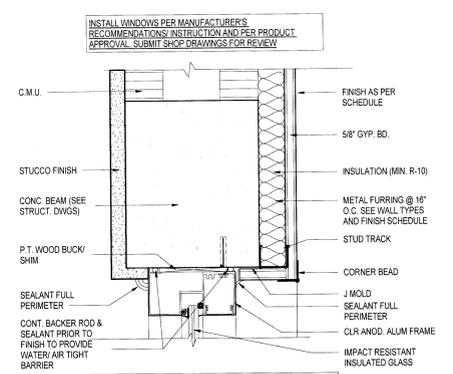
14 O.H. DOOR JAMB DETAIL
A7.1 SCALE: N.T.S.



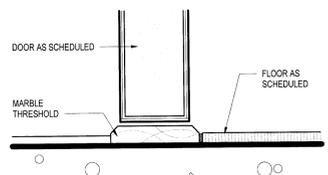
10 STOREFRONT DOOR HEAD DETAIL
A7.1 SCALE: N.T.S.



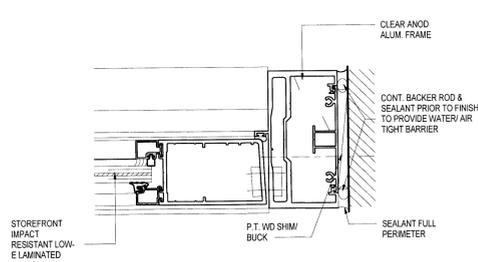
6 DOOR JAMB DETAIL @ TYP. PARTITION
A7.1 SCALE: N.T.S.



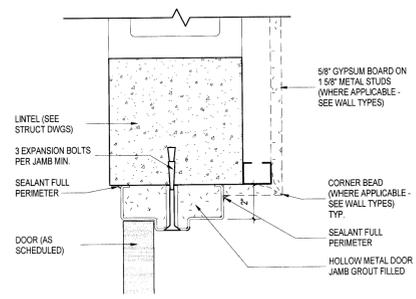
2 WINDOW HEAD DETAIL
A7.1 SCALE: N.T.S.



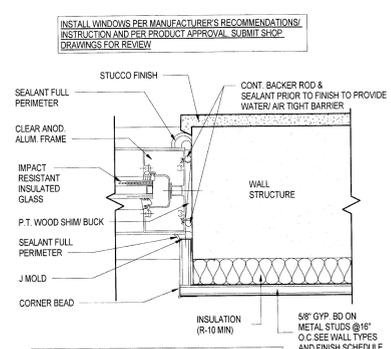
15 MARBLE THRESHOLD DETAIL
A7.1 SCALE: 1 1/2\"/>



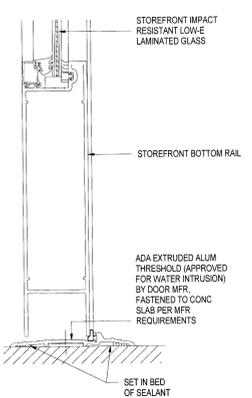
11 STOREFRONT DOOR JAMB DETAIL
A7.1 SCALE: 3/16\"/>



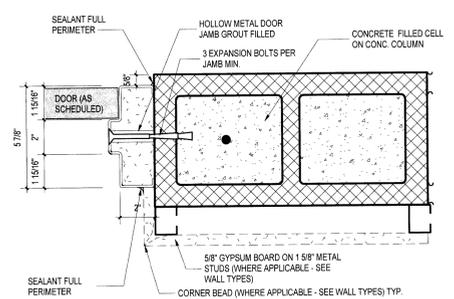
7 DOOR HEAD DETAIL @ MASONRY
A7.1 SCALE: N.T.S.



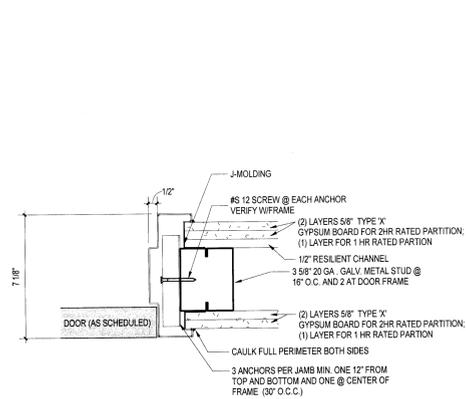
3 WINDOW JAMB DETAIL
A7.1 SCALE: 3\"/>



12 STOREFRONT DOOR THRESHOLD
A7.1 SCALE: N.T.S.



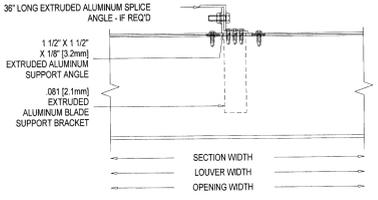
8 DOOR JAMB DETAIL @ MASONRY
A7.1 SCALE: N.T.S.



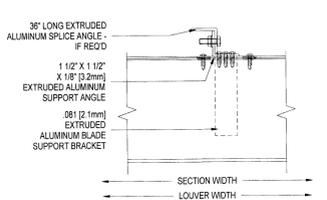
4 DOOR JAMB DETAIL @ RATED PARTITION
A7.1 SCALE: N.T.S.



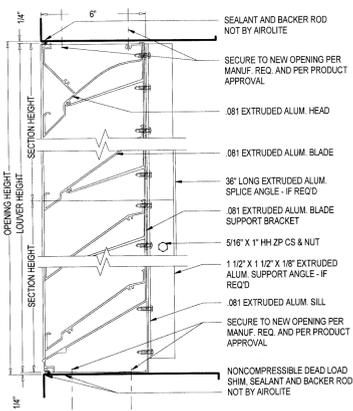
4 DOOR JAMB DETAIL @ RATED PARTITION
A7.1 SCALE: N.T.S.



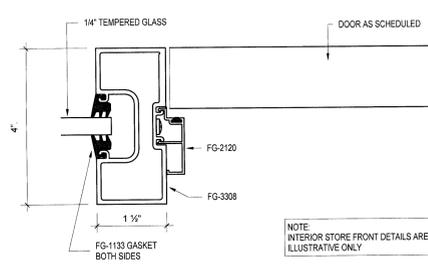
6 LOUVER VERTICAL SUPPORT DETAIL
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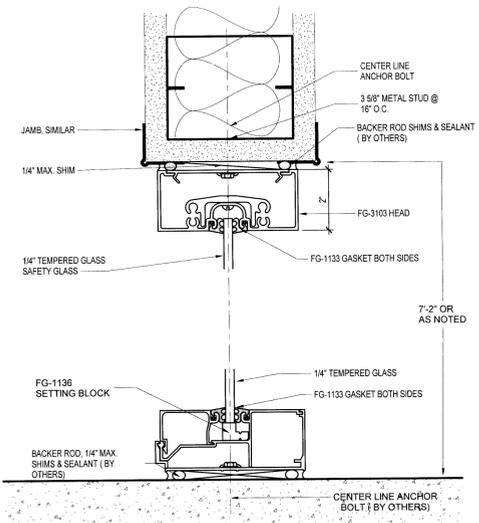
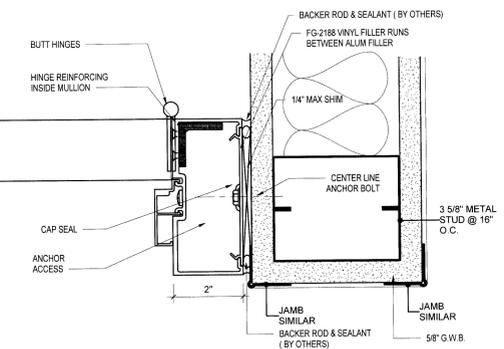
7 LOUVER JAMB DETAIL
SCALE: N.T.S.



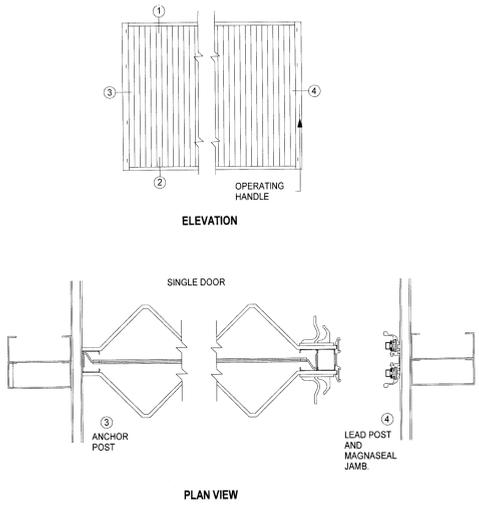
8 LOUVER HEAD / SILL DETAIL
SCALE: N.T.S.



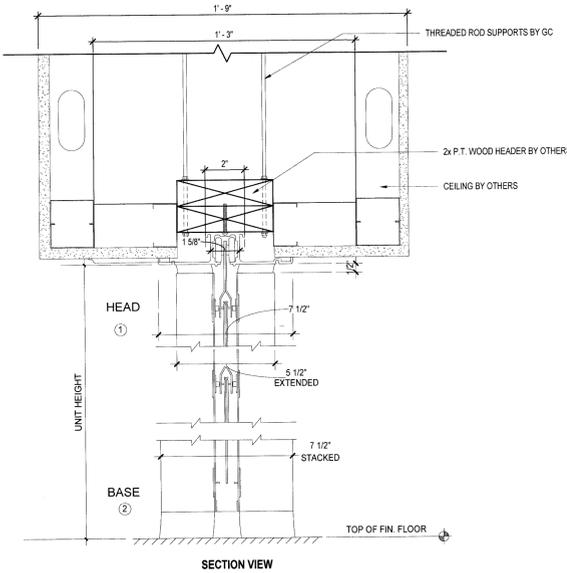
5 INTERIOR STOREFRONT SIDELIGHT JAMB DETAIL (TYP.)
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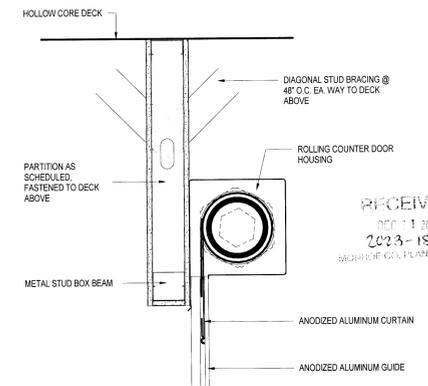
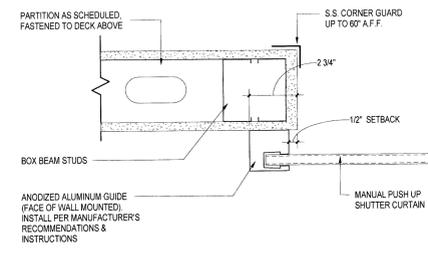
4 INTERIOR STOREFRONT SECTION DETAIL VERTICAL (TYP.)
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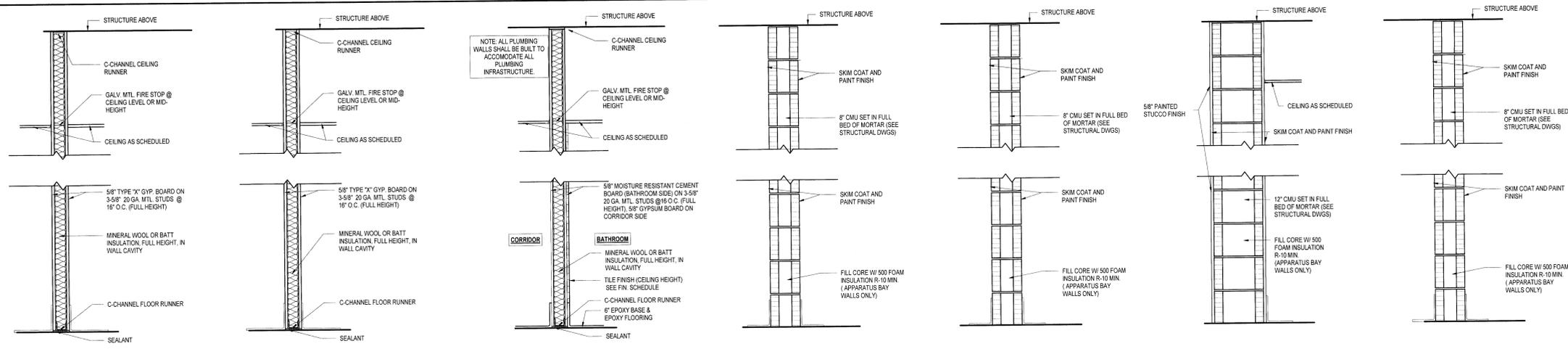
3 FOLDING PARTITION DETAILS
SCALE: N.T.S.



2 ROLL-UP DOOR JAMB DETAIL
SCALE: N.T.S.



1 ROLL-UP DOOR HEAD DETAIL
SCALE: N.T.S.



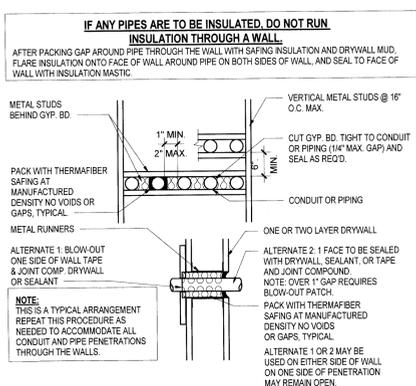
- 1 GYPSUM BOARD PARTITION 1HR**
UL # U419
- 2 GYPSUM BOARD PARTITION - FULL HEIGHT**
- 3 GYPSUM BOARD PARTITION - TOILET ROOM**
- 4 8" CMU WALL - 2 HR**
UL # U906
- 5 8" CMU WALL**
- 6 12" CMU WALL**
- 7 8" CMU WALL - 1 HR**
- 1A GYPSUM BOARD PARTITION 2HR**
UL # U419
- * PROVIDE (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. ON BOTH SIDES OF 3/8" 20 GA. MTL STUDS @ 16" O.C. (FULL HEIGHT)
- 3A** WALL TYPE "3", EXCEPT USE 6" 20 GA MTL STUDS
- 3B** WALL TYPE "3A", BUT W/ TILE FINISHES ON BOTH SIDES
- 3C** WALL TYPE "3", BUT W/ TILE FINISHES ON BOTH SIDES
- 4A** WALL TYPE "4", W/ 5/8" GYP. BD. ON 1-7/8" MTL FURRING ON INT. SIDE, IN LIEU OF SKIM COAT
- 4B** WALL TYPE "4", EXCEPT W/ 5/8" GYP. BD. ON 1-7/8" MTL FURRING ON BOTH SIDES, IN LIEU OF SKIM COAT
- 4C** WALL TYPE "4", EXCEPT W/ 5/8" MOISTURE RESISTANT CEMENT BD. IN LIEU OF GYP. BD. AND ADD TILE FINISH ON INTERIOR SIDE
- 4D** WALL TYPE "4B", EXCEPT W/ 5/8" MOISTURE RESISTANT CEMENT BD. ON INTERIOR SIDE
- 4E** WALL TYPE "4", EXCEPT W/ 5/8" GYP. BD. ON 1-7/8" MTL FURRING ON INTERIOR SIDE (IN LIEU OF SKIM COAT) W/ RIGID INSULATION IN WALL CAVITY AND 5/8" PAINTED STUCCO FINISH ON EXTERIOR
- 4F** WALL TYPE "4", W/ 5/8" GYP. BD. ON 3/8" MTL FURRING ON INT. SIDE, IN LIEU OF SKIM COAT
- 4G** WALL TYPE "4", EXCEPT W/ 5/8" GYP. BD. ON 3/8" MTL FURRING ON INTERIOR SIDE (IN LIEU OF SKIM COAT) W/ RIGID INSULATION IN WALL CAVITY AND 5/8" PAINTED STUCCO FINISH ON EXTERIOR
- 4H** WALL TYPE "4", W/ 5/8" GYP. BD. ON 6" MTL FURRING ON INT. SIDE, IN LIEU OF SKIM COAT
- 5A** WALL TYPE "5" EXCEPT W/ 5/8" STUCCO FINISH ON EXTERIOR SIDE & 5/8" MOISTURE RESISTANT CEMENT BOARD (FULL HEIGHT) ON 1-7/8" MTL STUDS & TILE FINISH TO CEILING LINE
- 5B** WALL TYPE "5" EXCEPT W/ 5/8" STUCCO FINISH ON EXTERIOR SIDE IN LIEU OF SKIM COAT
- 5C** WALL TYPE "5", EXCEPT W/ 5/8" MOISTURE RESISTANT CEMENT BOARD (FULL HEIGHT) ON 1-7/8" MTL STUDS & TILE FINISH TO CEILING LINE ON INTERIOR SIDE IN LIEU OF SKIM COAT
- 5D** WALL TYPE "5", W/ 5/8" GYP. BD. ON 1-7/8" MTL FURRING (BOTH SIDES)
- 5E** WALL TYPE "5", W/ 5/8" GYP. BD. ON 1-7/8" MTL FURRING ON INTERIOR SIDE IN LIEU OF SKIM COAT
- 5F** WALL TYPE "5", EXCEPT W/ 5/8" MOISTURE RESISTANT CEMENT BOARD (FULL HEIGHT) ON 3/8" MTL STUDS & TILE FINISH TO CEILING LINE ON INTERIOR SIDE IN LIEU OF SKIM COAT
- 7A** WALL TYPE "7", W/ 5/8" GYP. BD. ON 1-7/8" MTL FURRING ON INT. SIDE, IN LIEU OF SKIM COAT

MONROE COUNTY FIRE STATION #10
SUGARLOAF KEY
17175 OVERSEAS HWY
SUGARLOAF SHORES, FL 33042

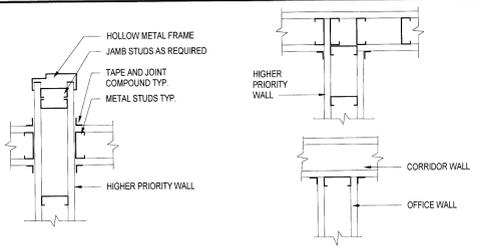
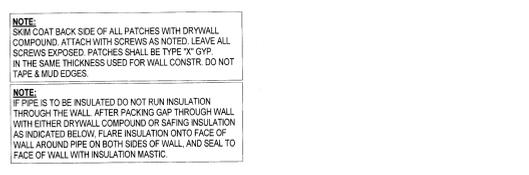
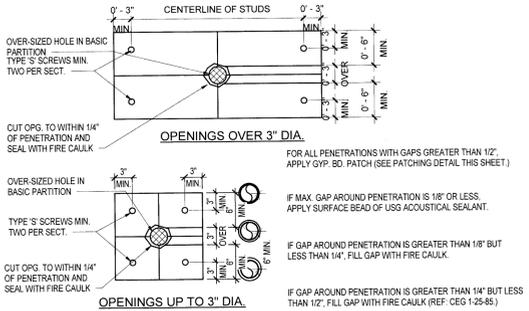
SALTZ MICHELSON ARCHITECTS
3501 Griffin Road
Ft. Lauderdale, FL 33312
(954) 266-2700 Fx: (954) 266-2701
sma@saltzmichelson.com



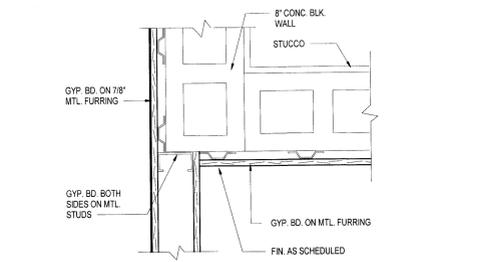
Charles Michelson AR0009976



1 PIPE PENETRATION DETAIL-TYPICAL
SCALE: 1" = 1'-0"



2 WALL PRIORITY DETAIL, TYP.
SCALE: 1" = 1'-0"



3 STUD TO MASONRY DETAIL, TYP.
SCALE: 1" = 1'-0"

RECEIVED
2023-11-29
MONROE CO. PLANNING DEPT

PARTITION NOTES
INTERIOR METAL STUD ALLOWABLE FOR PARTITION HEIGHTS:

STUD WIDTH	STUD SPACING	PARTITION HEIGHT	MINIMUM GAUGE
1 5/8"	16"	UP TO 6'-0"	22 GA.
		UP TO 10'-0"	20 GA.
3 5/8"	16"	UP TO 14'-0"	20 GA.
		UP TO 15'-0"	20 GA.
6"	16"	UP TO 18'-0"	20 GA.
		UP TO 19'-0"	20 GA.

METAL STUD SIZES
AS INDICATED ON ALL FLOOR / DIMENSION PLANS SHALL BE AS FOLLOWS:

NOMINAL SIZE	ACTUAL SIZE
2"	1 5/8" STUD
4"	3 5/8" STUD
6"	6" STUD

- NOTES**
- PARTITION TYPE DESCRIPTIONS ARE NOT TO BE INTERPRETED AS COMPLETE ASSEMBLY INSTRUCTIONS. CONTRACTOR SHALL CONSTRUCT PARTITIONS ACCORDING TO THE COMPLETE ASSEMBLY REQUIREMENTS AS LISTED IN THE REFERENCED TESTING LABORATORY MANUALS.
 - ALL PENETRATIONS IN FIRE RATED WALL OR PARTITION ASSEMBLIES, SHALL MAINTAIN THE INTEGRITY OF THE FIRE RATING.
 - CONTRACTOR SHALL INSTALL THESE ASSEMBLIES IN ACCORDANCE WITH THE GYPSUM ASSOCIATION, AND PROVIDE FOR A LATERAL LIVE LOAD OF 5 LB PER SQUARE FOOT AND A DEFLECTION OF L/240.

- PARTITION NOTES:**
- G.C. SHALL PROVIDE MOISTURE RESISTANCE 5/8" CEMENT BOARD AT ALL WALLS WITH TILE FINISHES OR WITHIN 4' OF PLUMBING FIXTURES.
 - ALL EXTERIOR FINISHES SHALL BE 5/8" STUCCO W/PAIN FINISH.
 - ALL INTERIOR 8" CMU WALLS IN APPARATUS BAY AREAS SHALL BE SKIM COAT W/PAIN FINISH.
 - COORDINATE W/ FINISH PLAN.

Project No.: 2022-160
Drawn By: SF
Checked By: CM/ER
Date: 04/09/25

REVISIONS

Digitally signed by Charles A. Michelson
Date: 2025.11.25 10:03:35-05'00'

WALL TYPES AND DETAILS

A8.0

11/25/2025 9:52:33 PM

TYPICAL MISCELLANEOUS DETAILS: (NOTE: DETAILS ON THIS SHEET ARE TYPICAL AND MAY NOT BE REFERENCED ON THE PLANS AND/OR SPECIFIC TO THE WORK. APPLY DETAILS AS REQUIRED TO ACCOMMODATE CONDITIONS ENCOUNTERED AT THE SITE IN ORDER TO COMPLETE THE WORK AS INTENDED)

THROUGH-PENETRATION FIRESTOP SYSTEMS
SYSTEM NO. C-AJ-1003
F RATING-3 HR
T RATING-0 HR

1. FLOOR OR WALL ASSEMBLY - MIN 4-1/2 IN. THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS* MAX DIAM OF OPENING IS 8 IN.
 SEE CONCRETE BLOCKS (CAZT) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURERS.
 2. THROUGH PENETRANTS - ONE METALLIC PIPE, CONDUIT OR TUBING TO BE CENTERED WITHIN THE FIRESTOP SYSTEM. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY. A NOM ANNUAL SPACE OF 2 IN. IS REQUIRED WITHIN THE FIRESTOP SYSTEM. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED:
 A. STEEL PIPE - NOM 6 IN. DIAM (OR SMALLER) SCHEDULE 5 (OR HEAVIER) STEEL PIPE
 B. IRON PIPE - NOM 8 IN. DIAM (OR SMALLER) CAST OR DUCTILE IRON PIPE
 C. CONDUIT - NOM 4 IN. DIAM (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR NOM 6 IN. DIAM (OR SMALLER) STEEL CONDUIT
 3. FIRESTOP SYSTEM - THE FIRESTOP SYSTEM SHALL CONSIST OF THE FOLLOWING:
 A. PACKING MATERIAL - MIN 6 PCF MINERAL WOOL BATT INSULATION OR LOOSE CERAMIC FIBER INSULATION FIRMLY PACKED INTO OPENING AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED FROM TOP AND BOTTOM SURFACES OF FLOOR OR FROM BOTH SURFACES OF WALL AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL. THE THICKNESS OF PACKING MATERIAL IS DEPENDENT UPON THE CONSTRUCTION DETAILS OF THE FIRESTOP SYSTEM AS TABULATED IN ITEM 3B.
 B. FILL VOID OR CAVITY MATERIAL - PUTTY - FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH TOP AND BOTTOM SURFACES OF FLOOR OR WITH BOTH SURFACES OF WALL. THE T RATING OF THE FIRESTOP SYSTEM IS DEPENDENT UPON MAX DIAM OF OPENING, THICKNESS OF PACKING MATERIAL AND THICKNESS OF FILL MATERIAL AS TABULATED BELOW.

MAX DIA OF OPENING IN.	MIN PACKING MTL THKNS IN.	MIN FILL MTL THKNS IN.	T RATING HR.
8	2-1/2	1	0
4	3	3/4	3/4

EGS NELSON FIRESTOP TYPE SSP PUTTY
 *BEARING UL CLASSIFICATION MARK

THROUGH-PENETRATION FIRESTOP SYSTEMS
SYSTEM NO. C-AJ-2168
F RATING-3 HR
T RATING-0 HR

1. Floor or Wall Assembly - Min 4-1/2 in. thick reinforced lightweight or normal weight (100-150 pcf) concrete. Wall may also be constructed of any UL Classified Concrete Blocks* Max diam of opening is 5 in. See Concrete Blocks (CAZT) category in the Fire Resistance Directory for names of manufacturers.
 2. Nonmetallic Pipe - Nom 3 in. diam (or smaller) Schedule 40 polyvinyl chloride (PVC) pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems. One pipe to be installed either concentrically or eccentrically within the firestop system. The annular space shall be min 1/2 in. to a max 1 in. Pipe to be rigidly supported on both sides of floor or wall assembly.
 3. Fill Void or Cavity Material - Sealant - Min 4 in. thickness of fill material applied within the annulus, flush with top surface of floor or with both surfaces of wall.
 HLT/CONSTRUCTION CHEMICALS, DIV OF HELT/INC - FS-ONE Sealant
 *Bearing the UL Classification Mark

UL NO. W-L-1299
THROUGH-PENETRATION FIRESTOP SYSTEMS
F RATING-1 AND 2 HR
T RATING-0 HR

1. WALL ASSEMBLY - THE 1 OR 2 HR FIRE RATED GYPSUM BOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U400 OR U400 SERIES WALL AND PARTITION DESIGN IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
 A. STUDS - WALL FRAMING SHALL CONSIST OF MIN 5-1/2 IN. (89 MM) WIDE STEEL CHANNEL STUDS SPACED MAX 24 IN. (610 MM) OC. ADDITIONAL MIN 5-1/2 IN. (89 MM) WIDE STEEL STUDS SHALL BE USED TO COMPLETELY FRAME OPENING.
 B. GYPSUM BOARD - THE GYPSUM BOARD TYPE, THICKNESS, NUMBER OF LAYERS, FASTENER TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL U400 OR U400 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY. MAX AREA OF OPENING TO BE 182 IN.2 (1174 CM2) WITH A MAX DIMENSION OF 45-1/2 IN. (1168 MM). ALL VERTICAL STUDS IN OPENING TO REMAIN INTACT.
 THE HOURLY RATING OF THE FIRESTOP SYSTEM IS EQUAL TO THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED.
 2. THROUGH-PENETRANTS - ONE OR MORE METALLIC PIPES OR CONDUITS INSTALLED WITHIN OPENING. ANNUAL SPACE BETWEEN PENETRANTS AND PERIPHERY OF OPENING TO BE MIN 0 IN. (0 MM) POINT CONTACT TO MAX 2 IN. (51 MM). SPACE BETWEEN PENETRANTS TO BE MIN 1/4 IN. (6 MM) TO MAX 2 IN. (51 MM). PENETRANTS TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL. THE FOLLOWING TYPES AND SIZES OF PENETRANTS MAY BE USED:
 A. STEEL PIPE - NOM 3 IN. (76 MM) DIAM (OR SMALLER) SCHEDULE 5 (OR HEAVIER) STEEL PIPE
 B. CONDUIT - NOM 3 IN. (76 MM) DIAM (OR SMALLER) RIGID STEEL CONDUIT OR STEEL ELECTRICAL METALLIC TUBING
 3. FIRESTOP SYSTEM - THE FIRESTOP SYSTEM SHALL CONSIST OF THE FOLLOWING:
 A. PACKING MATERIAL - MIN 3-3/4 IN. (95 MM) OR 5 IN. (127 MM) THICKNESS OF MIN 4 PCF (64 KG/M3) MINERAL WOOL BATT INSULATION FIRMLY PACKED INTO OPENING FOR 1 AND 2 HR RATED ASSEMBLIES, RESPECTIVELY. PACKING MATERIAL TO BE RECESSED FROM BOTH SIDES OF WALL ASSEMBLY TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL.
 B. FILL VOID OR CAVITY MATERIAL - CAULK OR SEALANT - MIN 1/2 IN. (13 MM) THICKNESS OF CAULK APPLIED WITHIN ANNULUS, FLUSH WITH BOTH SURFACES OF WALL. MIN 1/4 IN. (6 MM) DIAM BEAD OF CAULK APPLIED TO GYPSUM BOARD/PENETRANT INTERFACE AT POINT CONTACT LOCATION ON BOTH SIDES OF WALL. 3M COMPANY - IC-15WB+ CP 25WB+ CAULK OR FB-2000 WT SEALANT - BEARING THE UL CLASSIFICATION MARK.

THROUGH-PENETRATION FIRESTOP SYSTEMS
SYSTEM NO. W-L-2039
F RATING-1, 1, 1, AND 2 HR
T RATINGS- 3/4 AND 1/2 HR

1. WALL ASSEMBLY - THE 1 OR 2 HR FIRE RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
 A. STUDS - WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM 2 BY 4 IN. LUMBER SPACED 16 IN. OC. STEEL STUDS TO BE MIN 2-1/2 IN. WIDE AND SPACED MAX 24 IN. OC.
 B. GYPSUM BOARD - 5/8 IN. THICK, 4 FT WIDE WITH SQUARE OR TAPERED EDGES. THE GYPSUM WALLBOARD TYPE, THICKNESS, NUMBER OF LAYERS, FASTENER TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY. MAX DIAM OF OPENING IS 2-1/8 IN.
 2. THROUGH-PENETRANTS - ONE NONMETALLIC PIPE OR TUBING TO BE CENTERED WITHIN THE FIRESTOP SYSTEM. A NOM ANNUAL SPACE OF 1/2 IN. IS REQUIRED WITHIN THE FIRESTOP SYSTEM. PIPE OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF NONMETALLIC PIPES AND TUBING MAY BE USED:
 A. POLYVINYL CHLORIDE (PVC) PIPE - NOM 1-1/2 IN. DIAM (OR SMALLER) SCHEDULE 40 PVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS.
 B. CHLORINATED POLYVINYL CHLORIDE (CPVC) PIPE - NOM 1-1/2 IN. DIAM (OR SMALLER) SDR 17 CPVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) PIPING SYSTEMS.
 C. FLAME RETARDANT POLYPROPYLENE (FRPP) PIPE - NOM 1-1/2 IN. DIAM (OR SMALLER) SCHEDULE 40 FRPP PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS.
 D. ELECTRICAL NONMETALLIC TUBING (ENT) - NOM 1-1/2 IN. DIAM (OR SMALLER) ENT FORMED FROM POLYVINYL CHLORIDE ENT TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 311 OF THE NATIONAL ELECTRICAL CODE (NEC) AND 705. SEE ELECTRICAL NONMETALLIC TUBING (ENT) CATEGORY IN UL'S ELECTRICAL CONSTRUCTION MATERIALS DIRECTORY FOR NAMES OF MANUFACTURERS.
 THE F AND T RATINGS OF THE FIRESTOP SYSTEM ARE DEPENDENT UPON THE HOURLY RATING OF THROUGH-PENETRANT AS TABULATED BELOW.

ELECTRICAL BOXES IN RATED WALLS (TYP.)

NOTE: IN ALL RATED PARTITIONS, THE SURFACE AREA OF NONMETALLIC METALLIC OUTLET OR SWITCH BOXES SHALL NOT EXCEED 16 SQUARE INCHES. THE AGGREGATE SURFACE AREA OF THE BOXES SHALL NOT EXCEED 100 SQUARE INCHES PER 100 SQUARE FEET BOXES WHICH EXCEED THESE STANDARDS SHALL BE RECESSED AS SHOWN IN RECESSED METAL WALL CABINETS' DETAIL. BOXES LOCATED ON OPPOSITE SIDES OF RATED PARTITIONS SHALL BE SEPARATED BY HORIZONTAL DISTANCE OF 24 INCHES MINIMUM.

MAX 16 SQ. IN. OPENING IN RATED OR SMOKE WALL
 SEAL BOXES TIGHT TO GYP. BD. WITH DRYWALL JOINT COMPOUND (1/4" MAX. JOINT BETWEEN BOX AND ALL LAYERS OF GYP. BD.)
 TELEPHONE ELECTRICAL BOXES, ETC.
 TWO LAYERS TYPE 'X' GYP. BD. FOR 2 HOUR RATED FIRE OR TWO HOUR FIRE WALL (ONLY ONE LAYER EACH SIDE AT ONE HOUR RATED FIRE OR ONE HOUR SMOKE WALL)

PARTITION WALL
UL SYSTEM
FIRE RATING

PIPE
W-L-1007
1 HR.

1. GYPSUM WALLBOARD / STUD WALL ASSEMBLY. THE ANNULAR SPACE RANGE SHALL BE MINIMUM 1/4" TO 1-1/4".
 2. METALLIC PIPE:
 A. STEEL PIPE - 4" DIAMETER (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE
 B. CONDUIT - 4" DIAMETER (OR SMALLER) ELECTRICAL METALLIC TUBING (EMT) OR STEEL CONDUIT.
 C. COPPER TUBING - 4" DIAMETER (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING.
 3. TYPE FC OR RFC. MINIMUM 5/8" THICK COMPOUND APPLIED WITHIN OPENING. FLUSH WITH BOTH SURFACES OF THE WALL. ADDITIONAL COMPOUND IS APPLIED SUCH THAT A MIN. 3/8" CROWN IS FORMED AROUND THE PENETRATING ITEM.

PARTITION WALL
UL SYSTEM
FIRE RATING

AIR DUCT
W-L-7001
1 HR.

1. GYPSUM WALLBOARD / STUD WALL ASSEMBLY.
 2. AIR DUCT:
 UP TO 3" BY 10" PREFABRICATED 24 GA SHEET METAL AIR DUCT. MINIMUM 7/16" TO MAXIMUM 1-5/8" ANNULAR SPACE BETWEEN DUCT AND PERIPHERY OF OPENING IS REQUIRED.
 3. FORMING MATERIAL:
 MINIMUM 2-1/2" THICK MINERAL WOOL INSULATION (MINIMUM 3 PCF) FIRMLY PACKED INTO THE OPENING AS A PERMANENT FORM.
 3. TYPE FC OR RFC. MINIMUM 1/2" THICK COMPOUND APPLIED WITHIN OPENING. FLUSH WITH BOTH SURFACES OF THE WALL.

FLOOR / WALL ASSEM.
UL SYSTEM
FIRE RATING

PIPE
C-AJ-5146
2 HR.

1. CONCRETE FLOOR OR WALL ASSEMBLY. MINIMUM 4-1/2" THICKNESS.
 2. METALLIC PIPE:
 A. STEEL PIPE - 8" DIAMETER (OR SMALLER) SCHEDULE 40 (OR HEAVIER) STEEL
 B. IRON PIPE - 8" DIAMETER (OR SMALLER) CAST OR DUCTILE IRON
 C. COPPER PIPE - 4" DIAMETER (OR SMALLER) REGULAR (OR HEAVIER) COPPER
 D. COPPER TUBING - 4" DIAMETER (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING.
 3. PIPE COVERING:
 NOMINAL 1/2" THICK (OR LESS) GLASS FIBER INSULATION.
 4. FIRE STOP TREATMENT:
 PIPE TYPE ANNULAR SPACE (INCH) T-RATING (HRS)
 STEEL PIPE 1/2 TO 1 1 HR
 IRON PIPE 1/2 TO 1 1 HR
 COPPER PIPE 3/8 TO 1-1/2 1 1/2 HR
 COPPER TUBING 3/8 TO 1-1/2 1 1/2 HR
 4A. FORMING MATERIAL:
 MINIMUM 4" THICK MINERAL WOOL INSULATION (MINIMUM 4 PCF) FIRMLY PACKED INTO THE OPENING AS A PERMANENT FORM.
 4B. TYPE A:
 MINIMUM 1/2" THICK SEALANT APPLIED WITHIN OPENING. FLUSH WITH BOTH SURFACES OF THE WALL.

FLUTE STEEL DECK
UL SYSTEM
FIRE RATING

PIPE
F-A-1020
3 HR.

1. 2" STEEL FLUTE DECK. MINIMUM 3-1/2" THICKNESS CONCRETE TOPPING. THE ANNULAR SPACE RANGE SHALL BE MINIMUM 1/4" TO MAXIMUM 1-5/8" FOR THIS FIRE STOP SYSTEM.
 2. METALLIC PIPE:
 A. STEEL PIPE - 8" DIAMETER (OR SMALLER) SCHEDULE 40 (OR HEAVIER) STEEL
 B. IRON PIPE - 8" DIAMETER (OR SMALLER) CAST OR DUCTILE IRON
 C. COPPER PIPE - 4" DIAMETER (OR SMALLER) REGULAR (OR HEAVIER) COPPER
 D. COPPER TUBING - 4" DIAMETER (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING.
 E. CONDUIT - 4" DIAMETER (OR SMALLER) STEEL CONDUIT OR EMT.
 3. FORMING MATERIAL:
 MINIMUM 4" THICK MINERAL WOOL INSULATION (MINIMUM 4.0 PCF) FIRMLY PACKED INTO THE OPENING AS A PERMANENT FORM.
 4B. TYPE A:
 MINIMUM 1/2" THICK SEALANT APPLIED WITHIN OPENING. FLUSH WITH BOTH SURFACES OF THE WALL.

HEAD OF WALL JOINT
UL SYSTEM
FIRE RATING

FLOOR-ROOF
HW-D-0016
1 HR.

1. FLOOR OR ROOF ASSEMBLY. MAXIMUM 3" DEEP FLUTED DECK WITH MINIMUM 2-1/2" CONCRETE FLOOR OR MAXIMUM 1-1/2" DEEP FLUTED ROOF DECK PER UL DESIGN.
 1A. 4-1/2" THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT STRUCTURAL CONCRETE.
 2. GYPSUM WALLBOARD/STUD WALL ASSEMBLY
 3. JOINT TREATMENT SYSTEM:
 A. FORMING MATERIAL: TYPE FC OR RFC
 MINIMUM 1-1/2" OF MINERAL WOOL INSULATION (MINIMUM 4.0 PCF) FIRMLY PACKED INTO THE FLUTES OF THE STEEL DECK AS A PERMANENT FORM.
 B. FILL MATERIAL:
 MINIMUM 1/2" THICKNESS COMPOUND IS APPLIED WITHIN THE RECESS OF EACH FLOOR UNIT FLUTE.
 C. RESTRAINING ANGLES:
 MINIMUM 2-1/2" BY 2-1/2" ANGLED FORMED FROM MINIMUM 25 GA. STEEL, WITH NE LEG LINED WITH A 2-1/2" WIDE PIECE OF THE SAME GYPSUM WALLBOARD SED FOR THE WALL.

PENETRATION FIRESTOP FOR METAL PIPE/CONDUIT THROUGH GYPSUM WALL BOARD

1-2 HR. FIRE RATED GYP. WALL BD.
 STEEL STUD
 1/4" MIN. DIA. BEAD OF 3M FIRE BARRIER CP 25 NS CAULK
 METAL PIPE OR CONDUIT
 CP 25 NS CAULK
 UL SYSTEM # W-L 1001
 2-HOUR RATING

PENETRATION FIRESTOP FOR PVC PIPE/CONDUIT THROUGH GYPSUM WALL BOARD

1 HR. FIRE RATED GYP. WALL BD.
 STEEL STUD
 MIN. 1/2" DEPTH OF FIRECODE COMPOUND EACH SIDE OF THE WALL
 METAL PIPE OR CONDUIT
 2 1/2" MIN. INSULATION WITH DENSITY MIN. OF 3.5 PCF U.L. R-1095 LABEL
 UL SYSTEM # W-L 2036
 1-HOUR RATING

PENETRATION FIRESTOP FOR MAX. 10" DIA. METAL PIPE/CONDUIT THROUGH CONCRETE FLOOR

3M FIRE BARRIER CP 25 NS CAULK
 FLOOR OR ROOF DECK
 MINERAL WOOL PACKING
 1/2" DEPTH OF 3M FIRE BARRIER CP 25 NS CAULK
 FIRE-RATED GYP. BD. WALL ASSEMBLY
 FLOOR OR ROOF DECK
 MINERAL WOOL PACKING
 1/2" DEPTH OF 3M FIRE BARRIER CP 25 NS CAULK
 FIRE-RATED GYP. BD. WALL ASSEMBLY
 UL SYSTEM # CAJ 1001
 3-HOUR RATING

DUCT PENETRATION IN RATED / SMOKE WALLS (TYP)

NOTE: IF DUCT IS TO BE INSULATED, DO NOT RUN INSULATION THROUGH THE WALL. FLARE INSULATION ONTO FACE OF WALL AROUND DUCT ON BOTH SIDES OF WALL AND SEAL TO FACE OF WALL WITH INSULATION MASTIC.
 WHEN DIMENSION EXCEEDS 3", INSTALL CRIPPLE STUD IN CORNER - TYP.
 METAL STUDS BEHIND GYP. BD. (VERTICAL METAL STUDS @ 16" O.C. MAX.)
 MECHANICAL DUCT
 SAFING INSULATION - PACKED TIGHTLY
 CUT GYP. BD. TIGHT TO DUCT (1/4" MAX. GAP) AND SEAL AS REQ'D

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BOTTOM OF STRUCTURE
 SEAL (TYP.)
 FIRE BARRIER PUTTY
 METAL PIPE
 DRY WALL OVER METAL FURRING STRIPS
 SEAL (TYP.)
 PACK IN FILL WITH FIRE SAFING INSULATION
 EQUIVALENT TO UL SYSTEM NO. CAJ1003

NOTE: FOR CONC. BLOCK WALL FILL IMMEDIATELY ADJ. AREAS WITH CONCRETE THEN APPLY THIS DETAIL.
 NOTE: ALL PIPES, CONDUITS, DUCTS, AT ALL FIRE WALL PENETRATIONS SHALL BE DONE AT 90 DEGREE ANGLE ON BOTH SIDES.

FIRE STOP PENETRATION (TYP)

FIRE STOP DETAIL, TYP.

PIPE PENETRATION THRU MASONRY (TYP)

MONROE COUNTY FIRE STATION #10
SUGARLOAF KEY
 17175 OVERSEAS HWY
 SUGARLOAF SHORES, FL 32042

SALTZ MICHELSON ARCHITECTS
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AA-0009976

 Charles Michelson AR0009976

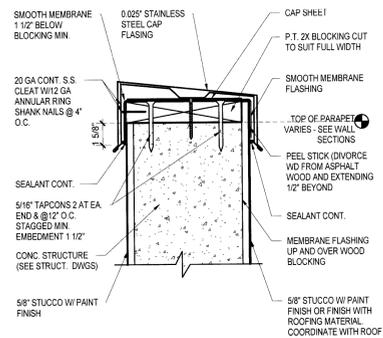
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 Drawn By: SF
 Checked By: CM/ER
 Date: 04/09/25

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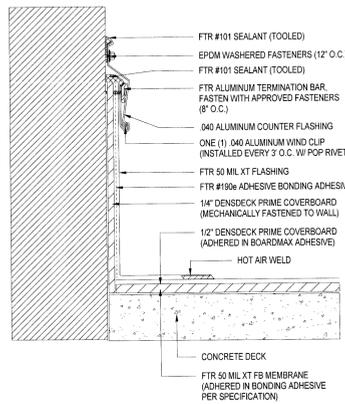
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UL / FIREPROOFING DETAILS

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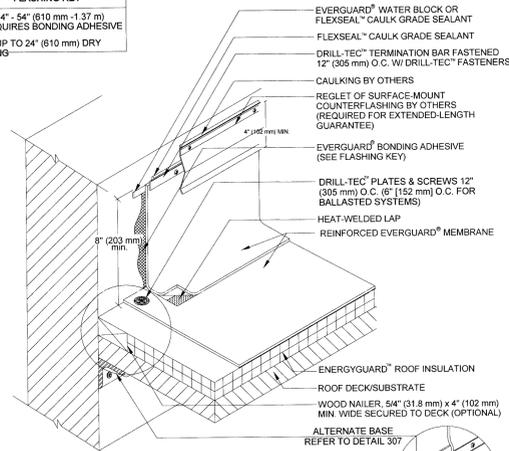
7 PARAPET CAP FLASHING DETAIL
SCALE: N.T.S.



6 PARAPET WALL FLASHING DETAIL
SCALE: 3" = 1'-0"

FLASHING KEY

- 24" - 54" (610 mm - 1,371 mm) REQUIRES BONDING ADHESIVE
- UP TO 24" (610 mm) DRY HUNG

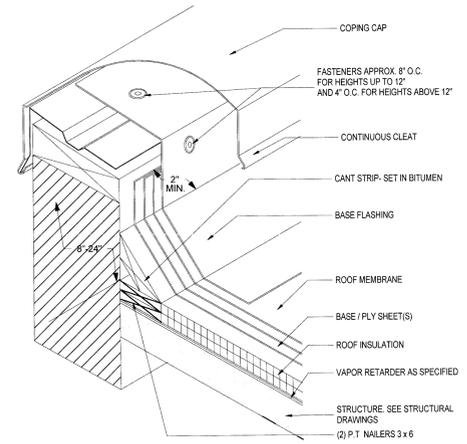


NOTE

1. FOR INSULATION THICKNESS GREATER THAN 8" (203 mm), A HARD BOARD IS REQUIRED ON MECHANICALLY FASTENED SYSTEMS ONLY.
2. EXISTING REGLET IS ACCEPTABLE IF METAL IS IN GOOD CONDITION.
3. IF EVERGUARD® FREEDOM™ MEMBRANE IS USED, BONDING ADHESIVE IS NOT NEEDED AND WALL MUST BE PRIMED.
4. FOR SELF-ADHERED RAPIDEAM™ TECHNOLOGY SYSTEMS, SEE EVERGUARD® DETAIL 330 FOR LAP APPLICATION.
5. APPLY EVERGUARD® TPO CUT EDGE SEALANT TO ALL CUT REINFORCED TPO EDGES (REFER TO EVERGUARD® DETAIL 115).

5 PARAPET WALL FLASHING DETAIL - ISO
SCALE: N.T.S.

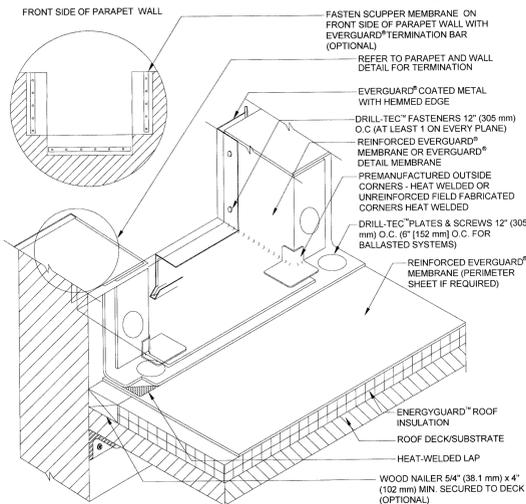
1. G.C. SHALL COORDINATE WITH MEP & BUILDING SYSTEMS MOUNTED ON ROOF.
2. ALL MOUNTING SYSTEMS SHALL MEET FBC 2023 8th EDITION.



NOTES

1. WHEN PARAPET WALL EXCEEDS 24" IN HEIGHT, REFER TO DETAIL "HIGH PARAPET WALL."
2. MASONRY WALLS TO BE PRIMED PRIOR TO FLASHING.
3. BASE FLASHING TURNED OVER EDGE A MINIMUM OF 1/2" (39mm) OR THICKNESS OF NAILER WHICHEVER IS GREATER.
4. BASE FLASHING ON ALL 20 YEAR GUARANTEE SYSTEMS MUST HAVE A BASE PLY. REFER TO FLASHING MEMBRANE APPLICATION AND FLASHING SPECIFICATION PLATES.

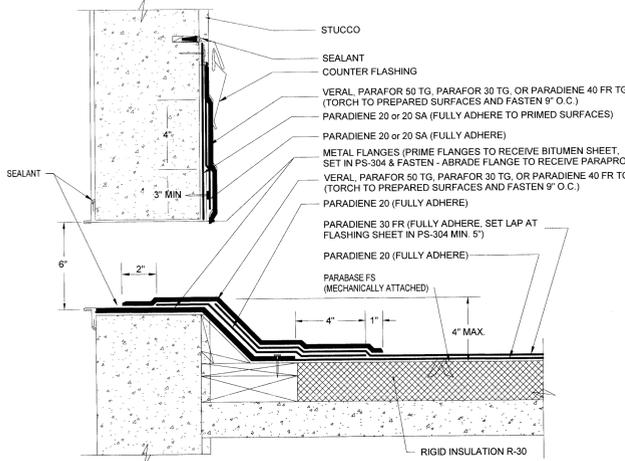
4 LOW PARAPET FLASHING DETAIL
SCALE: 1 1/2" = 1'-0"



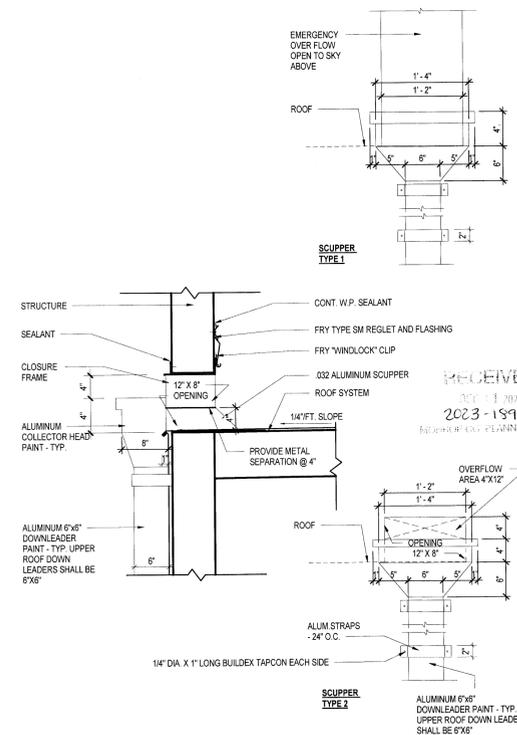
NOTE

1. DETAIL TO BE USED IN CONJUNCTION WITH STANDARD GUIDE SPECIFICATION CONTAINING REQUIREMENTS FOR NAILERS, INSULATION ETC.
2. FOR INSULATION THICKNESS GREATER THAN 8" (203 mm), A HARD BOARD IS REQUIRED ON MECHANICAL SYSTEMS ONLY.
3. APPLY EVERGUARD® TPO CUT EDGE SEALANT TO ALL CUT REINFORCED TPO EDGES (REFER TO EVERGUARD® DETAIL 115).

3 SCUPPER - FIELD FABRICATED OPEN TOP DETAIL
SCALE: N.T.S.



2 OVERFLOW SCUPPER DETAIL
SCALE: N.T.S.



1 SCUPPER DETAILS
SCALE: N.T.S.

MONROE COUNTY FIRE STATION #10
SUGARLOAF KEY
17/75 OVERSEAS HWY
SUGARLOAF SHORES, FL 33042

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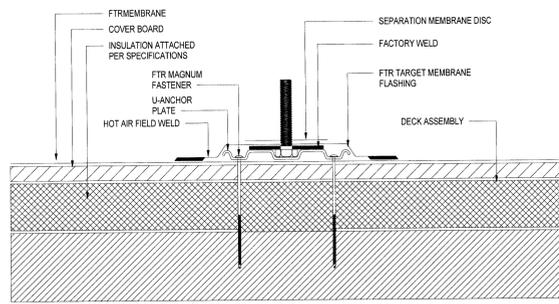
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Drawn By: SF
Checked By: CM/ER
Date: 04/09/25
REVISIONS

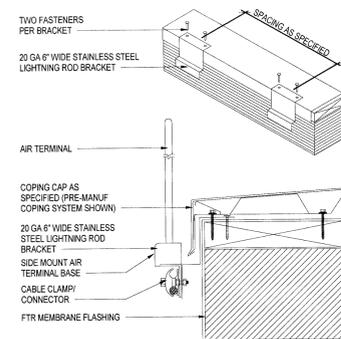
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ROOF DETAILS

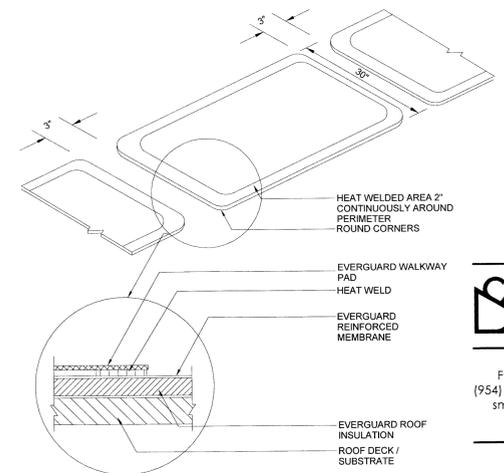
A9.0



7 U-ANCHOR ROOF DETAIL
A9.1 SCALE: 3" = 1'-0"

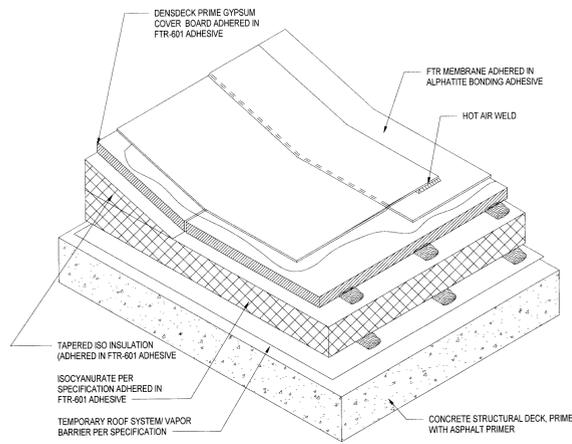


6 LIGHTNING ROD DETAIL @ ROOF
A9.1 SCALE: 3" = 1'-0"



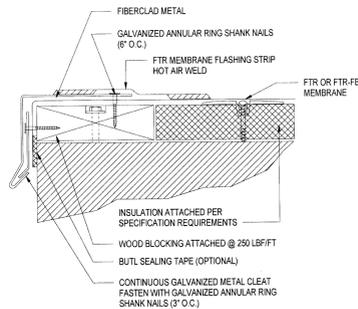
- NOTES:
1. REMEMBER DO NOT CROSS SEAMS WITH WALKWAY PADS.
 2. HEAT WELD EDGE OF WALKWAY ROLLS CONTINUOUSLY.
 3. SEE ROOF PLAN FOR LOCATIONS.

5 ROOF WALKING PADS DETAIL
A9.1 SCALE: N.T.S.

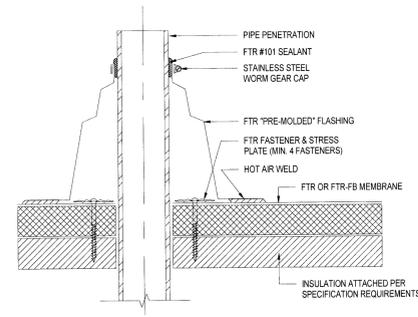


NOTE:
BOTTOM LAYER OF INSULATION SHALL BE LAID DOWN IN A STAGGERED PROFILE. STAGGER AND OFFSET TOP LAYER OF INSULATION FROM BOTTOM LAYER TO PREVENT ALIGNED EDGES.

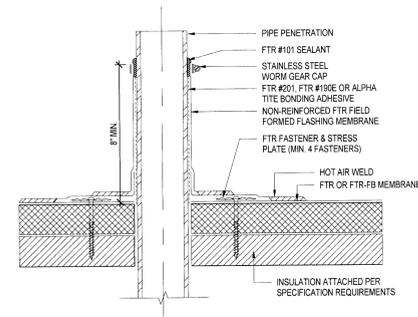
4 TAPERED ROOF SECTION DETAIL
A9.1 SCALE: 12" = 1'-0"



3 ROOF EDGE FLASHING DETAIL
A9.1 SCALE: 3" = 1'-0"



2 BOOT FLASHING DETAIL
A9.1 SCALE: 3" = 1'-0"



1 VENT STACK FLASHING DETAIL
A9.1 SCALE: 3" = 1'-0"



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Charles Michelson AR0009976

Project No.:
2022-160
Drawn By:
SF
Checked By:
CM/ER

Date:
04/07/25

REVISIONS

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2023 18-1
MEMPHIS, TN (615) 271-1211

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by Charles A
Michelson
Date: 2025.11.25
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ROOF DETAILS

A9.1

TYPICAL MISCELLANEOUS DETAILS: (NOTE: DETAILS ON THIS SHEET ARE TYPICAL AND MAY NOT BE REFERENCED ON THE PLANS AND/OR SPECIFIC TO THE WORK. APPLY DETAILS AS REQUIRED TO ACCOMMODATE CONDITIONS ENCOUNTERED AT THE SITE IN ORDER TO COMPLETE THE WORK AS INTENDED.)

MILLWORK GENERAL NOTES

GENERAL SHEET NOTES

- REFER TO INTERIOR ELEVATIONS AND SPECIFICATIONS FOR FURTHER INFORMATION.
- SEE PLUMBING DRAWINGS AND SPECIFICATIONS FOR COORDINATION WITH FIXTURES AND PIPING.
- ALL COUNTERTOPS IN ACCESSIBLE AREAS TO BE ADA COMPLIANT.
- SEE FINISH PLAN FOR FINISH SPECIFICATIONS.
- THE CABINET MANUFACTURER SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO MANUFACTURING. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- ALL MILLWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH "PREMIUM GRADE" STANDARDS AS ESTABLISHED BY THE LATEST EDITION OF THE "ARCHITECTURAL WOODWORK INSTITUTE".
- THE CABINET MANUFACTURER SHALL PROVIDE COMPLETE SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW AND APPROVAL.
- CONTRACTOR SHALL PROVIDE WOOD BLOCKING AS REQUIRED FOR ALL UPPER AND LOWER CABINETS. COORDINATE HEIGHTS AND LOCATIONS IN THE FIELD. PATCH & REPAIR ANY EXISTING PARTITIONS AS REQUIRED AFTER BACKING IS INSTALLED.
- PROVIDE PLASTIC LAMINATE ON ALL EXPOSED SURFACES. CAULK JOINTS AND SPLASHES AS REQUIRED. PROVIDE PLASTIC LAMINATE SAMPLES FOR REVIEW & APPROVAL.
- ALL EXPOSED MILLWORK EDGES MUST BE FINISHED WITH A PVC ROUNDED EDGE. PROVIDE SAMPLES FOR ARCHITECTS APPROVAL BEFORE MANUFACTURE.
- ALL MILLWORK SHELVES, INTERIOR FACES OF THE MILLWORK CABINETS AND DRAWER INTERIORS TO BE FINISHED WITH WHITE MELAMINE.
- ALL DOOR HINGES TO BE CONCEALED EUROPEAN HINGES.
- ALL MILLWORK DRAWERS TO BE ON HEAVY DUTY COMMERCIAL GRADE GALVANIZED METAL TRACKS AND GUIDES.
- ALL MILLWORK CABINET CONSTRUCTION SHALL BE PLYWOOD.
- MILLWORK CABINET STYLE SHALL BE FLUSH OVERLAY.
- ALL MILLWORK CABINETS SEAMS AT WALLS AND FLOOR SHALL BE SEALED.
- GENERAL CONTRACTOR SHALL COORDINATE AND PROVIDE WOOD BLOCKING AS REQUIRED IN WALLS TO RECEIVE WALL MOUNTED EQUIPMENT.
- COUNTERTOPS, LOWER CABINETS AND UPPER CABINETS SHALL BE STAINLESS STEEL AT KITCHEN/DINING ONLY.
- COORDINATE LOCATION OF OUTLETS WITH OPEN KNEE UNDER THE CABINETS.
- PROVIDE LOCK AND KEYS AT ALL CABINETS AND DRAWERS THROUGHOUT PROJECT.
- PROVIDE DIFFERENT KEY LOCKS FOR ONLY BOTTOM DRAWER IN OFFICES. COORDINATE WITH USER.
- PROVIDE FILING SYSTEMS FOR LETTER SIZE FOLDERS FOR ALL FILE DRAWERS.
- ALL SOLID SURFACE COUNTERTOP TO HAVE BULL NOSE EDGING AND CORNERS.
- ALL EXPOSED SURFACE EDGES SHALL BE RADIUS 2" MINIMUM. ALL OTHER DOUBLE EDGES SHALL BE SANDED AND ROUNDED. IF THERE ARE ANY QUESTIONS ABOUT THIS DETAIL, CONTACT THE ARCHITECT FOR CLARIFICATION. ANY CASEWORK THAT DOES NOT COMPLY WITH THESE REQUIREMENTS WILL BE RETURNED AND REPLACED BY THE CASEWORK MANUFACTURER AT NO COST TO THE CLIENT.

HARDWARE SPECIFICATION & NOTES

- | | |
|---------------------------------|--|
| 1. FULL EXTENSION DRAWER SLIDES | KNAPES & VOGT #1420 BLUM - CLIP 125 |
| 2. HEAVY DUTY HINGE | KNAPES & VOGT #87 EXTRA HEAVY DUTY |
| 3. CLOSET STANDARD | KNAPES & VOGT #187 EXTRA HEAVY DUTY |
| 4. BRACKETS | KNAPES & VOGT #205 W/ SHELF CLIP #298 |
| 5. WIRE PULLS | TO BE SELECTED BY OWNER, PROVIDED & INSTALLED BY CABINET MFR |
| 6. RECESSED ADJ SHELF STANDARD | |
| 7. LOCKS ON ALL DOOR CABINETS | |
| 8. ALL LOCKS TO BE KEYPED ALIKE | |

MONROE COUNTY FIRE STATION #10
SUGARLOAF KEY
17175 OVERSEAS HWY
SUGARLOAF SHORES, FL 33042



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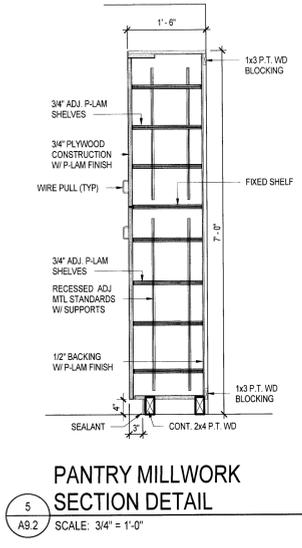
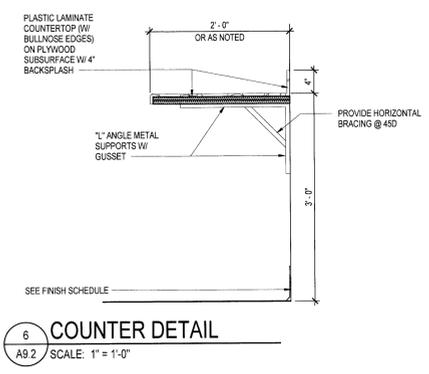
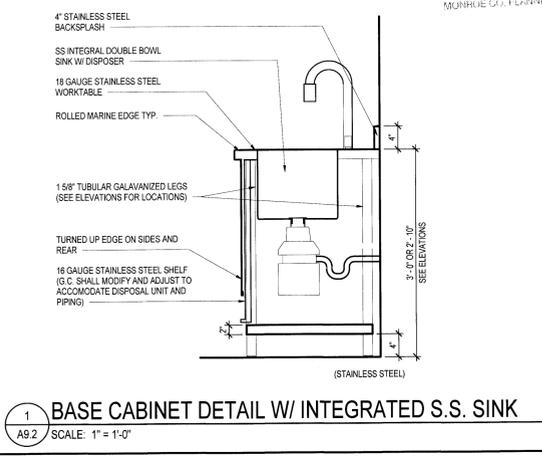
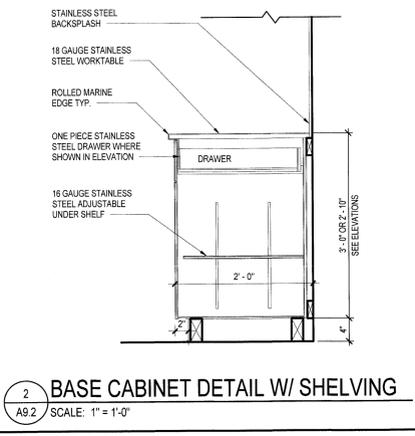
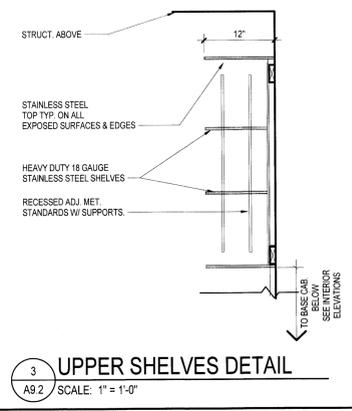
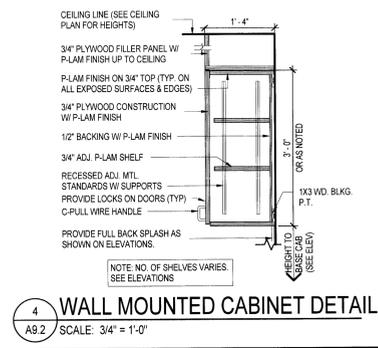
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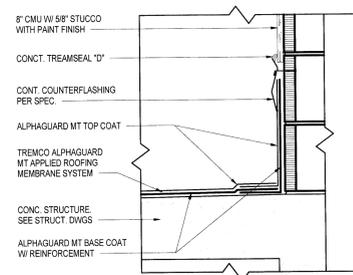
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MILLWORK DETAILS

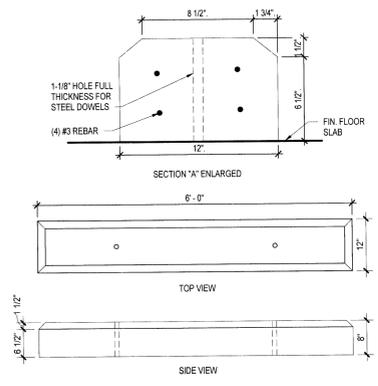
A9.2



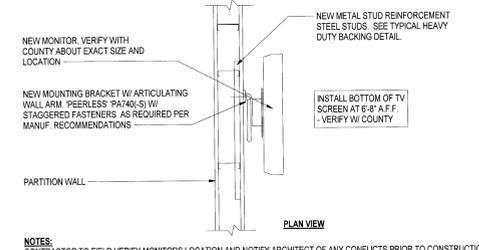
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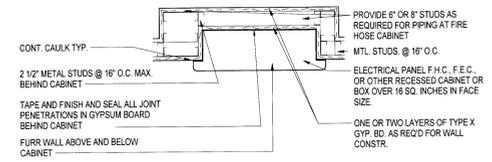
9 WALL BASE FLASHING
A9.4 SCALE: 1 1/2" = 1'-0"



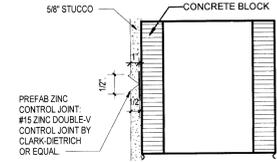
8 INTERIOR WHEEL STOP DETAIL
A9.4 SCALE: N.T.S.



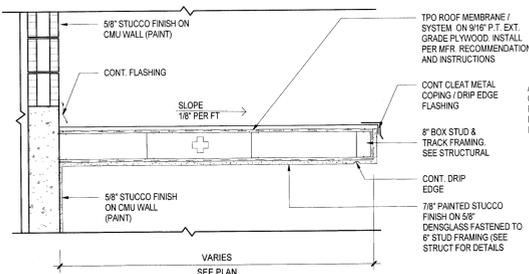
7 WALL MOUNTED TV BACKING DETAIL
A9.4 SCALE: N.T.S.



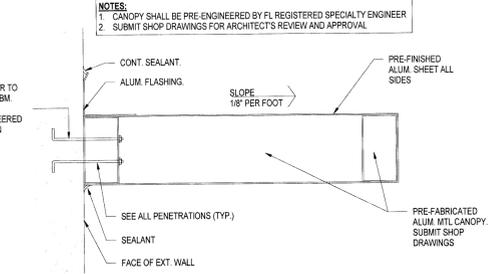
6 TYPICAL RECESSED FIRE EXTINGUISHER DETAIL
A9.4 SCALE: N.T.S.



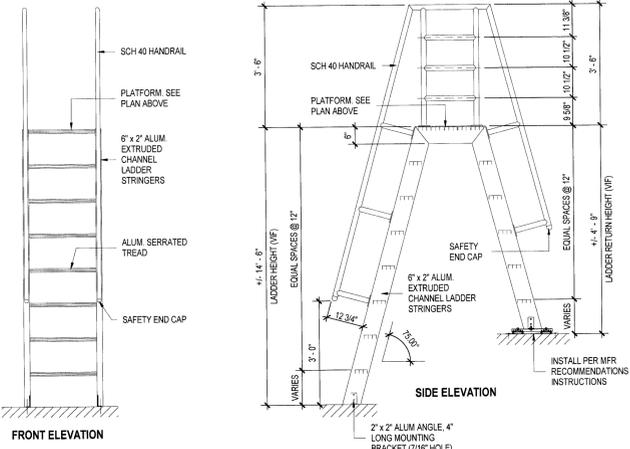
5 STUCCO CONTROL JOINT
A9.4 SCALE: N.T.S.



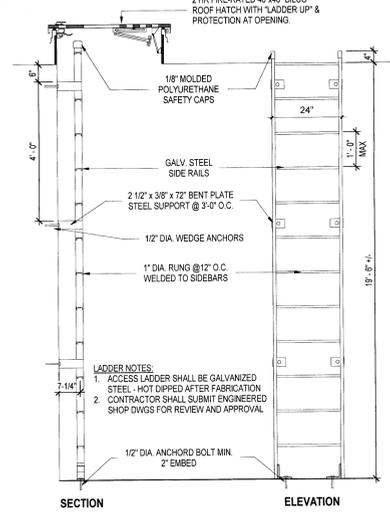
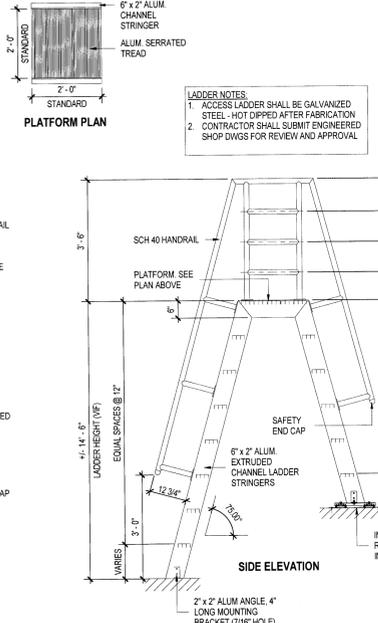
4 METAL FRAMED CANOPY DETAIL
A9.4 SCALE: N.T.S. (SEE STRUCTURAL DRAWINGS)



3 METAL CANOPY DETAIL
A9.4 SCALE: N.T.S.



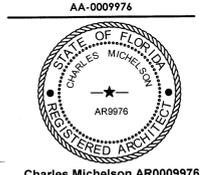
2 SHIP LADDER DETAIL
A9.4 SCALE: N.T.S.



1 LADDER DETAIL
A9.4 SCALE: N.T.S.



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MISC. DETAILS

A9.4

GENERAL FINISH PLAN NOTES

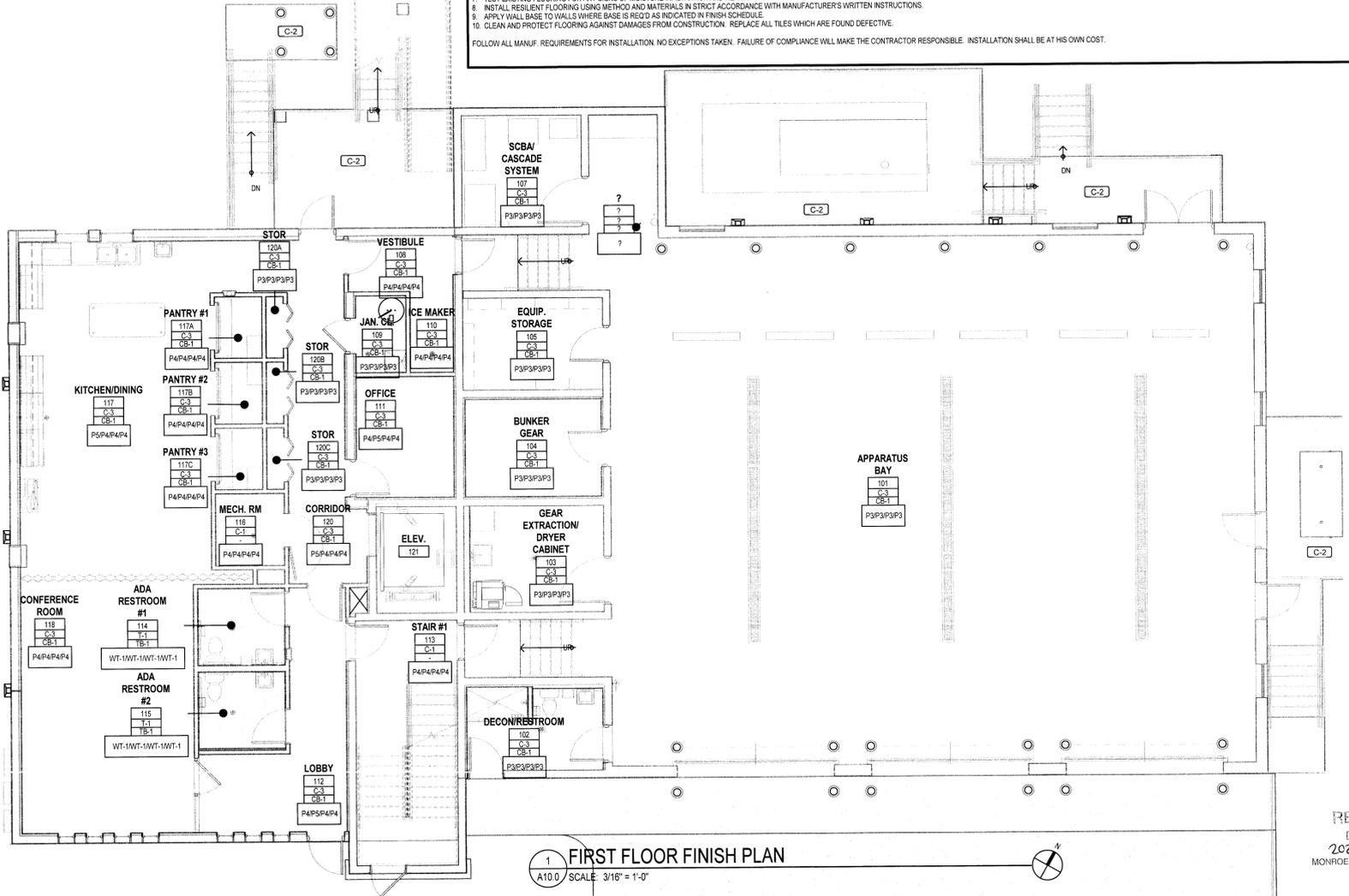
GENERAL SHEET NOTES

- SEE MATERIAL & FINISH SCHEDULE, SHEET A10.1 FOR MORE DETAILS AND SPECIFICATIONS
- PER FBC 120.2, WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE
- ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE, CITY AND LOCAL CODES AND ORDINANCES
- SUBMIT FINISH SAMPLES FOR APPROVAL, TO USER AND ARCHITECT, PRIOR TO PURCHASING FINISH MATERIALS
- COORDINATE ALL FINAL FINISHES & INFORMATION WITH OWNER, INCLUSIVE OF WINDOW TREATMENT (IF ANY)
- INTERIOR WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN CLASS "A" (0-25 FLAME SPREAD RATING) AS SPECIFIED IN FBC 803.11
- INSULATING MATERIALS, WHERE CONCEALED, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 PER FBC 720
- INTERIOR FLOOR FINISH SHALL COMPLY WITH MINIMUM CLASS II CRITICAL RADIANT FLUX PER FBC 804.2
- ALL FINISHES SHALL MEET THE REQUIREMENTS OF NFPA 101-2.3.3. FINISH MATERIALS SHALL COMPLY WITH NFPA 101-26-33 & 101.38.3.3 OR 39.3.3
- ALL EXTERIOR WALLS SHALL BE PAINTED, WITHOUT EXCEPTION
- PROVIDE TRANSITIONS AT ALL CHANGE OF FLOOR MATERIAL LOCATIONS. ALL FLOOR LEVELS AND TRANSITIONS SHALL BE ADA COMPLIANT
- INSTALL MARBLE THRESHOLD AT ALL RESTROOMS
- INSTALL CAULK JOINT WHERE REQUIRED AT INTERFACE OF DISSIMILAR MATERIALS
- CONTRACTOR TO CAULK (SILICONE SEALANT) BETWEEN FLOOR FINISH AND BASE & MILLWORK
- ALL SOLID SURFACE COUNTER TO HAVE BULL NOSE EDGING AND CORNERS
- INSTALL CAULK JOINT WHERE REQUIRED AT INTERFACE OF DISSIMILAR MATERIALS
- RUN ALL TILE GRANS IN THE SAME DIRECTION WHEN INSTALLING RECTIFIED. SUBSTRATE MUST BE PREPARED PROPERLY AS RECOMMENDED BY MANUFACTURER, TO APPLY THINSET.
- WIDTH OF GROUT LINES AND GROUT MUST BE LEVEL AND FLUSH TO TILE MINIMIZING GROUT VALLEYS. GROUT WIDTH SHALL BE FOLLOWED TO MINIMUM. TOLERANCE ALLOWED BY MANUFACTURER RECOMMENDATIONS. GROUT LINES IN ALL TILE SHALL BE A MAXIMUM 1/8"
- ALL WALLS SHOWN AS PAINTED ARE TO BE PAINTED FULL HEIGHT, INCLUSIVE OF EXPOSED CEILING DECKS
- ALL WALLS SHALL BE PAINTED EGGSHELL WITH THE EXCEPTION OF THE TOILET WALLS, WHICH SHALL BE PAINTED WITH EPOXY PAINT.
- ALL UNUSED PAINT SHALL BE CLEARLY LABELED AND ADEQUATELY PACKAGED FOR STORAGE. CONTRACTOR SHALL DELIVER ALL UNUSED PAINT AND FINISH MATERIAL TO OWNER.
- ALL INTERIOR PARTITIONS SHALL RECEIVE (2) COATS OF SCHEDULED PAINT
- GC TO COORDINATE PLACEMENT OF ALL MILLWORK PRIOR TO START OF TILE WORK
- CORNER GUARDS (IF ANY) TO BE INSTALLED WITH CLEAR SILICONE ADHESIVE
- DIMENSIONS AND CONDITIONS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR (G.C.) PRIOR TO CONSTRUCTION OR ORDER OF MATERIALS. ANY REVISIONS, CHANGES, DEVIATIONS OR INCONSISTENCIES BETWEEN THE AS-BUILT CONDITIONS AND THESE DRAWINGS SHALL IMMEDIATELY BE REPORTED TO THE OWNER BEFORE CONSTRUCTION.
- AFTER DEMOLITION AND BEFORE COMMENCING NEW CONSTRUCTION, CONTRACTOR IS RESPONSIBLE TO CLEAN, REPAIR, PATCH AND LEVEL THE SLAB. G.C. TO VERIFY AND ENSURE THAT ANY SUB-FLOOR IS SOUND, SMOOTH, FLAT & READY TO ACCEPT FINISH FLOORING MATERIALS.
- ALL NEW DOOR FRAMES TO BE SEALED TO FLOORING WITH CAULKING COMPOUND. THE COLOR SHALL MATCH FLOOR COLOR. ALL DOOR FRAMES TO BE PAINTED WITH SEMI-GLOSS PAINT TO MATCH ADJACENT WALL COLOR
- CONTRACTOR SHALL INCLUDE IN HIS BID THE COST OF INSTALLING KOSBER VAP 1200 WATERPROOF FLOOR COATING SYSTEM OR APPROVED EQUAL AT ALL CONCRETE SLABS WHERE SHEET VINYL, VINYL PLANKS, AND/OR VINYL TILE ARE SCHEDULED. TEST ALL FLOOR SLABS AS REQUIRED FOR MOISTURE CONTENT AND OBTAIN MANUFACTURER'S APPROVAL PRIOR TO INSTALLATION OF FLOORING MATERIALS AND FINISHES IF IT IS DETERMINED THAT A WATERPROOF COATING SYSTEM IS NOT REQUIRED.
- ALL DOORS AND FRAMES TO BE PRIMED AND PAINTED. SEE FINISH FLOOR SCHEDULE FOR COLORS

FLOORING NOTES

- PROVIDE VINYL PLANK FLOORING, PER FINISH LEGEND FREE OF ASBESTOS, 1/8" MIN THICKNESS
- VINYL WALL BASE: PROVIDE VINYL BASE WITH MATCHING END STOPS AND PREFORMED OR MOLDED CORNER UNITS AS FOLLOWS:
HEIGHT: 4" OR 6" (SEE FINISH PLAN & SCHEDULE FOR LOCATIONS)
MIN THICKNESS: .987" GAUGE
STYLE: PER FINISH SCHEDULE
FINISH: PER FINISH SCHEDULE
- SLAB SHALL BE PREPARED ON ALL AREAS WHERE NEW FLOOR WILL BE APPLIED. USE MOXIE FLOOR SEALER (MFS II) MOISTURE SEALING PRODUCT BEFORE THE FINISH FLOOR IS INSTALLED. CONTRACTOR MUST CONTACT NEW FLOOR MANUFACTURER'S REPRESENTATIVE FOR MANUFACTURER ACCEPTANCE OF THE SLAB CONDITION IN WRITING.
- PREPARE SUBSTRATE SURFACES TO RECEIVE VINYL FLOORING AS PER MANUF. RECOMMENDATIONS. DETERMINE THAT FLOORING IS SUITABLE FOR THE APPLICATION OF VINYL FLOORING BEFORE INSTALLATION. REPAIR ALL CRACKS, HOLES, RIDGES OR DEFECTS FOR A SMOOTH AND LEVEL FLOOR.
- WHERE EXISTING FLOOR REQUIRES REPAIR OR LEVELING, APPLY FLOOR LEVELING COMPOUND AS RECD & IN ACCORDANCE TO MANUFACTURER'S RECOMMENDATIONS. GYPSUM BASE PRODUCT IS NOT ACCEPTABLE.
- CONTRACTOR SHALL LEVEL AND SEAL ALL NEW SLAB IN ITS ENTIRETY.
- TEST EXISTING FLOORING FOR ANY SIGNS OF MOISTURE INFILTRATION AND REPAIR PRIOR TO APPLICATION OF LEVELING COMPOUND.
- INSTALL RESILIENT FLOORING USING METHOD AND MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
- APPLY WALL BASE TO WALLS WHERE BASE IS RECD AS INDICATED IN FINISH SCHEDULE.
- CLEAN AND PROTECT FLOORING AGAINST DAMAGES FROM CONSTRUCTION. REPLACE ALL TILES WHICH ARE FOUND DEFECTIVE.

FOLLOW ALL MANUF. REQUIREMENTS FOR INSTALLATION. NO EXCEPTIONS TAKEN. FAILURE OF COMPLIANCE WILL MAKE THE CONTRACTOR RESPONSIBLE. INSTALLATION SHALL BE AT HIS OWN COST.



1 FIRST FLOOR FINISH PLAN
A10.0 SCALE 3/16" = 1'-0"

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MONROE COUNTY FIRE STATION #10
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17175 OVERSEAS HWY
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Project No.: 2022-160
Drawn By: SF
Checked By: CM/ER
Date: 04/09/25

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07/25/25 BLDG DEPT COMM

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Date: 2025.11.25 15:03:59-05'00'

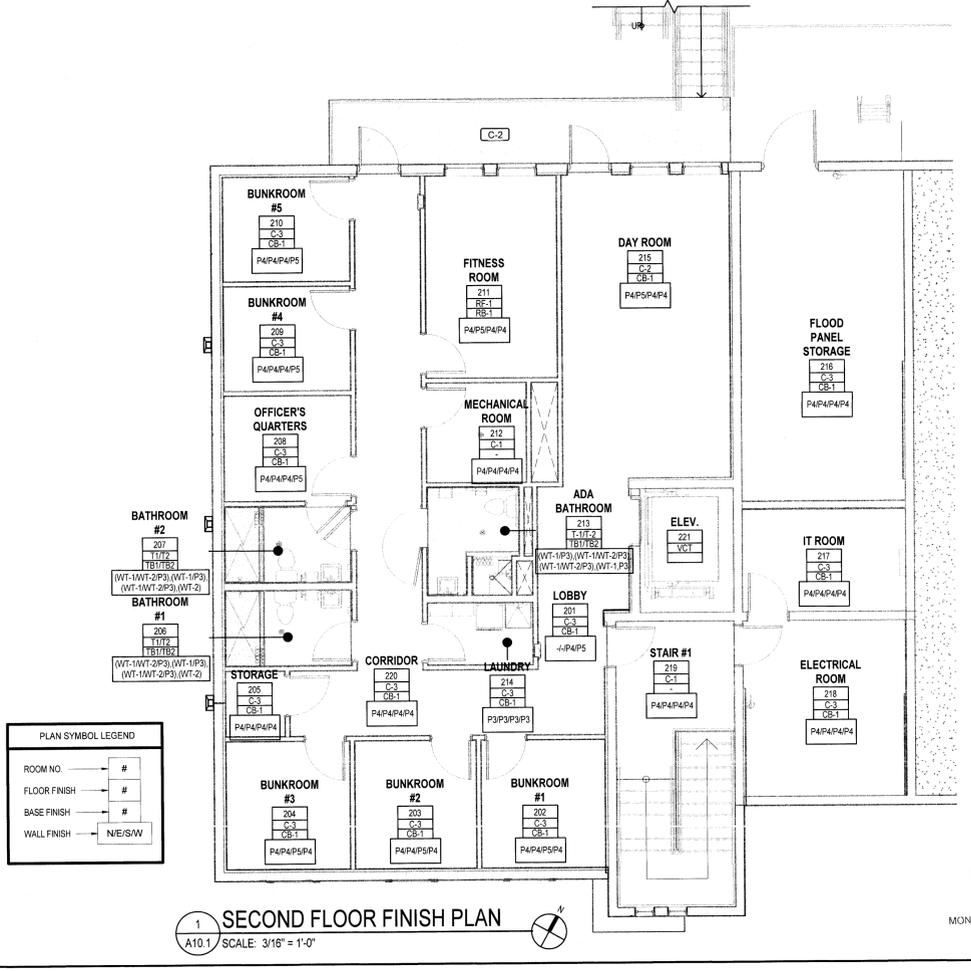
FIRST FLOOR FINISH PLAN
A10.0

ROOM FINISH SCHEDULE											
ROOM NO	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH					CEILING FINISH	CEILING HEIGHT	REMARKS
				N	E	S	W	W			
101	APPARATUS BAY	C-3	CB-1	P3	P3	P3	P3	P3	8'-0"	SKIM COAT PAINT AT WALLS	
102	DECONRESTROOM	C-3	CB-1	P3	P3	P3	P3	P3	8'-0"	SKIM COAT PAINT AT WALLS	
103	GEAR EXTRACTION DRYER CABINET	C-3	CB-1	P3	P3	P3	P3	P3	8'-0"	SKIM COAT PAINT AT WALLS	
104	BUNKER GEAR	C-3	CB-1	P3	P3	P3	P3	P3	8'-0"	SKIM COAT PAINT AT WALLS	
105	EQUIP STORAGE	C-3	CB-1	P3	P3	P3	P3	P3	8'-0"	SKIM COAT PAINT AT WALLS	
106	WORKSHOP	C-3	CB-1	P3	P3	P3	P3	P3	8'-0"	SKIM COAT PAINT AT WALLS	
107	SCBA CASCADE SYSTEM	C-3	CB-1	P3	P3	P3	P3	P3	8'-0"	SKIM COAT PAINT AT WALLS	
108	VESTIBULE	C-3	CB-1	P4	P4	P4	P4	P4	11'-0"		
109	JAN CL	C-3	CB-1	P3	P3	P3	P3	P3	11'-0"		
110	ICE MAKER	C-3	CB-1	P4	P4	P4	P4	P4	11'-0"		
111	OFFICE	C-3	CB-1	P4	P4	P4	P4	P4	11'-0"		
112	LOBBY	C-3	CB-1	P4	P4	P4	P4	P4	11'-0"		
113	STAIR #1	C-1	-	P4	P4	P4	P4	P4	11'-0"	SKIM COAT PAINT AT WALLS	
114	ADA RESTROOM #1	T-1	TB-1	WT-1	WT-1	WT-1	WT-1	WT-1	8'-0"		
115	ADA RESTROOM #2	T-1	TB-1	WT-1	WT-1	WT-1	WT-1	WT-1	8'-0"		
116	MICH RM	C-1	-	P4	P4	P4	P4	P4	11'-0"		
117	KITCHEN/DINING	C-3	CB-1	P5	P4	P4	P4	P4	11'-0"		
117A	PANTRY #1	C-3	CB-1	P4	P4	P4	P4	P4	11'-0"		
117B	PANTRY #2	C-3	CB-1	P4	P4	P4	P4	P4	11'-0"		
117C	PANTRY #3	C-3	CB-1	P4	P4	P4	P4	P4	11'-0"		
118	CONFERENCE ROOM	C-3	CB-1	P4	P4	P4	P4	P4	11'-0"	REFER TO RCP FOR SOFFIT HEIGHT FOR FOLDING PARTITION	
120	CORRIDOR	C-3	CB-1	P5	P4	P4	P4	P4	11'-0"		
120A	STOR	C-3	CB-1	P3	P3	P3	P3	P3	11'-0"		
120B	STOR	C-3	CB-1	P3	P3	P3	P3	P3	11'-0"		
120C	STOR	C-3	CB-1	P3	P3	P3	P3	P3	11'-0"		
121	ELEV	-	-	-	-	-	-	-	-	BY ELEVATOR MANUFACTURER (TBD)	
201	LOBBY	C-3	CB-1	P4	P4	P4	P4	P4	8'-0"		
202	BUNKROOM #1	C-3	CB-1	P4	P4	P5	P4	P4	9'-0"		
203	BUNKROOM #2	C-3	CB-1	P4	P4	P5	P4	P4	9'-0"		
204	BUNKROOM #3	C-3	CB-1	P4	P4	P5	P4	P4	9'-0"		
205	STORAGE	C-3	CB-1	P4	P4	P4	P4	P4	8'-0"		
206	BATHROOM #1	T1/T2	TB1/TB2	WT1/WT2/P3	WT-1/WT-2/P3	WT-1/WT-2/P3	WT-1/WT-2/P3	WT-1/WT-2/P3	8'-0"	WALL TILE UP TO 6'-0" AFF. SHOWER TILE FULL HEIGHT	
207	BATHROOM #2	T1/T2	TB1/TB2	WT1/WT2/P3	WT-1/WT-2/P3	WT-1/WT-2/P3	WT-1/WT-2/P3	WT-1/WT-2/P3	8'-0"	WALL TILE UP TO 6'-0" AFF. SHOWER TILE FULL HEIGHT	
208	OFFICERS QUARTERS	C-3	CB-1	P4	P4	P4	P4	P4	9'-0"		
209	BUNKROOM #4	C-3	CB-1	P4	P4	P4	P4	P4	9'-0"		
210	BUNKROOM #5	C-3	CB-1	P4	P4	P4	P4	P4	9'-0"		
211	FITNESS ROOM	RF-1	RB-1	P4	P4	P4	P4	P4	8'-0"		
212	MECHANICAL ROOM	C-1	-	P4	P4	P4	P4	P4	8'-0"		
213	ADA BATHROOM	T1/T2	TB1/TB2	WT-1/P3	WT-1/WT-2/P3	WT-1/WT-2/P3	WT-1/P3	WT-1/P3	8'-0"	WALL TILE UP TO 6'-0" AFF. SHOWER TILE FULL HEIGHT	
214	LAUNDRY	C-3	CB-1	P3	P3	P3	P3	P3	8'-0"		
215	DAY ROOM	C-2	CB-1	P4	P4	P4	P4	P4	8'-0"		
216	FLOOD PANEL STORAGE	C-3	CB-1	P4	P4	P4	P4	P4	8'-0"		
217	IT ROOM	C-3	CB-1	P4	P4	P4	P4	P4	8'-0"		
218	ELECTRICAL ROOM	C-3	CB-1	P4	P4	P4	P4	P4	8'-0"		
219	STAIR #1	C-1	-	P4	P4	P4	P4	P4	8'-0"		
220	CORRIDOR	C-3	CB-1	P4	P4	P4	P4	P4	8'-0"		

GENERAL FINISH PLAN NOTES	
GENERAL SHEET NOTES	<ol style="list-style-type: none"> SEE MATERIAL & FINISH SCHEDULE SHEET A10.1 FOR MORE DETAILS AND SPECIFICATIONS PER FSC 120.2.2 WALLS AND PARTITIONS WITH 2 FEET OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE, CITY AND LOCAL CODES AND ORDINANCES SUBMIT FINISH SAMPLES FOR APPROVAL TO USER AND ARCHITECT, PRIOR TO PURCHASING FINISH MATERIALS COORDINATE ALL FINAL FINISHES & INFORMATION WITH OWNER, INCLUSIVE OF WINDOW TREATMENT (IF ANY) ALL FINISHES INDICATED IN THE FINISH SCHEDULE ARE NEW UNLESS OTHERWISE NOTED INTERIOR WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN CLASS "A" (0-25 FLAME SPREAD RATING) AS SPECIFIED IN FBC 803.11 INSULATING MATERIALS, WHERE CONCEALED, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450 PER FBC 720 INTERIOR FLOOR FINISH SHALL COMPLY WITH MINIMUM CLASS II CRITICAL RADIANT FLUX PER FBC 804.4.2 ALL FINISHES SHALL MEET THE REQUIREMENTS OF NFPA 101-1.2.3.3. FINISH MATERIALS SHALL COMPLY WITH NFPA 101-26-33 & 101.38.3.3 OR 38.3.3 ALL EXTERIOR WALLS SHALL BE PAINTED, WITHOUT EXCEPTION PROVIDE TRANSITIONS AT ALL CHANGE OF FLOOR MATERIAL LOCATIONS. ALL FLOOR LEVELS AND TRANSITIONS SHALL BE ADA COMPLIANT INSTALL MARBLE THRESHOLD AT ALL RESTROOMS INSTALL CAULK JOINT WHERE REQUIRED AT INTERFACE OF DISSIMILAR MATERIALS CONTRACTOR TO CAULK (SILICONE SEALANT) BETWEEN FLOOR FINISH AND BASE & MILLWORK ALL SOLID SURFACE COUNTERTOP TO HAVE BULL NOSE EDGING AND CORNERS INSTALL CAULK JOINT WHERE REQUIRED AT INTERFACE OF DISSIMILAR MATERIALS RUN ALL TILE GROUTS IN THE SAME DIRECTION WHEN INSTALLING RECTIFIED. SUBSTRATE MUST BE PREPARED PROPERLY AS RECOMMENDED BY MANUFACTURER. TO APPLY THINSET. WIDTH OF GROUT LINES AND GROUT MUST BE LEVEL AND FLUSH TO TILE MINIMIZING GROUT VALLEYS. GROUT WIDTH SHALL BE FOLLOWED TO MINIMUM. TOLERANCE ALLOWED BY MANUFACTURER RECOMMENDATIONS. GROUT LINES IN ALL TILE SHALL BE A MAXIMUM 1/8" ALL WALLS SHOWN AS PAINTED ARE TO BE PAINTED FULL HEIGHT, INCLUSIVE OF EXPOSED CEILING/DECK ALL WALLS SHALL BE PAINTED EGGSHELL WITH THE EXCEPTION OF THE TOILET WALLS WHICH SHALL BE PAINTED WITH EPOXY PAINT ALL UNUSED PAINT SHALL BE CLEARLY LABELED AND ADEQUATELY PACKAGED FOR STORAGE. CONTRACTOR SHALL DELIVER ALL UNUSED PAINT AND FINISH MATERIAL TO OWNER ALL INTERIOR PARTITIONS SHALL RECEIVE (2) COATS OF SCHEDULED PAINT G.C. TO COORDINATE PLACEMENT OF ALL MILLWORK PRIOR TO START OF TILE WORK CORNER GUARDS (IF ANY) TO BE INSTALLED WITH CLEAR SILICONE ADHESIVE DIMENSIONS AND CONDITIONS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR (G.C.) PRIOR TO CONSTRUCTION OR ORDER OF MATERIALS. ANY REVISIONS, CHANGES, DEVIATIONS OR INCONSISTENCIES BETWEEN THE AS-BUILT CONDITIONS AND THESE DRAWINGS SHALL IMMEDIATELY BE REPORTED TO THE OWNER BEFORE CONSTRUCTION. AFTER DEMOLITION AND BEFORE COMMENCING NEW CONSTRUCTION, CONTRACTOR IS RESPONSIBLE TO CLEAN, REPAIR, PATCH AND LEVEL THE SLAB. G.C. TO VERIFY AND ENSURE THAT ANY SUB-FLOOR IS SOUND, SMOOTH, FLAT & READY TO ACCEPT FINISH FLOORING MATERIALS. ALL NEW DOOR FRAMES TO BE SEALED TO FLOORING WITH CALKING COMPOUND. THE COLOR SHALL MATCH FLOOR COLOR. ALL DOOR FRAMES TO BE PAINTED WITH SEMI-GLOSS PAINT TO MATCH ADJACENT WALL COLOR. CONTRACTOR SHALL INCLUDE IN HIS BID THE COST OF INSTALLING KOSTER WAP-1000 WATERPROOF FLOOR COATING SYSTEM OR APPROVED EQUAL AT ALL CONCRETE SLABS WHERE SHEET VINYL, VINYL PLANKS, AND/OR VINYL TILE ARE SCHEDULED. TEST ALL FLOOR SLABS AS REQUIRED FOR MOISTURE CONTENT AND OBTAIN MANUFACTURER'S APPROVAL PRIOR TO INSTALLATION OF FLOORING MATERIALS AND FINISHES IF IT IS DETERMINED THAT A WATERPROOF COATING SYSTEM IS NOT REQUIRED. ALL DOORS AND FRAMES TO BE PRIMED AND PAINTED. SEE FINISH FLOOR SCHEDULE FOR COLORS
FLOORING NOTES	<ol style="list-style-type: none"> PROVIDE VINYL PLANK FLOORING, PER FINISH LEGEND FREE OF ASBESTOS, 1/8" MIN. THICKNESS VINYL WALL BASE. PROVIDE VINYL BASE WITH MATCHING END STOPS AND PREFORMED OR MOLDED CORNER UNITS AS FOLLOWS: HEIGHT: 4" OR 6" (SEE FINISH PLAN & SCHEDULE FOR LOCATIONS) MIN. THICKNESS: 9/16" GAUGE STYLE: PER FINISH SCHEDULE FINISH: PER FINISH SCHEDULE SLAB SHALL BE PREPARED ON ALL AREAS WHERE NEW FLOOR WILL BE APPLIED. USE MOXIE FLOOR SEALER (MFS II) MOISTURE SEALING PRODUCT BEFORE THE FINISH FLOOR IS INSTALLED. CONTRACTOR MUST CONTACT NEW FLOOR MANUFACTURER'S REPRESENTATIVE FOR MANUFACTURER ACCEPTANCE OF THE SLAB CONDITION IN WRITING PREPARE SUBSTRATE SURFACES TO RECEIVE VINYL FLOORING AS PER MANUF. RECOMMENDATIONS. DETERMINE THAT FLOORING IS SUITABLE FOR THE APPLICATION OF VINYL FLOORING BEFORE INSTALLATION. REPAIR ALL CRACKS, HOLES, RIDGES OR DEFECTS FOR A SMOOTH AND LEVEL FLOOR. WHERE EXISTING FLOOR REQUIRES REPAIR OR LEVELING, APPLY FLOOR LEVELING COMPOUND AS RECD & IN ACCORDANCE TO MANUFACTURER'S RECOMMENDATIONS. GYPSUM BASE PRODUCT IS NOT ACCEPTABLE. CONTRACTOR SHALL LEVEL AND SEAL ALL NEW SLAB IN ITS ENTIRETY TEST EXISTING FLOORING FOR ANY SIGNS OF MOISTURE INFILTRATION AND REPAIR PRIOR TO APPLICATION OF LEVELING COMPOUND INSTALL RESILIENT FLOORING USING METHOD AND MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS APPLY WALL BASE TO WALLS WHERE BASE IS RECD AS INDICATED IN FINISH SCHEDULE CLEAN AND PROTECT FLOORING AGAINST DAMAGES FROM CONSTRUCTION. REPLACE ALL TILES WHICH ARE FOUND DEFECTIVE
FOLLOW ALL MANUF. REQUIREMENTS FOR INSTALLATION. NO EXCEPTIONS TAKEN. FAILURE OF COMPLIANCE WILL MAKE THE CONTRACTOR RESPONSIBLE. INSTALLATION SHALL BE AT HIS OWN COST.	

MONROE COUNTY FIRE STATION #10
SUGARLOAF KEY
 17175 O'VERSEAS HWY
 SUGARLOAF SHORES, FL 33042

FINISH LEGEND & SPECIFICATIONS					
SYMBOL	MATERIAL	MANUFACTURER	SPECIFICATION	COLOR	REMARKS
(RF-1)	RUBBER FLOORING	TBD	TBD	TBD	INSTALL PER MFR RECOMMENDATIONS & INSTRUCTIONS
(C-1)	SEALED CONCRETE	PPG (OR EQUAL)			
(C-2)	CONCRETE		4 X 4 GRID PATTERN		BROOM FINISH
(C-3)	POLISHED CONCRETE			TBD	COORDINATE LEVEL OF FINISH WITH OWNER
(T-1)	PORCELAIN TILE	CROSSVILLE	COLOR BLOX 2.0 (12" X 24")	TBD	INSTALLED IN BATHROOMS. INSTALL PER MFR RECOMMENDATIONS & INSTRUCTIONS
(T-2)	PORCELAIN TILE	CROSSVILLE	COLOR BLOX 2.0 (3" X 3")	TBD	INSTALLED IN SHOWERS. INSTALL PER MFR RECOMMENDATIONS & INSTRUCTIONS
(CB-1)	POLISHED CONCRETE		6" COVE BASE	TBD	
(RB-1)	RUBBER BASE	JOHNSONITE/TARKEET	6" COVE BASE	TBD	
(TB-1)	PORCELAIN TILE	CROSSVILLE	COLOR BLOX 2.0 (6" X 12" COVE)	TBD	INSTALLED IN BATHROOMS. INSTALL PER MFR RECOMMENDATIONS & INSTRUCTIONS
(TB-2)	PORCELAIN TILE	CROSSVILLE	COLOR BLOX 2.0 (3" X 3" COVE)	TBD	INSTALLED IN BATHROOM SHOWERS. INSTALL PER MFR RECOMMENDATIONS & INSTRUCTIONS
(P-1)	EXTERIOR FIELD PAINT	SHERWIN WILLIAMS		TBD	EPOXY WATER BASED @ RESTROOMS. GYP BD SOFFITS (EGGSHELL FINISH & DOOR FRAMES) (SEMI-GLOSS)
(P-2)	EXTERIOR ACCENT PAINT	SHERWIN WILLIAMS		TBD	
(P-3)	INTERIOR FIELD PAINT	SHERWIN WILLIAMS		TBD	
(P-4)	INTERIOR FIELD PAINT	SHERWIN WILLIAMS		TBD	
(P-5)	INTERIOR ACCENT PAINT	SHERWIN WILLIAMS		TBD	
(WT-1)	PORCELAIN TILE	CROSSVILLE	COLOR BLOX 2.0 (6" X 6")	TBD	INSTALLED ON BATHROOM WALLS UP TO 6'-0" AFF. PROVIDE BULLNOSE TILE. PAINT 75 ABOVE 6'-0" AFF. INSTALL PER MFR RECOMMENDATIONS & INSTRUCTIONS
(WT-2)	PORCELAIN TILE	CROSSVILLE	COLOR BLOX 2.0 (3" X 3")	TBD	INSTALLED FULL HEIGHT ON SHOWER WALLS. INSTALL PER MFR RECOMMENDATIONS & INSTRUCTIONS
LEVEL 5 DRYWALL FINISH					
LEVEL 1: TAPE EMBEDDED IN MUD					
LEVEL 2: THIN COAT OF MUD ON TAPE. COVER SCREWS					
LEVEL 3: COAT OF MUD ON TAPE AGAIN. COVER SCREWS AGAIN					
LEVEL 4: COVER SCREWS AGAIN. SAND, PRIME					
LEVEL 5: REQUIRES ALL THE OPERATIONS IN LEVEL 4. ADDITIONALLY, A THIN SKIM COAT OF JOINT COMPOUND, OR MATERIAL MANUFACTURED ESPECIALLY FOR THIS PURPOSE, IS APPLIED TO THE ENTIRE SURFACE. THE SURFACE IS SMOOTH AND FREE FROM TOOL MARKS AND RIDGES. THE PREPARED SURFACE SHALL BE COATED WITH A PRIMER PRIOR TO THE APPLICATION OF FINAL FINISHES. THE LEVEL 5 FINISH IS REQUIRED TO ACHIEVE THE HIGHEST DEGREE OF QUALITY PROVIDING A UNIFORM SURFACE AND MINIMIZING THE POSSIBILITY OF JOINT PHOTOGRAPHING AND/OR FASTENERS "BURNING THROUGH" THE FINAL DECORATION					
(ACT-1)	ACOUSTICAL CEILING	REFER TO SECTION 09113 IN SPECIFICATIONS BOOK FOR DETAILS & SPECS		P-6	PAINT FACE OF SOFFIT P-2 WHERE DESIGNATED
(GWB)	GYPSUM BOARD CEILING/ SOFFIT				
(P-6)	CEILING PAINT	SHERWIN WILLIAMS		TBD	



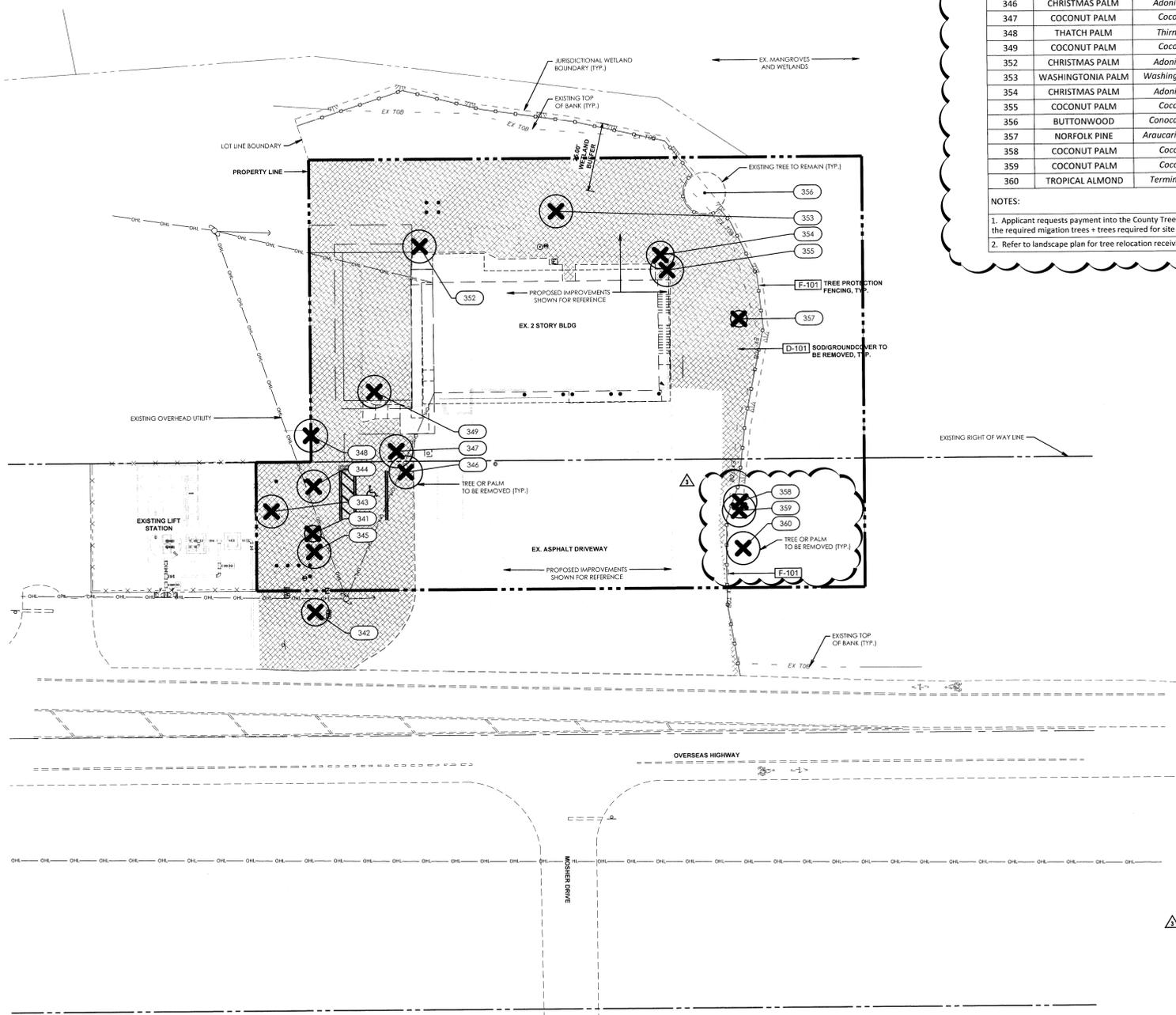
SALTZ MICHELSON ARCHITECTS
 3501 Griffin Road
 Ft. Lauderdale, FL 33312
 (954) 266-2700 Fx:(954) 266-2701
 sma@saltzmichelson.com
 AA-0009976



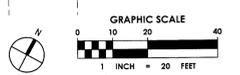
Charles Michelson AR0009976
 Project No.: 2022-160
 Drawn By: SF
 Checked By: CM/ER
 Date: 04/09/25
 REVISIONS

Digitally signed by Charles A. Michelson
 Date: 2025.11.25 04:03:05'00'

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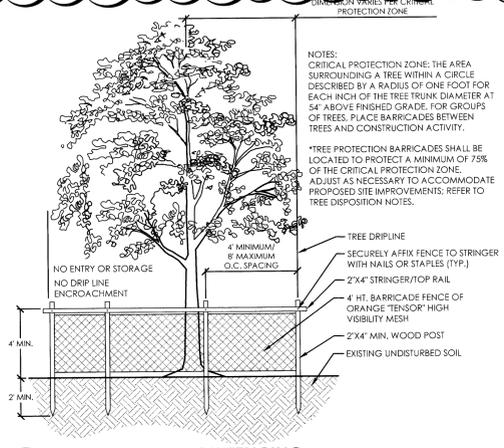
1 L1.0 TREE DISPOSITION PLAN
SCALE: 1" = 20'



EXISTING TREE INVENTORY

TREE ID	COMMON NAME	BOTANICAL NAME	CANOPY SPREAD (FT)	DBH (INCHES)	DISPOSITION	MITIGATION	CONDITION RATING	NOTES
341	COCONUT PALM	<i>Cocos nucifera</i>	12'	10"	REMOVE	See Mitigation Note	FAIR	CATEGORY II INVASIVE
342	NORFOLK PINE	<i>Araucaria heterophylla</i>	10'	16"	REMOVE	See Mitigation Note	FAIR	
343	THATCH PALM	<i>Thrinax radiata</i>	6'	5"	REMOVE	See Mitigation Note	FAIR	
344	COCONUT PALM	<i>Cocos nucifera</i>	12'	10"	REMOVE	See Mitigation Note	FAIR	CATEGORY II INVASIVE
345	AUSTRALIAN PINE	<i>Casuarina equisetifolia</i>	12'	11"	REMOVE	See Mitigation Note	N/A	CATEGORY I INVASIVE
346	CHRISTMAS PALM	<i>Adonidia merrillii</i>	12'	6"	REMOVE	See Mitigation Note	POOR	CONSTRICTED HEAD / CHLOROTIC
347	COCONUT PALM	<i>Cocos nucifera</i>	12'	10"	REMOVE	See Mitigation Note	FAIR	CATEGORY II INVASIVE
348	THATCH PALM	<i>Thrinax radiata</i>	12'	6"	REMOVE	See Mitigation Note	FAIR	
349	COCONUT PALM	<i>Cocos nucifera</i>	12'	7"	REMOVE	See Mitigation Note	FAIR	CATEGORY II INVASIVE
352	CHRISTMAS PALM	<i>Adonidia merrillii</i>	12'	6"	REMOVE	See Mitigation Note	FAIR	
353	WASHINGTONIA PALM	<i>Washingtonia robusta</i>	12'	16"	REMOVE	See Mitigation Note	DEAD	
354	CHRISTMAS PALM	<i>Adonidia merrillii</i>	8'	5"	REMOVE	See Mitigation Note	FAIR	
355	COCONUT PALM	<i>Cocos nucifera</i>	12'	16"	REMOVE	See Mitigation Note	FAIR	CATEGORY II INVASIVE
356	BUTTONWOOD	<i>Conocarpus erectus</i>	17'	8"	REMAIN	See Mitigation Note	FAIR	
357	NORFOLK PINE	<i>Araucaria heterophylla</i>	5'	6"	REMOVE	See Mitigation Note	POOR	
358	COCONUT PALM	<i>Cocos nucifera</i>	12'	10"	REMOVE	See Mitigation Note	FAIR	CATEGORY II INVASIVE
359	COCONUT PALM	<i>Cocos nucifera</i>	12'	7"	REMOVE	See Mitigation Note	FAIR	CATEGORY II INVASIVE
360	TROPICAL ALMOND	<i>Terminalia catappa</i>	12'	5"	REMOVE	See Mitigation Note	FAIR	CATEGORY II INVASIVE

NOTES:
1. Applicant requests payment into the County Tree Trust Fund for mitigation of the tree proposed for removal. The size of the site, operational requirements and site encumbrances don't permit installation of the required mitigation trees + trees required for site development.
2. Refer to landscape plan for tree relocation receiving area(s).



1 TREE PRESERVATION FENCING
1/4" = 1'-0" 329343-24

LEGEND

SYMBOL	DESCRIPTION
(Circle)	EXISTING TREE TO REMAIN
(X)	EXISTING TREE TO BE REMOVED
(#)	TREE TAG

DEMOLITION SCHEDULE

SYMBOL	DESCRIPTION	QTY
D-101	SOD/GROUND COVER AREA TO BE REMOVED	13,466 sq

FENCE SCHEDULE

SYMBOL	DESCRIPTION	QTY
F-101	TREE PROTECTION FENCING	355 LF

TANYA L. MCCORMICK, RLA
LICENSE NO. 6667243
DATE: 11/25/2025

Tanya McCormick
11/25/2025 2:40:12 PM

VERTICAL DATUM INFORMATION
ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
CONVERSION FACTOR:
NOVD29 -1.49' = NAVD83 IN THIS AREA

Sunshine 811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

cma
chen moore and associates
3150 SW 38th Avenue
Suite 950
Miami, FL 33146
786.497.1500
www.chenmoore.com

PERMIT SET

MONROE COUNTY FIRE STATION #10
SUGARLOAF KEY
17175 OVERSEAS HWY
SUGARLOAF SHORES, FL 33042

SALTZ MICHELSON ARCHITECTS
3501 Griffin Road
Ft. Lauderdale, FL 33312
(954) 266-2700 Fx: (954) 266-2701
sma@saltzmichelson.com
AA-0009976

Project No.: 22-0178.00015
Drawn By: EG
Checked By: PDK
Date: 03/31/2025

REVISIONS
09/22/2025 COUNTY COMMENTS
11/07/2025 COUNTY COMMENTS
11/25/2025 COUNTY COMMENTS

TREE DISPOSITION PLAN

L1.0



3501 Griffin Road
Fl. Lauderdale, FL 33312
(954) 266-2700 Fx: (954) 266-2701
sma@saltzmichelson.com

AA-000976

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	REMARKS	
TREES									
	CE	9	BUTONWOOD	CONOCARPUS ERECTUS	B & B	12' HT, 3" CAL.	YES	CANOPY TREE PER SEC. 114-126	
	CS	1	SILVER BUTONWOOD	CONOCARPUS ERECTUS F. SERICEUS	B & B	12' HT, 3" CAL.	YES	CANOPY TREE PER SEC. 114-126	
	OG	2	ORANGE GEIGER TREE	CORDIA SEBESTENA	B & B	12' HT, 3" CAL.	YES	SMALL TREE/STREET TREE - CAN BE PLANTED ADJACENT TO POWERLINES PER FPL TREE OFFSET.	
	KF	6	BLACK IRONWOOD	KRUGIODENDRON FERRELIUM	B & B	5' HT, MIN.	YES	UNDERSTORY TREE PER SEC. 114-162	
	SG	7	PARADISE TREE	SIMAROUBA GLAUCA	B & B	12' HT, 3" CAL.	YES	CANOPY TREE PER SEC. 114-126	
PALM TREES									
	SP	15	CABBAGE PALMETTO	SABAL PALMETTO	B & B	18' HT	YES	CANOPY TREE PER SEC. 114-126	
	TR	2	FLORIDA THATCH PALM	THRINAX RADIATA	B & B	8' OAH	YES	UNDERSTORY TREE PER SEC. 114-162	
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	SPACING	REMARKS
SHRUBS									
	CLG	74	SMALL LEAF CLUSIA	CLUSIA GUTTIFERA	SEE SIZE	24" HT, FULL	YES	48" o.c.	
	EUA	19	WHITE STOPPER	EUGENIA AXILLARIS	SEE SIZE	6' OAH	YES	48" o.c.	
	GO	64	LIGNUM VITAE	GUAIACUM OFFICINALE	SEE SIZE	24" HT, FULL	YES	48" o.c.	UNDERSTORY, SALT TOLERANT SHRUB PER SEC. 114-105.
SHRUB AREAS									
	BOF	313	SEA OXEYE DAISY	BORRICHIA FRUTESCENS	SEE SIZE	8" X 8"	YES	18" o.c.	
	SPB	30	SAND CORDGRASS	SPARTINA BAKERI	SEE SIZE	24" HT, 24" SPRD	YES	30" o.c.	
MULCH									
	MUL	7,101 SF	REFER TO SPECIFICATIONS	MULCH					3" DEPTH WITH WEED FABRIC.
	SOD	2,999 SF	ARGENTINE BAHIA GRASS	PASPALUM NOTATUM 'ARGENTINE'			NO		

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY
LANDSCAPE PLANTING		
LP-101	ROOT PRUNING	138 lf

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VERTICAL DATUM INFORMATION
ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)
CONVERSION FACTOR:
NGVD29 -1.39' = NAVD83 IN THIS AREA

TANYA L MCCORMICK, RLA
LICENSE NO. 6667243
DATE: 11/25/2023



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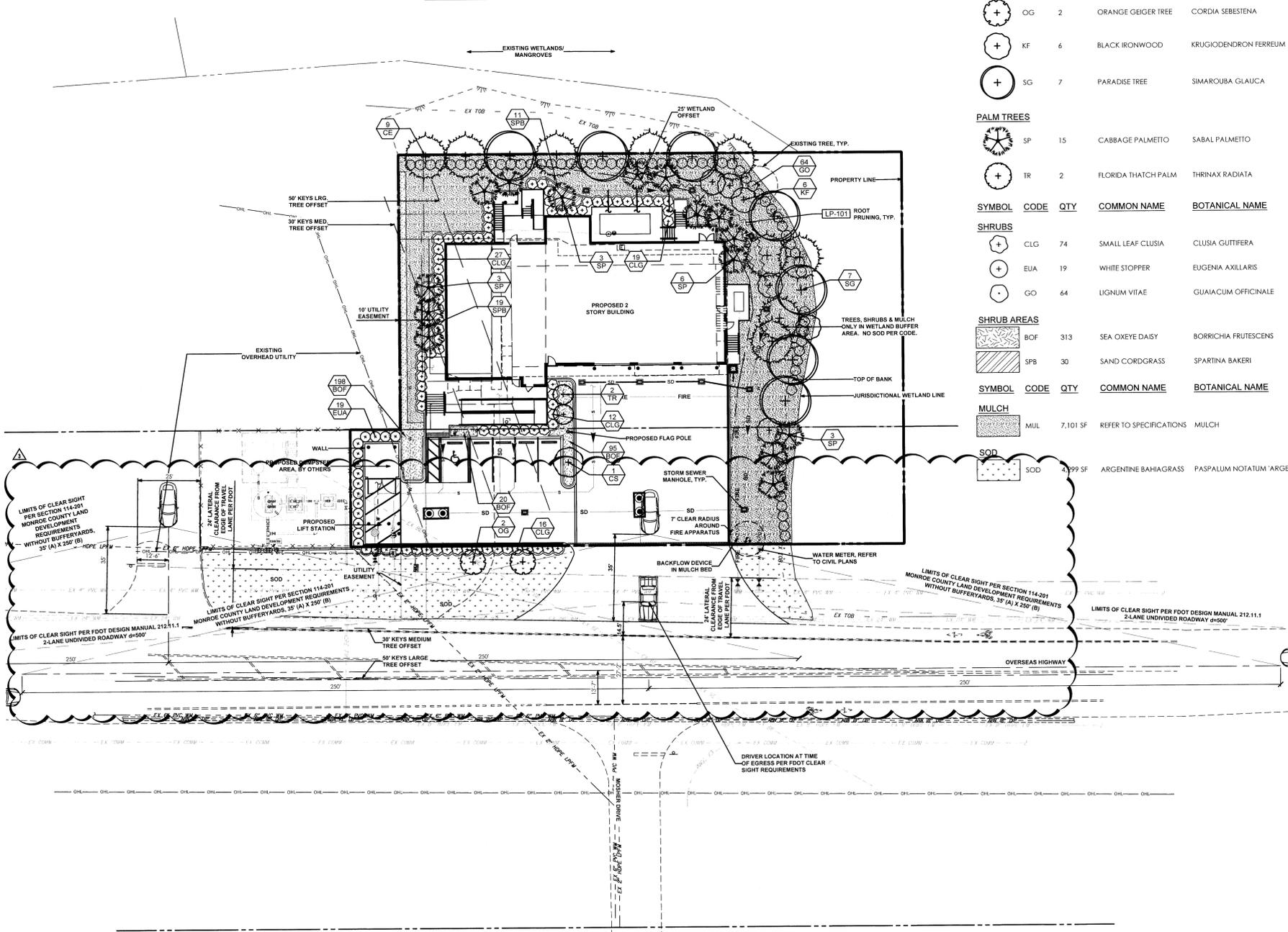
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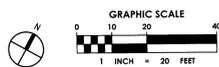
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LANDSCAPE PLAN

L2.0

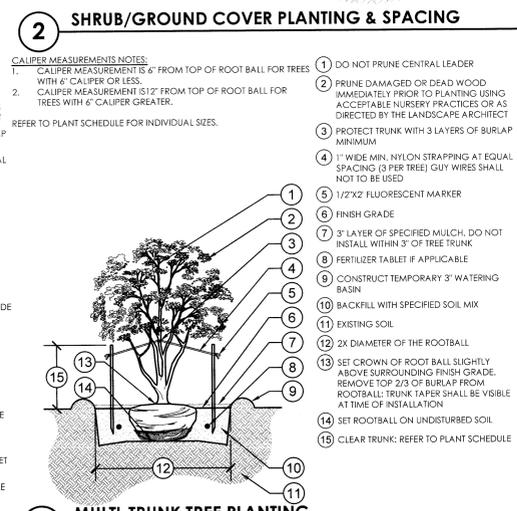
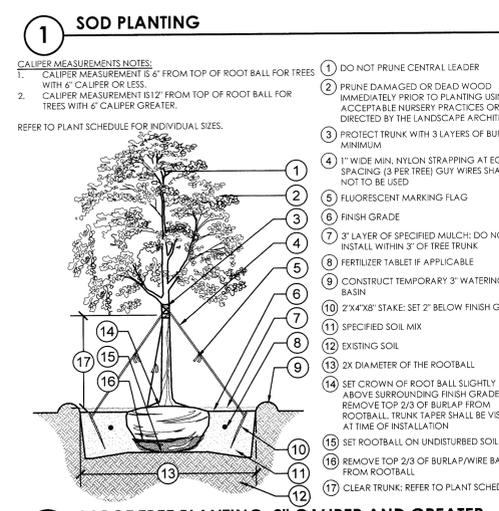
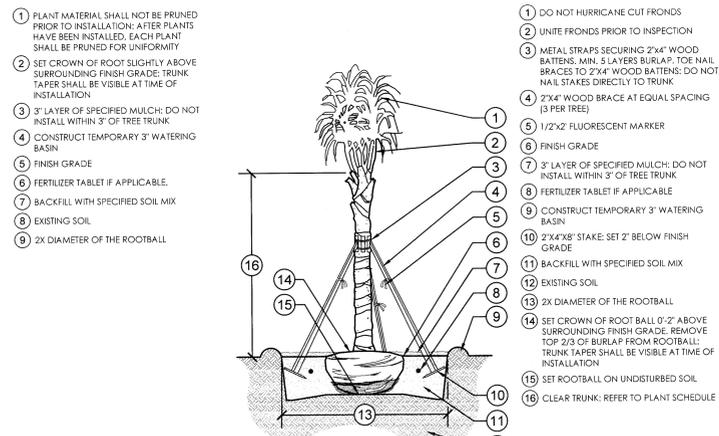
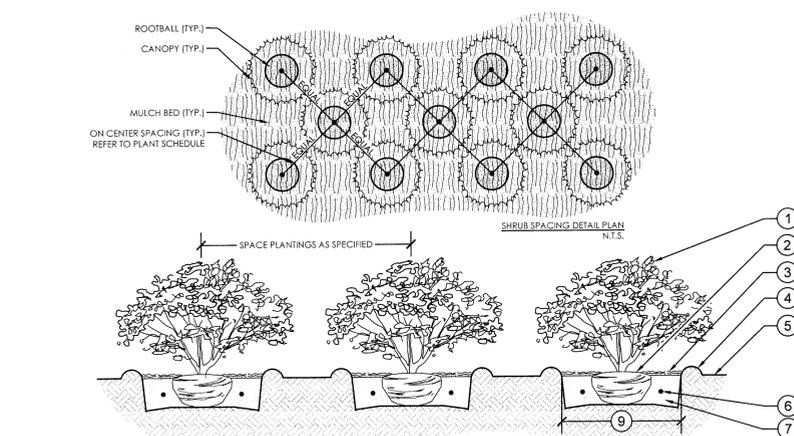
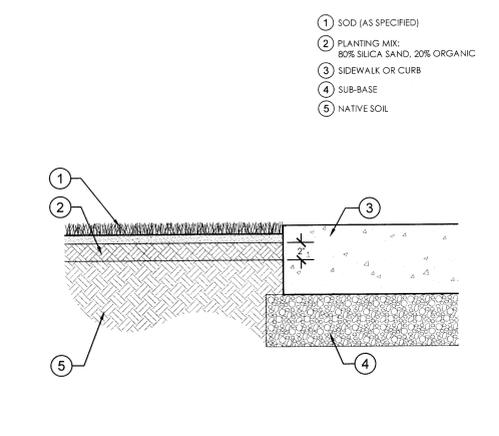


1 LANDSCAPE PLAN
SCALE: 1" = 20'



LANDSCAPE TABULATIONS

Zoning District(s): SC (Suburban Commercial)/PF (Public Facility)		32,202					
Total Land Area		Area/Length	Required	Provided	Existing Trees	Relocated	Notes
Section 114-100 Required Landscaping							
3	Landscaping shall be provided in a square footage area equal to a minimum of twenty percent (20%) of the gross parking lot area (includes both parking and vehicular use area).	9,945 sf	1,989 sf	397.8 SF	0	0	
7	One (1) tree shall be required for every one thousand (1,000) square feet, or fraction thereof, of gross parking lot area (includes both parking and vehicular use area). Every island shall have a minimum one (1) canopy tree.	9,945 sf	10	6	4	0	2 Existing trees (Tree ID #'s 356 & 360) + 2 Existing Palms (Tree ID #'s 358 & 359)
8	Four (4) shrubs shall be required for every one thousand (1,000) square feet, or fraction thereof, of gross parking lot area (includes both parking and vehicular use area).	9,945 sf	40	40	0	0	
9	100% of required parking lot landscaping material shall be native species.		100%	100%	0	0	
10	A minimum of fifty percent (50%) of the required trees shall be native canopy species.		50%	100%	0	0	
11	A minimum of forty percent (40%) of the required trees shall be native understory species.		40%	100%	0	0	
Section 114-104 Street Trees							
c.	One (1) canopy tree shall be required for every one hundred (100) feet of street frontage or fraction thereof with a minimum of one (1) street tree per parcel.	72 lf	2	2	0	0	
Section 114-126 District Buffers							
a.	Adjacent Property (South) Zoned DR, requiring a 10' Type B Buffer. 2.4 Trees x 100 LF & .8 Understory Trees x 100 LF & 8 Shrubs x 100 LF, Less driveway access	187 lf	5 Trees & 2 Understory Trees	5 Trees & 2 Understory Trees	0	0	* Fifteen (15) Sabals palms counted at 3:1 & two (2) Orange Geiger Trees
d.	The 25' wetland buffer (North-Northeast) is considered a 'Class D' buffer: 6 canopy trees + 3 understory trees + 24 shrubs. No sod permitted.	4,835 SF (5f units used as the complete 25' buffer offset is not encompassed on the subject property)	12 canopy trees; 6 understory trees; 47 shrubs	12 canopy trees; 6 understory trees; 47 shrubs	3	0	3 existing trees to remain not considered in calculation as these existing trees include 2 coconut palms and 1 tropical almond. These trees do not meet the native plant requirement per Sec. 114-105, so they are not considered, yet not proposed for demolition as they are existing naturalized species that are not impacted by proposed improvements. Accepted species are provided to meet the minimum requirement.
Section 114-127 Major Street Buffers							
a.	Class C Buffer (Sec. 114-128 Bufferyard Standards)	151 lf (220 LF less the limits of jurisdictional wetlands and 24' standard ingress/egress width)	At 10' in width (minimum width) 5 canopy trees; 2 understory trees; 21 shrubs	At 10' in width (minimum width) 0 canopy trees; 0 understory trees; 0 shrubs ** See variance request	0	0	**Variance requested to eliminate the Bufferyard Type C along Overseas Hwy. Currently, the subject site does not contain this Type C buffer. It is not possible to provide this buffer while still maintaining the functionality of the fire station.
* The proposed buffer is encumbered by a 10' utility easement + a future lease area (communication tower). Five (5) Sabal palms proposed at west side of the new building and ten (10) Sabal palms proposed on the east side of the new building. The remaining required trees are proposed at the rear of the property.							
** A variance is request is currently being sought to eliminate the type C Bufferyard. Please see the above tabulation and notes describing the need for the variance.							



MONROE COUNTY FIRE STATION #10
SUGARLOAF KEY
 17175 OVERSEAS HWY
 SUGARLOAF SHORES, FL 33042

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 sma@saltzmichelson.com
AA-000976

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 2023-189
 MONROE CO. PLANNING DEPT

VERTICAL DATUM INFORMATION
 ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
 CONVERSION FACTOR:
 NGVD29 -1.39' = NAVD83 IN THIS AREA

TANYA L. MCCORMICK, RLA
 LICENSE NO. 6667243
 DATE: 11/25/2025

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
 Check positive response codes before you dig!

3150 SW 38th Avenue
 Suite 950
 Miami, FL 33146
 786.497.1500
 www.chenmoore.com

Project No. : 22-0178.00015
 Drawn By : EG
 Checked By : PDK
 Date: 03/31/2025

REVISIONS
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LANDSCAPE DETAILS

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LANDSCAPE SPECIFICATIONS

1. **GENERAL**
 - 1.1. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
 - 1.1.1. THESE GENERAL NOTES, CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
 - 1.1.2. ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, ORDINANCES AND REGULATIONS.
 - 1.2. SOURCE OF BASE INFORMATION IS PROVIDED BY REECE & ASSOCIATES ON 11/23/2022 AND IS ASSUMED TO BE CORRECT. IF SITE DISCREPANCIES ARE PRESENT, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY. IF CONTRACTOR CONTINUES WORK WITHOUT THE PROPER NOTIFICATION, CONTRACTOR DOES SO AT HIS OWN RISK.
 - 1.3. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, SUPERVISION, AND EQUIPMENT REQUIRED FOR THE WORK AS SHOWN ON THE CONSTRUCTION DOCUMENTS DESCRIBED HEREIN.
 - 1.4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUB-CONTRACTORS AS REQUIRED TO COMPLETE THE WORK OF THIS PROJECT.
 - 1.5. CONTRACTOR SHALL VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER CONTRACTS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT OWNER'S REPRESENTATIVE FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
 - 1.6. CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL OF FLORIDA, INC." AT 1-800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
 - 1.7. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT, THE LOCATION OF EXISTING UTILITIES OR SITE FEATURES AS SHOWN ON THE PLANS MAY VARY IN RELATION TO ACTUAL EXISTING CONDITIONS. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT AND THE OWNER IN WRITING. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF THE CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE LANDSCAPE ARCHITECT AND THE OWNER.
 - 1.8. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, WATER, SANITARY SEWER, POWER, NATURAL GAS, TELEPHONE AND CABLE TV COMPANIES.
 - 1.9. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.
 - 1.10. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND BY HAND. IF NECESSARY, THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OF DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AND AT NO EXPENSE TO THE OWNER.
 - 1.11. THE SUCCESSFUL BIDDER SHALL FURNISH TO THE OWNER A UNIT PRICE BREAKDOWN FOR ALL MATERIALS. THE OWNER MAY, AT ITS DISCRETION, ADD OR DELETE FROM THE MATERIALS UTILIZING THE UNIT PRICE BREAKDOWN SUBMITTED.
 - 1.12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL PERMIT CONDITIONS.
 2. **PRE-CONSTRUCTION RESPONSIBILITY**
 - 2.1. UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, ALL AFFECTED UTILITY OWNERS, THE OWNER, THE LANDSCAPE ARCHITECT, ANY OTHER PERTINENT PARTIES AND HIMSELF.
 - 2.2. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES ON-SITE. LOCATION TO BE DETERMINED BY THE OWNER. JANITORIAL SERVICES SHALL BE PROVIDED BY CONTRACTOR THROUGHOUT THE DURATION OF PROJECT.
 - 2.3. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.
 - 2.4. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS; THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT.
 - 2.5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR THE FIELD LOCATIONS AND FOR ANY TREES PROPOSED FOR RELOCATION. THIS SHALL BE DONE IN A TIMELY MANNER TO MINIMIZE IMPACT ON CONSTRUCTION SCHEDULE. ANY DELAY CAUSED BY THE CONTRACTOR BY THE RELOCATION OF TREES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
 - 2.6. CONTRACTOR SHALL VERIFY LIMITS OF CONSTRUCTION AS NOTED ON THE PLANS. ANY WORK PERFORMED OUTSIDE OF THE AGREED UPON LIMITS OF CONSTRUCTION SHALL BE DONE AT THE EXPENSE OF THE CONTRACTOR.
 3. **SITE DEMOLITION**
 - 3.1. ITEMS SHALL REMAIN UNLESS OTHERWISE NOTED ON THE PLAN(S). REMOVE DESIGNATED ITEMS SHOWN ON THE PLAN TO THE FULL DEPTH OF THEIR CONSTRUCTION UNLESS OTHERWISE NOTED.
 - 3.2. ALL HARDSCAPE DESIGNATED FOR REMOVAL SHALL BE SAW CUT, LEAVING UNIFORM EDGES TO THE GREATEST EXTENT POSSIBLE. MATERIAL EDGES TO REMAIN SHALL BE SHORED UP AND PROTECTED DURING CONSTRUCTION TO PRESERVE EDGE INTACT. REPAIRS TO DAMAGED EDGES SHALL BE REPAIRED BY CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 - 3.3. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS NOTED ON THE PLANS OR APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS.
 - 3.4. SALVAGE EXISTING MATERIALS AS INDICATED ON THE PLANS. SALVAGED MATERIALS SHALL BE HANDLED WITH CARE AND STORED ON-SITE OR AS DIRECTED BY OWNER. CLEAN ALL DEBRIS AND CONSTRUCTION MATERIAL FROM SALVAGED ITEMS; REUSE AS DIRECTED BY OWNER'S REPRESENTATIVE.
 - 3.5. REMOVE DEMOLISHED MATERIALS FROM SITE AND DISPOSE OF AS REQUIRED BY LOCAL, STATE OR FEDERAL LAWS.
 - 3.6. CONTRACTOR SHALL PROTECT ADJACENT WATER BODIES, COASTAL DUNE SYSTEMS AND PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.
 - 3.7. ALL IRRIGATION IN DEMOLITION AREA TO BE CAPPED AND ADJUSTED AS NECESSARY TO ENSURE OVERALL SYSTEM IS NOT AFFECTED.
 4. **TREE PRESERVATION**
 - 4.1. ALL TREES TO BE PRESERVED AS INDICATED ON THE TREE DISPOSITION PLAN SHALL BE PROTECTED BY A TREE PROTECTION BARRICADE, UNLESS OTHERWISE NOTED ON PLAN.
 - 4.2. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND THE DRIP LINE OF EXISTING TREES TO BE PRESERVED IN PLACE, AS SHOWN ON PLAN. PRESERVATION BARRICADES SHALL BE LEFT IN PLACE THROUGHOUT DURING ALL PHASES OF CONSTRUCTION.
 - 4.3. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO PLANS FOR TREE PRESERVATION BARRICADE FENCING DETAIL.
 - 4.4. IF EXCAVATION IN THE VICINITY OF A PROTECTED TREE IS REQUIRED, CONTRACTOR SHALL ROOT PRUNE TREES, UNDER THE SUPERVISION OF A CERTIFIED ARBORIST IN ACCORDANCE TO THE FOLLOWING CONDITIONS:
 - 4.4.1. ROOT PRUNE TREES A MINIMUM OF EIGHT (8) WEEKS PRIOR TO CONSTRUCTION. PRIOR TO ROOT PRUNING, THOROUGHLY WATER THE ROOT ZONE WITH AT LEAST 2 TO 3 INCHES OF WATER FOR 2 TO 3 DAYS PRIOR TO ROOT PRUNING. SEE BELOW FOR RELOCATION TIMELINE.
 1. PROVIDE TEMPORARY IRRIGATION FOR EACH TREE THROUGHOUT THE DURATION OF CONSTRUCTION.
 2. ROOT PRUNE TREES, SHOWN ON PLAN IN AREAS WHERE ROOTS WILL CONFLICT WITH CONSTRUCTION ACTIVITY. PRUNING OF ROOTS SHOULD BE DONE IN A MANNER TO PRESERVE THE GREATEST AMOUNT OF THE ROOT BASE AS POSSIBLE.
 3. BACKFILL TRENCH WITH PLANTING SOIL.
 4. FERTILIZE WITHIN THE ROOT ZONE (SEE BELOW).
 - 4.4.2. ROOT PRUNING SHALL BE ACCOMPLISHED BY DIGGING A TRENCH AROUND THE TREE IN AREAS WHERE PROPOSED SITE WORK WILL BE PERFORMED. TRENCHING SHALL BE AT A MINIMUM OF 24" DEEP. ROOT PRUNE ONLY WITH A MECHANICAL ROOT-PRUNING SAW OR A TRENCHER WITH A MAXIMUM TRENCH WIDTH OF 8".
 - 4.4.3. ALL EXPOSED ROOTS SHALL BE CUT OFF SMOOTHLY, WITH SHARP INSTRUMENTS. BACKFILL TRENCHES WITH SOIL CONSISTING OF 30% SILICA SAND AND 70% MUCK. WATER THOROUGHLY AFTER ROOT PRUNING, AND ONCE WEEKLY DURING THE ROOT REGENERATION PERIOD, WITH A SOLUBLE FERTILIZER THAT HAS A 20-20-20 ANALYSIS AT MANUFACTURER'S RECOMMENDED RATE.
 - 4.5. THE CONTRACTOR SHALL FIELD STAKE THE LIMIT OF ROOT PRUNING. LIMITS OF ROOT PRUNING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY EXCAVATION. DO NOT ROOT PRUNE FOR IRRIGATION OR ELECTRICAL LINES WITHIN DRIP LINES OF EXISTING TREES. COORDINATE ALL TRENCHING REQUIRED FOR UTILITY WORK WITH THE LANDSCAPE PLANS.
 - 4.6. ROOT PRUNING SHALL OCCUR IN ACCORDANCE WITH TREE RELOCATION NOTES AS NOTED ON PLANS.
 5. **PLANTING SOIL**
 - 5.1. ALL TREES SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH THE ROOTBALL.
 - 5.2. ALL TREES SHALL BE PLANTED WITH A MINIMUM OF 6" TOPSOIL AROUND AND BENEATH THE ROOTBALL.
 - 5.3. MINIMUM TOPSOIL SHALL BE 2" FOR SOODED GRASS AREAS.
 - 5.4. PLANTING SOIL MIX SHALL BE A WEED FREE MIX AS FOLLOWS:
 - 5.4.1. DICOT TREES & SHRUBS: 50% SAND, 40% MUCK & 10% PEAT
 - 5.4.2. MONOCOT PALMS: 70% SAND & 30% MUCK
 - 5.4.3. TURF: 80% SAND, 10% PEAT & 10% MUCK
 6. **LANDSCAPE PLANTING**
 - 6.1. THIS PLAN HAS BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES.
 - 6.2. THE PLANTING PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.
 - 6.3. PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY GRADES AND STANDARDS FOR NURSERY PLANTS OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
 - 6.4. ALL PLANT MATERIAL SHALL BE TRUE TO THE BOTANICAL NAME, GENUS, SPECIES AND/OR HYBRID DESIGNATION.
 - 6.5. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE OF THE SIZES (HEIGHT & SPREAD) AS SPECIFIED IN THE PLANT LIST. CONTAINER SIZE IS FOR REFERENCE PURPOSES ONLY. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE MINIMUM SIZES AT INSTALLATION, AS SPECIFIED IN THE PLANT LIST.
 - 6.6. QUANTITIES LISTED ON THE PLANT LIST ARE FOR ESTIMATING PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES. MULCH, TOPSOIL, FERTILIZER, ETC. SHALL BE INCLUDED IN THE UNIT COST OF THE PLANTS.
 - 6.7. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE.
 - 6.8. ALL SUBSTITUTIONS AND CHANGES SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION. ANY DISCREPANCIES BETWEEN PLANS, SITE AND SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT, THE OWNER AND/OR GOVERNING MUNICIPALITY.
 - 6.9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS.
 - 6.10. AFTER FINAL GRADE, LANDSCAPE AREAS ARE TO BE RAKED TO A DEPTH OF 6". ALL ROCK AND FOREIGN INORGANIC MATERIALS SHALL BE REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
 - 6.11. ALL PLANTING HOLES TO BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT EXISTING TREES, DAMAGE UTILITIES OR OTHER IMPROVEMENTS.
 - 6.12. ALL PLANTING BEDS IN OPEN AREAS AND AROUND BUILDING FOUNDATIONS SHALL BE EXCAVATED TO A DEPTH OF TWENTY-FOUR INCHES (24") AND BACK FILLED WITH SOIL MIX AS SPECIFIED IN SECTION 5.00. PLANTING BED SHALL BE FREE FROM ROCK, CONSTRUCTION DEBRIS OR OTHER EXTRANEOUS MATERIAL.
 - 6.13. ALL PLANTING BEDS IN MEDIANS, HARDSCAPE AREAS OR AREAS ENCOMPASSED BY IMPERVIOUS MATERIAL SHALL BE EXCAVATED TO A DEPTH OF THIRTY-SIX INCHES (36") OR UNTIL NATIVE SOILS ENCOUNTERED TO ENSURE DRAINAGE. BACK FILL WITH SOIL MIX AS SPECIFIED IN SECTION 5.00. PLANTING BED SHALL BE FREE FROM ROCK, CONSTRUCTION DEBRIS OR OTHER EXTRANEOUS MATERIAL.
 - 6.14. EXCAVATE PLANTING PITS TO A DEPTH SO THAT THE TRUNK FLARE AND FIRST ORDER LATERAL ROOT(S) WILL BE PLANTED AT FINISH GRADE OR SLIGHTLY HIGHER. ADVENTITIOUS ROOTS ARE NOT CONSIDERED FIRST ORDER ROOTS.
 - 6.15. BURLAP, SYNTHETIC STRING, CORDS AND/OR LIFTING ROPES SHALL BE REMOVED FROM THE ROOTBALLS BEFORE ANY TREES ARE PLANTED. THE TOP 1/3RD OF BURLAP MUST BE REMOVED FROM THE TOP OF THE ROOTBALLS. THE TOP 1/3RD OF WIRE BASKETS SHALL BE COMPLETELY REMOVED AND THE BOTTOM 2/3RDS SHALL BE CUT BEFORE THE TREES ARE INSTALLED.
 - 6.16. NO PLUNGING OF ANY TREE OR PALM WILL BE ACCEPTED.
 - 6.17. NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED.
 - 6.18. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.
 - 6.19. ALL TREES SPECIFIED AS FIELD GROWN OR B&B TREES SHALL BE ROOT-PRUNED AT THE NURSERY A MINIMUM OF (8) WEEKS PRIOR TO PLANTING.
 - 6.20. ALL PLANT MATERIAL PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE AREAS SHALL BE MAINTAINED TO PROVIDE UNOBSTRUCTED CROSS-VISIBILITY AT A HORIZONTAL LEVEL BETWEEN 30 INCHES AND 8 FEET ABOVE ADJACENT STREET GRADE.
 - 6.21. NO CANOPY TREES SHALL BE PLANTED WITHIN 12 FEET OF A LIGHT POLE. NO PALM SPECIES SHALL BE PLANTED WITHIN 6 FEET OF A LIGHT POLE.
 - 6.22. GROUND COVER PLANTINGS SHALL PROVIDE NOT LESS THAN 50 PERCENT COVERAGE IMMEDIATELY UPON PLANTING AND 100 PERCENT COVERAGE WITHIN 6 MONTHS AFTER PLANTING.
 - 6.23. TREES AND PALMS SHALL BE MAINTAINED TO ALLOW FOR CLEAR PASSAGE 8' IN ALL PEDESTRIAN AREAS.
 - 6.24. ALL LANDSCAPE MATERIAL SHALL BE SETBACK A MINIMUM OF 10' FROM ANY FIRE HYDRANT.
 - 6.25. CONTRACTOR SHALL REMOVE ALL NURSERY STAKES, CONDUIT, FLAGGING AND NURSERY TAPE PRIOR TO STAKING.
 - 6.26. CONTRACTOR SHALL STAKE & GUY ALL TREES AND PALMS AT TIME OF PLANTING AS PER THE APPROPRIATE DETAIL. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF ALL STAKING AND GUYING DURING WARRANTY PERIOD AND REMOVAL & DISPOSAL OF STAKING AFTER ESTABLISHMENT/WARRANTY PERIOD.
 - 6.27. TREES THAT CANNOT STAND WITHOUT THE SUPPORT OF STAKES AND/OR GUYS SHALL BE REJECTED.
7. **TURF GRASSES**
 - 7.1. ALL AREAS NOT USED FOR BUILDINGS, VEHICULAR USE AREAS, WALKS OR PLANTING BEDS SHALL BE GRASSED. GRASSING SHALL EXTEND TO ANY ABUTTING STREET PAVEMENT EDGE AND TO THE MEAN WATERLINE OF ANY ABUTTING CANAL, LAKE OR WATERWAY. REFER TO PLANTING SCHEDULE FOR ESTIMATED QUANTITY AND SPECIES.
8. **MULCH & FERTILIZER**
 - 8.1. ALL PLANTING BEDS AND WATER BASINS FOR TREES SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF SHREDDED FLORI-MULCH, MELALEUCA OR EUCALYPTUS MULCH GRADE "B" OR BETTER, UNLESS OTHERWISE SPECIFIED.
 - 8.2. INDIVIDUAL TREES PLANTED IN LAWN AREAS SHALL BE MULCHED WITH A MINIMUM 3" DIAMETER MULCH RING.
 - 8.3. MULCH SHALL NOT BE INSTALLED WITHIN 3" OF TREE TRUNKS.
 - 8.4. FERTILIZER MIX AS FOLLOWS:
 - 8.4.1. DICOT TREES & SHRUBS: NPK 18-4-2, SLOW RELEASE W/ MICRONUTRIENTS
 - 8.4.2. MONOCOT PALMS: NPK 8-2-12, SLOW RELEASE W/ MICRONUTRIENTS
 - 8.4.3. TURF: NPK 16-4-8, SLOW RELEASE W/ MICRONUTRIENTS
9. **WATERING**
 - 9.1. ALL LANDSCAPED AREAS WILL BE IRRIGATED BY AN UNDERGROUND, AUTOMATIC, RUST-FREE IRRIGATION SYSTEM PROVIDING 100% COVERAGE AND 50% SPRAY OVERLAP. THE SYSTEM SHALL BE MAINTAINED IN GOOD WORKING ORDER AND DESIGNED TO MINIMIZE WATER ON IMPERVIOUS SERVICES AND NOT OVERSPRAY WALKWAYS. A RAIN SENSOR DEVICE SHALL BE INSTALLED TO OVERRIDE THE IRRIGATION CYCLE OF THE SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED.
 - 9.2. ALL PLANT MATERIAL SHALL BE WATERED IN AT TIME OF PLANTING IN ACCORDANCE WITH STANDARD NURSERY PRACTICES. IN ADDITION, CONTRACTOR WILL CONTINUE THE WATERING OF PLANT MATERIAL UNTIL SUBSTANTIAL COMPLETION AND THE LANDSCAPE IS TURNED OVER TO THE OWNER.
10. **PROJECT CLOSEOUT**
 - 10.1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER. UPON FINAL CLEAN UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEEP BROOM CLEAN.
 - 10.2. THE CONTRACTOR SHALL RESTORE, REPLACE OR AS DIRECTED BY THE LANDSCAPE ARCHITECT, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY THE WORK OF THE CONTRACTOR, HIS EQUIPMENT, EMPLOYEES OR THOSE OF HIS SUB-CONTRACTORS. THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT OF THE EXISTING ADJACENT AREAS. THE RESTORATION WORK SHALL BE AT THE CONTRACTOR'S EXPENSE. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.
 - 10.3. WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING PROGRESS OF THE WORK. THESE AREAS SHALL BE KEPT IN A CLEAN AND NEAT CONDITION.
 - 10.4. THE CONTRACTOR SHALL MAINTAIN ACCURATE AND COMPLETE RECORDS OF WORK ITEMS COMPLETED.
 - 10.5. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT OF RECORD COMPLETE SETS OF "AS-BUILT" CONSTRUCTION DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONED LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS INCLUDING PRODUCT/EQUIPMENT AS SPECIFIED OR REVISED DURING THE SHOP DRAWING SUBMITTAL PROCESS. AS-BUILT DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR.
11. **GUARANTEE**
 - 11.1. ALL NEW PLANT MATERIAL SHALL BE GUARANTEED FOR 1 YEAR FROM TIME OF FINAL ACCEPTANCE OF PROJECT. ANY PLANT MATERIAL NOT IN A HEALTHY GROWING CONDITION WILL BE REPLACED IN KIND BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER WITHIN 10 DAYS OF NOTIFICATION.
 - 11.2. FOR ALL REPLACEMENT PLANT MATERIAL, THE WARRANTY PERIOD SHALL BE EXTENDED AN ADDITIONAL 90 DAYS BEYOND THE ORIGINAL WARRANTY PERIOD. REPLACEMENT MATERIAL SHALL BE REPLACED IN KIND AS IT RELATES TO SPECIES, QUANTITY AND SIZE.
 - 11.3. ALL TREES THAT LEAN OR ARE BLOWN OVER, CAUSED BY WINDS LESS THAN 74 MPH AS DETERMINED BY THE NATIONAL HURRICANE CENTER, WILL BE RE-SET AND BRACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

MONROE COUNTY FIRE STATION #10
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DATE: 03/31/2025
2023-159
MONROE CO. PLANNING DEPT

VERTICAL DATUM INFORMATION
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GEODETIC VERTICAL DATUM OF 1929 (NGVD29)
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Tanya McCormick
Professional Land Surveyor
No. 6667243
Florida



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PERMIT SET

Project No. : 22-0178.00015
Drawn By : EG
Checked By : PDK
Date: 03/31/2025

REVISIONS

- 09/22/2025 COUNTY COMMENTS
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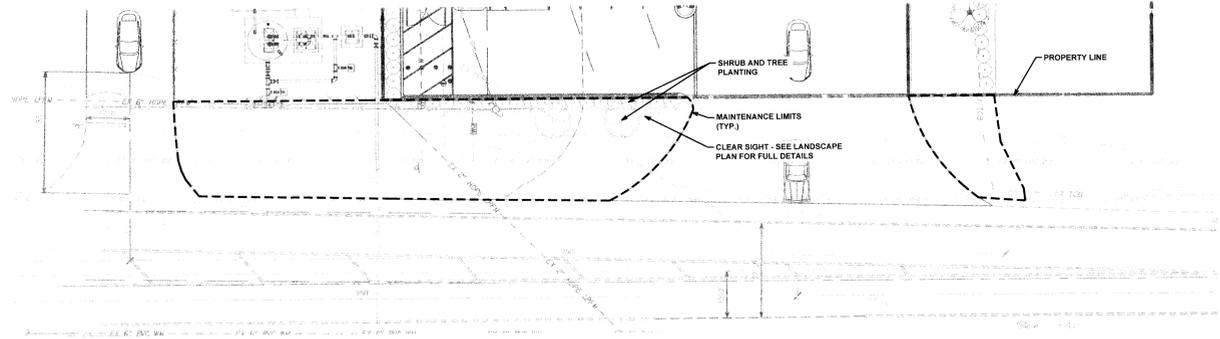
LANDSCAPE SPECIFICATIONS

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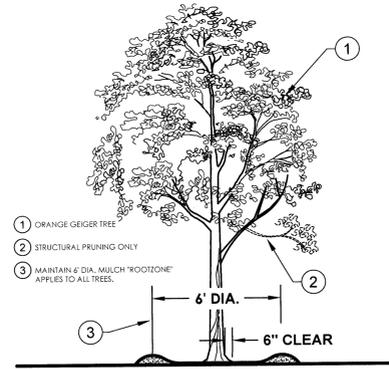
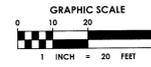
GENERAL NOTES

1. MAINTAIN ALL TREES LIMBS AT A MINIMUM VERTICAL CLEARANCE OF 14.5' WITHIN THE LIMITS OF CLEAR SIGHT TRIANGLE.
2. MOW WITHIN THE ENTIRE MAINTENANCE LIMITS, AS SHOWN IN THE MAINTENANCE LIMITS PLAN. MOWING FREQUENCY WILL BE BASED ON THE MAINTAINING THE TURF HEIGHT BETWEEN 5 INCHES AND 12 INCHES.
3. EDGE EACH MOWING CYCLE. MECHANICAL EDGING SHALL BE USED FOR TURF ADJACENT TO PAVEMENT.
4. PRIOR TO ANY MAINTENANCE ACTIVITY, CONDUCT AN INVENTORY AND ASSESSMENT OF THE CONDITION OF THE TREES WITH PROJECT PLANS IN HAND TO NOTE THE BASELINE CONDITIONS OF EACH SPECIMEN.
5. PERFORM STRUCTURAL PRUNING ON HARDWOODS, ENCOURAGING A STRONG CENTRAL TRUNK WITH PRIMARILY REDUCTION CUTS AND REMOVAL CUTS OF COMPETING BRANCHES AS NEEDED. IT IS BETTER TO PERFORM THESE CUTS, TRAINING THE SHAPE OF THE TREES EARLY IN OBSERVANCE OF STANDARDS TO AVOID CUTTING LARGE BRANCHES LATER.
6. AT THE BASE OF ALL HARDWOOD TREES MAINTAIN A 3-INCH DEEP MULCHED RING, 6 FEET IN DIAMETER, NO DEEPER THAN 4 INCHES. LEAVE BARE SOIL FOR +/- 6 INCHES AGAINST THE TRUNK. (SEE DETAIL).
7. KEEP TREE RINGS CLEAR OF INTRUSIVE WEEDS, GRASSES, SEEDLINGS SPROUTS AND LITTER.



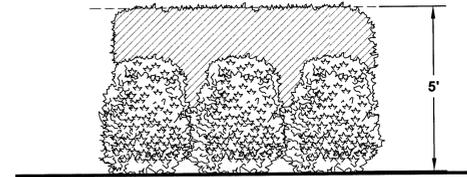
MAINTENANCE LIMITS PLAN

SCALE: 1" = 20'



ORANGE GEIGER TREE

1. PRUNING FREQUENCY WILL BE BASED ON MAINTAINING THE HEDGE HEIGHT BETWEEN 3.5 FEET AND 5 FEET, AND MAINTAIN LATERAL CLEARANCE FROM THE DRIVEWAY AND RETAINING WALL.
2. PRUNING SHOULD MAINTAIN THE HEDGES SCREENING FUNCTION, REMOVING ANY DEAD OR STRUCTURALLY WEAK BRANCHES TO ENCOURAGE COMPACT AND DENSE FORM.



SMALL LEAF CLUSIA

**MONROE COUNTY FIRE STATION #10
SUGARLOAF KEY**
17175 OVERSEAS HWY
SUGARLOAF SHORES, FL 33042



3501 Griffin Road
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(954) 266-2700 Fx:(954) 266-2701
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AA-0009976

Project No. : 22-0178.00015
Drawn By : JKC
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Date: 03/31/2025

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VERTICAL DATUM INFORMATION
 ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)
 CONVERSION FACTOR:
 NGVD29 -1.39' = NAVD88 IN THIS AREA

TANYA L. MCCORMICK, RLA
 LICENSE NO. 6667243
 DATE: 12/3/2025



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LANDSCAPE
 MAINTENANCE PLAN

12.3

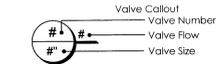
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GENERAL NOTES

- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.
- CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH FPL ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES.
- CONTRACTOR SHALL VERIFY PROPER CLEARANCE BELOW EXISTING OVERHEAD POWER LINES PRIOR TO WORKING WITHIN THE VICINITY THE POWER LINES.
- MAINLINE LOCATION, WHERE SHOWN, IS FOR GRAPHIC CLARITY PURPOSES ONLY. INSTALL AT THE BACK OF CURB, FRONT OF WALK, BACK OF WALK, OR ADJACENT TO OTHER HARDSCAPES TO FACILITATE FUTURE LOCATION AND TO PROTECT FROM DAMAGE. ENSURE MAINLINE IS INSTALLED ACCORDING TO THE IRRIGATION SPECIFICATIONS AND DETAILS.
- IF IT IS NECESSARY TO HAVE PIPING UNDER HARDSCAPE ITEMS, SUCH AS ROADS, WALKS AND PATIOS, THE PIPES MUST BE SLEEVED WITH THE SLEEVE DIAMETER BEING AT LEAST TWICE THE SIZE OF THE PIPE IT IS CARRYING.
- ANY MAJOR DESIGN CHANGES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO CONSTRUCTION; CONTRACTOR PROCEEDS WITH CHANGES AT OWN RISK.
- NO SUBSTITUTIONS SHALL BE PERMITTED, EXCEPT WITH WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OF RECORD.

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL
⊙	RAIN BIRD 1806-U-SAM-PRS 12 HE-V
⊙	RAIN BIRD 1806-U-SAM-PRS 15 HE-V
⊙	RAIN BIRD 1812-SAM-PRS-U 15LCS
⊙	RAIN BIRD 1812-SAM-PRS-U 15RCS
⊙	RAIN BIRD 1812-SAM-PRS-U 15SST
⊙	RAIN BIRD 1812-SAM-PRS-U 08 HE-V
⊙	RAIN BIRD 1812-SAM-PRS-U 10 HE-V
⊙	RAIN BIRD 1812-SAM-PRS-U 15 HE-V
⊙	RAIN BIRD PA-80-U 08 HE-V
⊙	RAIN BIRD PA-80-U 10 HE-V
⊙	RAIN BIRD PA-80-U 12 HE-V
⊙	RAIN BIRD 1806-PRS-1400 FLOOD 1402
SYMBOL	MANUFACTURER/MODEL
⊙	RAIN BIRD PESB-PRS-D
⊙	LEEMCO LMV-115B
⊙	WATTS LP909 1"
⊙	RAIN BIRD ESPLXME2-LXMM W/ (1) ESPLXMSM12
⊙	RAIN BIRD RSD-BEX
⊙	WATER METER 5/8"
---	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
---	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21
---	PIPE SLEEVE: PVC SCHEDULE 40



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PRECIP
1	RAIN BIRD PESB-PRS-D	1"	TURF SPRAY	18.54	33.3	0.93 in/h
2	RAIN BIRD PESB-PRS-D	1"	TURF SPRAY	19.67	33.4	0.87 in/h
3	RAIN BIRD PESB-PRS-D	1"	TURF SPRAY	17.52	33.2	0.82 in/h
4	RAIN BIRD PESB-PRS-D	1"	SHRUB SPRAY	14.09	33.1	1.73 in/h
5	RAIN BIRD PESB-PRS-D	1"	TURF SPRAY	16.51	33.7	0.78 in/h
6	RAIN BIRD PESB-PRS-D	1"	SHRUB SPRAY	18.37	37.0	1.7 in/h
7	RAIN BIRD PESB-PRS-D	1"	SHRUB SPRAY	10.46	32.1	1.96 in/h
8	RAIN BIRD PESB-PRS-D	1"	SHRUB SPRAY	16.76	34.3	1.53 in/h
9	RAIN BIRD PESB-PRS-D	1"	SHRUB SPRAY	11.41	32.4	1.76 in/h
10	RAIN BIRD PESB-PRS-D	1"	BUBBLER	16	33.8	1.7 in/h
11	RAIN BIRD PESB-PRS-D	1"	TURF SPRAY	8.0	32.1	1.24 in/h

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VERTICAL DATUM INFORMATION
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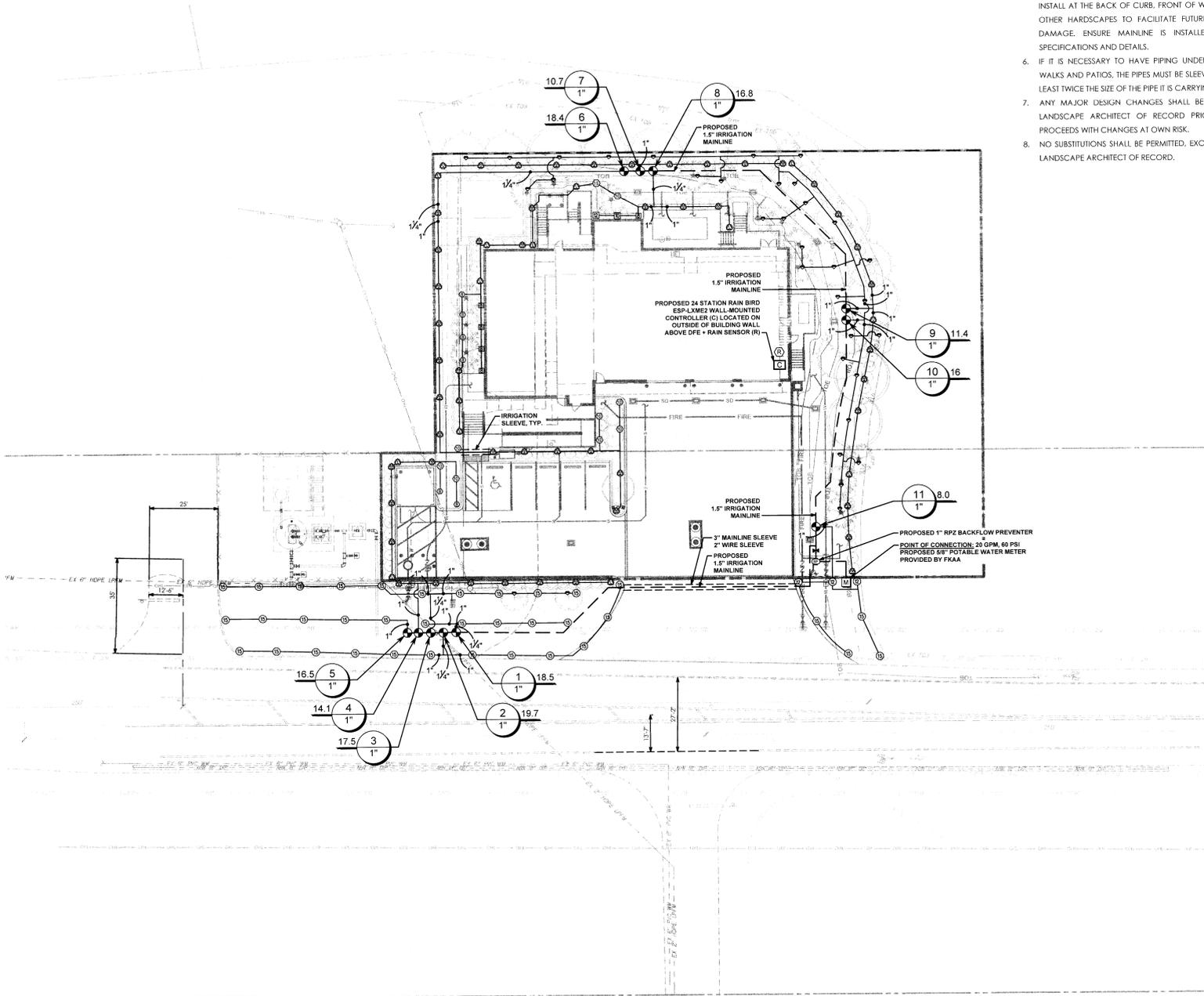
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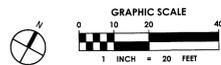
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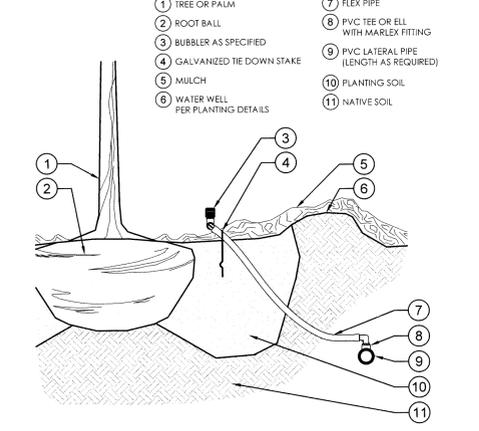
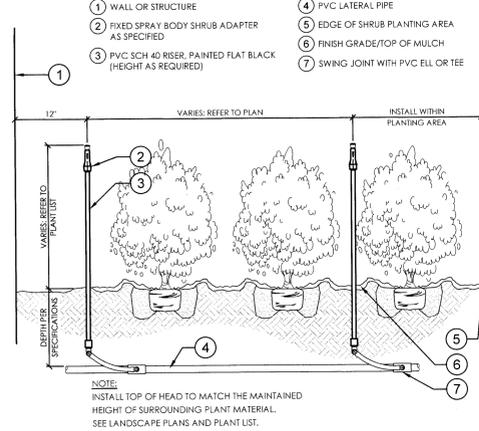
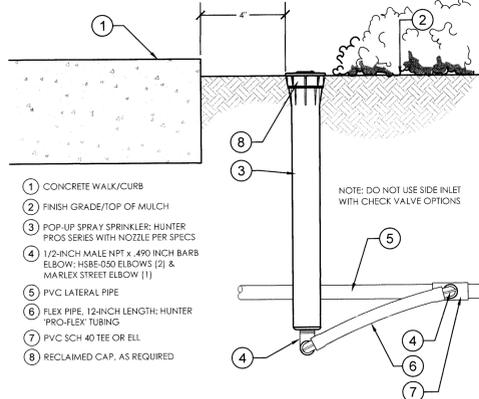
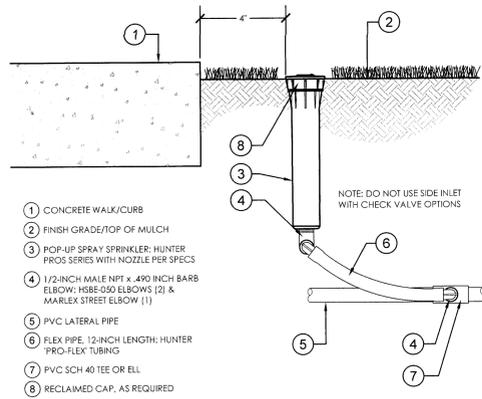
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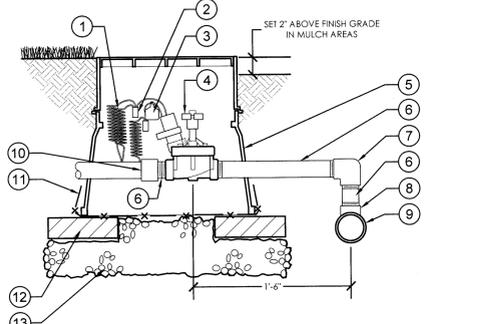
IRRIGATION PLAN
 SCALE: 1" = 20'





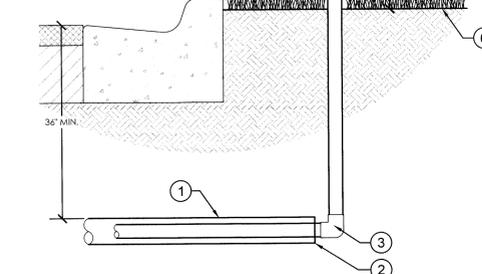
1 6" POP-UP SPRAY

- 1 30-INCH LINEAR LENGTH OF WIRE COILED
- 2 WATERPROOF CONNECTION (1 OF 2)
- 3 ZONE ID TAG
- 4 REMOTE CONTROL VALVE WITH PRESSURE REGULATOR
- 5 STANDARD VALVE BOX
- 6 PVC SCH 80 NIPPLE
- 7 PVC SCH 40 ELL
- 8 PVC SCH 40 TEE
- 9 PVC MAINLINE PIPE
- 10 PVC SCH 40 ADAPTER
- 11 1/2" WIRE CLOTH GOPHER SCREEN WRAP ALL SIDES
- 12 BRICK (1 OF 4)
- 13 6-INCH MINIMUM DEPTH 3/4" WASHED GRAVEL



5 PRESSURE REGULATING REMOTE CONTROL VALVE

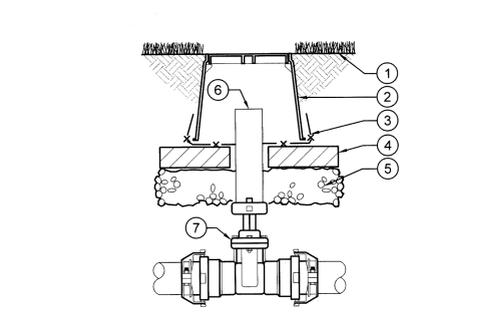
- 1 SLEEVE: SIZE PER PLAN (3/8" MIN. DEPTH)
- 2 TAPE END OF SLEEVE
- 3 PVC SCHEDULE 40 ELL
- 4 PVC SCHEDULE 40 CAP
- 5 LATERAL PIPE STUBBED UP
- 6 FINISH GRADE
- 7 CURB, EDGE OF ROADWAY, OR HARDSCAPE SURFACE



8 PIPE SLEEVING

2 12" POP-UP SPRAY

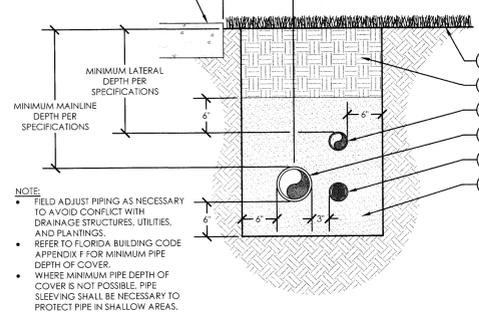
- 1 FINISH GRADE
- 2 VALVE BOX
- 3 WIRE SCREEN CLOTH
- 4 BRICK (1 OF 4)
- 5 6" DEPTH OF 3/4" MINUS GRAVEL
- 6 ADS, SIZE AS REQUIRED
- 7 LEEMCO LMV-BB SERIES (OR EQUAL) BELL X BELL SELF-RESTRAINED, RESILIENT WEDGE GATE VALVE



6 ISOLATION VALVE

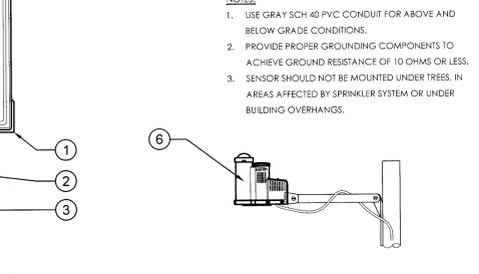
3 FIXED SPRAY ON RISER

- 1 CURB, EDGE OF ROADWAY, HARDSCAPE SURFACE OR PROPERTY LINE
- 2 FINISH GRADE
- 3 NATIVE SOIL BACKFILL COMPACT TO 95%
- 4 IRRIGATION LATERAL PIPE
- 5 IRRIGATION MAINLINE PIPE
- 6 IRRIGATION CONTROL WIRE IN CONDUIT (SIZE AS REQUIRED)
- 7 100% COARSE SAND BEDDING, WATER JET & MECHANICALLY COMPACT TO 90% OPTIMUM DENSITY. ALLOW 48 HOURS TO SETTLE, AND BACKFILL AND COMPACT WITH NATIVE SOIL.



7 MAINLINE AND LATERAL TRENCH

- 1 MODULAR WALL MOUNT IRRIGATION CONTROLLER: INSTALL CONTROLLER AND METAL CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
- 2 1-INCH PVC SCH 40 CONDUIT AND FITTINGS
- 3 WIRES TO REMOTE CONTROL VALVES AND SENSOR
- 4 JUNCTION BOX
- 5 1-INCH PVC SCH 40 CONDUIT TO POWER SUPPLY
- 6 WEATHER SENSOR WITH BRACKET MOUNTED ON POLE AT A HEIGHT ABOVE IRRIGATION SPRAY PATTERN (MIN. 6 FT)



9 MODULAR WALL MOUNT CONTROLLER WITH WEATHER SENSOR

4 TREE BUBBLER

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
Ⓚ	RAIN BIRD 1806-U-SAM-PRS 12 HE-V	3	ADJ	30	≤2.38	12'
Ⓚ	RAIN BIRD 1806-U-SAM-PRS 15 HE-V	36	ADJ	30	≤3.71	15'
Ⓚ	RAIN BIRD 1812-SAM-PRS-U 15LCS	14	LCS	30	0.49	4x15'
Ⓚ	RAIN BIRD 1812-SAM-PRS-U 15RCS	14	RCS	30	0.49	4x15'
Ⓚ	RAIN BIRD 1812-SAM-PRS-U 15SST	36	SST	30	1.21	4x30'
Ⓚ	RAIN BIRD 1812-SAM-PRS-U 08 HE-V	6	ADJ	30	≤1.19	8'
Ⓚ	RAIN BIRD 1812-SAM-PRS-U 10 HE-V	8	ADJ	30	≤1.8	10'
Ⓚ	RAIN BIRD 1812-SAM-PRS-U 15 HE-V	1	ADJ	30	≤3.71	15'
Ⓚ	RAIN BIRD PA-80-U 08 HE-V	5	ADJ	30	≤1.19	8'
Ⓚ	RAIN BIRD PA-80-U 10 HE-V	1	ADJ	30	≤1.8	10'
Ⓚ	RAIN BIRD PA-80-U 12 HE-V	1	ADJ	30	≤2.38	12'
Ⓚ	RAIN BIRD 1806-PRS-1400 FLOOD 1402	34	360	30	0.5	3'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
Ⓚ	RAIN BIRD PESB-PRS-D	11
Ⓚ	1 1/2" DIA. 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH PRESSURE REGULATING MODULE, AND SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	11
Ⓚ	WATTS LP909 1" LEAD-FREE REDUCED PRESSURE BACKFLOW PREVENTER.	1
Ⓚ	RAIN BIRD ESFLXME2-LXMM W/ (1) ESFLXMSM12 24 STATION, TRADITIONALLY WIRED, COMMERCIAL CONTROLLER, (1) ESFLXME2 12 STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (1) ESFLXMSM12 - 12 STATION EXPANSION MODULES. INSTALL IN LXMW POWDER COATED, METAL WALL-MOUNTED CABINET.	1
Ⓚ	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1
Ⓚ	WATER METER 5/8" IRRIGATION METER TO BE PROVIDED AND INSTALLED BY FKA	1
Ⓚ	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	2,023 LF
Ⓚ	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	399.1 LF
Ⓚ	PIPE SLEEVE: PVC SCHEDULE 40	73.6 LF



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IRRIGATION DETAILS

11.1

PERMIT SET

IRRIGATION SPECIFICATIONS

1. GENERAL

- 1.1. THE SYSTEM HAS BEEN DESIGNED TO CONFORM WITH THE REQUIREMENTS OF ALL APPLICABLE CODES. SHOULD ANY CONFLICT EXIST, THE REQUIREMENTS OF THE CODES SHALL PREVAIL. IT IS THE RESPONSIBILITY OF THE OWNER/INSTALLATION CONTRACTOR TO INSURE THE ENTIRE SYSTEM IS INSTALLED ACCORDING TO ALL APPLICABLE LAWS, RULES, REGULATIONS AND CONVENTIONS. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS ACCORDING TO FEDERAL, STATE AND LOCAL LAWS.
 - 1.2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 - 1.3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.
 - 1.4. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND VERIFY PROPER CLEARANCE WITH PPL ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES.
 - 1.5. THE CONTRACTOR MUST SUBMIT FOR APPROVAL, PRIOR TO INSTALLATION, COPIES OF THE MANUFACTURER'S CUT SHEETS/SPECIFICATIONS FOR ALL COMPONENTS TO BE USED IN THE IRRIGATION SYSTEM.
 - 1.6. THE IRRIGATION CONTRACTOR SHALL BE CERTIFIED AS A CERTIFIED IRRIGATION CONTRACTOR BY THE IRRIGATION ASSOCIATION. THE CERTIFICATION SHALL BE CURRENT AND IN GOOD STANDING.
- ### 2. SCOPE OF WORK
- 2.1. THE WORK SPECIFIED IN THIS SECTION CONSISTS OF FURNISHING ALL COMPONENTS NECESSARY FOR THE INSTALLATION, TESTING, AND DELIVERY OF A COMPLETE, FULLY FUNCTIONAL AUTOMATIC LANDSCAPE IRRIGATION SYSTEM THAT COMPLETELY COMPLIES WITH THE 100% IRRIGATION PLANS, SPECIFICATIONS, NOTES, DETAILS AND ALL APPLICABLE LAWS, REGULATIONS, CODES AND ORDINANCES. THIS WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, THE PROVIDING OF ALL REQUIRED MATERIAL (PIPE, VALVES, FITTINGS, CONTROLLERS, WIRE, PRIMER, GLUE, ETC.), LAYOUT, PROTECTION OF THE PUBLIC, EXCAVATION, ASSEMBLY, INSTALLATION, BACK FILLING, COMPACTING, REPAIR OF ROAD SURFACES, CONTROLLER AND LOW VOLTAGE FEEDS TO VALVES, CLEANUP, MAINTENANCE, GUARANTEE AND AS-BUILT PLANS.
 - 2.2. ALL IRRIGATED AREAS SHALL PROVIDE 100% HEAD-TO-HEAD COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSOR AS SHOWN. THE RAIN SENSOR SHALL BE INSTALLED TO PREVENT ITS ACTIVATION BY ADJACENT HEADS. ALL WATERING PROCEDURES SHALL CONFORM TO LOCAL CODES, AS WELL AS THIS PROJECT'S REGIONAL WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS. ZONES ARE PRIORITIZED FIRST BY PUBLIC SAFETY AND THEN BY HYDRAULIC CONCERNS. THIS SEQUENCING WILL BE A MANDATORY PUNCH LIST ITEM. THESE PLANS HAVE BEEN DESIGNED TO SATISFY/EXCEED THE FLORIDA BUILDING CODE (FBC) APPENDIX F AND THE FLORIDA IRRIGATION SOCIETY STANDARDS AND SPECIFICATIONS FOR TURF AND LANDSCAPE IRRIGATION SYSTEMS, FOURTH EDITION.
 - 2.3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES 72 HOURS PRIOR TO COMMENCEMENT OF WORK.
 - 2.4. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE THEMSELVES WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTION, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN. SUCH OBSTRUCTIONS, OR DIFFERENCES, SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER' AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
 - 2.5. IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL EXISTING SITE ITEMS DAMAGED BY THEIR WORK. IRRIGATION CONTRACTOR SHALL COORDINATE THEIR WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.
 - 2.6. THE CONTRACTOR SHALL TAKE IMMEDIATE STEPS TO REPAIR, REPLACE, OR RESTORE ALL SERVICES TO ANY UTILITIES WHICH ARE DISRUPTED DUE TO THEIR OPERATIONS. ALL COSTS INVOLVED IN DISRUPTION OF SERVICE AND REPAIRS DUE TO NEGLIGENCE ON THE PART OF THE CONTRACTOR SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- ### 3. SUBMITTALS
- 3.1. THE CONTRACTOR SHALL PROVIDE FOR APPROVAL PRIOR TO INSTALLATION, MANUFACTURER'S PRODUCT DESCRIPTION SHEETS/SPECIFICATIONS FOR ALL MAJOR COMPONENTS OF THE IRRIGATION SYSTEM. MODEL NUMBERS SHALL BE HIGHLIGHTED OR CIRCLED.
 - 3.2. NO SUBSTITUTIONS OR DEVIATIONS FROM THE SPECIFIED BRANDS, MODELS, OR SIZES SHALL BE PERMITTED, EXCEPT WITH WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OF RECORD.
 - 3.3. ANY MAJOR DESIGN CHANGES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO CONSTRUCTION; CONTRACTOR PROCEEDS WITH CHANGES AT OWN RISK. DESIGN CHANGES, SUBSTITUTIONS, OR DEVIATIONS NOT APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD WILL RESULT IN REJECTION AND REPLACEMENT OF MATERIALS AT NO ADDITIONAL COST TO THE OWNER.
- ### 4. POST CONSTRUCTION DOCUMENTATION
- 4.1. DOCUMENTATION:
 - 4.1.1. PROVIDE THE MANUFACTURERS' RECOMMENDED OPERATING INSTRUCTIONS FOR ALL MAJOR COMPONENTS INCORPORATED INTO THE IRRIGATION SYSTEM.
 - 4.1.2. PROVIDE SYSTEM OPERATION MANUALS, MAINTENANCE SCHEDULES, RECOMMENDED SCHEDULE OF OPERATION INCLUDED AVERAGE APPLICATION RATES WITH SEASONAL ADJUSTMENTS FOR EACH ZONE.
 - 4.1.3. PROVIDE ALL REQUIRED TESTING AND INSPECTION CERTIFICATES TO THE OWNER OR OWNER'S REPRESENTATIVE
 - 4.2. AS-BUILT DRAWINGS: PROVIDE RECORD DRAWINGS AND PLANS SHOWING ALL CHANGES IN THE DESIGN TO INDICATE THE ACTUAL INSTALLATION AND LOCATION OF ALL EQUIPMENT AND MATERIALS. THE FOLLOWING SPECIFIC ITEMS MUST BE INCLUDED:
 - 4.2.1. LOCATION AND SIZE OF MAINLINE PIPING, LATERAL PIPING, AND PIPE SLEEVING.
 - 4.2.2. ISOLATION VALVES
 - 4.2.3. REMOTE CONTROL VALVE LOCATIONS, SIZES, NUMBER, AND AREA OF COVERAGE SHOWN USING DIFFERENT COLORS.
 - 4.2.4. SPLICE BOXES AND LOW VOLTAGE WIRING PATH.
 - 4.2.5. CONTROLLER AND RAIN SHUTOFF DEVICES.
 - 4.2.6. POINT OF CONNECTION INCLUDING THE TYPE OF WATER SOURCE, SIZE, FLOW RATE, AND OPERATING PRESSURE.
 - 4.2.7. DATE AND SCALE.
 - 4.2.8. CONTRACTOR'S NAME, ADDRESS, AND TELEPHONE NUMBER.
 - 4.2.9. THE AS-BUILT DRAWINGS SHALL BE SIGNED BY A FLORIDA REGISTERED LANDSCAPE ARCHITECT OR PROFESSIONAL ENGINEER.

- 4.3. CONTRACTOR SHALL FURNISH FIVE EXTRA UNITS OF EACH TYPE OF POPUP SPRAY AND EMITTER THAT MATCH PRODUCTS INSTALLED AND THAT ARE PACKAGED WITH PROTECTIVE COVERING FOR STORAGE AND IDENTIFIED WITH LABELS DESCRIBING CONTENTS. INCLUDE TOOLS TO SERVICE THESE PRODUCTS.
- ### 5. FINAL ACCEPTANCE
- 5.1. FINAL ACCEPTANCE OF THE IRRIGATION SYSTEM WILL BE GIVEN AFTER THE FOLLOWING DOCUMENTS AND CONDITIONS HAVE BEEN COMPLETED AND APPROVED. FINAL PAYMENT WILL NOT BE RELEASED UNTIL THESE CONDITIONS ARE SATISFIED.
 - 5.1.1. FINAL WALK-THRU AND CORRECTION OF ALL PUNCH LIST ITEMS.
 - 5.1.2. COMPLETION AND ACCEPTANCE OF AS-BUILT RECORD DRAWINGS.
 - 5.1.3. TURNOVER OF ALL REQUIRED PARTS AND TOOLS AS OUTLINED IN THE PROJECT SPECIFICATIONS.
- ### 6. GUARANTEE
- 6.1. FULLY WARRANT THE LANDSCAPE IRRIGATION SYSTEM FOR A PERIOD OF ONE (1) YEAR AFTER THE WRITTEN FINAL ACCEPTANCE.
 - 6.2. DURING THE WARRANTY PERIOD, ENFORCE MANUFACTURER'S AND SUPPLIER'S WARRANTIES. MALFUNCTIONS, DEFICIENCIES, BREAKS, DAMAGES, DISREPAIR OR OTHER DISORDERS DUE TO MATERIALS, WORKMANSHIP, OR INSTALLATION BY THE CONTRACTOR AND HIS SUPPLIERS SHALL BE IMMEDIATELY AND PROPERLY CORRECTED.
 - 6.3. REPAIR DAMAGES PROMPTLY WHICH ARE CAUSED BY SYSTEM MALFUNCTION.
- ### 7. POINT OF CONNECTION (P.O.C.)
- 7.1. THE POC IS A PROPOSED 5/8" POTABLE WATER METER PROVIDED BY FKA, UTILIZING AN EXISTING MUNICIPAL POTABLE WATER MAIN. THE POC SHALL BE CAPABLE OF SUPPLYING A MINIMUM OF 20 GPM AT 60 PSI. CONTRACTOR SHALL VERIFY THESE MINIMUM CONDITIONS CAN BE MET PRIOR TO BEGINNING IRRIGATION SYSTEM INSTALLATION.
 - 7.2. IF THE CONDITIONS CAN NOT BE MET, THE CONTRACTOR MUST NOTIFY THE DESIGNER PRIOR TO PROCEEDING WITH THE WORK. IF THE CONTRACTOR DOES NOT DO SO, THE CONTRACTOR PROCEEDS AT THEIR OWN RISK AND BECOMES RESPONSIBLE FOR ANY FUTURE WORK REQUIRED TO MAKE THE SYSTEM PERFORM AS REQUIRED.
- ### 8. PIPING
- 8.1. MAINLINE PIPE: PVC CLASS 200 SDR 21, NON-GASKETED, SOLVENT WELD, WITH SCHEDULE 40 PVC FITTINGS.
 - 8.2. LATERAL PIPE: PVC CLASS 200 SDR 21, NON-GASKETED, SOLVENT WELD, WITH SCHEDULE 40 PVC FITTINGS.
 - 8.3. THREADED PIPE: PVC SCHEDULE 80.
 - 8.4. PIPE LOCATIONS SHOWN ON THE PLAN ARE SCHEMATIC AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING OUT MAINLINES PLACE A MAXIMUM OF 12" AWAY FROM EITHER THE BACK OF CURB, FRONT OF WALK, BACK OF WALK, OR OTHER HARDSCAPE TO ALLOW FOR EASE IN LOCATING AND PROTECTION FROM PHYSICAL DAMAGE. INSTALL ALL LATERAL PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHENEVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS. ALWAYS INSTALL PIPING INSIDE PROJECT PROPERTY BOUNDARY.
 - 8.5. PIPES SHALL ALWAYS BE PLACED IN PLANTING BEDS. IF IT IS NECESSARY TO HAVE PIPING UNDER HARDSCAPES, SUCH AS ROADS, WALKS, AND PATIOS, THE PIPES MUST BE SLEEVED USING SCH 40 PVC WITH THE SLEEVE DIAMETER BEING TWICE THE SIZE OF THE PIPE IT IS CARRYING WITH A MINIMUM SLEEVE SIZE OF 2".
 - 8.6. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION. CONTRACTOR TO ENSURE ALL MAINLINE PIPING IS PROPERLY RESTRAINED USING MECHANICAL JOINT FITTINGS, RESIRAINING COLLARS, THREADED RODS, THRUST BLOCKS, ETC., AS AND WHERE REQUIRED. CONTRACTOR SHALL REFER TO PIPE MANUFACTURER'S RECOMMENDED INSTALLATION PRACTICES FOR FURTHER DIRECTION.
 - 8.8. PVC PIPE JOINT COMPOUND AND PRIMER: SLOW-DRYING, HEAVY DUTY CEMENT AND TINTED (PURPLE) PRIMER THAT IS COMPATIBLE WITH THE CEMENT. THE PVC CEMENT SHALL BE WELD-ON 2711 GREY AND THE PRIMER SHALL BE WELD-ON P70 PURPLE PRIMER, OR APPROVED EQUALS.
 - 8.9. MAIN LINE PIPE DEPTH MEASURED TO THE TOP OF PIPE SHALL BE 18" MINIMUM, 36" MINIMUM AT VEHICULAR CROSSINGS.
 - 8.10. LATERAL LINE DEPTHS MEASURED TO TOP OF PIPE SHALL BE 12" MINIMUM, 30" MINIMUM AT VEHICULAR CROSSINGS.
- ### 9. LAYOUT
- 9.1. LAY OUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE THE NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES.
 - 9.2. STAKE ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES, ETC. REQUIRED TO INSURE 100% HEAD TO HEAD COVERAGE. REFER TO THE EDGE OF PAVEMENT DETAIL ON THE IRRIGATION DETAIL SHEET.
 - 9.3. SPRAY HEADS SHALL BE INSTALLED 4" FROM SIDEWALKS OR CURBED ROADWAYS AND 12" FROM UNCURBED ROADWAYS AND BUILDING FOUNDATIONS. ROTORS SHALL BE INSTALLED 4" FROM SIDEWALKS OR CURBED ROADWAYS, 12" FROM BUILDING FOUNDATIONS, AND 36" FROM UNCURBED ROADWAYS.
 - 9.4. SHRUB HEADS SHALL BE INSTALLED ON 3/4" SCH 40 PVC RISERS. THE RISERS SHALL BE SET AT A MINIMUM OF 18" OFF SIDEWALKS, ROADWAY CURBING, BUILDING FOUNDATIONS, AND/OR ANY OTHER HARDSCAINED AREAS. SHRUB HEADS SHALL BE INSTALLED TO A STANDARD HEIGHT OF 4" BELOW MAINTAINED HEIGHT OF PLANTS AND SHALL BE INSTALLED WITHIN PLANTED MASSES TO BE LESS VISIBLE AND OFFER PROTECTION. PAINT ALL SHRUB RISERS WITH FLAT BLACK OR FOREST GREEN PAINT. UNLESS IRRIGATION SYSTEM WILL BE INSTALLED FROM A REUSE WATER SYSTEM WITH PURPLE PVC RISERS.
 - 9.5. LOCATE VALVES PRIOR TO EXCAVATION. INSURE THAT THEIR LOCATION PROVIDES FOR EASY ACCESS AND THAT THERE IS NO INTERFERENCE WITH PHYSICAL STRUCTURES, PLANTS, TREES, POLES, ETC. VALVE BOXES MUST BE PLACED A MINIMUM OF 12" AND A MAXIMUM OF 15" FROM THE EDGE OF PAVEMENT, CURBS, ETC., AND THE TOP OF THE BOX MUST BE 2" ABOVE FINISH GRADE. NO VALVE BOXES SHALL BE INSTALLED IN TURF AREAS WITHOUT APPROVAL BY THE IRRIGATION DESIGNER. ONLY IN SHRUB BEDS. NEVER INSTALL VALVE BOXES WITHIN A SPORTS FIELD OR DESIGNATED PLAY AREA.
- ### 8. ELECTRICAL POWER SUPPLY
- 8.1. ELECTRICAL SUPPLY FOR PUMP AND CONTROLLER SHALL TO BE PROVIDED BY THE IRRIGATION CONTRACTOR. CONTRACTOR TO COORDINATE WITH LOCAL UTILITIES FOR THE INSTALLATION OF AND CONNECTION TO AVAILABLE SITE POWER SUPPLY FOR REQUIRED ELECTRICAL COMPONENTS AS SET FORTH IN THE 100% IRRIGATION PLANS.

- 8.2. ALL ELECTRICAL INSTALLATION TO COMPLY WITH THE NATIONAL ELECTRICAL CODE AND ANY AND ALL OTHER APPLICABLE ELECTRICAL CODES, LAWS AND REGULATIONS. A LICENSED ELECTRICIAN SHALL PERFORM ALL ELECTRICAL HOOK-UPS. POWER FOR THE CONTROLLER SHALL BE 120 VOLT, 20 AMP.
- ### 9. CONTROL WIRING
- 9.1. IRRIGATION CONTROL WIRE SHALL BE THERMOPLASTIC SOLID COPPER, SINGLE CONDUCTOR, LOW VOLTAGE IRRIGATION CONTROLLER WIRE SUITABLE FOR DIRECT BURIAL AND CONTINUOUS OPERATION AT RATED VOLTAGES.
 - 9.2. ALL CONTROL WIRING SHALL BE PLACED IN PVC SCHEDULE 40 GRAY ELECTRICAL CONDUIT. AT TURNS IN DIRECTION UTILIZE JUNCTION BOXES. TAPE AND BUNDLE CONTROL WIRES EVERY 10' AND RUN ADJACENT TO THE MAINLINE. AT ALL TURNS IN DIRECTION MAKE A 2 COIL OF WIRE. AT ALL VALVE BOXES COIL WIRE AROUND A 3/4" PIECE OF PVC PIPE TO MAKE A COIL USING 30 LINEAR INCHES OF WIRE. MAKE ELECTRICAL CONNECTIONS WITH 3M-DBY,DBR CONNECTORS.
 - 9.3. NUMBER ALL WIRES USING AN ELECTRICAL BOOK OF NUMBERS ACCORDING TO THE PLANS. NUMBER WIRES IN ALL VALVE BOXES, JUNCTION BOXES AND AT THE CONTROLLER.
 - 9.4. WIRE SIZED, NUMBERED AND COLORED AS FOLLOWS:
 - # 14 WHITE FOR COMMON
 - # 14 SPARE BLACK COMMON
 - # 14 RED FOR HOT WIRES
 - # 14 SPARE YELLOW HOT WIRE
- ### 10. CONTROLLER GROUNDING
- 10.1. CONTRACTOR TO UTILIZE 4"X8X5/8" COPPER GROUNDING PLATES, 5/8"X10" COPPER CLAD GROUNDING RODS, 'ONE STRIKE' CAD WELLS AT ALL CONNECTION POINTS, #6 BARE COPPER WIRE, AND EARTH CONTACT MATERIAL. INSTALL THESE AND OTHER REQUIRED COMPONENTS AS OUTLINED IN THE DETAIL. CONTRACTOR TO VERIFY THAT THE EARTH TO GROUND RESISTANCE DOES NOT EXCEED 10 OHMS. CONTRACTOR SHALL PROVIDE A WRITTEN CERTIFICATION ON A LICENSED ELECTRICAL CONTRACTORS LETTER HEAD SHOWING THE DATE OF THE TEST, CONTROLLER LOCATION, AND TEST RESULTS. EACH CONTROLLER SHALL BE SO GROUNDED AND TESTED.
- ### 11. VALVES
- 11.1. SEQUENCE ALL VALVES SO THAT THE FARTHEST VALVE FROM THE P.O.C., OPERATES FIRST AND THE CLOSEST TO THE P.O.C., OPERATES LAST. THE CLOSEST VALVE TO THE P.O.C. SHOULD BE THE LAST VALVE IN THE PROGRAMMED SEQUENCE.
 - 11.2. ADJUST THE FLOW CONTROL ON EACH RCV TO ENSURE SHUT OFF IN 10 SECONDS AFTER DEACTIVATION BY THE IRRIGATION CONTROLLER.
 - 11.3. USING 3" HIGH NUMBER STENCILS, PAINT THE VALVE NUMBER IN WHITE ON THE LID OF EACH VALVE BOX.
- ### 12. EQUIPMENT
- 12.1. BUBBLERS SHALL BE INSTALLED USING SCH 80 NIPPLES AND SHALL BE PLACED AT THE BASE OF TREES FOR LOW LEVEL WATERING.
 - 12.2. ALL POP-UP HEADS AND SHRUB RISERS SHALL BE PRESSURE COMPENSATING. ALL POP-UP HEADS SHALL BE MOUNTED ON FLEX-TYPE SWING JOINTS.
 - 12.3. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS, AND IN ACCORDANCE WITH LOCAL AND STATE LAWS.
- ### 13. TRENCHING
- 13.1. EXCAVATE STRAIGHT AND VERTICAL TRENCHES WITH SMOOTH, FLAT OR SLOPING BOTTOMS. TRENCH WIDTH AND DEPTH SHOULD BE SUFFICIENT TO ALLOW FOR THE PROPER VERTICAL AND HORIZONTAL SEPARATION BETWEEN PIPING AS SHOWN IN THE PIPE INSTALLATION DETAIL ON THE DETAIL SHEET.
 - 13.2. PROTECT EXISTING LANDSCAPED AREAS. REMOVE AND REPLANT ANY DAMAGED PLANT MATERIAL UPON JOB COMPLETION. THE REPLACEMENT MATERIAL SHALL BE THE SAME GENUS, SPECIES, AND SIZE OF THE MATERIAL IT IS REPLACING. THE FINAL DETERMINATION AS TO WHAT NEEDS TO BE REPLACED AND THE ACCEPTABILITY OF THE REPLACEMENT MATERIAL SHALL BE SOLELY DETERMINED BY THE OWNER OR OWNER'S REPRESENTATIVE.
- ### 14. INSTALLATION
- 14.1. CUT ALL PIPE SQUARE AND DEBURR. CLEAN PIPE AND FITTINGS OF FOREIGN MATERIAL. THEN APPLY A SMALL AMOUNT OF PRIMER WHILE ENSURING THAT ANY EXCESS IS WIPED OFF IMMEDIATELY. PRIMER SHOULD NOT PUDDLE OR DRIP FROM PIPE OR FITTINGS. NEXT APPLY A THIN COAT OF PVC CEMENT. FIRST APPLY A THIN LAYER TO THE PIPE, THEN A THIN LAYER INSIDE THE FITTING, AND FINALLY ANOTHER VERY THIN LAYER ON THE PIPE. INSERT THE PIPE INTO THE FITTING. INSURE THAT THE PIPE IS INSERTED TO THE BOTTOM OF THE FITTING. THEN TURN THE PIPE A 1/4 TURN AND HOLD FOR 10 SECONDS. MAKE SURE THAT THE PIPE DOESNT RECEDE FROM THE FITTING. IF THE PIPE ISNT AT THE BOTTOM OF THE FITTING UPON COMPLETION, THE GLUE JOINT IS UNACCEPTABLE AND MUST BE DISCARDED.
 - 14.2. PIPES MUST CURE A MINIMUM OF 30 MINUTES PRIOR TO HANDLING AND PLACING INTO TRENCHES. A LONGER CURING TIME MAY BE REQUIRED; REFER TO THE MANUFACTURER'S SPECIFICATIONS. THE PIPE MUST CURE A MINIMUM OF 24 HOURS PRIOR TO FILING WITH WATER.
- ### 15. BACKFILLING
- 15.1. THE BACKFILL 6" BELOW AND 6" ABOVE ALL PIPING SHALL BE CLEAN SAND. ALL OTHER TRCNCH BACKFILL CAN BE NATIVE MATERIAL BUT SHALL NOT CONTAIN ANYTHING LARGER THAN 2" IN DIAMETER.
 - 15.2. CONTRACTOR SHALL BACKFILL ALL PIPING, BOTH MAINLINE AND LATERALS, PRIOR TO PERFORMING ANY PRESSURE TESTS. THE PIPE SHALL BE BACKFILLED WITH THE EXCEPTION OF 2' ON EACH SIDE OF EVERY JOINT (BELL FITTINGS, 90'S, TEES, 45'S, ETC.). THESE JOINTS SHALL NOT BE BACKFILLED UNTIL ALL PIPING HAS SATISFACTORILY PASSED ITS APPROPRIATE PRESSURE TEST AS OUTLINED BELOW.
- ### 16. TESTING & FLUSHING
- 16.1. LEAKAGE TESTING
 - 16.1.1. REMOVE ALL REMOTE CONTROL VALVES AND CAP USING A THREADED CAP. FILL MAINLINE WITH WATER AND PRESSURIZE THE SYSTEM TO 125 PSI. MONITOR THE SYSTEM PRESSURE AT TWO GAUGE LOCATIONS; THE GAUGE LOCATIONS MUST BE AT OPPOSITE ENDS OF THE MAINLINE. WITH THE SAME RESPECTIVE PRESSURES, MONITOR THE GAUGES FOR TWO HOURS.
 - 16.1.2. PVC SOLVENT-WELD PIPE CONNECTIONS SHALL HAVE NO LEAKAGE. GASKETED PIPING SHALL LOSE NO MORE WATER THAN ALLOWED PER THE FLORIDA STATE BUILDING CODE, VOLUME II PLUMBING, PART VI, APPENDIX 'F'. REFER TO THIS SECTION FOR THE FORMULA TO BE USED TO CALCULATE THE MAXIMUM ALLOWABLE WATER LOSS DURING THE TESTING TIME.
 - 16.1.3. REPAIR ALL LEAKS AND RETEST MAINLINE PIPING UNTIL THE TEST IS SUCCESSFUL.
 - 16.1.4. LATERAL PIPE MUST BE FILLED AND VISUALLY CHECKED FOR LEAKS. ANY LEAKS DETECTED MUST BE REPAIRED. NO PRESSURE TEST OF THE LATERAL LINES IS REQUIRED.
 - 16.2. FLUSHING:

- 16.2.1. PRIOR TO THE PLACEMENT OF HEADS, FLUSH ALL LINES FOR A MINIMUM OF 10 MINUTES OR UNTIL LINES ARE COMPLETELY CLEAN OF DEBRIS, WHICHEVER IS LONGER.
 - 16.2.2. USE SCREENS IN HEADS AND ADJUST HEADS FOR PROPER COVERAGE AVOIDING EXCESS WATER ON WALLS, WALKS AND PAVING.
- ### 16.3. OPERATIONAL TESTING:
- 16.3.1. UPON COMPLETION OF BACKFILLING, FINISH GRADING AND CONTOURING, TEST THE ENTIRE SYSTEM FOR PROPER OPERATION, INCLUDING ELECTRICALLY ACTUATING THE REMOTE CONTROL VALVES. RUN EACH ZONE UNTIL WATER BEGINS TO PUDDLE OR RUN OFF. THIS WILL ALLOW DETERMINATION OF THE NUMBER OF IRRIGATION START TIMES NECESSARY TO MEET THE WEEKLY EVAPOTRANSPIRATION REQUIREMENTS OF THE PLANTING MATERIAL IN EACH ZONE. IN SANDY SOILS NO PUDDLING WILL OCCUR. IN THESE CASES, CALCULATE THE REQUIRED RUN TIMES.
 - 16.3.2. ONCE THE MAINLINE AND LATERAL LINES HAVE PASSED THEIR RESPECTIVE TESTS AND THE SYSTEM IS COMPLETELY OPERATIONAL, A COVERAGE TEST AND DEMONSTRATION OF THE SYSTEM IS REQUIRED. THE IRRIGATION CONTRACTOR MUST DEMONSTRATE TO THE OWNER OR HIS/HER REPRESENTATIVE THAT PROPER COVERAGE IS OBTAINED AND THAT THE SYSTEM WORKS AUTOMATICALLY FROM THE CONTROLLER. THIS DEMONSTRATION REQUIRES THAT EACH ZONE BE TURNED ON IN THE PROPER SEQUENCE AS SHOWN ON THE PLANS FROM THE CONTROLLER. EACH ZONE WILL BE INSPECTED FOR PROPER COVERAGE AND FUNCTION. THE DETERMINATION OF PROPER COVERAGE AND FUNCTION WILL BE SOLELY DETERMINED BY THE OWNER OR OWNER'S REPRESENTATIVE.



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VERTICAL DATUM INFORMATION
ALL ELEVATIONS SHOWN ARE IN NATIONAL
GEODETTIC VERTICAL DATUM OF 1928 (NGVD29)
CONVERSION FACTOR:
NGVD29 -1.30' = NAVD83 IN THIS AREA



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PERMIT SET

IRRIGATION SPECIFICATIONS

11.2

Project No. :
22-0178.00015
Drawn By :
JKC
Checked By :
PKD
Date:
03/31/2025

REVISIONS

- 09/22/2025 COUNTY COMMENTS
- 11/07/2025 COUNTY COMMENTS
- 11/25/2025 COUNTY COMMENTS

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