MAJOR CONDITIONAL USE PERMIT PLANS
FOR
IMC PROPERTY MANAGEMENT & MAINTENANCE, INC.

ADDRESS: 101000 OVERSEAS HIGHWAY (US 1)
KEY LARGO, FLORIDA

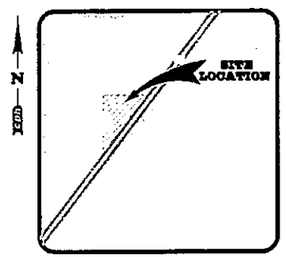
DEVELOPER
IMC PROPERTY MANAGEMENT & MAINTENANCE, INC.
896 N.E. 125TH STREET
NORTH MIAMI, FL 33161
PHONE: (305) 893-8955
FAX: (305) 899-9060
ATTN: KEITH M. SHORT

ENGINEER
CPH, INC.
1992 SW 1ST STREET
MIAMI, FLORIDA 33135
PHONE: (305) 274-4805
FAX: (305) 274-4807
ATTN: CHRIS COLLINS, P.E.

ARCHITECT
CPH, INC.
1992 SW 1ST STREET
MIAMI, FLORIDA 33135
PHONE: (305) 274-4805
FAX: (305) 274-4807
ATTN: T. INKER UZUN, A.I.A, N.C.A.R.B., LEED, AP, BD+C.

LANDSCAPE ARCHITECT
CPH, INC.
500 WEST FULTON STREET
SANFORD, FLORIDA 32771
(407) 322-6841
ATT: JAMES K. WINTER, R.L.A., C.L.A.R.B.

SURVEYOR
CPH, INC.
500 WEST FULTON STREET
SANFORD, FLORIDA 32771
(407) 322-6841
ATTN. THOMAS J. GALLOWAY, P.S.M.



KEY LARGO, FLORIDA
MONROE COUNTY
SECTION 28, TOWNSHIP 61 SOUTH, RANGE 39 EAST
LOCATION MAP
SCALE: 1" = 50'

LEGAL DESCRIPTION: PER COMMITMENT NO. [illegible]

THAT PORTION OF LOT 8 IN SECTION 28, TOWNSHIP 61 SOUTH, RANGE 39 EAST, ON KEY LARGO, ACCORDING TO MODELAND COMPANY'S PLAT BY P. F. JENKINS, CIVIL ENGINEER, RECORDED IN PLAT BOOK 1 AT PAGE [illegible] OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, LYING NORTHEASTERLY OF STATE ROAD NO. 5 (U.S. NO. 1).

SAID PREMISES IS MORE PARTICULARLY DELIVERED ON A CERTAIN SURVEY PREPARED AND CERTIFIED BY WALTER R. CRAMMA, P.L.S., DATED MARCH 5, 1977 UNDER JOB NO. [illegible] AND BASED ON A PREVIOUS BOUNDARY SURVEY PREPARED BY WADE / ANG POST CONSULTING ENGINEERS AND SURVEYORS, P.O. BOX 349, COLMORADA, FLORIDA 33036, UNDER JOB NO. 73-0050 AND REVISED JUNE 4, 1974.

SAID PREMISES WAS FORMERLY DESCRIBED AS ALL THAT PART OF LOT 8 IN SECTION 28, TOWNSHIP 61 SOUTH, RANGE 39 EAST, LYING NORTH OF THE RIGHT OF WAY OF THE FLORIDA EAST COAST RAILWAY COMPANY ACCORDING TO THE SURVEY BY P. F. JENKINS AND PLAT THEREOF IN PLAT BOOK 1 PAGE 64, OF THE MONROE COUNTY, FLORIDA PUBLIC RECORDS, LESS THE COUNTY ROAD RIGHT OF WAY AS SHOWN ON SAID PLAT.

CONTAINING 144,195 SQUARE FEET OR 3.31 ACRES MORE OR LESS

INDEX OF SHEETS

C-1	COVER SHEET
1 OF 3	BOUNDARY & TOPOGRAPHIC SURVEY
2 OF 3	BOUNDARY & TOPOGRAPHIC SURVEY
3 OF 3	BOUNDARY & TOPOGRAPHIC SURVEY
C-2	CONCEPTUAL SITE PLAN
C-3	STORMWATER/ SURFACE WATER MANAGEMENT PLAN
C-4	SWPPP
C-5	COMPOSITE UTILITY PLAN
C-6A	GENERAL DETAILS
C-6B	GENERAL DETAILS
C-7	SITE DEMOLITION PLAN
C-8	FIRE & RESCUE PLAN AND SERVICE TRUCK ACCESS ROUTE
L-1	PRELIMINARY LANDSCAPE PLAN
L-2	LANDSCAPE NOTES AND DETAILS
A-A1.0	FLOOR PLAN - McDONALD'S
A-A1.1	FLOOR PLAN - TENANT
A-A2.0	EXTERIOR ELEVATIONS
A-A2.1	EXTERIOR ELEVATIONS
B-A1.0	PROPOSED FLOOR PLAN - DOLLAR TREE
B-A2.0	EXISTING & PROPOSED ELEVATIONS - DOLLAR TREE
D-1.0	EXISTING AND DEMOLITION PLAN - DOLLAR TREE
D-2.0	EXISTING ELEVATIONS - DOLLAR TREE

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CHRISTOPHER A. COLLINS, P.E. PE-54-3819

No.	Date	Revision	By
1	07-28-15	REVISED PER FDOT COMMENTS (DATED 06-13-15)	A.T.S.
2	11-05-15	REVISED PER CITY COMMENTS (DATED 08-18-15)	

Designed by: C.P.C.
Drawn by: A.T.S.
Checked by: C.P.S.
Approved by: C.P.S.
Scale: N/A.
Date: 06/15/16
Job No.: 13604
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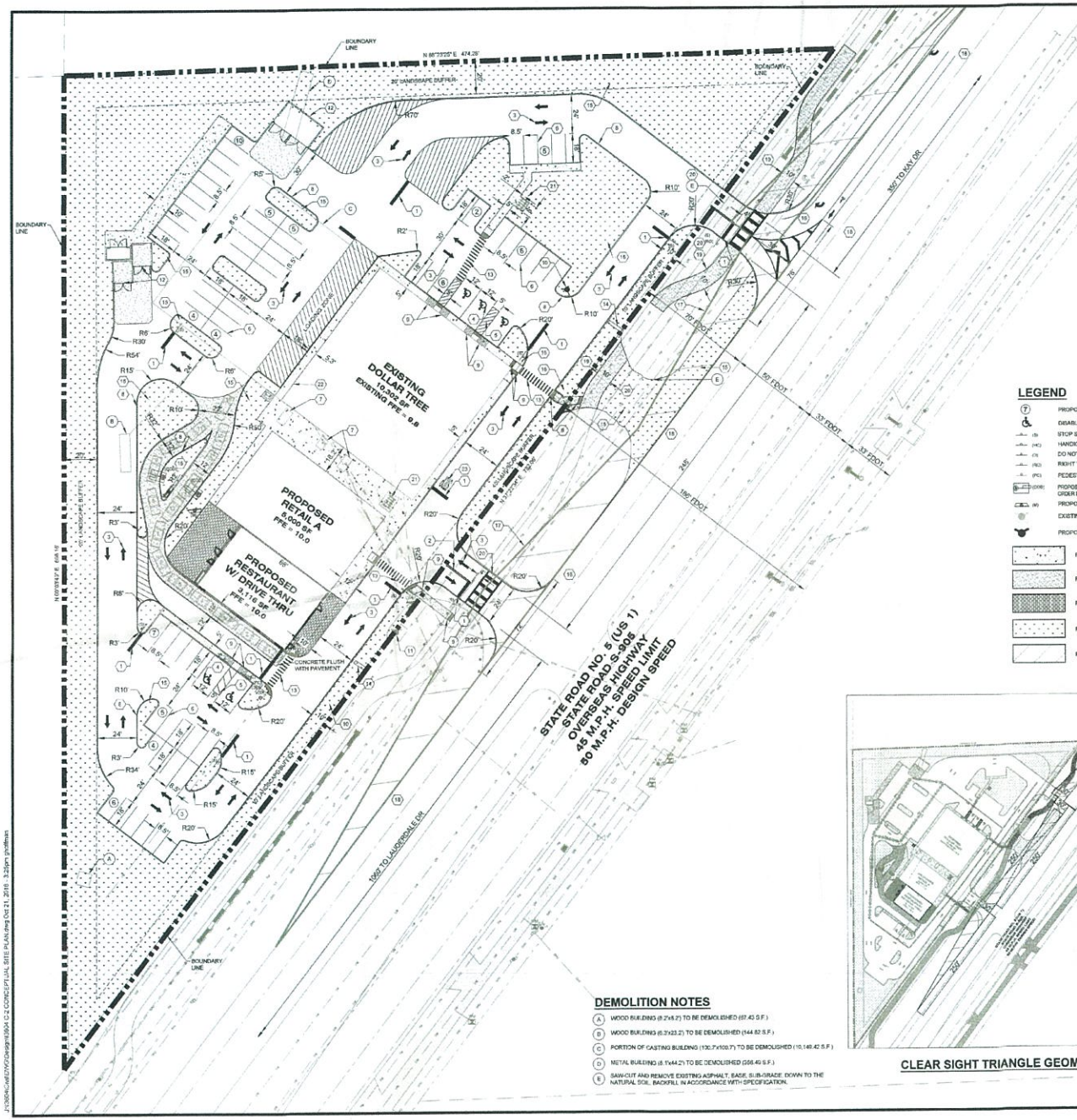
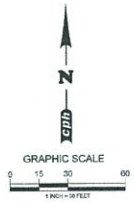
PH: 407.322.6841
Licenses:
Eng. C.O.A. No. 2715
Survey L.B. No. 7143
Arch. Lic. No. AA26000526
Lndscp. Lic. No. LC0000298

COVER SHEET

IMC - KEY LARGO
COMMERCIAL CENTER
101000 OVERSEAS HIGHWAY (US 1)
MONROE COUNTY / FLORIDA

Sheet No.
C-1





KEY NOTES

1. 24" WIDE THERMOPLASTIC SOLID WHITE PAINTED STOP BAR, FDOT 17346 (TYP.)
2. 6" WIDE DOUBLE YELLOW LINE (TYP.)
3. WHITE REFLECTIVE DIRECTIONAL ARROWS ON PAVEMENT FDOT 17346 (TYP.)
4. WHITE ACCESSIBLE SYMBOL PAINTED ON PAVEMENT (TYP.)
5. 6' WIDE ACCESSIBLE AISLE STRIPING PAINTED ON PAVEMENT
6. 4" WIDE SINGLE WHITE PAVEMENT PARKING STRIPE (TYP.)
7. EXISTING CONDENSATE UNITS (TO REMAIN)
8. 6" VERTICAL CURB TYPE "D" PER FDOT INDEX 300 (TYP.)
9. HANDICAP ACCESSIBLE RAMP, MAX. SLOPE 1:12, PER FDOT INDEX # 304 (CURB RAMP TYPE CR-4)
10. PROPOSED FIRE HYDRANT.
11. EXISTING FIRE HYDRANT.
12. DUMPSTER ENCLOSURE.
13. 5' WIDE PEDESTRIAN CROSSWALK WITH 12" WIDE REFLECTIVE STRIPPING PARALLEL TO DIRECTION OF TRAFFIC PER FDOT INDEX # 17346
14. FREE STANDING SIGN, (BY SEPARATE PERMIT)
15. LANDSCAPE AREA (TYP.)
16. RIGHT TURN LANE WITH CONTINUOUS BICYCLE LANE, AND DRIVEWAY IN ACCORDANCE WITH FDOT INDEX 301, 17345, AND FDOT REQUIREMENTS FOR PAVEMENT SECTION. SEE DETAILS, C-6B.
17. PROPOSED SIGNAGE AND LANDSCAPE SHALL COMPLY WITH CODE OF ORDINANCES PART II LAND DEVELOPMENT, SEC. 114-201 - CLEAR SIGHT TRIANGLES, AND FDOT INDEX 546. SEE GEOMETRY THIS SHEET.
18. CONTRACTOR SHALL PREPARE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT INDEX SERIES 600.
19. PROPOSED FLUSH CONCRETE SIDEWALK
20. CONTRACTOR SHALL PREPARE TEMPORARY PEDESTRIAN AND BICYCLE ACCESS IN ACCORDANCE WITH FDOT INDEX 660.
21. 8' x 2' BIKE RACK, WITH 5' CONCRETE ACCESS AISLE AND PEDESTRIAN ACCESS CONNECTION
22. NEW RECEIVING DOOR LOCATION
23. THERMOPLASTIC MARKING PER FDOT 17346

LEGEND

- PROPOSED PARKING SPACE
- DISABLED PARKING SIGN
- (S) STOP SIGN (R1-1)
- (HC) HANDICAP PARKING SIGN
- (D) DO NOT ENTER SIGN (R5-1)
- (RO) RIGHT TURN ONLY (R3-5R)
- (PC) PEDESTRIAN CROSSING
- (CDS) PROPOSED CUSTOMER ORDER DISPLAY SPEAKER
- (M) PROPOSED MENU BOARD
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED SIDEWALK
- PROPOSED CONCRETE
- PROPOSED PAVERS
- PROPOSED OPEN SPACE
- PROPOSED ROW DEMOLITION

SITE DATA

PARCEL IDENTIFICATION NUMBER	00087350.000000	
TOTAL SITE AREA	144,155 S.F. (3.31 AC.)	
ZONING		
LAND USE (ZONING) DISTRICT DESIGNATION	(SC) SUBURBAN COMMERCIAL	
FUTURE LAND USE (FLUM)	(MC) MIXED USE / COMMERCIAL	
TIER DESIGNATION	III	
FEMA		
FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE	X PER MAP NO. 12087C0331K (DATED FEBRUARY 18, 2005)	
SETBACKS	**REQUIRED**	**PROPOSED**
STATE ROAD NO. 5 (US 1)	FRONT YARD: 25' REAR YARD: 10' SIDE YARD: 10'/15'	FRONT YARD: 42' REAR YARD: 89' SIDE YARD: 125'
BUFFERS	**REQUIRED**	**PROPOSED**
STATE ROAD NO. 5 (US 1)	FRONT YARD: 10' (CLASS "C") NORTH: 20' (CLASS "D") WEST: 20' (CLASS "D")	FRONT YARD: 10' NORTH: 20' WEST: 20'
PRESERVATION		
EXTENT AREA OF WETLANDS	N/A	
PRESERVATION AREA	N/A	
CONSERVATION EASEMENTS	N/A	
PARKING		
REQUIRED PARKING		
COMMERCIAL RETAIL 3 SPACE / 1,000 S.F.	46	
COMMERCIAL RETAIL REST. 1 SPACE / 3 SEATS	12	
TOTAL REQUIRED PARKING	58	
PROPOSED PARKING	69	
DRIVE THROUGH STACKING		
TOTAL REQUIRED STACKING	12	
PROPOSED STACKING	16	
BUILDING	**REQUIRED**	**PROPOSED**
	MAX. BLDG. HEIGHT: 35'	MAX. BLDG. HEIGHT: 35'
DEMOLITION		
TOTAL AREA OF EXISTING BUILDING TO BE DEMOLISHED	10,718 S.F.	
LAND USES		
EXISTING LAND USE	COMMERCIAL RETAIL (RETAIL)	
PROPOSED LAND USE	COMMERCIAL RETAIL (RETAIL & RESTAURANT)	
NONRESIDENTIAL	**TYPE**	**SIZE**
EXISTING DOLLAR TREE	COMMERCIAL RETAIL	10,302 S.F.
PROPOSED RETAIL A	COMMERCIAL RETAIL	5,000 S.F.
PROPOSED RESTAURANT W/ DRIVE THRU	COMMERCIAL RETAIL	3,116 S.F.

LAND USE INTENSITY	**BLDG. SIZE**	**PROP. FAR**	**MAX. FAR ALLOWED**
COMMERCIAL (HIGH-INTENSITY)	18,418 S.F.	0.13	0.15

LAND USE CALCULATION	
PROPOSED PERVIOUS AREA	51,795 S.F. (36%)
PROPOSED IMPERVIOUS AREA	92,360 S.F. (64%)
OPEN SPACE REQUIRED	20% MIN.

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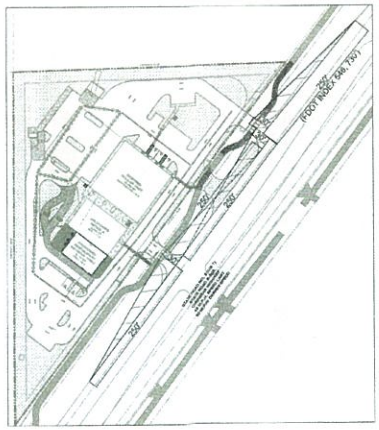
DEMOLITION NOTES

- (A) WOOD BUILDING (8.2'x8.2') TO BE DEMOLISHED (67.43 S.F.)
- (B) WOOD BUILDING (6.3'x23.2') TO BE DEMOLISHED (144.82 S.F.)
- (C) PORTION OF CASTING BUILDING (130.7'x100.7') TO BE DEMOLISHED (10,149.42 S.F.)
- (D) METAL BUILDING (8.1'x44.2') TO BE DEMOLISHED (356.40 S.F.)
- (E) SAW-CUT AND REMOVE EXISTING ASPHALT, BASE, SUB-GRADE, DOWN TO THE NATURAL SOIL, BACKFILL IN ACCORDANCE WITH SPECIFICATION.



CLEAR SIGHT TRIANGLE GEOMETRY

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1	07-25-16	PER FDOT COMMENTS (DATED 06-13-16)	A.T.S.
2	07-25-16	PER COUNTY COMMENTS (DATED 07-25-16)	
3	10-05-16	PER COUNTY COMMENTS (DATED 09-16-16)	

Designed by:	C.P.C.	
Drawn by:	A.T.S.	
Checked by:	C.P.S.	
Approved by:	C.P.S.	
Scale:	1"=30'	
Date:	09/28/16	
Job No.:	13004	
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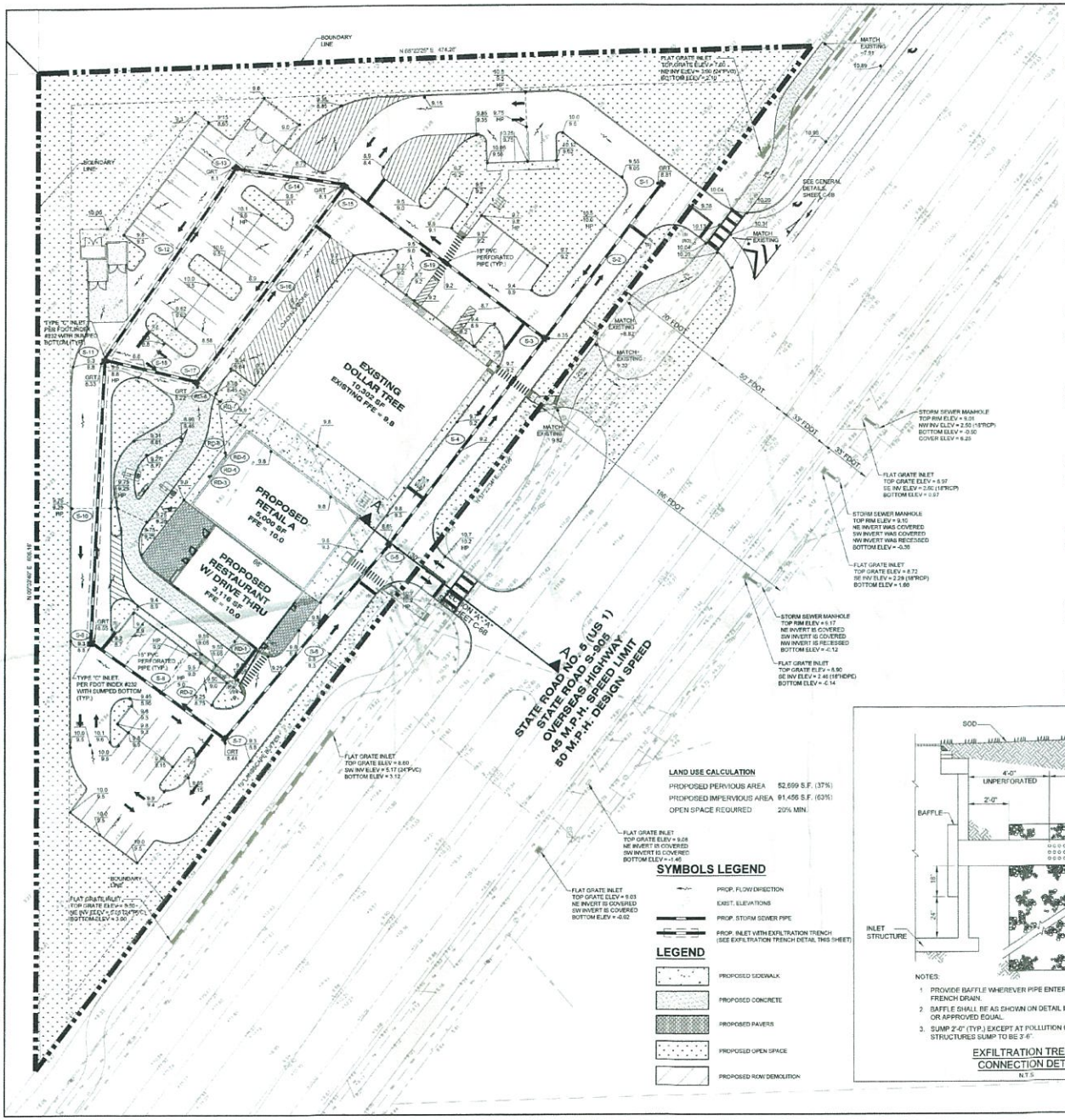
SITE PLAN
KEY LARGO

IMC - KEY LARGO
COMMERCIAL CENTER
101000 OVERSEAS HIGHWAY
MONROE COUNTY / FLORIDA

Sheet No.
C-2



STORM SCHEDULE

S-1	TYPE "C" INLET 12" OPEN SUMP, PER FDOT INDEX #232, 201 w/ MODIFIED J BOTTOM BOX PER FDOT INDEX #200 w/ TYPE 8 SKIMMER PER FDOT INDEX #241. GRT. 8.81 N. INV. 4.12 w/ SKIMMER BAFFLE BOTTOM ELEVATION 2.45
S-2	116 L.F. OF 18" N-12 HDPE STORM PIPE @ 0.00%
S-3	TYPE "C" INLET 12" OPEN SUMP, PER FDOT INDEX #232, 201 w/ MODIFIED J BOTTOM BOX PER FDOT INDEX #200 w/ TYPE 8 SKIMMER PER FDOT INDEX #241. GRT. 8.35 N. INV. 4.12 w/ SKIMMER S. INV. 4.12 w/ SKIMMER W. INV. 4.12 w/ SKIMMER BAFFLE BOTTOM ELEVATION 2.45
S-4	155 L.F. OF 18" N-12 HDPE STORM PIPE @ 0.00%
S-5	TYPE "C" INLET 12" OPEN SUMP, PER FDOT INDEX #232, 201 w/ MODIFIED J BOTTOM BOX PER FDOT INDEX #200 w/ TYPE 8 SKIMMER PER FDOT INDEX #241. GRT. 8.35 N. INV. 4.12 w/ SKIMMER S. INV. 4.12 w/ SKIMMER BAFFLE BOTTOM ELEVATION 2.45
S-6	152 L.F. OF 18" N-12 HDPE STORM PIPE @ 0.00%
S-7	TYPE "C" INLET 12" OPEN SUMP, PER FDOT INDEX #232, 201 w/ MODIFIED J BOTTOM BOX PER FDOT INDEX #200 w/ TYPE 8 SKIMMER PER FDOT INDEX #241. GRT. 8.44 N. INV. 4.12 w/ SKIMMER W. INV. 4.12 w/ SKIMMER BAFFLE BOTTOM ELEVATION 2.45
S-8	98 L.F. OF 18" N-12 HDPE STORM PIPE @ 0.00%
S-9	TYPE "C" INLET 12" OPEN SUMP, PER FDOT INDEX #232, 201 w/ MODIFIED J BOTTOM BOX PER FDOT INDEX #200 w/ TYPE 8 SKIMMER PER FDOT INDEX #241. GRT. 8.55 N. INV. 4.12 w/ SKIMMER E. INV. 4.12 w/ SKIMMER BAFFLE BOTTOM ELEVATION 2.45
S-10	171 L.F. OF 18" N-12 HDPE STORM PIPE @ 0.00% 107 L.F. EXFILTRATION TRENCH, 163 L.F. PERFORATED PIPE
S-11	TYPE "C" INLET 12" OPEN SUMP, PER FDOT INDEX #232, 201 w/ MODIFIED J BOTTOM BOX PER FDOT INDEX #200 w/ TYPE 8 SKIMMER PER FDOT INDEX #241. GRT. 8.33 N. INV. 4.12 w/ SKIMMER S. INV. 4.12 w/ SKIMMER E. INV. 4.12 w/ SKIMMER BAFFLE BOTTOM ELEVATION 2.45
S-12	140 L.F. OF 18" N-12 HDPE STORM PIPE @ 0.00% 134 L.F. EXFILTRATION TRENCH, 130 L.F. PERFORATED PIPE
S-13	TYPE "C" INLET 12" OPEN SUMP, PER FDOT INDEX #232, 201 w/ MODIFIED J BOTTOM BOX PER FDOT INDEX #200 w/ TYPE 8 SKIMMER PER FDOT INDEX #241. GRT. 8.10 S. INV. 4.12 w/ SKIMMER E. INV. 4.12 w/ SKIMMER BAFFLE BOTTOM ELEVATION 2.45
S-14	65 L.F. OF 18" N-12 HDPE STORM PIPE @ 0.00% 58 L.F. EXFILTRATION TRENCH, 54 L.F. PERFORATED PIPE
S-15	TYPE "C" INLET 12" OPEN SUMP, PER FDOT INDEX #232, 201 w/ MODIFIED J BOTTOM BOX PER FDOT INDEX #200 w/ TYPE 8 SKIMMER PER FDOT INDEX #241. GRT. 8.33 S. INV. 4.12 w/ SKIMMER E. INV. 4.12 w/ SKIMMER W. INV. 4.12 w/ SKIMMER BAFFLE BOTTOM ELEVATION 2.45
S-16	148 L.F. OF 18" N-12 HDPE STORM PIPE @ 0.00% 143 L.F. EXFILTRATION TRENCH, 143 L.F. PERFORATED PIPE
S-17	TYPE "C" INLET 12" OPEN SUMP, PER FDOT INDEX #232, 201 w/ MODIFIED J BOTTOM BOX PER FDOT INDEX #200 w/ TYPE 8 SKIMMER PER FDOT INDEX #241. GRT. 8.22 N. INV. 4.12 w/ SKIMMER W. INV. 4.12 w/ SKIMMER S. INV. 5.00 (8" ROOF DRAIN) BAFFLE BOTTOM ELEVATION 2.45
S-18	55 L.F. OF 18" N-12 HDPE STORM PIPE @ 0.00% 49 L.F. EXFILTRATION TRENCH, 45 L.F. PERFORATED PIPE
S-19	151 L.F. OF 18" N-12 HDPE STORM PIPE @ 0.00%

ROOF DRAIN SCHEDULE

RD-1	4" X 8" ROOF DRAIN DOWNSPOUT CONNECTION TO BUILDING 3 L.F. OF 8" STORM PIPE. (REFER TO ARCHITECTURE/MEP PLANS FOR FLOW LINE) CLEANOUT INV. = 5.87
RD-2	50 L.F. OF 8" STORM PIPE @ 2.0% 12" X 8" TEE, OR INSERTA TEE CONNECTION N. INV = 4.87
RD-3	ROOF DRAIN DOWNSPOUT CONNECTION TO BUILDING 4" X 8" WYE WITH CLEANOUT, F.L. = - 7.5 (REFER TO ARCHITECTURE/MEP PLANS FOR FLOW LINE)
RD-4	19 L.F. OF 8" STORM PIPE @ 0.0%, F.L. = - 7.5 (REFER TO ARCHITECTURE/MEP PLANS FOR FLOW LINE)
RD-5	ROOF DRAIN DOWNSPOUT CONNECTION TO BUILDING 4" X 8" WYE WITH CLEANOUT, F.L. = - 7.5 (REFER TO ARCHITECTURE/MEP PLANS FOR FLOW LINE)
RD-6	32 L.F. OF 8" STORM PIPE @ 2.0% MIN
RD-7	8" WYE WITH CLEANOUT INV. = 5.35 RIM = 9.0
RD-8	18 L.F. OF 8" STORM PIPE @ 2.0%

GRAPHIC SCALE

0 15 30 60

1 INCH = 30 FEET

LAND USE CALCULATION

PROPOSED PERVIOUS AREA	52,699 S.F. (37%)
PROPOSED IMPERVIOUS AREA	91,456 S.F. (63%)
OPEN SPACE REQUIRED	20% MIN.

SYMBOLS LEGEND

- PROP. FLOW DIRECTION
- EXIST. ELEVATIONS
- PROP. STORM SEWER PIPE
- PROP. INLET WITH EXFILTRATION TRENCH (SEE EXFILTRATION TRENCH DETAIL THIS SHEET)

LEGEND

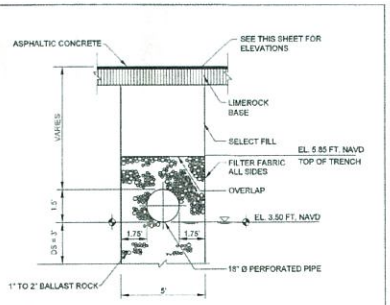
- PROPOSED SIDEWALK
- PROPOSED CONCRETE
- PROPOSED PAVERS
- PROPOSED OPEN SPACE
- PROPOSED ROW DEMOLITION

NOTES:

1. PROVIDE BAFFLE WHEREVER PIPE ENTERS FRENCH DRAIN.
2. BAFFLE SHALL BE AS SHOWN ON DETAIL IN THIS SHEET OR APPROVED EQUAL.
3. SUMP 2'-0" (TYP.) EXCEPT AT POLLUTION CONTROL STRUCTURES SUMP TO BE 3'-6".

EXFILTRATION TRENCH CONNECTION DETAIL

N.T.S.



NOTES:

1. FILTER FABRIC PER FDOT INDEX NO. 199
2. SEE GRADING AND DRAINAGE PLAN FOR INLET ELEVATIONS

ALL ELEVATIONS WITHIN THESE PLANS ARE IN THE NORTH AMERICAN VERTICAL DATUM OF 1988

18" EXFILTRATION TRENCH DETAIL

N.T.S.

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Designed by:	C.P.C.
Drawn by:	A.T.S.
Checked by:	C.P.S.
Approved by:	C.P.S.
Scale:	1"=20'
Date:	08/15/16
Job No.:	13504

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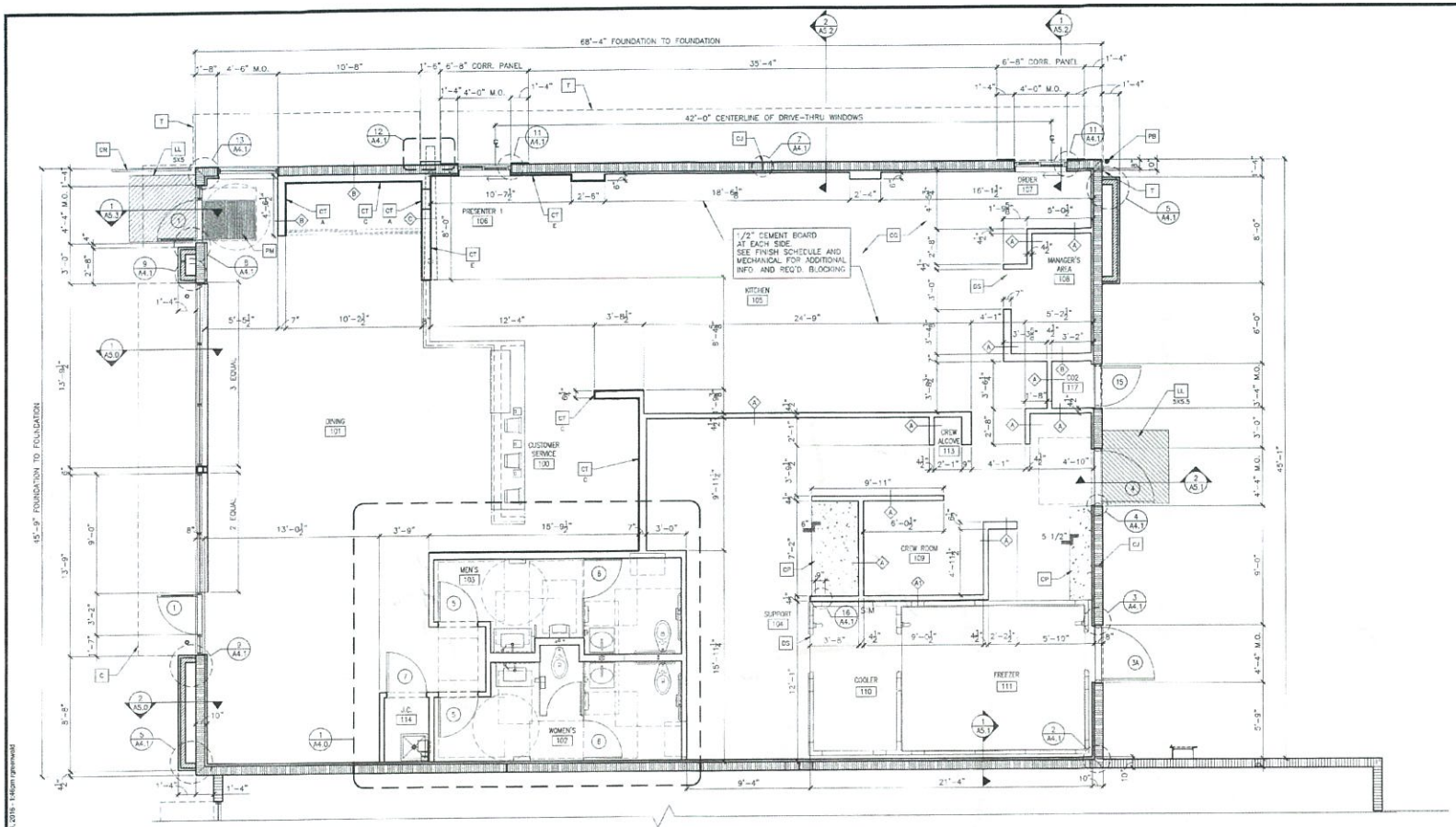
Landscape. Lic. No. LC0000296

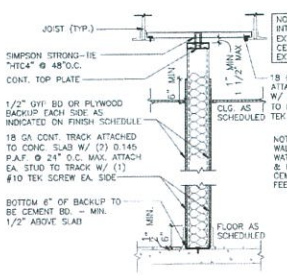
STORMWATER/ SURFACE WATER MANAGEMENT PLAN

IMC - KEY LARGO COMMERCIAL CENTER
101000 OVERSEAS HIGHWAY
MONROE COUNTY / FLORIDA

Sheet No.
C-3



1 A1.0 FLOOR PLAN
1/4" = 1'-0"



NOTE:
INTERIOR RESTROOM PARTITIONS TO EXTEND UP 6" MIN ABOVE FINISH CEILING STUDS NOT REQUIRED TO EXTEND UP TO JOIST

NOTE.
WALLS WITHIN 2 FEET OF WATER CLOSETS, URINALS & HAND SINKS SHALL BE CEMENT BOARD TO 4 FEET A.F.F.

2 A1.0 INTERIOR PARTITION
3/4" = 1'-0"

WALL TAG CHART

MTL. STUD PARTITION TYPE:

ALL PARTITIONS TYPE 'A' UNLESS NOTED OTHERWISE

"A" = 3 5/8"
"A1" = 3 5/8" W/ BATT INSULATION
"A2" = 3⅝" W/ ⅜" CEMENT BOARD OVER PLYWOOD BACKING
"B" = 6"
"B1" = 6" W/ BATT INSULATION
"C" = 8"
"C1" = 8" W/ BATT INSULATION

STUD SPACING:
16" O.C. LOAD BEARING
24" O.C. NON-LOAD BEARING

STUD GAUGE:
LOAD BEARING: 18
NON-LOAD BEARING: 20

GENERAL NOTES

1. EXTERIOR DIMENSIONS ARE TO COLUMN REFERENCE LINES AND EXTERIOR FACE OF FINISH UNLESS OTHERWISE NOTED. INTERIOR DIMENSIONS ARE TO FACE OF INTERIOR FINISH BOARD.
2. SEE 3/A5.0 FOR EXTERIOR WALL ASSEMBLY TYPES. SEE 2/A1.0 FOR INTERIOR PARTITION TYPES. INTERIOR PARTITIONS ARE TYPE 'A' UNLESS NOTED OTHERWISE.
3. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES.
4. SEE SHEET A6.0 FOR DOOR AND ROOM FINISH SCHEDULES
5. SEE SITE PLAN FOR SIDEWALKS, RAMPS, ETC.
6. GC TO PROVIDE ADA SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES. SIGNAGE PACKAGE SUPPLIED BY:
   FORREST PERMA-SIGN 1-800-214-8765
   9292 1ST ST., BOX 588 www.forrestpermasigns.com
   NEW ROCHELLE, NY 10802
7. MAXIMUM OCCUPANCY SIGN TO BE POSTED PER LOCAL CODE. SIGN FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
8. ALL HANDSINK LOCATIONS SHALL HAVE CEMENT BOARD BACKING 48" IN HEIGHT A.F.F.
9. GC TO COORDINATE ALL REQUIRED BLOCKING FOR WALL HUNG EQUIPMENT, SHELVES, ETC. FOR PROPER INSTALLATION HEIGHTS.
10. KNOX BOX TO BE INSTALLED PER LOCAL CODE AS REQUIRED. MODEL AND LOCATION TO BE COORDINATED WITH FIRE MARSHALL.

KEY NOTES

- C — ALUMINUM CANOPY SYSTEM ABOVE - SEE 4/A5.0 FOR NOTES - SEE ROOF PLAN FOR DIMENSIONS
- CG — G.C. TO PROVIDE 4"x4"x3'-0" HIGH STAINLESS STEEL CORNER GUARDS AT ALL EXPOSED LOCATIONS IN KITCHEN/SUPPORT AREA. CORNER GUARDS TO START AT FINISH FLOOR. ATTACH WITH WOOD SCREWS INTO WOOD BLOCKING. BULLNOSE COVE BASE WHERE TILE MEETS STAINLESS STEEL CORNER
- CJ — MASONRY CONTROL JOINT - REFER TO DET. 7/A4.1 AND TO STRUCTURAL
- CP — CONCRETE EQMT PAD - SEE STRUCTURAL
- CT A — CERAMIC WALL TILE: EUROWEST - ARCHITECT COLLECTION; COLOR: FACTORY SIZE 12"x24" PATTERN: STACK BOND; GROUT: MAPEI 47 CHARCOAL - JOINT TO BE ⅛" MAX. COORDINATE WITH THE McDONALD'S AREA CONSTRUCTION MANAGER
- CT B — CERAMIC WALL TILE: EUROWEST FEEL; COLOR: BLACK TASTE SIZE 10"X30"; GROUT: MAPEI 10 BLACK - JOINT TO BE ⅛" MAX. COORDINATE WITH THE McDONALD'S AREA CONSTRUCTION MANAGER
- CT C — CERAMIC WALL TILE: EUROWEST; COLOR: TASTE SIZE 10"X30"; GROUT: MAPEI 27 SILVER - JOINT TO BE ⅛" MAX. COORDINATE WITH THE McDONALD'S AREA CONSTRUCTION MANAGER
- CT D — CERAMIC WALL TILE; COLOR: WOOD PLANK SIZE 6"X36" PATTERN: STACK BOND; GROUT: MAPEI 79 COCOA - JOINT TO BE ⅛" MAX. COORDINATE WITH THE McDONALD'S AREA CONSTRUCTION MANAGER
- CT E — CERAMIC WALL TILE: DALTILE, ULUS; COLOR: GLOSS WHITE SIZE 4"X16" PATTERN: ½" MAX. OFFSET RUNNING BOND GROUT: MAPEI 47 CHARCOAL - JOINT TO BE ⅛" MAX. COORDINATE WITH THE McDONALD'S AREA CONSTRUCTION MANAGER
- DS — DROPPED SOFFIT ABOVE - SEE REFLECTED CEILING PLAN
- DW — DECOR WALL - VERIFY SIZE AND PLACEMENT WITH DECOR PLANS - SEE 2/A1.0
- FB CO2 — CO2 FILL BOX (EQUIPMENT SCHEDULE ITEM 49.00)
- FB BO — OPTIONAL BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.1B) CONFIRM USE WITH McDONALD'S AREA CONSTRUCTION MANAGER
- FL — FLOOR LINE - CHANGE IN MATERIAL - SEE DECOR DRAWINGS
- GR — GUARD RAIL - REFER TO DET. 4/A5.5. REFER TO CIVIL FOR EXACT LOCATION AND LENGTH.
- LL 5'x8' — LEVEL LANDING @ EXT. DOOR W/ MAX. 2% RUNNING/CROSS SLOPE AWAY FROM BUILDING. VERIFY W/ CIVIL. SIZE OF LANDING
- MH — PROVIDE MOP HOLDER & 1/2" D X 12" W SHELF FOR CLEANING DETERGENT STORAGE.
- MS — MOP SINK - SEE DETAIL 8/A6.1 AND PLUMBING DRAWINGS.
- PB — CONCRETE FILLED STEEL PIPE BOLLARD - REFER TO CIVIL
- PM — PEDI MAT - REFER TO 7/A6.1
- RL — ROOF ACCESS LADDER W/HATCH ABOVE SEE STRUCTURAL FRAMING PLAN FOR LOCATING DIMENSIONS
- T — TRELLIS SYSTEM ABOVE SEE 4/A5.0 FOR NOTES SEE ROOF PLAN FOR DIMENSIONS

SYMBOL LEGEND

- 7 — DOOR TAG - REFER TO DOOR SCHEDULE ON A6.0
- X — KEY NOTE
- A B C — METAL STUD WALL REFER TO W/ PARTITION TYPE TAG REFER TO 1/A1.0 AND 2/A1.0
- CMU WALL
- 6" METAL STUD

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No.	Date	Revision	By
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3			
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Designed by: JTF
Drawn by: JTF
Checked by: JAB
Approved by: JAB
Scale: NOTED
Date: 07/20/16
Job No.: 13604
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Landscape Arch. Lic. No. LC26000298

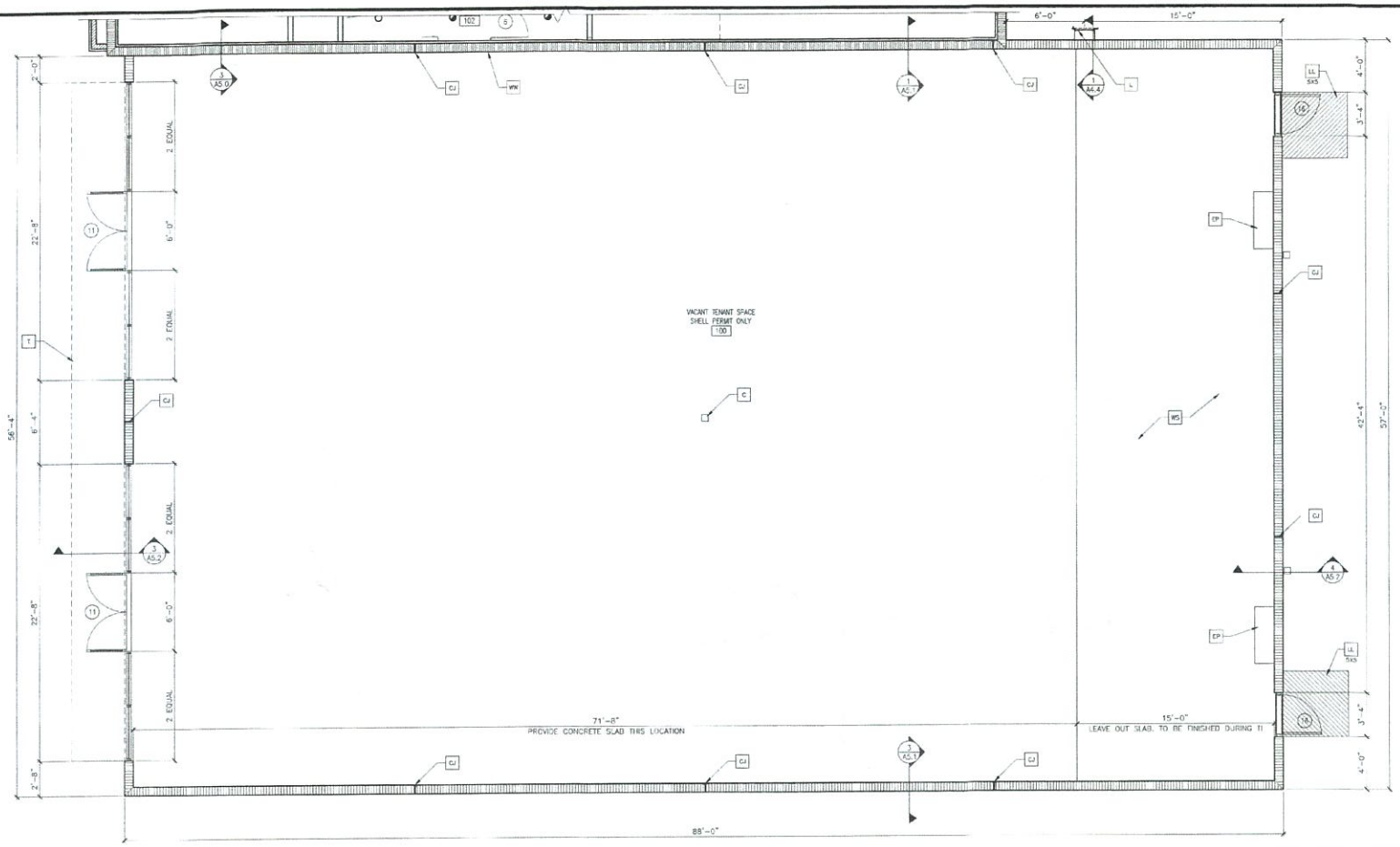
FLOOR PLAN

McDonald's USA, LLC & RETAIL A

IMC - KEY LARGO
COMMERCIAL CENTER
101000 OVERSEAS HIGHWAY
MONROE COUNTY / FLORIDA

JTF, C.D. Update

Sheet No.
A1.0



1 / A1.1 FLOOR PLAN – TENANT
1/4" = 1'-0"

N

GENERAL NOTES

1. EXTERIOR DIMENSIONS ARE TO COLUMN REFERENCE LINES AND EXTERIOR FACE OF FINISH UNLESS OTHERWISE NOTED. INTERIOR DIMENSIONS ARE TO FACE OF INTERIOR FINISH BOARD.
2. SEE 3/A5.0 FOR EXTERIOR WALL ASSEMBLY TYPES. SEE 2/A1.0 FOR INTERIOR PARTITION TYPES. INTERIOR PARTITIONS ARE TYPE "A" UNLESS NOTED OTHERWISE.
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4. SEE SHEET A6.0 FOR DOOR AND ROOM FINISH SCHEDULES
5. SEE SITE PLAN FOR SIDEWALKS, RAMPS, ETC.
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10. KNOX BOX TO BE INSTALLED PER LOCAL CODE AS REQUIRED. MODEL AND LOCATION TO BE COORDINATED WITH FIRE MARSHALL.

KEY NOTES

- C — STEEL COLUMN. SEE STRUCTURAL
- CJ — MASONRY CONTROL JOINT – REFER TO DET. 7/A4.1 AND TO STRUCTURAL
- EP — 400 AMP ELECTRICAL PANELS. SEE ELECTRICAL
- L — PAINTED STEEL LADDER W/ SECURITY MESH
- L / L1 — LIGHT FIXTURE (WALL SCONCE) – SEE ELECTRICAL
  L1 = UP AND DOWN FIXTURE
  L2 = DOWN ONLY FIXTURE
- LL / 5X5 — LEVEL LANDING @ EXT. DOOR W/ MAX. 2% RUNNING/CROSS SLOPE AWAY FROM BUILDING. VERIFY W/CIVIL.
  5X5 – SIZE OF LANDING
- RL — ROOF ACCESS LADDER W/HATCH ABOVE SEE STRUCTURAL FRAMING PLAN FOR LOCATING DIMENSIONS
- T — TRELLIS SYSTEM ABOVE SEE 4/A5.0 FOR NOTES SEE ROOF PLAN FOR DIMENSIONS
- WS — PROVIDE STUBS FOR (2) WATER/SEWER CONNECTIONS DURING FUTURE TENANT IMPROVEMENT PROJECTS.
- WM — 2HR FIRE RATED WALL ASSEMBLY

SYMBOL LEGEND

- (7) DOOR TAG – REFER TO DOOR SCHEDULE ON A5.0
- X — KEY NOTE
- A B C — METAL STUD WALL REFER TO W/ PARTITION TYPE TAG REFER TO 1/A1.0 AND 2/A1.0
- CMU WALL
- 6" METAL STUD

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Designed by:	JTF
Drawn by:	JTF
Checked by:	JAB
Approved by:	JAB
Scale:	NOTED
Date:	07/20/16
Job No.:	L3604

No.	Date	Revision	By
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7			

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Landscp. Lic. No. LC0000299

FLOOR PLAN - TENANT
McDonald's USA, LLC & RETAIL A
IMC - KEY LARGO
COMMERCIAL CENTER
101000 OVERSEAS HIGHWAY
MONROE COUNTY / FLORIDA
SITE ID 045-085

Sheet No.
A1.1

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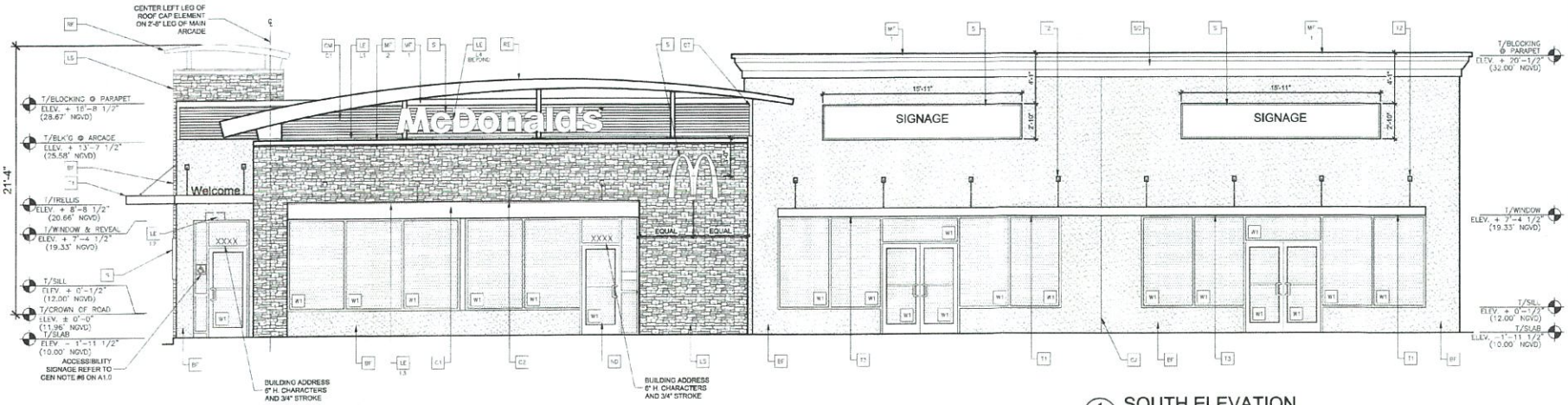
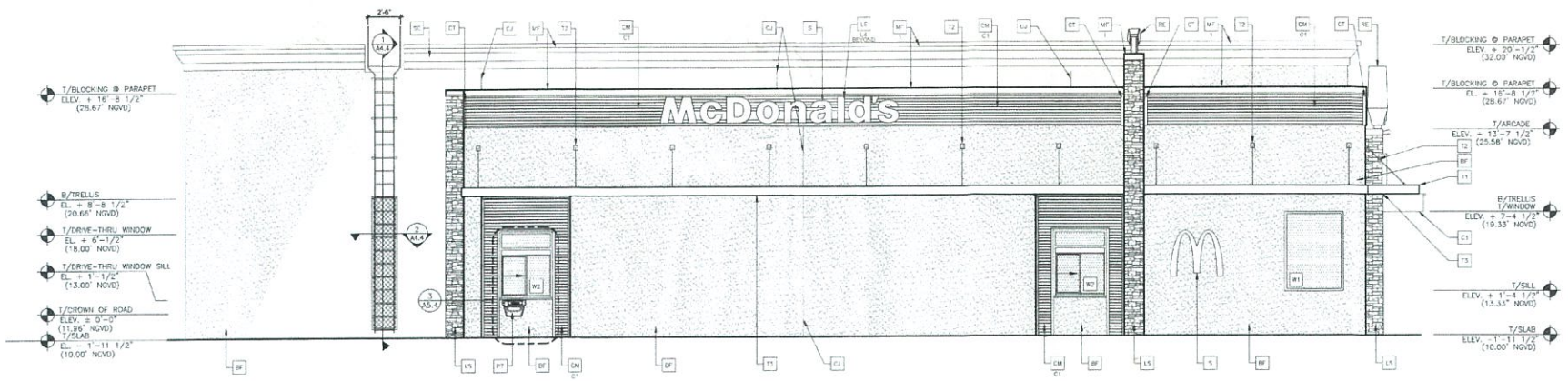


1 A2.0 SOUTH ELEVATION
SCALE: 1/4" =1'-0"



2 A2.0 WEST ELEVATION
SCALE: 1/4" =1'-0"

KEY NOTES:

BF STUCCO FINISH, LIGHT TEXTURE COLOR: BENJAMIN MOORE ALEXANDRIA BEIGE HC-77

C1 ALUMINUM CANOPY SYSTEM - (COLOR: GOLD)

C2 ALUMINUM CANOPY TIE-BACK SYSTEM

CJ CONTROL JOINT - SEE DETAIL 7/A4.1

CM .040" CORRUGATED ALUMINUM "S" PANEL (7/8"), OVER SMOOTH FACE CONCRETE BLOCK - SEE 4/A5.0 COLOR: "C1" = "CITYSCAPE" BY METAL-ERA

C1 .040", 3x3 ALUMINUM CORNER TRIM BY METAL-ERA - COLOR: CITY-SCAPE

D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL.

FB CO2-CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00) BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18) - CONFIRM USE WITH MCD PROJECT MANAGER

GR GUARD RAIL - SEE SITE PLAN FOREXACT LOCATION AND LENGTH

KB KNOX BOX, LOCATED AT A HEIGHT OF NOT LESS THAN 6 FEET AND NOT MORE THAN 8 FEET ABOVE FINAL GRADE. INSTALL PER MANUFACTURES SPECIFICATIONS.

L LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL
L1 = UP AND DOWN FIXTURE
L2 = DOWN ONLY FIXTURE

LE ACCENT LIGHTING - SEE ELECTRICAL
L1 - LED LIGHT:
L1 = UP AND DOWN FIXTURE
L2 = DOWN ONLY FIXTURE
L3 = INTERGRAL CANOPY FIXTURE
L4 = UP ONLY FIXTURE

LS MCD APFW BLEND LEDGE STONE BY BORAL

ML METAL LETTERING - BY OTHERS

MF ALUMINUM FASCIA - COLOR TO MATCH CORRUGATED PANEL - SEE 1/A5.4
1 - PRE
1 = PRE-FAB ANCHOR TYPE FASCIA
2 = PRE-FAB CUSTOM ARCADE FASCIA

PB PIPE BOLLARD - PAINTED YELLOW

PT (RMHC) COIN COLLECTOR ##WPT D12000 CMU CALL 1-888-743-7435 TO ORDER

RE ROOF CAP ELEMENT BY OTHERS

RC ALUMINUM RAIN DIVERTER - PAINTED

RO ROOF OVERFLOW DRAIN PIPE PAINT TO MATCH SURROUNDING MATERIAL

S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.

SC STUCCO CORNICE TRIM. COLOR: WHITE

T1 ALUMINUM TRELLIS SYSTEM

T2 TRELLIS TIE-BACK SYSTEM

T3 ALUMINUM TRELLIS 2" X 8" WALL FASCIA SYSTEM

W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS - SEE ASSEMBLY NOTES SHEET A5.0

W2 DRIVE-THRU WINDOW BY READY ACCESS, 600 SERIES; 36" SERVICE HEIGHT WITH TRANSOM - MANUAL OPEN ELECTRONIC RELEASE
XX - SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT

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Designed by:	JTF
Drawn by:	JTF
Checked by:	JAB
Approved by:	JAB
Scale:	NOTED
Date:	07/20/16
Job No.:	13904
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Survey Lic. No. 7141
Arch. Lic. No. AA26000926
Lndscp. Lic. No. LC0000256

EXTERIOR ELEVATIONS

McDonald's USA, LLC & RETAIL A

IMC - KEY LARGO
COMMERCIAL CENTER
101000 OVERSEAS HIGHWAY
MONROE COUNTY / FLORIDA

SITE ID 35-0000

Sheet No.
A2.0

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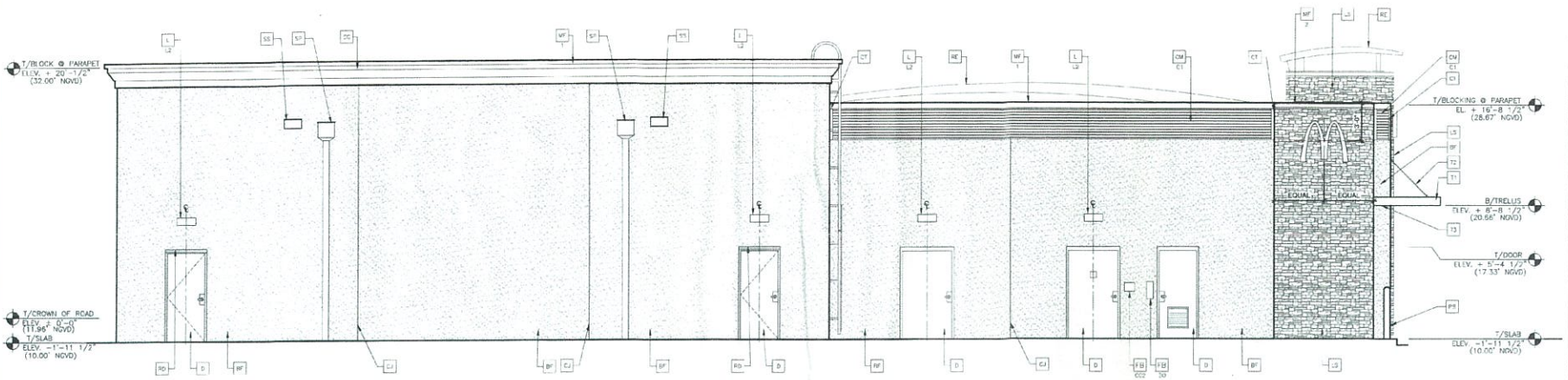
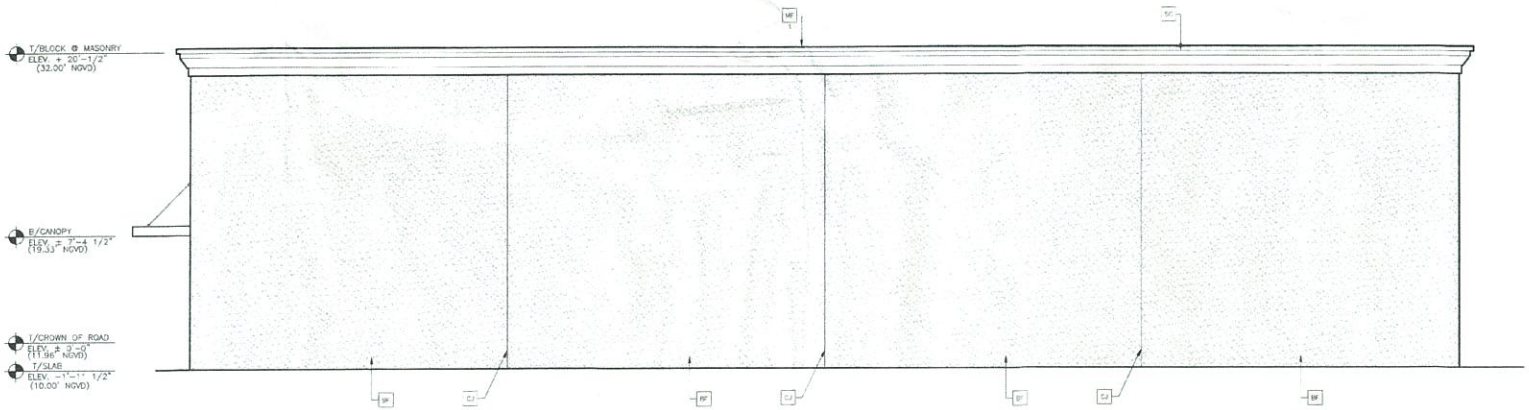


1 A2.1 **NORTH ELEVATION**
SCALE: 1/4" =1'-0"



2 A2.1 **EAST ELEVATION**
SCALE: 1/4" =1'-0"

KEY NOTES:

- BF — STUCCO FINISH, LIGHT TEXTURE COLOR: BENJAMIN MOORE ALEXANDRIA BEIGE HC-77
- C1 — ALUMINUM CANOPY SYSTEM – (COLOR: GOLD)
- C2 — ALUMINUM CANOPY TIE-BACK SYSTEM
- CJ — CONTROL JOINT – SEE DETAIL 7/A4.1
- CM C1 — .040" CORRUGATED ALUMINUM "S" PANEL (7/8"), OVER SMOOTH FACE CONCRETE BLOCK – SEE 4/A5.0 COLOR: C1 = "CITYSCAPE" BY METAL-ERA
- C1 — .040", 3x3 ALUMINUM CORNER TRIM BY METAL-ERA – COLOR: CITY-SCAPE
- D — HOLLOW METAL DOOR – PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- FB — CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00); BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18) – CONFIRM USE WITH MCD PROJECT MANAGER
- GR — GUARD RAIL – SEE SITE PLAN FOREXACT LOCATION AND LENGTH
- KB — KNOX BOX, LOCATED AT A HEIGHT OF NOT LESS THAN 6 FEET AND NOT MORE THAN 8 FEET ABOVE FINAL GRADE. INSTALL PER MANUFACTURES SPECIFICATIONS.
- L — LIGHT FIXTURE (WALL SCONCE) – SEE ELECTRICAL L1 = UP AND DOWN FIXTURE; L2 = DOWN ONLY FIXTURE
- LE — ACCENT LIGHTING – SEE ELECTRICAL L1 – LED LIGHT; L1 = UP AND DOWN FIXTURE; L2 = DOWN ONLY FIXTURE; L3 = INTERGRAL CANOPY FIXTURE; L4 = UP ONLY FIXTURE
- LS — MCD APEW BLEND LEDGE STONE BY BORAL
- ML — METAL LETTERING – BY OTHERS
- MF — ALUMINUM FASCIA – COLOR TO MATCH CORRUGATED PANEL – SEE 1/A5.4; 1 – TYPE 1 = PRE-FAB ANCHOR TYPE FASCIA; 2 = PRE-FAB CUSTOM ARCADE FASCIA
- PB — PIPE BOLLARD – PAINTED YELLOW
- PT — (RMHC) COIN COLLECTOR #WPT DT2000 CMU CALL 1-888-743-7435 TO ORDER
- RE — ROOF CAP ELEMENT BY OTHERS
- RD — ALUMINUM RAIN DIVERTER – PAINTED
- RO — ROOF OVERFLOW DRAIN PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S — McDONALD'S SIGNAGE BY OTHERS – UNDER SEPARATE PERMIT.
- SC — STUCCO CORNICE TRIM. COLOR: WHITE
- SP — PRIMARY SCUPPER W/ PRE-FINISHED .032 ALUM METAL CONDUCTOR HEAD AND 6" SQ. DOWNSPOUT. CONNECT TO UNDERGROUND STORMWATER SYSTEM. SEE CIVIL.
- SS — SECONDARY SCUPPER – SET 2" ABOVE ROOF
- T1 — ALUMINUM TRELLIS SYSTEM
- T2 — TRELLIS TIE-BACK SYSTEM
- T3 — ALUMINUM TRELLIS 2" X 8" WALL FASCIA SYSTEM
- W1 — EXTERIOR WINDOW ASSEMBLY – TEMPERED GLASS – SEE ASSEMBLY NOTES SHEET A5.0
- WI TT — DRIVE-THRU WINDOW BY READY ACCESS, 600 SERIES; 36" SERVICE HEIGHT WITH TRANSOM – MANUAL OPEN ELECTRONIC RELEASE; SLIDE DIRECTION: RL = RIGHT TO LEFT, LR = LEFT TO RIGHT

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Designed by:	JTF
Drawn by:	JTF
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EXTERIOR ELEVATIONS
McDonald's USA, LLC & RETAIL A
IMC - KEY LARGO
COMMERCIAL CENTER
101000 OVERSEAS HIGHWAY
MONROE COUNTY / FLORIDA

STR. ID 009-266

Sheet No.
A2.1

J:\13604\Architecture\01_Architecture\CD\CD_Permit_2015-03-25_Building_14_13604_A2.1 Exterior Elevation.dwg Sep 23, 2015 - 1:46pm rgreenwald

KEY NOTES

1. EXISTING DOOR (TYP. U.N.O.)
2. EXISTING WINDOW
3. EXISTING EXTERIOR WALL
4. EXISTING INTERIOR WALL
5. NEW EXTERIOR WALL
6. EXISTING METAL CANOPY TO REMAIN
7. EXISTING A/C UNIT TO REMAIN
8. STRUCTURAL TUBE STEEL BRACING, PAINTED

GENERAL NOTES

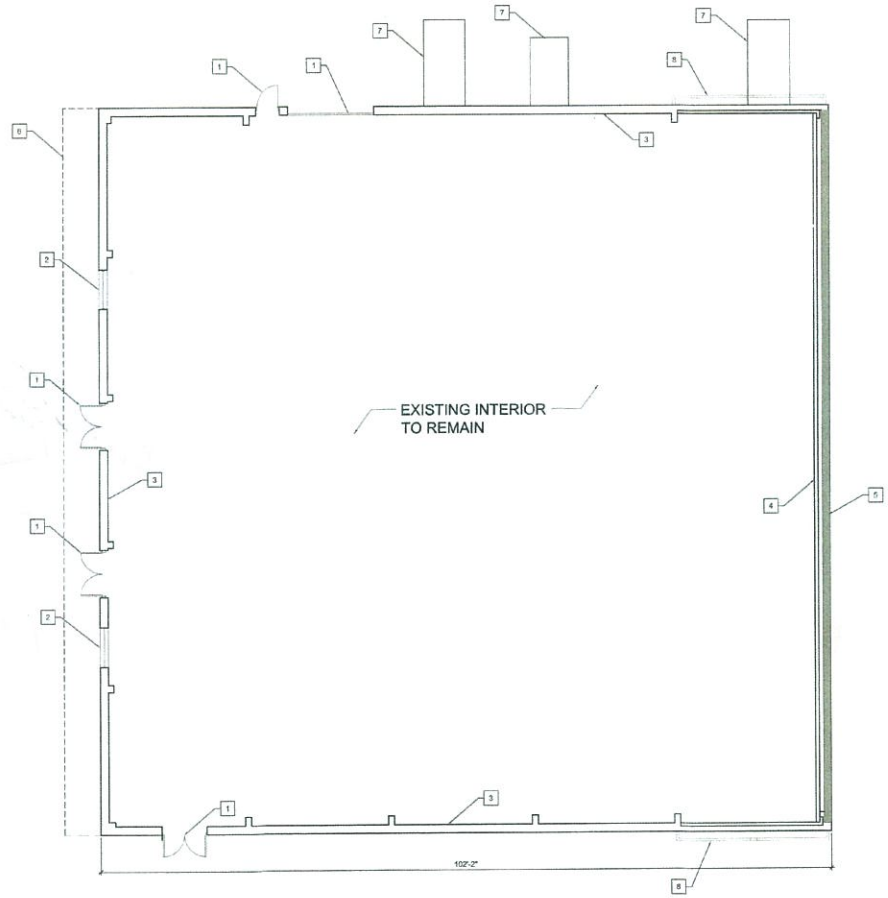
1. THE PLAN LOCATION OF FIXTURES AND EQUIPEMNT AND ARE INTENDED TO CONVEY THE GENERAL INTENT OF THE WORK IN SCOPE AND LAYOUT. THEY ARE NOT INTENDED TO SHOW IN MINUTE DETAIL FOR EVERY AND ALL OF THE ACCESSORIES INTENDED FOR THE PURPOSE OF EXECUTION OF THE WORK, BUT IT IS UNDERSTOOD THAT SUCH DETAILS ARE PART OF THIS WORK.

2. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN A NEAT AND FIRST CLASS WORKMANLIKE MANNER. THE ARCHITECT RESERVES THAT RIGHT TO DIRECT THE REMOVAL AND REPLACEMENT OF ANY ITEM, IN HIS OPINION THAT DOES NOT PRESENT AN ORDERLY AND REASONABLY NEAT OR WORKMANLIKE APPEARANCE. THE REMOVAL AND REPLACEMENT SHALL BE DONE WHEN DIRECTED BY THE GENERAL CONTRACTOR AND WITHOUT ADDITIONAL COST TO THE OWNER.

3. THE CONTRACTOR SHALL COMPLY WITH THE MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS TO THE EXTENT PRINTED INFORMATION IS MORE DETAILED OR STRINGENT THAN REQUIREMENTS CONTAINED DIRECTLY IN THE PLANS.

4. PATCH AND REPAIR ALL AREAS AFFECTED BY RENOVATION TO MAINTAIN THE INTENDED USE AND IN FULL SATISFACTION OF SPECIFICATIONS AND WARRANTIES OF (AFFECTED ITEM/S) MANUFACTURER.

5. CONTRACTOR SHALL FIELD VERIFY ALL SITE CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO FABRICATIONS AND CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO FABRICATIONS AND CONSTRUCTION.



1 A1.0 PROPOSED FLOOR PLAN
SCALE: 1/8" =1'-0"

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Designed by:	I.I.U.
Drawn by:	I.I.U.
Checked by:	I.I.U.
Approved by:	I.I.U.
Scale:	1/8"=1'2"
Date:	09/20/15
Job No.:	13604

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ROPOSED FLOOR PLAN
DOLLAR TREE

IMC - KEY LARGO
COMMERCIAL CENTER
101000 OVERSEAS HIGHWAY
MONROE COUNTY / FLORIDA

Sheet No.
B- A1.0

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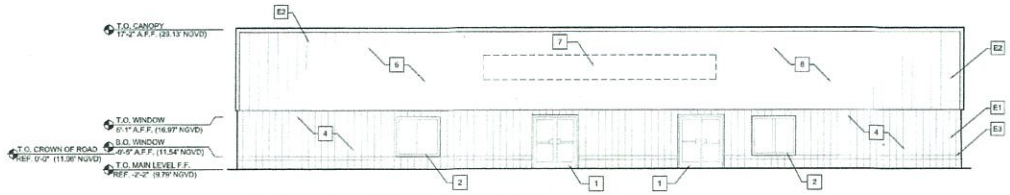
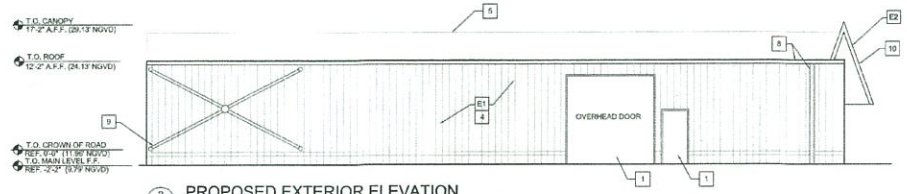
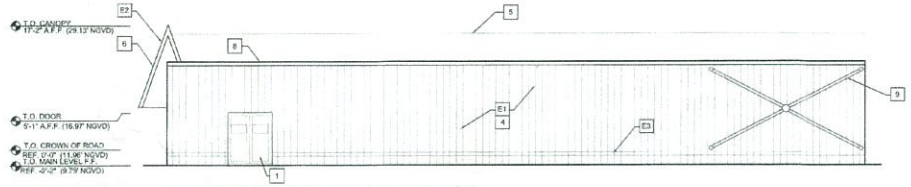


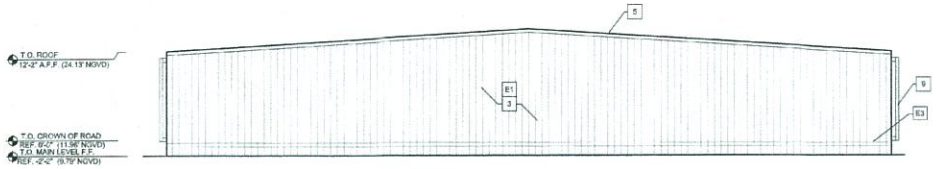
1 A3.0 PROPOSED EXTERIOR ELEVATION
SCALE: 1/8" =1'-0"



2 A3.0 PROPOSED EXTERIOR ELEVATION
SCALE: 1/8" =1'-0"



3 A3.0 PROPOSED EXTERIOR ELEVATION
SCALE: 1/8" =1'-0"



4 A3.0 PROPOSED EXTERIOR ELEVATION
SCALE: 1/8" =1'-0"

KEY NOTES

1	EXISTING DOOR (TYP. U.N.O.)
2	EXISTING WINDOW
3	NEW EXTERIOR METAL PANEL WALL TO BE PAINTED
4	EXISTING METAL PANELS
5	EXISTING METAL ROOF
6	EXISTING METAL CANOPY TO REMAIN
7	AREA OF EXTERIOR SIGNAGE - REFER TO SIGN MANUFACTURER'S DRAWINGS FOR DETAILS
8	EXISTING METAL GUTTER AND DOWNSPOUTS TO REMAIN
9	STRUCTURAL TUBE STEEL BRACING, PAINTED

GENERAL NOTES

1. THE PLAN LOCATION OF FIXTURES AND EQUIPEMNT AND ARE INTENDED TO CONVEY THE GENERAL INTENT OF THE WORK IN SCOPE AND LAYOUT. THEY ARE NOT INTENDED TO SHOW IN MINUTE DETAIL FOR EVERY AND ALL OF THE ACCESSORIES INTENDED FOR THE PURPOSE OF EXECUTION OF THE WORK. BUT IT IS UNDERSTOOD THAT SUCH DETAILS ARE PART OF THIS WORK.

2. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN A NEAT AND FIRST CLASS WORKMANLIKE MANNER. THE ARCHITECT RESERVES THAT RIGHT TO DIRECT THE REMOVAL AND REPLACEMENT OF ANY ITEM, IN HIS OPINION THAT DOES NOT PRESENT AN ORDERLY AND REASONASLY NEAT OR WORKMANLIKE APPEARANCE. THE REMOVAL AND REPLACEMENT SHALL BE DONE WHEN DIRECTED BY THE GENERAL CONTRACTOR AND WITHOUT ADDITIONAL COST TO THE OWNER.

3. THE CONTRACTOR SHALL COMPLY WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS TO THE EXTENT PRINTED INFORMATION IS MORE DETAILED OR STRINGENT THAN REQUIREMENTS CONTAINED DIRECTLY IN THE PLANS.

4. PATCH AND REPAIR ALL AREAS AFFECTED BY RENOVATION TO MAINTAIN THE INTENDED USE AND IN FULL SATISFACTION OF SPECIFICATIONS AND WARRANTIES OF (AFFECTED ITEM/S) MANUFACTURER.

5. CONTRACTOR SHALL FIELD VERIFY ALL SITE CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO FABRICATIONS AND CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO FABRICATIONS AND CONSTRUCTION.

COLORS

E1	SHERWIN WILLIAMS BALANCED BEIGE SW7037
E2	SHERWIN WILLIAMS AESTHETIC WHITE SW7035
E3	SHERWIN WILLIAMS ENVY SW6925

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ISAAC BALBUENA
GUADALUPE CORTINA RA
PLA0000007

No.	Date	Revision	By
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2			
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PROPOSED ELEVATIONS
DOLLAR TREE

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Sheet No.
B- A2.0

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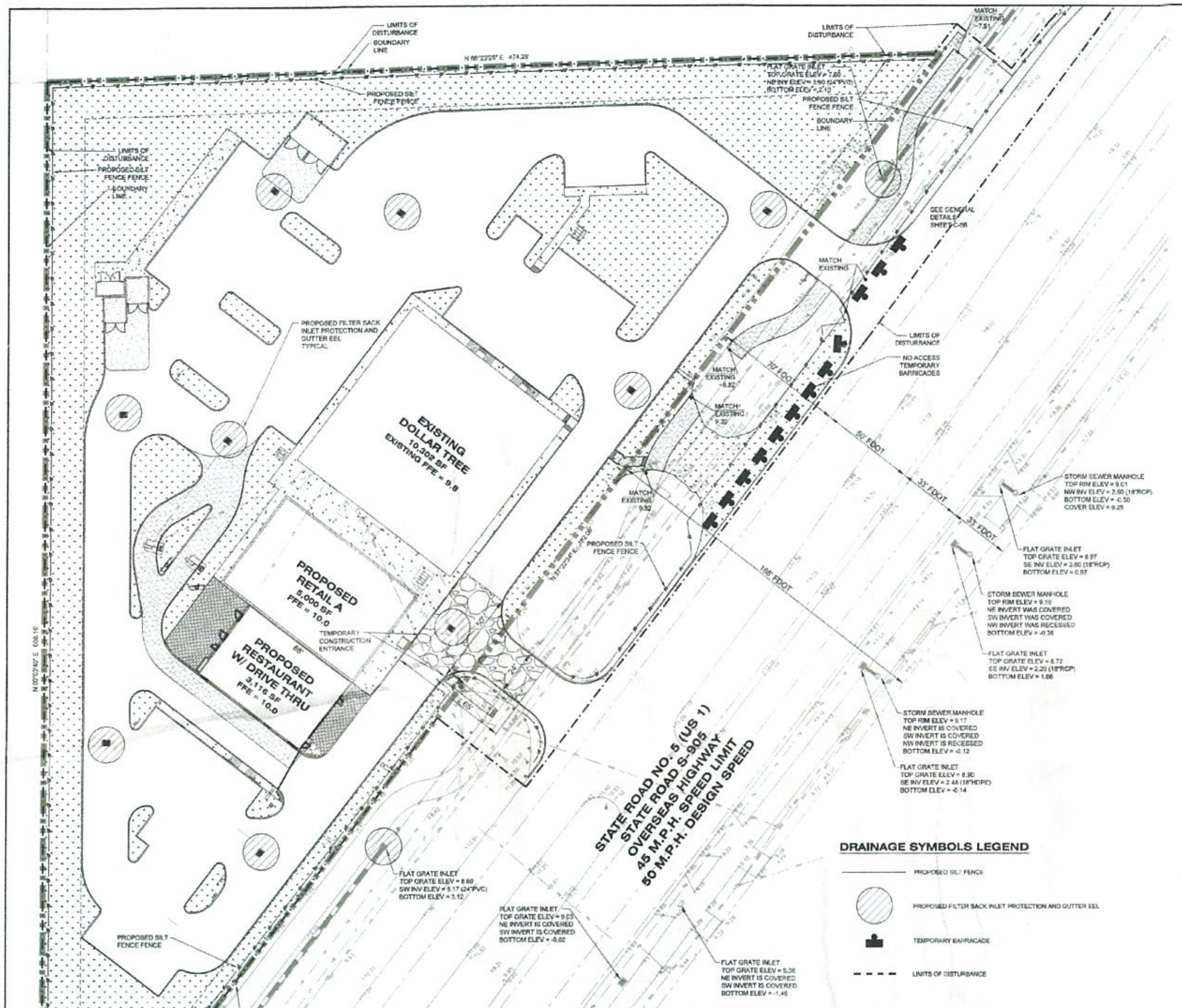

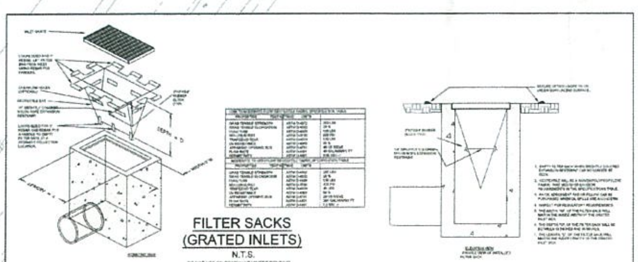

FILTER SACKS
(GRATED INLETS)
N.T.S.
DO NOT USE ON ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS

GRAPHIC SCALE
0 15 30 60
1 INCH = 30 FEET

EROSION SEDIMENTATION CONTROL NOTES

THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. THE EROSION CONTROL SYSTEM DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED TO REPRESENT THE MINIMUM ACCEPTABLE STANDARDS FOR THIS PROJECT. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DEPENDENT UPON THE STAGE OF CONSTRUCTION, THE SEVERITY OF THE RAINFALL EVENT AND/OR AS DEEMED NECESSARY AS A RESULT OF ON-SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES OR THE JURISDICTIONAL AUTHORITIES. THESE ADDITIONAL MEASURES SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ASSURE THAT THE STORM WATER DISCHARGE FROM THE SITE DOES NOT EXCEED THE TOLERANCES ESTABLISHED BY ANY OF THE JURISDICTIONAL AUTHORITIES. REFERENCE THE EROSION CONTROL PLAN AND DETAILS.

THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH RULES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, CHAPTER 17-25-FAC.

SITE

A. SITE CONDITIONS

1. SITE OPERATOR (CONTRACTOR) SHALL PREPARE A CONSTRUCTION SCHEDULE THAT INCLUDES THE DATE GRADING WILL BEGIN AND THE EXPECTED DATE OF STABILIZATION AND SHALL INCLUDE THE CONSTRUCTION SCHEDULE AS PART OF THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

B. SEQUENCE OF IMPLEMENTATION OF CONTROLS

1. INSTALLATION OF CONTROL MEASURES (CONSTRUCTION ENTRANCE, SILT FENCE, FILTER SACKS, GUTTER EEL) ETC.
2. DEMOLITION AND CLEARING, GRUBBING AND EXCAVATION.
3. CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE BUILDING, SITE DEVELOPMENT AND INFRASTRUCTURE NECESSARY TO SERVE THE PROPOSED PROJECT.
4. FINAL STABILIZATION.

C. PHASING OF CONTROL MEASURES

1. PHASE 1- INITIAL PHASE
   THIS PHASE INCLUDES EROSION AND SEDIMENT CONTROL MEASURES REQUIRED BEFORE AND DURING DEMOLITION STAGE OF CONSTRUCTION.

   THIS PHASE INCLUDES
   - ESTABLISH STABILIZED CONSTRUCTION ENTRANCE.
   - INSTALLATION OF SILT FENCE.
   - INSTALL FILTER SACKS IN OFF-SITE INLET GRATES AND PLACE GUTTER EEL ON TOP OF GRATES.
   - INSTALL FILTER SACKS IN EXISTING ONSITE STORM INLETS DURING DEMOLITION.

2. PHASE 2- INTERMEDIATE PHASE
   THIS PHASE INCLUDES EROSION AND SEDIMENT CONTROL MEASURES REQUIRED DURING SITE GRADING FROM INITIAL GRADING THROUGH CURB AND GUTTER PHASE.

   THIS PHASE INCLUDES
   - INSTALLATION OF FILTER SACKS IN PROPOSED INLETS.
   - MAINTAIN ALL MEASURES IN PHASE 1

3. PHASE 3- FINAL PHASE
   THIS PHASE INCLUDES EROSION AND SEDIMENT CONTROL MEASURES REQUIRED DURING FINAL BUILDING CONSTRUCTION, PAVING, AND FINAL LANDSCAPE.

   THIS PHASE INCLUDES
   - REMOVAL OF GUTTER EELS FROM RIGHT OF WAY INLETS
   - MAINTAIN REMAINING MEASURES FROM PHASES 1 AND 2.

CONTROLS

EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. THE EROSION CONTROL SYSTEM DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED TO REPRESENT THE MINIMUM ACCEPTABLE STANDARDS FOR THIS PROJECT. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DEPENDENT UPON THE STAGE OF CONSTRUCTION, THE SEVERITY OF THE RAINFALL EVENT AND/OR AS DEEMED NECESSARY AS A RESULT OF ON-SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES, OR THE APPLICABLE JURISDICTIONAL AUTHORITIES. THESE ADDITIONAL MEASURES (IF NEEDED) SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. IT IS NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BEST MANAGEMENT PRACTICES (BMPS). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN FDOT INDEXES #100 THROUGH #102 AND AS NECESSARY FOR EACH SPECIFIC APPLICATION. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ASSURE THAT THE STORMWATER DISCHARGE FROM THE SITE DOES NOT EXCEED THE TOLERANCES ESTABLISHED BY ANY OF THE APPLICABLE JURISDICTIONAL AUTHORITIES.

PROTECTION OF SURFACE WATERS

A. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING

i. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
ii. NEW AND EXISTING STORMWATER INLET STRUCTURES SHALL BE PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SHALL BE EMPLOYED IMMEDIATELY AS REQUIRED DURING THE VARIOUS STAGES OF CONSTRUCTION.
iii. PERIMETER EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL FINAL SITE STABILIZATION HAS BEEN ESTABLISHED.

B. HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE, LUBRICANTS, OR OTHER CONTAMINANTS. CONTRACTORS SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS IMMEDIATELY.

A. EROSION AND SEDIMENT CONTROLS

GENERAL EROSION CONTROL

A. CLEARING AND GRUBBING OPERATIONS SHALL BE CONTROLLED SO AS TO MINIMIZE UNPROTECTED ERODIBLE AREAS EXPOSED TO WEATHER. GENERAL EROSION CONTROL BMPS SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND OFF-SITE SEDIMENTATION. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC. THEY SHOULD BE EMPLOYED PRIOR TO ANY CONSTRUCTION ACTIVITY.

B. EXCAVATED MATERIAL WILL NOT BE DEPOSITED IN LOCATIONS WHERE IT COULD BE WASHED AWAY BY HIGH WATER OR STORM WATER RUNOFF. STOCKPILED MATERIAL SHALL BE COVERED OR ENCIRCLED WITH SEDIMENT CONTAINMENT DEVICES.

C. STABILIZATION MEASURES SHALL BE IMMEDIATELY INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS. CLEARED SITE DEVELOPMENT AREAS WHICH WILL REMAIN AT ROUGH GRADE FOR 7 DAYS OR MORE SHOULD BE STABILIZED IMMEDIATELY BY COVERING WITH ADEQUATE AMOUNTS OF HAY, OVER SEEDED AND PERIODICALLY WATERED SUFFICIENT TO STABILIZE THE TEMPORARY GROUNDCOVER, OR BY THE USE OF AN APPROPRIATE ALTERNATIVE BMP.

D. ALL GRASS SLOPES CONSTRUCTED STEEPER THAN 4H:1V SHALL BE SODDED IMMEDIATELY AFTER FINAL GRADE IS ESTABLISHED. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREAS SHALL BE COMPLETED IMMEDIATELY AFTER FINAL GRADING.

E. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PROVIDED AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. SEDIMENT CONTROL CONSISTS OF SILT FENCING AND FLOATING TURBIDITY BARRIERS PER FDOT INDEX NO. 102 AND 103. EROSION CONTROL CONSISTS OF SEEDING AND MULCHING, SODDING, WETTING SURFACES, PLACEMENT OF COARSE AGGREGATE, TEMPORARY PAVING.

F. MAINTAIN TEMPORARY EROSION CONTROL SYSTEMS AS DIRECTED BY OWNER OR GOVERNING AUTHORITIES TO CONTROL EROSION AND SILTATION DURING LIFE OF CONTRACT. OWNER HAS AUTHORITY TO LIMIT SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY CLEARING AND GRUBBING, EXCAVATION, TRENCHING, BORROW AND EMBANKMENT OPERATIONS. OWNER ALSO HAS AUTHORITY TO DIRECT CONTRACTOR TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

G. CONTRACTOR SHALL RESPOND TO EROSION AND SEDIMENT CONTROL MAINTENANCE REQUIREMENTS OR IMPLEMENT ADDITIONAL MEASURES TO CONTROL EROSION ORDERED BY OWNER OR GOVERNING AUTHORITIES WITHIN 48 HOURS OR SOONER IF REQUIRED AT NO ADDITIONAL COST TO THE OWNER.

H. CONTRACTOR WILL BE REQUIRED TO INCORPORATE PERMANENT EROSION CONTROL FEATURES INTO PROJECT AT EARLIEST PRACTICAL TIME TO MINIMIZE NEED FOR TEMPORARY CONTROLS.

I. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS REPRESENT A MINIMUM REQUIREMENT. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES NEEDED IN ORDER TO PREVENT THE TRANSFER OF SEDIMENT FROM THE PROJECT AREA AND PREVENT THE EROSION OF SURFACES DURING CONSTRUCTION, AS NEEDED TO PROTECT ADJACENT PROPERTIES AND WATER BODIES.

J. INSPECT EVERY TWO WEEKS DURING CONSTRUCTION. REMOVE ANY SEDIMENT BUILD-UP. REPAIR AND REINSTALL ANY DAMAGED OR MISSING SEDIMENT CONTROL MEASURES. INSTALL ADDITIONAL MEASURES IF INSPECTION REVEALS ADDITIONAL SEDIMENTATION CONTROL IS NECESSARY.

K. AREAS TO BE PAVED SHALL BE TREATED WITH A BITUMINOUS PRIME COAT AND SANDED TO MINIMIZE EROSION, WHERE PAVING IS SCHEDULED TO OCCUR MORE THAN 48 HOURS AFTER INSTALLATION OF BASE COURSE. AREAS TO RECEIVE CONCRETE PAVING SHALL BE EITHER PROTECTED WITH A LAYER OF FDOT COARSE AGGREGATE MATERIAL OR SHALL BE PAVED WITHIN 48 HOURS OF INSTALLATION OF THE SUBGRADE. INSTALL FINAL SURFACE COURSES WITHIN 14 DAYS AFTER REMOVAL OF EXISTING PAVEMENT.

CONTROL OF WIND EROSION

A. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.

B. AS REQUIRED AFTER COMPLETION OF CONSTRUCTION, BARE EARTH AREAS SHALL BE VEGETATED.

C. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS MAY INCLUDE ERECTION OF DUST CONTROL FENCES. IF REQUIRED, DUST CONTROL FENCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL FOR A SILT FENCE EXCEPT THE MINIMUM HEIGHT SHALL BE 4 FEET.

IN ADDITION TO THOSE RESPONSIBILITIES OUTLINED WITHIN THE CONSTRUCTION PLANS AND DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING MEASURES:

A. PROJECT SCHEDULE WITH EROSION AND SEDIMENT CONTROL INSTALLATION AND MAINTENANCE TIED TO SPECIFIC DATES OR CONSTRUCTION ACTIVITIES.

B. ALTERATIONS TO THE DESIGN EROSION AND SEDIMENT CONTROLS DUE TO DIFFERENCES BETWEEN THE DESIGN PLANS AND ANTICIPATED CONSTRUCTION PHASING AND THE CONTRACTOR'S CONSTRUCTION METHODS.

C. NAME AND PHONE NUMBER OF CONTRACTOR'S REPRESENTATIVE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL INSTALLATION AND MAINTENANCE ON A 24 HOUR BASIS.

D. THE CONTRACTOR WILL FURNISH, INSTALL, MAINTAIN AND SUBSEQUENTLY REMOVE, ALL NECESSARY EROSION CONTROL. THE CONTRACTOR WILL FURNISH AND INSTALL ALL NECESSARY PERMANENT EROSION CONTROLS.

E. THE DEVELOPMENT OF THE APPLICABLE BMP'S TO ENSURE THE CONTROL OF OFF-SITE TRACKING/SPILLAGE, SANITARY WASTE, FERTILIZERS & PESTICIDES, SOLID WASTE DISPOSAL, AND NON-STORMWATER DISCHARGES & HAZARDOUS WASTE. WHEN A SPILL OF REPORTABLE QUANTITIES IS DISCOVERED ON THE SITE, THE CONTRACTOR SHALL CLEAN UP ALL SPILLED MATERIALS AND DISPOSE OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE AUTHORITIES, IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND PROJECT ENGINEER. THE CONTRACTOR SHALL RETAIN CLEAN UP INFORMATION AS WELL AS DISPOSAL MANIFESTS WITH THEIR SWPPP.

THE CONTRACTOR IS ADVISED THAT THE CONTRACT DRAWINGS ONLY INDICATE EROSION, SEDIMENT, AT LOCATIONS DETERMINED IN THE DESIGN PROCESS. HOWEVER, THE CONTRACTOR IS REQUIRED TO PROVIDE ANY ADDITIONAL CONTROLS NECESSARY TO PREVENT THE POSSIBILITY OF SILTING ANY ADJACENT LOWLAND PARCEL OR RECEIVING WATER.

STORM WATER MANAGEMENT

THE STORM WATER RUNOFF FROM THE PROJECT AREA WILL BE COLLECTED IN A SYSTEM OF INLETS AND CONVEYED TO EXFILTRATION TRENCHES FOR WATER QUALITY TREATMENT AND PEAK ATTENUATION.

MAINTENANCE

MAINTENANCE OF EROSION CONTROL DEVICES IS OF PARAMOUNT IMPORTANCE TO CVS/ PHARMACY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL POLLUTION PREVENTION CONTROLS. DAILY REVIEW SHALL BE MADE BY THE CONTRACTOR TO DETERMINE IF CONSTRUCTION ACTIVITIES HAVE ALTERED THE EFFECTIVENESS OF EROSION, SEDIMENTATION AND POLLUTION CONTROL MEASURES. CORRECTIVE ACTION SHALL BE PERFORMED IMMEDIATELY. AT THE END OF EACH DAY OF WORK THE CONTRACTOR WILL COMPLETE A REPORT DETAILING MEASURES THAT ARE NOT ACHIEVING PERMIT COMPLIANCE AND THE CORRECTIVE ACTION THAT IS TAKEN. UNLESS OTHERWISE SPECIFIED, ACCUMULATED SEDIMENTS SHOULD BE REMOVED BEFORE THEY REACH ONE-HALF OF THE CAPACITY OF THE CONTROL DEVICE.

INSPECTION

THE CONTRACTOR IS REQUIRED TO INSPECT AND MAINTAIN CONTROLS WEEKLY AND WITHIN 24 HOURS AFTER A RAINSTORM IN EXCESS OF 0.25 INCHES. THE CONTRACTOR SHALL REPORT ALL INSPECTION FINDINGS AND CORRECTIVE ACTIONS TAKEN AS A RESULT OF THE INSPECTION. INSPECTION REPORTS SHALL BE SIGNED BY THE INSPECTOR AND CONTRACTOR AND MAINTAINED FOR FUTURE REFERENCE AS NEEDED.

THE INSPECTOR MUST BE A QUALIFIED EROSION AND SEDIMENT CONTROL INSPECTOR AS DEFINED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

IT IS THE CONTRACTOR'S RESPONSIBILITY (FOR ALL SITES WHICH ARE ONE (1) ACRE AND GREATER) TO FILE "NOTICE OF INTENT (NOI) FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER A NPDES GENERAL PERMIT" (EPA FORM 4510-6 OR LATEST VERSION) TO EPA AND "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES" (DEP FORM 62-621.300(4)(B) OR LATEST VERSION) TO FDEP TO THE FOLLOWING ADDRESSES. NPDES STORMWATER NOTICES CENTER, MS #2510 FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION 2600 BLAIR STONE ROAD TALLAHASSEE, FLORIDA 32399-2400

CONSTRUCTION SEQUENCING TABLE

ANTICIPATED CONSTRUCTION SEQUENCE*	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
CONSTRUCTION ENTRANCE									
TEMPORARY CONTROL MEASURES									
STORM FACILITIES									
ROUGH GRADE / SEDIMENT CONTROL									
FOUNDATION / BUILDING CONSTRUCTION									
SITE CONSTRUCTION									
FINISH GRADING									
PERMANENT CONTROL MEASURES									

* THIS IS ONLY A GUIDE. CONTRACTOR IS TO USE HIS JUDGMENT TO MODIFY AS NEEDED.

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NOTE:
CONTRACTOR SHALL PAY CLOSE ATTENTION WHEN CLEARING AND/OR GRADING THE SITE TO ENSURE THAT WHEN EXISTING ROOTS ARE ENCOUNTERED THEY ARE CUT OFF EVENLY WITH CLEAN SHARP PRUNING TOOLS. CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING THE DAMAGE OF THE EXISTING ROOT SYSTEMS.

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No.	Date	Revision	By
	07-28-16	REVISED PER FDOT COMMENTS (DATED 06-13-16)	A.T.S.
	10-05-15	REVISED PER CITY COMMENTS (DATED 09-16-15)	A.T.S.

Designed by:	C.P.C.
Drawn by:	A.T.S.
Checked by:	C.P.S.
Approved by:	C.P.S.
Scale:	1"=20'
Date:	08/15/16
Job No.:	13604

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SWPPP

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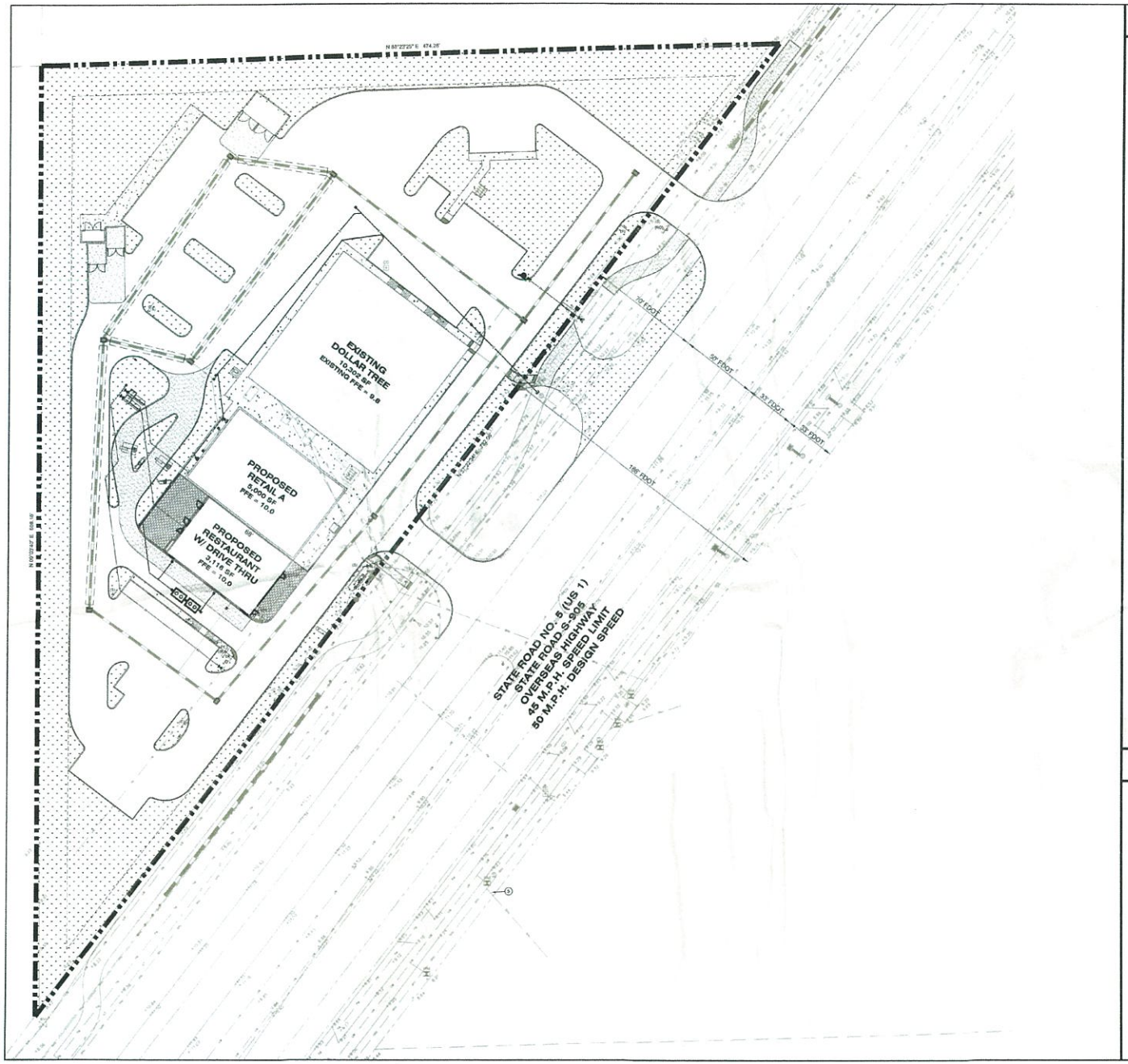
Sheet No.
C-4



GENERAL UTILITY NOTES

1. SEE COVER SHEET FOR A LIST OF UTILITY COMPANIES.
2. GENERAL CONTRACTOR IS TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT OR RELOCATION OF EXISTING UTILITIES AS DESIGNATED ON PLANS.
3. THE CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
4. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES. EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO NEW UTILITY LINES BEING INSTALLED.
5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/ OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
6. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COST TO THE OWNER.
7. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES, IN SUCH A MANNER AS TO AVOID CONFLICT AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH UTILITY REQUIREMENTS AS TO LOCATION AND SCHEDULING FOR TIE-INS/ CONNECTIONS PRIOR TO CONNECTING TO EXISTING UTILITIES.
8. THE TOP ELEVATION OF MANHOLES AND CLEANOUTS CONSTRUCTED IN PAVED AREAS SHALL MATCH FINISHED GRADE. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN GRASSED AREAS SHALL BE 4" ABOVE FINISHED GRADE (UNLESS NOTED OTHERWISE).
9. ALL MANHOLES CONSTRUCTED WITHIN PAVED AREAS SHALL BE INSTALLED WITH TRAFFIC BEARING RINGS AND COVERS.
10. ALL CLEAN-OUTS WITHIN THE PAVEMENT AREA SHALL BE INSTALLED WITH TRAFFIC BEARING PARTS AS APPLICABLE.
11. CONTRACTOR SHALL GROUT AROUND ALL PIPE ENTRANCES TO SANITARY SEWER MANHOLES WITH NON-SHRINKING GROUT TO ASSURE CONNECTION IS WATER TIGHT.
12. ALL CONCRETE FOR ENCASEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS.
13. CONTRACTOR SHALL PROVIDE ALL APPURTENANCES SUCH AS CHECK VALVES, BACKFLOW PREVENTERS, ETC., AS REQUIRED BY GOVERNING AUTHORITIES.
14. ALL WATER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM OF 3' OF COVER. PE WATER SERVICE MAY BE REDUCED TO 2' WHEN NECESSARY.
15. CONTRACTOR SHALL COORDINATE INSPECTION ON ALL UTILITIES, WITH APPROPRIATE AUTHORITIES PRIOR TO COVERING TRENCHES DURING INSTALLATION.
16. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND REQUIREMENTS.
17. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES AND THE OWNER'S INSPECTING AUTHORITIES.
18. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
19. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT BE LIMITED, FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
20. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (90-96, LAWS OF FLORIDA). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.
21. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
22. CONTRACTOR TO LOCATE LIGHT POLES AND FIXTURES AS INDICATED. CONTRACTOR TO BUILD NEW POLE BASE AND STUB CONDUIT AND WIRE AS NEEDED.
23. CONTRACTOR MUST STOP OPERATION AND NOTIFY THE OWNER FOR PROPER DIRECTION IF ANY ENVIRONMENTAL OR HEALTH RELATED PONTAMINATE IS ENCOUNTERED DURING EXCAVATION.
24. ALL WATER MAINS, FIRE WATER MAINS AND SERVICES SHALL BE TESTED, APPROVED AND DISINFECTED IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS PRIOR TO CONNECTION TO MUNICIPAL SYSTEM.
25. THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS SIX (6) FEET. OR MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER OVER SEWER LINE IS (12) INCHES.
26. CHAPTER 553.851 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATING.
27. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY PROVIDERS 48 HOURS PRIOR TO ANY UTILITIES CONSTRUCTION.
28. "CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH WATER AND WASTEWATER SERVICES MINIMUM DESIGN CONSTRUCTION STANDARDS. PLANS ARE IN ACCORDANCE WITH WWS MINIMUM DRAWING REQUIREMENTS DATED JANUARY 9, 2013"
29. ANY DAMAGES TO THE COUNTY'S SEWER LINE DUE TO NEW CONSTRUCTION SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
30. EXISTING FIRE DEPARTMENT CONNECTION AND BACK FLOW SHALL BE BROUGHT INTO COMPLIANCE WITH CURRENT CODES AND PROPERTY PROTECTED FROM PHYSICAL DAMAGE BY VEHICULAR TRAFFIC.

UTILITY LEGEND

——— S ———	PROP. SANITARY SEWER LINE
——— W ———	PROP. POTABLE WATER LINE
——— IR ———	PROP. IRRIGATION WATER
——— FW ———	PROPOSED FIRE WATER LINE
▬▬▬▬	PROPERTY LINE

NOTE:

EXISTING UTILITY LOCATIONS ARE APPROXIMATE BASED ON AS-BUILTS DRAWINGS PROVIDED BY MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT.

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No.	Date	Revision	By
1	10-05-15	REVISED PER CITY COMMENTS (DATED 09-18-15)	A.T.S.

Designed by:	C.P.C.	1
Drawn by:	N.T.N.	1
Checked by:	C.P.S.	1
Approved by:	C.P.S.	1
Scale:	1"=20'	1
Date:	04-13-16	1
Job No.	13604	1

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COMPOSITE UTILITY PLAN

IMC - KEY LARGO COMMERCIAL CENTER
101000 OVERSEAS HIGHWAY
MONROE COUNTY / FLORIDA

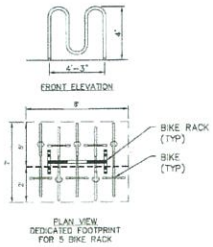
Sheet No.
C-5

30" x 30" OR
24" X 24" (FOR ON SITE ONLY)
HIGH INTENSITY
R1-1

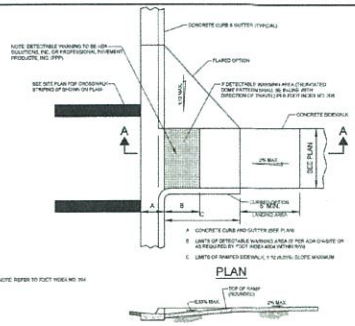
STOP SIGN

STANDARD RED AND WHITE SIGN
R5-1

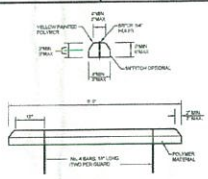
"DO NOT ENTER" SIGN



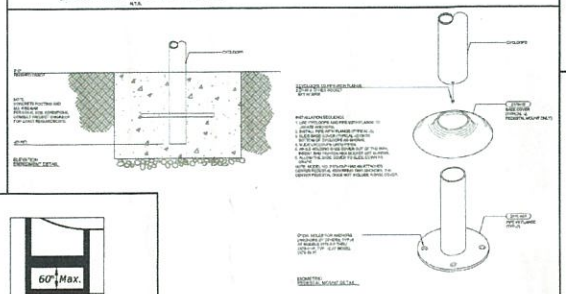
CVS BIKE RACK DETAIL
N.T.S.

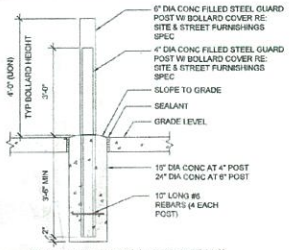


SECTION A-A
HANDICAP RAMP DETAIL



WHEEL STOP
N.T.S.





STANDARD BOLLARD DETAIL
N.T.S.

(A) 1.5" FLORIDA DOT ASPHALT TYPE S.

(B) 8" CRUSHED LIMEROCK BASE COURSE HAVING A MINIMUM LBR OF 130 AND COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY PER ASTM D-1557

(C) 12" STABILIZED SUB-BASE FILLED WITH MINIMUM LBR OF 40 COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY PER ASTM D-1557

LIGHT DUTY
FLEXIBLE PAVEMENT

(D) 2.5" FLORIDA DOT ASPHALT TYPE S

(E) 10" CRUSHED LIMEROCK BASE COURSE HAVING A MINIMUM LBR OF 100 AND COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY PER ASTM D-1557

(F) 12" STABILIZED SUB-BASE FILLED WITH MINIMUM LBR OF 40 COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY PER ASTM D-1557

HEAVY DUTY
FLEXIBLE PAVEMENT

(G) 6" TYPE 1 REINFORCED PORTLAND CEMENT CONCRETE WITH A 4,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS. PROVIDE A MINIMUM OF 28-DAY FLEXURAL STRENGTH (MODULUS OF RUPTURE) OF 550 PSI. BASED ON THE 3RD POINT LOADING OF CONCRETE BEAM SAMPLES 12" X 12" CONTROL JOINT SPACING WITH A MINIMUM 1/12" - 2" SAWCUT DEPTH FILLED WITH SEALANT

(H) 8" CRUSHED LIMEROCK FILL WITH A MINIMUM LBR OF 120 COMPACTED TO 98% MODIFIED PROCTOR MAXIMUM DRY DENSITY PER ASTM D-1557

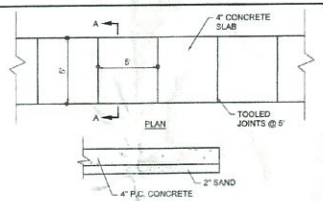
(I) 12" STABILIZED SUB-BASE WITH A MINIMUM LBR OF 40 COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY PER ASTM D-1557

HEAVY DUTY CONCRETE
RIGID PAVEMENT

NOTES:
1. BASE MATERIAL SHALL BE EXTENDED A MINIMUM OF 1 FOOT BEYOND THE BACK OF CURB AND SUB-BASE SHALL BE EXTENDED 1 FOOT MIN BEYOND THE BASE.

PAVING DETAILS

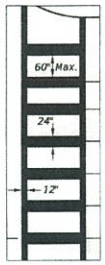
NOTE:
1. PLEASE SEE GEOTECHNICAL REPORT (PREPARED BY P3 DATED MARCH 15, 2011) FOR SITE PREPARATION REQUIREMENTS.
2. PAVEMENT SECTIONS ARE BASED ON THE GEOTECHNICAL REPORT (PREPARED BY P3 DATED MARCH 15, 2011)



SECTION A-A
MINIMUM 3000 P.S.I.
CONCRETE REQUIRED

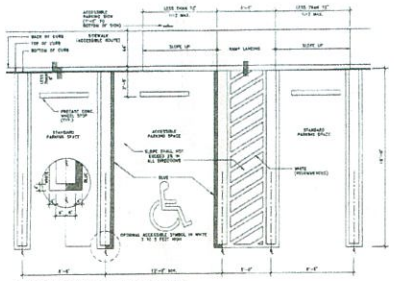
NOTES:
1. 3/4"x4" PREMOLDED EXPANSION MATERIALS AROUND P.P. OR OTHER STRUCTURES IN WALK.
2. EXPANSION JOINTS MAXIMUM DISTANCE = 100', USED 3/4"x4" PREMOLDED EXPANSION MATERIAL.
3. CONTRACTION JOINTS MAXIMUM DISTANCE = 21', SAW CUT 2" DEEP AND FILL WITH HOT POURED SEALER.
4. SAW CUT JOINTS WITHIN 24 HOURS.

CONCRETE SIDEWALK DETAIL
N.T.S.



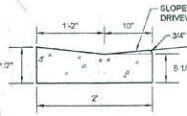
PER FDOT INDEX # 17346 (TYP)

CROSSWALK DETAIL
N.T.S.



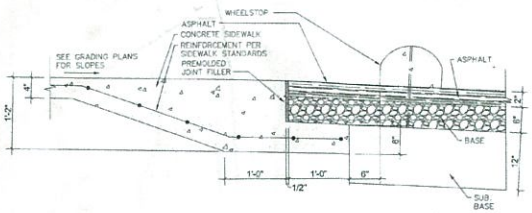
ACCESSIBLE PARKING SPACE FOR DADE COUNTY

HANDICAP STRIPING DETAIL
N.T.S.

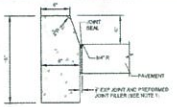


GENERAL NOTES:
1. THE CONCRETE FOR CURBS SHALL BE DEPARTMENT OF TRANSPORTATION CLASS "I" CONCRETE, AND HAVE A COMPRESSIVE STRENGTH OF 3000 PSI.
2. ALL CURBS SHALL HAVE CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'-0" ON CENTERS FOR ALL CURBS.

CONCRETE DROP CURB
N.T.S.



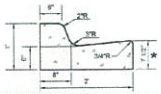
CONCRETE PAVEMENT
TRANSITION DETAIL
N.T.S.



GENERAL NOTES:
1. FOR USE ADJACENT TO CONCRETE OR FLEXIBLE PAVEMENT. EXPANSION JOINT, PREFORMED JOINT FILLER AND JOINT SEAL ARE REQUIRED BETWEEN CURBS AND CONCRETE PAVEMENT ONLY.
2. THE CONCRETE FOR CURBS SHALL BE DEPARTMENT OF TRANSPORTATION CLASS "I" CONCRETE, AND HAVE A COMPRESSIVE STRENGTH OF 3000 PSI.
3. ALL CURBS SHALL HAVE CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'-0" ON CENTERS FOR ALL CURBS.

NOTE: TYPE D CURB SHALL BE REINFORCED THROUGHOUT SITE.

TYPE D CURB DETAIL
N.T.S.



* WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

GENERAL NOTES:
1. THE CONCRETE FOR CURBS SHALL BE DEPARTMENT OF TRANSPORTATION CLASS "I" CONCRETE, AND HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI.
2. ALL CURBS SHALL HAVE CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'-0" ON CENTERS FOR ALL CURBS.

STANDARD CONCRETE CURB & GUTTER
N.T.S.

3' HORIZONTAL CURB
TRANSITION DETAIL
N.T.S.

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No.	Date	Revision	By
1	10-05-15	REVISED PER CITY COMMENTS (DATED 09-15-15)	A.T.S.

Designed by:	C.P.C.
Drawn by:	A.T.S.
Checked by:	C.P.S.
Approved by:	C.P.S.
Scale:	1"=20'
Date:	04-13-16
Job No.:	13604
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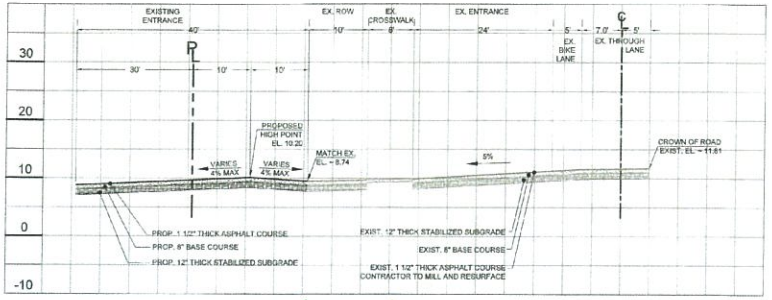
Lndscp. Lic. No. LC0000296

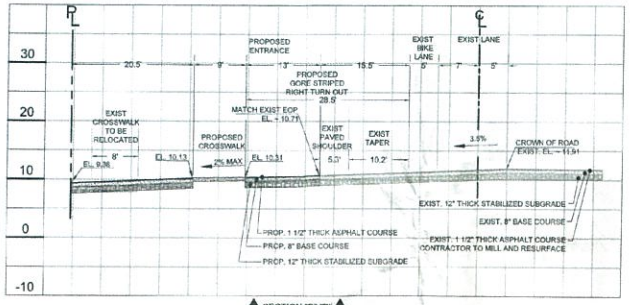
CONCEPTUAL SITE PLAN
KEY LARGO

IMC - KEY LARGO
COMMERCIAL CENTER
101000 OVERSEAS HIGHWAY
MONROE COUNTY / FLORIDA

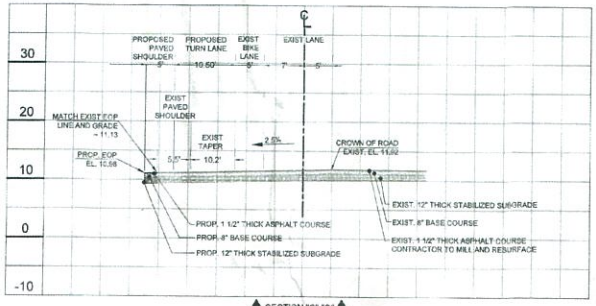
Sheet No.
C-6A



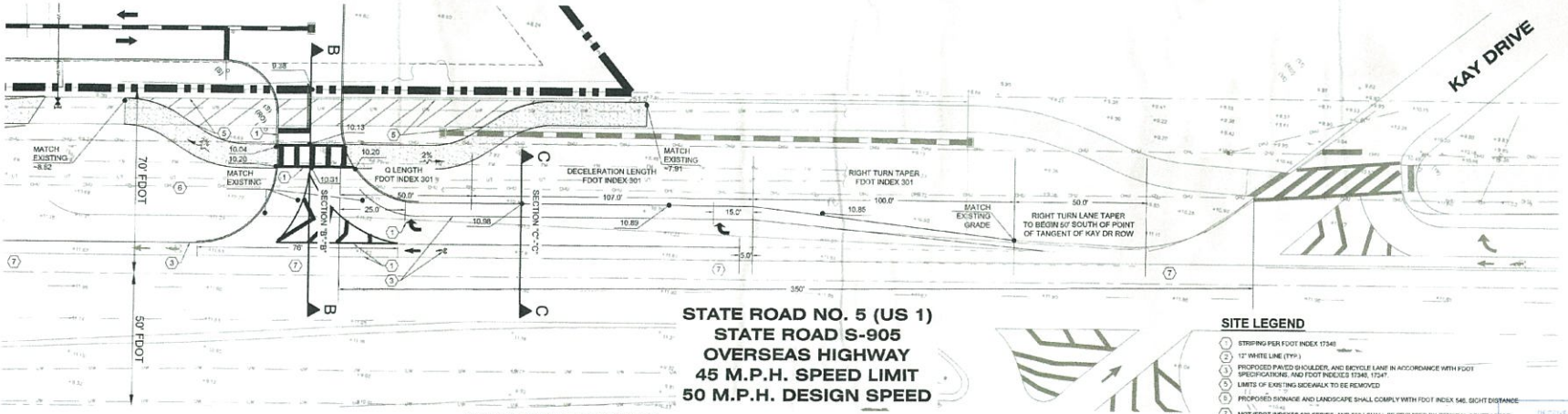
SECTION "A"-"A"
SCALE: HORIZ. 1" = 10'
VERT. 1" = 10'



SECTION "B"-"B"
SCALE: HORIZ. 1" = 10'
VERT. 1" = 10'



SECTION "C"-"C"
SCALE: HORIZ. 1" = 10'
VERT. 1" = 10'



PROPOSED RIGHT TURN LANE
1" = 20'

STATE ROAD NO. 5 (US 1)
STATE ROAD S-905
OVERSEAS HIGHWAY
45 M.P.H. SPEED LIMIT
50 M.P.H. DESIGN SPEED

SITE LEGEND

1. STRIPING PER FDOT INDEX 17346
2. 12" WHITE LINE (TYP.)
3. PROPOSED PAVED SHOULDER, AND BICYCLE LANE IN ACCORDANCE WITH FDOT SPECIFICATIONS, AND FDOT INDICES 17346, 17347.
4. LIMITS OF EXISTING SIDEWALK TO BE REMOVED
5. PROPOSED SIGNAGE AND LANDSCAPE SHALL COMPLY WITH FDOT INDEX 546, SIGHT DISTANCE
6. MOT (FDOT INDEXES 600 SERIES, AND 660) SHALL BE PROVIDED BY GENERAL CONTRACTOR
7. MOT (FDOT INDEXES 600 SERIES, AND 660) SHALL BE PROVIDED BY GENERAL CONTRACTOR

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No.	Date	Revision	By
1	07-29-15	REVISED PER FDOT COMMENTS (DATED 06-12-15)	A.T.S.
2	10-05-15	REVISED PER CITY COMMENTS (DATED 09-15-15)	A.T.S.

Designed by:	C.P.C.
Drawn by:	A.T.S.
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Approved by:	C.P.S.
Scale:	1"=20'
Date:	07-21-16
Job No.:	13904

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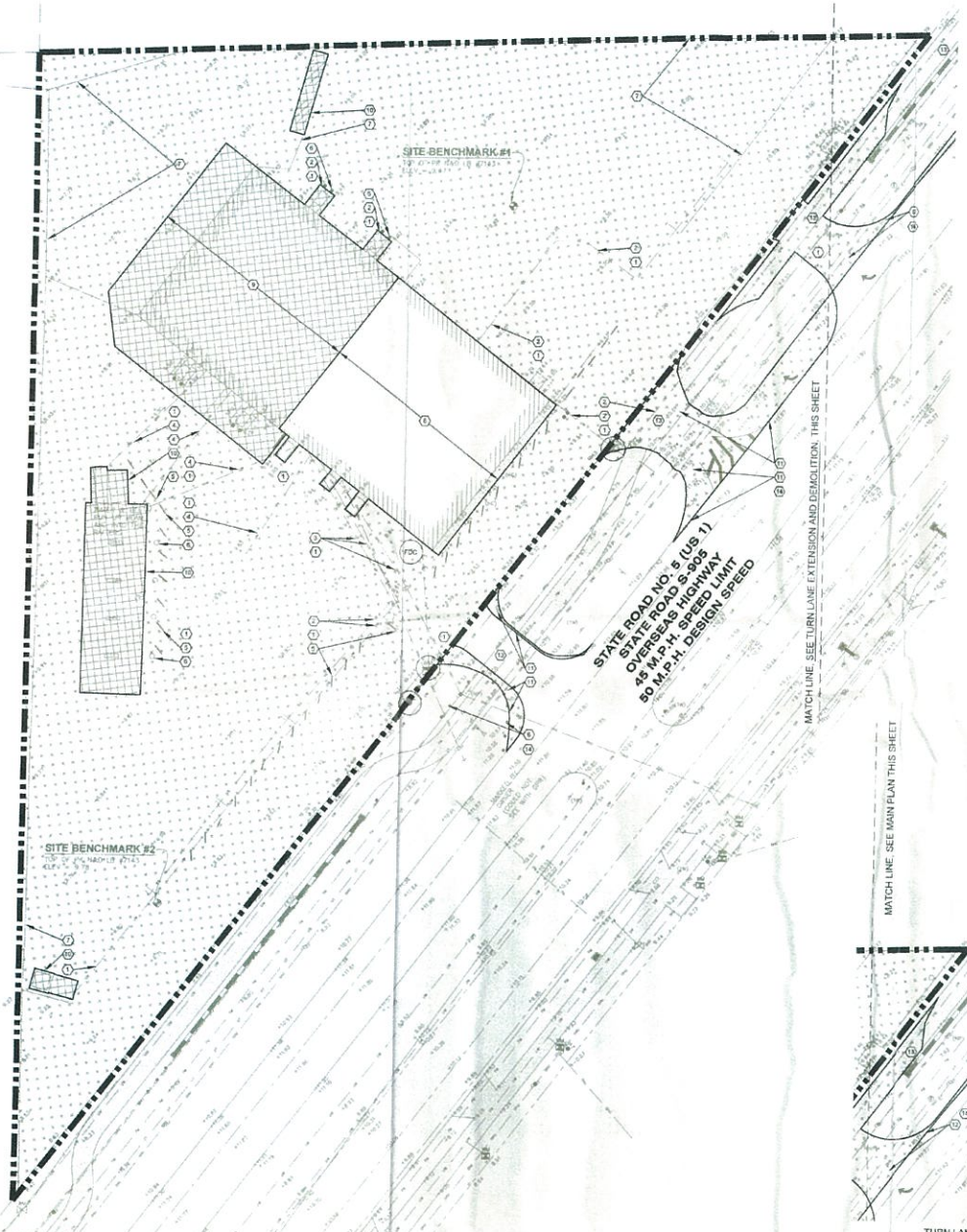
Lndscp. Lic. No. LC0000250

RIGHT OF WAY PLAN PROFILE
KEY LARGO

IMC - KEY LARGO
COMMERCIAL CENTER
101000 OVERSEAS HIGHWAY
MONROE COUNTY / FLORIDA

Sheet No.
C-6B



TURN LANE EXTENSION AND DEMOLITION SCALE: 1" = 30'

KEYNOTES

1. CONTRACTOR TO USE CAUTION WHEN DIGGING AROUND EXISTING UTILITIES (CONTACT UTILITY PROVIDERS FOR UTILITY LOCATES)
2. EXISTING UTILITIES TO REMAIN (TYP)
3. EXISTING UTILITY TO BE RELOCATED. (TYP). COORDINATE RELOCATION WITH PROVIDER AND MEP.
4. EXISTING UTILITY TO BE REMOVED. (TYP). COORDINATE REMOVAL WITH PROVIDER AND MEP.
5. EXISTING LIGHT POLES AND FREE STANDING SIGN TO BE REMOVED (TYP.)
6. EXISTING BOLLARDS TO BE REMOVED (TYP).
7. ALL EXISTING FENCING, SUPPORT, ANCHORS, TO BE EXCAVATED AND REMOVED.
8. EXISTING PORTION UF DOLLAR GENERAL TO REMAIN. SEE ARCHITECTURAL SHEET A1.6. COORDINATE PROTECTION AND MAINTENANCE OF BUILDING WITH MEP, AND UTILITY PROVIDERS.
9. EXISTING PORTION OF DOLLAR GENERAL TO BE REMOVED (TYP). SEE ARCHITECTURAL SHEET D1.6. COORDINATE REMOVAL OF EXISTING INFRASTRUCTURE WITH MEP, AND UTILITY PROVIDERS.
10. EXISTING STRUCTURE TO BE DEMOLISHED AND REMOVED (TYP). COORDINATE REMOVAL OF EXISTING INFRASTRUCTURE WITH UTILITY PROVIDERS.
11. SAW-CUT AND REMOVE EXISTING PAVEMENT, OVER EXCAVATE BASE AND SUBGRADE. PREPARE IN ACCORDANCE WITH FDOT REQUIREMENTS AND GEOTECHNICAL RECOMMENDATIONS. COORDINATE PROPOSED LANDSCAPING WITH LANDSCAPE PLAN.
12. EXCAVATE EXISTING LANDSCAPE AREA, PREPARE IN ACCORDANCE WITH FDOT REQUIREMENTS AND GEOTECHNICAL RECOMMENDATIONS FOR PAVEMENT SECTION. UNIVERSAL ENGINEERING SCIENCE'S "GEOTECHNICAL ENGINEERING REPORT" 0301157, DATED 11/05/2015.
13. CONTRACTOR SHALL PREPARE TEMPORARY PEDESTRIAN AND BICYCLE ACCESS IN ACCORDANCE WITH FDOT INDEX 660.
14. CONTRACTOR SHALL PREPARE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT INDEX SERIES 660.

LEGEND

- PAVEMENT/CURB/INDUSSIDEWALK TO BE NEATLY SAW CUT AND REMOVED
- BUILDING TO BE DEMOLISHED AND REMOVED
- CONTRACTOR TO PROTECT AND SAVE ITEM

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DEMOLITION NOTES

1. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE SEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON SITE LOCATIONS OF EXISTING UTILITIES.
2. CHAPTER 553.851 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATING.
3. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, SUPERVISION, AND EQUIPMENT REQUIRED FOR THE ORDERLY DEMOLITION AND REMOVAL OF EXISTING STRUCTURES, PAVEMENT AND UTILITIES AS SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN.
4. THE CONTRACTOR IS REQUIRED TO FAMILIARIZE HIMSELF WITH THE STRUCTURES TO BE DEMOLISHED. A BRIEF DESCRIPTION OF THE STRUCTURES IS INCLUDED FOR THE CONTRACTOR'S CONVENIENCE ONLY.
5. THE FOLLOWING LIST OF STRUCTURES REQUIRING DEMOLITION IS INCLUDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE DRAWINGS INDICATE THE SCOPE OF DEMOLITION WHERE DEMOLITION IS REQUIRED.
   A. DEMOLITION AND REMOVAL OF EXISTING CONC. BLOCK BUILDING
   B. DEMOLITION AND REMOVAL OF EXISTING ON SITE ASPHALT, CONCRETE PAVING AND CURBING TO LIMITS SHOWN.
   C. REMOVAL OF EXISTING ONSITE ABOVE-GROUND AND UNDERGROUND UTILITIES, INCLUDING REMOVAL AND/OR PLUGGING OF EXISTING UTILITIES AS SHOWN ON PLANS.
6. PRIOR TO REMOVAL OF ANY UNDERGROUND SEWAGE TANK AND COMPONENTS FROM SERVICE, CONTRACTOR MUST COMPLETELY DRAIN THE SYSTEMS TO AN APPROVED SANITATION TANK FOR DISPOSAL AT AN APPROVED LOCATION AND IN ACCORDANCE WITH LOCAL & STATE REQUIREMENTS.
7. ALL ON SITE UNDERGROUND STRUCTURES AND PIPING MUST BE COMPLETELY REMOVED AND OVEREXCAVATED BY A MINIMUM OF 12' BENEATH THE STRUCTURES. CONTRACTOR SHALL USE APPROVED FILLING MATERIAL FOR FILLING THESE AREAS. FILL SHALL BE OF CLEAN, FINE SAND AASHTO CLASS A-3 AND SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 6" IN THICKNESS AND COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557).
8. ALL EXISTING STRUCTURES, PAVEMENTS, SLABS, FOUNDATIONS, STEPS, AND OTHER EXISTING FEATURES INDICATED ON THE DRAWINGS TO BE REMOVED SHALL BE DEMOLISHED AND REMOVED BY THE CONTRACTOR. REMOVE NO STRUCTURE SUBSTANTIALLY AS A WHOLE. DEMOLISH COMPLETELY ON THE PREMISES.
9. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
10. ELECTRICAL, TELEPHONE, CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY PRIOR TO COMMENCEMENT OF CONSTRUCTION. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS A NECESSITY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
11. PROVIDE ADEQUATE PROTECTION FOR PERSONS AND PROPERTY AT ALL TIMES. EXECUTE THE WORK IN A MANNER TO AVOID HAZARDS TO PERSONS AND PROPERTY AND PREVENT INTERFERENCE WITH THE USE OF AND ACCESS TO ADJACENT BUILDINGS. STREETS AND SIDEWALKS SHALL NOT BE BLOCKED BY DEBRIS AND EQUIPMENT.
12. AIR HAMMERS OR OTHER DEVICES WILL BE PERMITTED ON EXTERIOR WORK.
13. CONTRACTOR MUST STOP OPERATION AND NOTIFY THE OWNER FOR PROPER DIRECTION IF ANY ENVIRONMENTAL OR HEALTH RELATED CONTAMINATE IS ENCOUNTERED DURING THE DEMOLITION/EXCAVATION PROCESS.
14. REMOVE AND LEGALLY DISPOSE OF ALL OTHER RUBBISH, RUBBLE, AND DEBRIS. COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS GOVERNING DISPOSAL OF WASTES AND DEBRIS.
15. PAVEMENT REMOVAL:
   A. WHERE EXISTING PAVEMENT IS TO BE REMOVED, SAW-CUT THE SURFACING LEAVING A UNIFORM AND STRAIGHT EDGE WITH MINIMUM DISTURBANCE TO THE REMAINING ADJACENT SURFACING. IF CONSTRUCTION RESULTS IN RAVELING OF THE SAW-CUT SURFACE, RECUT BACK FROM THE RAVELED EDGE PRIOR TO RESTORATION.
   B. WHERE EXISTING PAVEMENT, CURB, CURB AND GUTTER, SIDEWALK, DRIVEWAY, OR VALLEY GUTTER IS REMOVED FOR THE PURPOSE OF CONSTRUCTING OR REMOVING BOX CULVERTS, PIPE, INLETS, MANHOLES, APPURTENANCES, FACILITIES OR SIMILAR, SAID PAVEMENT, ETC., SHALL BE REPLACED AND RESTORED IN EQUAL OR BETTER CONDITION THAN THE ORIGINAL. CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIALS, EQUIPMENT, TOOLS, SUPPLIES, AND OTHER EQUIPMENT AS REQUIRED.
16. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
17. PERMITTING: IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY REQUIRED PERMITTING FOR DEMOLITION FROM RESPONSIBLE REGULATORY AGENCIES AND FULLY ACKNOWLEDGE AND COMPLY WITH ALL REQUIREMENTS PRIOR TO COMMENCING DEMOLITION WORK.
18. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE EXTENT OF DEMOLITION REQUIRED IN ORDER TO PERFORM THE CONTRACT WORK FOR THIS PROJECT. THE CONTRACTOR SHALL CONDUCT SITE VISITS AND SHALL EXAMINE ALL OF THE INFORMATION WITHIN THESE DOCUMENTS. ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BID SUBMITTAL.
19. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
20. THE CONTRACTOR SHALL COORDINATE WITH OWNER PRIOR TO COMMENCEMENT OF ANY WORK. ACTUAL REMOVAL AND/OR RELOCATION OF ALL EXISTING PLANTS IS TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR. IT IS THE RESPONSIBILITY OF THE SITEWORK CONTRACTOR TO COORDINATE DEMOLITION ACTIVITIES WITH THE LANDSCAPE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND PRESERVING TREES AS INDICATED BY THE OWNER.
21. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITY TO THAT AREA DELINEATED IN THE DRAWING. ALL OTHER EXIST. UTILITIES INCLUDING : STORM DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER & SEWER SHALL BE PRESERVED & PROTECTED.
22. A SEPARATE DEMOLITION PERMIT IS REQUIRED FOR THE DEMOLITION OF THE ACTUAL BUILDING.
23. ALL EXISTING LIGHT POLES ON SITE TO BE REMOVED AND REPLACED PER SHEET LP-1.
24. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THIS SHEET BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, SIDEWALK, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.

LANDSCAPING NOTE

SEE LANDSCAPE PLAN FOR PROTECTION AND REMOVAL OF EXISTING VEGETATION.

N
GRAPHIC SCALE
0 15 30 60
1 INCH = 30 FEET

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No.	Date	Revision	By
1	07-13-16	PER FDOT COMMENTS (DATED 06-13-16)	
2	07-13-16	PER COUNTY COMMENTS (DATED 07-13-16)	
3	10-25-16	PER COUNTY COMMENTS (DATED 08-16-16)	A.T.S.

Designed by:	C.P.C.		
Drawn by:	A.T.S.		
Checked by:	C.P.S.		
Approved by:	C.P.S.		
Scale:	1"=30'		
Date:	09/15/16		
Job No.:	13604		

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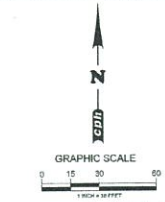
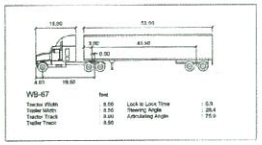
Landscape Arch. Lic. No. LC0000296

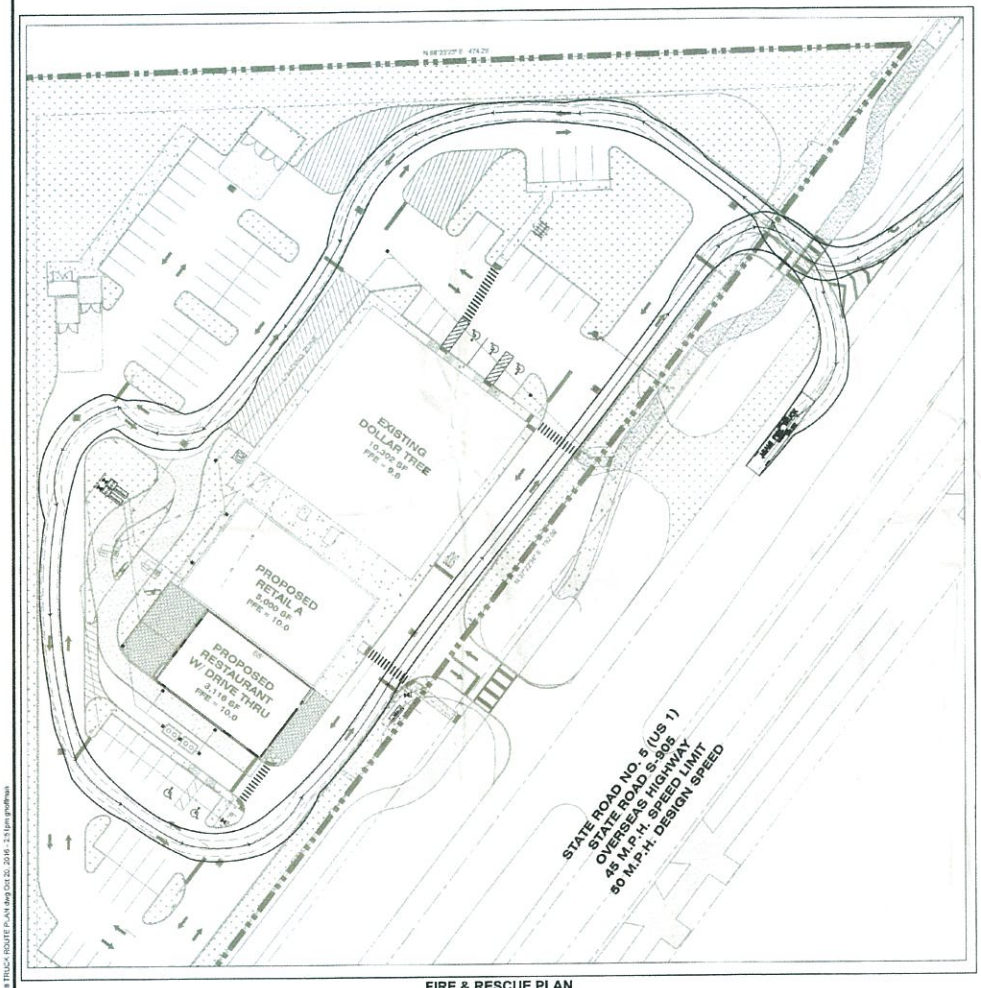
SITE DEMOLITION PLAN
KEY LARGO

IMC - KEY LARGO COMMERCIAL CENTER
101000 OVERSEAS HIGHWAY
MONROE COUNTY / FLORIDA

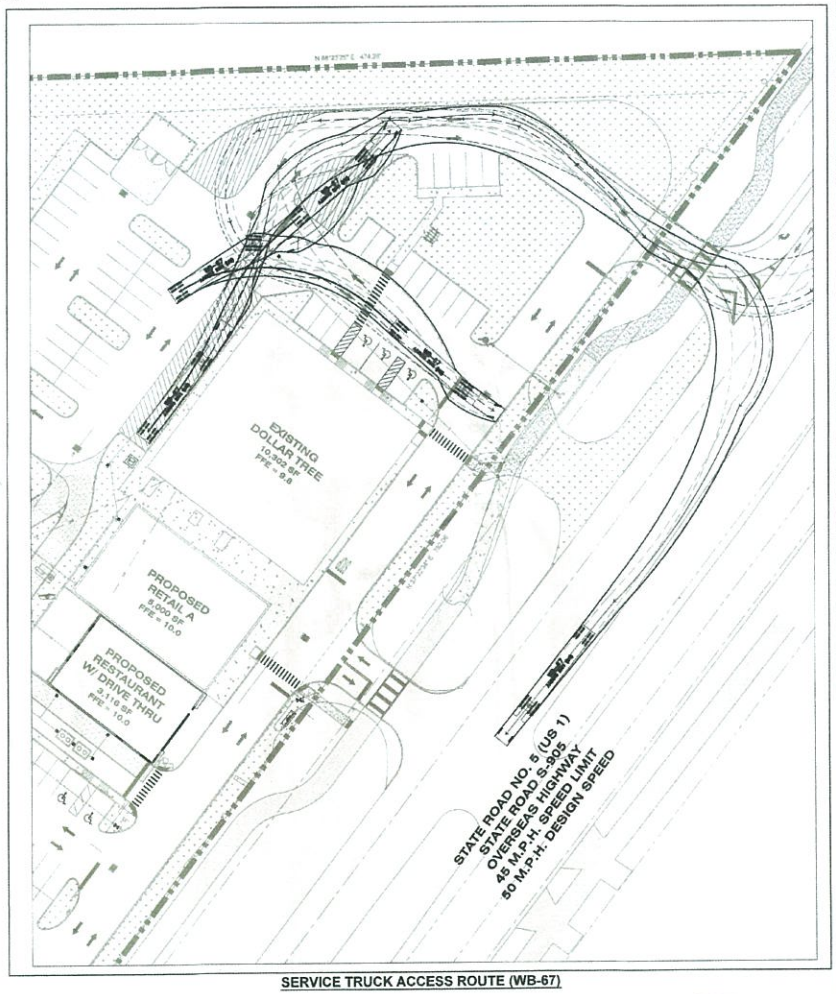
Sheet No.
C-7







FIRE & RESCUE PLAN



SERVICE TRUCK ACCESS ROUTE (WB-67)

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Designed by:	C.P.C.	No.	Date	Revision	By
Drawn by:	A.T.S.				
Checked by:	C.P.S.				
Approved by:	C.P.S.	1	07-28-16	PER FDOT COMMENTS (DATED 06-13-16)	
Scale:	1"=20'	2	07-28-16	PER COUNTY COMMENTS (DATED 07-25-16)	
Date:	09/28/16	3	10-25-15	PER COUNTY COMMENTS (DATED 09-16-15)	A.T.S.
Job No.:	13604				
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FIRE & RESCUE PLAN AND SERVICE TRUCK ACCESS ROUTE KEY LARGO

IMC - KEY LARGO COMMERCIAL CENTER

101000 OVERSEAS HIGHWAY
MONROE COUNTY / FLORIDA

Sheet No.
C-8

J:\13604\CIVIL\DWG\Design\13604 C-8 TRUCK ROUTE P..AN dwg Oct 20, 2016 - 2:51pm gnoffman

KEY NOTES

1. EXISTING DOOR (TYP. U.N.O.)
2. EXISTING WINDOW
3. EXISTING EXTERIOR WALL
4. EXISTING INTERIOR WALL
5. EXISTING OVERHANG TO BE DEMOLISHED
6. EXISTING METAL CANOPY TO REMAIN
7. EXISTING A/C UNIT TO BE REMOVED
8. EXISTING A/C UNIT TO REMAIN

GENERAL NOTES

1. THE PLAN LOCATION OF FIXTURES AND EQUIPEMNT AND ARE INTENDED TO CONVEY THE GENERAL INTENT OF THE WORK IN SCOPE AND LAYOUT. THEY ARE NOT INTENDED TO SHOW IN MINUTE DETAIL FOR EVERY AND ALL OF THE ACCESSORIES INTENDED FOR THE PURPOSE OF EXECUTION OF THE WORK, BUT IT IS UNDERSTOOD THAT SUCH DETAILS ARE PART OF THIS WORK.

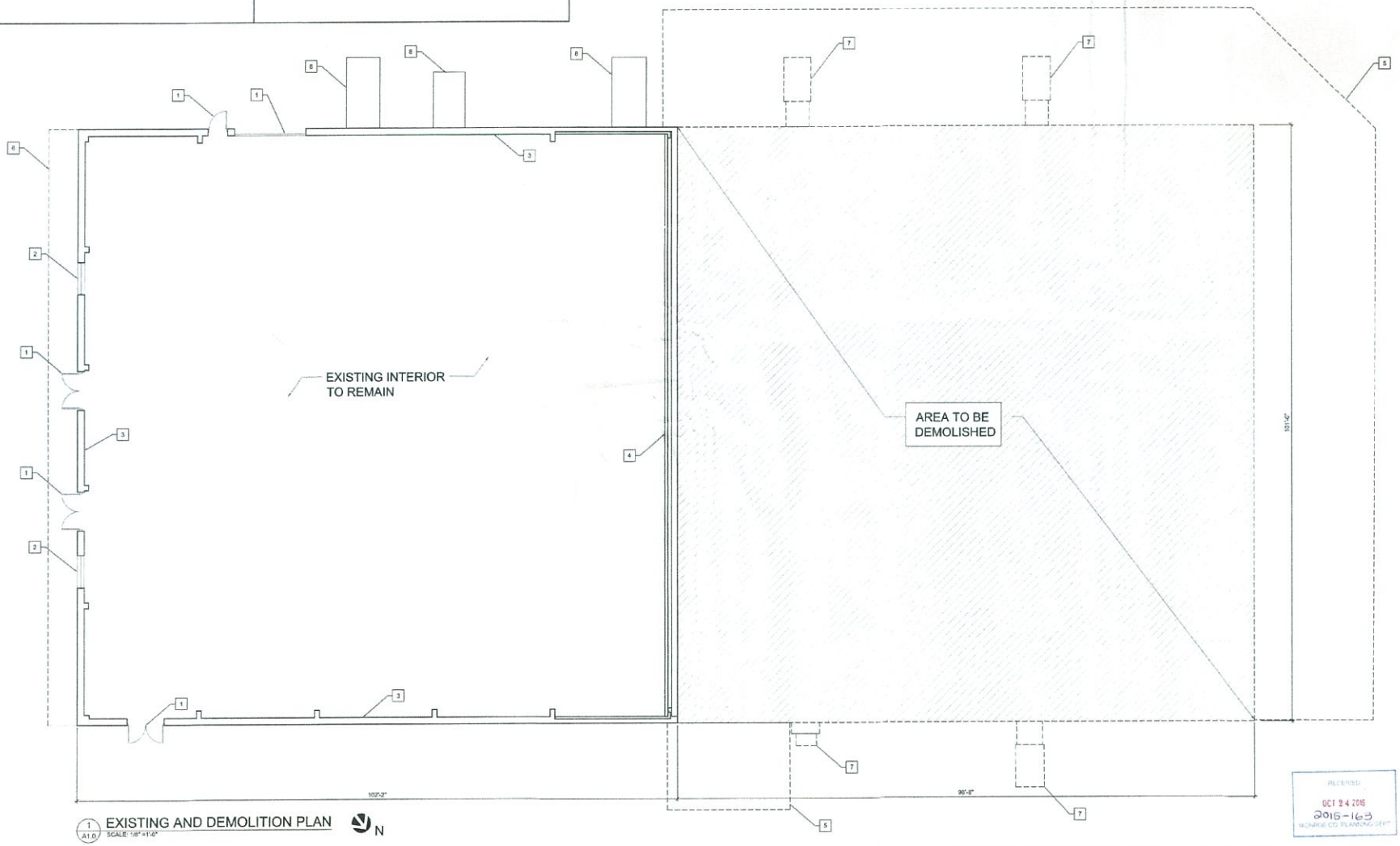
2. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN A NEAT AND FIRST CLASS WORKMANLIKE MANNER. THE ARCHITECT RESERVES THAT RIGHT TO DIRECT THE REMOVAL AND REPLACEMENT OF ANY ITEM, IN HIS OPINION THAT DOES NOT PRESENT AN ORDERLY AND REASONABLY NEAT OR WORKMANLIKE APPEARANCE. THE REMOVAL AND REPLACEMENT SHALL BE DONE WHEN DIRECTED BY THE GENERAL CONTRACTOR AND WITHOUT ADDITIONAL COST TO THE OWNER.

3. THE CONTRACTOR SHALL COMPLY WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS TO THE EXTENT PRINTED INFORMATION IS MORE DETAILED OR STRINGENT THAN REQUIREMENTS CONTAINED DIRECTLY IN THE PLANS.

4. PATCH AND REPAIR ALL AREAS AFFECTED BY RENOVATION TO MAINTAIN THE INTENDED USE AND IN FULL SATISFACTION OF SPECIFICATIONS AND WARRANTIES OF (AFFECTED ITEM/S) MANUFACTURER.

5. CONTRACTOR SHALL FIELD VERIFY ALL SITE CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO FABRICATIONS AND CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO FABRICATIONS AND CONSTRUCTION.

SEE SHEET D2.0 FOR DEMOLITION NOTES



1 / A1.0 EXISTING AND DEMOLITION PLAN
SCALE: 1/8" =1'-0"

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No.	Date	Revision	By
1			
2			
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4			
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Designed by: I.L.U.
Drawn by: I.L.U.
Checked by: I.L.U.
Approved by: I.L.U.
Scale: 1/8"=1'2"
Date: 09/20/15
Job No.: 15004
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EXISTING AND DEMOLITION PLAN
DOLLAR TREE

IMC - KEY LARGO
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101000 OVERSEAS HIGHWAY
MONROE COUNTY / FLORIDA

Sheet No.
D1.0

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KEY NOTES

1. EXISTING DOOR (TYP. U.N.O.)
2. EXISTING WINDOW
3. NOT USED
4. EXISTING METAL PANELS
5. EXISTING METAL ROOF
6. EXISTING METAL CANOPY TO REMAIN
7. AREA OF EXTERIOR SIGNAGE - REFER TO SIGN MANUFACTURER'S DRAWINGS FOR DETAILS
8. EXISTING METAL GUTTER AND DOWNSPOUTS TO REMAIN

GENERAL NOTES

1. THE PLAN LOCATION OF FIXTURES AND EQUIPEMNT AND ARE INTENDED TO CONVEY THE GENERAL INTENT OF THE WORK IN SCOPE AND LAYOUT. THEY ARE NOT INTENDED TO SHOW IN MINUTE DETAIL FOR EVERY AND ALL OF THE ACCESSORIES INTENDED FOR THE PURPOSE OF EXECUTION OF THE WORK. BUT IT IS UNDERSTOOD THAT SUCH DETAILS ARE PART OF THIS WORK.

2. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN A NEAT AND FIRST CLASS WORKMANLIKE MANNER. THE ARCHITECT RESERVES THAT RIGHT TO DIRECT THE REMOVAL AND REPLACEMENT OF ANY ITEM, IN HIS OPINION THAT DOES NOT PRESENT AN ORDERLY AND REASONABLY NEAT OR WORKMANLIKE APPEARANCE. THE REMOVAL AND REPLACEMENT SHALL BE DONE WHEN DIRECTED BY THE GENERAL CONTRACTOR AND WITHOUT ADDITIONAL COST TO THE OWNER.

3. THE CONTRACTOR SHALL COMPLY WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS TO THE EXTENT PRINTED INFORMATION IS MORE DETAILED OR STRINGENT THAN REQUIREMENTS CONTAINED DIRECTLY IN THE PLANS.

4. PATCH AND REPAIR ALL AREAS AFFECTED BY RENOVATION TO MAINTAIN THE INTENDED USE AND IN FULL SATISFACTION OF SPECIFICATIONS AND WARRANTIES OF (AFFECTED ITEM/S) MANUFACTURER.

5. CONTRACTOR SHALL FIELD VERIFY ALL SITE CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO FABRICATIONS AND CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO FABRICATIONS AND CONSTRUCTION.

GENERAL DEMOLITION REQUIREMENTS

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

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

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

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

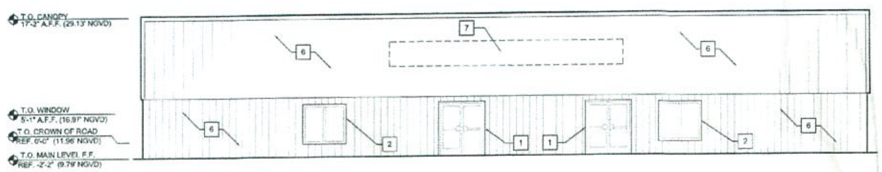
OPERATIONAL AND SAFETY LIMITATIONS: DO NOT CUT AND PATCH OPERATIONAL ELEMENTS OR SAFETY RELATED COMPONENTS IN A MANNER WHICH WILL REDUCE INTENDED PERFORMANCE OR SAFETY FACTOR, OR WHICH WILL RESULT IN INCREASED MAINTENANCE OR REDUCED OPERATIONAL LIFE.

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

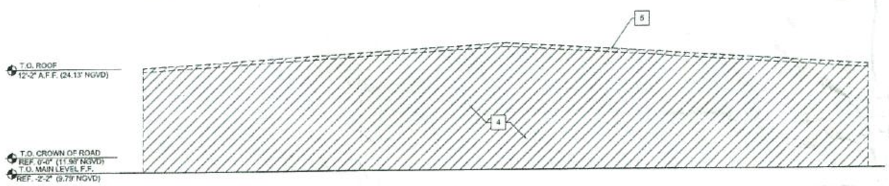
PROTECTION: PROTECT OTHER WORK DURING CUTTING AND PATCHING OPERATIONS TO PREVENT DAMAGE. PROVIDE PROTECTION OF ALL WORK FROM ADVERSE WEATHER CONDITIONS. WHERE OPENINGS ARE CREATED IN ROOF OR EXTERIOR WALLS, PROVIDE TEMPORARY ENCLOSURE OF SUCH OPENINGS ON A DAILY BASIS, AND WHENEVER ADVERSE WEATHER THREATENS OR EXISTS.

DEMOLITION NOTES

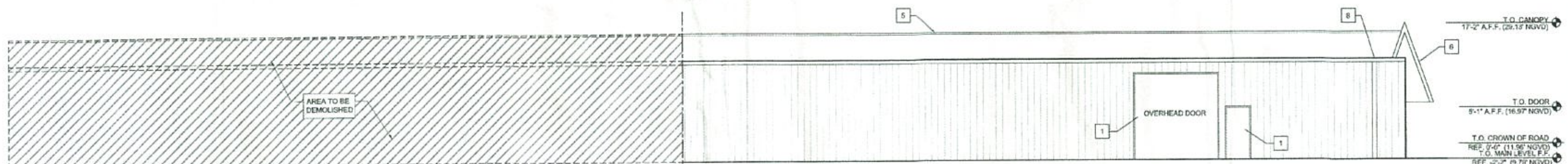
1. THESE DRAWINGS WERE PREPARED BASED ON INFORMATION ATTAINED FROM A SITE SURVEY. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO DEMOLITION & NOTIFY THIS OFFICE IN CASE OF DISCREPANCIES ASAP.
2. ALL MEASUREMENTS INDICATED ON THE PLAN SHALL BE VERIFIED ON THE ACTUAL CONDITION. ANY DISCREPANCY IN THE MEASUREMENT SHALL BE REPORTED TO THE ARCHITECT BEFORE THE START OF DEMOLITION.
3. DO NOT SCALE DRAWINGS. ALL MEASUREMENTS INDICATED ON THE PLAN SHALL BE VERIFIED ON THE ACTUAL CONDITION. ANY DISCREPANCY IN THE MEASUREMENT SHALL BE REPORTED TO THE ARCHITECT BEFORE THE START OF DEMOLITION.
4. DEMOLITION IS TO BE EXECUTED SO AS NOT TO DISTURB EXISTING STRUCTURAL & ROOFING SYSTEMS, AND OTHER AREAS THAT ARE INTENDED TO REMAIN INTACT. VERIFY ALL CONSTRUCTION TO BE REMOVED THAT IS NOT INTEGRAL TO STRUCTURAL SYSTEM PRIOR TO DEMOLITION.
5. ALL DIMENSIONS SHOWN AS EXISTING SHOULD BE FIELD VERIFIED BY CONTRACTOR PRIOR TO DEMOLITION. VERIFY ALL DEMOLITION WORK w/ NEW CONSTRUCTION & INSTALLATION DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
6. ELECTRICAL DEMOLITION NOTE: REMOVE ALL ELECTRICAL LIGHTS, OUTLETS, WIRING AND CONDUITS. CAP LINES AT MAIN DISTRIBUTION PANEL. FIELD VERIFY ELECTRICAL DEMOLITION WITH CONTRACTOR.
7. DEMOLITION CONTRACTOR TO COORDINATE & REVIEW ALL CONSTRUCTION DOCUMENTS & DETERMINE THE EXTENT OF DEMOLITION WORK & BECOME FAMILIAR WITH THEM THOROUGHLY BEFORE PERFORMING ANY DEMOLITION WORK. BY THE ACT OF STARTING DEMOLITION, THE CONTRACTOR WILL BE DEEMED TO HAVE COMPLIED WITH THE FOREGOING, TO HAVE ACCEPTED SUCH CONDITIONS, AND TO HAVE MADE THE NECESSARY ALLOWANCES IN PREPARING HIS BID.
8. VERIFY DISPOSITION OF ALL FURNISHINGS, MILLWORK, LIGHTING FIXTURES, ETC. TO BE REMOVED w/ OWNER. ALL ITEMS TO BE DISPOSED SHALL BE DISPOSED OF OFF-SITE AND IN AN EXPEDITIOUS MANNER.
9. CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AS REQUIRED TO MAINTAIN STRUCTURAL STABILITY OF THE EXISTING STRUCTURE DURING ALL PHASES OF CONSTRUCTION.
10. PROTECT FROM DAMAGE DURING CONSTRUCTION ALL EXISTING WALLS, FLOORS, CEILINGS, ETC. THAT ARE TO REMAIN. CONTRACTOR TO PATCH & REPAIR ANY DAMAGED PORTIONS OF THE EXISTING BUILDING AS REQUIRED TO MATCH THE EXISTING ADJACENT CONSTRUCTION & FINISHES.
11. THIS PLAN INDICATES A GENERAL SCOPE OF WORK TO BE PERFORMED AND DOES NOT RELIEVE THE CONTRACTOR TO COMPLETE THE BUILDING MODIFICATIONS AS SHOWN AND REQUIRED BY THE CONTRACT DOCUMENTS, INCLUDING BUT NOT LIMITED TO PLUMBING, ELECTRICAL & HVAC WORK.
12. IF CONTRACTOR ENCOUNTERS ANY HAZARDOUS MATERIALS DURING DEMOLITION OR CONSTRUCTION, HE SHALL IMMEDIATELY SUSPEND WORK & NOTIFY THE ARCHITECT BEFORE PROCEEDING.
13. THE SUB-CONTRACTOR SHALL FIELD VERIFY THE EXTENT OF DEMOLITION. THE WORK INCLUDES, BUT IS NOT LIMITED TO THE DEMOLITION AND REMOVAL OF ANY WALLS, COUNTERS, FURNITURE, BULKHEADS, DOORS, PLUMBING, MECHANICAL AND ELECTRICAL ITEMS INCLUDING CONDUITS AND DUCTWORK AS SHOWN ON THE DRAWINGS OR AS REQUIRED TO COMPLETE THE INSTALLATION OF THE NEW WORK FOR A COMPLETE JOB.
14. ALL DEMOLITION SHALL BE CARRIED OUT IN A SAFE MANNER & IN STRICT ACCORDANCE WITH OSHA REGULATIONS.
15. REMOVE ANY SINKS, WATER CLOSETS, URINALS, LAVATORIES, FLOOR DRAINS, NOTED ON DRAWINGS AS WELL AS ALL ASSOCIATED PLUMBING ACCESSORIES. CAP, PLUG ALL ABANDONED SUPPLY & WASTE LINES, PATCH & SEAL ALL FLOOR PENETRATIONS. SEE MECHANICAL & PLUMBING DRAWINGS FOR DETAILED DEMOLITION NOTES.
16. WHEN UTILITIES ARE REMOVED, CAP & SEAL A MINIMUM OF 8" BELOW FINISH FLOOR OR A MINIMUM OF 12" ABOVE FINISH CEILING.
17. THE CONTRACTOR MAY DETERMINE THAT THE COST OF REMOVAL & REPLACEMENT OF EXISTING WALLS IS LESS EXPENSIVE THAN KEEPING EXISTING WALLS. IT IS THE CONTRACTOR'S PREROGATIVE TO DEMO EXISTING WALLS AT NO ADDITIONAL EXPENSE TO THE OWNER.
18. CONTRACTOR TO FIELD VERIFY SUBSTRATES BELOW FLOOR FINISHES FOR ANY CONDITIONS THAT MAY AFFECT THE COST OF INSTALLATION OF THE SPECIFIED MATERIAL.
19. CLEAN & LEVEL FLOOR AS REQUIRED IN DEMO OR SPECIFIED AREAS CONTRACTOR TO DISPOSE OF ANY ITEMS THE OWNER DETERMINES ARE NOT ACCEPTABLE FOR RE-USE.



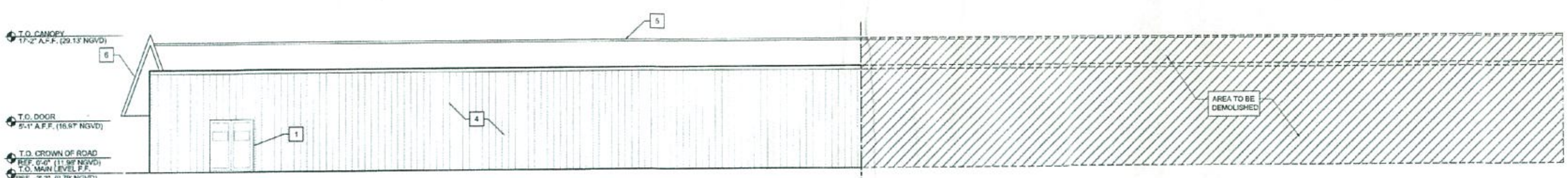
1 D2.0 EXISTING AND DEMOLITION ELEVATION
SCALE: 1/8" = 1'-0"



2 D2.0 EXISTING AND DEMOLITION ELEVATION
SCALE: 1/8" = 1'-0"



3 D2.0 EXISTING AND DEMOLITION ELEVATION
SCALE: 1/8" = 1'-0"



4 D2.0 EXISTING AND DEMOLITION ELEVATION
SCALE: 1/8" = 1'-0"

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STATE OF FLORIDA REGISTERED ARCHITECT ISMAIL ILKER UZUN AR95507
ISMAIL ILKER UZUN, RA FL AR95507

No.	Date	Revision	By

Designed by:	I.I.U.
Drawn by:	I.I.U.
Checked by:	I.I.U.
Approved by:	I.I.U.
Scale:	1/8"=12"
Date:	08/20/15
Job No.:	13604

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Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC6000298

EXISTING ELEVATIONS
DOLLAR TREE

IMC - KEY LARGO
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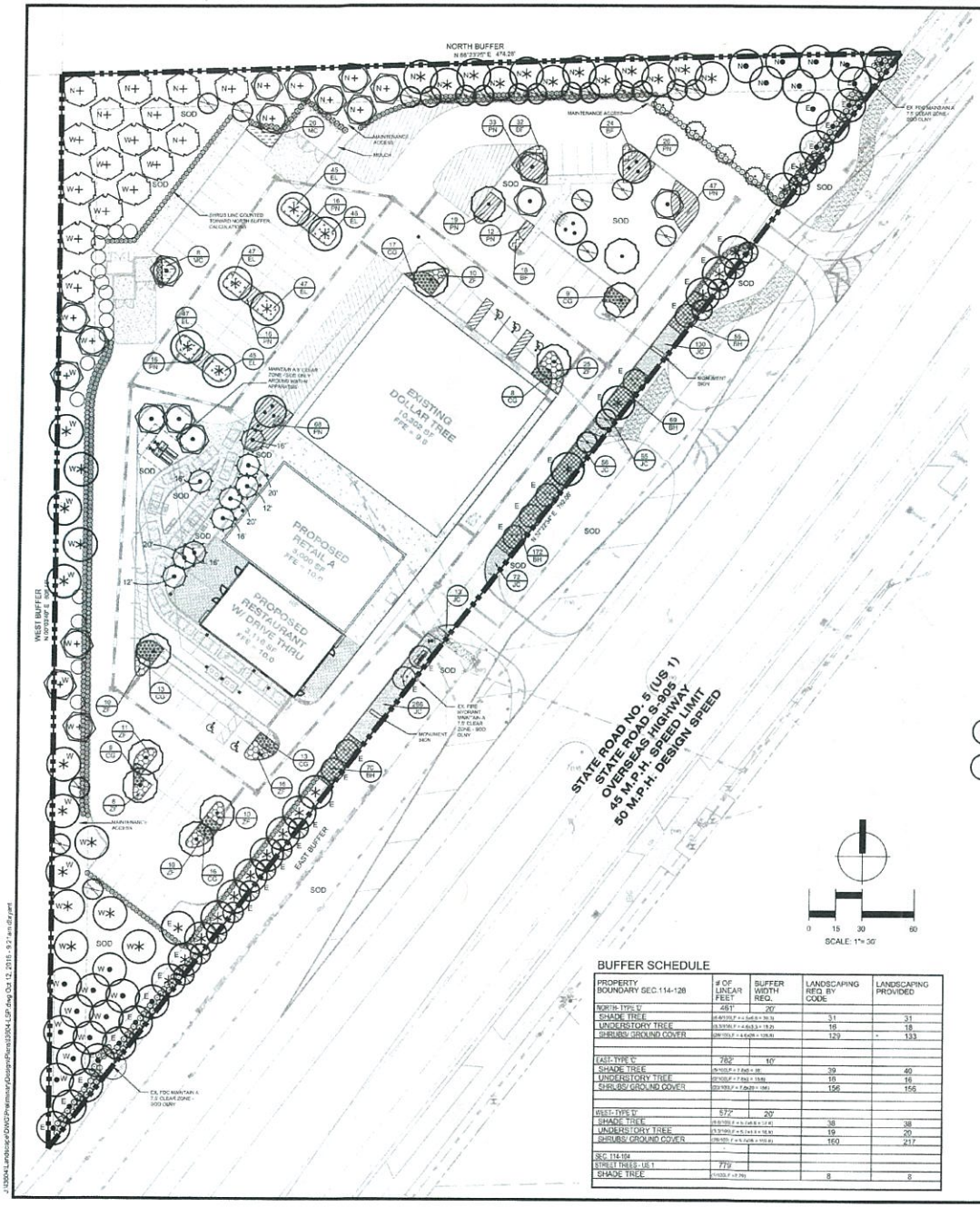


AREA NOT INCLUDED IN GROSS PARKING AREA CALCULATIONS

PROPOSED PARKING LANDSCAPE AREA

INTERIOR LANDSCAPE DATA SEC. 114-100

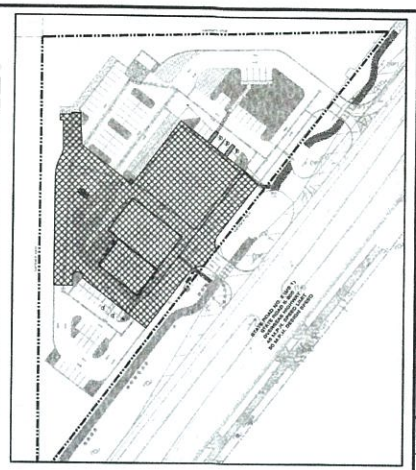
TOTAL SITE PERVIOUS AREA =	52,707 S.F.
PER PARKING LOT LANDSCAPE CLASS A:	
64 TOTAL PARKING SPACES / 24 SPACES = 3.5	
REQUIRED LANDSCAPE AREA = 3.5 x 1500 SF = 5,250 SF	
PROPOSED LANDSCAPE AREA = 8,467 SF	

INTERIOR TREE DATA

5,250 SF REQ. LANDSCAPE AREA / 1,500 SF = 3.5
CANOPY TREES REQUIRED = 3.5 x 5 CANOPY = 17.5
CANOPY TREES PROPOSED = 23
UNDERSTORY TREES REQUIRED = 3.5 x 1 UNDERSTORY = 3.5
UNDERSTORY TREES PROPOSED = 4
SHRUBS REQUIRED = 3.5 x 12 SHRUBS = 42
SHRUBS PROPOSED = 340

OPEN SPACE CALCULATION

TOTAL SITE AREA = 144,155 SF
REQUIRED OPEN SPACE = 28,831 SF (20%)
PROPOSED OPEN SPACE = 51,803 SF (36%)



W✳ WEST BUFFER SHADE TREE

N✳ NORTH BUFFER SHADE TREE

E✳ EAST BUFFER SHADE TREE

PLANT LIST

SYM.	COMMON NAME	BOTANICAL NAME	DESCRIPTION	QTY
TREES				
AE	MARLBERRY	ARDISIA ESCALLONICIDES	6' MIN. HT., 3" MIN. SPRD.,MULTISTEM, 8' O.C.	17
BS	GUMBO LIMBO	BURSERA SIMARUBA	3" DBH, 12' MIN. HT., 6' MIN. SPRD.	10
CE	SILVER BUTTONWOOD	CONOCARPUS ERECTUS 'SERICEUS'	1.5" DBH, 6' MIN. HT., 30" MIN. SPRD.	37
CF	GOLDEN SHOWER TREE	CASSIA FISTULA	3" DBH, 12' MIN. HT., 6' MIN. SPRD.	9
CG	PINK SHOWER TREE	CASSIA GRADIS	3" DBH, 12' MIN. HT., 6' MIN. SPRD.	3
CO	SATINLEAF	CHRYSOPHYLLUM OLIVIFORME	3" DBH, 12' MIN. HT., 5' MIN. SPRD.	49
CR	PITCH APPLE	CLUSIA ROSEA	3" DBH, 12' MIN. HT., 5' MIN. SPRD.	13
CS	GEIGER TREE	CORDIA SEBESTENA	1.5" DBH, 6' MIN. HT., 30" MIN. SPRD.	4
LL	WILD TAMARIND	LYSILOMA LATISILIQUUM	3" DBH, 12' MIN. HT., 5' MIN. SPRD.	29
PI	YELLOW POINCIANA	PELTOPHORUM INERME	3" DBH, 12' MIN. HT., 5' MIN. SPRD.	7
SM	MAHOGANY	SWIETENIA MAHAGONI	3" DBH, 12' MIN. HT., 6' MIN. SPRD.	16
SP	CABBAGE PALM	SABAL PALMETTO	14'-20' C.T., VARY HTS.	9
HEDGE / ACCENT				
CA	SNOWBERRY	CHIOCOCCA ALBA	24" MIN. HT., 16" MIN. SPRD., 36" O.C.	30
HP	FIREBUSH	HAMELIA PATENS VAR. PATENS	24" MIN. HT., 16" MIN. SPRD., 30" O.C.	501
VA	PEARLBERRY	VALLESIA ANTILLANA	24" MIN. HT., 16" MIN. SPRD., 36" O.C.	114
SHRUB / GROUNDCOVER				
BF	BULBINE	BULBINE FRUTESCENS	1 GAL., 15" O.C.	74
BH	HELEN JOHNSON BOUGAINVILLEA	BOUGAINVILLEA 'HELEN JOHNSON'	3 GAL., 24" O.C.	366
CG	LITTLE LEAF CLUSIA	CLUSIA GUTTIFERA	3 GAL., 24" MIN. HT., 14" SPRD., 30" O.C.	85
EL	BEACH CREEPER	ERNODEA LITTORALIS	1 GAL., FULL, 18" O.C.	276
JC	BLUE PACIFIC JUNIPER	JUNIPERUS CONFERTA 'BLUE PACIFIC'	1 GAL., 18" O.C.	612
MC	MUHLY GRASS	MUHLENBERGIA CAPILLARIS	3 GAL., FULL, 30" O.C.	28
PN	WILD COFFEE	PSYCHOTRIA NERVOSA	3 GAL., 18" MIN. HT., 12" SPRD., 30" O.C.	255
ZF	COONTIE	ZAMIA FLORIDANA	3 GAL., 14" MIN. HT., 16" SPRD., 30" O.C.	100
BAHIA	ARGENTINE BAHIA SOD	PASPALUM NOTATUM 'ARGENTINE'	SOLID SOD. CONTRACTOR TO VERIFY QTY.	
SOD	ST. AUGUSTINE GRASS	STENOTAPHRUM SECUNDATUM	SOLID SOD. CONTRACTOR TO VERIFY QTY.	

NOTE

PLANT DESCRIPTIONS ARE FOR MINIMUM ACCEPTABLE SPECIFICATIONS. ALL CRITERIA LISTED FOR CONTAINER SIZE, CALIPER, HEIGHT, SPREAD, ETC. MUST BE MET FOR PLANT MATERIAL ACCEPTANCE. FOR EXAMPLE, IF A THREE GALLON SHRUB DOES NOT MEET THE HEIGHT OR SPREAD SPECIFICATION, IT WILL NOT BE ACCEPTED.

IF SPECIFIED PLANTS ARE UNAVAILABLE AT TIME OF CONSTRUCTION, CONTRACTOR MAY REPLACE SPECIFIED PLANTS WITH PLANTS APPROVED BY LANDSCAPE ARCHITECT AND CITY STAFF.

ALL OPEN SPACE AREAS WITHIN THE PROPERTY SHALL BE SODDED UNLESS PAVED, SEEDED AND MULCHED OR PLANTED WITH SHRUBS AND GROUND COVER.

BUFFER SCHEDULE

PROPERTY BOUNDARY SEC.114-128	# OF LINEAR FEET	BUFFER WIDTH REQ.	LANDSCAPING REQ. BY CODE	LANDSCAPING PROVIDED
NORTH- TYPE 'D'	461'	20'		
SHADE TREE	(461/100)LF x 2 Sd/C = 9.3		31	31
UNDERSTORY TREE	(9.3/3)SL x 4 Ds/L = 18.6		18	18
SHRUBS/ GROUND COVER	(461/100)LF x 4 Sh/C = 128.8		129	133
EAST- TYPE 'C'	782'	10'		
SHADE TREE	(782/100)LF x 7 Sd/C = 55		39	40
UNDERSTORY TREE	(55/3)SL x 1 Ds/L = 18.3		18	18
SHRUBS/ GROUND COVER	(782/100)LF x 7 Sh/C = 156		156	156
WEST- TYPE 'D'	577'	20'		
SHADE TREE	(577/100)LF x 6.6 Sd/C = 38.1		38	38
UNDERSTORY TREE	(38.1/3)SL x 1 Ds/L = 12.7		19	20
SHRUBS/ GROUND COVER	(577/100)LF x 6 Sh/C = 115.4		160	217
SEC.114-184				
STREET TREES - US 1	779'			
SHADE TREE	(779/30)LF = 26 Sd		8	8

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L. LOCKWOOD POST REGISTERED LANDSCAPE ARCHITECT No. 0001787 STATE OF FLORIDA
Lance Lockwood, RLA
Oct 17, 2016

No.	Date	Revision	By

Designed by:	JKW	
Drawn by:	JM	
Checked by:	GRM	
Approved by:	JKW	
Scale:	1"=30'	
Date:	10-12-15	
Job No.:	15604	
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Lndscp. Lic. No. LC0000290

PRELIMINARY LANDSCAPE PLAN
KEY LARGO

IMC - KEY LARGO
COMMERCIAL CENTER
101000 OVERSEAS HIGHWAY
MONROE COUNTY / FLORIDA

Sheet No.
L-1

LANDSCAPE NOTES:

1. The landscape Contractor shall be responsible for all materials and all work as called for on the Landscape Plans and in the Landscape Specifications. In the event of variation between quantities shown on plant list and the plans, the plans shall control. The Landscape Contractor shall verify all quantities and report any discrepancies at the time of bidding.
2. The Landscape Contractor shall review architectural/engineering plans and become thoroughly familiar with surface and subsurface utilities.
3. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. Locations of existing buried utility lines shown on the plans are based upon best available information and are considered to be approximate. It shall be the responsibility of the contractor 1) to verify the locations of utility lines within and adjacent to the work area 2) to protect all utility lines during the construction period 3) to repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the construction 4) To field adjust the location of proposed trees and palms 10' off the center of the utility lines. Notify the Landscape Architect if a 10' offset does not function.
4. The work shall be coordinated with other trades to prevent conflicts. Coordinate the planting with the irrigation work to assure availability and proper location of irrigation heads and plants.
5. Contractor shall ensure that there are no visual obstructions to vehicle lines of sight and traffic controls. Contractor shall field adjust tree and/or large shrub locations to avoid any such obstructions.
6. Trees shall be maintained by the owner to avoid future such obstructions by pruning trees and/or shrubs as necessary utilizing horticulturally sound techniques.
7. All planting shall be performed by personnel familiar with planting procedure and under the supervision of a qualified planting foreman.
8. All plant material shall be graded Florida No. 1 or better as outlined under Grades and Standards for Nursery Stock, Part I and II, published by the Florida Department of Agriculture and Consumer Services.
9. The Landscape Architect or Owner shall have the right, at any stage of the operations, to reject any and all work and materials which, in his opinion, do not meet with the requirements of these specifications.
10. Except as otherwise specified, the Landscape Contractor's work shall conform to accepted horticultural practices as used in the trade.
11. The minimum acceptable size of all plants, measured after pruning, with branches in normal positions, shall conform to the measurements specified on the plant list or as indicated on the landscape drawing. Height and spread dimensions refer to main body of the plant and not extreme branch tip to tip. Trunk caliper (trunk diameter) is measured 6 inches from the ground on trees up to and including 4 inches in caliper, and 12 inches from the ground for larger trees. Since trunks are seldom round, the average of the largest diameter and that perpendicular to it is referred to as caliper.
12. Plants shall be protected upon arrival at the site, by being thoroughly watered and properly maintained until planted.
13. All tree pits shall be excavated to size and depth in accordance with the Florida Grades & Standards for Nursery Stock, unless shown otherwise on the drawings, and backfilled with the specified planting soil. The Landscape Contractor shall test fill all tree pits with water before planting to assure proper drainage percolation is available.
14. The Landscape Contractor shall be responsible for proper watering of all plants. All plants shall be thoroughly watered at time of planting and kept adequately watered until time of acceptance. It shall be the Landscape Contractor's responsibility to assure that plants are not over watered.
15. It shall be the Landscape Contractor's responsibility to prevent plants from falling or being blown over, to re-straighten and replant all plants which lean or fall and to replace all plants which are damaged due to lack of proper guying or staking. The Landscape Contractor shall be legally liable for any damage caused by instability of any plant material.
16. All Palms to be staked as indicated per Palm staking details. All other trees to be stabilized utilizing 8' lodge poles per tree planting details.
17. Plants blown over by high winds, within the guarantee period, shall not be cause for additional expense to the Owner but shall be the responsibility of the Landscape Contractor. Damaged plants shall be replaced by the Landscape Contractor at no additional cost to the Owner.
18. Sod shall be certified to be free of the imported fire ant. Sod shall have a clean growth of acceptable grass, reasonably free of weeds with not less than 1 1/2" of soil firmly adhering to roots. It shall be the responsibility of the Landscape Contractor to measure and determine the exact amount required. This amount shall be verified with the Owner or Landscape Architect before installation.
19. The Landscape Contractor shall insure adequate vertical drainage in all plant beds, planters, and sod areas. Vertical drilling through any compacted fill to native soil shall be accomplished to insure drainage. If well drained fill is necessary to assure positive drainage, the issue shall be brought up by the Landscape Contractor at time of bidding.
20. The Landscape Contractor shall insure that his work does not interrupt established or projected drainage patterns.
21. The Landscape Contractor shall prune, shape and remove dead foliage/limbs from existing plant material to remain. Confirm with the Landscape Architect or Owner the extent of work required at time of bidding.
22. Mulch - All plant beds shall be top dressed with 4" shredded hardwood mulch (or approved equal).
23. Transplanted Material - The Landscape Contractor shall be responsible for determining and evaluating which plant materials are suitable for transplanting and shall verify this with the Landscape Architect or Owner. The Landscape Contractor shall take all reasonable, horticulturally acceptable measures to assure the successful transplanting of determined plant materials. The Landscape Contractor shall be responsible for replacing any relocated plant materials which die if such measures are not taken, as determined by the Landscape Architect or Owner. Replacement plants shall be of identical species and size if required.
24. MAINTENANCE PRIOR TO FINAL INSPECTION AND ACCEPTANCE:

    Maintenance shall commence after each plant is planted and the maintenance period shall continue until the job or specific phase of the job is accepted by the Landscape Architect or Owner. Extreme care shall be taken to instruct the Owner or his representatives in general maintenance procedures.

    Plant maintenance shall include watering, pruning, weeding, cultivating, mulching, tightening, and repairing of guys, replacement of sick or dead plants, resetting plants to proper grades or upright positions and restoration of the planting saucer and all other care needed for proper growth of the plants.

    During the maintenance period and up to the date of final acceptance, the Landscape Contractor shall do all seasonal spraying and/or dusting of trees and shrubs. Upon completion of all planting, an inspection for acceptance of work will be held. The Landscape Contractor shall notify the Landscape Architect or Owner for scheduling of the inspection 10 days prior to the anticipated date.

    At the time of the inspection, if all of the materials are acceptable, a written notice will be given by the Landscape Architect or Owner to the Landscape Contractor stating the date when the Maintenance Period ends.

    GUARANTEE AND REPLACEMENT:

    All plant materials shall be guaranteed for one (1) year from the time of final inspection and interim acceptance shall be alive and in satisfactory growth for each specific kind of plant at the end of the guaranteed period.

    At the end of the guarantee period, any plant required under this contract that is dead or not in satisfactory growth, as determined by the Owner or the Landscape Architect, shall be removed and replaced. Replacement plants shall have an extended guarantee, as noted above, from time of replacement.

    All replacements shall be plants of the same kind and size as specified on the plant list. They shall be the responsibility of the Landscape Contractor.

25. TOPSOIL:

    Topsoil shall be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity that produces heavy growth. Topsoil shall have a pH range of 5.5 to 7.4, free from subsoil, objectionable weeds, litter, sods, stiff clay, stones larger than 1-inch in diameter, stumps, roots, trash, toxic substances, or any other material which may be harmful to plant growth or hinder planting operations. Top soil shall contain a minimum of three percent organic material.

26. UNSUITABLE SUBSOILS:

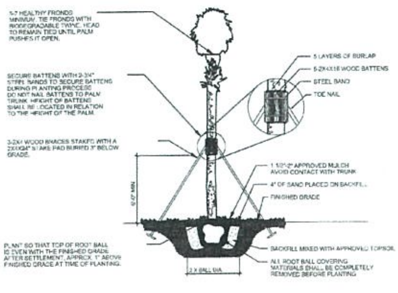
    Locations containing unsuitable subsoil shall be treated by one or more of the following:

    A. Where unsuitability is deemed by Owner or Owner's Representative to be due to excessive composition caused by heavy equipment and where natural subsoil is other than AASHTO classification of A8 or A7, loosen such areas with spikes, discing, or other means to loosen soil to condition acceptable to Owner. Loosen soil to minimum depth of 12 inches with additional loosening as required to obtain adequate drainage. Contractor may introduce peat, moss, sand, or organic matter into the subsoil to obtain adequate measures shall be considered as incidental, without additional cost to Owner.

    B. Where unsuitability is deemed by Owner or Owner's Representative to be due to presence of boards, mortar, concrete, graded aggregate base, or other construction materials in sub grade and where natural subsoil is other than AASHTO classification of A8 or A7, remove debris and objectionable material. Such remedial measures shall be considered as incidental, without additional cost to Owner.

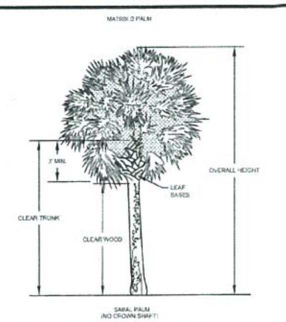
    C. Where unsuitability is deemed by Owner to be because natural subsoil falls into AASHTO classification of A8 or A7 and contains moisture in excess of 30 percent, then installation of sub drainage system or other means described elsewhere in Specifications shall be used. Where such conditions have not been known or revealed prior to planting time and they have not been recognized in preparation of The Drawings and Specifications, then Owner shall issue pricing order to install proper remedial measures.

    D. Planting beds where existing subsoil is determined by Owner to be unsuitable for plant growth in accordance paragraph. Unsuitable Subsoil herein shall be excavated to a depth of 12 inches or as needed to provide adequate drainage. Replace excavated soil with planting soil.



PALM STAKING DETAIL

N.T.S.



* ALL PALMS TO HAVE CLEAR WOOD INDICATED ABOVE UNLESS OTHERWISE SPECIFIED.

PALM HEIGHT/TRUNK SPECIFICATIONS

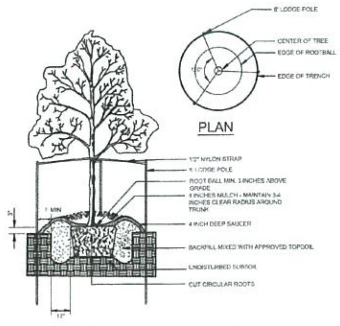
OVERALL HEIGHT(OA):
HIGHEST POINT IN THE CANOPY MEASURED FROM THE SOIL LINE TO THE NATURAL POSITION OF THE LAST FULLY EXPANDED LEAF. UNLESS SPECIFIED DIFFERENTLY, THE TERM HEIGHT, OR HEIGHT MEASUREMENTS SPECIFIED, WILL BE CONSIDERED OVERALL HEIGHT.

CLEAR TRUNK(CT):
A MEASUREMENT FROM THE SOIL LINE TO A POINT IN THE CANOPY WHERE THE TRUNK CALIPER BEGINS TO TAPER ABRUPTLY. ON MANY PALMS, THIS POINT WILL LIE AT THE BASE OF THE PETIOLE OF THE THIRD OR FOURTH YOUNGEST BUT FULLY EXPANDED LEAF.

CLEAR WOOD(CW):
A MEASUREMENT FROM THE SOIL LINE TO THE HIGHEST POINT OF THE TRUNK FREE OF PERSISTENT LEAF BASES. ON PALMS WITH A CROWN SHAFT, THE MEASURE WILL BE FROM THE SOIL LINE TO THE BASE OF THE CROWN SHAFT. IT SHOULD BE NOTED THAT PALMS WITH VERY PERSISTENT LEAF BASES MAY NOT HAVE CLEAR WOOD.

DPI INSPECTION NOTES(REQUIRED)

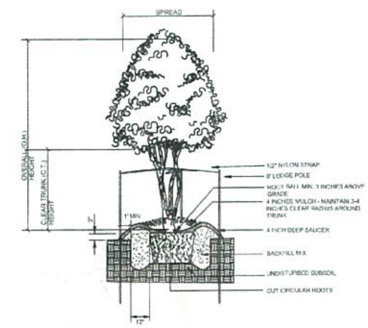
D.P.I. PALM INSPECTION NOTE:
ALL PALMS SHALL HAVE A VALID AND CURRENT STATE OF FLORIDA, DIVISION OF PLANT INDUSTRY (DPI) INSPECTION CERTIFICATION PRIOR TO BEING TRANSPORTED TO THE CONSTRUCTION SITE. THE DPI CERTIFICATION MUST BE SUBMITTED TO CPH AND A COPY OF THIS CERTIFICATION MUST BE PROVIDED TO THE GENERAL CONTRACTOR AND MAINTAINED WITH THE CONSTRUCTION RECORDS.



NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

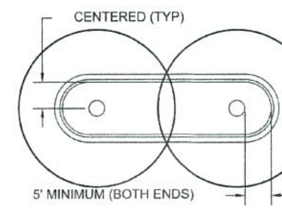
CONTAINER TREE PLANTING DETAIL

N.T.S.



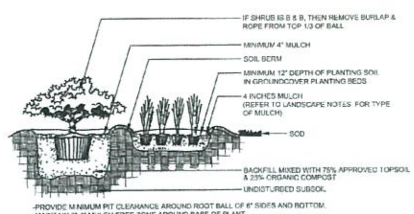
MULTI-TRUNK CONTAINER TREE PLANTING DETAIL

NTS



TYPICAL ISLAND PLANTING

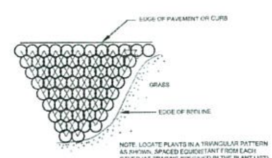
ALL TREES PLANTED IN LANDSCAPE ISLANDS OR ANY LANDSCAPED AREAS SHOULD BE A MINIMUM OF 5' OFF OF BACK OF CURB UNLESS ABSOLUTELY NECESSARY DUE TO UTILITY LINES/PIPES LOCATION.



-PROVIDE MINIMUM PIT CLEARANCE AROUND ROOT BALL OF 6" SIDES AND BOTTOM.
-MAINTAIN 3"-4" MULCH FREE ZONE AROUND BASE OF PLANT.

SHRUB AND GROUNDCOVER PLANTING DETAIL

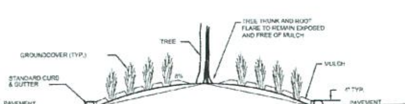
NTS



NOTE: LOCATE PLANTS IN A TRIANGULAR PATTERN AS SHOWN, SPACED EQUIDISTANT FROM EACH OTHER (AT SPACING SPECIFIED IN THE PLANT LIST)

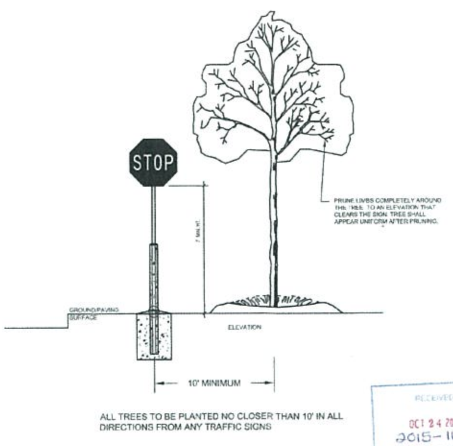
SHRUB/GROUNDCOVER SPACING PLAN

N.T.S.



TYPICAL LANDSCAPE ISLANDS

NTS



ALL TREES TO BE PLANTED NO CLOSER THAN 10' IN ALL DIRECTIONS FROM ANY TRAFFIC SIGNS

TREE PLANTING @ TYPICAL SIGN

NTS

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Designed by:	JKW
Drawn by:	JM
Checked by:	GRM
Approved by:	JKW
Scale:	N/A
Date:	05-12-15
Job No.:	I3604
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Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

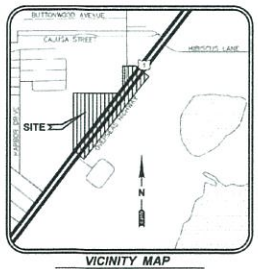
LANDSCAPE NOTES AND DETAILS
KEY LARGO

IMC - KEY LARGO
COMMERCIAL CENTER
101000 OVERSEAS HIGHWAY
MONROE COUNTY / FLORIDA

Sheet No.
L-2

J:\I3604\Landscape\DWG\Preliminary Design\Plans\I3604-LSP.dwg Oct 11, 2016 - 5:50pm dbryant

BOUNDARY & TOPOGRAPHIC SURVEY
ALSO BEING AN
(ALTA/NSPS LAND TITLE SURVEY)
FOR
IMC PROPERTY MANAGEMENT
AT
(OVERSEAS HIGHWAY - KEY LARGO)
LYING IN
SECTION 28-TOWNSHIP 61 SOUTH-RANGE 39 EAST
MONROE COUNTY, FLORIDA



VICINITY MAP
NOT TO SCALE

Legal Description: (PER OWNER'S POLICY NO. OF6-4078272)

THAT PORTION OF LOT 8 IN SECTION 28, TOWNSHIP 61 SOUTH, RANGE 39 EAST, ON KEY LARGO, ACCORDING TO MODEL LAND COMPANY'S PLAT BY P. F. JENKINS, CIVIL ENGINEER, RECORDED IN PLAT BOOK 1 AT PAGE 68, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, LYING NORTHWESTERLY OF STATE ROAD NO. 5 (U.S. NO. 1).

SAID PREMISES IS MORE PARTICULARLY DESCRIBED ON A CERTAIN SURVEY PREPARED AND CERTIFIED BY WALTER H. OKAHARA, P.L.S., DATED MARCH 3, 1977 UNDER JOB NO. 40C-180.00 AND BASED ON A PREVIOUS BOUNDARY SURVEY PREPARED BY BAILEY AND POST CONSULTING ENGINEERS AND SURVEYORS, P.O. BOX 348, ISLAMORADA, FLORIDA 33036, UNDER JOB 687-73-0850 AND REVISED JUNE 4, 1974.

SAID PREMISES WAS FORMERLY DESCRIBED AS: ALL THAT PART OF LOT 8 IN SECTION 28, TOWNSHIP 61 SOUTH, RANGE 39 EAST, LYING NORTH OF THE RIGHT OF WAY OF THE FLORIDA EAST COAST RAILWAY COMPANY, ACCORDING TO THE SURVEY BY P.F. JENKINS AND PLAT THEREOF IN PLAT BOOK 1, PAGE 68, OF THE MONROE COUNTY, FLORIDA PUBLIC RECORDS. LESS THE COUNTY ROAD RIGHT OF WAY AS SHOWN ON SAID PLAT.

CONTAINING 144,160 SQUARE FEET OR 3.31 ACRES MORE OR LESS

OWNER'S POLICY - SCHEDULE B
PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
POLICY NO. OF6-4078272
EFFECTIVE DATE MARCH 5, 2013 AT 3:52 P.M.

(7) RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT AS RECORDED IN PLAT BOOK 1, PAGE(S) 68, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA. (BLANKET IN NATURE – AFFECTS SUBJECT PARCEL)

(15) OWNER'S ACKNOWLEDGEMENT OF FIRE WELL RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 1148, PAGE 77, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA. (AS TO FIRE WELLS SHOWN ON BOUNDARY – AFFECTS SUBJECT PARCEL)

9. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.

(17) MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT EXECUTED BY KEY LARGO TREE, LLC, A FLORIDA LIMITED LIABILITY COMPANY IN FAVOR OF FIRST BANK OF MIAMI, A FLORIDA BANKING CORPORATION, DATED FEBRUARY 27, 2013 AND RECORDED MARCH 5TH, 2013 IN O.R. BOOK 2616, PAGE 1473, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, IN THE ORIGINAL PRINCIPAL AMOUNT OF $1,500,000.00. (LEASE AGREEMENT – AFFECTS SUBJECT PARCEL)

11. UCC-1 FINANCING STATEMENT RECORDED MARCH 5TH, 2013 IN O.R. BOOK 2616, PAGE 1492, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

Survey Notes:

1. "SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
2. "ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES."
3. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) AND MATCHED TO FDOT BENCHMARK #PNC 101.0 PROVIDED BY FDOT FINANCIAL PROJECT ID NO. 419646-2-52-01 DATED 4/8/13 HAVING AN ELEVATION OF 10.32.

   SITE BENCHMARKS ARE AS SHOWN ON SHEET 3 OF 3.
4. THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 3 OF 3.
5. THE LAST DAY FIELD WORK WAS PERFORMED WAS 7/7/16. ALL BOUNDARY CORNERS WERE RECOVERED OR SET AS NOTED HEREON.
6. THE "LEGAL DESCRIPTION" HEREON IS PER OWNER'S POLICY NO. OF6-4078272, AND WAS PROVIDED BY THE CLIENT.
7. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. 1) PER ALTA/ACSM BOUNDARY SURVEY PREPARED BY McVAY-WOOD & ASSOCIATES, INC DATED 2/7/03 AS BEING N 37°23'34" E AS SHOWN ON SAID BOUNDARY SURVEY.
8. HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 125129-0931-K MAP REVISED DATE FEBRUARY 18, 2005, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AND LIES IN ZONE X (SHADED), WHICH ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. THIS DETERMINATION WAS BASED ON A GRAPHIC INTERPOLATION OF SAID MAP AND NOT ON ACTUAL FIELD MEASUREMENTS.
9. THE APPARENT USE OF THE LAND, AS CLASSIFIED BY THE STANDARDS OF PRACTICE RULE CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE ESTABLISHES THAT THE MINIMUM RELATIVE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY MEET THE HORIZONTAL CONTROL ACCURACY OF 1'/10,000 FEET FOR A HIGH RISK SURVEY. THE MEASUREMENTS AND CALCULATIONS OF THE CLOSED GEOMETRIC FIGURES WERE FOUND TO MEET THIS ACCURACY REQUIREMENT. THE EQUIPMENT USED TO VERIFY THE HORIZONTAL CONTROL ON THE SUBJECT SURVEY WAS A TOPCON GPS HIPER V.
10. HORIZONTAL WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.05 (FT). THE EQUIPMENT USED TO LOCATE THE FEATURES WAS A LEICA SCANSTATION C10, TOPCON PS-103A ROBOTIC TOTAL STATION AND A TOPCON GPS HIPER V.
11. UNLESS OTHERWISE NOTED, ALL RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION CONTAINED IN THE OWNER'S POLICY BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY NO. OF6-4078272, EFFECTIVE DATE MARCH 5, 2013 AT 3:52 P.M. AND WAS PROVIDED BY THE CLIENT.
12. THE UNDERGROUND UTILITIES LABELED UE, UT, UW, FM, AND UNK DISPLAYED ON SHEET 3 OF 3 ARE A RESULT OF AN ELECTRONIC FILE CREATED BY SOUTHEASTERN SURVEYING & MAPPING CORP. (6500 ALL AMERICAN BOULEVARD, ORLANDO FL 32810, (407) 292-8580).
13. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL WETLAND BOUNDARIES.
14. FENCES EXISTING ON, OVER OR ADJACENT TO SUBJECT PROPERTY, ARE DISPLAYED HEREON; OWNERSHIP WHETHER SINGULAR OR JOINT WAS NOT DETERMINED BY THIS SURVEY.
15. VERTICAL FEATURE ACCURACY: "ELEVATIONS OF WELL-IDENTIFIED FEATURES CONTAINED IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.05 (FT)."
16. DIMENSIONS ARE SHOWN RELATIVE TO UNITED STATES STANDARD FEET AND DECIMALS THEREOF, UNLESS THE OBJECT SHOWN IS COMMONLY IDENTIFIED IN INCHES, I.E. TREE DIAMETER, PIPE DIAMETER, ETC. TREES DEPICTED ARE COMMON NAMES AND MEASURED AND LABELED AS DIAMETER AT BREAST HEIGHT IN INCHES.
17. THE UNDERGROUND UTILITIES DEPICTED BY PIPE LINETYPES ARE APPROXIMATE IN NATURE BASED UPON AN INSPECTION OF THE MANHOLE, GRATE, ETC. OF EACH FACILITY. EXISTING PIPES WERE NOT LAMPED OR REMOTELY VIEWED FOR OBSTRUCTIONS OR CONNECTIVITY.

Abbreviation Legend:

(A)	– ACTUAL	MES	– MITERED END SECTION
A/C	– AIR CONDITIONER	MH	– MANHOLE
ACSM	– AMERICAN CONGRESS ON SURVEYING & MAPPING	MLP	– METAL LIGHT POLE
ADA	– AMERICANS WITH DISABILITIES ACT	MPH	– MILES PER HOUR
ALTA	– AMERICAN LAND TITLE ASSOCIATION	MPP	– METAL POWER POLE
APPROX	– APPROXIMATE	N/A	– NOT APPLICABLE
ARV	– AIR RELEASE VALVE	NAVD	– NORTH AMERICAN VERTICAL DATUM
AVE	– AVENUE	NAD	– NORTH AMERICAN DATUM
AVG	– AVERAGE	NG	– NATURAL GROUND
(BB)	– BEARING BASIS	NGS	– NATIONAL GEODETIC SURVEY
BFP	– BACK FLOW PREVENTER	NGVD	– NATIONAL GEODETIC VERTICAL DATUM
BLK	– BLOCK	N & D	– NAIL AND DISK
BLDG	– BUILDING	NO.	– NUMBER
BLVD	– BOULEVARD	NR	– NON-RADIAL
BM	– BENCH MARK	NSPS	– NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
BOC	– BACK OF CURB		
BOW	– BACK OF WALK	NT	– NON-TANGENT
BSL	– BUILDING SETBACK LINE	NTS	– NOT TO SCALE
BWF	– BARBED WIRE FENCE	OD	– OUTSIDE DIAMETER
C-X	– DENOTES SHEET NUMBERING FOR ENGINEERING PLANS	ORB	– OFFICIAL RECORDS BOOK
(C)	– CALCULATED	OR	– OFFICIAL RECORDS
C	– CHORD	OUL	– OVERHEAD UTILITY LINES
CATV	– CABLE TELEVISION RISER	OTL	– OVERHEAD TRAFFIC LINES
CB	– CHORD BEARING	(P)	– PLAT
CBS	– CONCRETE BLOCK STRUCTURE	PB	– PLAT BOOK
C.C.R.	– CERTIFIED CORNER RECORD	PC	– POINT OF CURVATURE
C&G	– CURB & GUTTER	PCC	– POINT OF COMPOUND CURVATURE
CI	– CATCH INLET	PCP	– PERMANENT CONTROL POINT
C/L	– CENTERLINE	PFF	– PROPOSED FINISHED FLOOR
CLF	– CHAIN LINK FENCE	PG	– PAGE
CM	– CONCRETE MONUMENT	PGS	– PAGES
CMP	– CORRUGATED METAL PIPE	PI	– POINT OF INTERSECTION
CO	– CLEANOUT	PK	– PARKER KAYLON
CONC	– CONCRETE	POB	– POINT OF BEGINNING
COR	– CORNER	PCC	– POINT OF COMMENCEMENT
CRPP	– CORRUGATED PLASTIC PIPE	POL	– POINT ON LINE
CUE	– COUNTY UTILITY EASEMENT	PP	– POWER POLE
CWS	– CROSSWALK SIGNAL	PRC	– POINT OF REVERSE CURVATURE
Δ	– DELTA	PRM	– PERMANENT REFERENCE MONUMENT
(D)	– DESCRIPTION	PSM	– PROFESSIONAL SURVEYOR & MAPPER
DB	– DEED BOOK	PT	– POINT OF TANGENCY
DBH	– DIAMETER AT BREAST HEIGHT IN INCHES	PVC	– POLYVINYL CHLORIDE PIPE
DE	– DRAINAGE EASEMENT	PVMT	– PAVEMENT
DEPT	– DEPARTMENT	R35E	– RANGE 39 EAST
DIP	– DUCTILE IRON PIPE	R	– RADIUS
DR	– DRIVE	RAD	– RADIAL
D/U	– DRAINAGE AND UTILITY EASEMENT	RCP	– REINFORCED CONCRETE PIPE
(E)	– ENGINEERING PLAN	REC	– RECOVERED
EJB	– ELECTRIC JUNCTION BOX	REV	– REVISION
EL	– UNDERGROUND ELECTRICAL LINES	RP	– RADIUS POINT
ELEC	– ELECTRIC	R/W	– RIGHT-OF-WAY
ELEV	– ELEVATION	RLS	– REGISTERED LAND SURVEYOR
ELLIP	– ELLIPTICAL	RP	– RADIUS POINT
EOI	– END OF INFORMATION	RWL	– UNDERGROUND RECLAIM WATER LINE
EOP	– EDGE OF PAVEMENT	RWM	– RECLAIMED WATER METER
FB	– FIELD BOOK	SE	– SPECIAL EASEMENT
FDOT	– FLORIDA DEPARTMENT OF TRANSPORTATION	SEC 28	– SECTION 28
FF	– FINISH FLOOR	SMH	– SANITARY SEWER MANHOLE
FGI	– FLAT GRATE INLET	(SP)	– STATE PLANE
FGLP	– FIBERGLASS LIGHT POLE	SQ	– SQUARE
FHYD	– FIRE HYDRANT	SQ FT	– SQUARE FEET
FM	– FORCE MAIN	ST	– STREET
FND	– FOUND	STMH	– STORM DRAINAGE MANHOLE
FPML	– FLORIDA POWER AND LIGHT	S/W	– SIDEWALK
(G)	– GRID (STATE PLANE)	TB	– TANGENT BEARING
GL	– UNDERGROUND GAS LINES	T61S	– TOWNSHIP 61 SOUTH
GOVT	– GOVERNMENT	TELE	– TELEPHONE
GPR	– GROUND PENETRATING RADAR	TL	– OVERHEAD TRAFFIC SIGNAL LINES
GTMH	– GREASE TRAP MANHOLE	TOB	– TOP OF BANK
HDPE	– HIGH DENSITY POLYETHYLENE PIPE	TOE	– TOE OF SLOPE
HWF	– HOG WIRE FENCE	TR	– TELEPHONE RISER
ID	– IDENTIFICATION	TRANS	– TRANSFORMER PAD
IRV	– IRRIGATION CONTROL VALVE	TSB	– TRAFFIC SIGNAL BOX
INFO	– INFORMATION	TSSP	– TRAFFIC SIGNAL SUPPORT POLE
INV	– INVERT	TV	– UNDERGROUND CABLE TV LINES
IP	– IRON PIPE	(TYP)	– TYPICAL
IP&C	– IRON PIPE & CAP	UE	– UTILITY EASEMENT
IR	– IRON ROD	UNK	– UNKNOWN
IR&C	– IRON REBAR & CAP	UTL	– UNDERGROUND TELEPHONE LINES
IRR	– IRRIGATION	W/	– WITH
L	– ARC LENGTH	WL	– UNDERGROUND WATER LINE
LBN	– LICENSED BUSINESS NUMBER	WLP	– WOOD LIGHT POLE
LP	– LIGHT POLE	WM	– WATER METER
(M)	– MEASURED	WP	– WORK PROGRAM
MB	– MAP BOOK	WPP	– WOOD POST FENCE
MBX	– MAILBOX	WPP	– WOOD POWER POLE
		WV	– WATER VALVE

Line Legend:
NOT TO SCALE

	= 1 FOOT CONTOURS
	= 5 FOOT CONTOURS
	= ADJOINER PROPERTY LINES
—X—X—	= BARBED WIRE FENCE
	= BROKEN LINE
—UC—	= BURIED CABLE
—BCTV—	= BURIED CABLE TELEVISION
—UE—	= BURIED ELECTRIC
—UFO—	= BURIED FIBER OPTICS
—UG—	= BURIED GAS
—URW—	= BURIED RECLAIMED WATER LINE
—SAN—	= BURIED SANITARY LINES
—FM—	= BURIED SANITARY SEWER FORCE MAIN LINE
—TC—	= BURIED TRAFFIC CONTROL
—UT—	= BURIED TELEPHONE LINE
—UW—	= BURIED WATER LINES
	= CENTER LINE R/W
—o—o—	= CHAIN LINK FENCE
	= EASEMENT LINES (EXISTING)
	= EASEMENT LINES (PROPOSED)
—EOW—	= EDGE OF WATER LINES
	= EXISTING DRAINAGE PIPES
	= EXISTING DRAINAGE PIPES (OUTFALL NOT LOCATED)
—FW—	= FIRE WATER MAIN LINES
—HW—	= HOT WATER SUPPLY LINES
—IRR—	= IRRIGATION LINES
—OTL—	= OVERHEAD TRAFFIC LINES
—OHU—	= OVERHEAD UTILITY LINES
	= RAILROAD TRACKS
	= RIGHT-OF-WAY LINES
	= SECTION LINES
	= STONE WALL LINES
—TOB—	= TOP OF BANK LINES
—TOE—	= TOE OF SLOPE LINES
	= TREE LINES
—TRAV—	= TRAVERSE LINES
—UNK—	= UNKNOWN BURIED LINES
—//—	= SILT FENCE
—o—o—	= WOOD FENCE
	= WETLAND LINE

Symbol Legend:
NOT TO SCALE

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

Sign Legend:
NOT TO SCALE

(R1)	– ROW NUMBER SIGN
(B)	– BUS STOP SIGN
(DE)	– DEAD END SIGN
(DNE)	– DO NOT ENTER SIGN (R5-1)
(HC)	– HANDICAP SIGN
(KR)	– KEEP RIGHT SIGN
(LTO)	– LEFT TURN ONLY
(ME)	– MEDIAN SIGN
(ND)	– NO DUMPING SIGN
(NL)	– NO LEFT TURN SIGN (R3-2)
(NU)	– NO LITTERING SIGN
(PL)	– NO PARKING FIRE LANE SIGN
(NGR)	– NO RIGHT TURN SIGN (R3-1)
(NOT)	– NO TRUCKS (R5-2)
(NP)	– NO PARKING SIGN
(1W)	– ONE WAY SIGN (R6-2)
(PC)	– PEDESTRIAN CROSSING SIGN
(RTO)	– RIGHT TURN ONLY
(SL)	– SPEED LIMIT SIGN
(ST)	– STOP SIGN (R1-1)
(SS)	– STREET SIGN
(TZ)	– TOW AWAY ZONE SIGN
(TE)	– TRUCK ENTRANCE SIGN
(U)	– UNKNOWN SIGN
(WL)	– WEIGHT LIMIT SIGN
(WW)	– WRONG WAY SIGN
(Y)	– YIELD SIGN

NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 3 OF 3.

Reference Material

1) FDOT MAP SECTION 90060 DATED 03-02.
2) ALTA/ACSM BOUNDARY SURVEY PREPARED BY McVAY-WOOD & ASSOCIATES, INC DATED 2/7/03.
3) MODEL LAND COMPANY, PLAT PB 1, PG 68 (4 PAGES).

Index of Sheets

1	ALTA/NSPS LAND TITLE SURVEY (COVER SHEET)
2	ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY)
3	ALTA/NSPS LAND TITLE SURVEY (TOPOGRAPHIC SURVEY)

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MONROE CO. PLANNING DEPT

Surveyor's Certification:

Certified to: KEY LARGO TREE, LLC, A FLORIDA LIMITED LIABILITY COMPANY

This is to certify that this map or plat and the survey which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13-16, 18 and 19 of Table A thereof. The field work was completed on July 7, 2016

Also

I hereby certify that the attached "ALTA/NSPS Land Title Survey" of the hereon-described property is true and correct to the best of my knowledge, information and belief as surveyed in the field on July 7, 2016. I further certify that this "Boundary & Topographic Survey" meets the standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code, pursuant to FS 472.027.

OCT 15 2016

For the Firm By:

Thomas J. Galloway
Professional Surveyor and Mapper
Florida Registration No. 6349

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

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No	Date	Revision	By

Field Crew:	L.S.
Drawn by:	J.A.B.
Checked by:	R.L.R.
Approved by:	T.J.G.
Scale:	N/A
Date:	7/7/16
Job No.:	#3604
File:	3604.dwg

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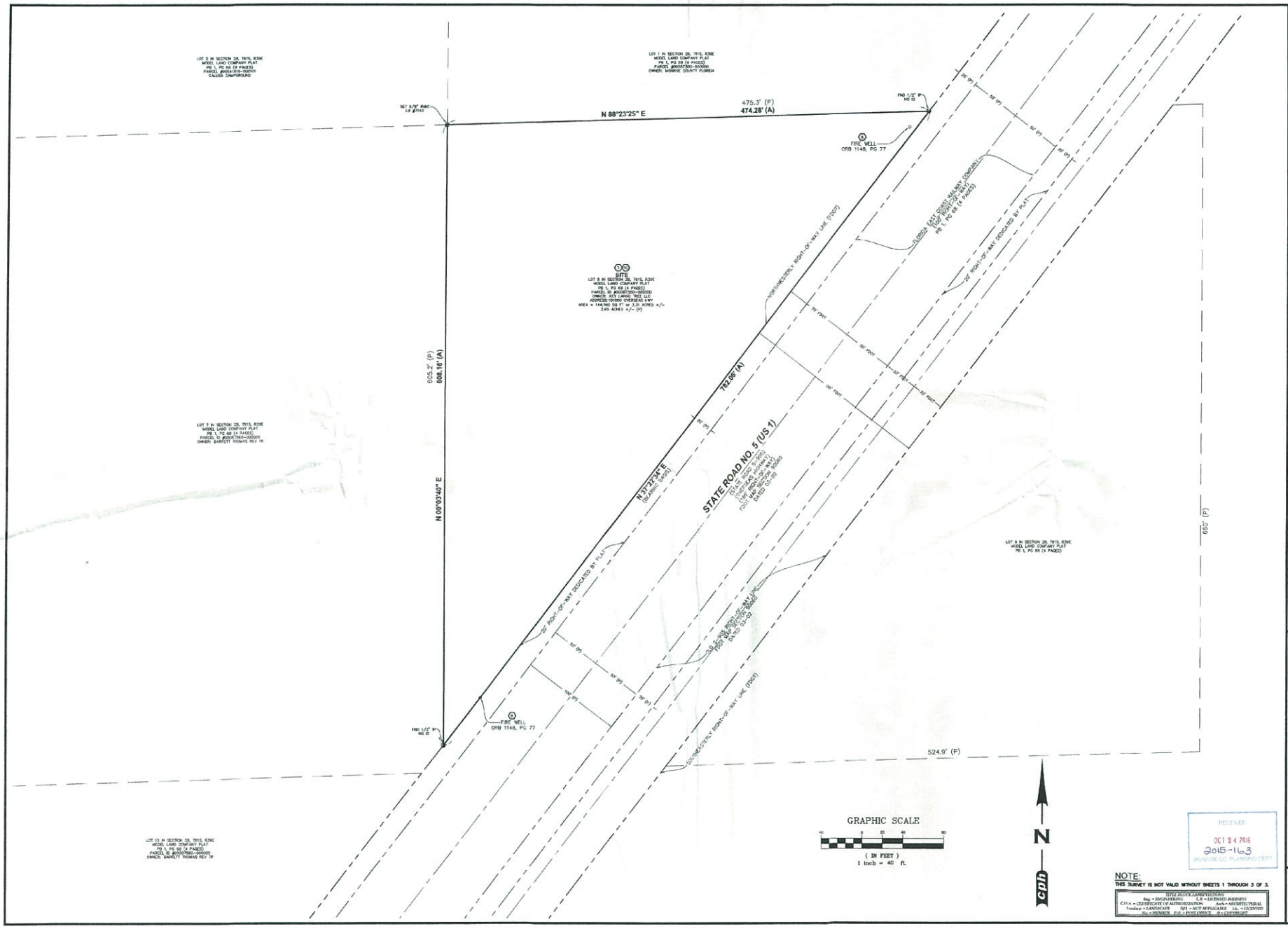
Survey Prepared By:
CPH, Inc.
500 West Fulton St.
Sanford, FL 32771
Ph: 407.322.6841
Licensed:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA26000525
Landscp. Lic. No. LC26000296

BOUNDARY & TOPOGRAPHIC SURVEY
ALSO BEING AN
(ALTA/NSPS LAND TITLE SURVEY)

IMC PROPERTY MANAGEMENT
(OVERSEAS HIGHWAY - KEY LARGO)
SECTION 28-TOWNSHIP 61 SOUTH-RANGE 39 EAST
MONROE COUNTY, FLORIDA



NOTE:
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TITLE BLOCK/ABBREVIATIONS
Eng. = ENGINEERING L.B. = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION Arch.= ARCHITECTURAL
Landscape = LANDSCAPE NP = NOT APPLICABLE Lic. = LICENSED
No. = NUMBER P.O. = POST OFFICE R = RADIUS

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• Connecticut
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• Texas

No.	Date	Revision	By
1			
2			
3			
4			
5			
6			
7			
8			

Field Crew:	L.S.
Drawn by:	J.A.B.
Checked by:	R.L.R.
Approved by:	T.J.G.
Scale:	1"=40'
Date:	7/7/16
Job No.:	13604
File:	13604.dwg

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Survey Prepared By:
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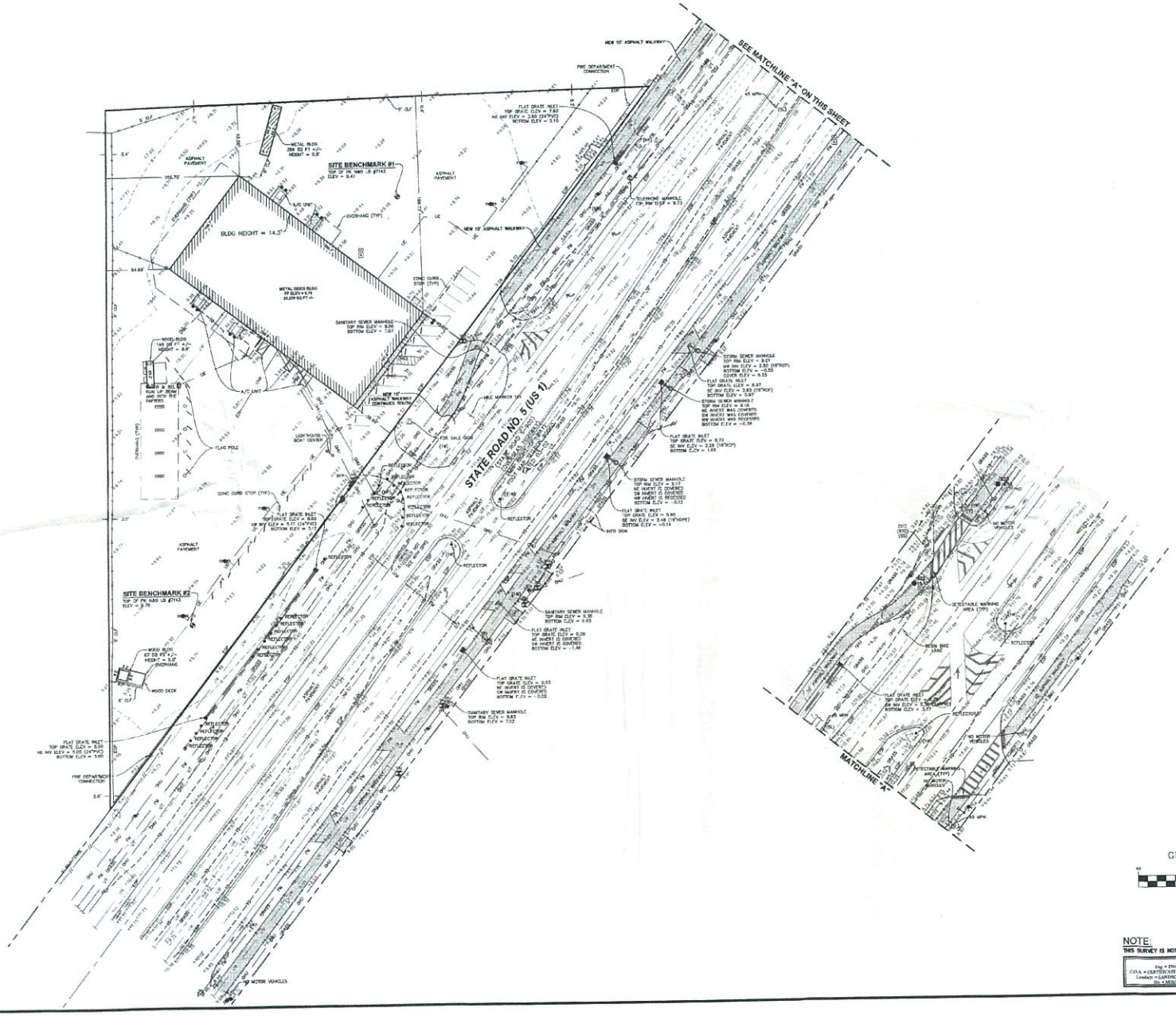
Eng. C.O.A. No. 3216
Survey L.B. No. 7543
Arch. Lic. No. AA26000526
Landscp. Lic. No. LC0000298

BOUNDARY & TOPOGRAPHIC SURVEY
(ALTA/NSPS LAND TITLE SURVEY)

IMC PROPERTY MANAGEMENT
(OVERSEAS HIGHWAY - KEY LARGO)
SECTION 28-TOWNSHIP 61 SOUTH-RANGE 39 EAST
MONROE COUNTY, FLORIDA

Sheet No.
2
of 3



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NOTE:
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TITLE BLOCK ABBREVIATIONS
Eng. = ENGINEERING L.B. = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION Arch. = ARCHITECTURAL
Landscape = LANDSCAPE N/A = NOT APPLICABLE L.B. = LICENSED
No. = NUMBER P.O. = POST OFFICE R.= RADIUS

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1			
2			
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7			

Field Crew:	L.S.
Drawn by:	J.A.B.
Checked by:	R.L.R.
Approved by:	T.J.G.
Scale:	1"=40'
Date:	7/7/16
Job No.:	03604
File: 1984.dwg	© 2016

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BOUNDARY & TOPOGRAPHIC SURVEY
(ALTA/NSPS LAND TITLE SURVEY)

IMC PROPERTY MANAGEMENT
(OVERSEAS HIGHWAY - KEY LARGO)
SECTION 28, TOWNSHIP 61 SOUTH, RANGE 39 EAST
MONROE COUNTY, FLORIDA

Sheet No.
3
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