LOWER KEYS OPERATIONS FACILITY WORKSHOP

NOVEMBER 17, 2026



FLORIDA
Mosquito Control
DISTRICT
KEYS

2026 CALENDAR

January-2026

SUN	MON	TUES	WED	THUR	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February-2026

SUN	MON	TUES	WED	THUR	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

March-2026

SUN	MON	TUES	WED	THUR	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April-2026

SUN	MON	TUES	WED	THUR	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May-2026

SUN	MON	TUES	WED	THUR	FRI	SAT
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

June-2026

SUN	MON	TUES	WED	THUR	FRI	SAT
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July-2026

SUN	MON	TUES	WED	THUR	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August-2026

SUN	MON	TUES	WED	THUR	FRI	SAT
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September-2026

SUN	MON	TUES	WED	THUR	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

October-2026

SUN	MON	TUES	WED	THUR	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November-2026

SUN	MON	TUES	WED	THUR	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December-2026

SUN	MON	TUES	WED	THUR	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Holidays Meetings Conferences

Lower Keys Operations Facility Workshop
Florida Keys Mosquito Control District
Marathon Office
503 107th Street, Marathon, FL 33050

November 17, 2026
1:30 pm (approximate)

1. **Call to Order**

2. **Roll Call**

3. **Approval of Agenda**

4. **Purpose of the Workshop:** Chairman Goodman announces the purpose of this workshop is to discuss plans for the Lower Keys Operations Facility.

5. **Good of the Order**

6. **Meeting Adjourned**

County of Monroe

Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536

Board of County Commissioners:
Mayor Holly Merrill Raschein, District 5
Mayor Pro Tem James K. Scholl, District 3
Craig Cates, District 1
Michelle Lincoln, District 2
David Rice, District 4

We strive to be caring, professional, and fair

January 26, 2024

Andrea Leal
Florida Keys Mosquito Control District
503 107th Street
Marathon, Florida 33050

Re: Request for Time Extension (File #2023-159 Hurricane Ian and File # 2023-158 Tropical Storm Nicole) per Executive Orders 22-218 & 22-219 (Ian), 22-253 & 22-256 (Nicole) and F.S. 252.363 to Minor Conditional Use Permit (File #2014-045).

Dear Ms. Leal,

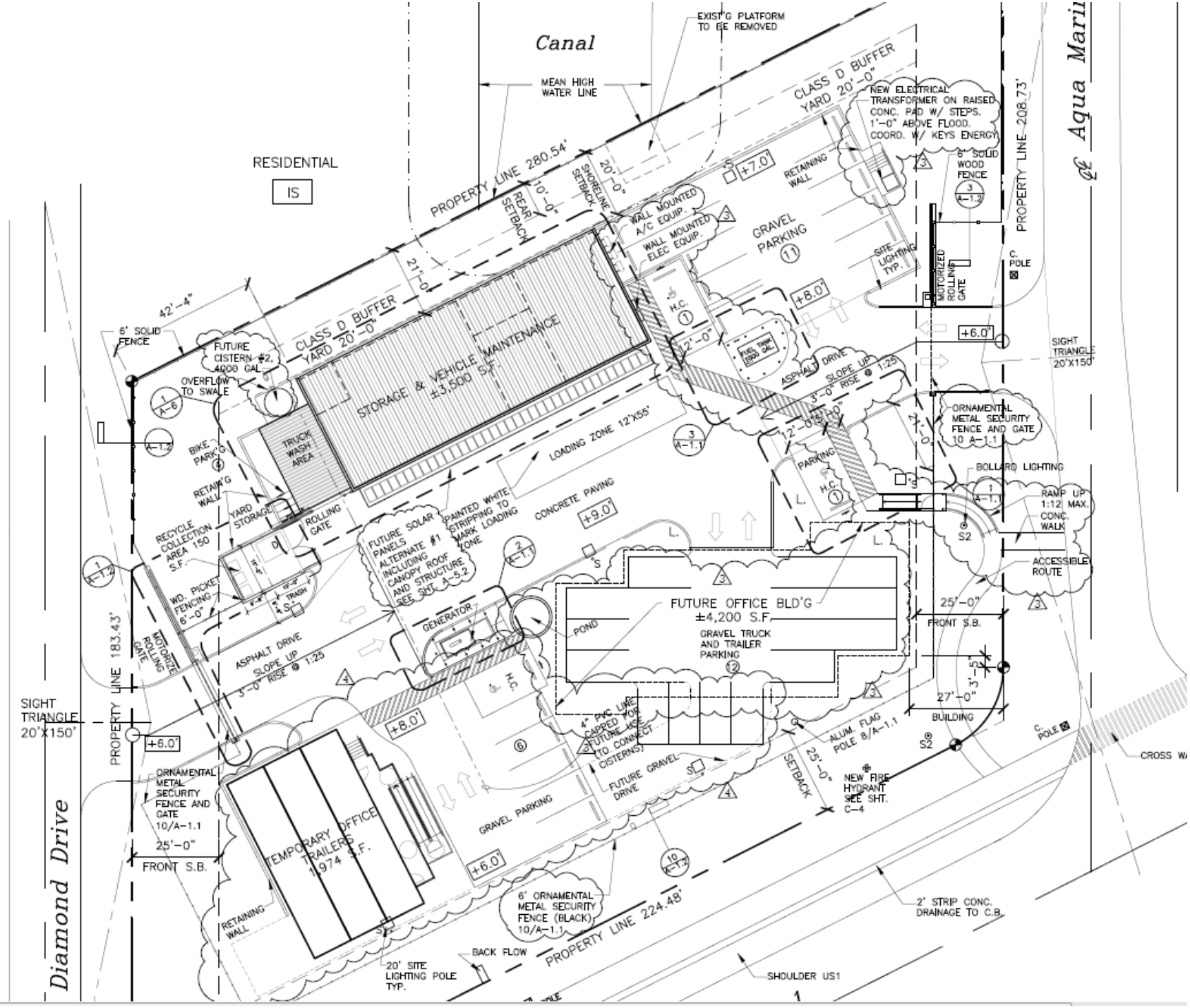
This letter is in response to your request for Executive Order (EO) time extensions to the Minor Conditional Use Permit approved by Development Order 03-14 (File #2014-045). Pursuant F.S. 252.363 The County can accept a request for extensions for multiple natural emergencies granted under F.S. 252.363 and EO 22-218 & 22-219 (Ian), 22-253 & 22-256 (Nicole). The notification of intent to exercise the extension granted under these EO and granted under FS 252.363 must be received by the County no later than 90 days following the termination of the emergency order. Your request was submitted on July 12, 2023.

As of the date of this letter, the improvements approved under the Minor Conditional Use Permit have not been completed. Pursuant a letter dated December 15, 2021, which approved a time extension, the current expiration for development is July 3, 2023. Staff has reviewed your request and found that it was submitted on time and in accordance with the provisions of F.S. 252.363 and EO Numbers 22-218 & 22-219 (Ian), 22-253 & 22-256 (Nicole). Per Florida Statute 252.363, the emergency declaration extends the period for 24 months and tolling for each natural emergency, but the extended period to exercise the rights under a permit or other authorization may not exceed 48 months in total in the event of multiple natural emergencies for which the Governor declares a state of emergency. **Therefore, the new expiration date for this Minor Conditional Use Permit will be July 3, 2027**. All certificates of occupancy and certificates of completion associated with the scope of work of the Minor Conditional Use Permit shall be acquired by this date unless an additional time extension is granted.

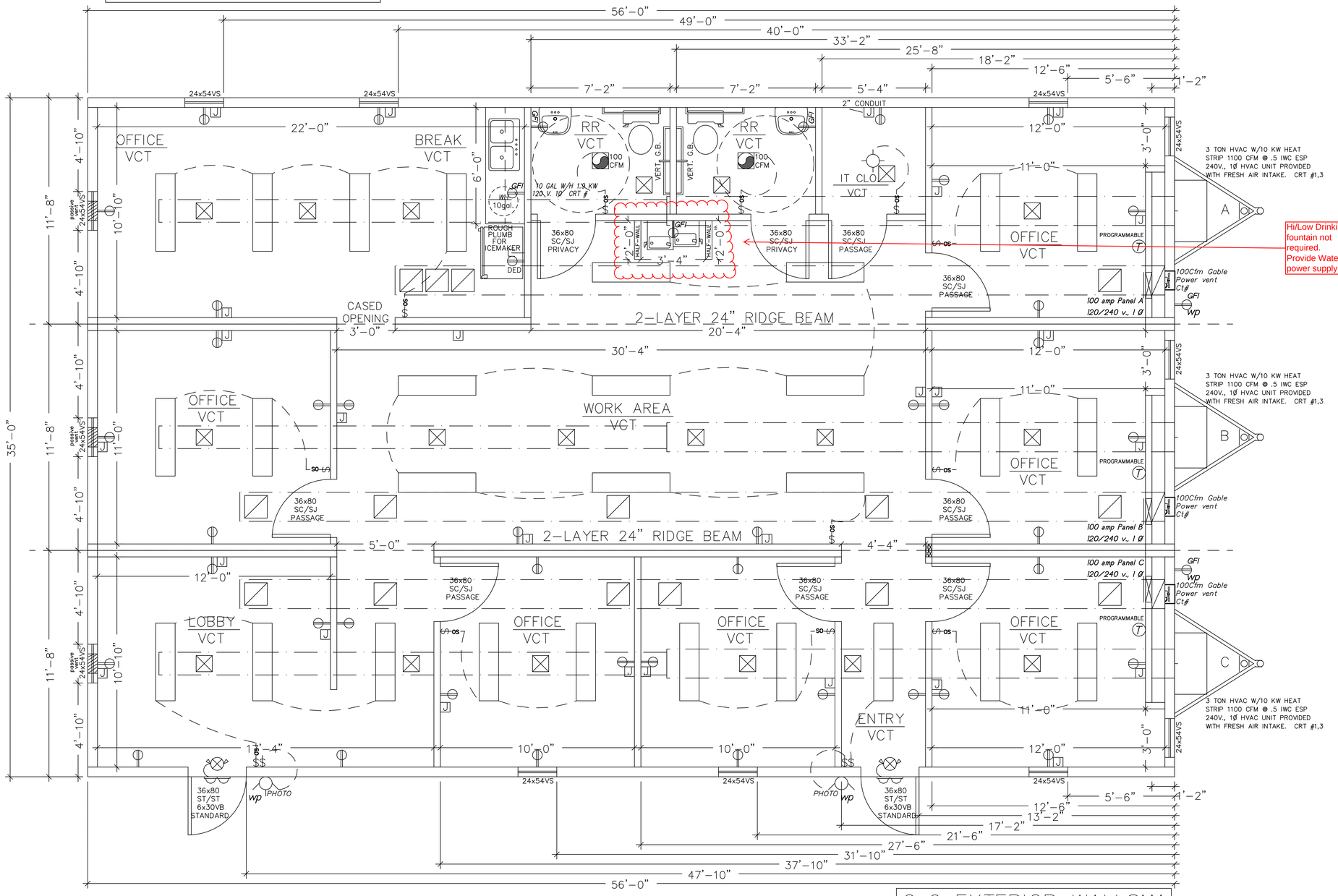
I trust that this information is of assistance. If you have any questions regarding the contents of this letter, or if we may further assist you with your project, please feel free to contact the Department's Marathon office at (305) 289-2500.

Sincerely,

Emily Schemper, AICP, CFM
Senior Director of Planning & Environmental Resources


Canal
EXIST'G PLATFORM TO BE REMOVED
MEAN HIGH WATER LINE
RESIDENTIAL
IS
PROPERTY LINE 280.54'
REAR SETBACK 10'-0"
SHORELINE SETBACK 20'-0"
CLASS D BUFFER YARD 20'-0"
NEW ELECTRICAL TRANSFORMER ON RAISED CONC. PAD W/ STEPS. 1'-0" ABOVE FLOOD. COORD. W/ KEYS ENERGY
6' SOLID WOOD FENCE
PROPERTY LINE 208.73'
Aqua Marin
RETAINING WALL
WALL MOUNTED A/C EQUIP.
WALL MOUNTED ELEC EQUIP.
GRAVEL PARKING (11)
SITE LIGHTING TYP.
MOTORIZED ROLLING GATE
C. POLE
+7.0'
+8.0'
+6.0'
+9.0'
42'-4"
6' SOLID FENCE
FUTURE CISTERN #2, 4000 GAL
OVERFLOW TO SWALE
STORAGE & VEHICLE MAINTENANCE ±3,500 S.F.
H.C. (1)
FUEL TANK (DSL) 500 GAL
ASPHALT DRIVE SLOPE UP 1:25
3'-0" RISE @ 1:25
12'-0"
SIGHT TRIANGLE 20'X150'
ORNAMENTAL METAL SECURITY FENCE AND GATE 10 A-1.1
BOLLARD LIGHTING
RAMP UP 1:12 MAX. CONC. WALK
ACCESSIBLE ROUTE
BIKE PARK'G (4)
TRUCK WASH AREA
LOADING ZONE 12'X55'
CLASS D BUFFER YARD 20'-0"
RETAIN'G WALL
YARD STORAGE
RECYCLE COLLECTION AREA 150 S.F.
ROLLING GATE
FUTURE SOLAR PANELS ALTERNATE #1 INCLUDING CANOPY ROOF STRUCTURE AND STRUCTURE SEE SHT. A-5.2
PAINTED WHITE STRIPPING TO MARK LOADING ZONE
CONCRETE PAVING
PARKING
WD. PICKET FENCING 6'-0"
TRASH
GENERATOR
FUTURE OFFICE BLD'G ±4,200 S.F.
GRAVEL TRUCK AND TRAILER PARKING (2)
POND
ASPHALT DRIVE SLOPE UP 1:25
3'-0" RISE @ 1:25
MOTORIZED ROLLING GATE
PROPERTY LINE 183.43'
SIGHT TRIANGLE 20'X150'
4" PVC LINE CAPPED FOR FUTURE HOOK TO CONNECT CISTERN #2
FUTURE GRAVEL DRIVE
ALUM. FLAG POLE 8/A-1.1
SETBACK 25'-0"
NEW FIRE HYDRANT SEE SHT. C-4
25'-0" FRONT S.B.
27'-0" BUILDING
3'-5"
ORNAMENTAL METAL SECURITY FENCE AND GATE 10/A-1.1
25'-0" FRONT S.B.
TEMPORARY OFFICE TRAILERS 1974 S.F.
GRAVEL PARKING
RETAINING WALL
6' ORNAMENTAL METAL SECURITY FENCE (BLACK) 10/A-1.1
BACK FLOW
20' SITE LIGHTING POLE TYP.
PROPERTY LINE 224.48'
2' STRIP CONC. DRAINAGE TO C.B.
SHOULDER US1
CROSS W
Diamond Drive

2x6 EXTERIOR WALLS!!!



2x6 EXTERIOR WALLS!!!

PLEASE MARK UP PLANS & LIST CORRECTIONS ABOVE OR ON A SEPARATE SHEET
DO NOT SIGN OFF UNTIL CHANGES HAVE BEEN MADE AND YOU
ARE SATISFIED WITH STATUS OF PROJECT PLANS
WE WILL PROVIDE A NEW SIGN OFF DRAWING WITH REFLECTED CHANGES IF NEEDED

PLEASE SIGN & DATE BELOW IF YOU AGREE
TO FINALIZE THIS PROJECT

X

I HAVE FULLY REVIEWED THE PLANS AND SPECIFICATIONS OF THIS PROJECT.
I AUTHORIZE CONSENT FOR FIRST STRING SPACE TO FINALIZE PROJECT AS IS.
I UNDERSTAND THAT ANY CHANGES OR REVISIONS TO FLOOR PLAN OR THE ORIGINAL QUOTE WILL RESULT IN ADDITIONAL CHARGES.

DATE: 6/13/17

SIGN OFF

FIRST STRING SPACE INC.
OUR STRENGTH IS TEAMWORK

FIRST STRING SPACE INC.
892 RAILROAD AVE. EAST
PEARSON, GEORGIA 31642 (912) 422-6455

DATE: 5/25/2017	CONSTRUCTION TYPE: VB
SCALE : NTS	SIZE: (3) 11'-8" x 56'
CODES: IBC	OCCUPANCY: BUSINESS
STATES: FL	FILE NAME: Order 28053
WIND SPEED: 200 MPH	BY: BRANDON
SERIAL #:	
FLOOR PLAN	
DESTINATION: Big Coppitt Key, FL 33040	

Order 28053

REVISION #:	REVISION DATE:	DESCRIPTION:
1.TJ	6/13/17	REVISIONS

\\Fssisrvr\drafting\Shared DWG\BRANDON DRAWINGS\ORDERS\Order 28053.aec

County of Monroe

Planning & Environmental Resources Department
2798 Overseas Highway, Suite 410
Marathon, Florida 33050
Voice: (305) 289-2500
FAX: (305) 289-2536

Board of County Commissioners
Mayor George Neugent, District 2
Mayor Pro Tem David Rice, District 4
Heather Carruthers, District 3
Danny L. Kolhage, District 1
Sylvia J. Murphy, District 5

March 21, 2017

Barbara Mitchell
Mitchell Planning and Design
15450 SE 103rd Place Road
Ocklawaha, Florida 32179

Subject: **Minor Deviation to Minor Conditional Use Permit (File # 2016-198)**
18 Aquamarine Drive, Big Coppitt Key, Florida, Real Estate # 00155830-000000

Dear Ms. Mitchell:

The Planning & Environmental Resources Department has approved your request for a minor deviation to the Minor Conditional Use Permit originally approved by Development Order No. 03-14. The minor deviation was required in order to change from a single-phase to a three-phase project for the new Florida Keys Mosquito Control District (FKMCD) facility. Phase 1 would involve using 1,974 square feet of interim office trailers until the approved permanent office building is built. All other aspects of the approved development would be completed in Phase 1, including the maintenance building, parking and loading spaces, stormwater management, landscaping and bufferyards. Phase 2 would be during construction of the permanent office building while the interim trailers are still on the property. Phase 3 would be the Minor CUP plans as originally approved with the removal of the interim trailers. No changes are proposed to the original approved plans. The Department has determined that the application complies with the requirements and standards set forth in the Monroe County Land Development Code.

The following conditions apply:

1. Approval is granted based on Proposed Site Plan-Minor Deviation January 2017 sheet A-1 signed and sealed 2/7/2017 by William P. Horn, R.A; Site Plan-Phase 2-Const. Fence & Parking Locations sheet A-1-A signed and sealed 2/7/2017 by William P. Horn, R.A; Interim Trailer Plan sheet A-4.3 signed and sealed 1/9/2017 by William P. Horn, R.A.; and Master Planting Plan – Minor Deviation sheet LA-01 revised 1/4/2017 by Ladd B. Roberts, R.L.A.

2. This Minor Deviation approval does not extend the expiration date of the original Minor CUP approved by Development Order No. 03-14. Any time extensions shall be requested pursuant to LDC Section 110-73(a), or the approved Minor CUP and this Minor Deviation shall become null and void with no further action required by the County.

3. To prevent or minimize adverse effects on other properties in the neighborhood, the adjustments to the development plan phasing shall be evaluated within two (2) years of this approval to determine if the parking and landscaping is sufficient during the interim phases.

Upon review, the Planning Director may attach new conditions or adjust the original conditions as necessary to carry out the purposes of the Comprehensive Plan, the Land Development Code and to prevent or minimize adverse effects on other properties in the neighborhood.

4. Prior to the issuance of building permits for Phase 2, the location of off-site parking areas and the temporary construction staging area shall be identified. Sufficient off-site parking shall be made available at all times during Phase 2 as determined and approved by the Planning Director Additional County approvals may be required for any off-site parking areas, such as a Right-of-Way permit and a Temporary Construction Staging Area permit. Phase 2 may not commence without the required parking.

5. All site improvements including landscaping, bufferyards, stormwater management, loading/unloading areas, bicycle parking, pedestrian circulation, solid waste/recycling collection areas, fencing and outdoor lighting shall be installed consistent with the approved plans prior to the Final Planning inspection for Phase 1, and shall be maintained during all phases.

6. Any additional revisions to the site plan or future improvements to the property are subject to further review as a deviation or as an amendment to the Minor Conditional Use Permit originally approved by Development Order No. 03-14.

7. A Monroe County building permit(s) is also required for the scope of work. The Monroe County Office of the Fire Marshal and the Monroe County Building Department have not reviewed this application. The applicant shall meet any additional requirements required by the Fire Marshal and the Building Department.

We trust that this information is of assistance. If you have any questions regarding the contents of this letter, or if we may further assist you with your project, please feel free to contact the Department's Marathon office at 305-289-2500.

Respectfully,

Mayté Santamaria, Senior Director of Planning & Environmental Resources



MOSQUITO CONTROL - NEW FACILITY

905 U.S. HIGHWAY NO.1
BIG COPPIT KEY, FLORIDA

GENERAL NOTES

1. Scope of Work: Construction of a new facility for the Florida Keys Mosquito Control District to be located on 1.28 acres at 905 U.S. Highway No. 1 in Big Coppitt, Florida. Facility to include a 4800 SQ. FT. main office and administrative building raised over parking and a 3500 SQ. FT. maintenance building at modified grade, flood proofed to el. 12.0' the maintenance building includes vehicle maintenance bays and storage including a designated room for chemical storage. Site development includes a raised central drive, loading and parking areas, an emergency generator, a rain water harvesting system and full perimeter security fencing including motorized gates at the entry drives. The contractor shall provide a complete, fully habitable weather proof , safe and secure finished facility in accordance with specifications, drawings and project documents.

2. The Florida Building Code 2010 Edition, as amended by Governing Local Ordinances and requirements of the State of Florida "Coastal Zone Protection Act", together with applicable requirements of governing public agencies and the following listed codes shall apply to this project.

Florida Existing Building Code, 2010 Edition
National Electric Code 2008 Edition.
Florida Plumbing Code, 2010 Edition
Florida Mechanical Code, 2010 Edition.
Florida Fuel Gas Code, 2010 Edition.

FEMA- Coordinate all building items required to be a minimum of two foot above flood elevation (or higher if drawings so indicate) for project and other
FEMA regulations that apply to the project.

3. This project is pursuing LEED 2009 BD+C Certification. All contractors with scope contributing toward the LEED requirements shall be responsible for documenting and executing all activities as directed by Section 018113 of the specification book. See - Sustainable Design Requirements - for further information.

4. An independent commissioning agent has been retained to ensure that this project is completed according to owner requirements. Commissioned systems shall include HVAC, lighting/lighting control, on-site energy generation, rainwater harvesting equipment, and domestic hot water. all contractors with scope for these system shall be responsible for carryings out testing activities as directed by commissioning agent. See the Project Commissioning Plan for further information.

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

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

7. Live Loads used in design:

A. Roof..... 20 PSF
B. Floor..... 100 PSF-Office
C. Wind Velocity.....Structural design shall comply with code requirements and wind loads as stipulated by the Florida Building code and the Florida Fire Prevention Code as adopted by the State Fire Marshal. Design shall be based on ASCE 7 with wind speeds determined from figure 26.5-1B
180 MPH ASCE 7 (Latest Edition) EXP. D
FL. BUILDING CODE 2010

Should any conflicting statement or alternate wind load requirements be found in the drawings or specifications it is in error and shall be disregarded.

8. Engineer's approval must be secured for all structural substitutions.
9. Verify all openings through floors, roof and walls with mechanical and electrical contractor's. Verification of locations, sizes, lintle and required connections are contractor's complete responsibility.
10. Prior to installation of mechanical and electrical equipment or other items to be attached to the structure, engineer's approval of connections and supports shall be obtained, unless specifically detailed on architectural and structural drawings. Respective sub-contractor shall furnish all hangers, connections, etc., required for installation of his items.
11. Provide all embedded items in structure as noted on architectural, mechanical, electrical as well as structural drawings. Miscellaneous embedded items and anchor bolts shall be furnished by steel supplier and installed by concrete contractor.
12. Provide temporary bracing and precautions necessary to withstand all construction and/or wind loads until all field connections are completed and shear walls and decks are in place. All shoring is the responsibility of the contractor including use of a specialty engineer if required.
13. Submit shop and erection drawings for all items required by the drawing or elsewhere In the specifications for written approval. The manufacture or fabrication of any items prior to written approval of shop drawings will be entirely at the risk of the contractor. All references to standards to be of the latest issue applicable.
14. This project is in a coastal salt water environment. Contractor shall consider this in selections of materials used in the exterior and non-air conditioned areas. All materials shall be salt resistant.
15. Manufactured assemblies; such as roofing, soffits, panels, storefront, doors, windows and other external assemblies incorporated into the project shall require detailed shop drawing submittals. Miami Dade N.O.A'S providing tested assembly installation details and windload compliance are required. Manufacturers recommendations and requirements (including warranty requirements) shall be incorporated along with the latest industry standards and best practices.
16. Waterproofing, vapor barriers, waterstop, air seals,, etc. shall be as indicated in the Specifications and as per manufacturer and industry standards. Contractor to provide all fire blocking as required by Code.
17. Contractor to take all precautions to prevent mold from growing in or on the building. Do not use materials that have mold on them for construction, close up building each night to keep water out, do not install A/C ducts until building is dried in and make all other possible efforts to prevent mold from growing.
18. All penetrations of fire rated construction shall be treated with dampers, seals, collars, or other UL rated assemblies intended for the specific purpose.
19. Provide a full facility fire sprinkler system in accordance with NFPA 13, to include the Main Administrative Building and the Maintenance Building. Provide a full shop drawing submittal signed and sealed by a Florida registered specialty Engineer including hydraulic calculations and verification by field test of adequate existing water quantity and pressure. Submittal shall include tap and extension of new line from U.S.-1 as shown sheet C-4
20. Provide lightning protection in conformance with NFPA 780. Provide at full shop drawing submittal.
21. Demolition shall include removal and/or relocation of trees in coordination with the landscape drawings, as well as all other obstructions to the proposed work. Existing fences and gates are to be removed in the course of construction, however may remain temporarily, as practical to serve as site security during early construction activities.
22. FLOOD PROOF CONSTRUCTION: The ground level of the Office Building and the Maintenance Building, both have enclosed spaces that are protected by "flood proof construction" to a height of 3'-0" above finish floor (F.FL.=El. 9.0'; Flood=El. 10.0'; Floodproofing=El. 12.0'). These areas are provided with concrete construction; manufactured waterstops at all joints; protection with seals at any penetrations of the concrete construction including backflow prevention devises at waste lines, water lines and drain lines. Door openings including overhead doors shall be equipped with manufactured aluminum flood panel assemblies including mounting tracks, seals and bracing per the manufactured assembly. All components of the flood proof construction, including backflow devices, waterstop materials and seals shall be designed to withstand all hydraulic loading based on project conditions. All manufactured components of the flood proof construction assembly shall be submitted as shop drawings including details of installation and shall document suitability for this project.

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E-6	ELECTRICAL RISER DIAGRAM	LA-4	LEED ANALYSIS & PERIMETER PLANTING PLAN
E-7	PENAL SCHEDULES	LA-5	PLANT SCHEDULE
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M-4	MAINTENANCE BLDG. PLAN		
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FLORIDA Mosquito Control DISTRICT KEYS

DISTRICT BOARD OF COMMISSIONERS

JILL CRANNEY-GAGE, CHAIRMAN, DISTRICT 1
PHIL GOODMAN, DISTRICT 2
STEPHEN K. SMITH, SECRETARY/TREASURER, DISTRICT 3
WILLIAM J. SHAW, VICE CHAIRMAN, DISTRICT 4
TOM MCDONALD, DISTRICT 5

WILLIAM P. HORN
ARCHITECT , P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

MOSQUITO CONTROL
905 U.S. HIGHWAY No. 1
BIG COPPITT KEY, FLORIDA

SEAL

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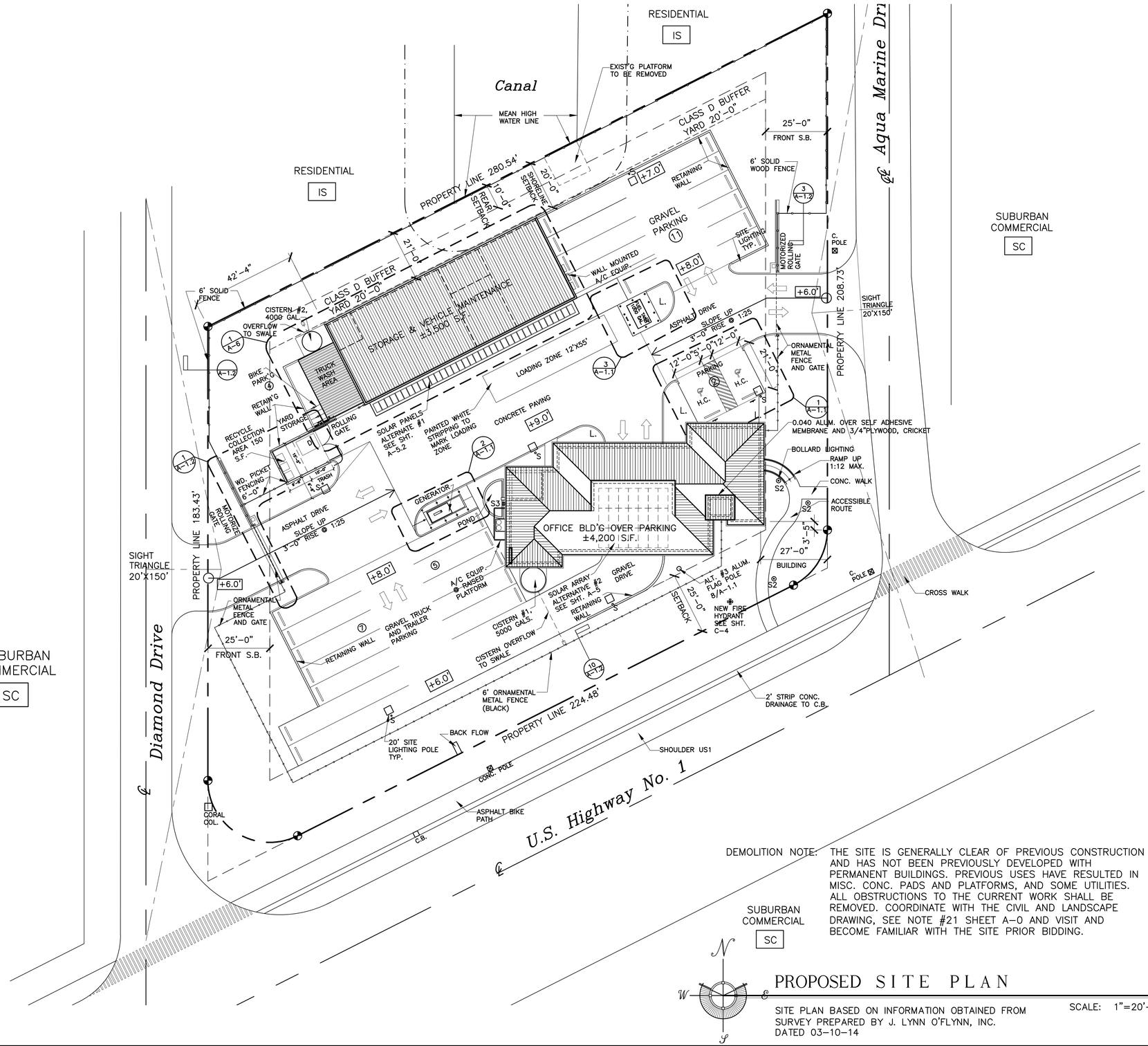
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A-0



DEMOLITION NOTE: THE SITE IS GENERALLY CLEAR OF PREVIOUS CONSTRUCTION AND HAS NOT BEEN PREVIOUSLY DEVELOPED WITH PERMANENT BUILDINGS. PREVIOUS USES HAVE RESULTED IN MISC. CONC. PADS AND PLATFORMS, AND SOME UTILITIES. ALL OBSTRUCTIONS TO THE CURRENT WORK SHALL BE REMOVED. COORDINATE WITH THE CIVIL AND LANDSCAPE DRAWING, SEE NOTE #21 SHEET A-0 AND VISIT AND BECOME FAMILIAR WITH THE SITE PRIOR BIDDING.

PROPOSED SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY J. LYNN O'FLYNN, INC. DATED 03-10-14

SCALE: 1"=20'-0"

SITE DATA

LAND USE : SUBURBAN COMMERCIAL

FLOOD ZONE : AE +10.0'

SITE AREA : 55,597 SF. (1.28 ACRES)

SETBACKS :
FRONT SETBACK
REQUIRED : 25'-0"
PROVIDED : 25'-0" (3 STREET FRONTS)
REAR SETBACK
REQUIRED : 10'-0"
PROVIDED : 10'-0"
SHORELINE SETBACK
REQUIRED : 20'-0"
PROVIDED : 20'-0"

SHORELINE SETBACK AREA = 1,747 S.F.
OPEN SPACE REQUIRED = 698 S.F. (40%)
PROVIDED = 1,747 S.F.

OPEN SPACE RATIO : 0.20
MIN. REQUIRED: 11,119.4 S.F.
PROVIDED: 18,350 S.F. = 0.33

MAX. HEIGHT : ALLOWABLE : 35.0'
PROPOSED : 34.66'
(1STORY OVER PARKING)

F.A.R.

PUBLIC BUILDINGS : 0.30
MAX. ALLOWED : 16,679 S.F.
PROVIDED : 4200 S.F.

LIGHT INDUSTRIAL : 0.30
MAX ALLOWED : 16,079 S.F.
PROVIDED : 3500 S.F.

PROPOSED FULL SITE F.A.R. : 0.139

PARKING:
OFFICE :
REQUIRED : 4200 S.F. @ 3 SPACES/1,000 S.F. = 12.6
PROVIDED : 17 SPACES

STORAGE :
REQUIRED : 1600 S.F. @ 1 SPACE/1,000 S.F. = 1.6
PROVIDED : 4 SPACES

VEHICLE STORAGE/MAINTENANCE :
REQUIRED : 1900 S.F. @ 3 SPACES/BAY OR 3/1,000 = 5.7
PROVIDED : 12 SPACES

TOTAL PARKING SPACES REQUIRED: 20
TOTAL PARKING SPACES PROVIDED: 33
(2 OF THE 33 ARE HANDICAP SPACES)

BIKE PARKING SPACES PROVIDED: 8

BUILDING CODE ANALYSIS

OCCUPANCY CLASSIFICATIONS:	OFFICE BLDG. – BUISNESS 'B' AND PARKING 'S-2'		
	MAINTENANCE BLDG. STORAGE 'S-1'		
OCCUPANCY SEPARATIONS:	OFFICE BLDG. – 'B' AND 'S-2' – 1 HR. – SPRINKLERED		
	MAINTENANCE BLDG. 'S-1' – SEPERATE BUILDING – SPRINKLERED		
TYPE OF CONSTRUCTION:	TYPE V B, UNPROTECTED, SPRINKLERED (NFPA 13)		
BUILDING HEIGHT:	CODE MAX. 40'-0" ZONING MAX. 35'-0" PROPOSED. 34'-2"		
BUILDING AREA:	OFFICE BUILDING	CODE MAX.	PROPOSED
	'S-2' PARKING –SPRINKLERED	18,000 S.F.	4,179 S.F.
	'B' BUSINESS – SPRINKLERED	18,000 S.F.	4,179 S.F.
	MAINTENANCE BUILDING	CODE MAX.	PROPOSED
	'S-1' STORAGE – SPRINKLERED	18,000 S.F.	3,488 S.F.
NUMBER OF STORIES:	OFFICE BUILDING	CODE MAX.	PROPOSED
	'S-2' PARKING –SPRINKLERED	3 STORY	1 STORY
	'B' BUSINESS – SPRINKLERED	3 STORY	1 STORY OVER PARK'G
	MAINTENANCE BUILDING	CODE MAX.	PROPOSED
	'S-1' STORAGE – SPRINKLERED	2 STORY	1 STORY
DESIGN CRITERIA:	SEE GENERAL NOTES SHEET A-0		

BUILDING SQUARE FOOTAGE ANALYSIS:

OFFICE BUILDING;	GROUND LEVEL; ENCLOSED = 426 S.F. COVERED =3,753 S.F.	
	OFFICE LEVEL; ENCLOSED =3,970 S.F. COVERED = 209 S.F.	
MAINTENANCE BUILDING;	ENCLOSED = 3,488 S.F.	VEHICLE MAINT. =1,854 S.F. GENERAL STORAGE = 654 S.F. * CHEM. STORAGE–NON TOXIC = 970 S.F.
	COVEREDED = 1,044 S.F.	

* NON-TOXIC PER CRITERIA ESTABLISHED BY FBC SECTION 307.

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MOSQUITO CONTROL
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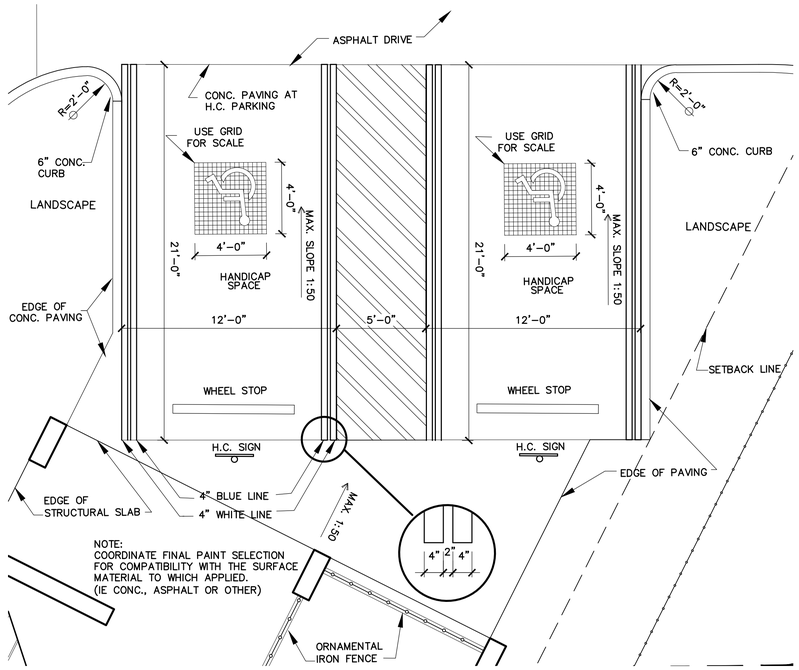
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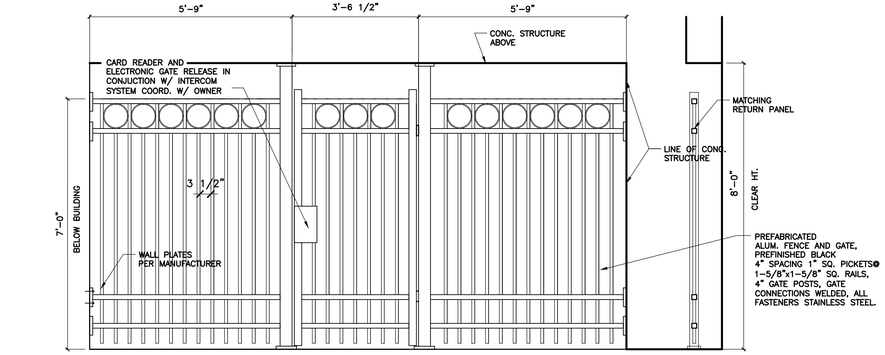
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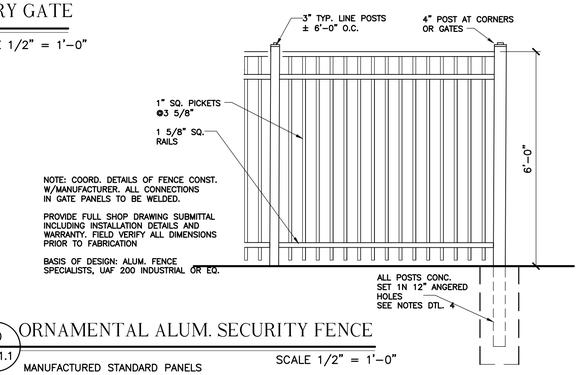
1 A-1.1 H.C PARKING SPACE

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



9 A-1.1 ORNAMENTAL ALUM. ENTRY GATE

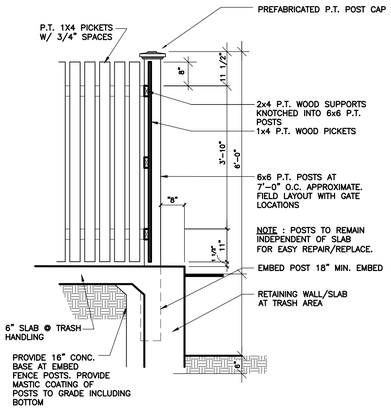
SCALE 1/2" = 1'-0"



10 A-1.1 ORNAMENTAL ALUM. SECURITY FENCE

MANUFACTURED STANDARD PANELS

SCALE 1/2" = 1'-0"



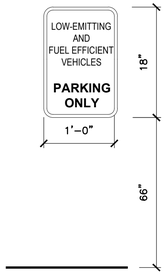
4 A-1.1 WOOD PICKET FENCE @ TRASH AREA

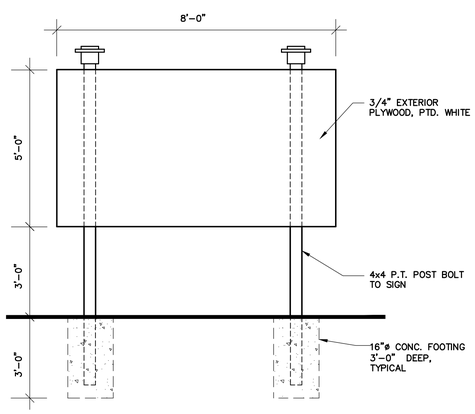
SCALE 1/2" = 1'-0"

NOTE: PROVIDE SOLID WOOD FENCE NORTH OF ENTRY DRIVES W/ 1x6 PICKETS AND WITHOUT 3/4" AIR SPACES
12" DIA. CONCRETE FOOTING AROUND 6x6 P.T. POST W/ MASTIC COATING UP TO GRADE (COAT BOTTOM OF POST ALSO) SEE SITE PLAN.

NOTES :

DESIGNATED PARKING SIGN (2 SIGNS TOTAL) WALL MOUNTED

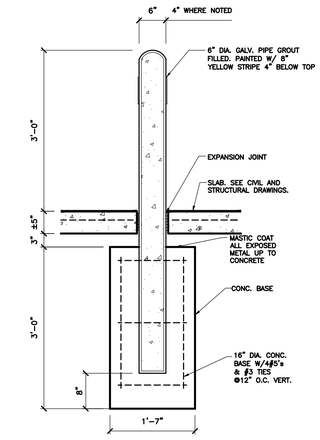




GRAPHICS TO INCLUDE MOSQUITO CONTROL SEAL; RENDERING OF THE PROJECT (IMAGE AVAILABLE) LISTING OF BOARD OF DIRECTORS AND OTHERS PER DWG. COVER SHEET; DESIGN CONSULTANTS WITH NAMES AND ADDRESSES INCLUDING WILLIAM P. HORN ARCHITECT, P.A.; PEREZ ENGINEERING & DEVELOPMENT, INC.; STERLING & WILBUR ENGINEERING GROUP; INNOVATIVE ENGINEERING GROUP INC. MITCHELL PLANNING AND DESIGN INC. AND THE GENERAL CONTRACTOR. COORDINATE FINAL LAYOUT & TEXT WITH OWNER AND ARCHITECT.

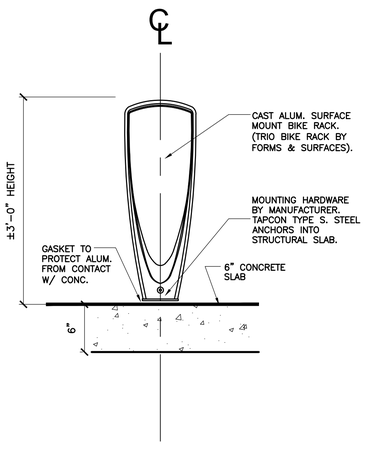
5 A-1.1 CONSTRUCTION SIGN

COORD. TEXT AND EMBLEM W/ OWNER SCALE N.T.S.



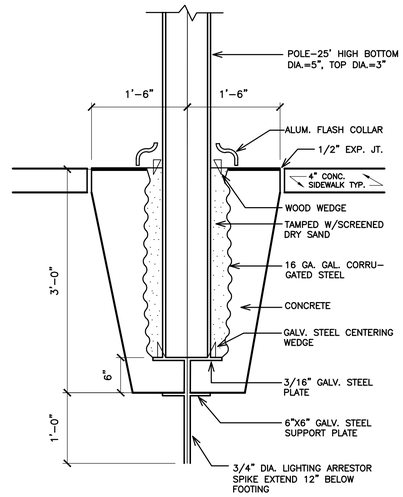
6 A-1.1 BALLARD DETAIL

SCALE 3/4" = 1'-0"



7 A-1.1 BIKE STANCHION DTL.

SCALE 1" = 1'-0"

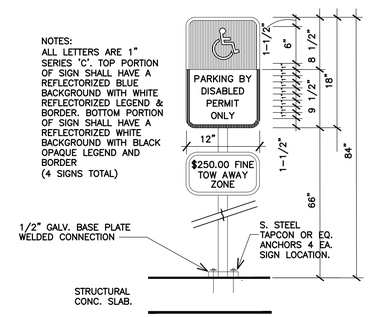


8 A-1.1 FLAG POLE DTL.

ALTERNATE #3 SCALE 1" = 1'-0"

3 A-1.1 LOW-EMITTING AND FUEL EFFICIENT CAR SIGN

2 LOCATIONS – WALL MOUNTED SCALE 1" = 1'-0"



2 A-1.1 H.C. SIGN

2 LOCATIONS SCALE 1" = 1'-0"

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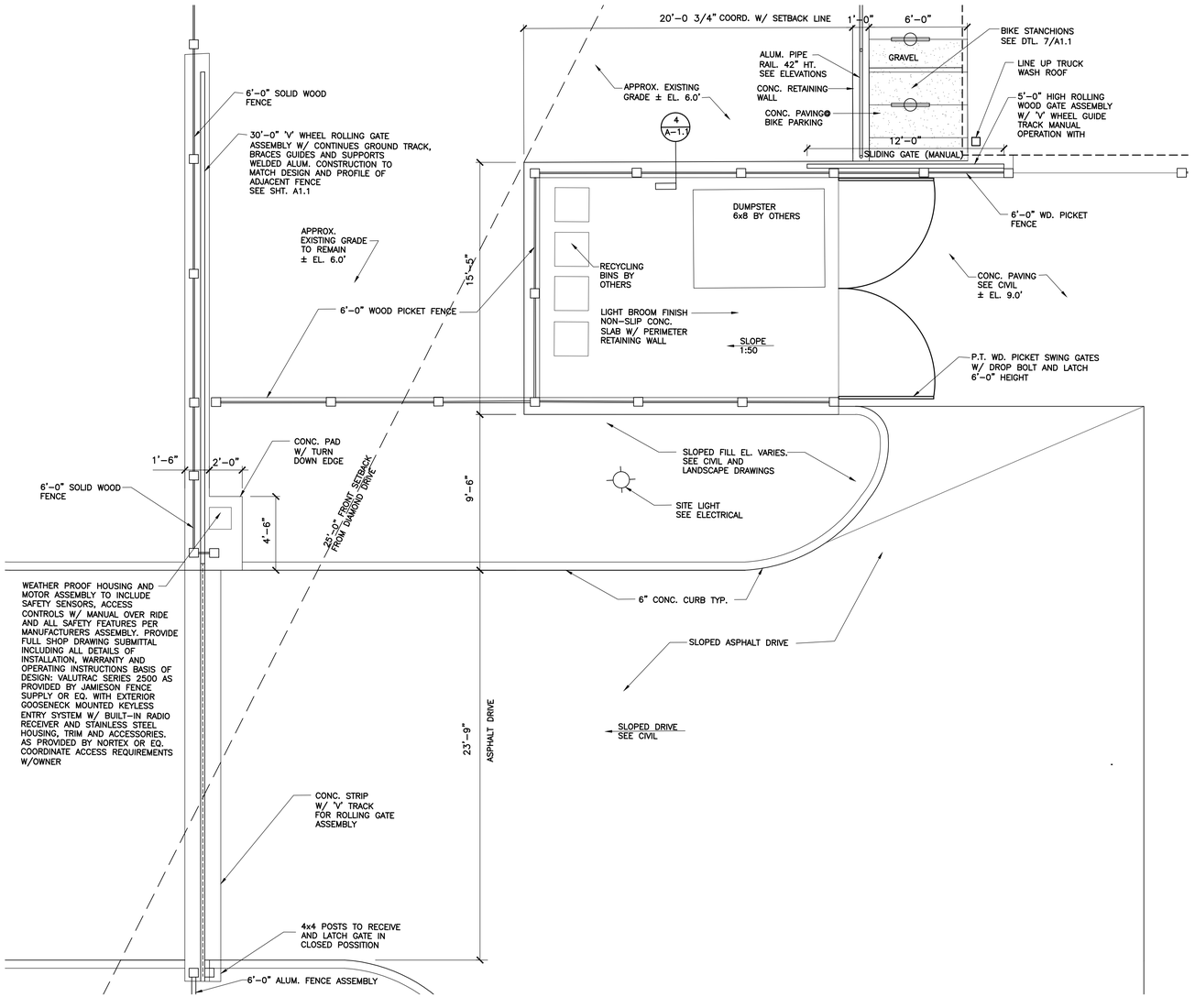
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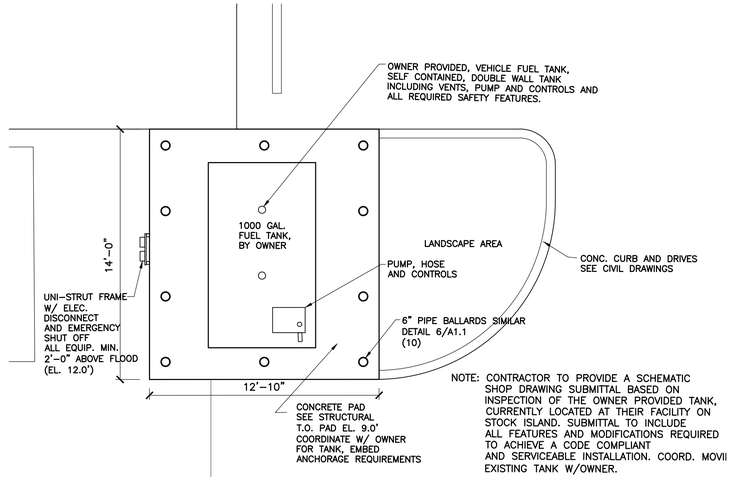
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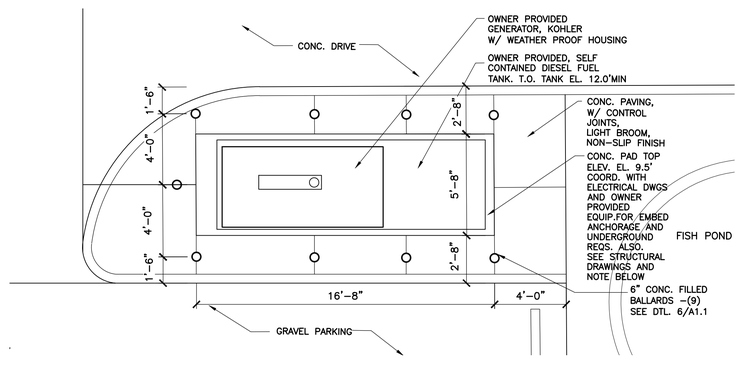
1 A-1.1 RECYCLE AREA AND DIAMOND DR. ENTRY SECTION

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



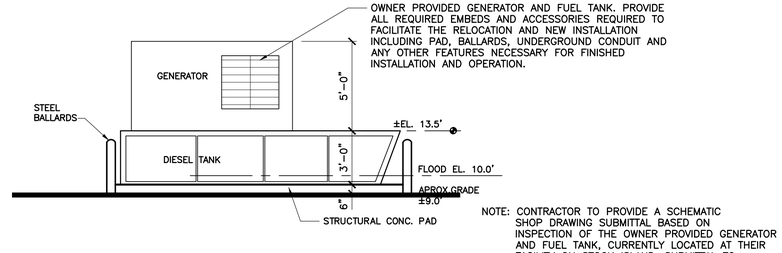
2 A-1.1 VEHICLE FUELING TANK

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



3 A-1.1 GENERATOR SECTION

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



4 A-1.1 SCHEMATIC ELEVATION

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

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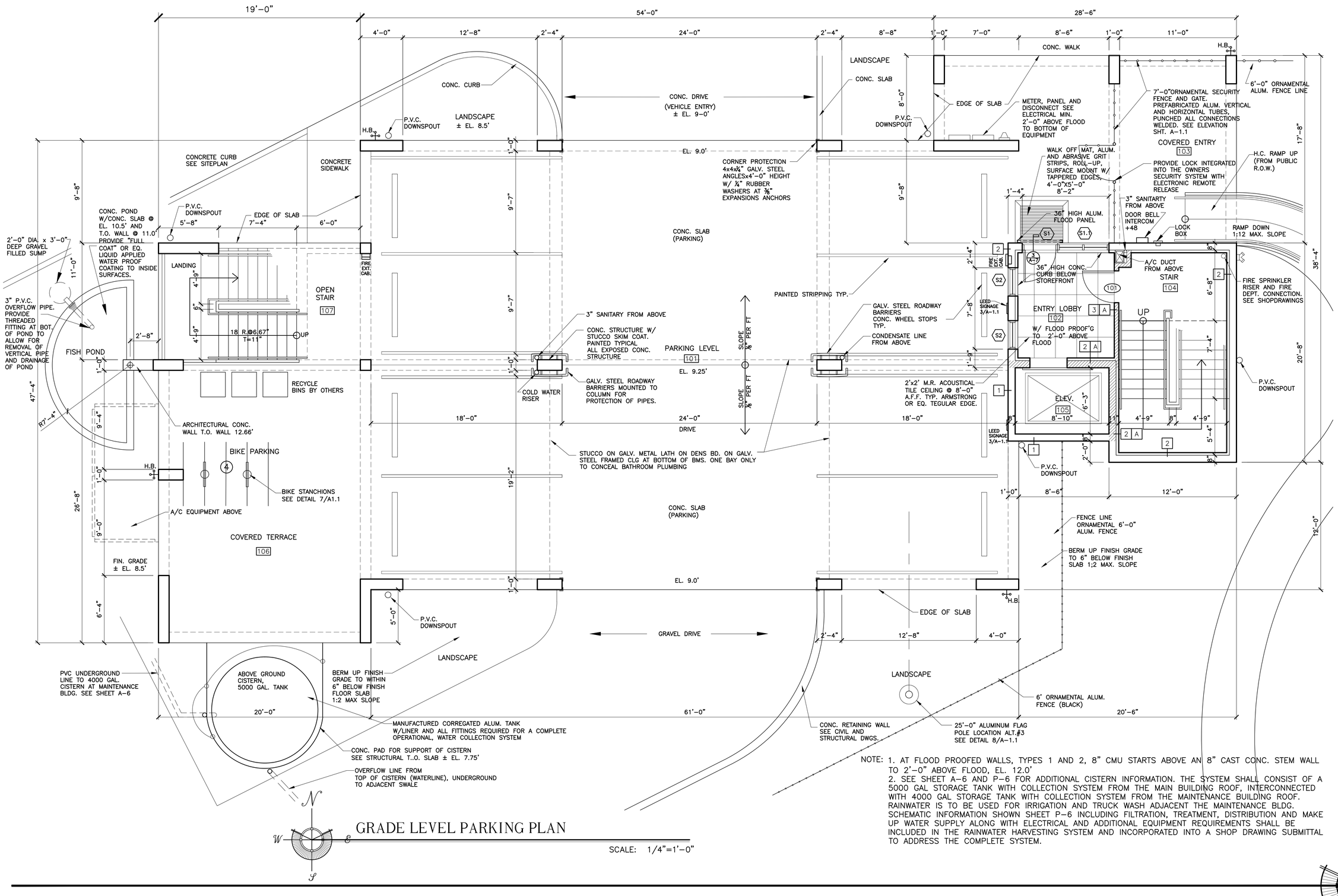
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A-1.2

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GRADE LEVEL PARKING PLAN

SCALE: 1/4"=1'–0"

NOTE: 1. AT FLOOD PROOFED WALLS, TYPES 1 AND 2, 8" CMU STARTS ABOVE AN 8" CAST CONC. STEM WALL TO 2'–0" ABOVE FLOOD, EL. 12.0'
2. SEE SHEET A–6 AND P–6 FOR ADDITIONAL CISTERN INFORMATION. THE SYSTEM SHALL CONSIST OF A 5000 GAL STORAGE TANK WITH COLLECTION SYSTEM FROM THE MAIN BUILDING ROOF, INTERCONNECTED WITH 4000 GAL STORAGE TANK WITH COLLECTION SYSTEM FROM THE MAINTENANCE BUILDING ROOF. RAINWATER IS TO BE USED FOR IRRIGATION AND TRUCK WASH ADJACENT THE MAINTENANCE BLDG. SCHEMATIC INFORMATION SHOWN SHEET P–6 INCLUDING FILTRATION, TREATMENT, DISTRIBUTION AND MAKE UP WATER SUPPLY ALONG WITH ELECTRICAL AND ADDITIONAL EQUIPMENT REQUIREMENTS SHALL BE INCLUDED IN THE RAINWATER HARVESTING SYSTEM AND INCORPORATED INTO A SHOP DRAWING SUBMITTAL TO ADDRESS THE COMPLETE SYSTEM.

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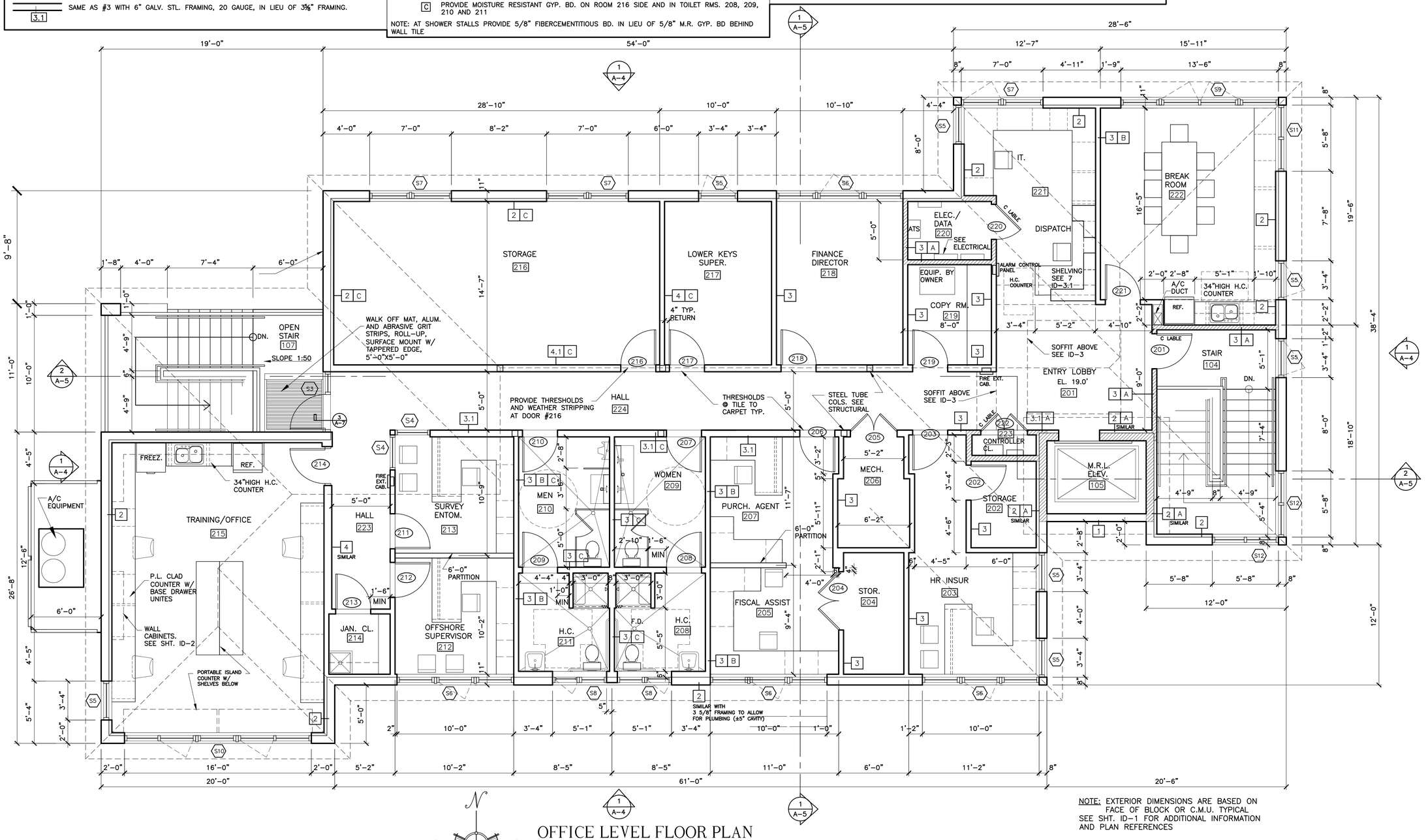
A-2

WALL LEGEND

- 1 — 8" CMU WITH PAINTED STUCCO EXTERIOR FINISH. SEALED AND PAINTED CMU INTERIOR FINISH. PROVIDE STUCCO SKIM COAT AND PAINT AT MAINTENANCE BLDG. INTERIOR FINISHES
- 2 — 8" CMU WITH PAINTED STUCCO FINISH ONE SIDE; 2 1/2" GALV. STL. FRAMING @ 16", 3" CLOSED CELL SPRAY POLYURETHANE FOAM INSUL. AND 5/8" GYP. BD. INTERIOR FINISH. PAINTED. MIN. STC RATING OF 50
- 3 — 3-5/8" GALV. STL. FRAMING, 20 GAUGE @ 16" W/ 5/8" GYP. BD. EA. SIDE. PAINTED
- 3.1 — SAME AS #3 WITH 6" GALV. STL. FRAMING, 20 GAUGE, IN LIEU OF 3⅝" FRAMING.
- 4 — 3-5/8" GALV. STL. FRAMING, 20 GAUGE @ 16" W/ 5/8" GYP. BD. EA. SIDE. PAINTED FULL HT W/ FIBERGLASS BATT INSUL.
- 4.1 — SAME AS #4 WITH 6" GALV. STL. FRAMING, 20 GAUGE, IN LIEU OF 3⅝" FRAMING. FULL HT. W/ FIBERGLASS BATT INSUL.
- A — 1 HOUR FIRE RATED WALL ASSEMBLY; W/ 5/8" TYPE X GYP. BD. OR CMU CONSTRUCTION
- B — ACOUSTICAL WALL ASSEMBLY, FULL HEIGHT WITH SOUND BATTS FOR A MIN. STC RATING OF 55
- C — PROVIDE MOISTURE RESISTANT GYP. BD. ON ROOM 216 SIDE AND IN TOILET RMS. 208, 209, 210 AND 211

NOTE: AT SHOWER STALLS PROVIDE 5/8" FIBERCEMENTITIOUS BD. IN LIEU OF 5/8" M.R. GYP. BD BEHIND WALL TILE

1. PIPING AND CONDUIT DISTRIBUTION AND ELECTRICAL BOXES IN THE APPARATUS BAYS, SHOP AND LAUNDRY AREAS SHALL BE CONCEALED WITH IN MASONRY CONSTRUCTION WHERE FURRED OUT FINISHES ARE NOT PROVIDED. THE EXCEPTIONS ARE THE COMPRESSED AIR DISTRIBUTION SYSTEM AND THE FIRE SPRINKLER INSTALLATION.
2. CONTRACTOR TO PROVIDE BLOCKING AND FIRE STOPS AS REQUIRED BY CODE. FIRE STOPS AND PENETRATIONS OF FIRE RATED WALLS AND CEILINGS SHALL BE PROTECTED WITH U.L. LISTED, HILTI OR EQUAL ASSEMBLIES SELECTED FOR THE SPECIFIC CHARACTERISTICS OF EACH PENETRATION. A SHOP DRAWING SUBMITTAL IS REQUIRED.



NOTE: EXTERIOR DIMENSIONS ARE BASED ON FACE OF BLOCK OR C.M.U. TYPICAL. SEE SHT. ID-1 FOR ADDITIONAL INFORMATION AND PLAN REFERENCES

OFFICE LEVEL FLOOR PLAN

SEE SHEET ID-1 FOR ADDITIONAL INTERIOR INFORMATION SCALE: 1/4"=1'-0"

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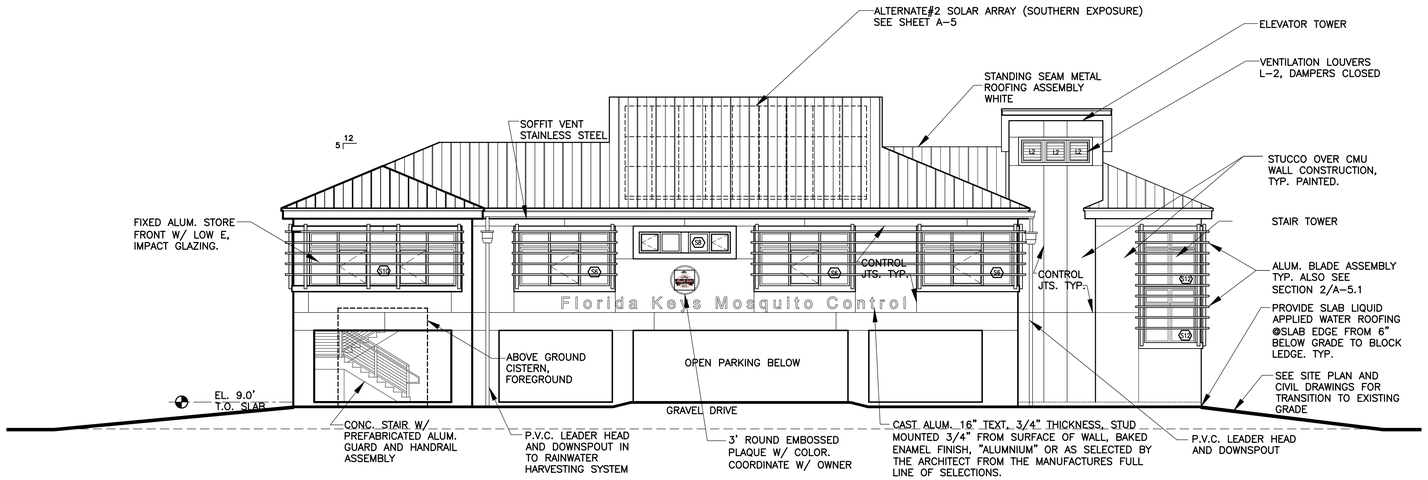
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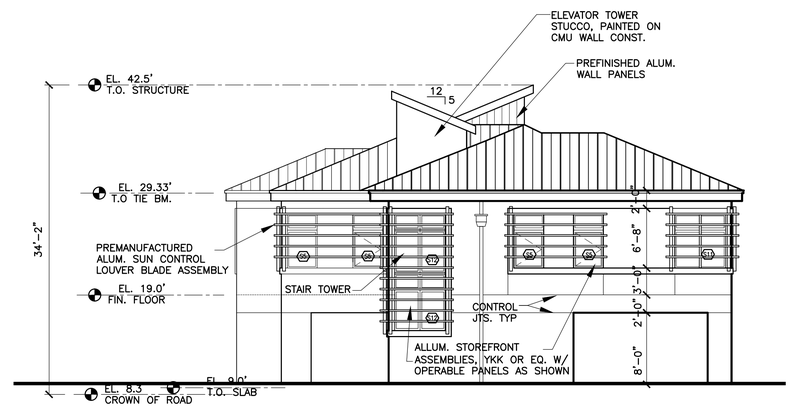
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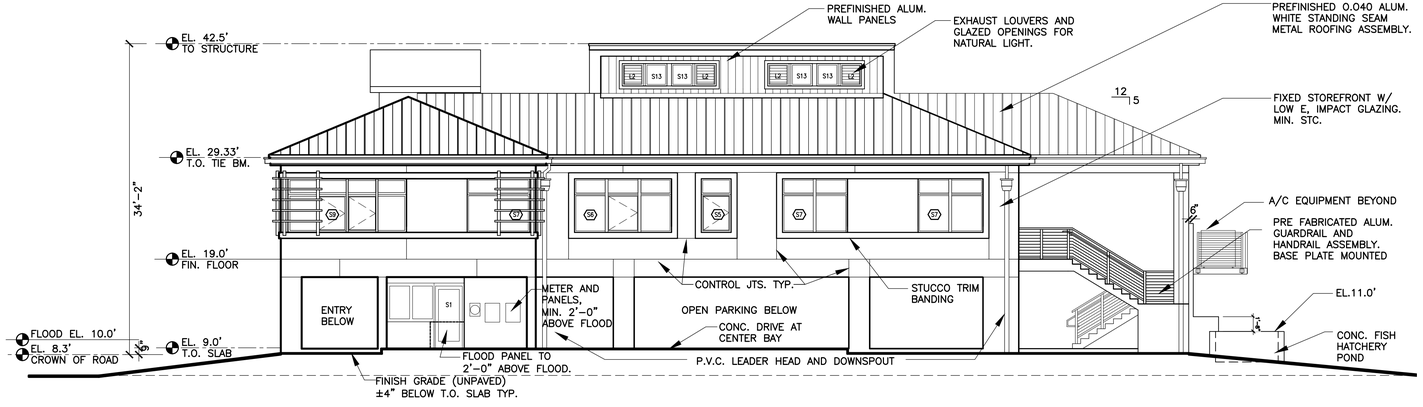
1 SOUTH ELEVATION (US-1)

SCALE: 1/8"=1'-0"



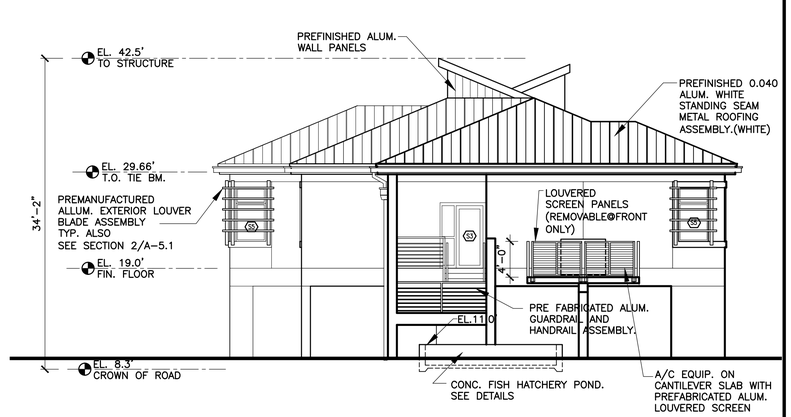
2 EAST ELEVATION

SCALE: 1/8"=1'-0"



3 NORTH ELEVATION

SCALE: 1/8"=1'-0"



4 WEST ELEVATION

SCALE: 1/8"=1'-0"

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A-4



FRONT RENDERING - SOUTH FACADE

N.T.S.



REAR RENDERING - NORTH FACADE

N.T.S.

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1401

A-4.1



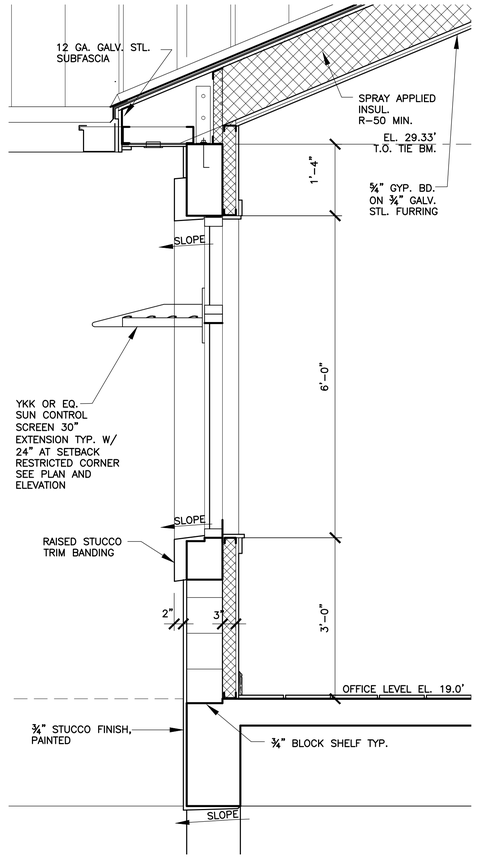
SOUTH FACADE WITH ALTERNATE #4 - SUN CONTROL SCREEN

N.T.S.



NORTH FACADE WITH ALTERNATE #4 - SUN CONTROL SCREEN

N.T.S.



1 / A-4.2 ALTERNATE #4 SUN CONTROL SCREEN

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

PROVIDE A SINGLE ASSEMBLY SUN CONTROL SCREEN BY YKK OR EQUAL AT WINDOWS IN LIEU OF 5 BLADE LOUVER ASSEMBLY INCLUDED IN THE BASE BID DTL. 2/A-5.1

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LICENSE NO.
AA 0003040

MOSQUITO CONTROL
905 U.S. HIGHWAY No. 1
BIG COPPITT KEY, FLORIDA

SEAL

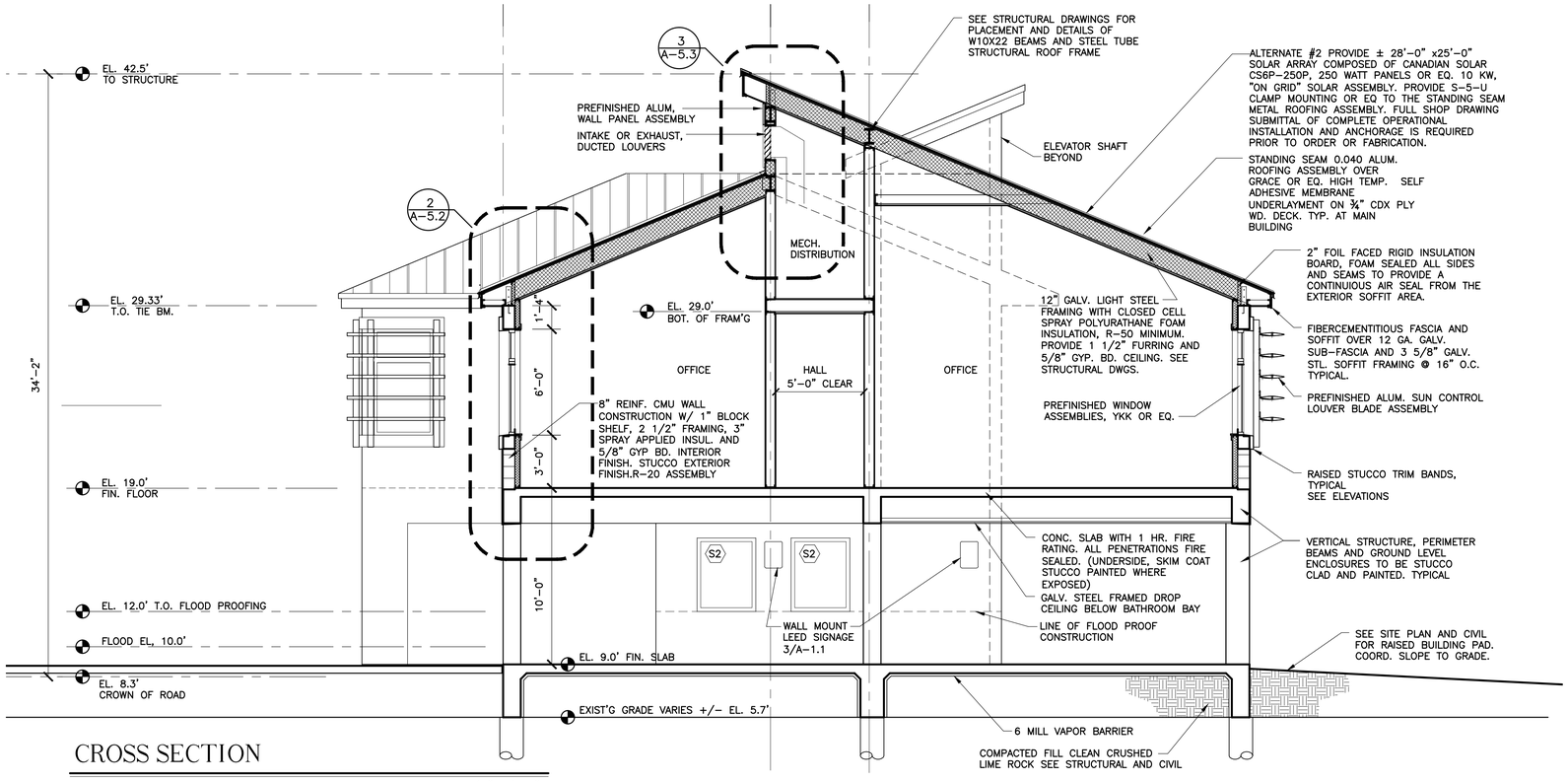
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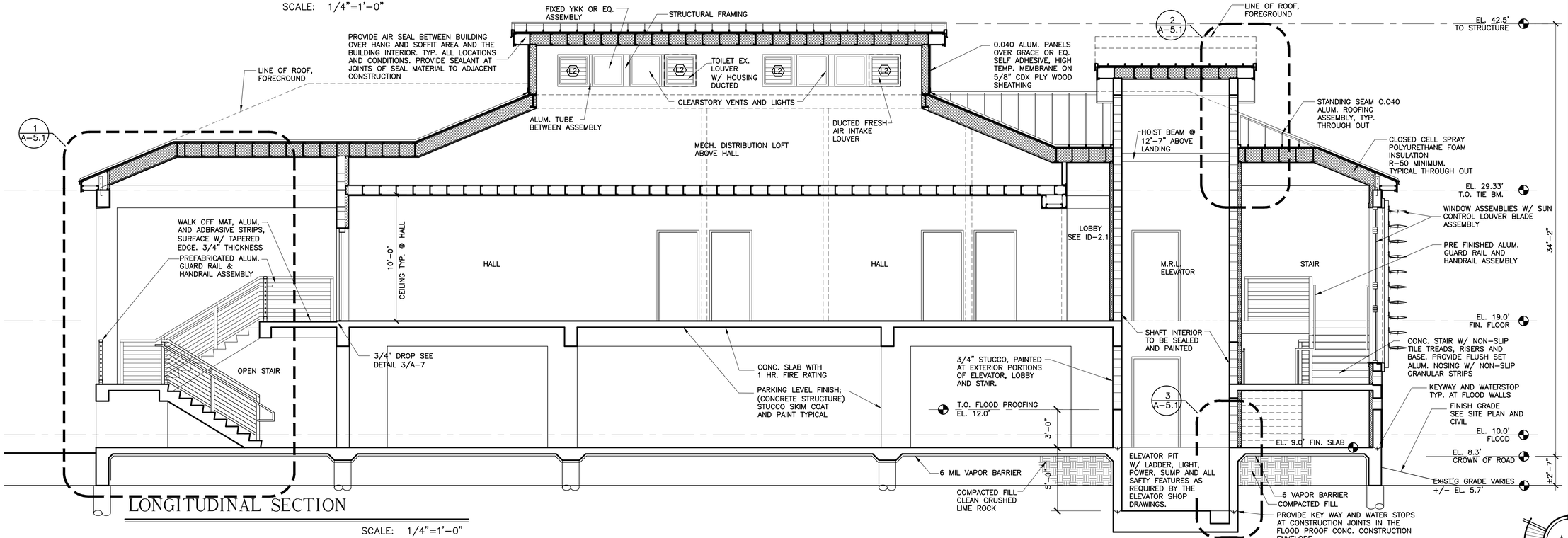
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CROSS SECTION

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



LONGITUDINAL SECTION

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

NOTES-EXTERIOR SHELL CONSTRUCTION

1. EXTERIOR WALL ASSEMBLY SHALL PROVIDE A MIN. STC. RATING OF 50
2. EXTERIOR OPENINGS SHALL PROVIDE A MIN. STC. RATING OF 32
3. ROOFING FINISH SHALL PROVIDE A MIN. REFLECTIVITY OF SRI>=78
4. EXTERIOR WALLS SHALL HAVE A PAINTED EXTERIOR FINISH WHICH PROVIDES A MIN. REFLECTIVITY OF SRI>=78
5. PROVIDE A CONTINUOUS AIR SEAL AT WALL TO ROOF DECK INTERSECTIONS INCLUDING CONTINUATION THROUGH FRAMING, CONTINUOUS, FULL PERIMETER. FIRE PROTECTION THERMAL BARRIER MAY BE APPLIED.
6. ALL SPRAY APPLIED INSULATION AT WALLS AND UNDERSIDE OF ROOF DECK SHALL BE PROTECTED BY A MIN. OF 1 LAYER 5/8" GYP. BD. AT CONSEALED CAVITIES, A SPRAY APPLIED THERMAL BARRIER MAY BE APPLIED TO PROVIDE THIS FIRE PROTECTION.
7. SPRAY APPLIED INSULATION: SHALL BE CLOSED CELL SPRAY POLYURETHANE FOAM INSULATION OF SUFFICIENT DENSITY AND THICKNESS TO ACHIEVE THE MIN 'R' VALLEYS SHOWN ON THE DRAWINGS.

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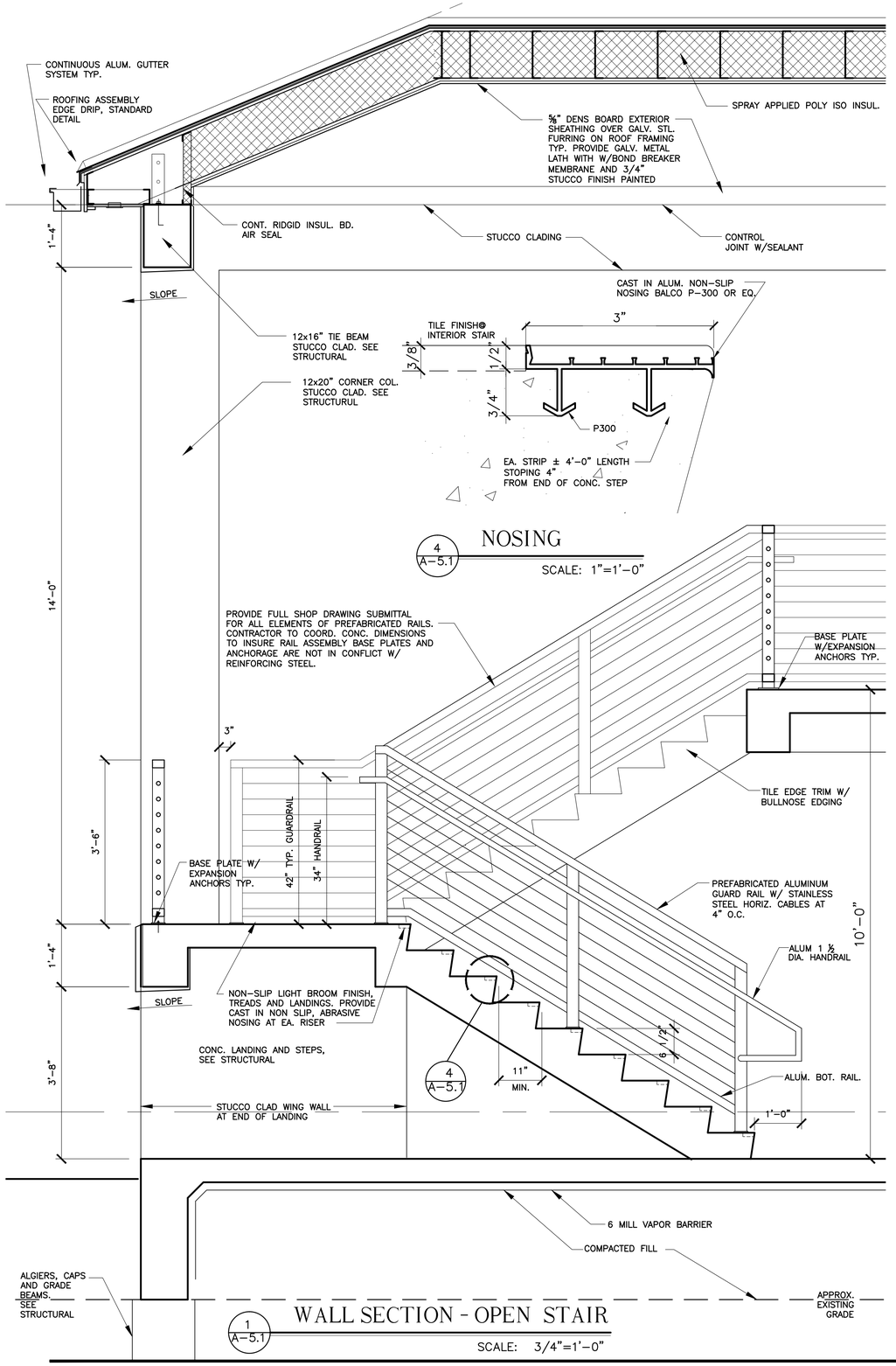
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A-5

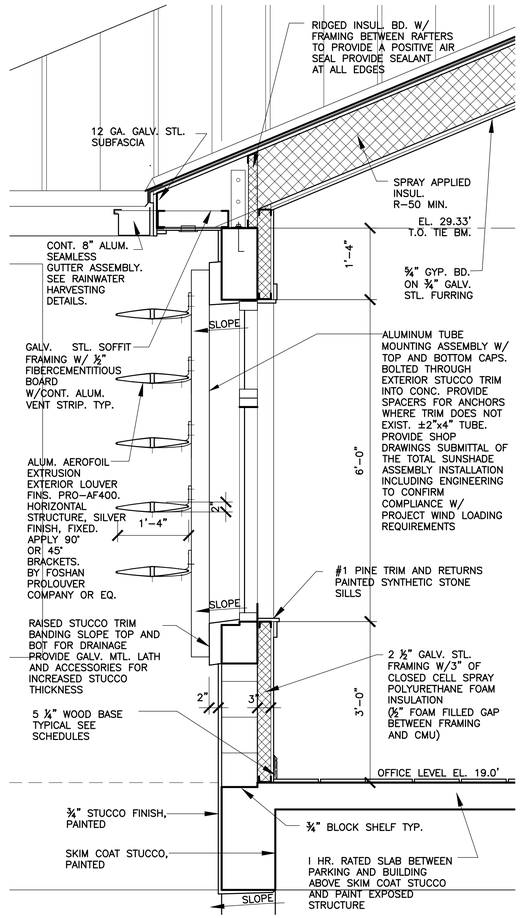
MOSQUITO CONTROL- NEW FACILITY

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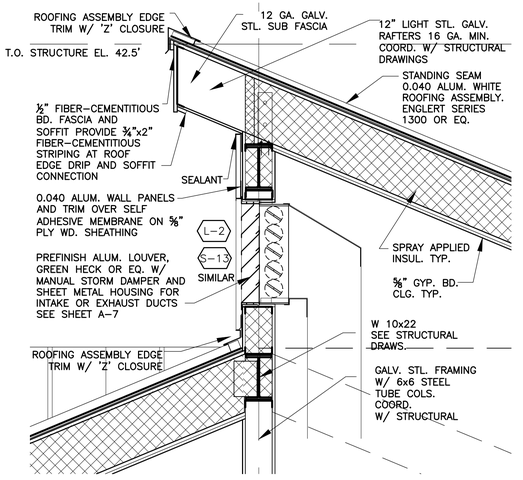
1 A-5.1 WALL SECTION - OPEN STAIR

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



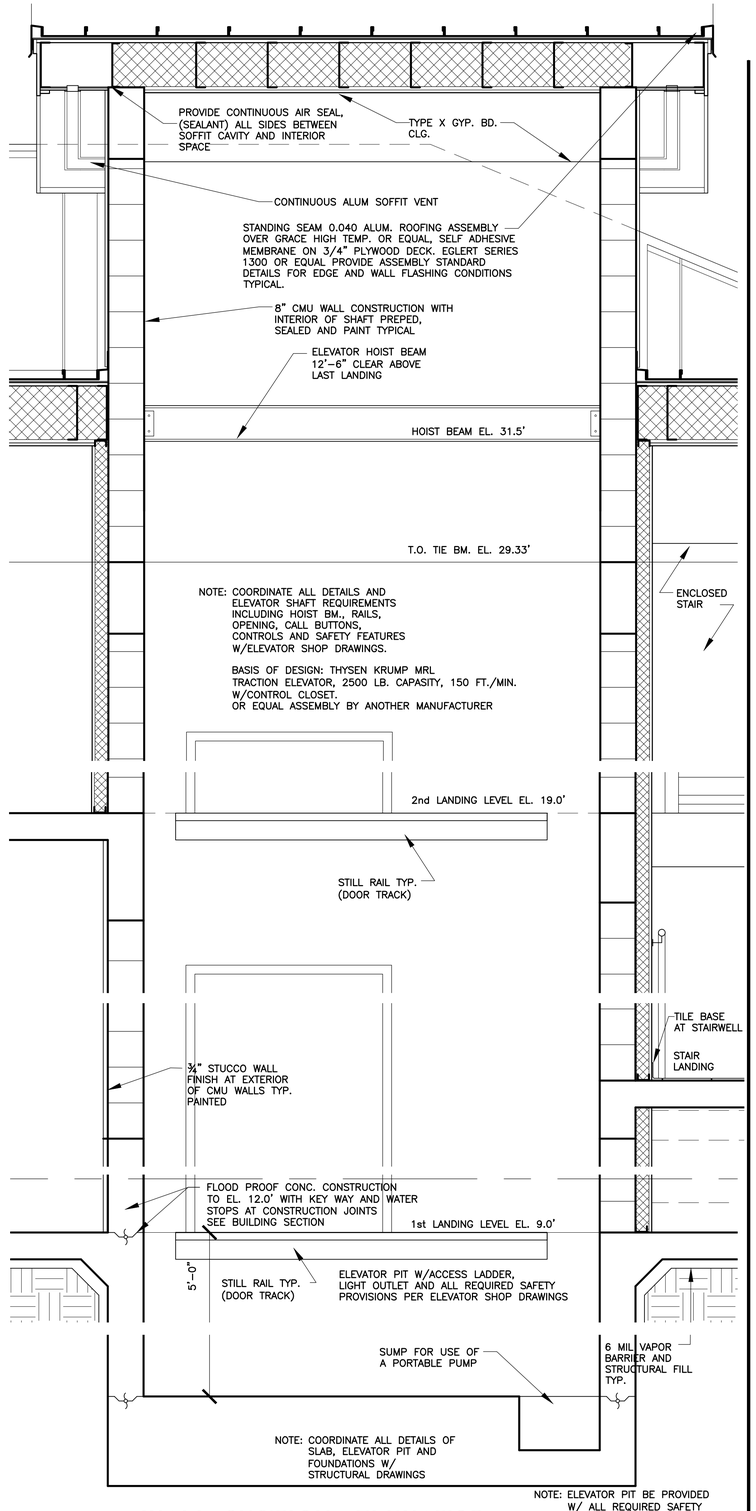
2 A-5.1 WALL SECTION-TYPICAL

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



3 A-5.1 WALL SECTION - CLEAR STORY

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



5 A-5.1 WALL SECTION - ELEVATOR

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

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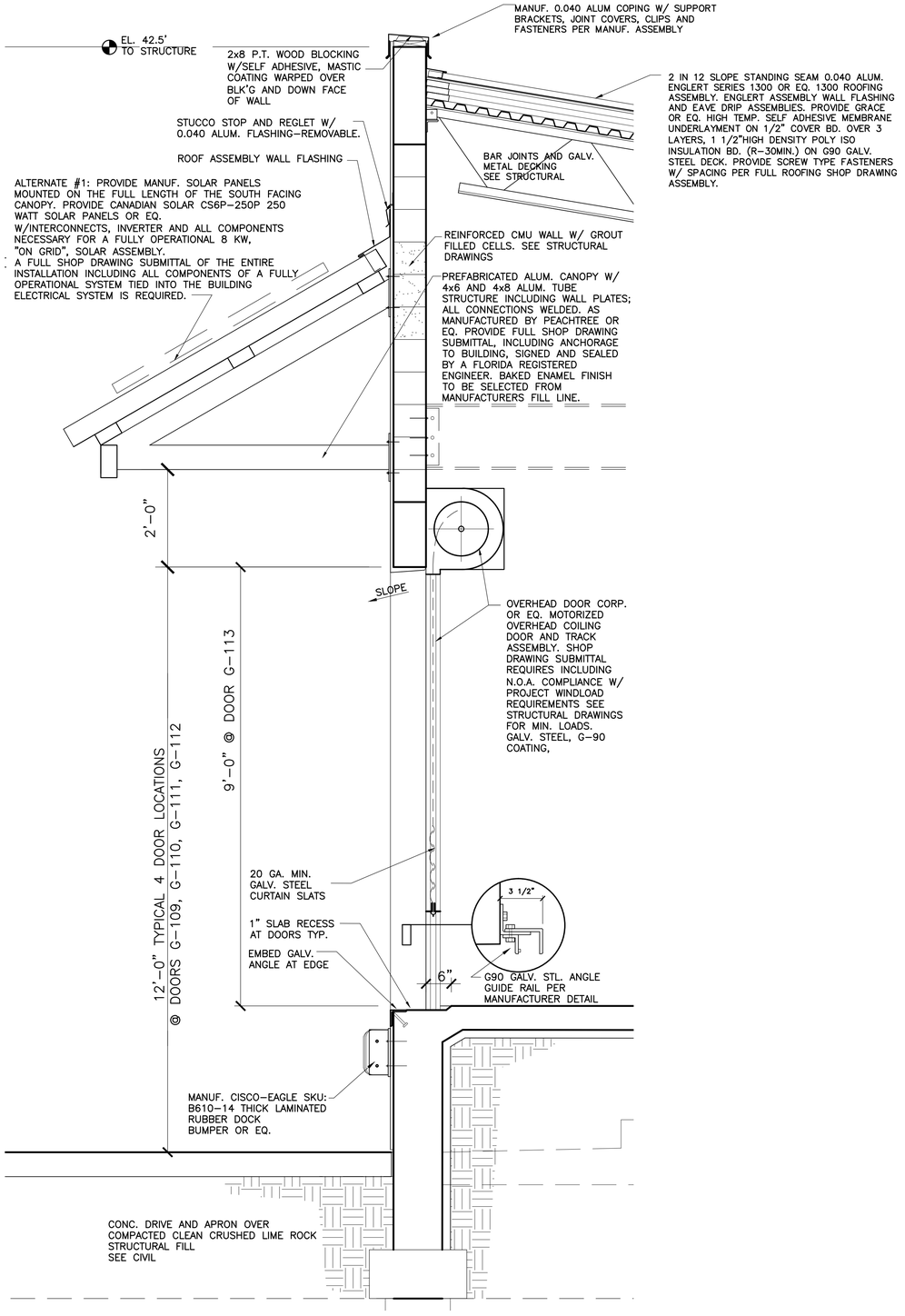
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A-5.1

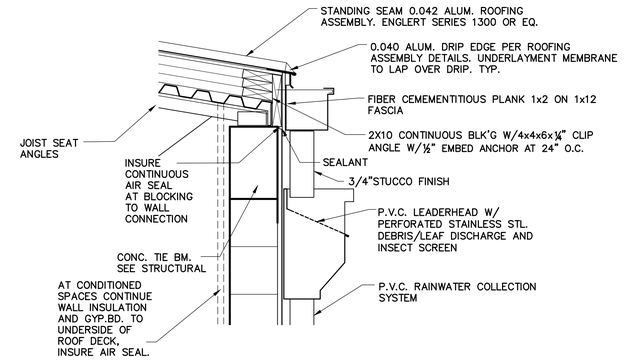
MOSQUITO CONTROL- NEW FACILITY

905 U.S. HIGHWAY No. 1
BIG COPPITT KEY, FLORIDA



1 A-5.2 MAINTENANCE BUILD. ROOF SECTION

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



2 A-5.2 EAVE DETAIL

SCALE: 1"=1'-0"

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A-5.2

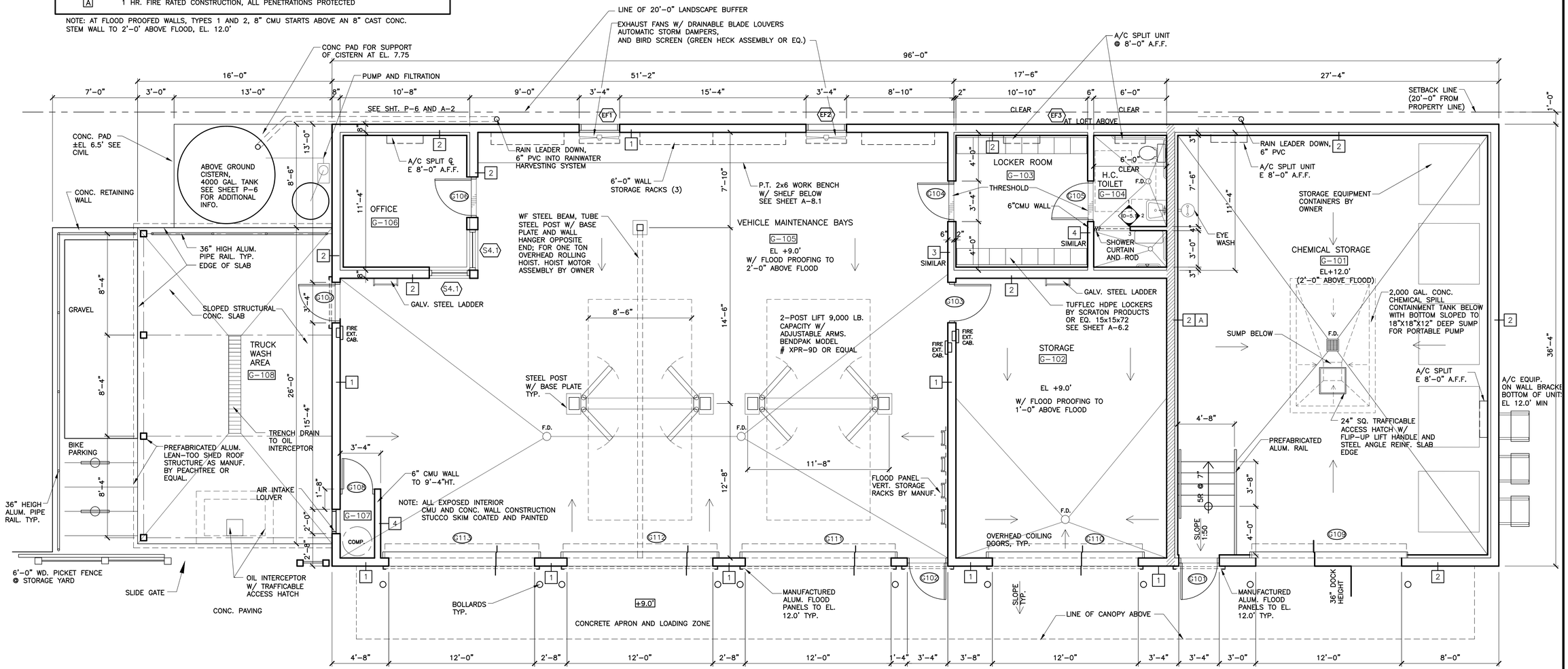
MOSQUITO CONTROL- NEW FACILITY
905 U.S. HIGHWAY No. 1
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WALL LEGEND

- 1 — 8" CMU WITH PAINTED STUCCO EXTERIOR FINISH. SEALED AND PAINTED CMU INTERIOR FINISH. PROVIDE STUCCO SKIM COAT AND PAINT AT MAINTENANCE BLDG. INTERIOR FINISHES
- 2 — 8" CMU WITH PAINTED STUCCO FINISH ONE SIDE; 2 1/2" GALV. STL. FRAMING @ 16", 3" CLOSED CELL SPRAY POLYURETHANE AND 5/8" GYP. BD. INTERIOR FINISH. PAINTED. MIN. STC RATING OF 50
- 3 — 6" CMU WITH STUCCO SKIM COAT, PAINTED ONE SIDE AND 2 LAYERS RIGID INSUL. BETWEEN FURRING WITH M.R. GYP. BD. AND PAINT ON THE OTHER SIDE
- 4 — 6" CMU WITH STUCCO SKIM COAT AND PAINTED FINISH BOTH SIDES
- A — 1 HR. FIRE RATED CONSTRUCTION, ALL PENETRATIONS PROTECTED

NOTE: AT FLOOD PROOFED WALLS, TYPES 1 AND 2, 8" CMU STARTS ABOVE AN 8" CAST CONC. STEM WALL TO 2'-0" ABOVE FLOOD, EL. 12.0'

1. PIPING AND CONDUIT DISTRIBUTION AND ELECTRICAL BOXES IN THE APPARATUS BAYS, SHOP AND LAUNDRY AREAS SHALL BE CONCEALED WITH IN MASONRY CONSTRUCTION WHERE FURRED OUT FINISHES ARE NOT PROVIDED. THE EXCEPTIONS ARE THE COMPRESSED AIR DISTRIBUTION SYSTEM AND THE FIRE SPRINKLER INSTALLATION.
2. CONTRACTOR TO PROVIDE BLOCKING AND FIRE STOPS AS REQUIRED BY CODE. FIRE STOPS AND PENETRATIONS OF FIRE RATED WALLS AND CEILINGS SHALL BE PROTECTED WITH U.L. LISTED, HILTI OR EQUAL ASSEMBLIES SELECTED FOR THE SPECIFIC CHARACTERISTICS OF EACH PENETRATION. A SHOP DRAWING SUBMITTAL IS REQUIRED.



MAINTENANCE BUILDING

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

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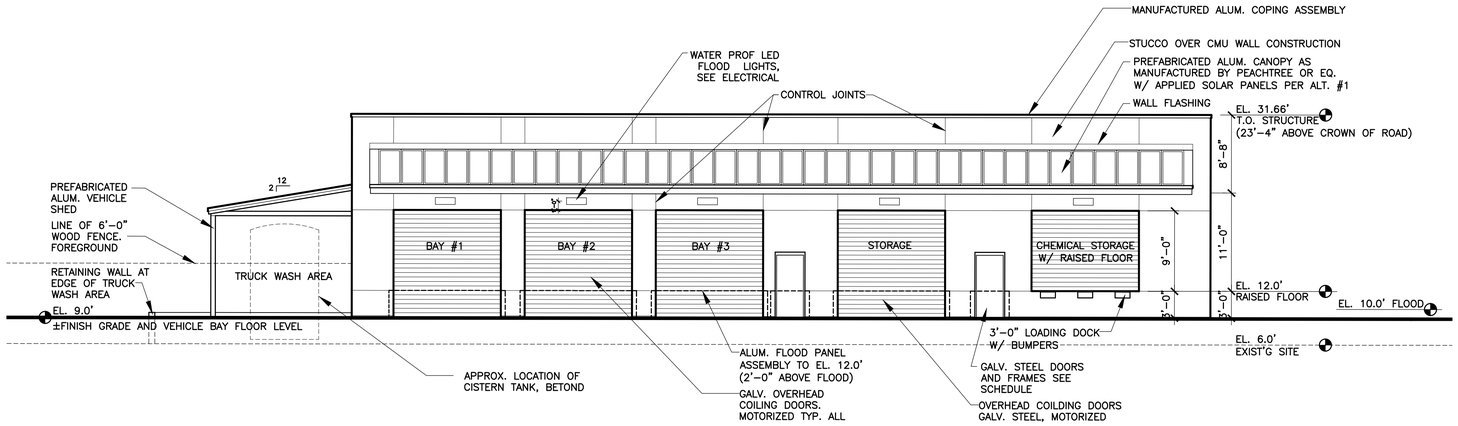
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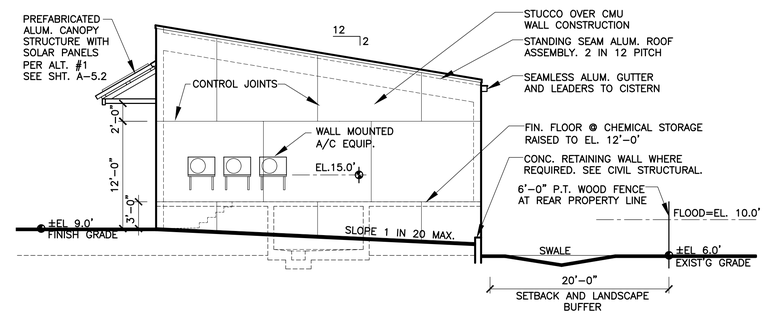
PROJECT NUMBER
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A-6



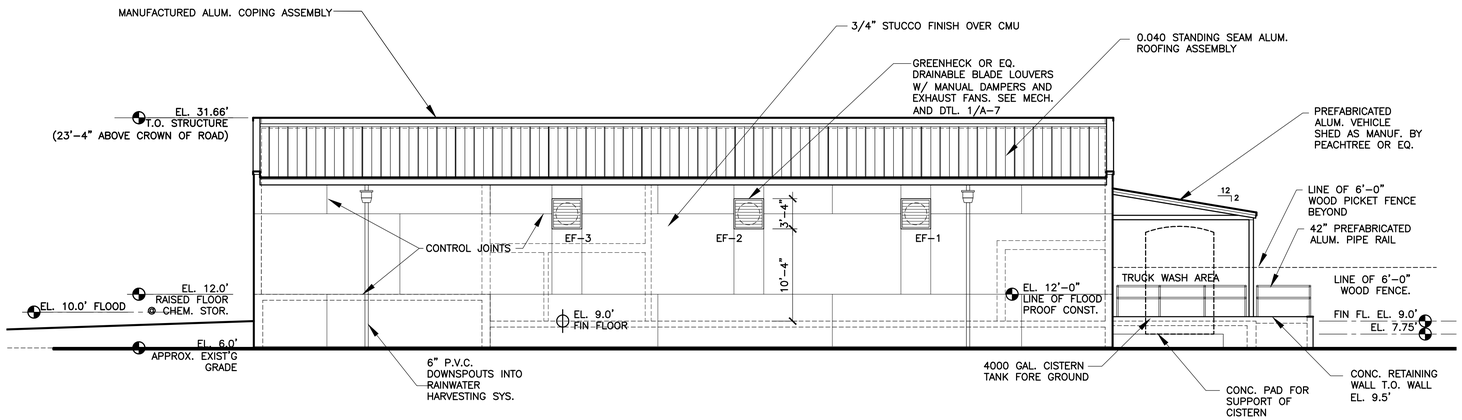
1 SOUTH ELEVATION - MAINTENANCE BUILDING

SCALE: 1/8"=1'-0"



2 EAST ELEVATION - MAINTENANCE BUILDING

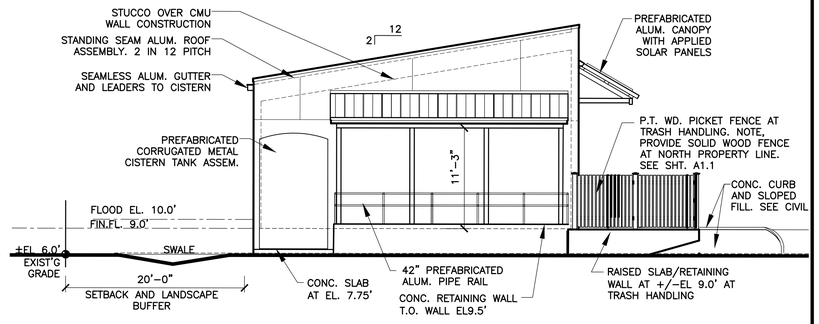
SCALE: 1/8"=1'-0"



NOTE: THERE ARE TWO TYPES OF WOOD FENCE ONE IS REFEREED TO AS WOOD PICKET FENCE PER DETAIL 4/A1.1

3 NORTH ELEVATION - MAINTENANCE BUILDING

SCALE: 1/8"=1'-0"



4 WEST - MAINTENANCE BUILDING

SCALE: 1/8"=1'-0"

MOSQUITO CONTROL- NEW FACILITY

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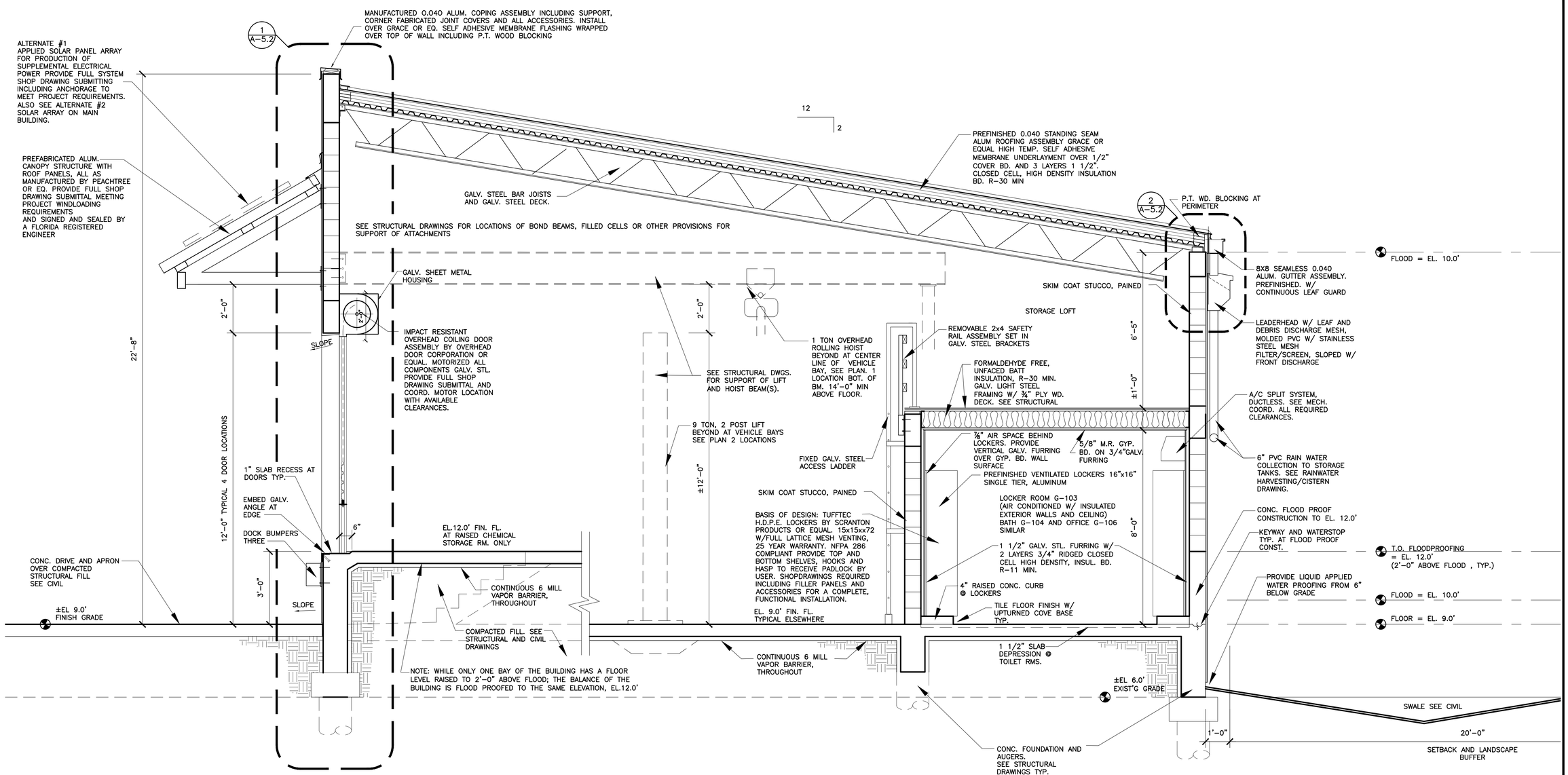
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A-6.1



CROSS SECTION MAINTENANCE BUILDING

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

MOSQUITO CONTROL- NEW FACILITY

905 U.S. HIGHWAY No. 1
BIG COPPITT KEY, FLORIDA

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A-6.2

STOREFRONT ASSEMBLY SCHEDULE

BASIS OF DESIGN; YKK AP AMERICA INC.; YHS 50 FS STOREFRONT SYSTEM WITH YES SSG TUH VENT/OPERABLE CASEMENT (FL#17097.1), MODEL 50H PROTEK ENTRANCES AND INTEGRATED YKK AP THERMASHADE SUN CONTROL SYSTEM. OR EQUAL BY ANOTHER SINGLE MANUFACTURER, SEE SPECIFICATIONS.

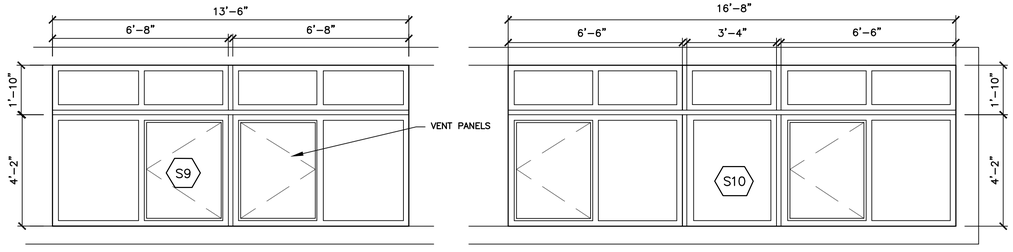
NO.	SIZE			DOOR		FRAME					
	WIDTH	HEIGHT	THICK	MATERIAL	TYPE	MAT.	FINISH	N.O.A.#	TEST LOAD'G	CALC. LOAD	DESCRIPTION
S-1	3'-5"	7'-4"	2½"x5"	PREFINISHED ALUM.	1 3/4" SINGLE LIGHT	ALUM.	PREFINSH	HVHZ PROTOCOLS	+70 / -90	+50.7 / -55.2	3'-0'X7'-0" ENTRY DOOR
S-1.1	4'-9"	4'-2"	2½"x5"			ALUM.	PREFINSH	10-0902.06	+65 / -65	+50.7 / -55.2	SIDELIGHT
S-2	2'-8"	4'-2"	2½"x5"			ALUM.	PREFINSH	10-0902.06	+65 / -65	+53.1 / -57.5	
S-3	3'-5"	9'-0"	2½"x5"	PREFINISHED ALUM.	1 3/4" SINGLE LIGHT	ALUM.	PREFINSH	HVHZ PROTOCOLS	+70 / -90	+50.7 / -55.2	3'-0'X7'-0" ENTRY DOOR W/ TRANSUM
S-3.1	1'-7"	9'-0"	2½"x5"			ALUM.	PREFINSH	10-0902.06	+65 / -65	+53.1 / -57.5	SIDELIGHT
S-4	3'-0"	4'-2"	2½"x5"			ALUM.	PREFINSH				INTERIOR
S-4.1	3'-4"	4'-2"	2½"x5"			ALUM.	PREFINSH				INTERIOR
S-5	3'-4"	6'-0"	2½"x5"			ALUM.	PREFINSH	10-0902.06	+65 / -65	+50.7 / -64.9	W/ CASEMENT VENT-SEE ELEVATIONS
S-6	10'-0"	6-0"	2½"x5"			ALUM.	PREFINSH	10-0902.06	+65 / -65	+47.6 / -59.9	W/ CASEMENT VENT-SEE ELEVATIONS
S-7	7'-0"	6-0"	2½"x5"			ALUM.	PREFINSH	10-0902.06	+65 / -65	+48.6 / -62.0	W/ CASEMENT VENT-SEE ELEVATIONS
S-8	2'-4"	2'-4"	2½"x5"			ALUM.	PREFINSH	10-0902.06	+65 / -65	+53.1 / -57.5	
S-9	13'-6"	6'-0"	2½"x5"			ALUM.	PREFINSH	10-0902.06	+65 / -65	+47.6 / -59.9	W/ CASEMENT VENT-SEE ELEVATIONS
S-10	16'-8"	6-0"	2½"x5"			ALUM.	PREFINSH	10-0902.06	+65 / -65	+47.6 / -59.9	W/ CASEMENT VENT-SEE ELEVATIONS
S-11	5'-8"	6'-0"	2½"x5"			ALUM.	PREFINSH	10-0902.06	+65 / -65	+48.6 / -62.0	
S-12	5-8"	6'-5"	2½"x5"			ALUM.	PREFINSH	10-0902.06	+65 / -65	+48.6 / -62.0	
S-13	2-6"	2'-6"	2½"x5"			ALUM.	PREFINSH	10-0902.06	+65 / -65	+53.1 / -57.5	

LOUVER SCHEDULE

BASIS OF DESIGN; GREENHECK FAN CORP. MODEL EACA-601D ALUM. LOUVER SYSTEM WITH DAMPER OR EQUAL BY ANOTHER SINGLE MANUFACTURER, SEE SPECIFICATIONS.

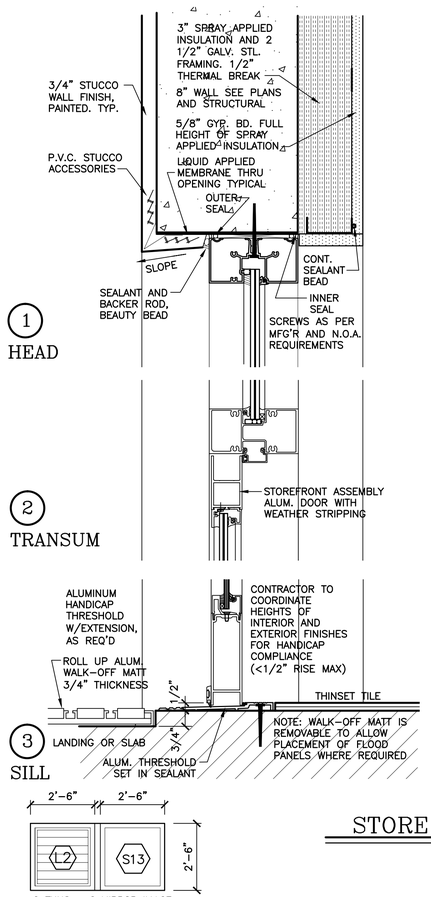
	WIDTH	HEIGHT	MATERIAL	DESCRIPTION	MANUF.	N.O.A	TEST LOAD'G	CALC. LOAD'G	REMARKS
(L1)	3'-4"	3'-4"	PREFINISHED ALUM.	IMPACT LOUVER W/ MAMUAL DAMPER	GREEN HECK	13-0919.05	+110/-110	+53.1/-57.5	W/ METAL HOUS'G, GRAVITY DAMPER, SAFTY SCREEN AND EXT. FAN
(L2)	2'-6"	2'-6"	PREFINISHED ALUM.	IMPACT LOUVER W/ MAMUAL DAMPER	GREEN HECK	13-0919.05	+110/-110	+53.1/-70.8	W/ METAL HOUS'G FOR DUCTED CONNECTION, INTAKE OR EXHAUST

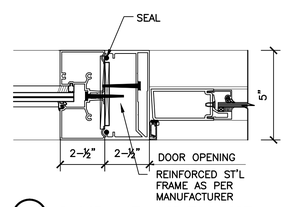
NOTES :
1. ALL OPERABLE WINDOWS SHALL HAVE INSECT. LOUVERS THAT ARE INSTALLED IN CONJUNCTION WITH EXHAUST FANS SHALL HAVE BIRD SCREEN ONLY.(LOUVER L-1)
2. ALL OPENING ASSEMBLIES SHALL CONFORM TO IMPACT AND WIND LOADING REQUIREMENTS PER ASCE 7-(LATEST EDITION), CHAPTER 16 OF THE FLORIDA BUILDING CODE 2010 EDITION AND OTHER CODES AND PUBLIC AGENCIES HAVING JURISDICTION.
3. ALUM. STOREFRONT FRAMES SHALL BE PREFINISHED WITH A SINGLE COLOR TO BE SELECTED BY THE ARCHITECT FROM MANUFACTURERS FULL RANGE OF STANDARD COLOR SELECTIONS.
4. DOORS SHALL BE PREFINISHED WITH A SINGLE ACCENT COLOR TO BE SELECTED BY THE ARCHITECT FROM THE MANUFACTURERS FULL RANGE OF STANDARD COLOR SELECTIONS.
5. STOREFRONT ENTRY DOOR SHALL HAVE HARDWARE BY THE ASSEMBLY MANUFACTURER TO INCLUDE BUTTS, PULLS, DEADBOLTS WITH INSIDE THUMB TURN OPERATION, CONCEALED CLOSURE WITH HOLD OPEN, MUTES, STOPS, THRESHOLD AND WEATHER STRIPPING, ALL IN ACCORDANCE WITH N.O.A. ASSEMBLY REQUIREMENTS. COORDINATE KEYING REQUIREMENTS WITH OWNER. DOORS SHALL BE PROVIDED WITH AN ELECTRONIC ACCESS SYSTEM IN CONJUNCTION WITH THE INTERCOM SYSTEM INCLUDING A PROGRAMMABLE CARD READER FUNCTION, COORDINATE WITH OWNER.
6. FULL SHOP DRAWINGS SUBMITTALS ARE REQUIRED AND SHALL INCLUDE ALL COMPONENTS OF THE STOREFRONT, WINDOW AND LOUVER ASSEMBLIES, INCLUDING NOA'S FOR EACH MANUFACTURED PRODUCT, INDICATING TESTED COMPLIANCE WITH LOADING AND IMPACT REQUIREMENTS AS WELL AS SIZE, TYPE AND SPACING OF THE ANCHORS TO MEET LOADING REQUIREMENTS. ACCESSORY COMPONENTS SUCH AS BLOCKING, FLASHING AND SEALS AND ADJACENT CONSTRUCTION SHALL BE INDICATED, WHETHER PROVIDED BY THE ASSEMBLY MANUFACTURER OR OTHERS.
6. SEE STRUCTURAL FOR DESIGN PRESSURES.
7. EXTERIOR STOREFRONT ASSEMBLIES SHALL PROVIDE AN STC RATING OF 32 OR GREATER (ASTM E 90)
8. ALL EXTERIOR GLAZING SHALL BE IMPACT RESISTANT LAMINATED GLAZING, LIGHT GREEN TINT WITH LOW 'E' COATING; U VALUE 0.65 AND SHGC 0.30 OR LESS
9. OPERABLE VENT PANELS AT WINDOWS EQUIPPED WITH SUN CONTROL LOUVER BLADES SHALL BE PROVIDED WITH A LIMITING DEVISE ON THE CONTROL ARM/CRANK TO LIMIT THE SWING OF THE VENT PANEL AND AVOID CONTACT WITH THE LOUVER BLADES.

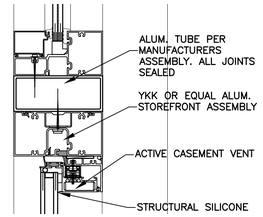


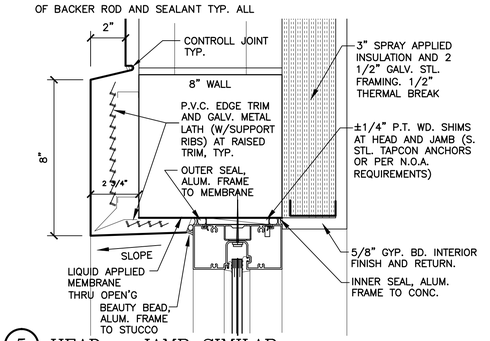
STOREFRONT ASSEMBLIES

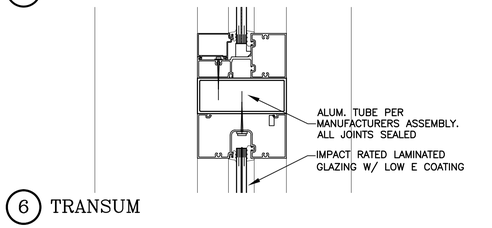
3/A-7 — SCALE: 3/8"= 1'-0"

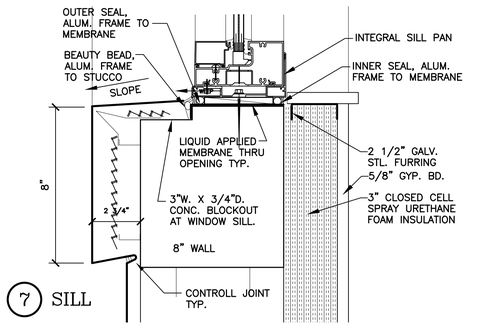


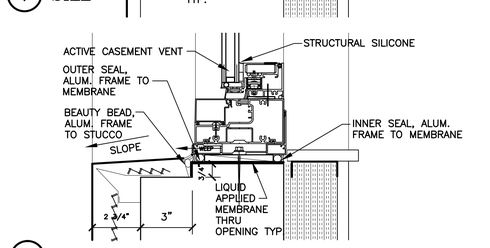


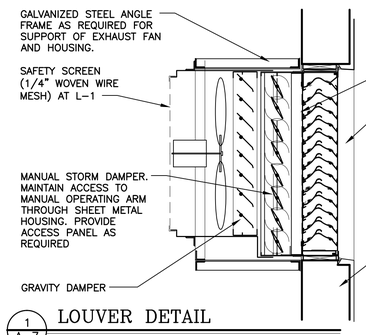




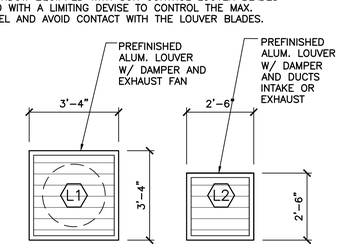








1/A-7 LOUVER DETAIL — SCALE: 1"= 1'-0"



2/A-7 LOUVER ELEVATIONS — SCALE: 3/8"= 1'-0"

STORE FRONT DETAILS

3"=1'-0"

MOSQUITO CONTROL- NEW FACILITY

905 U.S. HIGHWAY No. 1
BIG COPPITT KEY, FLORIDA

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BIG COPPITT KEY, FLORIDA

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04-01-15 CD

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04-30-14 REV. DRC

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EMA EVK
FIH

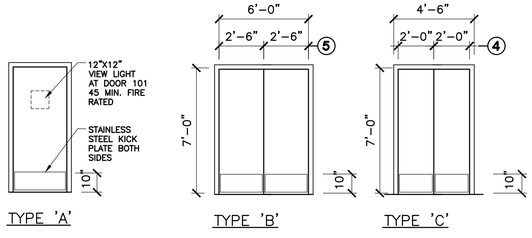
PROJECT NUMBER
1401

A-7

DOOR SCHEDULE

	NO.		SIZE			DOOR			FRAME						
			WIDTH	HEIGHT	THICK	MATERIAL	FINISH	TYPE	MATERIAL	FINISH	HARDWARE	LABEL	REMARKS	N.O.A. #	TESTED WINDLOADS
1ST FLOOR	101	STAIR	3'-0"	7'-0"	1 3/4"	GALV. METAL	PAINT	A	GALV. METAL	PAINT	4	45 MIN – 'C'	CLOSURE, 12x12" VIEW LIGHT		
2ST FLOOR	201	STAIR	3'-0"	7'-0"	1 3/4"	GALV. METAL	PAINT	A	GALV. METAL	PAINT	4	45 MIN – 'C'	CLOSURE		
	202	STORAGE	3'-0"	7'-0"	1 3/4"	WOOD	STAIN	A	GALV. METAL	PAINT	3				
	203	HR INSUR	3'-0"	7'-0"	1 3/4"	WOOD	STAIN	A	GALV. METAL	PAINT	2				
	204	STOR.	2'-6" PAIR	7'-0"	1 3/4"	WOOD	STAIN	B	GALV. METAL	PAINT	3A				
	205	MECH.	2'-0" PAIR	7'-0"	1 3/4"	WOOD	STAIN	C	GALV. METAL	PAINT	3A				
	206	PURCH. AGENT	3'-0"	7'-0"	1 3/4"	WOOD	STAIN	A	GALV. METAL	PAINT	2				
	207	WOMEN	3'-0"	7'-0"	1 3/4"	WOOD	STAIN	A	GALV. METAL	PAINT	4		CLOSURE		
	208	H.C.#1	3'-0"	7'-0"	1 3/4"	WOOD	STAIN	A	GALV. METAL	PAINT	5		CLOSURE		
	209	H.C.#2	3'-0"	7'-0"	1 3/4"	WOOD	STAIN	A	GALV. METAL	PAINT	5		CLOSURE		
	210	MEN	3'-0"	7'-0"	1 3/4"	WOOD	STAIN	A	GALV. METAL	PAINT	4		CLOSURE		
	211	SURVEY ENTOM.	3'-0"	7'-0"	1 3/4"	WOOD	STAIN	A	GALV. METAL	PAINT	2				
	212	OFFSHORE SUPERVISOR	3'-0"	7'-0"	1 3/4"	WOOD	STAIN	A	GALV. METAL	PAINT	2				
	213	JAN. CL.	3'-0"	7'-0"	1 3/4"	WOOD	STAIN	A	GALV. METAL	PAINT	3		CLOSURE		
	214	TRAINING/OFFICE	3'-0"	7'-0"	1 3/4"	WOOD	STAIN	A	GALV. METAL	PAINT	2				
	216	STORAGE	3'-0"	7'-0"	1 3/4"	WOOD	STAIN	A	GALV. METAL	PAINT	2		WEATER STRIP		
	217	LOWER KEYS SUPER.	3'-0"	7'-0"	1 3/4"	WOOD	STAIN	A	GALV. METAL	PAINT	2				
	218	FINANCE DIRECTOR	3'-0"	7'-0"	1 3/4"	WOOD	STAIN	A	GALV. METAL	PAINT	2				
	219	COPY RM.	3'-0"	7'-0"	1 3/4"	WOOD	STAIN	A	GALV. METAL	PAINT	3				
	220	ELEC./DATA	3'-0"	7'-0"	1 3/4"	GALV. METAL	PAINT	A	GALV. METAL	PAINT	3	45 MIN – 'C'	CLOSURE		
	221	BREAK ROOM	3'-0"	7'-0"	1 3/4"	WOOD	STAIN	A	GALV. METAL	PAINT	4				
	222	CONTROLLER	2'-0" PAIR	7'-0"	1 3/4"	GALV. METAL	PAINT	C	GALV. METAL	PAINT	3A	45 MIN – 'C'	CLOSURE		
MAINTENANCE BUILDING	G101	CHEMICAL STORAGE	3'-0"	7'-0"	1 3/4"	GALV. METAL	PAINT	A	GALV. METAL	PAINT	1		CLOSURE	#12-0921.12	+90/-90
	G102	VEHICLE BAYS	3'-0"	7'-0"	1 3/4"	GALV. METAL	PAINT	A	GALV. METAL	PAINT	1		CLOSURE	#12-0921.12	+90/-90
	G103	STORAGE	3'-0"	7'-0"	1 3/4"	GALV. METAL	PAINT	A	GALV. METAL	PAINT	1		CLOSURE		
	G104	LOCKER ROOM	3'-0"	7'-0"	1 3/4"	GALV. METAL	PAINT	A	GALV. METAL	PAINT	5		CLOSURE		
	G105	H.C. TOILET	3'-0"	7'-0"	1 3/4"	GALV. METAL	PAINT	A	GALV. METAL	PAINT	5		CLOSURE		
	G106	OFFICE	3'-0"	7'-0"	1 3/4"	GALV. METAL	PAINT	A	GALV. METAL	PAINT	2				
	G107	TRUCK WASH AREA	3'-0"	7'-0"	1 3/4"	GALV. METAL	PAINT	A	GALV. METAL	PAINT	1		CLOSURE	#12-0921.12	+90/-90
	G108	COMPRESSOR	2'-6"	7'-0"	1 3/4"	GALV. METAL	PAINT	A	GALV. METAL	PAINT	4		WITHOUT CLOSURE		
	G109	CHEMICAL STORAGE	12'-0"	9'-0"		GALV. METAL	PREFINISHED		GALV. METAL		BY MANUF.		MOTORIZED, AUTO REVERSE, FLOOD PANEL	#13-1121.06	+65/-65
	G110	STORAGE	12'-0"	12'-0"		GALV. METAL	PREFINISHED		GALV. METAL		BY MANUF.		MOTORIZED, AUTO REVERSE, FLOOD PANEL	#13-1121.06	+65/-65
	G111	VEHICLE BAYS	12'-0"	12'-0"		GALV. METAL	PREFINISHED		GALV. METAL		BY MANUF.		MOTORIZED, AUTO REVERSE, FLOOD PANEL	#13-1121.06	+65/-65
	G112	VEHICLE BAYS	12'-0"	12'-0"		GALV. METAL	PREFINISHED		GALV. METAL		BY MANUF.		MOTORIZED, AUTO REVERSE, FLOOD PANEL	#13-1121.06	+65/-65
	G113	VEHICLE BAYS	12'-0"	12'-0"		GALV. METAL	PREFINISHED		GALV. METAL		BY MANUF.		MOTORIZED, AUTO REVERSE, FLOOD PANEL	#13-1121.06	+65/-65

NOTES:
1. ALL EXTERIOR DOORS TO BE IMPACT RESISTANT AND STORM PROOF AND HAVE WEATHERSTRIPPING AND INSULATION.
2. ALL FIRE RATED DOORS TO HAVE LABELS NOTING RATING AND SHALL HAVE CLOSURES.
3. ALL INTERIOR WOOD DOORS FOR STAINED FINISH TO BE SOLID CORE FLUSH PANEL WITH BIRCH VENEER.
4. SEE STRUCTURAL FOR CALCULATED DESIGN PRESSURES.
5. BASIS OF DESIGN: GALV. STEEL SWING DOORS IS QUALITY ENGINEERED PRODUCTS CO. INC., MIN. 16 GAGE. G90 GALV. DOORS AND AS DISCRIBED AND INSTALLED PER N.O.A. OR EQUAL
6. BASIS OF DESIGN: OVERHEAD COILING DOORS IS OVERHEAD DOOR CORPORATION, MODEL 610 OR EQUAL WITH ELECTRONIC OPERATION AND AS DISCRIBED AND INSTALLED PER N.O.A.



TYPE 'A' TYPE 'B' TYPE 'C'

NOTES:

1. ALL HARDWARE SHALL BE BRUSHED STAINLESS STEEL FINISH
2. ALL HARDWARE TO BE HANDICAP COMPLIANT
3. ALL HARDWARE TO BE, ANSI GRADE 1 FOR HEAVY COMMERCIAL OR BETTER.
4. ALL LOCKS SHALL BE AS MANUFACTURED BY BEST LOCK COMPANY AND SHALL BE KEYED IN ACCORDANCE WITH THE OWNERS INSTRUCTIONS AND SHALL INCLUDE A MASTER AND GRAND MASTER KEYING SYSTEM. COORDINATE WITH OWNER PRIOR TO BIDDING. ALL LOCKS SHALL BE INSTALLED BY THE CONTRACTOR AND INCLUDED IN THE BASE BID.

HARDWARE SETS

SET NO. 1–ENTRY

1 1/2 PAIR BUTTS 4 1/2"
1 ENTRY LOCK–MORTISE–FREE INSIDE OPERATION
1 SET WEATHER STRIPPING
1 DEADBOLT LOCK W/ THUMB TURN
3 SILENCERS
THRESHOLD
CLOSURE W/HOLD OPEN
2 KICK PLATES

SET NO. 2 TYPICAL–OFFICE

1 1/2 PAIR BUTTS 4 1/2"
OFFICE LOCK MORTISE LEVER–H.C.
1 WALL STOP
3 SILENCERS
2 KICKPLATES

SET NO. 3 STORAGE

1 1/2 PAIR BUTTS 4 1/2"
1 LATCHSET–MORTISE LEVER (H.C.)
1 DEAD BOLT LOCK
3 SILENCERS
2 KICKPLATES
1 STOP AND HOLD

SET NO. 3–A SAME WITH

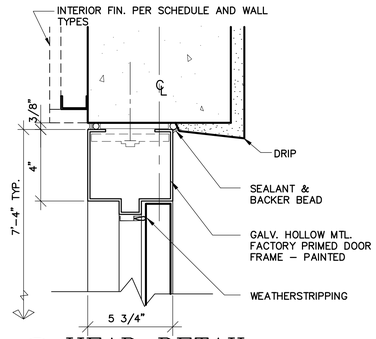
3 PAIR BUTTS DROP BOLTS @ INACTIVE LEAF

SET NO. 4 PASSAGE/STAIR

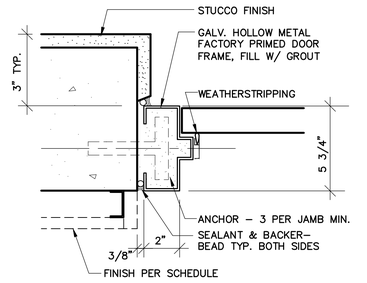
1½" PAIR BUTTS 4½"
1 LATCHSET – MORTISE LEVER (H.C.)
1 WALL STOP
2 KICKPLATES
3 SILENCERS
1 CLOSER CONCEALED

SET NO. 5 TOILETS–H.C.

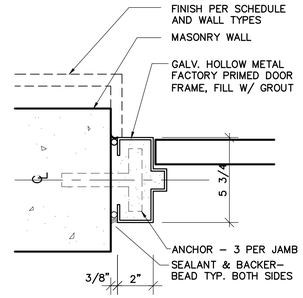
1 1/2 PAIR BUTTS 4 1/2"
PRIVACY LOCK MORTISE LEVER–H.C.
1 WALL STOP WITH HOLDER
3 SILENCERS
1 CLOSER



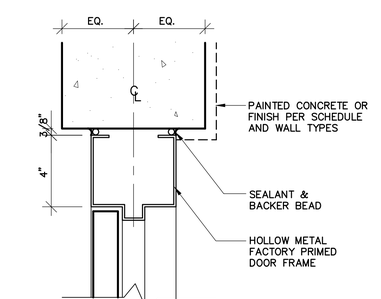
1 A–14 HEAD DETAIL
EXT. DOOR FRAME–METAL 3"=1'–0"



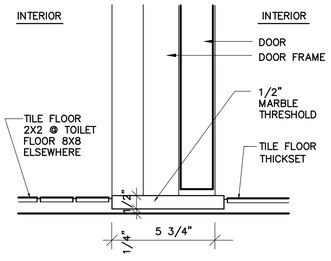
2 A–14 JAMB DETAIL HEAD SIMILAR
EXT. DOOR FRAME–METAL 3"=1'–0"



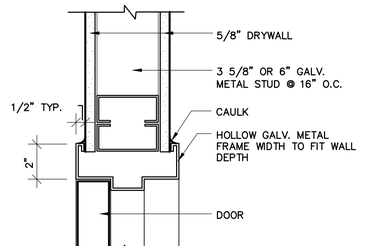
3 A–14 JAMB DETAIL HEAD SIMILAR
INTERIOR DOOR FRAME–METAL 3"=1'–0"



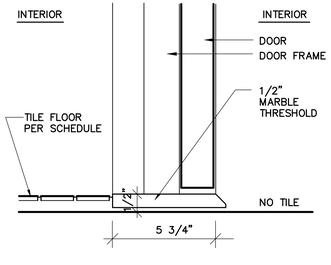
4 A–14 HEAD DETAIL
INTERIOR DOOR FRAME–METAL 3"=1'–0"



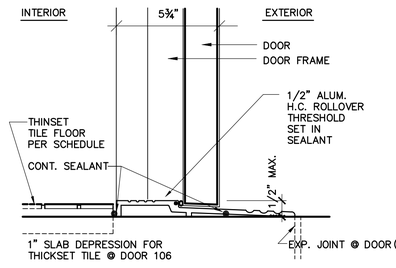
5 A–14 THRESHOLD DETAIL
MARBLE 3"=1'–0"



6 A–14 JAMB DETAIL HEAD SIMILAR
3"=1'–0"



7 A–14 THRESHOLD DETAIL
3"=1'–0"



8 A–14 THRESHOLD DETAIL
FOR USE @ EXTERIOR DOORS WITH WEATHER STRIPPING, @ FIRE RATED DOORS AND AS PER SCHEDULE 3"=1'–0"

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A–7.1