AGENDA

City of Key Colony Beach
Recreation Committee
Thursday, November 12, 2026 – 10:00 AM
At the Temporary Meeting Place for the City of Key Colony Beach at
The Key Colony Inn – Back Patio, 700 W. Ocean Drive, Key Colony Beach
& via Zoom Conferencing
Zoom Login Information at the end of this Agenda

1. **CALL TO ORDER and ROLL CALL**

2. **APPROVAL OF THE AGENDA** (Additions, changes, and deletions can be made via one motion and a second to approve by majority vote)

3. **APPROVAL OF MINUTES**: October 8, 2026 **– Pgs. 1-4**

4. **CITIZEN COMMENTS & CORRESPONDENCE**

5. **CHAIR REPORT**

6. **REQUEST(S) FOR NEW RECREATION-RELATED PROJECT**
   - **a.** Discussion and Public Input on Proposed Recreation Projects and Improvements Throughout the City, including Sunset Park, 7th & 1st Street Parks
     1. Suggested Improvements by Kayla D'Ascanio **– Pg. 5**
     2. Request for a Putting & Chipping Green **– Pg. 6**
     3. Request for a Driving Cage **– Pg. 7**

7. **COMMITTEE PRIORITY IMPROVEMENT LIST – Pg. 8**

8. **BUDGET REPORT:** October 2026 **– Pg. 9**

9. **GRANT UPDATES**
   - **a.** Update by City Administrator Bartus on Bids for TDC-Approved Projects **– Pgs. 10-22**
     a. 7th & 1st Street Restroom
     b. Basketball Court & Tiki Hut
     c. Fitness Trail
     d. Pickleball Restrooms
   - **b.** Update on Withdrawal of the Sunset Park Gazebo TDC grant

10. **COMMITTEE MEMBER REPORT**
    - **a.** Tennis
    - **b.** Golf
    - **c.** Bocce/Horseshoe/Shuffleboard/Cornhole
    - **d.** Little Libraries
    - **e.** Basketball

11. **COMMITTEE MEMBER ITEMS FOR DISCUSSION & RECOMMENDATION OF APPROVAL**
    - **a.** Review of Committee Member Reappointments for 2027 **– Pg. 23**

In accordance with Florida's Government in the Sunshine Law, notice is hereby given that one or more members of the City Commission may be present at this meeting. The presence of Commissioners does not constitute a City Commission meeting, and no official action by the City Commission will be taken.

12. **ANY OTHER BUSINESS**

13. **NEXT MEETING:** December 3rd, 2026 – 10:00 AM – In Person & Via Zoom

14. **ADJOURNMENT**

Join from PC, Mac, iPad, or Android:
https://us02web.zoom.us/j/89534402348?pwd=jFpKNJKxbacDrw4vNQjyUaB18VfQaQ.1
Passcode:929827

Phone one-tap:
+13052241968,,89534402348#,,,,*929827# US
+13126266799,,89534402348#,,,,*929827# US (Chicago)

Join via audio:
+1 305 224 1968 US
+1 312 626 6799 US (Chicago)
+1 646 931 3860 US
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)
+1 309 205 3325 US
+1 507 473 4847 US
+1 564 217 2000 US
+1 669 444 9171 US
+1 669 900 6833 US (San Jose)
+1 689 278 1000 US
+1 719 359 4580 US
+1 253 205 0468 US
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 360 209 5623 US
+1 386 347 5053 US
Webinar ID: 895 3440 2348
Passcode: 929827
International numbers available: https://us02web.zoom.us/u/knobSpp99

MINUTES

City of Key Colony Beach
Recreation Committee
Thursday, October 8, 2026 – 10:00 AM
& Via Zoom Conferencing Only
Zoom login Information at the end of this Agenda

1. **CALL TO ORDER and ROLL CALL:** The Key Colony Recreation Committee meeting was called to order by Recreation Committee Chair Cindy Catto at 10:00 AM, followed by Rollcall. **Present**: Chair Cindy Catto, Vice-Chair David Evangelista, Frank Tremblay, Sally Cherry, Lisa Joseph. **Excused**: Aleta Williamson. **Also present:** City Administrator John Bartus, City Clerk Silvia Roussin, KCBCA President Ted Fischer.

2. **APPROVAL OF THE AGENDA** (Additions, changes, and deletions can be made via one motion and a second to approve by majority vote)

   There were no changes to the agenda, and Chair Catto asked for a motion to approve.

   MOTION: Motion made by Sally Cherry to approve. Frank Tremblay seconded the motion.
   DISCUSSION: None.
   ON THE MOTION: Rollcall vote. Unanimous approval.

3. **APPROVAL OF MINUTES**: August 13th, 2026

   There were no changes to the agenda, and Chair Catto asked for a motion to approve.

   MOTION: Motion made by Vice-Chair Evangelista to approve. Lisa Joseph seconded the motion.
   DISCUSSION: None.
   ON THE MOTION: Rollcall vote. Unanimous approval.

4. **CITIZEN COMMENTS & CORRESPONDENCE:** There were no citizen comments or citizen correspondence.

5. **CHAIR REPORT:** Chair Catto provided an educational overview of the Tourist Development Council (TDC), including its purpose, how collected tourist-development taxes are used, and the benefits of funding activities and improvements that make local tourist areas more attractive. She explained that the Recreation Committee may recommend projects to enhance Key Colony Beach and reviewed approved grants, matching-fund requirements, other grant conditions, potential future grant requests, and the importance of planning around application timelines.

6. **REQUEST(S) FOR NEW RECREATION-RELATED PROJECT:** No new requests were received.

7. **COMMITTEE PRIORITY IMPROVEMENT LIST:** Chair Catto requested an update on the basketball project bid. The Committee discussed bid requirements, project timelines, and a realistic construction schedule. City Administrator Bartus advised that the City must wait for the agreement and will follow up with the TDC on bidding requirements. City Administrator Bartus also stated that the City will follow up on the upcoming Board of County Commissioners meeting. City Clerk Roussin confirmed that an updated timeline will be provided.

   Chair Catto further reported on the improvement list and the outstanding ADA compliance for 1st Street Park and indicated that additional discussion would occur later on the agenda.

8. **BUDGET REPORT**
   a. September 2026: Lisa Joseph presented the Budget Report and noted that the remaining budget balance for the current fiscal year is $0. Commissioner Harding reported on approved funds for Fiscal Year 2026/2027, and City Clerk Roussin clarified that the upcoming fiscal year has a $5,000.00 budget. Chair Catto asked for a motion to accept the Budget Report.

MOTION: Motion made by Sally Cherry to accept the budget report as stated. David Evangelista seconded the motion.
DISCUSSION: None.
ON THE MOTION: Rollcall vote. Unanimous approval.

9. **GRANT UPDATES**
   a. TDC Approved Funding for 6 City Projects: City Administrator Bartus reported on the grants received by the TDC and noted the summer application deadline for the next fiscal year.
Commissioner Harding reported on budget funds available to cover expenses for upcoming projects, including the local matching requirement, and stated that a detailed report on remaining funds will be provided. Commissioner Harding further discussed the possible use of infrastructure funds for restroom construction, explained the taxes paid to the County and the TDC, and reviewed the TDC's history of awarding grants and sponsorships for community events intended to attract additional visitors. City Administrator Bartus described the TDC's role in funding projects throughout the Keys and noted that the available TDC budget is larger than normal. Commissioner Harding added comments regarding past funding and potential future requests.

10. **COMMITTEE MEMBER REPORT**
   a. Tennis
   b. Golf
   c. Bocce/Horseshoe/Shuffleboard/Cornhole
   d. Little Libraries
   e. Basketball

Chair Catto reported that most members are expected to return to the City within the next few weeks and will be able to provide an update once back in town. Sally Cherry reported that the Little Libraries are active at Sunset Park and have some books available for replenishment. Sally Cherry further discussed needed donations, with City Clerk Roussin offering to send an email blast to residents requesting donations.

Lisa Joseph reported that activities will remain in their current locations until Marble Hall reopens.

11. **COMMITTEE MEMBER ITEMS FOR DISCUSSION & RECOMMENDATION OF APPROVAL**
   a. Review of the Straw Vote for Sunshades at 7th Street Park

Chair Catto commented on the request for a straw vote on the suggested sunshades, with City Clerk Roussin reporting the result as two yes, one no, and one reluctant to answer without more information.

   b. Discussion of the 2027-2028 Florida Recreation Development Assistance Program (FRDAP) grant application in the amount of $112,500 for improvements to 7th Street Park

City Administrator Bartus discussed the Florida Recreation Development Assistance Program (FRDAP), including the State's funding levels, eligible recreation projects, and the October 15th application deadline.

Chair Catto commented on the recent public workshop regarding proposed park improvements. City Clerk Roussin reported an overall positive response to the proposed restrooms and shade structures, with no negative comments received from the public.

Chair Catto invited public comment from Ted Fischer, who requested clarification on the scope of both proposed projects.

City Administrator Bartus discussed potential improvements to 7th Street Park, including shade structures, additional trees, vegetation, and enhancements to the fitness trail and dog park area. The Committee further discussed available funding and the possibility of requesting additional funding for the proposed improvements.

Sally Cherry expressed concerns regarding the appearance of sail shades and their potential impact on the natural beauty of the park. However, she acknowledged their benefits, particularly for children during the summer months. Sally Cherry emphasized the importance of preserving green space and suggested holding public input meetings earlier in the planning process.

City Clerk Roussin welcomed suggestions for increasing public participation and explained that two separate public meetings had been necessary to meet the grant application requirements. She further shared her experience raising children in Key Colony Beach and the difficulty of using playground equipment during the summer due to excessive heat and lack of shade.

David Evangelista suggested incorporating additional vegetation to provide natural shade and potentially reduce the need for shade structures. He also acknowledged concerns regarding playground equipment becoming too hot for use during the summer.

Chair Catto suggested using AI-generated renderings to help residents visualize the proposed improvements and emphasized the importance of continued communication with the public.

c. Discussion of the 2027-2028 Florida Recreation Development Assistance Program (FRDAP) grant application in the amount of $50,000 for improvements to 1st Street Park

City Administrator Bartus continued the discussion of the proposed FRDAP-funded improvements, specifically addressing 1st Street Park.

City Administrator Bartus reported that public feedback had been overwhelmingly positive regarding the installation of restrooms at 1st Street Park. Discussion followed regarding potential restroom options, additional shade, landscaping, and other park enhancements.

Chair Catto discussed the availability of modular restrooms and emphasized the importance of ADA compliance when considering restroom facilities for the park.

The Committee further discussed possible shade structures, including sail shades, and their installation and maintenance requirements. City Administrator Bartus advised that obtaining reliable cost estimates for sail shades, including similar installations at Sunset Park and the Pickleball Courts, would be beneficial.

Discussion followed regarding the removal of sail shades in preparation for storm events and the potential responsibility of the Public Works Department. City Clerk Roussin stated her understanding that the installing company might be responsible for removing the shades before a storm but agreed to follow up for clarification.

David Evangelista cautioned against relying solely on an outside company for storm-related removal because the company's future availability is uncertain. He reiterated his recommendation to consider vegetation as an alternative or supplement to structural shade.

Sally Cherry commented that some existing structures already provided shade and reiterated the importance of protecting green space. She also encouraged additional opportunities for public input before committing funds to park improvements.

Chair Catto acknowledged the concerns regarding heat and the importance of balancing recreational improvements with the natural appearance of the parks. She further emphasized the value of communicating proposed projects to residents.

City Clerk Roussin agreed and reminded the Committee that it could request additional public input at any time, especially as the next grant application cycle approaches.

d. Support for the Beautification Committee's Hot Dog in the Hut Event – February 27, 2027

Chair Catto commented on the event and reviewed highlights from last year's event and is looking forward to helping the Beautification Committee with the event. The Recreation Committee agreed to help, with David Evangelista commenting and expressing hope for more resident volunteers. City Clerk Roussin confirmed that the Beautification Committee will be informed of the Committee's support.

12. **ANY OTHER BUSINESS:** Chair Catto commented on upcoming committee term renewals, with City Clerk Roussin asking for the topic to be reviewed at the next Recreation Committee Meeting.

13. **NEXT MEETING:** November 12, 2026 – 10:00 AM – In Person & Via Zoom

14. **ADJOURNMENT:** The meeting adjourned at 11:11 AM.

Respectfully submitted,

Silvia Roussin

City Clerk

Silvia Roussin

From: Kayla D'Ascanio <kmdascanio@gmail.com>
Sent: Monday, November 2, 2026 7:06 AM
To: Silvia Roussin; Franco Jr.
Subject: Fwd: We Want to Hear from You! 🌴 Share Your Ideas for Another Beautiful Season in Key Colony Beach!

Hi there Silvia,
We won't be able to attend but I would love to share the ideas we've had over this past year in our parks.
- We attended a birthday party over at the 7th street park and while it was a wonderful spot for the kids, the heat was unbearable. A full shade structure over the park like 1st and larger tiki huts at both 1st and 7th for hosting parties would be appreciated. *one in the grass area between the playground and bocci courts near the 7th and then one near where all the pathways come together at 1st.
- If you guys do a shade structure though, having the city guys spray off the actual equipment at least once a week, if not twice would be really appreciated as it can get really dirty under a shade sail. But having them do that over at 1st would be great.
- Our kids love to play at both playgrounds but the tire material gets all over their legs, arms and it's really hard to get off. So resurfacing that would be amazing.
- While our kids are too little, I have watched some bigger kids having to wait until after the tennis people are done to use the basketball court. So an actual court for them is really needed.
-A fan in the restroom over at the 7th street park would be great because it is extremely hot inside there.
-A dream would be a bathroom at the first street park :)
-Parking at 1st street, again that is actually a bus stop for our kids and there's nowhere to park if you drive over when it is raining.

We would be happy to provide any other feedback if you guys are looking for full time residents with small children.

Thank you!
Kayla D'Ascanio

---------- Forwarded message ---------
From: **City of Key Colony Beach** <cityclerk-keycolonybeach.net@shared1.ccsend.com>
Date: Thu, Oct 29, 2026 at 12:33 PM
Subject: We Want to Hear from You! 🌴 Share Your Ideas for Another Beautiful Season in Key Colony Beach!
To: <kmdascanio@gmail.com>



REQUEST FOR NEW RECREATION-RELATED PROJECT

Name of Person or Entity Making Request: Daryl, Tom Harding, Cindy Catto committee appointed by city commissioner January 2026

Contact Information

Email: CtCatto@aol.com

Phone: 802 224 6461

Permanent Address: 601 W Ocean Dr

Location/Description of Project (Include any diagrams, drawings, photos, or other explanatory materials.)

Putting & Chipping green, on 8th ST between Hole 1 & 3 tee boxes

Previous putting green damaged by Irma

Statement of Benefit to the City of Key Colony Beach

Golfers needing a safe practice area.

Closest available Key West Golf Course

Estimated Cost of Project: $2000 materials + labor & water

Grant Eligible: ☐ Yes ☐ No ☒ Maybe No fees charged

Email the completed form to cityclerk@keycolonybeach.net or drop it off at City Hall with the City Clerk.

For Office Use Only

Submission Date: _____

Recreation Committee Meeting: _____

Recommendation: _____

City Commission Meeting: _____

City Commission Determination: ☐ Approved ☐ Denied

Additional Details: _____

REQUEST FOR NEW RECREATION-RELATED PROJECT

Name of Person or Entity Making Request: Daryl, Tom Harding, Cindy Catto committee appointed by city commission January 2026

Contact Information

Email: ctcatto@aol.com

Phone: 802 224 6469

Permanent Address: 601 W Ocean Dr KCB

Location/Description of Project (Include any diagrams, drawings, photos, or other explanatory materials.)

Driving Cage, KCB golf course to left of clubhouse on 8th St. Moveable & able to with stand winds

Statement of Benefit to the City of Key Colony Beach

Golfers wanting an area to practice swing. Driving range in Homestead closed.

Estimated Cost of Project: $4,000 +

Grant Eligible: ☐ Yes ☐ No ☒ Maybe no fee would be charged

Email the completed form to cityclerk@keycolonybeach.net or drop it off at City Hall with the City Clerk.

For Office Use Only

Submission Date: _____

Recreation Committee Meeting: _____

Recommendation: _____

City Commission Meeting: _____

City Commission Determination: ☐ Approved ☐ Denied

Additional Details: _____

NOVEMBER 2026
RECREATION COMMITTEE PRIORITY IMPROVEMENT LIST
(RANKED HIGHEST TO LOWEST)

1. The completion of the Basketball Court
2. Ongoing ADA compliance for all recreational areas
3. Restroom facilities in the following order of importance
    a. 8th Street Restrooms
    b. 7th Street Restrooms
    c. East Park Restrooms (1st Street Park)
4. Additions of Exercise Stations – Grant-dependent

Completed Projects
Shuffleboard Improvements
7th Street Parking Improvements

Tabled Projects
Covered Pavilion on 8th Street

	Budget	Oct 2026	FY2026/2027	Remaining Budget
572-000 · RECREATION				
572-040 Maintenance	5,000.00	0.00	5,000.00	0.00
Total 572-000 · RECREATION	5,000.00	0.00	5,000.00	0.00

City of Key Colony Beach
PO Box 510141 Key Colony Beach, Florida • Phone # 305-289-1212 • Fax# 305-289-1767

TDC / FRDAP Grant Opportunities 2026-28

TDC 7th Street Restroom (Cost: $115,000; TDC Portion: $80,500): The primary goal of this grant is to construct an ADA-compliant restroom near the facilities at the northwesterly portion of the 7th Street Park.

TDC 8th Street/Pickleball Restroom (Cost: $115,000; TDC Portion: $80,500): The primary goal of this grant is to construct an ADA-compliant restroom adjacent to the Public Works building near the pickleball courts at 8th Street Park.

TDC Basketball Half Court/Tiki Hut (Cost: $110,000; TDC Portion: $77,000): The primary purpose of this grant is to construct the basketball half court on the north side of the tennis court as well as provide shade for both the basketball court users and observers at the retention pond.

TDC Fitness Trail (Cost: $149,000; TDC Portion: $104,300): The primary goal of this grant is to construct a fitness trail with exercise elements starting at the bocce/parking area at the 7th Street Park and continuing up the north side of the park along Shelter Bay Drive and ending before the WWTP on 8th Street.

FRDAP 7th Street Playground Shade (Cost: $150,000; FRDAP Portion: $112,500): The primary goal of this grant is to provide shade over the playground at the 7th Street Park. There is a 75% State/25% Local split on the project, and the City has three years to complete a FRDAP grant project.

FRDAP 1st Street Playground Improvements (Cost: $50,000; FRDAP Portion: $50,000): The primary goal of this grant is to provide a picnic facility, playground upgrade, restroom, and landscaping at the 1st Street Park. A total of $50,000 and under is a full 100% State contribution with no local match required, and the City has three years to complete a FRDAP grant project.

KEY COLONY BEACH GOLF
ACCESSIBLE RESTROOM

460 8TH STREET
KEY COLONY BEACH, FL. 33051

SITE DATA

SITE ADDRESS:	460 8TH STREET, KEY COLONY BEACH, FL. 33051
LEGAL DESCRIPTION:	LOT 48, BLK. 8, TRACT A, KEY COLONY BEACH ADDITION
FLOOD CRITERIA:	FLOOD ZONE - AE
	BASE FLOOD ELEVATION - 6' N.G.V.D.
	DESIGN FLOOD ELEVATION - 7' N.G.V.D.

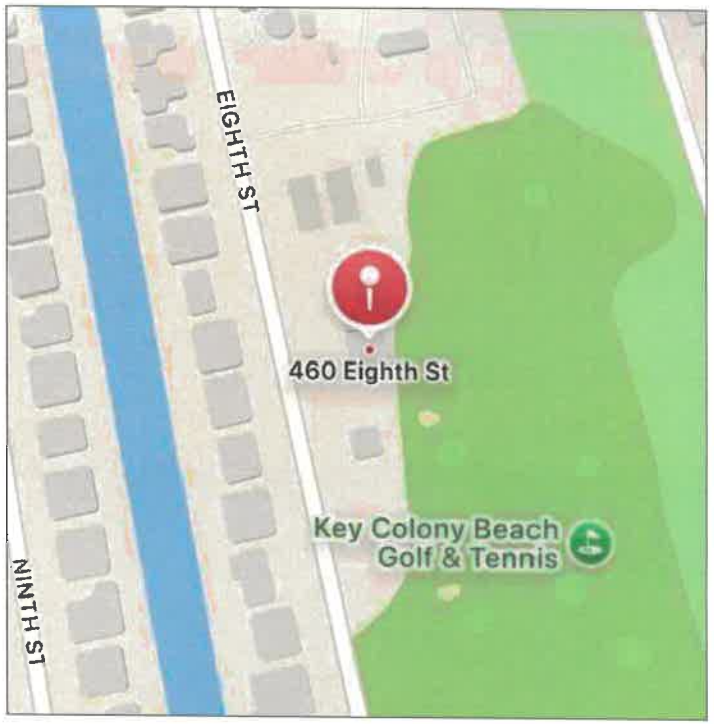
STANDARD DESIGN CRITERIA:
WIND SPEED: 180 MPH PER A.S.C.E. - 7-22
DESIGN LIVE LOAD PER SECTION 1607 OF 2023 FBC 8TH. EDITION

WIND SPEED	
ULTIMATE (LRFD) =	180 MPH
ALLOWABLE (ASD) =	140 MPH
EXPOSURE CATEGORY	- "D"
IMPORTANCE FACTOR	- 1.0
INTERNAL PRESSURE COEFFICIENT	- 0.18

DESIGN CODE:
2023 FLORIDA BUILDING CODE, 8TH. EDITION, FBC
2023 FLORIDA MECHANICAL CODE, 8TH. EDITION, FBC-M
2020 NATIONAL ELECTRIC CODE, NEC 2020
2023 FLORIDA PLUMBING CODE, 8TH. EDITION, FBC-P
2023 FLORIDA FUEL GAS CODE, 8TH. EDITION, FFPC
FLORIDA FIRE PREVENTION CODE, FBC-FG
NATIONAL FIRE PROTECTION ASSOCIATION, NEBA

SCOPE OF WORK:
NEW ACCESSIBLE RESTROOM WITH RAMP

PROJECT SUMMARY:
CONCRETE SLAB ON GRADE REPAIR WITH (24) STEEL PIN PILES AND CONCRETE PILE CAP, POUR TOPPING SLAB TO LEVEL AFTER REPAIR.



LOCATION MAP

ALL WORK TO BE DONE IN COMPLIANCE WITH THE FBC 2023 8TH EDITION, ANY DETAILS NOT SHOWN ON THESE PLANS SHEETS ARE TO BE ENGINEERED BY OTHERS. THE ENGINEER SHOULD NOT BE MADE LIABLE FOR DETAILS NOT SHOWN AS THEY ARE NOT INCLUDED IN THE SCOPE OF WORK. THE SCOPE OF WORK IS LIMITED TO THE DETAILS SPECIFIED ON THE INCLUDED SHEETS. TO VERIFY THE VALIDITY OR APPLICABILITY OF THE SEAL OR SIGNATURE, CONTACT THE ENGINEER.

THREE GENTS LLC
JAMES FIHYME - P.E. No. FL 94214
157 SAPODILLA DRIVE - ISLAMORADA, FL. 33036 - PH. (305) 393-2185

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES A. FIHYME PE No 94214

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

TITLE: COVER SHEET
PROJECT NAME: KEY COLONY BEACH GOLF
460 8TH. STREET
KEY COLONY BEACH, FL 33051

Evan J. Cadwell
Designer
88101 Overseas Highway
Islamorada, Fl 33036
Phone: (305) 509-7954
e-mail: evanoed@yahoo.com

ISSUE DATE: 02/2/26

REVISIONS	DESCRIPTION
No.	DATE

SCALE: AS SHOWN

DRWN BY: EC CHKD BY: JR

SHEET: CS

THREE GENTS LLC
JAMES PAYNE - P.E. No. FL 84214
157 SAPODILLA DRIVE - ISLAMORADA, FL. 33036 - PH. (305) 330-2186

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES A. PAYNE PE No 84214

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PROJECT NAME
KEY COLONY BEACH GOLF
460 8TH. STREET
KEY COLONY BEACH, FL 33051

TITLE
SITE PLAN

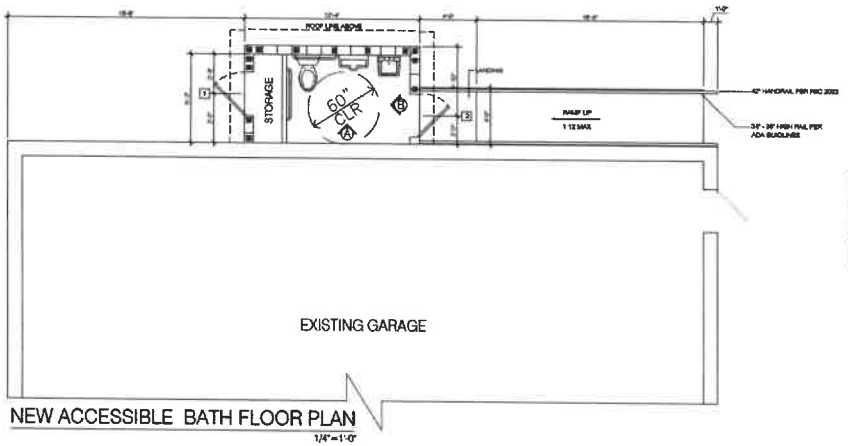
Evan J. Cadwell
Designer
80101 Overseas Highway
Islamorada, FL 33036
Phone (305) 509-7654
e-mail: evancad@msn.com

SCALE DATE: 01/22/25

NO.	DATE	DESCRIPTION

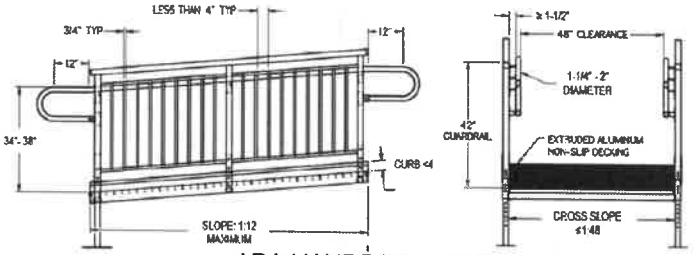
SCALE: AS SHOWN
DRAWN BY: EC CHKD BY: JP

SHEET C-1

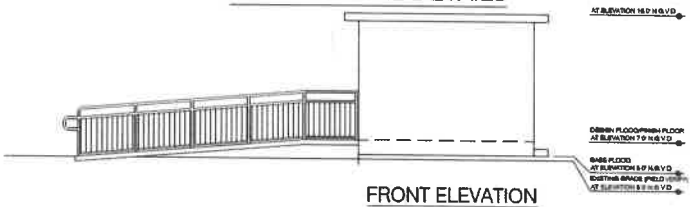


NEW ACCESSIBLE BATH FLOOR PLAN
1/4"=1'-0"

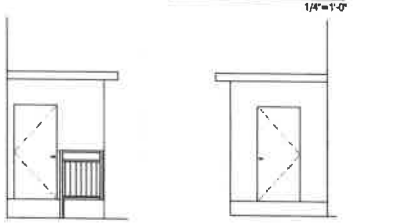
DOOR SCHEDULE				
MARK	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	MANUFACTURER	REMARKS
1	3'-0"	6'-8"	STEEL ENTRY DOOR	STEEL, STANDARD HARDWARE
2	3'-0"	6'-8"	STEEL ENTRY DOOR	STEEL, STANDARD HARDWARE



ADA HANDRAIL DETAILS

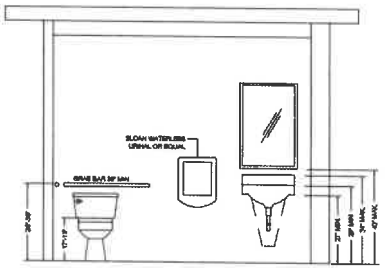


FRONT ELEVATION
1/4"=1'-0"

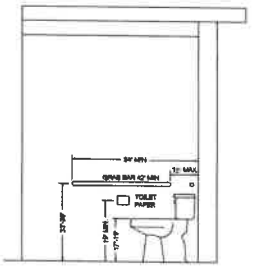


LEFT ELEVATION
1/4"=1'-0"

RIGHT ELEVATION
1/4"=1'-0"



INTERIOR ELEVATION "A"
1/2" =1'-0"



INTERIOR ELEVATION "B"
1/2" =1'-0"

THREE GENTS LLC
JAMES RHYNE - P.E. No. FL 84214
157 SAPODILLA DRIVE - ISLAMORADA, FL. 33036 - PH. (305) 393-2185

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES A. RHYNE PE. No 84214

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

TITLE: FLOOR PLAN

PROJECT NAME: KEY COLONY BEACH GOLF
460 8TH. STREET
KEY COLONY BEACH, FL 33051

Evan J. Cadwell
Designer
88101 Overseas Highway
Islamorada, Fl. 33036
Phone (305) 509-7954
e-mail: evancad@yahoo.com

ISSUE DATE: 02/28/26

REVISIONS: NO.	DATE	DESCRIPTION

SCALE: AS SHOWN

DRAWN BY: EC CHKD. BY: JR

SHEET: A-1

PLUMBING GENERAL NOTES AND SPECIFICATION

1. A SCOPE OF WORK
THE WORK SHALL INCLUDE ALL PLUMBING AND SHOWN ON THE DRAWINGS SPECIFIED HEREIN AND OR AS NEEDED FOR A COMPLETE SYSTEM, INCLUDING BUT NOT NECESSARILY LIMITED TO THE FOLLOWING
1. DOMESTIC COLD AND HOT WATER PIPING SYSTEMS
2. SANITARY DRAIN AND VENT SYSTEMS
3. PLUMBING FIXTURES AND TRIM
4. AIR CONDITIONING CONDENSATE DRAIN SYSTEMS
5. PRESSURE AND TEMPERATURE RELIEF FROM WATER HEATER
6. PIPING INSULATION
7. SUPPORTS AND HANGERS.

2. CONTRACTOR SHALL VERIFY AT SITE THE LOCATION, ELEVATION AND SIZE OF ALL EXISTING LINES FOR CONNECTION BEFORE INSTALLATION OF ANY PIPING

3. UNDERGROUND METAL PIPING SHALL BE PROTECTED WITH A COAT OF BITUMINOUS COMPOUND BEFORE COVERING "BRUMASTIC" OR EQUAL

4. ALL POTA PIES SHALL BE PROTECTED AGAINST WATER HAMMER WITH AIR CHAMBERS OF SHOCK ABSORBERS AS INDICATED ON PLANS.

5. PLUMBING FIXTURES SHALL BE CONSTRUCTED WITH APPROVED MATERIALS, SHALL HAVE SMOOTH IMPERVIOUS SURFACES AND SHALL BE FREE FROM DEFECTS AND CONCEALED POLISHED SURFACES. ALL FIXTURE TRIM TO BE CHROME PLATED. FIXTURES SHALL BE PROVIDED WITH SUPPORTS, HANGERS, ETC.

6. WASTE LINES TO SLOPE MIN/FOOT UNLESS OTHERWISE NOTED.

7. VENT LINES TO EXTEND MIN OF 9" ABOVE ROOF AND FLASH WITH LEAD

8. WATER PIPE BELOW GROUND SHALL BE COPPER TYPE "K" ABOVE GROUND TO BE COPPER TYPE "L"

9. PIPING INSTALLATION
A. SUPPORT ALL PIPE FROM SOUND PORTIONS OF STRUCTURE AND AT PROPER INTERVALS ACCORDING WITH CODE
B. PROVIDE SLEEVES FOR ALL PIPING THROUGH FOUNDATIONS, SLABS, OR MASONRY WALLS. CAULK OPENINGS BETWEEN PIPE AND SLEEVES
C. WHERE EXPOSED PIPES PASS THROUGH FLOORS, WALLS, OR CEILINGS, PROVIDE ESCUTCHEONS FIRMLY SECURE TO THE PIPES AND OF SUFFICIENT OUTSIDE DIAMETER TO COVER THE SLEEVED OPENINGS FOR THE PIPES. PROVIDE CHROMIUM PLATED ESCUTCHEONS IN BATHROOMS.
D. WHERE PIPES PASS THROUGH FIRE RATED FLOOR, WALLS OR CEILINGS, PROVIDE PIPE STOPS OR PIPE BARRIER PENETRATION SEALING SYSTEMS SHALL BE U.L. LISTED

10. INSPECTION AND TESTS
CONTRACTOR SHALL BE RESPONSIBLE TO ARK FOR INSPECTION TO THE AUTHORITIES HAVING JURISDICTION AS THE WORK PROGRESS. ALL SYSTEMS SHALL BE TESTED BY CODE AND OR LOCAL REGULATIONS. THE ENTIRE DOMESTIC WATER DISTRIBUTION SYSTEM SHALL BE STERILIZED FOLLOWING CODE PROCEDURES AFTER STERILIZATION FLUSH THE SYSTEM WITH CLEAN WATER UNTIL SURE TO BE CONSUMED

11. UTILITIES CONNECTION
PLUMBING CONTRACTOR SHALL VERIFY AT FIELD AND WITH THE UTILITY COMPANIES THE EXACT POINT OF CONNECTION FOR WATER AND SEWER SERVICES BEFORE SUBMITTING A BID OR PRICE FOR HIS WORK.

12. PLUMBING CONTRACTOR IS RESPONSIBLE FOR PERFORMING THE FOLLOWING TEST IN THE PRESENCE OF AN OWNER REPRESENTATIVE
A. ALL WATER PIPING SHALL BE SUBJECT TO HYDROSTATIC PRESSURE TEST OF 150 PSI. FOR A PERIOD OF TIME SUFFICIENT TO EXAMINE ENTIRE SYSTEM BUT NOT LESS THAN ONE HOUR
ANY FIELD CONDITION AFFECTING HIS WORK
B. DRAINAGE PIPING, BEFORE INSTALLATION OF ANY DRAINS, THE ENDS OF SYSTEMS SHALL BE CAPPED AND ALL LINES FILLED WITH WATER TO HIGHEST POINT AND ALLOWED TO STAND UNTIL INSPECTION IS MADE BY
C. CORRECT ALL DEFECTS DISCLOSED BY ABOVE TEST

13. STERILIZE ALL WATER LINES WITH A MIXTURE OF TWO (2) POUND OF CHLORINATE LIME TO EACH 1,000 GALLONS OF WATER (50 PPM OF AVAILABLE CHLORINE). RETAIN MIXTURE IN PIPE 24 HOURS AND FLUSH THOROUGH-LY WITH POTABLE WATER BEFORE PLACING in SERVICE

14. COMPLETE SYSTEM, FIXTURES AND EQUIPMENT SHALL BE GIVEN AN IN SERVICE TEST AFTER COMPLETION OF INSTALLATION

15. PLUMBING CONTRACTOR SHALL FURNISH WRITTEN GUARANTEE THAT ALL PLUMBING WORK SHALL BE FREE FROM DEFECTS OF MATERIALS AND WORKMANSHIP FOR A PERIOD OF (1) YEAR FROM DATE FROM DATE OF FINAL ACCEPTANCE, AND THAT HE WILL AT HIS EXPENSE REPAIR AND REPLACE ALL WORK WHICH BECOMES DEFECTIVE DURING THE GUARANTEE PERIOD INCLUDING BUT NOT LIMITED TO NECESSARY DEMOLITION, PATCHING, RE-PATCHING AND REFINISHING.

16. PLUMBING CONTRACTOR IS RESPONSIBLE FOR INCLUDING IN HIS BID, THE COST FOR OBTAINING ALL NECESSARY PERMITS REQUIRED TO PERFORM THE SCOPE OF THE WORK AND THE EXTENT OF THE CONSTRUCTION DOCUMENTS FORM ALL THE LOCAL AND STATE AUTHORITIES.

17. CONDENSATE DRAIN FROM AIR CONDITIONING UNITS SHALL BE "PVC" SCHEDULE 40 PIPE AND FITTINGS ALL HORIZONTAL RUN SHALL BE INSULATED WITH 1/2" THICK ARMAFLEX PIPE INSULATION OR EQUAL. SLIP PIPE INSULATION AND SEAT BUTT JOINTS

18. ALL PIPING MATERIALS SHALL BE NEW AND AS FOLLOWS
A. SANITARY WASTE, VENT AND STORM DRAIN PIPING, UNDERGROUND AND ABOVE GROUND PIPING SHALL BE "PVC" PIPE AND FITTINGS SCHEDULE 40 MATERIAL SHALL COMPLY WITH ASTMD-1784 TYPE I
B. DOMESTIC WATER ABOVE GROUND SHALL BE TYPE "L" COPPER PIPE WITH WROUGHT COPPER SOLDERED JOINT FITTINGS
C. DOMESTIC WATER BELOW GROUND SHALL BE TYPE "L" COPPER PIPE WITH WROUGHT COPPER SOLDERED JOINT AT FITTINGS
D. PLUMBING FIXTURES SHALL BE AMERICAN STANDARD, ELJER OF KHOLER
E. ELECTRIC WATER HEATERS SHALL BE LOCHINVAR UNLESS OTHERWISE SPECIFIED. SEE SPECIFICATIONS
F. SOLDER ALLOY SHALL BE LEAD FREE
J. PROVIDE DIELECTRIC FITTINGS FOR JOINING DISSIMILAR METALS
LIKE MALLEABLE IRON SCREWED FITTINGS. PIPE 3 1/2" AND LARGER SHALL BE SCHEDULE 40A BLACK STEEL PIPE WITH BUTT WELD FITTINGS

19. INSULATION:
A. ALL RECALCULATION HOT WATER PIPE SHALL BE INSULATE WITH 1/2" THICK FIBERGLASS MOLDED INSULATION WITH PRE-SIZE FACTORY APPLIED "FSJ" JACKET OF BLAMS CLOTH WITH LONGITUDINAL LAP AND BUTT JOINT STRIPS WITH SELF SEALING ADHESIVE.
B. INSULATION SHALL HAVE A MAXIMUM THERMAL CONDUCTIVITY OF 0.36 K FACTOR AT 75 DEG. F MEAN TEMPERATURE. JACKET INSULATION AND ADHESIVE SHALL HAVE COMPOSITE FIRE AND SMOKE RATINGS AS PER ASTM E84-73. FINISHING JACKETS SHALL HAVE A MORIMUM FLAME SPREAD OF 25

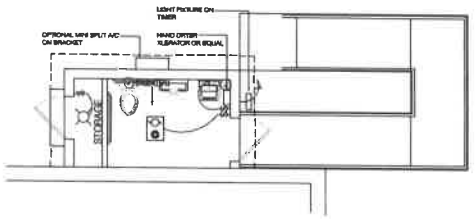
20. HANGERS AND SUPPORTS
A. PROVIDE ADJUSTABLE HANGERS, RISERS, BRACKETS, ROLLS, CLAMPS AND SUPPLEMENTARY STEEL AS REQUIRED FOR PROPER SUPPORT OF PIPE LINES. PROVIDE HANGERS TO ALLOW FOR EXPANSIONS AND CONTRACTION OF PIPE LINES AND OF ADEQUATE SIZE TO PERMIT DOWERAS TO RUN CONTINUOUSLY THROUGH HANGERS. PIPING AT EQUIPMENT SUPPORTED INDEPENDENTLY SO THAT NO WEIGHT WILL BE SUPPORTED BY EQUIPMENT. COORDINATE LOCATION OF HANGERS WITH LIGHT FIXTURES, AIR CONDITIONING DUCTWORK AND DIFFUSERS AND WITH EXISTING PIPING SYSTEMS.
B. PROVIDE RISER CLAMPS AT EVERY FLOOR

21. EXISTING CONDITIONS. CONTRACTOR BY AND THROUGH SUBMISSION OF HIS BID AGREES THAT HE SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE LOCATION OF ALL PROPOSED WORK AND FOR HAVING SATISFIED HIMSELF FROM HIS OWN PERSONAL KNOWLEDGE AND EXPERIENCE OR PROFESSIONAL ADVICE AS TO THE CHARACTER, AND LOCATION OF THE SITE, THE NATURE OF THE EXISTING CONDITIONS THE LOCATION OF EXISTING UTILITIES AND ANY OTHER CONDITIONS SURROUNDING AND AFFECTING THIS WORK, ANY OBSTRUCTIONS. THE NATURE OF EXISTING CONSTRUCTION, AND ALL OTHER PHYSICAL CHARACTERISTICS OF THE JOB, IN ORDER THAT HE MAY INCLUDE IN THE PRICES WHICH HE BIDS ALL COSTS PERTAINING TO THE WORK AND THEREBY PROVIDE FOR THE SATISFACTORY COMPLETION THEREOF

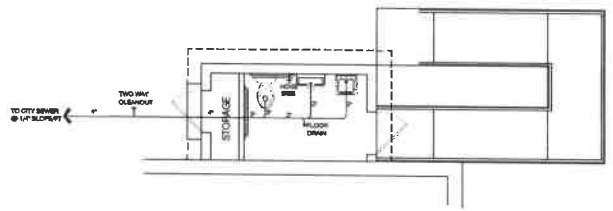
ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE LATEST EDITION OF THE N.E.C. AND LOCAL BUILDING CODES HAVING JURISDICTION. ALL MATERIALS SHALL BEAR UNDERWRITERS LABORATORY LABEL, OR BE U.L. LISTED
2. WORKMANSHIP SHALL BE IN ACCORDANCE WITH GOOD TRADE PRACTICES
3. ALL EXCAVATING AND BACKFILLING REQUIRED FOR ELECTRICAL WORK SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL SUBCONTRACTOR
4. CONNECTIONS TO EQUIPMENT: ELECTRICAL SUBCONTRACTOR SHALL VERIFY NAMEPLATE DATA OF A/C EQUIPMENT, WATER HEATERS AND OTHER EQUIPMENT TO OBTAIN CORRECT WIRE SIZES AND OVER-CURRENT PROTECTION PRIOR TO INSTALLATION OF POWER ELECTRIC WIRING. THE ELECTRICAL SUBCONTRACTOR SHALL MAKE THE ELECTRICAL CONNECTION TO ALL EQUIPMENT REQUIRING CURRENT, ALL CONTROL WIRING SHALL BE CARRIED OUT BY THE ELECTRICAL CONTRACTOR AS DIRECTED BY THE MECHANICAL SUBCONTRACTORS
5. OVERHEAD ELECTRIC CONDUCTOR CLEARANCES: HORIZONTAL OR VERTICAL SHALL BE MAINTAINED
6. ALL WIRING CONDUCTORS SHALL BE COPPER IN E.M.T. CONDUIT
7. BATHROOM, GARAGE, AND EXTERIOR RECEPTACLES SHALL BE EQUIPPED WITH GROUND FAULT INTERRUPTERS
8. ELECTRICAL INSTALLATION DESIGN IS IN COMPLIANCE AS SET FORTH BY THE STATE OF FLORIDA STATUTES MODEL ENERGY EFFICIENCY CODES
9. SMOKE DETECTORS, SHALL BE HARD WIRED (110 VOLT) TO A NON-SWITCHABLE KITCHEN OR BATHROOM LIGHTING CIRCUIT AND SHALL NOT BE CONNECTED ONTO THE LOAD SIDE OF A GROUND FAULT INTERRUPTER
10. ALL PANELS SHALL BE SQUARE D OR EQUAL
11. FURNISH AND INSTALL UNDERGROUND RACEWAYS FOR ELECTRIC COMPANY SERVICE, CABLE AND TELEPHONE COMPANY SERVICE AS PER UTILITY COMPANY SPECIFICATIONS, AND COORDINATE THE EXACT ROUTING OF THESE RACEWAYS WITH THE COMPANY
12. VERIFY EXACT LOCATION OF ELECTRICAL OUTLETS AND LIGHTS PRIOR TO EXECUTION OF ROUGH-IN WORK
13. ALL RACEWAYS AND NON-CURRENT CARRY METAL ENCLOSURES SHALL BE MECHANICALLY AND ELECTRICALLY GROUNDED
14. ALL RACEWAYS AND OUTLETS IN FINISHED AREAS SHALL BE MOUNTED AND SUPPORTED
15. ALL OUTLETS IN FINISHED AREAS SHALL BE MOUNTED FLUSH WITH FINISHED WALLS
16. ALL WORK SHALL BE RIGIDLY MOUNTED AND SUPPORTED
17. ELECTRICAL OUTLETS (RECEPTACLES AND LIGHTING) BELOW THE BASE FLOOD ELEVATION SHALL BE INSTALLED AT THE HIGHEST PERMITTED ELEVATION AND SHALL BE INSTALLED ON SEPARATE CIRCUIT FROM THOSE IN HABITABLE AREAS
18. NO APPLIANCE OUTLETS SHALL BE INSTALLED BELOW THE BASE FLOOD ELEVATION
19. A/C COMPRESSORS SHALL BE INSTALLED ABOVE THE BASE FLOOD ELEVATION
20. MAIN CIRCUIT BREAKER PANELS SHALL BE INSTALLED ABOVE THE BASE FLOOD ELEVATION
21. ALL WATER HEATERS SHALL BE MECHANICALLY GROUNDED
22. ALL EXTERIOR OUTLETS TO BE GFCI AND WEATHER PROOF
23. ALL ELECTRICAL OUTLETS ARE TO BE TAMPER PROOF

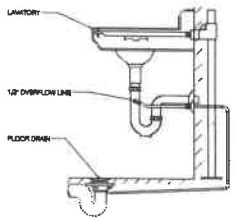
ELECTRICAL NOTE
THE EXISTING PANEL SHALL BE INSPECTED BY A LISCENSED ELECTRICAL CONTRACTOR AND CONFIRMED BY THE LISCENSED ELECTRICAL CONTRACTOR IT CAN HANDLE THE ADDITIONAL LOAD. IF NOT THEN LICENSED ELECTRICAL CONTRACTOR TO UPDATE PANEL. THE CALCULATIONS WERE DONE ON INFORMATION PROVIDED BY OWNER AND TO BE CONFIRMED AT THE TIME OF CONSTRUCTION. THE ENGINEER WILL NOT BE HELD LIABLE FOR INFORMATION/ASSUMPTIONS MADE IF DETAILS DESCRIBED IN THE PLANS ARE NOT EXPERIENCED AT THE EXISTING STRUCTURE DURING CONSTRUCTION. ANY INFORMATION CONFLICTING WITH THE PROPOSED SHEET TO BE BROUGHT TO ENGINEERS ATTENTION BEFORE PROCEEDING



ELECTRICAL PLAN
1/4" = 1'-0"



PLUMBING PLAN
1/4" = 1'-0"



FLOOR DRAIN TRAP DETAIL
1/4" = 1'-0"

THREE GENTS LLC
JAMES PAYNE - P.E. No. FL 84214
157 SAPODILLA DRIVE - ISLAMORADA, FL. 33036 - PH. (305) 393-2186

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES A. PAYNE PE. No 84214

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

TITLE: FLOOR PLAN
PROJECT NAME: KEY COLONY BEACH GOLF
460 8TH. STREET
KEY COLONY BEACH, FL 33051

Evan J. Cadwell
Designer
88101 Overseas Highway
Islamorada Fl. 33036
Phone (305) 508-7954
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ISSUE DATE: 06/23/26

REVISIONS	
NO.	DATE	DESCRIPTION

SCALE AS SHOWN

DRWN BY EC CHKD BY JR

SHEET: MEP

GENERAL NOTES:

1. THE GOVERNING CODE FOR THIS PROJECT IS THE FLORIDA BUILDING CODE, 2023 EDITION. THE CODE PRESCRIBES WHICH EDITION OF EACH REFERENCED STANDARD APPLIES TO THIS PROJECT.
2. TO THE BEST OF OUR KNOWLEDGE, THE STRUCTURAL DRAWINGS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE GOVERNING BUILDING CODE.
3. CONSTRUCTION IS TO COMPLY WITH THE REQUIREMENTS OF THE GOVERNING BUILDING CODE AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.
4. THE STRUCTURAL DOCUMENTS ARE TO BE USED IN CONJUNCTION WITH THE DESIGN DOCUMENTS. IF A CONFLICT EXIST NOTIFY THE DESIGN PROFESSIONAL.
5. DETAILS LABELED "TYPICAL" APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION. QUESTIONS REGARDING THE APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE DESIGN PROFESSIONAL.
6. OPENINGS SHOWN ON STRUCTURAL DRAWINGS ARE ONLY PICTORIAL. SEE THE ARCHITECTURAL AND M.E.P. DRAWINGS FOR THE SIZE AND LOCATION OF OPENINGS IN THE STRUCTURE.
7. CONTRACTORS WHO DISCOVER DISCREPANCIES, OMISSIONS OR VARIATIONS IN THE CONTRACT DOCUMENTS DURING WORKS SHALL IMMEDIATELY NOTIFY THE DESIGN PROFESSIONAL. THE DESIGN PROFESSIONAL WILL RESOLVE THE CONDITION AND ISSUE A WRITTEN CLARIFICATION.
8. THE GENERAL CONTRACTOR SHALL COORDINATE ALL CONTRACT DOCUMENTS WITH FIELD CONDITIONS AND DIMENSIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS. USE ONLY PRINTED DIMENSIONS. REPORT ANY DISCREPANCIES IN WRITING TO THE DESIGN PROFESSIONAL PRIOR TO PROCEEDING WITH WORK. DO NOT CHANGE SIZE OR LOCATION OF STRUCTURAL MEMBERS WITH-OUT WRITTEN INSTRUCTIONS FROM THE STRUCTURAL ENGINEER OF RECORD.
9. THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTY, HIS OWN WORK AND THE PUBLIC FROM HARM. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, AND JOBSITE SAFETY INCLUDING ALL O.S.H.A. REQUIREMENTS.
10. THE STRUCTURE IS DESIGNED TO BE STRUCTURALLY SOUND WHEN COMPLETED. PRIOR TO COMPLETION, THE CONTRACTOR IS RESPONSIBLE FOR STABILITY AND TEMPORARY BRACING, INCLUDING, BUT NOT LIMITED TO, MASONRY WALLS. WHENEVER THE CONSTRUCTION IS UNLIKE OF THESE REQUIREMENTS, THE CONTRACTOR SHALL RETAIN A FLORIDA LICENSED ENGINEER TO DESIGN AND INSPECT THE TEMPORARY BRACING AND STABILITY OF THE STRUCTURE.
11. DESIGN SUPERIMPOSED LOADS:

OCCUPANCY	LIVE LOAD	DEAD LOAD
ROOF	30 PSF	28 PSF
FLOOR	40 PSF	80 PSF

12. DESIGN WIND LOADS:
GOVERNING CODE: A.S.C.E. 7-22
BASIC WIND SPEED: V.U.T = 180 MPH/V.N.E = 139 MPH
RISK CATEGORY: II
BUILDING ENCLOSURE: ENCLOSED
DIRECTIONALITY FACTOR: Kd = 0.85
EXPOSURE: D
INTERNAL PRESSURE COEFFICIENT: +/-0.18

CONCRETE MASONRY:

1. CONSTRUCT MASONRY IN ACCORDANCE WITH ACI 530/ASCE 5 "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES", AND ACI 530.1/ASCE 6 "SPECIFICATIONS FOR MASONRY STRUCTURES".
2. THE STRUCTURE IS SUPPORTED BY BEARING WALLS, U.O.N. ERECT MASONRY PRIOR TO CASTING CONCRETE COLUMNS WITHIN BEARING WALLS OR CASTING BEAMS AND SLABS SUPPORTED BY BEARING WALLS.
3. USE 50% SOLID, NOMINAL 8"(8")x16", CONCRETE MASONRY UNITS CONFORMING TO ASTM C90. BLOCK NET AREA COMPRESSIVE STRENGTH SHALL BE 1,900 PSI. LAY UP UNITS IN RUNNING BOND. SAWCUT UNITS WHICH ARE NOT IN MULTIPLES OF 8" LIMITS SHALL BE AT LEAST 8" LONG. BOND CORNERS BY LAPPING ENDS 8" IN SUCCESSIVE VERTICAL COURSES. DESIGN OF WALLS IS BASED ON A f'M OF 1,500 PSI.
4. USE TYPE S MORTAR IN ACCORDANCE WITH ASTM C270 EXCEPT USE TYPE M MORTAR BELOW GRADE. HEAD AND BED JOINTS SHALL BE 3/8" FOR THE THICKNESS OF THE FACE SHELL. WEBS ARE TO BE FULLY MORTARED IN ALL COURSES OF PIERS, COLUMNS AND PILASTERS, IN THE STARTING COURSE, AND WHERE AN ADJACENT CELL IS TO BE GROUTED. REMOVE MORTAR PROTRUSIONS EXTENDING 1/2" OR MORE INTO CELLS TO BE GROUTED.
5. USE STANDARD (9 GAUGE) HORIZONTAL JOINT REINFORCING IN EVERY OTHER COURSE. JOINT REINFORCING AND ANCHORS IN EXTERIOR WALLS SHALL CONFORM TO ASTM A 153 CLASS B2. WITH A COATING THICKNESS OF 1.50 OZ/SF, CONFORM TO ASTM A 641 IN INTERIOR WALLS. OVERLAP DISCONTINUOUS ENDS 6". USE PREFABRICATED CORNERS AND TEES. USE TRUSS TYPE, EXCEPT USE LADDER TYPE IN WALLS WITH VERTICAL REINFORCING. EXTEND JOINT REINFORCING A MINIMUM OF 4" INTO TIE COLUMNS.
6. USE FINE GROUT CONFORMING TO ASTM C-476, WITH A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI IN 28 DAYS AGGREGATE TO CONFORM TO ASTM C-404 FOR FINE GROUT. WITH SLUMP OF 8" TO 10". GROUT ALL MASONRY CONTAINING REINFORCING. ALL CELLS OF 4 HOUR RATED WALLS, AND WHERE INDICATED ON THE DRAWINGS. ALLOW MORTAR TO CURE 24 HOURS PRIOR TO GROUTING. PROVIDE CLEAN OUT OPENINGS AT THE BASE OF CELLS CONTAINING REINFORCING STEEL, TO CLEAN THE CELL AND TO TIE THE VERTICAL BAR TO THE DOWEL, IN HIGH-LIFT GROUTING, USE 4'-0" (MAX.) LIFTS. WITH 1-HOUR TO 1 HOUR BETWEEN LIFTS. VIBRATE EACH LIFT AND RECONSOLIDATE THE PREVIOUS LIFT.
7. USE ASTM A-615 GRADE 60 REINFORCING STEEL. REINFORCE WALLS WHERE INDICATED ON THE DRAWINGS AND AT ALL INTERSECTIONS. EACH SIDE OF OPENINGS AND AT THE ENDS OF WALLS. USE BAR SPACERS AT 10 FT. O.C. WHERE GROUT POUR HEIGHT EXCEEDS 16 FT.
8. AT BOND/TIE BEAM CORNERS AND INTERSECTIONS PLACE 1 #5 X 3'-0" T & B CORNER BAR, WITH 90° LEGS EACH WAY. AT THE EXTERIOR FACE.
9. BEAMS NOT SCHEDULED ARE MIN. 8" X 12" TIE BEAMS WITH 2 #5 BARS TOP AND BOTTOM AND #3 TIES SPACED AT 12" O.C. TYPICAL U.O.N. COLUMNS NOT SCHEDULED ARE MIN. 8" X 12" TIE COLUMNS WITH 4 #5 VERTICAL BARS AND #3 TIES AT 12" O.C. USE 36" LAP SPLICES. HOOK ALL BARS AT DISCONTINUOUS ENDS.
10. REINFORCED MASONRY WALL CONSTRUCTION SHALL BE INSPECTED BY AN ENGINEER OR ARCHITECT IN ACCORDANCE WITH ACI 530.1/ASCE 6
11. WHERE ANCHOR BOLTS, WEDGE ANCHORS OR ANCHORS SET IN EPOXY ARE SET IN A MASONRY WALL, FILL CELLS WITH GROUT FOR BOLTED COURSE, ONE COURSE ABOVE AND TWO COURSES BELOW.
12. PROVIDE LINTELS OR HEADERS WITH MIN. 8" BEARING OVER ALL MASONRY OPENINGS.
13. USE PRESSURE TREATED WOOD FOR WOOD IN CONTACT WITH MASONRY.

CHEMICAL ADHESIVE FOR ANCHORING REINFORCING BARS, THREADED BARS AND ANCHOR BOLTS:

1. USE AN EPOXY, ACRYLIC OR POLYESTER RESIN ADHESIVE SYSTEM SUCH AS THE HILTI HIT HY-200, ITW RAMSET/RED HEAD EPCON A7 OR C8 INJECTION SYSTEM, POWERS RAWL POWERS-FAST SYSTEM, SIMPSON STRONG-TIE AT OR ET, ALLIED FASTENER ALLIED BOLD A-1099, OR ACCEPTED EQUIVALENT. FOLLOW MANUFACTURER'S SPECIFICATIONS FOR USE AND INSTALLATION.
2. CONFIRM THE ABSENCE OF REINFORCING STEEL BY DRILLING A 1/4" DIAMETER PILOT HOLE FOR EACH ANCHOR. DO NOT CUT REINFORCING STEEL WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER.
3. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR APPROPRIATE DRILL SIZE. THOROUGHLY CLEAN HOLE INCLUDING REMOVAL OF DUST PRIOR TO FILLING WITH EPOXY.
4. PROVIDE ANCHOR EMBEDMENT, SPACING AND EDGE DISTANCE AS SHOWN ON THE DRAWINGS.
5. THREADED RODS ARE A-36 GALVANIZED STEEL, U.O.N.

REINFORCED CONCRETE:

1. COMPLY WITH ACI 301 AND 318.
2. PROVIDE STRUCTURAL CONCRETE WITH A MINIMUM ULTIMATE COMPRESSIVE DESIGN STRENGTH OF 5,000 PSI IN 28 DAYS.
3. USE NORMAL WEIGHT CONCRETE FOR ALL STRUCTURAL MEMBERS, U.O.N.
4. PROVIDE ASTM A-615 GRADE 60 REINFORCING STEEL. REINFORCING SHALL BE ACCURATELY PLACED, RIGIDLY SUPPORTED AND FIRMLY TIED IN PLACE, WITH APPROPRIATE BAR SUPPORTS AND SPACERS. LAP BOTTOM STEEL OVER SUPPORTS AND TOP STEEL AT MIDSPAN (U.O.N.). HOOK DISCONTINUOUS ENDS OF ALL TOP BARS AND ALL BARS IN WALLS, U.O.N. PROVIDE COVER OVER REINFORCING AS FOLLOWS:

SUBMERGED POSITIONS	BOTTOM	TOP	SIDES
BEAMS ABOVE GRADE	1 1/2"	1 1/2"	1 1/2"
COLUMNS	-	-	
SLABS ON GRADE	3"	1"	2"
SLABS ABOVE GRADE	3/4"	3/4"	1"
SLABS EXPOSED TO WEATHER	1 1/2"	1 1/2"	1 1/2"

5. TENSION DEVELOPMENT LENGTH AND LAP SPLICE LENGTHS SHALL BE AS FOLLOWS:

LAP SPLICE LENGTH FOR BARS (in)		
REBAR	TOP BARS	OTHER BARS
#3	32	17
#4	39	22
#5	36	28
#6	46	36
#7	63	49
#8	72	56

6. WHERE SPECIFIED, PROVIDE PLAIN, COLD-DRAWN ELECTRICALLY-WELDED WIRE REINFORCEMENT CONFORMING TO ASTM A-185. SUPPLY IN FLAT SHEETS ONLY. LAP SPLICE TWO CROSS WIRE SPACINGS.
7. UTILITIES SHALL NOT PENETRATE BEAMS OR COLUMNS BUT MAY PASS THROUGH SLABS AND WALLS INDIVIDUALLY, U.O.N. FOR OPENINGS 24" LONG OR LESS, CUT REINFORCING AND REPLACE ALONGSIDE OPENING WITH SPLICE BARS OF EQUIVALENT AREA WITH 48 BAR DIAMETER LAP. PREPARE AND SUBMIT SHOP DRAWINGS FOR OPENINGS LONGER THAN 24". FOR RECTANGULAR OPENINGS 18" LONG OR LONGER, ADD 1 #5 X 6'-0" MID DEPTH DIAGONAL AT ALL 4 CORNERS.
8. WHERE REINFORCING STEEL, CONSTRUCTION PERMITS, CONDUIT AND PIPES UP TO 1" DIAMETER MAY BE EMBEDDED IN CONCRETE PER ACI 318, SECTION 6.3. SPACE AT 3 DIAMETERS O.C. PLACE BETWEEN OUTER LAYERS OF REINFORCING IF CONDUITS ARE EMBEDDED IN 2 LAYERS IN 1 CONCRETE. ADDITIONAL REINFORCING PERPENDICULAR TO PIPING MAY BE REQUIRED. REQUESTS TO EMBED LARGER PIPES SHALL BE ACCOMPANIED BY A DETAILED DESCRIPTION AND BE SUBMITTED TO THE ARCHITECT FOR EVALUATION.
9. PROVIDE CONSTRUCTION JOINTS IN ACCORDANCE WITH ACI 318, SECTION 6.4. PROVIDE KEYWAYS AND ACCEPTABLE DOWELS. SUBMIT DRAWINGS SHOWING LOCATION OF CONSTRUCTION JOINTS AND DIRECTION OF POUR FOR REVIEW.
10. PROVIDE 3/4" CHAMFER FOR ALL EXPOSED CORNERS.

STRUCTURAL STEEL:

1. FABRICATE AND ERECT STRUCTURAL STEEL IN CONFORMANCE WITH A.I.S.C. "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", WITH COMMENTARY, AND ALL D.S.H.A. REQUIREMENTS.
2. STRUCTURAL STEEL SHAPES SHALL BE FABRICATED FROM THE FOLLOWING MATERIALS:
   a. PLATES AND BARS: ASTM A36, Fy =36 KSI
   b. COLD-FORMED HOLLOW STRUCTURAL SECTIONS (HSS):
      1. SQUARE SECTIONS: ASTM A500, GRADE B, Fy=46 KSI.
3. ALL SHOP AND FIELD WELDING SHALL CONFORM TO THE AWS D1.1 STRUCTURAL WELDING CODE BY THE AMERICAN WELDING SOCIETY. USE E70 SERIES WELDING ELECTRODES. U.O.N. WHERE NECESSARY, REMOVE BACKINGS OR FINISH PRIOR TO WELDING.
4. USE A-307 BOLTS FOR ALL BRACTION BOLTS AND BOLTS LESS THAN 3/4" DIAMETER, U.O.N. ANCHOR RODS SHALL BE ASTM F1554 GRADE 36. TIGHTENED WITH NUTS AND WASHERS EACH END.
5. SETTING BASE AND BEARING PLATES. CLEAN CONCRETE AND MASONRY BEARING SURFACE OF BOND-REDUCING MATERIALS AND CLEAN BOTTOM OF BASE AND BEARING PLATE.
   a. SET BASE OR BEARING PLATE ON WEDGES OR OTHER ADJUSTING DEVICES.
   b. TIGHTEN ANCHOR RODS AFTER STRUCTURAL STEEL FRAME HAS BEEN PLUMBED. DO NOT REMOVE WEDGES OR SHIMS BUT, IF PROTRUDING, CUT OFF FLUSH WITH EDGE OF BASE OR BEARING PLATE PRIOR TO PACKING WITH GROUT.
   c. PACK OR POUR NON-SHRINK GROUT SOLIDLY BETWEEN BEARING SURFACE AND BASE OR BEARING PLATE. ENSURE THAT NO VOIDS REMAIN. FINISH EXPOSED SURFACES. PROTECT GROUT AND ALLOW TO CURE.
   d. FOR PROPRIETARY GROUT MATERIALS, COMPLY WITH MANUFACTURER'S INSTRUCTIONS.
   e. BASE PLATES MUST BE GROUTED A MINIMUM OF 72 HOURS PRIOR TO PLACING CONCRETE SLABS ON SUPPORTING STEEL STRUCTURE.
6. CUT, DRILL, OR PUNCH HOLES PERPENDICULAR TO METAL SURFACES. REAM HOLES THAT MUST BE ENLARGED TO ACCEPT BOLTS AS PERMITTED BY ARCHITECT. DO NOT ENLARGE UNPAIR HOLES BY BURNING OR USING DRIFT PINS.
7. SPACE FILLER BEAMS EQUALLY BETWEEN SUPPORTS, U.O.N.
8. DO NOT SPLICE STRUCTURAL STEEL MEMBERS EXCEPT WHERE INDICATED ON THE DRAWINGS.
9. SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR MISCELLANEOUS STEEL NOT SHOWN ON THE STRUCTURAL DRAWINGS.
10. REFER TO ARCHITECTURAL DRAWINGS FOR PANNING AND REMPROOFING OF STRUCTURAL STEEL. DO NOT PAINT STEEL SURFACES IN CONTACT WITH CONCRETE OR FIREPROOFING.

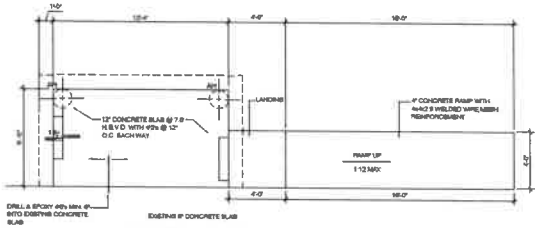
CONCRETE AUGER PILE SCHEDULE

NUMBER	SIZE	DESCRIPTION
AH	16" DIA.	CONCRETE AUGER PILE WITH (4) #5's VERTICAL & #3 TIES @ 12" o.c.

NOTE: ALL CAST CONCRETE AUGER PILES ARE IDENTICAL

CONCRETE BEAM SCHEDULE

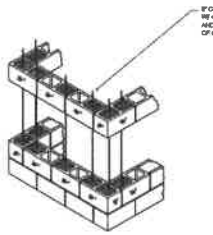
NUMBER	SIZE W x H		REINFORCING	COMMENTS
F	16"	10"	(3) #5's CONTINUOUS	
TB	8"	16"	(2) #5's TOP & BOTTOM #3 TIES @ 12" o.c.	



EXISTING GARAGE

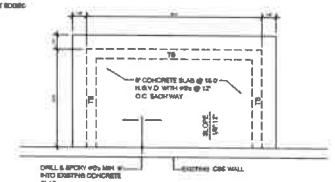
FOUNDATION/SLAB PLAN

1/4" = 1'-0"



8" CMU WALL CORNER DETAIL

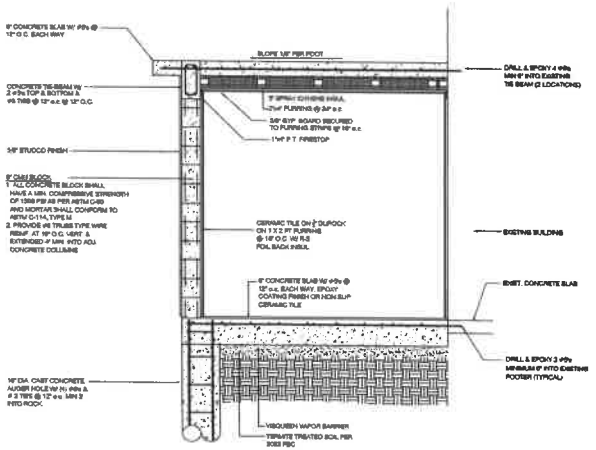
NOT TO SCALE



EXISTING GARAGE

ROOF/TIE BEAM PLAN

1/4" = 1'-0"



TYPICAL BUILDING SECTION

1/2" = 1'-0"

THREE GENTS LLC
JAMES RHYNE - P.E. No. FL 84214
157 SAPODILLA DRIVE - ISLAMORADA, FL. 33036 - PH. (305) 393-2185

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES A. RHYNE PE. No 84214

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

TITLE: STRUCTURAL DETAILS/NOTES

PROJECT NAME: KEY COLONY BEACH GOLF
460 8TH. STREET
KEY COLONY BEACH, FL 33051

Evan J. Cadwell
Designer
88101 Overseas Highway
Islamorada, Fl. 33036
Phone (305) 509-7854
e-mail: evanoed@yahoo.com

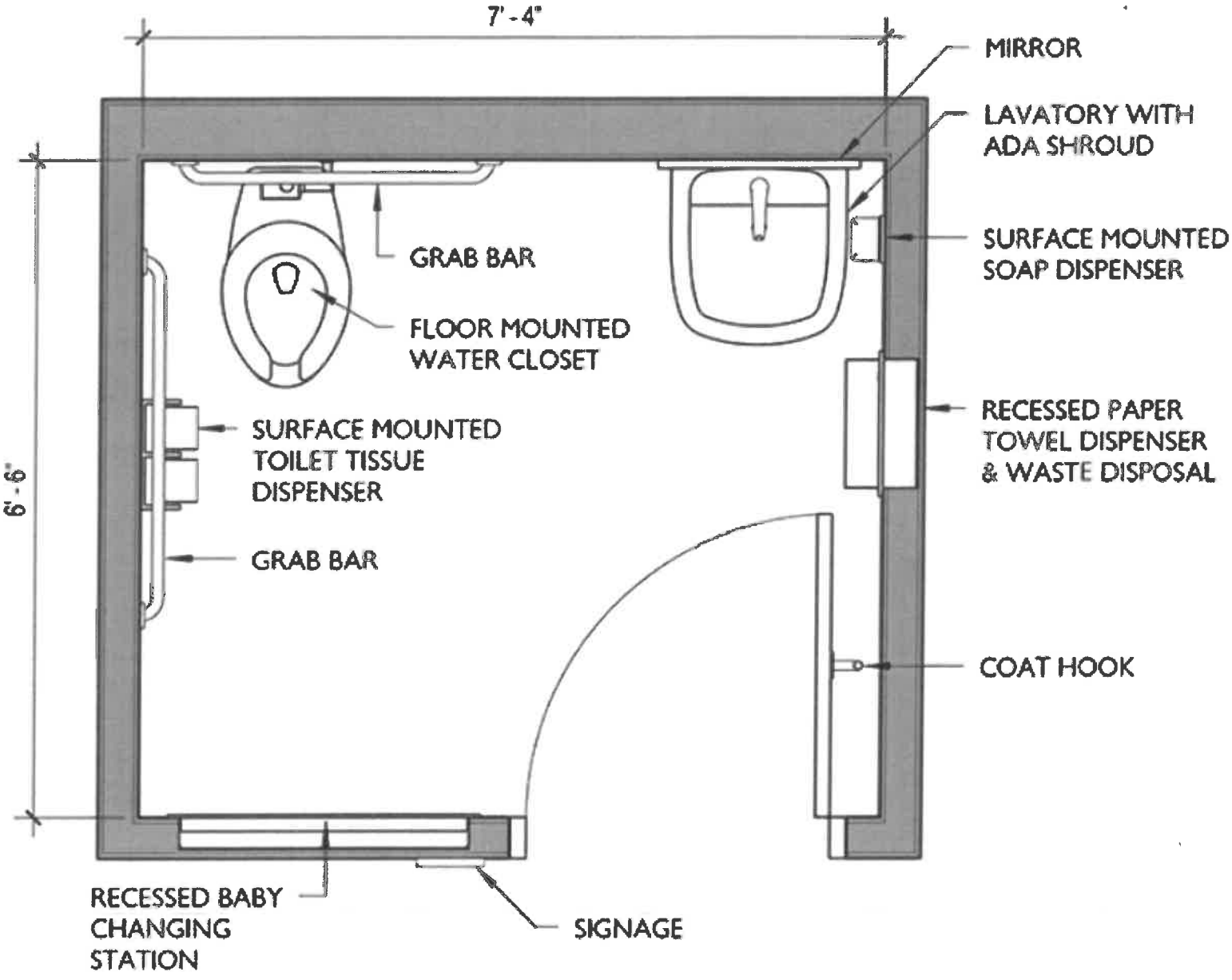
ISSUE DATE: 02/23/26

REVISIONS:		DESCRIPTION
No.	DATE	

SCALE: AS SHOWN

DRWN BY: EC CHKD BY: JR

SHEET: S-1


7' - 4"
6' - 6"
MIRROR
LAVATORY WITH ADA SHROUD
GRAB BAR
SURFACE MOUNTED SOAP DISPENSER
FLOOR MOUNTED WATER CLOSET
SURFACE MOUNTED TOILET TISSUE DISPENSER
RECESSED PAPER TOWEL DISPENSER & WASTE DISPOSAL
GRAB BAR
COAT HOOK
RECESSED BABY CHANGING STATION
SIGNAGE

2027 FRDAP Grant Application
Proposed Site Plan

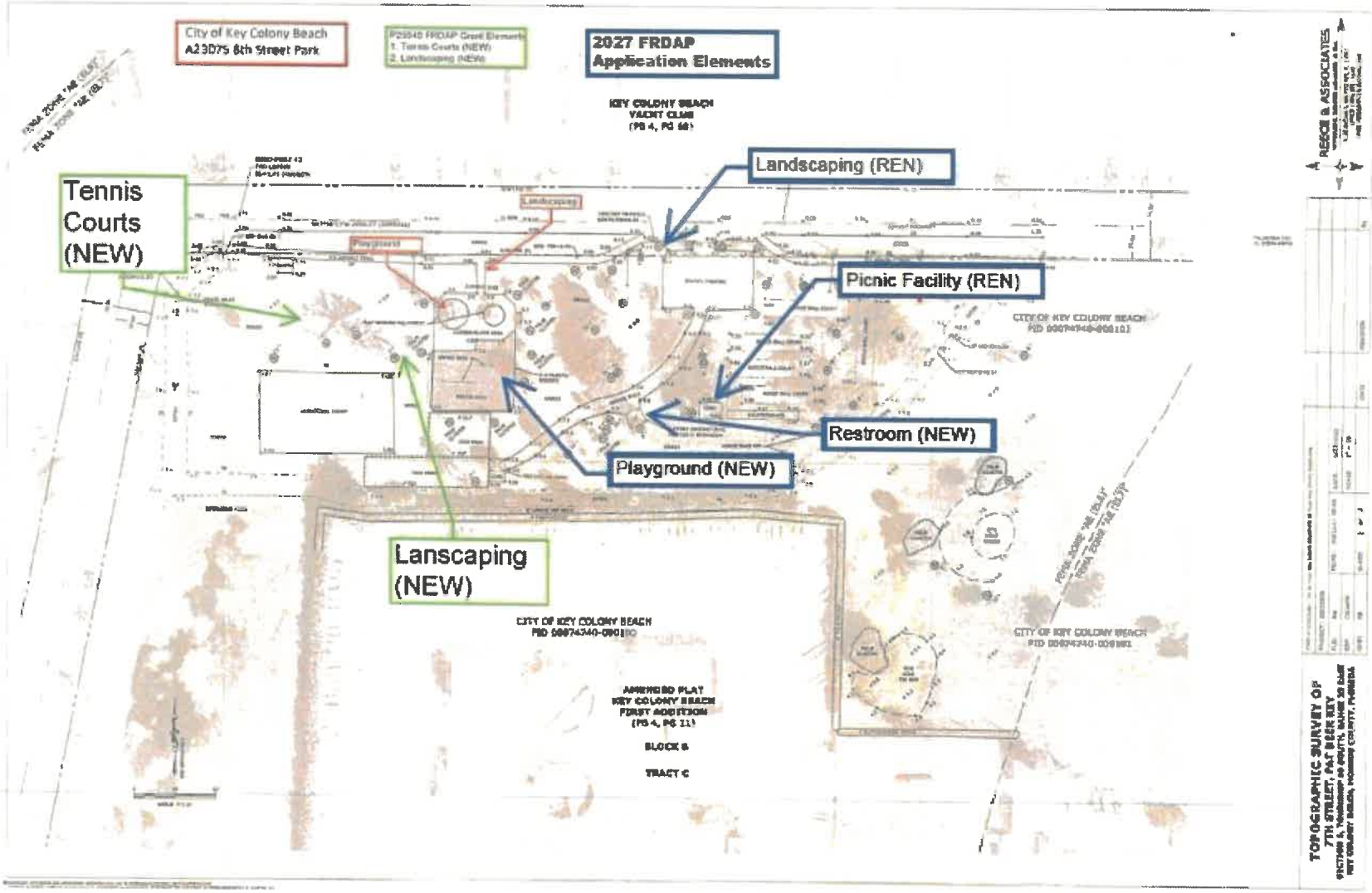
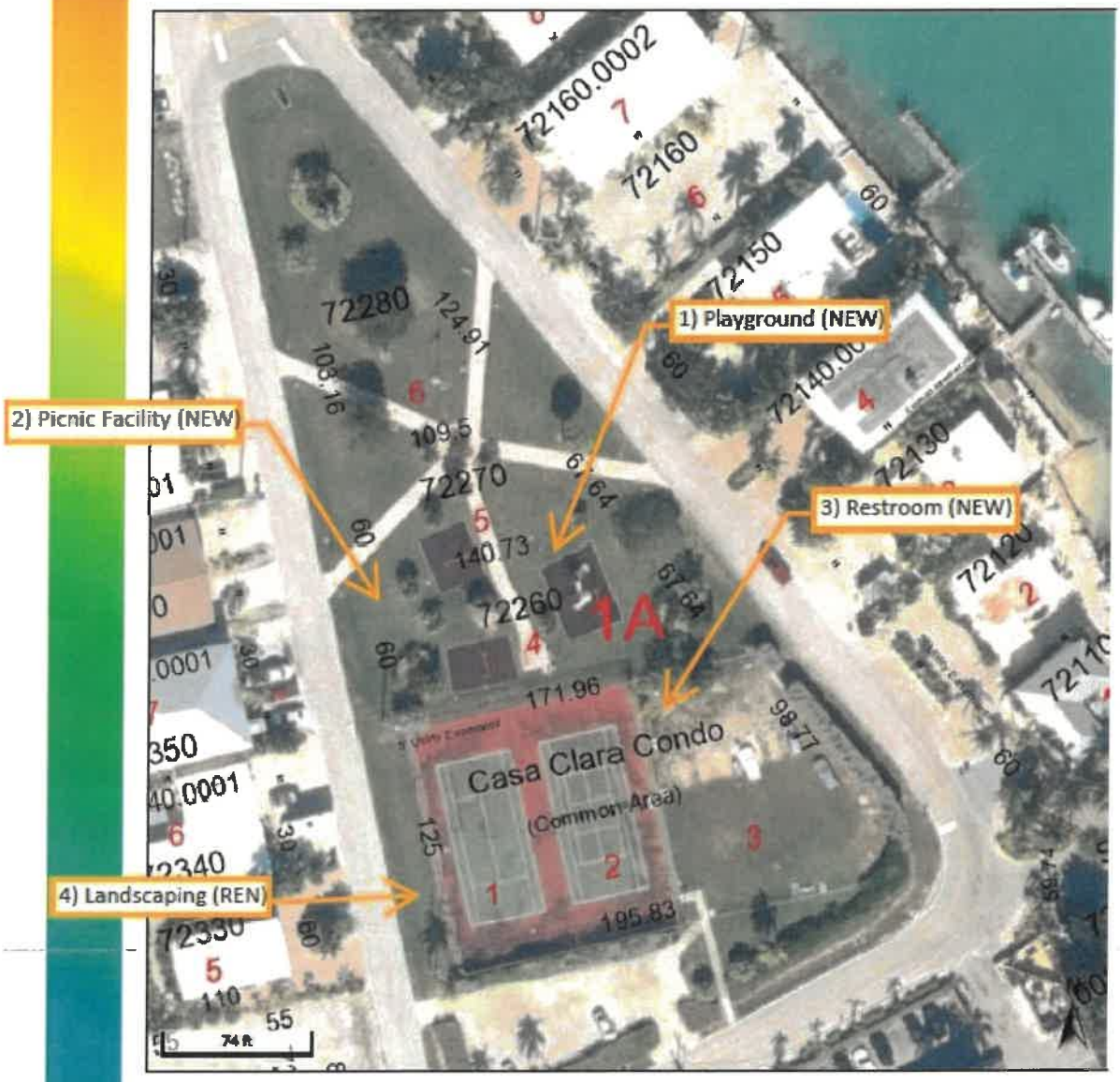


Exhibit G:
Site Plan

Key Colony Beach
1st Street Park



FRDAP Elements:
1) Playground (NEW)
2) Picnic Facility (NEW)
3) Restroom (NEW)
4) Landscaping (REN)


980
920
880
Shelter Bay Dr
Shelter Bay Dr
77
8th St
8th St
7th St
8th St
470
600
8th St
7th St
561
571
Google Maps







LIST OF APPOINTMENTS

Recreation - 2-Year Term	~~Aleta Williamson~~ Sally Cherry * Lisa Joseph (1st Alternate) *

The remaining Committee Members are up for reappointment in 2027.

"Members of the public may speak for three minutes and may only speak once unless waived by a majority vote of the commission."

Persons who need accommodations in order to attend or participate in this meeting should contact the city clerk at 305-289-1212 at least 48 hours prior to this meeting in order to request such assistance. If a person decides to appeal any decision made with respect to any matter considered at any meeting, that person will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.