

PHASING PLAN LEGEND	
	PROJECT PROPERTY BOUNDARY
	CONSTRUCTION PHASE SCOPE LIMIT LINE
	SAFETY AND SOUND BARRIER
	BUILDING OUTLINE - EXISTING
	BUILDING OUTLINE - RENOVATION
	BUILDING OUTLINE - RENOVATED IN A PREVIOUS PHASE
	BUILDING OUTLINE - DEMOLITION
	NEW BUILDING FACILITY

**GENERAL NOTES**

- SAFETY OF STUDENT, FACILITY AND VISITOR AREAS ARE PRIORITY FOR ALL PHASES.
- \*AT ALL PHASES, PROVIDE FOR A SOLID AND CONTINUOUS, 2'-0" HIGH SAFETY AND SOUND BARRIER AT ALL AREAS ADJACENT TO THE EXISTING SCHOOL IN CLOSE PROXIMITY TO FACILITY USERS (CHILDREN AND ADULTS). FOR AREAS OF WORK BEYOND THE EXISTING BUILDING LINE, PROVIDE FOR A 4'-0" HIGH METAL CHAIN LINK FENCE WITH FABRIC MESH, DOUBLE FENCE BARRIER (10'-0" SEPARATION) TO BE PROVIDED AT ALL AREAS WHERE HEAVY EQUIPMENT WILL BE IN PROXIMITY OF OCCUPIED AREAS. PRIOR TO ALL PHASES, CONTRACTOR TO COORDINATE WITH SCHOOL ADMINISTRATION AND CIVIL ENGINEER FOR FINAL PLACEMENT OF BARRIER TO MAINTAIN SAFE OPERATION OF THE SCHOOL AND INSTALLATION AT ALL TIMES.
- CONTRACTOR TO COORDINATE WITH SCHOOL FOR THE REMOVAL OF EXISTING PORTABLES AND THE INSTALLATION OF THE NEW TEMPORARY PORTABLES, RAMPS, DECKS, AND SIDEWALKS, AS REQUIRED. THIS WORK SHALL BE DONE DURING THE SUMMER (IN PHASE 1) WHILE STUDENTS ARE NOT ON CAMPUS. COORDINATE WITH CIVIL, MEP, AND STRUCTURAL.
- CONTRACTOR TO COORDINATE WITH SCHOOL FOR THE REPLACEMENT OF THE EXISTING FENCING FABRIC AT THE WEST BOUNDARY OF THE SCHOOL NEAR THE EXISTING MANGROVES. DEMOLISH AND INSTALL NEW FENCING SYSTEMS AT THE SOUTH, AND EAST BOUNDARIES OF THE SITE. THIS WORK SHALL BE DONE DURING THE SUMMER (IN PHASE 1) WHILE STUDENTS ARE NOT ON CAMPUS. COORDINATE WITH CIVIL.

**PHASING SCOPE OF WORK**

**PHASE 1:** WORK CONSISTS OF BUT IS NOT LIMITED TO THE FOLLOWING:

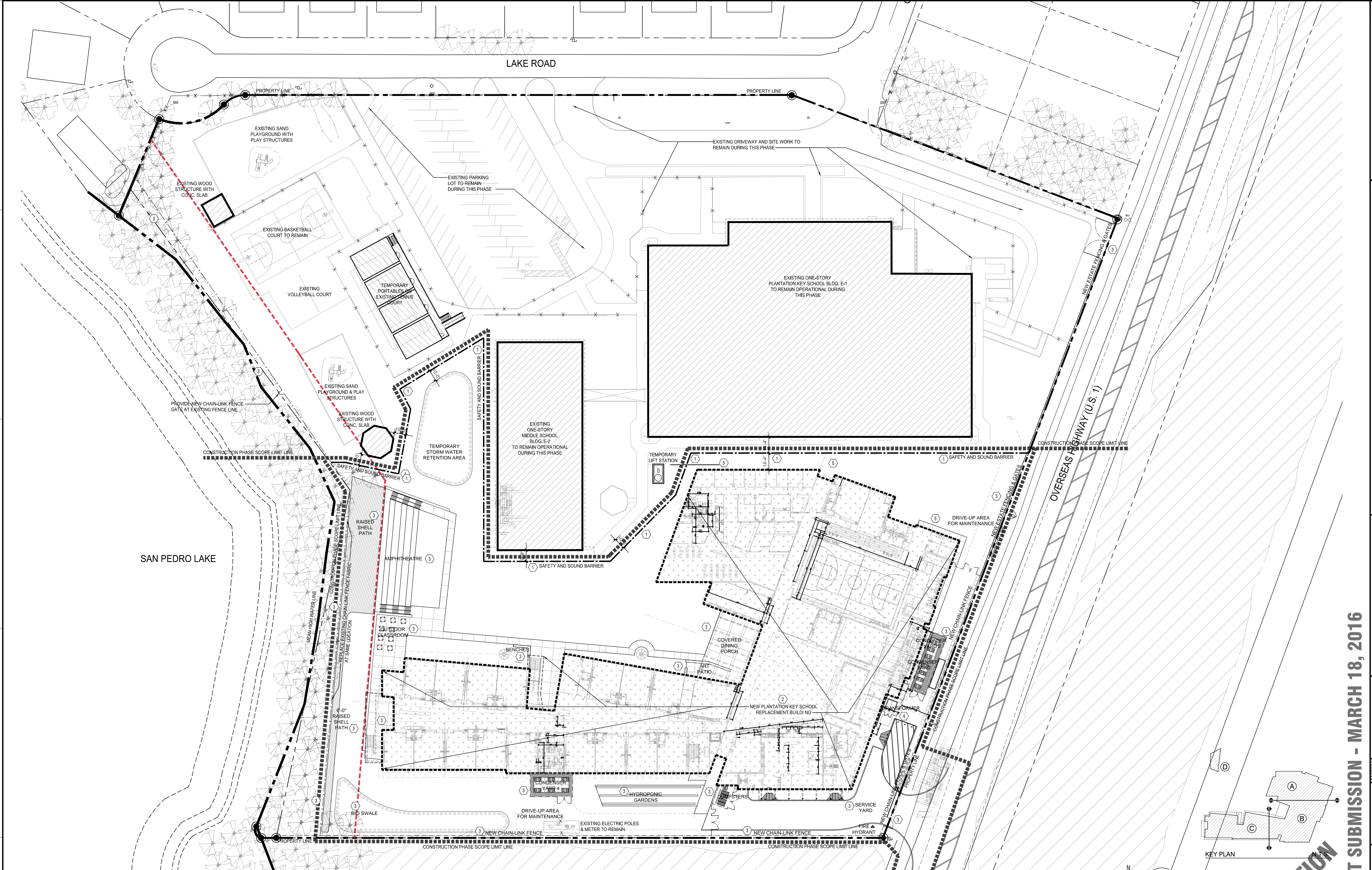
- PROVIDE A SAFETY AND SOUND BARRIER.
- PREPARE CONSTRUCTION STAGING AREA AND PREPARE NEW TEMPORARY STORM WATER RETENTION AREA.
- DEMOLISH EXISTING SITE STRUCTURES, FENCING, AND PREPARE SITE FOR NEW CONSTRUCTION.
- DEMOLISH/RELOCATE ALL SITE UTILITIES AND CONNECTIONS WITHIN PHASE LIMIT. (REFER TO CIVIL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR MORE COMPLETE SCOPE OF WORK)
- DEMOLISH EXISTING MIDDLE SCHOOL BUILDING E-3. PATCH & REPAIR/PROTECT EXISTING ROOF THAT IS CONNECTED TO EXISTING MIDDLE SCHOOL BUILDING E-2 WHICH IS TO REMAIN DURING THIS PHASE.
- DEMOLISH EXISTING LIFT STATION, AND INSTALL NEW TEMPORARY LIFT STATION TO MAINTAIN UN-INTERRUPTED SERVICE TO EXISTING BUILDINGS. CONTRACTOR TO COORDINATE WITH CIVIL.
- EXISTING ELECTRICAL SERVICE (TRANSFORMER AT SOUTH OF PROPERTY TO REMAIN. PROTECT AND MAINTAIN UN-INTERRUPTED SERVICE DURING THIS PHASE.
- REMOVE EXISTING PORTABLES AND INSTALL NEW TEMPORARY PORTABLES, RAMPS, DECKS, AND SIDEWALKS, AS REQUIRED. COORDINATE WITH CIVIL, MEP, AND STRUCTURAL.
- REPLACE THE EXISTING CHAIN LINK FENCE FABRIC AT THE WEST BOUNDARY OF THE SCHOOL NEAR THE EXISTING MANGROVES. PROTECT AND MAINTAIN THE EXISTING FENCE POSTS IN PLACE.

1 PHASE 1 SITE PLAN  
PH-101 Scale: 1/32" = 1'-0"

**NOT FOR CONSTRUCTION**

**DESIGN DEVELOPMENT SUBMISSION - MARCH 18, 2016**

Structural Engineers <b>DDA ENGINEERS, P.A.</b> 4800 Southwold 7th Street Tampa, Florida 33611 (813) 866-0711	Civil Engineers <b>PEREZ ENGINEERING &amp; DEVELOPMENT</b> 1010 Kennedy Drive, Suite 400 Tampa, Florida 33604 (813) 298-9440	Landscape Architecture <b>CURTIS ROGERS INC</b> 2920 S. Dale Road, Suite 11 South Miami, Florida 33143 (813) 442-1774	Structural Engineers <b>AGI ENGINEERS, INC.</b> 1315 West Florida Ave., Suite 200 Tampa, Florida 33612 (813) 883-1919
			Client <b>Monroe County School District</b> <b>Plantation Key School</b> <b>Phased Replacement</b> 100 Lake Road Tavernier, Florida 33070
Architect <b>ZYSCOVICH ARCHITECTS</b> 10011 Bayview Blvd, 2nd Fl Miami, FL 33154 Phone: 305.777.2841   Fax: 305.777.2821 www.zyscovich.com		Architect <b>ZYSCOVICH ARCHITECTS</b> 10011 Bayview Blvd, 2nd Fl Miami, FL 33154 Phone: 305.777.2841   Fax: 305.777.2821 www.zyscovich.com	
Prepared by: Date:		Reviewed by: Date: Signature:	
Revised:		Revised:	
1580PKSC 03/18/2016		<b>PHASE 1 SITE PLAN</b> <b>PH-101</b>	



**PHASING PLAN LEGEND**

	PROJECT PROPERTY BOUNDARY
	EXISTING BUILDING
	EXISTING BUILDING - RENOVATION
	EXISTING BUILDING - RENOVATED IN A PREVIOUS PHASE
	EXISTING BUILDING - DEMOLITION
	NEW BUILDING FACILITY
	CONSTRUCTION PHASE SCOPE LIMIT LINE
	SAFETY AND SOUND BARRIER
	BUILDING OUTLINE - EXISTING
	BUILDING OUTLINE - DEMOLITION
	BUILDING OUTLINE - CONSTRUCTION
	BUILDING OUTLINE - NEW BUILDING FACILITY

**GENERAL NOTES**

- SAFETY OF STUDENT, FACILITY AND VISITOR AREAS ARE PRIORITY FOR ALL PHASES.
- \*AT ALL PHASES, PROVIDE FOR A SOLID AND CONTINUOUS, 8'-0" HIGH SAFETY AND SOUND BARRIER AT ALL AREAS ADJACENT TO THE EXISTING SCHOOL IN CLOSE PROXIMITY TO FACILITY USERS (CHILDREN AND ADULTS). FOR AREAS OF WORK BEYOND THE EXISTING BUILDING LINE, PROVIDE FOR A 4'-0" HIGH METAL CHAIN LINK FENCE WITH FABRIC MESH. DOUBLE FENCE BARRIER (10'-0" SEPARATION) TO BE PROVIDED AT ALL AREAS WHERE HEAVY EQUIPMENT WILL BE IN PROXIMITY OF OCCUPIED AREAS. PRIOR TO ALL PHASES, CONTRACTOR TO COORDINATE WITH SCHOOL ADMINISTRATION AND CIVIL ENGINEER FOR FINAL PLACEMENT OF BARRIER TO MAINTAIN SAFE OPERATION OF THE SCHOOL AND INSTALLATION AT ALL TIMES.
- CONTRACTOR TO COORDINATE WITH SCHOOL FOR THE REMOVAL OF EXISTING PORTABLES AND THE INSTALLATION OF THE NEW TEMPORARY PORTABLES, RAMPS, DECKS, AND SIDEWALKS, AS REQUIRED. THIS WORK SHALL BE DONE DURING THE SUMMER (IN PHASE 1) WHILE STUDENTS ARE NOT ON CAMPUS. COORDINATE WITH CIVIL, MEP, AND STRUCTURAL.
- CONTRACTOR TO COORDINATE WITH SCHOOL FOR THE REPLACEMENT OF THE EXISTING FENCING FABRIC AT THE WEST BOUNDARY OF THE SCHOOL, NEAR THE EXISTING MANGROVES. DEMOLISH AND INSTALL NEW FENCING SYSTEMS AT THE SOUTH, AND EAST BOUNDARIES OF THE SITE. THIS WORK SHALL BE DONE DURING THE SUMMER (IN PHASE 1) WHILE STUDENTS ARE NOT ON CAMPUS. COORDINATE WITH CIVIL.

**PHASING SCOPE OF WORK**

**PHASE 1:** WORK CONSISTS OF BUT IS NOT LIMITED TO THE FOLLOWING:

- PROVIDE A SAFETY AND SOUND BARRIER.
- PREPARE CONSTRUCTION STAGING AREA AND PREPARE NEW TEMPORARY STORM WATER RETENTION AREA.
- DEMOLISH EXISTING SITE STRUCTURES, FENCING, AND PREPARE SITE FOR NEW CONSTRUCTION.
- DEMOLISH/RELOCATE ALL SITE UTILITIES AND CONNECTIONS WITHIN PHASE LIMIT. (REFER TO CIVIL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR MORE COMPLETE SCOPE OF WORK)
- DEMOLISH EXISTING MIDDLE SCHOOL BUILDING E-3. PATCH & REPAIR/PROTECT EXISTING ROOF THAT IS CONNECTED TO EXISTING MIDDLE SCHOOL BUILDING E-2 WHICH IS TO REMAIN DURING THIS PHASE.
- DEMOLISH EXISTING LIFT STATION, AND INSTALL NEW TEMPORARY LIFT STATION TO MAINTAIN UN-INTERRUPTED SERVICE TO EXISTING BUILDINGS. CONTRACTOR TO COORDINATE WITH CIVIL.
- EXISTING ELECTRICAL SERVICE / TRANSFORMER AT SOUTH OF PROPERTY TO REMAIN. PROTECT AND MAINTAIN UN-INTERRUPTED SERVICE DURING THIS PHASE.
- REMOVE EXISTING PORTABLES AND INSTALL NEW TEMPORARY PORTABLES, RAMPS, DECKS, AND SIDEWALKS, AS REQUIRED. COORDINATE WITH CIVIL, MEP, AND STRUCTURAL.
- REPLACE THE EXISTING CHAIN-LINK FENCE FABRIC AT THE WEST BOUNDARY OF THE SCHOOL, NEAR THE EXISTING MANGROVES. PROTECT AND MAINTAIN THE EXISTING FENCE POSTS IN PLACE.

**PHASE 2:** WORK CONSISTS OF BUT IS NOT LIMITED TO THE FOLLOWING:

- RELOCATE / MAINTAIN SAFETY AND SOUND BARRIER.
- CONSTRUCTION OF NEW 2-STORY REPLACEMENT BUILDING.
- CONSTRUCT NEW SITE IMPROVEMENTS AND SITE WORK WITHIN THE CONSTRUCTION PHASE LIMIT INCLUDING, THE NEW SERVICE YARD, FENCING AT WEST SOUTH, AND EAST BOUNDARIES OF SITE, THE NEW AMPHITHEATER, AND PAVED PATIOS IN THE COURTYARD AREA.
- PROVIDE & INSTALL NEW CAMPUS ELECTRICAL SERVICE / TRANSFORMER AS REQUIRED.
- CONTRACTOR TO COORDINATE WITH SCHOOLOWNER, FOR DETAILED WORK AT ENTRANCE PLAZA AREA OF NEW REPLACEMENT BUILDING, SO AS TO NOT DISRUPT/AFFECT EXISTING DAILY OPERATIONS.

**PHASE 2 SITE PLAN**  
 Scale: 1/32" = 1'-0"  
 PH-102

**NOT FOR CONSTRUCTION**

**Monroe County School District**  
**Plantation Key School**  
**Phased Replacement**  
 100 Lake Road  
 Tavernier, Florida 33070

**ZYSCOVICH ARCHITECTS**  
 100 All Swaine Blvd, 2nd Fl  
 Tavernier, FL 33070  
 Phone: 352.277.7261 | Fax: 352.277.7262 | www.zyscovich.com

**PHASE 2 SITE PLAN**

1580PKSC 03/18/2016  
 PH-102

**DDA ENGINEERS, P.A.**  
 4800 Southwold 7th Street  
 Tampa, Florida 33611  
 (813) 866-0711

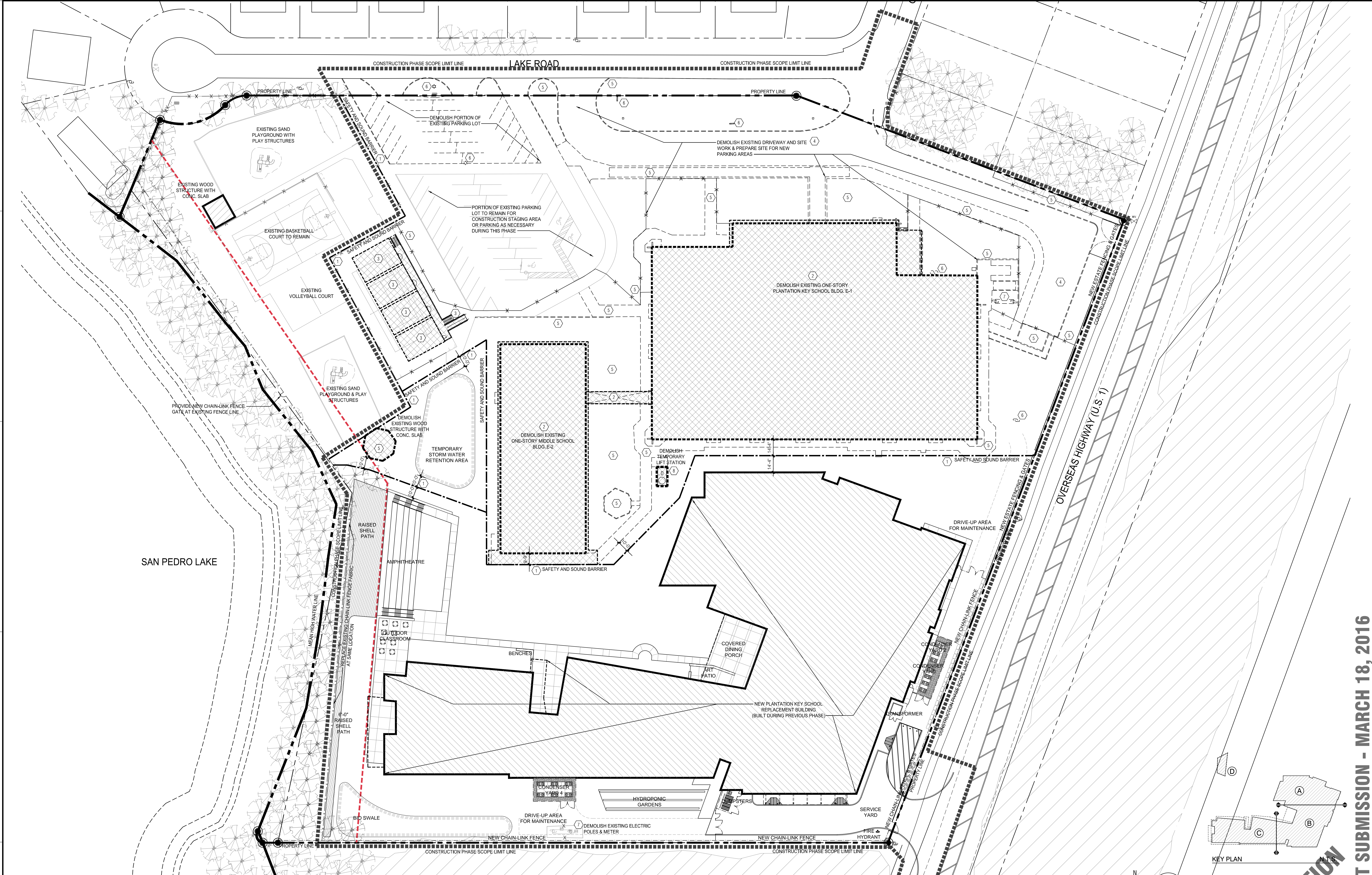
**AGI ENGINEERS**  
 1315 Macchia Drive  
 Tampa, Florida 33612  
 (813) 893-1919

**PEREZ ENGINEERING & DEVELOPMENT**  
 1010 Kennedy Drive, Suite 400  
 Tampa, Florida 33604  
 (813) 298-9440

**CURTIS ROGERS ARCHITECTS INC**  
 2925 S. Bay Road, Suite 11  
 South Miami, Florida 33143  
 (305) 442-1774

**AGI ENGINEERS**  
 1315 Macchia Drive  
 Tampa, Florida 33612  
 (813) 893-1919

**AGI ENGINEERS**  
 1315 Macchia Drive  
 Tampa, Florida 33612  
 (813) 893-1919



**PHASING PLAN LEGEND**

	EXISTING BUILDING
	EXISTING BUILDING - RENOVATION
	EXISTING BUILDING - RENOVATED IN A PREVIOUS PHASE
	EXISTING BUILDING - DEMOLITION
	NEW BUILDING FACILITY
	PROJECT PROPERTY BOUNDARY
	CONSTRUCTION PHASE SCOPE LIMIT LINE
	SAFETY AND SOUND BARRIER
	BUILDING OUTLINE - EXISTING
	BUILDING OUTLINE - DEMOLITION
	BUILDING OUTLINE - NEW BUILDING FACILITY

**GENERAL NOTES**

- SAFETY OF STUDENT, FACILITY AND VISITOR AREAS ARE PRIORITY FOR ALL PHASES.
- \*AT ALL PHASES, PROVIDE FOR A SOLID AND CONTINUOUS, 8'-0" HIGH SAFETY AND SOUND BARRIER AT ALL AREAS ADJACENT TO THE EXISTING SCHOOL IN CLOSE PROXIMITY TO FACILITY USERS (CHILDREN AND ADULTS). FOR AREAS OF WORK BEYOND THE EXISTING BUILDING LINE, PROVIDE FOR 4'-0" HIGH METAL CHAIN LINK FENCE WITH FABRIC MESH. DOUBLE FENCE BARRIER (10'-0" SEPARATION) TO BE PROVIDED AT ALL AREAS WHERE HEAVY EQUIPMENT WILL BE IN PROXIMITY OF OCCUPIED AREAS. PRIOR TO ALL PHASES, CONTRACTOR TO COORDINATE WITH SCHOOL ADMINISTRATION AND CIVIL ENGINEER FOR FINAL PLACEMENT OF BARRIER TO MAINTAIN SAFE OPERATION OF THE SCHOOL AND INSTALLATION AT ALL TIMES.
- CONTRACTOR TO COORDINATE WITH SCHOOL FOR THE REMOVAL OF EXISTING PORTABLES AND THE INSTALLATION OF THE NEW TEMPORARY PORTABLES, RAMPS, DECKS, AND SIDEWALKS, AS REQUIRED. THIS WORK SHALL BE DONE DURING THE SUMMER (IN PHASE 1) WHILE STUDENTS ARE NOT ON CAMPUS. COORDINATE WITH CIVIL, MEP, AND STRUCTURAL.
- CONTRACTOR TO COORDINATE WITH SCHOOL FOR THE REPLACEMENT OF THE EXISTING FENCING FABRIC AT THE WEST BOUNDARY OF THE SCHOOL, NEAR THE EXISTING MANGROVES. DEMOLISH AND INSTALL NEW FENCING SYSTEMS AT THE SOUTH, AND EAST BOUNDARIES OF THE SITE. THIS WORK SHALL BE DONE DURING THE SUMMER (IN PHASE 1) WHILE STUDENTS ARE NOT ON CAMPUS. COORDINATE WITH CIVIL.

**PHASING SCOPE OF WORK**

**PHASE 1:** WORK CONSISTS OF BUT IS NOT LIMITED TO THE FOLLOWING:

- PROVIDE A SAFETY AND SOUND BARRIER.\*
- PREPARE CONSTRUCTION STAGING AREA AND PREPARE NEW TEMPORARY STORM WATER RETENTION AREA.
- DEMOLISH EXISTING SITE STRUCTURES, FENCING, AND PREPARE SITE FOR NEW CONSTRUCTION.
- DEMOLISH/RELOCATE ALL SITE UTILITIES AND CONNECTIONS WITHIN PHASE LIMIT. (REFER TO CIVIL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR MORE COMPLETE SCOPE OF WORK)
- DEMOLISH EXISTING MIDDLE SCHOOL BUILDING E-3 PATCH & REPAIR/PROTECT EXISTING ROOF THAT IS CONNECTED TO EXISTING MIDDLE SCHOOL BUILDING E-2 WHICH IS TO REMAIN DURING THIS PHASE.
- DEMOLISH EXISTING LIFT STATION, AND INSTALL NEW TEMPORARY LIFT STATION TO MAINTAIN UN-INTERRUPTED SERVICE TO EXISTING BUILDINGS. CONTRACTOR TO COORDINATE WITH CIVIL.
- EXISTING ELECTRICAL SERVICE / TRANSFORMER AT SOUTH OF PROPERTY TO REMAIN. PROTECT AND MAINTAIN UN-INTERRUPTED SERVICE DURING THIS PHASE.
- REMOVE EXISTING PORTABLES AND INSTALL NEW TEMPORARY PORTABLES, RAMPS, DECKS, AND SIDEWALKS, AS REQUIRED. COORDINATE WITH CIVIL, MEP, AND STRUCTURAL.
- REPLACE THE EXISTING CHAIN-LINK FENCE FABRIC AT THE WEST BOUNDARY OF THE SCHOOL, NEAR THE EXISTING MANGROVES. PROTECT AND MAINTAIN THE EXISTING FENCE POSTS IN PLACE.

**PHASE 2:** WORK CONSISTS OF BUT IS NOT LIMITED TO THE FOLLOWING:

- RELOCATE / MAINTAIN SAFETY AND SOUND BARRIER.
- CONSTRUCTION OF NEW 2-STORY REPLACEMENT BUILDING.
- CONSTRUCT NEW SITE IMPROVEMENTS AND SITE WORK WITHIN THE CONSTRUCTION PHASE LIMIT INCLUDING, THE NEW SERVICE YARD, FENCING AT WEST SOUTH, AND EAST BOUNDARIES OF SITE, THE NEW AMPHITHEATRE, AND PAVED PATIOS IN THE COURTYARD AREA.
- PROVIDE & INSTALL NEW CAMPUS ELECTRICAL SERVICE / TRANSFORMER AS REQUIRED.
- CONTRACTOR TO COORDINATE WITH SCHOOLOWNER, FOR DETAILED WORK AT ENTRANCE PLAZA AREA OF NEW REPLACEMENT BUILDING, SO AS TO NOT DISRUPT/AFFECT EXISTING DAILY OPERATIONS.

**PHASE 3A:** WORK CONSISTS OF BUT IS NOT LIMITED TO THE FOLLOWING:

- RELOCATE / MAINTAIN SAFETY AND SOUND BARRIER.
- DEMOLISH EXISTING PLANTATION KEY SCHOOL BUILDING E-1 AND EXISTING MIDDLE SCHOOL BUILDING E-2.
- REMOVE TEMPORARY PORTABLES, RAMPS, DECKS, AND SIDEWALKS AS REQUIRED, AND RE-SURFACE EXISTING TENNIS COURT TO REMAIN.
- DEMOLISH EXISTING DRIVEWAYS AND PARKING LOTS. REGRADE & PREPARE SITE AREAS FOR THE CONSTRUCTION OF ALL NEW DRIVEWAYS AND PARKING LOTS.
- DEMOLISH EXISTING SITE STRUCTURES, SIDEWALKS, FENCING, AND PREPARE SITE AREAS FOR NEW CONSTRUCTION.
- DEMOLISH/RELOCATE ALL SITE UTILITIES AND CONNECTIONS WITHIN PHASE LIMIT. (REFER TO CIVIL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR MORE COMPLETE SCOPE OF WORK)
- CONTRACTOR TO CUT, CAP, AND ABANDON EXISTING & TEMPORARY ELECTRICAL SERVICE / TRANSFORMER. ONCE THE REMAINING EXISTING BUILDINGS ARE DEMOLISHED AND NEW ELECTRICAL SERVICE / TRANSFORMER HAS BEEN PROVIDED.
- DEMOLISH TEMPORARY LIFT STATION, PROVIDE & INSTALL NEW LIFT STATION PRIOR TO OCCUPANCY OF THE NEW REPLACEMENT BUILDING. CONTRACTOR TO COORDINATE WITH CIVIL DRAWINGS.

**PHASE 3B:** WORK CONSISTS OF BUT IS NOT LIMITED TO THE FOLLOWING:

- RELOCATE / MAINTAIN SAFETY AND SOUND BARRIER.
- CONSTRUCTION OF NEW ENTRANCE DRIVEWAY, PARKING LOTS, PARENT/BUS DROP-OFF AREAS, AND NEW ADJACENT SITE WORK WITHIN THE CONSTRUCTION PHASE LIMIT INCLUDING COVERED WALKWAYS, SIDEWALKS, FENCING, AND SCHOOL MARQUEE SIGN.
- CONSTRUCTION OF NEW SITE WORK ADJACENT TO BUILDING AND WITHIN THE CONSTRUCTION PHASE LIMIT INCLUDING ENTRANCE PLAZA WITH COVERED WALKWAYS, READING PORCH WITH TRELLIS, OUTDOOR SCIENCE CLASSROOM WITH TRELLIS, ART PATIO WITH TRELLIS, PLAYGROUNDS, PAVED P.E. SHELTER WITH SIDEWALK CONNECTIONS, AND GARDENS WITHIN COURTYARD AREA.

**PHASE 3A SITE PLAN**  
 Scale: 1/32" = 1'-0"  
 PH-103A

**NOT FOR CONSTRUCTION**

**DESIGN DEVELOPMENT SUBMISSION - MARCH 18, 2016**

**PHASE 3A SITE PLAN**

1580PKSC 03/18/2016

**PH-103A**

**Client:**  
 Monroe County School District  
 Plantation Key School  
 Phased Replacement  
 100 Lake Road  
 Tavernier, Florida 33070

**Structural Engineers:**  
 DDA ENGINEERS, P.A.  
 4800 Southwest 74th Street  
 Suite 100  
 Davie, Florida 33317  
 (954) 946-0711

**Mechanical/Electrical/Plumbing Engineers:**  
 AGI ENGINEERS, INC.  
 1315 West Florida Avenue  
 Tampa, Florida 33612  
 (813) 983-1919

**Civil Engineers:**  
 PEREZ ENGINEERING & DEVELOPMENT  
 1010 Kennedy Drive, Suite 400  
 Fort Lauderdale, Florida 33304  
 (954) 298-9440

**MEP Engineers:**  
 CURTIS ROGERS  
 2925 S.W. 8th Street, Suite 11  
 South Miami, Florida 33143  
 (305) 442-1774

**Architect:**  
 ZYSCOVICH ARCHITECTS  
 100 All Buena Vista Blvd, 7th Fl  
 Miami, FL 33134  
 Phone: 312.222.2222 | Fax: 312.222.2221  
 Website: www.zyscovich.com

**Project:**  
 Monroe County School District  
 Plantation Key School  
 Phased Replacement  
 100 Lake Road  
 Tavernier, Florida 33070

**Client:**  
 Monroe County School District  
 Plantation Key School  
 Phased Replacement  
 100 Lake Road  
 Tavernier, Florida 33070

**Structural Engineers:**  
 DDA ENGINEERS, P.A.  
 4800 Southwest 74th Street  
 Suite 100  
 Davie, Florida 33317  
 (954) 946-0711

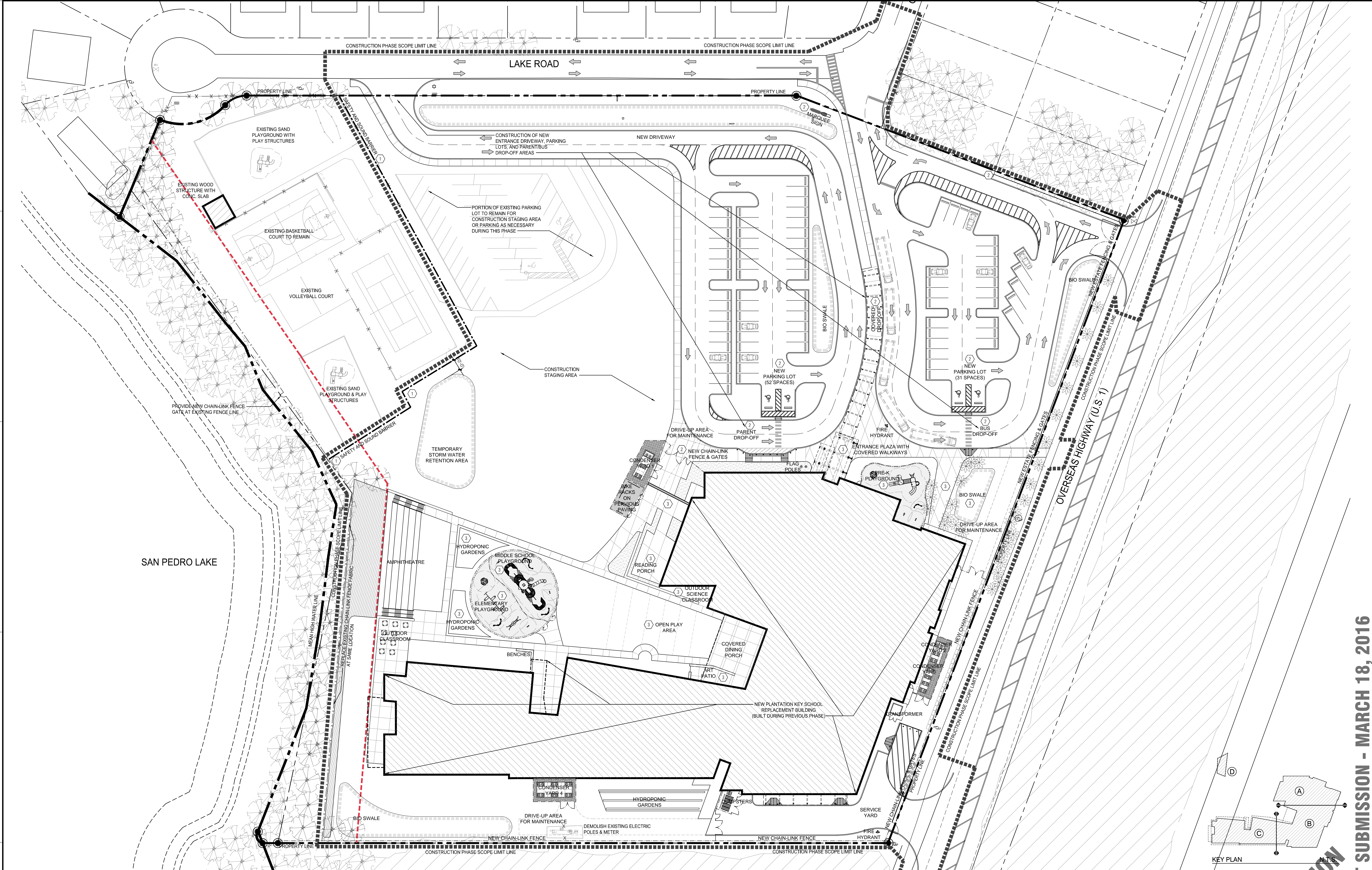
**Mechanical/Electrical/Plumbing Engineers:**  
 AGI ENGINEERS, INC.  
 1315 West Florida Avenue  
 Tampa, Florida 33612  
 (813) 983-1919

**Civil Engineers:**  
 PEREZ ENGINEERING & DEVELOPMENT  
 1010 Kennedy Drive, Suite 400  
 Fort Lauderdale, Florida 33304  
 (954) 298-9440

**MEP Engineers:**  
 CURTIS ROGERS  
 2925 S.W. 8th Street, Suite 11  
 South Miami, Florida 33143  
 (305) 442-1774

**Architect:**  
 ZYSCOVICH ARCHITECTS  
 100 All Buena Vista Blvd, 7th Fl  
 Miami, FL 33134  
 Phone: 312.222.2222 | Fax: 312.222.2221  
 Website: www.zyscovich.com

**Client:**  
 Monroe County School District  
 Plantation Key School  
 Phased Replacement  
 100 Lake Road  
 Tavernier, Florida 33070



**PHASING PLAN LEGEND**

	EXISTING BUILDING
	EXISTING BUILDING - RENOVATION
	EXISTING BUILDING - RENOVATED IN A PREVIOUS PHASE
	EXISTING BUILDING - DEMOLITION
	NEW BUILDING FACILITY
	PROJECT PROPERTY BOUNDARY
	CONSTRUCTION PHASE SCOPE LIMIT LINE
	SAFETY AND SOUND BARRIER
	BUILDING OUTLINE - EXISTING
	BUILDING OUTLINE - DEMOLITION
	BUILDING OUTLINE - NEW BUILDING FACILITY

**GENERAL NOTES**

- SAFETY OF STUDENT, FACILITY AND VISITOR AREAS ARE PRIORITY FOR ALL PHASES.
- \* AT ALL PHASES, PROVIDE FOR A SOLID AND CONTINUOUS, 8'-0" HIGH SAFETY AND SOUND BARRIER AT ALL AREAS ADJACENT TO THE EXISTING SCHOOL IN CLOSE PROXIMITY TO FACILITY USERS (CHILDREN AND ADULTS). FOR AREAS OF WORK BEYOND THE EXISTING BUILDING LINE, PROVIDE FOR A 4'-0" HIGH METAL CHAIN LINK FENCE WITH FABRIC MESH, DOUBLE FENCE BARRIER (10'-0" SEPARATION) TO BE PROVIDED AT ALL AREAS WHERE HEAVY EQUIPMENT WILL BE IN PROXIMITY OF OCCUPIED AREAS. PRIOR TO ALL PHASES, CONTRACTOR TO COORDINATE WITH SCHOOL ADMINISTRATION AND CIVIL ENGINEER FOR FINAL PLACEMENT OF BARRIER TO MAINTAIN SAFE OPERATION OF THE SCHOOL AND INSTALLATION AT ALL TIMES.
- CONTRACTOR TO COORDINATE WITH SCHOOL FOR THE REMOVAL OF EXISTING PORTABLES AND THE INSTALLATION OF THE NEW TEMPORARY PORTABLES, RAMPS, DECKS, AND SIDEWALKS, AS REQUIRED. THIS WORK SHALL BE DONE DURING THE SUMMER (IN PHASE 1) WHILE STUDENTS ARE NOT ON CAMPUS. COORDINATE WITH CIVIL, MEP, AND STRUCTURAL.
- CONTRACTOR TO COORDINATE WITH SCHOOL FOR THE REPLACEMENT OF THE EXISTING FENCING FABRIC AT THE WEST BOUNDARY OF THE SCHOOL, NEAR THE EXISTING MANGROVES. DEMOLISH AND INSTALL NEW FENCING SYSTEMS AT THE SOUTH, AND EAST BOUNDARIES OF THE SITE. THIS WORK SHALL BE DONE DURING THE SUMMER (IN PHASE 1) WHILE STUDENTS ARE NOT ON CAMPUS. COORDINATE WITH CIVIL.

**PHASING SCOPE OF WORK**

**PHASE 1:** WORK CONSISTS OF BUT IS NOT LIMITED TO THE FOLLOWING:

- PROVIDE A SAFETY AND SOUND BARRIER.\*
- PREPARE CONSTRUCTION STAGING AREA AND PREPARE NEW TEMPORARY STORM WATER RETENTION AREA.
- DEMOLISH EXISTING SITE STRUCTURES, FENCING, AND PREPARE SITE FOR NEW CONSTRUCTION.
- DEMOLISH/RELOCATE ALL SITE UTILITIES AND CONNECTIONS WITHIN PHASE LIMIT. (REFER TO CIVIL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR MORE COMPLETE SCOPE OF WORK)
- DEMOLISH EXISTING MIDDLE SCHOOL BUILDING E-3 PATCH & REPAIR/PROTECT EXISTING ROOF THAT IS CONNECTED TO EXISTING MIDDLE SCHOOL BUILDING E-2 WHICH IS TO REMAIN DURING THIS PHASE.
- DEMOLISH EXISTING LIFT STATION, AND INSTALL NEW TEMPORARY LIFT STATION TO MAINTAIN UN-INTERRUPTED SERVICE TO EXISTING BUILDINGS. CONTRACTOR TO COORDINATE WITH CIVIL.
- EXISTING ELECTRICAL SERVICE / TRANSFORMER AT SOUTH OF PROPERTY TO REMAIN. PROTECT AND MAINTAIN UN-INTERRUPTED SERVICE DURING THIS PHASE.
- REMOVE EXISTING PORTABLES AND INSTALL NEW TEMPORARY PORTABLES, RAMPS, DECKS, AND SIDEWALKS, AS REQUIRED. COORDINATE WITH CIVIL, MEP, AND STRUCTURAL.
- REPLACE THE EXISTING CHAIN-LINK FENCE FABRIC AT THE WEST BOUNDARY OF THE SCHOOL, NEAR THE EXISTING MANGROVES. PROTECT AND MAINTAIN THE EXISTING FENCE POSTS IN PLACE.

**PHASE 2:** WORK CONSISTS OF BUT IS NOT LIMITED TO THE FOLLOWING:

- RELOCATE / MAINTAIN SAFETY AND SOUND BARRIER.
- CONSTRUCTION OF NEW 2-STORY REPLACEMENT BUILDING.
- CONSTRUCT NEW SITE IMPROVEMENTS AND SITE WORK WITHIN THE CONSTRUCTION PHASE LIMIT INCLUDING, THE NEW SERVICE YARD, FENCING AT WEST SOUTH AND EAST BOUNDARIES OF SITE, THE NEW AMPHITHEATER, AND PAVED PATIOS IN THE COURTYARD AREA.
- PROVIDE & INSTALL NEW CAMPUS ELECTRICAL SERVICE / TRANSFORMER AS REQUIRED.
- CONTRACTOR TO COORDINATE WITH SCHOOL/OWNER, FOR DETAILED WORK AT ENTRANCE PLAZA AREA OF NEW REPLACEMENT BUILDING, SO AS TO NOT DISRUPT/AFFECT EXISTING DAILY OPERATIONS.

**PHASE 3A:** WORK CONSISTS OF BUT IS NOT LIMITED TO THE FOLLOWING:

- RELOCATE / MAINTAIN SAFETY AND SOUND BARRIER.
- DEMOLISH EXISTING PLANTATION KEY SCHOOL BUILDING E-1 AND EXISTING MIDDLE SCHOOL BUILDING E-2.
- REMOVE TEMPORARY PORTABLES, RAMPS, DECKS, AND SIDEWALKS AS REQUIRED, AND RE-SURFACE EXISTING TENNIS COURT TO REMAIN.
- DEMOLISH EXISTING DRIVEWAYS AND PARKING LOTS. REGRADE & PREPARE SITE AREAS FOR THE CONSTRUCTION OF ALL NEW DRIVEWAYS AND PARKING LOTS.
- DEMOLISH EXISTING SITE STRUCTURES, SIDEWALKS, FENCING, AND PREPARE SITE AREAS FOR NEW CONSTRUCTION.
- DEMOLISH/RELOCATE ALL SITE UTILITIES AND CONNECTIONS WITHIN PHASE LIMIT. (REFER TO CIVIL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR MORE COMPLETE SCOPE OF WORK)
- CONTRACTOR TO CUT, CAP, AND ABANDON EXISTING & TEMPORARY ELECTRICAL SERVICE / TRANSFORMER, ONCE THE REMAINING EXISTING BUILDINGS ARE DEMOLISHED AND NEW ELECTRICAL SERVICE / TRANSFORMER HAS BEEN PROVIDED.
- DEMOLISH TEMPORARY LIFT STATION, PROVIDE & INSTALL NEW LIFT STATION PRIOR TO OCCUPANCY OF THE NEW REPLACEMENT BUILDING. CONTRACTOR TO COORDINATE WITH CIVIL DRAWINGS.

**PHASE 3B:** WORK CONSISTS OF BUT IS NOT LIMITED TO THE FOLLOWING:

- RELOCATE / MAINTAIN SAFETY AND SOUND BARRIER.
- CONSTRUCTION OF NEW ENTRANCE DRIVEWAY, PARKING LOTS, PARENT/BUS DROP-OFF AREAS, AND NEW ADJACENT SITE WORK WITHIN THE CONSTRUCTION PHASE LIMIT INCLUDING COVERED WALKWAYS, SIDEWALKS, FENCING, AND SCHOOL MARQUEE SIGN.
- CONSTRUCTION OF NEW SITE WORK ADJACENT TO BUILDING AND WITHIN THE CONSTRUCTION PHASE LIMIT INCLUDING ENTRANCE PLAZA WITH COVERED WALKWAYS, READING PORCH WITH TRELLIS, OUTDOOR SCIENCE CLASSROOM WITH TRELLIS, ART PATIO WITH TRELLIS, PLAYGROUNDS, PAVED P.E. SHELTER WITH SIDEWALK CONNECTIONS, AND GARDENS WITHIN COURTYARD AREA.

**PH-103B** Scale: 1/32" = 1'-0"

**NOT FOR CONSTRUCTION**

**DESIGN DEVELOPMENT SUBMISSION - MARCH 18, 2016**

**PHASE 3B SITE PLAN**

**PH-103B**

1580PKSC 03/18/2016

**PH-103B**

Client: **Monroe County School District**  
**Plantation Key School**  
**Phased Replacement**  
 100 Lake Road  
 Tavernier, Florida 33070

Architect: **ZYSCOVICH ARCHITECTS**  
 100 All Business Blvd, 7th Fl  
 Miami, FL 33130  
 Phone: 305.377.7222 | Fax: 305.377.7221  
 Website: www.zyscovich.com

Structural Engineers: **DDA ENGINEERS, P.A.**  
 4800 Southwold 7th Street  
 Tampa, FL 33611  
 (813) 966-0711

Civil Engineers: **PEREZ ENGINEERING & DEVELOPMENT**  
 1010 Kennedy Drive, Suite 400  
 Tampa, FL 33610  
 (813) 298-9440

MEP Engineers: **AGI ENGINEERS, INC.**  
 1315 Lake Chalkley Boulevard  
 Tampa, Florida 33612  
 (813) 983-1919

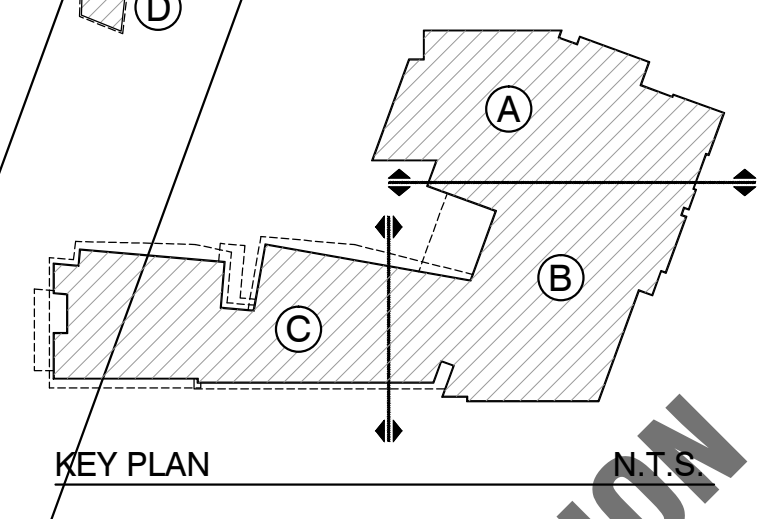
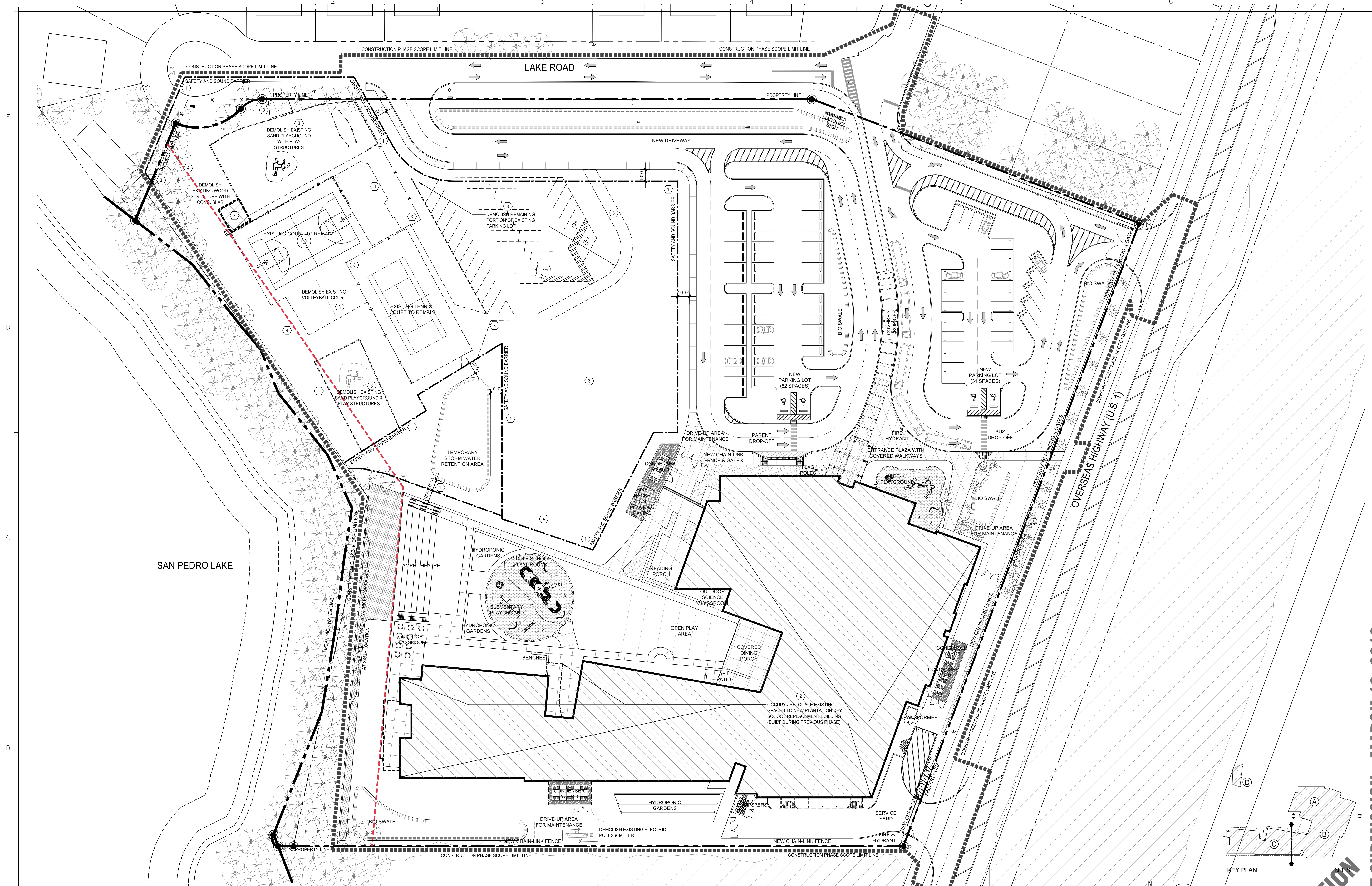
Landscaping Architecture: **CURTIS ROGERS LANDSCAPE ARCHITECTS, INC.**  
 2925 S. Bay Road, Suite 114  
 South Miami, Florida 33143  
 (305) 442-1774

Client: **JOSE L. MARGAIDO**  
 Reg. No. AR0010070

Prepared by: \_\_\_\_\_  
 Date: \_\_\_\_\_

Reviewed by: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Signature: \_\_\_\_\_

Revised: \_\_\_\_\_



**PHASING PLAN LEGEND**

	EXISTING BUILDING
	EXISTING BUILDING - RENOVATION
	EXISTING BUILDING - RENOVATED IN A PREVIOUS PHASE
	EXISTING BUILDING - DEMOLITION
	NEW BUILDING FACILITY
	PROJECT PROPERTY BOUNDARY
	CONSTRUCTION PHASE SCOPE LIMIT LINE
	SAFETY AND SOUND BARRIER
	BUILDING OUTLINE - EXISTING
	BUILDING OUTLINE - DEMOLITION
	BUILDING OUTLINE - NEW BUILDING FACILITY

**GENERAL NOTES**

- SAFETY OF STUDENT, FACILITY AND VISITOR AREAS ARE PRIORITY FOR ALL PHASES.
- \* AT ALL PHASES, PROVIDE FOR A SOLID AND CONTINUOUS, 3'-0" HIGH SAFETY AND SOUND BARRIER AT ALL AREAS ADJACENT TO THE EXISTING SCHOOL IN CLOSE PROXIMITY TO FACILITY USERS (CHILDREN AND ADULTS). FOR AREAS OF WORK BEYOND THE EXISTING BUILDING LINE, PROVIDE FOR A 6'-0" HIGH METAL CHAIN LINK FENCE WITH FABRIC MESH, DOUBLE FENCE BARRIER (10'-0" SEPARATION) TO BE PROVIDED AT ALL AREAS WHERE HEAVY EQUIPMENT WILL BE IN PROXIMITY OF OCCUPIED AREAS. PRIOR TO ALL PHASES, CONTRACTOR TO COORDINATE WITH SCHOOL ADMINISTRATION AND CIVIL ENGINEER FOR FINAL PLACEMENT OF BARRIER TO MAINTAIN SAFE OPERATION OF THE SCHOOL AND INSTALLATION AT ALL TIMES.
- CONTRACTOR TO COORDINATE WITH SCHOOL FOR THE REMOVAL OF EXISTING PORTABLES AND THE INSTALLATION OF THE NEW TEMPORARY PORTABLES, RAMPS, DECKS, AND SIDEWALKS. THIS WORK SHALL BE DONE DURING THE SUMMER (IN PHASE 1) WHILE STUDENTS ARE NOT ON CAMPUS. COORDINATE WITH CIVIL, MEP, AND STRUCTURAL.
- CONTRACTOR TO COORDINATE WITH SCHOOL FOR THE REPLACEMENT OF THE EXISTING FENCING FABRIC AT THE WEST BOUNDARY OF THE SCHOOL. NEAR THE EXISTING MANGROVES, DEMOLISH AND INSTALL NEW FENCING SYSTEMS AT THE SOUTH, AND EAST BOUNDARIES OF THE SITE. THIS WORK SHALL BE DONE DURING THE SUMMER (IN PHASE 1) WHILE STUDENTS ARE NOT ON CAMPUS. COORDINATE WITH CIVIL.

**PHASING SCOPE OF WORK**

**PHASE 1:** WORK CONSISTS OF BUT IS NOT LIMITED TO THE FOLLOWING:

- PROVIDE A SAFETY AND SOUND BARRIER.
- PREPARE CONSTRUCTION STAGING AREA AND PREPARE NEW TEMPORARY STORM WATER RETENTION AREA.
- DEMOLISH EXISTING SITE STRUCTURES, FENCING, AND PREPARE SITE FOR NEW CONSTRUCTION.
- DEMOLISH/RELOCATE ALL SITE UTILITIES AND CONNECTIONS WITHIN PHASE LIMIT. (REFER TO CIVIL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR MORE COMPLETE SCOPE OF WORK)
- DEMOLISH EXISTING MIDDLE SCHOOL BUILDING E-3 PATCH & REPAIR/PROTECT EXISTING ROOF THAT IS CONNECTED TO EXISTING MIDDLE SCHOOL BUILDING E-2 WHICH IS TO REMAIN DURING THIS PHASE.
- DEMOLISH EXISTING LIFT STATION, AND INSTALL NEW TEMPORARY LIFT STATION TO MAINTAIN UN-INTERRUPTED SERVICE TO EXISTING BUILDINGS. CONTRACTOR TO COORDINATE WITH CIVIL.
- EXISTING ELECTRICAL SERVICE / TRANSFORMER AT SOUTH OF PROPERTY TO REMAIN. PROTECT AND MAINTAIN UN-INTERRUPTED SERVICE DURING THIS PHASE.
- REMOVE EXISTING PORTABLES AND INSTALL NEW TEMPORARY PORTABLES, RAMPS, DECKS, AND SIDEWALKS, AS REQUIRED. COORDINATE WITH CIVIL, MEP, AND STRUCTURAL.
- REPLACE THE EXISTING CHAIN-LINK FENCE FABRIC AT THE WEST BOUNDARY OF THE SCHOOL NEAR THE EXISTING MANGROVES. PROTECT AND MAINTAIN THE EXISTING FENCE POSTS IN PLACE.

**PHASE 2:** WORK CONSISTS OF BUT IS NOT LIMITED TO THE FOLLOWING:

- RELOCATE / MAINTAIN SAFETY AND SOUND BARRIER.
- CONSTRUCTION OF NEW 2-STORY REPLACEMENT BUILDING.
- CONSTRUCT NEW SITE IMPROVEMENTS AND SITE WORK WITHIN THE CONSTRUCTION PHASE LIMIT INCLUDING, THE NEW SERVICE YARD, FENCING AT WEST SOUTH AND EAST BOUNDARIES OF SITE, THE NEW AMPHITHEATRE, AND PAVED PATIOS IN THE COURTYARD AREA.
- PROVIDE & INSTALL NEW CAMPUS ELECTRICAL SERVICE / TRANSFORMER AS REQUIRED.
- CONTRACTOR TO COORDINATE WITH SCHOOL/OWNER, FOR DETAILED WORK AT ENTRANCE PLAZA AREA OF NEW REPLACEMENT BUILDING, SO AS TO NOT DISRUPT/AFFECT EXISTING DAILY OPERATIONS.

**PHASE 3A:** WORK CONSISTS OF BUT IS NOT LIMITED TO THE FOLLOWING:

- RELOCATE / MAINTAIN SAFETY AND SOUND BARRIER.
- DEMOLISH EXISTING PLANTATION KEY SCHOOL BUILDING E-1 AND EXISTING MIDDLE SCHOOL BUILDING E-2.
- REMOVE TEMPORARY PORTABLES, RAMPS, DECKS, AND SIDEWALKS AS REQUIRED, AND RE-SURFACE EXISTING TENNIS COURT TO REMAIN.
- DEMOLISH EXISTING DRIVEWAYS AND PARKING LOTS. REGRADE & PREPARE SITE AREAS FOR THE CONSTRUCTION OF ALL NEW DRIVEWAYS AND PARKING LOTS.
- DEMOLISH EXISTING SITE STRUCTURES, SIDEWALKS, FENCING, AND PREPARE SITE AREAS FOR NEW CONSTRUCTION.
- DEMOLISH/RELOCATE ALL SITE UTILITIES AND CONNECTIONS WITHIN PHASE LIMIT. (REFER TO CIVIL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR MORE COMPLETE SCOPE OF WORK)
- CONTRACTOR TO CUT, CAP, AND ABANDON EXISTING & TEMPORARY ELECTRICAL SERVICE / TRANSFORMER, ONCE THE REMAINING EXISTING BUILDINGS ARE DEMOLISHED AND NEW ELECTRICAL SERVICE / TRANSFORMER HAS BEEN PROVIDED.
- DEMOLISH TEMPORARY LIFT STATION, PROVIDE & INSTALL NEW LIFT STATION PRIOR TO OCCUPYING THE NEW REPLACEMENT BUILDING. CONTRACTOR TO COORDINATE WITH CIVIL DRAWINGS.

**PHASE 3B:** WORK CONSISTS OF BUT IS NOT LIMITED TO THE FOLLOWING:

- RELOCATE / MAINTAIN SAFETY AND SOUND BARRIER.
- CONSTRUCTION OF NEW ENTRANCE DRIVEWAY, PARKING LOTS, PARENT/BUS DROP-OFF AREAS, AND NEW ADJACENT SITE WORK WITHIN THE CONSTRUCTION PHASE LIMIT INCLUDING COVERED WALKWAYS, SIDEWALKS, FENCING, AND SCHOOL MARQUEE SIGN.
- CONSTRUCTION OF NEW SITE WORK ADJACENT TO BUILDING AND WITHIN THE CONSTRUCTION PHASE LIMIT INCLUDING ENTRANCE PLAZA WITH COVERED WALKWAYS, READING PORCH WITH TRELLIS, OUTDOOR SCIENCE CLASSROOM WITH TRELLIS, ART PATIO WITH TRELLIS, PLAYGROUNDS, PAVED P.E. SHELTER WITH SIDEWALK CONNECTIONS, AND GARDENS WITHIN COURTYARD AREA.

**PHASE 4A SITE PLAN**

PH-104A, Scale: 1/32" = 1'-0"

**PHASE 4A:** WORK CONSISTS OF BUT IS NOT LIMITED TO THE FOLLOWING:

- RELOCATE / MAINTAIN SAFETY AND SOUND BARRIER.
- OCCUPY / RELOCATE EXISTING SPACES TO NEW REPLACEMENT BUILDING.
- DEMOLISH EXISTING SITE STRUCTURES, FENCING, AND PLAYGROUNDS. PREPARE SITE AREAS FOR CONSTRUCTION OF NEW FIELDS, PLAY COURTS, AND RETENTION AREAS.
- REGRADE SITE AREA TO CREATE NEW RETENTION AREAS.

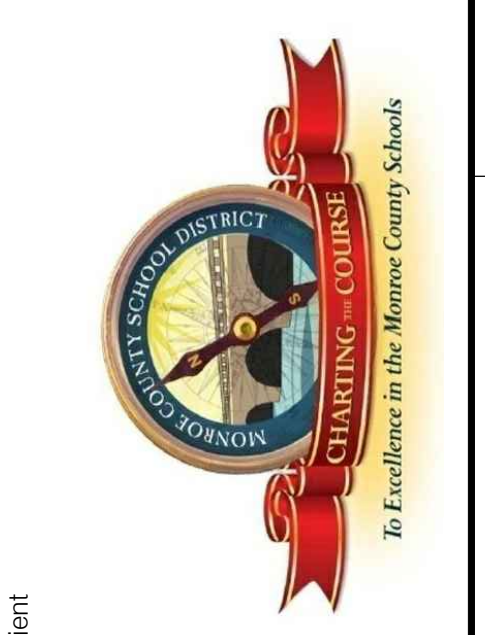
**PHASE 4B:** WORK CONSISTS OF BUT IS NOT LIMITED TO THE FOLLOWING:

- MAINTAIN SAFETY AND SOUND BARRIER.
- CONSTRUCTION OF REMAINING NEW SITE IMPROVEMENTS, SITE WORK, AND DRAINAGE & GRADING, INCLUDING BUT NOT LIMITED TO, ALL NEW FIELDS, PLAY COURTS, PLAYGROUNDS, AND RETENTION AREAS.
- RESURFACE EXISTING BASKETBALL COURT, PROVIDE AND INSTALL NEW BASKETBALL STANDARDS, RESURFACE EXISTING TENNIS COURT AND PROVIDE NEW TENNIS COURT. PROVIDE AND INSTALL NEW FENCING AND SITE RETENTION WALLS, AS REQUIRED AROUND THE COURTS.
- RELOCATE SAFETY AND SOUND BARRIER.
- REMOVE CONSTRUCTION STAGING AREA. PATCH & REPAIR AS REQUIRED TO FINALIZE ALL NEW SITE CONSTRUCTION PER THE DRAWINGS.

Structural Engineers  
**DDA ENGINEERS, P.A.**  
 4800 Southwold 7th Street  
 Tampa, FL 33611  
 (813) 966-0711

Civil Engineers  
**PEREZ ENGINEERING & DEVELOPMENT**  
 1010 Kennedy Drive, Suite 400  
 Tampa, FL 33610  
 (813) 298-9440

Project  
**Monroe County School District  
 Plantation Key School  
 Phased Replacement**  
 100 Lake Road  
 Tavernier, Florida 33070



Client  
**ZYSCOVICH ARCHITECTS**  
 10011 Baymead Blvd, 7th Fl  
 Tampa, FL 33626  
 | Phone: 813.702.2041 | | 800.577.7222  
 | Website: www.zyscovich.com

Architect  
 Jose L. Marguido  
 Reg. No. AR0010870

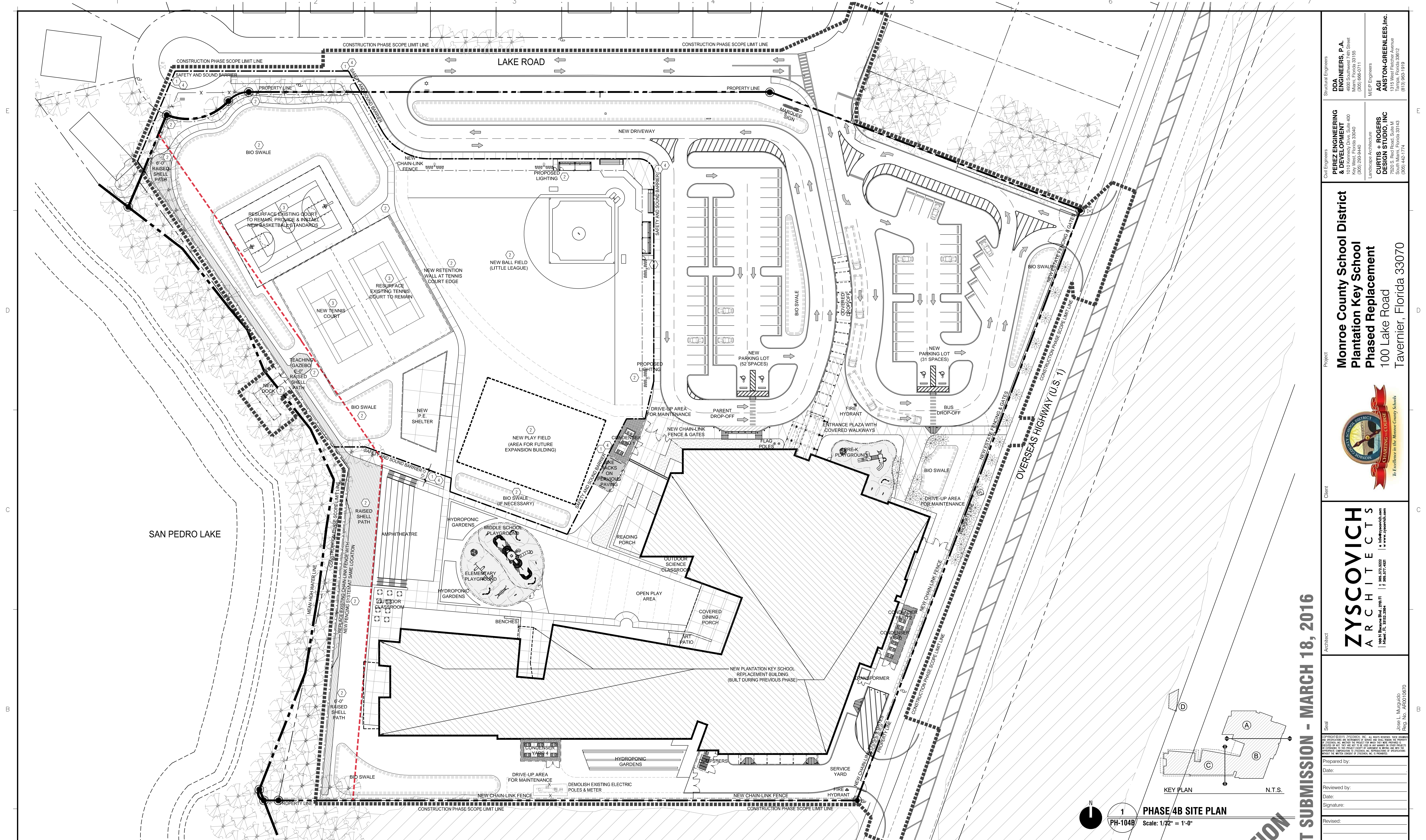
Prepared by:  
 Date:  
 Reviewed by:  
 Date:  
 Signature:  
 Revised:

**PHASE 4A SITE PLAN**

1580PKSC 03/18/2016

**PH-104A**

DESIGN DEVELOPMENT SUBMISSION - MARCH 18, 2016



PHASING PLAN LEGEND	
	EXISTING BUILDING
	EXISTING BUILDING - RENOVATION
	EXISTING BUILDING - RENOVATED IN A PREVIOUS PHASE
	EXISTING BUILDING - DEMOLITION
	NEW BUILDING FACILITY
	PROJECT PROPERTY BOUNDARY
	CONSTRUCTION PHASE SCOPE LIMIT LINE
	SAFETY AND SOUND BARRIER
	BUILDING OUTLINE - EXISTING
	BUILDING OUTLINE - DEMOLITION
	BUILDING OUTLINE - CONSTRUCTION
	BUILDING OUTLINE - NEW BUILDING FACILITY

**GENERAL NOTES**

- SAFETY OF STUDENT, FACULTY AND VISITOR AREAS ARE PRIORITY FOR ALL PHASES.
- \* AT ALL PHASES, PROVIDE FOR A SOLID AND CONTINUOUS, 3'-0" HIGH SAFETY AND SOUND BARRIER AT ALL AREAS ADJACENT TO THE EXISTING SCHOOL IN CLOSE PROXIMITY TO FACILITY USERS (CHILDREN AND ADULTS). FOR AREAS OF WORK BEYOND THE EXISTING BUILDING LINE, PROVIDE FOR A 6'-0" HIGH METAL CHAIN LINK FENCE WITH FABRIC MESH, DOUBLE FENCE BARRIER (10'-0" SEPARATION) TO BE PROVIDED AT ALL AREAS WHERE HEAVY EQUIPMENT WILL BE IN PROXIMITY OF OCCUPIED AREAS. PRIOR TO ALL PHASES, CONTRACTOR TO COORDINATE WITH SCHOOL ADMINISTRATION AND CIVIL ENGINEER FOR FINAL PLACEMENT OF BARRIER TO MAINTAIN SAFE OPERATION OF THE SCHOOL AND INSTALLATION AT ALL TIMES.
- CONTRACTOR TO COORDINATE WITH SCHOOL FOR THE REMOVAL OF EXISTING PORTABLES AND THE INSTALLATION OF THE NEW TEMPORARY PORTABLES, RAMPS, DECKS, AND SIDEWALKS, AS REQUIRED. THIS WORK SHALL BE DONE DURING THE SUMMER (IN PHASE 1) WHILE STUDENTS ARE NOT ON CAMPUS. COORDINATE WITH CIVIL, MEP, AND STRUCTURAL.
- CONTRACTOR TO COORDINATE WITH SCHOOL FOR THE REPLACEMENT OF THE EXISTING FENCING FABRIC AT THE WEST BOUNDARY OF THE SCHOOL NEAR THE EXISTING MANGROVES. DEMOLISH AND INSTALL NEW FENCING SYSTEMS AT THE SOUTH AND EAST BOUNDARIES OF THE SITE. THIS WORK SHALL BE DONE DURING THE SUMMER (IN PHASE 1) WHILE STUDENTS ARE NOT ON CAMPUS. COORDINATE WITH CIVIL, MEP, AND STRUCTURAL.

**PHASING SCOPE OF WORK**

**PHASE 1:** WORK CONSISTS OF BUT IS NOT LIMITED TO THE FOLLOWING:

- PROVIDE A SAFETY AND SOUND BARRIER.
- PREPARE CONSTRUCTION STAGING AREA AND PREPARE NEW TEMPORARY STORM WATER RETENTION AREA.
- DEMOLISH EXISTING SITE STRUCTURES, FENCING, AND PREPARE SITE FOR NEW CONSTRUCTION.
- DEMOLISH/RELOCATE ALL SITE UTILITIES AND CONNECTIONS WITHIN PHASE LIMIT. (REFER TO CIVIL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR MORE COMPLETE SCOPE OF WORK)
- DEMOLISH EXISTING MIDDLE SCHOOL BUILDING E-3. PATCH & REPAIR/PROTECT EXISTING ROOF THAT IS CONNECTED TO EXISTING MIDDLE SCHOOL BUILDING E-2 WHICH IS TO REMAIN DURING THIS PHASE.
- DEMOLISH EXISTING LIFT STATION, AND INSTALL NEW TEMPORARY LIFT STATION TO MAINTAIN UN-INTERRUPTED SERVICE TO EXISTING BUILDINGS. CONTRACTOR TO COORDINATE WITH CIVIL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR MORE COMPLETE SCOPE OF WORK.
- EXISTING ELECTRICAL SERVICE / TRANSFORMER AT SOUTH OF PROPERTY TO REMAIN. PROTECT AND MAINTAIN UN-INTERRUPTED SERVICE DURING THIS PHASE.
- REMOVE EXISTING PORTABLES AND INSTALL NEW TEMPORARY PORTABLES, RAMPS, DECKS, AND SIDEWALKS, AS REQUIRED. COORDINATE WITH CIVIL, MEP, AND STRUCTURAL.
- REPLACE THE EXISTING CHAIN LINK FENCE FABRIC AT THE WEST BOUNDARY OF THE SCHOOL NEAR THE EXISTING MANGROVES. PROTECT AND MAINTAIN THE EXISTING FENCE POSTS IN PLACE.

**PHASE 2:** WORK CONSISTS OF BUT IS NOT LIMITED TO THE FOLLOWING:

- RELOCATE / MAINTAIN SAFETY AND SOUND BARRIER.
- CONSTRUCTION OF NEW 2-STORY REPLACEMENT BUILDING.
- CONSTRUCT NEW SITE IMPROVEMENTS AND SITE WORK WITHIN THE CONSTRUCTION PHASE LIMIT INCLUDING, THE NEW SERVICE YARD, FENCING AT WEST SOUTH AND EAST BOUNDARIES OF SITE, THE NEW AMPHITHEATER, AND PAVED PATIOS IN THE COURTYARD AREA.
- PROVIDE & INSTALL NEW CAMPUS ELECTRICAL SERVICE / TRANSFORMER AS REQUIRED.
- CONTRACTOR TO COORDINATE WITH SCHOOL/OWNER, FOR DETAILED WORK AT ENTRANCE PLAZA AREA OF NEW REPLACEMENT BUILDING, SO AS TO NOT DISRUPT/AFFECT EXISTING DAILY OPERATIONS.

**PHASE 3A:** WORK CONSISTS OF BUT IS NOT LIMITED TO THE FOLLOWING:

- RELOCATE / MAINTAIN SAFETY AND SOUND BARRIER.
- DEMOLISH EXISTING PLANTATION KEY SCHOOL BUILDING E-1 AND EXISTING MIDDLE SCHOOL BUILDING E-2.
- REMOVE TEMPORARY PORTABLES, RAMPS, DECKS, AND SIDEWALKS AS REQUIRED, AND RE-SURFACE EXISTING TENNIS COURT TO REMAIN.
- DEMOLISH EXISTING DRIVEWAYS AND PARKING LOTS. REGRADE & PREPARE SITE AREAS FOR THE CONSTRUCTION OF ALL NEW DRIVEWAYS AND PARKING LOTS.
- DEMOLISH EXISTING SITE STRUCTURES, SIDEWALKS, FENCING, AND PREPARE SITE AREAS FOR NEW CONSTRUCTION.
- DEMOLISH/RELOCATE ALL SITE UTILITIES AND CONNECTIONS WITHIN PHASE LIMIT. (REFER TO CIVIL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR MORE COMPLETE SCOPE OF WORK)
- CONTRACTOR TO CUT, CAP, AND ABANDON EXISTING & TEMPORARY ELECTRICAL SERVICE / TRANSFORMER, ONCE THE REMAINING EXISTING BUILDINGS ARE DEMOLISHED AND NEW ELECTRICAL SERVICE / TRANSFORMER HAS BEEN PROVIDED.
- DEMOLISH TEMPORARY LIFT STATION, PROVIDE & INSTALL NEW LIFT STATION PRIOR TO OCCUPYING THE NEW REPLACEMENT BUILDING. CONTRACTOR TO COORDINATE WITH CIVIL DRAWINGS.

**PHASE 3B:** WORK CONSISTS OF BUT IS NOT LIMITED TO THE FOLLOWING:

- RELOCATE / MAINTAIN SAFETY AND SOUND BARRIER.
- CONSTRUCTION OF NEW ENTRANCE DRIVEWAY, PARKING LOTS, PARENT/BUS DROP-OFF AREAS, AND NEW ADJACENT SITE WORK WITHIN THE CONSTRUCTION PHASE LIMIT INCLUDING COVERED WALKWAYS, SIDEWALKS, FENCING, AND SCHOOL MARQUEE SIGN.
- CONSTRUCTION OF NEW SITE WORK ADJACENT TO BUILDING AND WITHIN THE CONSTRUCTION PHASE LIMIT INCLUDING ENTRANCE PLAZA WITH COVERED WALKWAYS, READING PORCH WITH TRELLIS, OUTDOOR SCIENCE CLASSROOM WITH TRELLIS, ART PATIO WITH TRELLIS, PLAYGROUNDS, PAVED P.E. SHELTER WITH SIDEWALK CONNECTIONS, AND GARDENS WITHIN COURTYARD AREA.

**PHASE 4A:** WORK CONSISTS OF BUT IS NOT LIMITED TO THE FOLLOWING:

- RELOCATE / MAINTAIN SAFETY AND SOUND BARRIER.
- OCCUPY / RELOCATE EXISTING SPACES TO NEW REPLACEMENT BUILDING.
- DEMOLISH EXISTING SITE STRUCTURES, FENCING, AND PLAYGROUNDS. PREPARE SITE AREAS FOR CONSTRUCTION OF NEW FIELDS, PLAY COURTS, AND RETENTION AREAS.
- REGRADE SITE AREA TO CREATE NEW RETENTION AREAS.

**PHASE 4B:** WORK CONSISTS OF BUT IS NOT LIMITED TO THE FOLLOWING:

- MAINTAIN SAFETY AND SOUND BARRIER.
- CONSTRUCTION OF REMAINING NEW SITE IMPROVEMENTS, SITE WORK, AND DRAINAGE & GRADING, INCLUDING BUT NOT LIMITED TO, ALL NEW FIELDS, PLAY COURTS, PLAYGROUNDS, AND RETENTION AREAS.
- RESURFACE EXISTING BASKETBALL COURT, PROVIDE AND INSTALL NEW BASKETBALL STANDARDS, RESURFACE EXISTING TENNIS COURT AND PROVIDE NEW TENNIS COURT. PROVIDE AND INSTALL NEW FENCING AND SITE RETENTION WALLS, AS REQUIRED AROUND THE COURTS.
- REMOVE SAFETY AND SOUND BARRIER.
- REMOVE CONSTRUCTION STAGING AREA. PATCH & REPAIR AS REQUIRED TO FINALIZE ALL NEW SITE CONSTRUCTION PER THE DRAWINGS.

DESIGN DEVELOPMENT SUBMISSION - MARCH 18, 2016

<p>Client</p> <p><b>Monroe County School District</b>  <b>Plantation Key School</b>  <b>Phased Replacement</b>          100 Lake Road          Tavernier, Florida 33070</p>	
<p>Architect</p> <p><b>ZYSCOVICH</b>          ARCHITECTS          100 All Brevard Blvd, 7th Fl          Palm Bay, FL 32909          Tel: 888.272.2222   Fax: 888.272.2221          www.zyscovich.com</p>	
<p>Structural Engineers</p> <p><b>DDA ENGINEERS, P.A.</b>          4800 Southwold 7th Street          Palm Bay, FL 32909          (888) 666-0711</p> <p>Civil Engineers</p> <p><b>PEREZ ENGINEERING &amp; DEVELOPMENT</b>          1010 Kennedy Drive, Suite 400          Palm Bay, FL 32909          (888) 298-9440</p> <p>MEP Engineers</p> <p><b>AGI TON-GREENLEES, Inc.</b>          1315 N.W. 13th St., Suite 100          Tampa, Florida 33612          (813) 983-1919</p>	
<p>Landscaper/Architecture</p> <p><b>CURTIS ROGERS INC</b>          2920 S. State Road, Suite 101          South Miami, Florida 33143          (888) 442-1774</p>	
<p>Copyright © 2015 ZYSCOVICH, INC. All rights reserved. No portion of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of ZYSCOVICH, INC. This document is the property of ZYSCOVICH, INC. and is to be used only for the project and site identified herein. It is not to be used for any other project or site without the prior written permission of ZYSCOVICH, INC.</p> <p>Prepared by: _____ Date: _____</p> <p>Reviewed by: _____ Date: _____</p> <p>Signature: _____</p> <p>Revised: _____</p>	
<p>Scale: 1/32" = 1'-0"</p> <p><b>PHASE 4B SITE PLAN</b></p> <p>1580PKSC 03/18/2016</p> <p><b>PH-104B</b></p>	