PLANNING BOARD
RESOLUTION No. 2012-49

A RESOLUTION OF THE KEY WEST PLANNING BOARD FOR GRANTING APPROVAL TO A MAJOR DEVELOPMENT PLAN AND CONDITIONAL USE APPROVAL ON PROPERTY LOCATED AT 616 SIMONTON STREET IN THE HPS AND HNC-1 ZONING DISTRICTS PER SECTIONS 108-(A)(2)B, 122-958(3), AND 122-808(7); (RE# 00012210-000000 & 00012220-000000), KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 108-91(A)(2)(b) of the Code of Ordinances allows applicants to request Major Development Plan approval within the Historic District of addition to or reconstruction of equal to or greater than 2,500 square feet of gross floor area; and

WHEREAS, the old City Hall and current Fire Station property is located on the corner of Angela and Simonton Streets; and is now addressed as 616 Simonton Street. The property is located in two separate zoning districts: the old City Hall, Fire House and public parking lot are located in the Historic Public and Semipublic Service (HPS) zoning District, and the vacant site located in the Historic Neighborhood Commercial -Truman/Simonton (HNC-1) zoning district; and

WHEREAS, the applicant is proposing the demolition of the existing old City Hall and Fire Station in order to build a new regional public facility that includes a fire station, on-site public parking, transportation facility options, and public restrooms. The proposed fire station will be built to withstand a Category 5 Hurricane and is located in flood zone X, as required in the

_____ Chairman

_____ Planning Director

Comprehensive Plan; and

WHEREAS, conditions to be completed prior to the issuance of a Building Permit and ongoing through construction:

1. Plans cited as basis for approval on page 5 of 18 are incorporated by reference.
2. The ADA parking spaces must meet Federal guidelines.
3. Variances associated with the Major Development Plan request be approved by the Planning Board, as applicable.
4. In order to reduce impacts on the surrounding community, the Construction Management Plan will be followed with an emphasis on keeping noise, dust and debris to a minimum. The Plan shall include:
    A. An eight foot opaque construction fence will be erected around the property;
    B. During demolition, the building will be pressure sprayed with water to control dust;
    C. Adjacent streets shall be cleared of dust, dirt, and debris at the end of each work day;
    D. All waste containers should be covered at the end of each working day;
    E. Current regulations as to the start and stop of each work day will be met: Monday through Friday 8 a.m. to 7 p.m. and Saturdays 9 a.m. to 5 p.m. with no Sundays or holidays; and
    F. Josephine Parker Road would remain open throughout construction.
    G. The Construction Management Plan shall include "Construction of the facility will meet or exceed the criteria in the City's Local Business Preference Regulations;" and

TAK Chairman

S C Planning Director

WHEREAS, condition to be completed prior to the issuance of a certificate of occupancy:

5. The two properties are combined with a unity of title to create one real estate number; and

WHEREAS, condition subject to a Conditional Approval Permit, per Ordinance 10-22. Conditions subject to an associated annual inspection:

6. Hours of operation of the public restrooms are limited to 8 AM to 10 PM daily; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on November 15, 2012; and

WHEREAS, the granting of a combined Conditional Use and Major Development Plan is consistent with the criteria in the Code; and

WHEREAS, the recommendation of approval of the combined Conditional Use and Major Development Plan is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare, and

WHEREAS, the approval is consistent with the criteria in the Code; and

TaR Chairman

Planning Director

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. This Conditional Use request and Major Development Plan application recommended for approval to the City Commission, does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 3. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 4. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO can appeal the permit or development order to the Florida Land and

_____ Chairman

_____ Planning Director

Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 15th day of November, 2012.

Authenticated by the Chairman of the Planning Board and the Planning Director.

Timothy W. Root 11/19/12

Timothy W. Root — Date
Planning Board Vice Chairman

Attest:

11/19/12

Donald Leland Craig, AICP, Planning Director — Date

Filed with the Clerk:

Cheryl Smith 11-19-12

Cheryl Smith, City Clerk — Date

TWR Chairman

T Planning Director

LEGEND

Symbol	Description	Symbol	Description
●	Found 1/2" Iron Pipe	-P-	Overhead Utility Lines
○	Set 1/2" Iron Pipe w/cap (6298)	⊠	Light Standard
●	Found 1/2" Iron Rod (2863)	✿	Tree
▲	Found Nail & Disc (FHN)	✶	Palm Tree
△	Set Nail & Disc (6298)	○	Metal Utility Pole
(M)	Measured	✿	Tree
(R)	Record		Sewer Cleanout
(M/R)	Measured & Record		Sign
C.B.S.	Concrete Block Structure	◆	Thrinax Palm
R\W	Right of Way	✦	Monitoring Well
CLF	Chain Link Fence		Water Meter
℄	Centerline		Electric Cover
	Wood Utility Pole		Valve
⊠	Concrete Utility Pole		
	Spot Grade Elevation (Typical)		

NOTES:
1. The legal descriptions shown hereon were furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 525 Angela Street and 604 Simonton Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. This survey is not assignable.
9. Date of field work: June 17, 2009
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.
12. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.

BOUNDARY SURVEY OF: On the Island of Key West and known on Wm. A. Whitehead's Map of said Island delineated in February, A.D. 1829, as all of Lot One (1) and a Part of Lots Two (2) and Four (4) of Square Sixty-one (61), and more particularly described as follows: COMMENCING at the Northwesterly corner of Angela and Simonton Streets and running thence along the line of Angela Street in a Southwesterly direction Two Hundred Fifty (250) feet; thence at right angles in a Northwesterly direction and parallel with Simonton Street Two Hundred Forty (240) feet; thence at right angles in a Northeasterly direction and parallel with Angela Street, Two Hundred Fifty (250) feet; thence at right angles in a Southeasterly direction along the Westerly line of Simonton Street Two Hundred Forty (240) feet to the Point of Beginning.

AND ALSO;

On the Island of Key West and is part of Lot 2, Square 61 according to William A. Whitehead's Map of said Island delineated in 1829 and is more particularly described as follows: FROM the intersection of the Southwesterly line of Simonton Street and the Southeasterly line of Southard Street go Southeasterly along the Southwesterly line of Simonton Street a distance of 127 feet to a point, which point is the Point of Beginning; thence continue Southeasterly along the Southwesterly line of Simonton Street a distance of 35 feet to a point; thence Southwesterly and at right angles a distance of 161.25 feet to a point; thence Northwesterly at right angles a distance of 35 feet to a point; thence at right angles in a Northeasterly direction a distance of 161.25 feet back to the Point of Beginning.

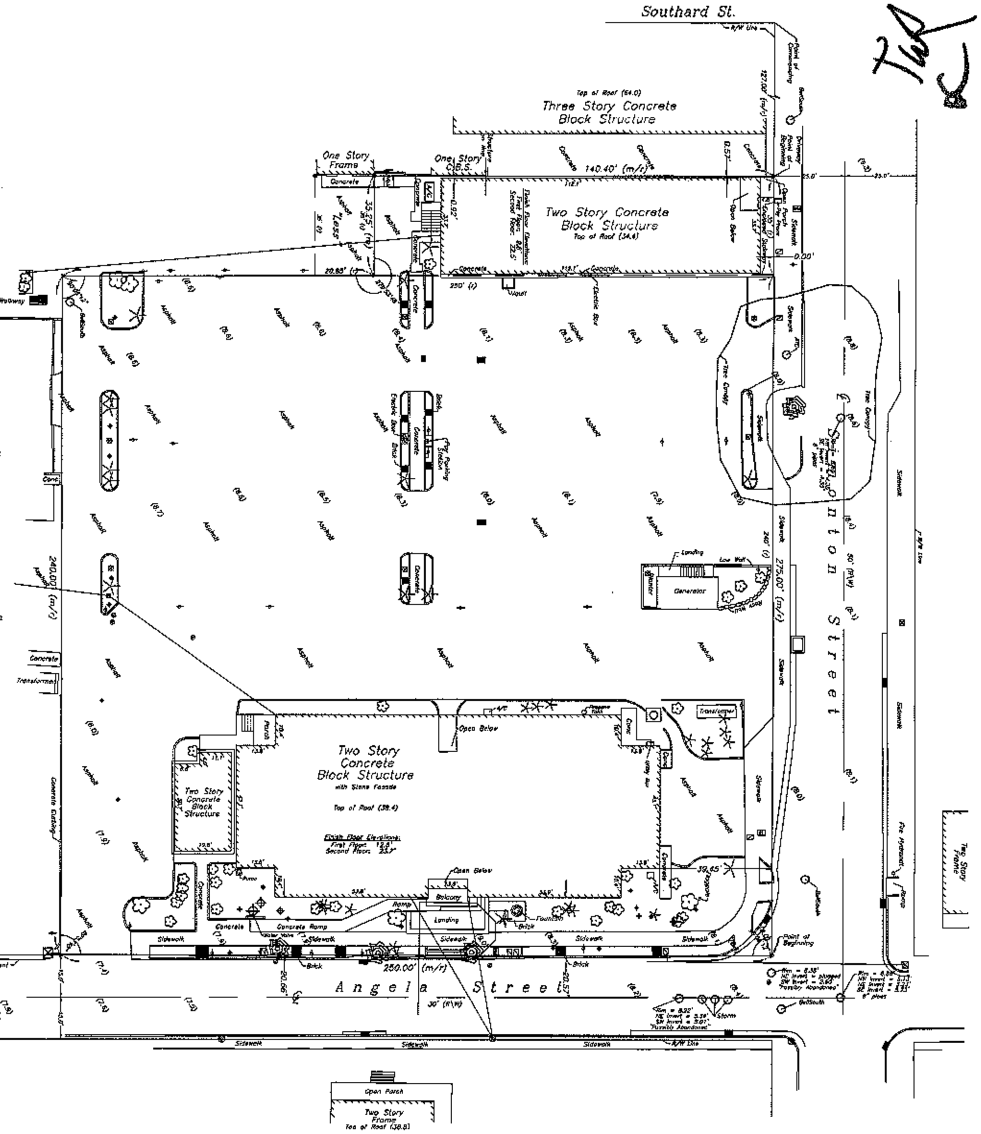
LESS:

On the Island of Key West, and is part of Lot 2, Square 61 according to William A. Whitehead's map of said Island delineated in 1829 and is more particularly described as follows: FROM the intersection of the Southwesterly line of Simonton Street and the Southeasterly line of Southard Street go Southwesterly along the Southeasterly line of Southard Street a disance of 160.58 feet to the Northeast corner of that certain parcel of land described in Official Records Book 300 on Pages 22 and 23 of the Public Records of Monroe County, Florida; thence run Southeasterly along the Northeasterly boundary of the said Parcel of Land described in said Official Records Book 300 on Pages 22 and 23, a distance of 127 feet to an iron pipe, said point being the Point of Beginning of the land being described herein; thence from the said Point of Beginning, run Northeasterly, parallel to said Southard Street, 20.85 feet to a two inch steel fence post; thence run Southeasterly, parallel to said Simonton Street, along a metal frame, 35 feet to a two inch steel fence post; thence run Southwesterly, parallel to said Southard Street, 20.85 feet to an iron rod; thence run Northwesterly, 35 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: City of Key West;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298
July 1, 2009



D1 A1.0.1 **SITE SURVEY**
SCALE: 1" = 20'-0"

GRAPHIC SCALE: 1" = 20'-0" (0, 20, 40, 60)

ARCHITECT:
mbi | k2m ARCHITECTURE, INC.
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Fax: 305.292.2162
Email: infoKW@mbik2m.com
www.mbik2m.com
PROF. REG. AA26001055
Building Relationships based on Trust and Results

Seal:

Consultants:

Submissions:

FIRE STATION #2
616 Simonton Street, Key West, Florida
BUILDING AND SITE DEVELOPMENT
FOR
City of Key West, 3132 Flagler Avenue, Key West, Florida 33040

Drawing Size	Project #: MK-12083
Drawn By: ADB	Checked By: MBI

Title: SITE SURVEY

Sheet Number: **A1.0.1**

Date: October 18, 2012

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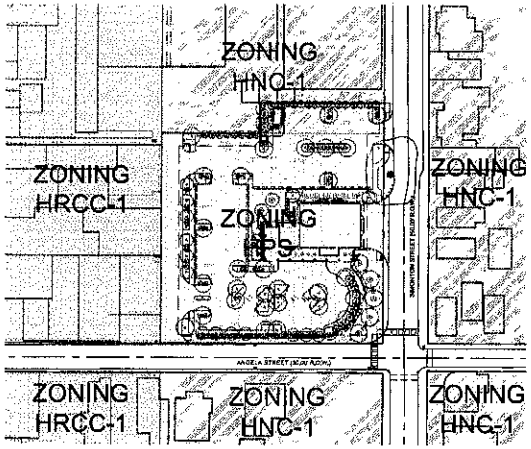


N 02 A1.1.1 ZONING DISTRICTS

SCALE: N.T.S.

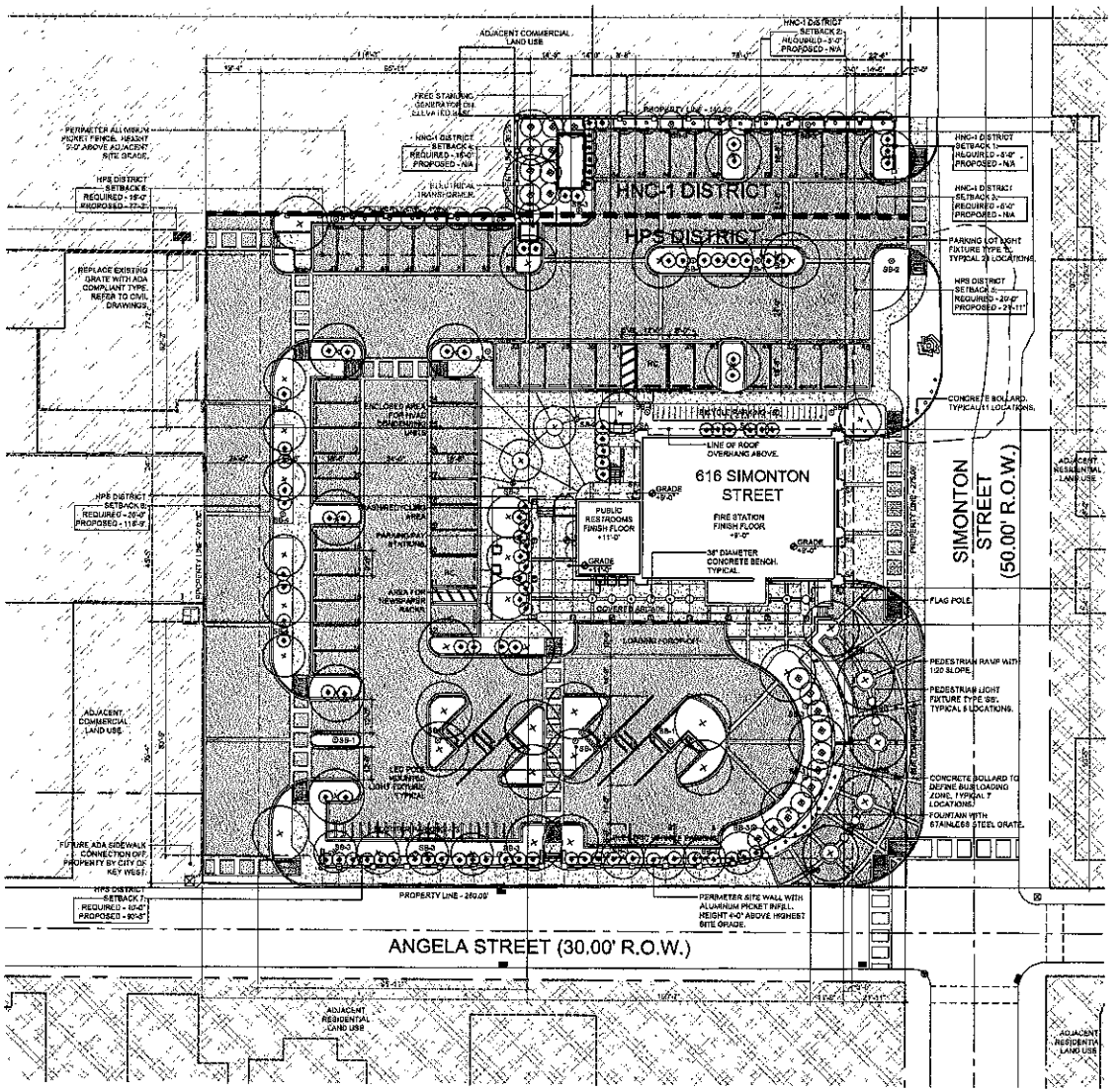
PROJECT STATISTICS:	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUESTED
ZONING	HNC-1			
FLOOD ZONE	X			
SIZE OF SITE	43591 SF			
SIZE OF PARKING	3,313 SF			
HEIGHT	35'-0"	N/A	N/A	NONE
SETBACK 1: FRONT	5'-0"	10'-0"	N/A	NONE
SETBACK 2: LEFT SIDE SETBACK	5'-0"	0'-4" (REAR)	N/A	NONE
SETBACK 3: RIGHT SIDE SETBACK (MAIN BLDG.)	5'-0"	0'-4" (REAR)	N/A	NONE
SETBACK 4: REAR SETBACK	15'-0"	10'-0" (REAR)	N/A	NONE
FLOOR AREA RATIO (1.0-2.0) (S)	1.0	1.07	0	NONE
BUILDING COVERAGE	30% (13,077 SF)	18% (7,985 SF)	0% (0 SF)	NONE
IMPERVIOUS SURFACE (1.0-2.0) (S)	60% (26,154 SF)	84% (36,859 SF)	67% (29,251 SF)	7% (3,093 SF)
OPEN SPACE / LANDSCAPING	20% (8,718 SF)	14% (6,173 SF)	33% (14,522 SF)	NONE
OPEN SPACE / PARKING	20% (8,718 SF)	1.4% (618 SF)	20% (8,707 SF)	NONE
NUMBER AND TYPE OF UNITS	30%	N/A	N/A	30%
CONSUMPTION AREA OR NUMBER OF SEATS	30%	N/A	N/A	N/A

PROJECT STATISTICS:	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUESTED
ZONING	HPS			
FLOOD ZONE	X			
SIZE OF SITE	65,669 SF			
SIZE OF PARKING	32,846 SF			
HEIGHT - HABITABLE BUILDING	30'-0"*	29'-0"	29'-0"	NONE
HEIGHT - NON HABITABLE BUILDING	30'-0"*	39'-0"	39'-0"	NONE
SETBACK 1: FRONT	25'-0"	37'-0" (CITY HALL)	23'-11"	NONE
SETBACK 2: RIGHT SIDE SETBACK	15'-0"	115'-0" (PARKING)	77'-3"	NONE
SETBACK 3: LEFT SIDE SETBACK (ANGELA)	10'-0"	18'-0"	89'-8"	NONE
SETBACK 4: REAR SETBACK	25'-0"	39'-10"	118'-9"	NONE
FLOOR AREA RATIO (1.0-2.0) (S)	1.0	0.20	0.18	NONE
BUILDING COVERAGE	40% (26,000 SF)	19% (12,600 SF)	17% (11,292 SF)	NONE
IMPERVIOUS SURFACE	60% (39,001 SF)	66.60% (43,727 SF)	65.84% (43,212 SF)	26.84% (17,613 SF)
OPEN SPACE / LANDSCAPING	20% (13,000 SF)	13.40% (8,869 SF)	18.32% (12,080 SF)	8.68% (5,610 SF)
OPEN SPACE / PARKING	20% (13,133 SF)	19.97% (13,133 SF)	15.84% (10,377 SF)	3.83% (2,757 SF)
NUMBER AND TYPE OF UNITS	30%	N/A	N/A	N/A
CONSUMPTION AREA OR NUMBER OF SEATS	30%	N/A	N/A	N/A

* MAXIMUM BUILDING HEIGHT DETERMINED BY CITY OF KEY WEST PLANNING DIRECTOR, AMY KIMBALL-WILEY, IN MEMORANDUM RE CITY WILL REDEVELOPMENT NON CONFORMING HEIGHT ASSESSMENT, DATED AUGUST 31, 2009 (ATTACHED AS APPENDIX TO VARIANCE APPLICATION).

PARKING:		CODE REQUIREMENT	EXISTING	PROPOSED
PARKING	CAR (STANDARD)	30 - 1 SPACE PER 300 SF OF FLOOR AREA	50	57
	CAR (HANDICAP)	3 - 1 PER 25 STANDARD PROVIDED	4	3
	ELECTRIC VEHICLE	N/A	0	3
	SCOOTER	N/A	0	23
	BICYCLE	3 - 10% OF STANDARD PROVIDED	10	60

FLOOR AREA:		
FIRST FLOOR	FIRE STATION	3,985 SF
	PUBLIC RESTROOMS	387 SF
SECOND FLOOR	FIRE STATION	3,983 SF
	STORAGE	527 SF
TOTAL		9140 SF



N 01 A1.1.1 SITE PLAN

SCALE: 1" = 20'-0"

GRAPHIC SCALE: 1" = 20'-0" (0, 20, 40, 60)

ARCHITECT:
mbi | k2m ARCHITECTURE, INC.
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Seal:

Consultants:

CIVIL ENGINEER:
Keys Engineering & Development, Inc.
1414 Kennedy Dr., Suite 201
Key West, Florida 33040
305.294.9580

MECHANICAL ENGINEER:
Keys Energy Services
Lighthouse Associates, LLC
Joint Venture
1001 Whitehead Street, Suite 27
Key West, Florida 33040
305.292.8291
Brian@lighthouse.biz

Submissions:

10.19.2012 HPB Submittal	
10.19.2012 HNC-1 Setbacks - HPB Review	
10.19.2012 HPB Final Review	
10.19.2012 Planning Board Review	
10.19.2012 Planning Board Review - Revisions	

FIRE STATION #2
616 Simonton Street, Key West, Florida
BUILDING AND SITE DEVELOPMENT
FOR:
City of Key West, 3132 Flagler Avenue, Key West, Florida 33040

PLOTTED: 10/19/2012 11:46 AM

Drawing Size	Project #:
24x36	MK-12050
Drawn By:	Checked By:
MM	MM

Title: ARCHITECTURAL SITE PLAN

Sheet Number: A1.1.1

Date: October 18, 2012

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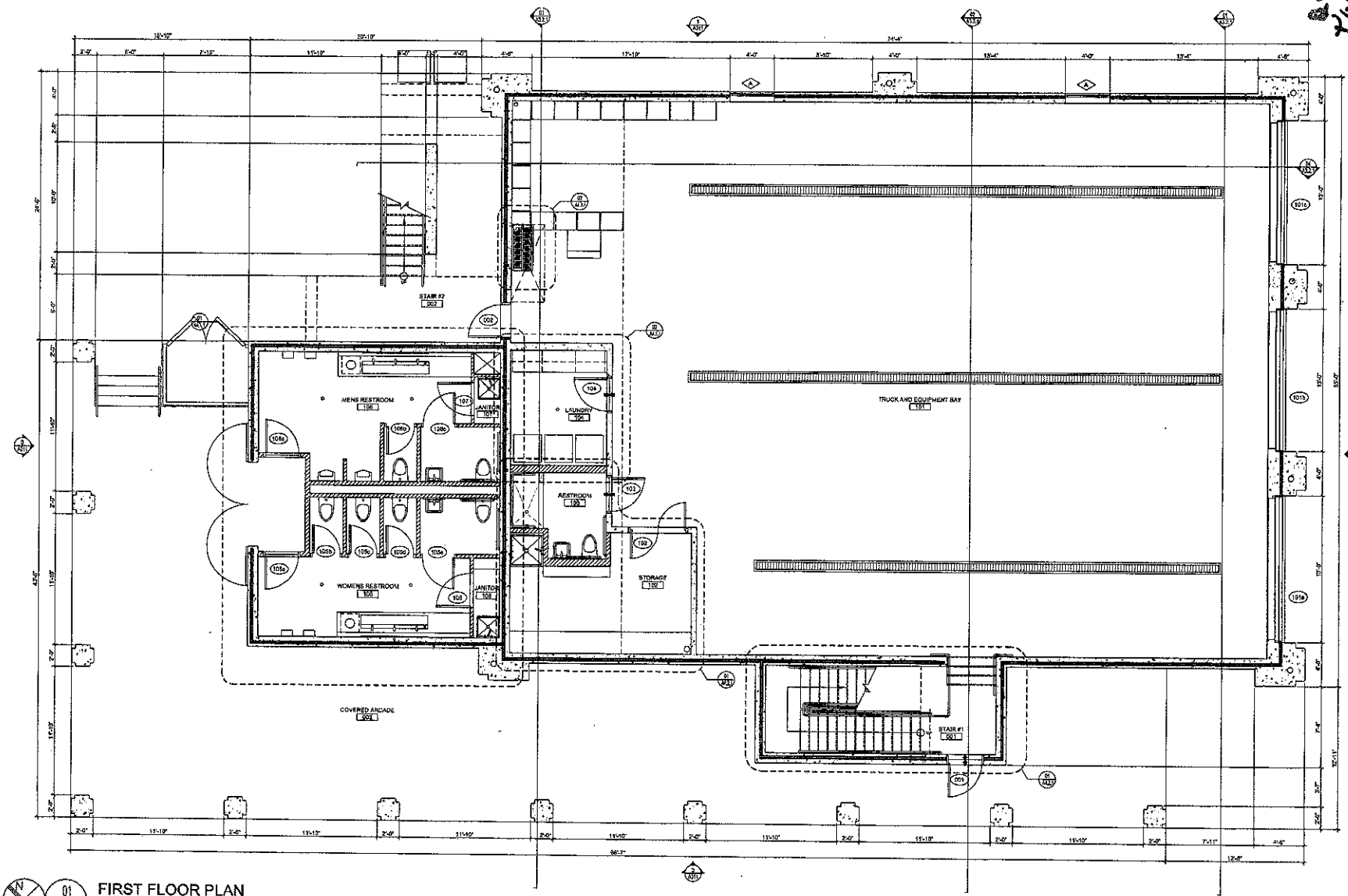

01
A2.1.1

FIRST FLOOR PLAN

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

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

ARCHITECT:

mbi | k2m
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PROF. REG. AA26001358
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Seal:

Consultants:

Submissions:

FIRE STATION #2

616 Simonton Street, Key West, Florida

BUILDING AND SITE DEVELOPMENT

FOR

City of Key West, 3132 Flagler Avenue, Key West, Florida 33040

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Drawing Size	Project #:
24x36	MK-12080
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ADS	MBI

Title:

FIRST FLOOR PLAN

Sheet Number:

A2.1.1

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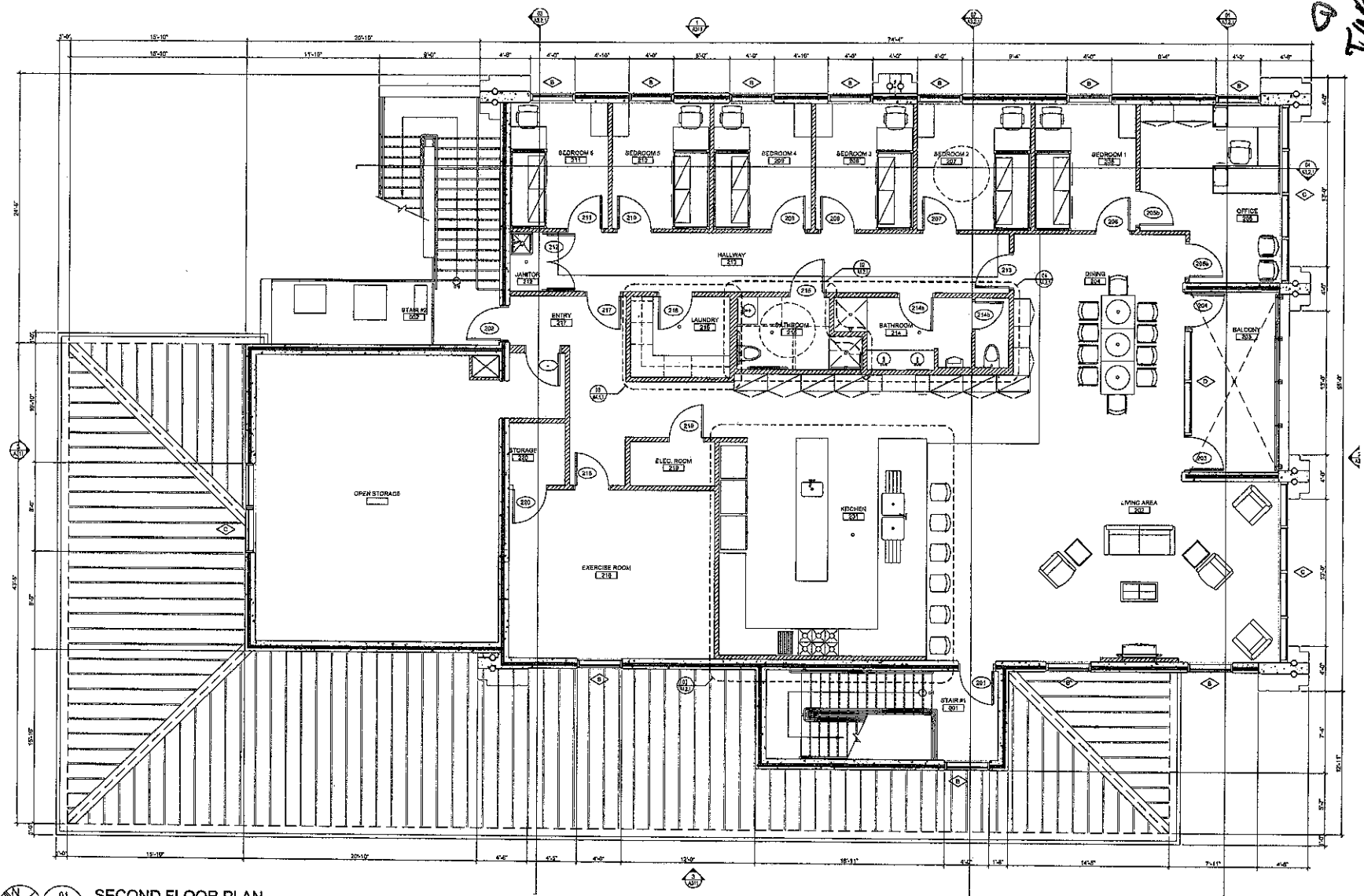

01 A2.1.2 SECOND FLOOR PLAN

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

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

QC Tap

ARCHITECT:

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PROF. REG. AA26001059
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Seal:

Consultants:

Submissions:

FIRE STATION #2

616 Simonton Street, Key West, Florida

BUILDING AND SITE DEVELOPMENT

FOR

City of Key West, 3132 Flagler Avenue, Key West, Florida 33040

Drawing Size	Project #:
24x36	MK-12080
Drawn By:	Checked By:
ADS	KBD

Title:

SECOND FLOOR PLAN

Sheet Number:

A2.1.2

Date: October 18, 2012

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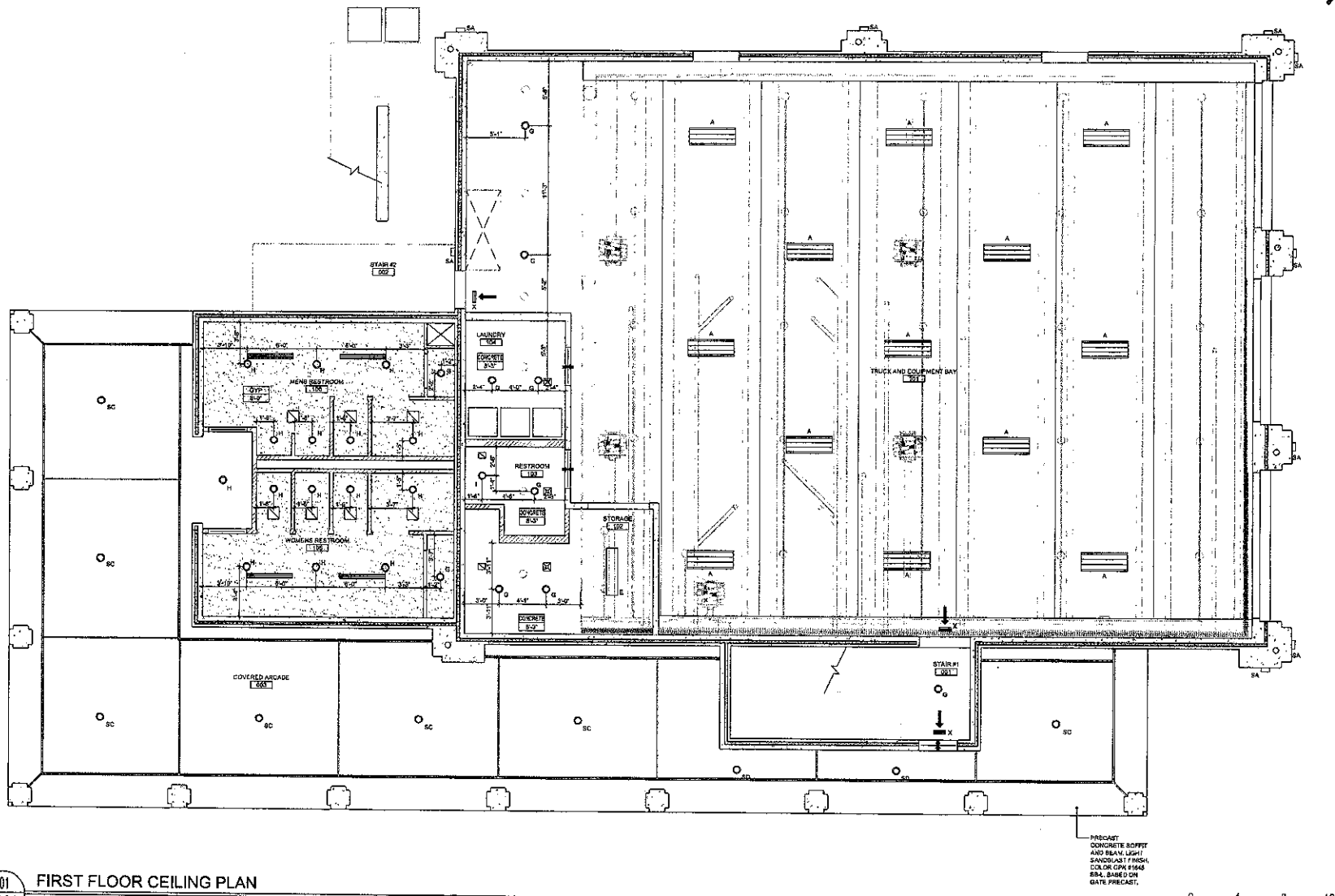

01 / A2.2.1 FIRST FLOOR CEILING PLAN

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

GRAPHIC SCALE: 1/4" = 1'-0" (0, 4, 8, 12)

ARCHITECT:

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Architecture, Interior Design, Procurement, Owner Representation, Specialty Consulting

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Seal:

Consultants:

Submissions:

FIRE STATION #2
516 Simonton Street, Key West, Florida
FOR
BUILDING AND SITE DEVELOPMENT
City of Key West, 3132 Flagler Avenue, Key West, Florida 33040

PLOTTED: 10/18 2012 11:47 AM

Drawing Size	Project #:
24x36	MK-12369
Drawn By:	Checked By:
ASB	MBI

Title:

FIRST FLOOR CEILING PLAN

Sheet Number:

A2.2.1

Date: October 18, 2012

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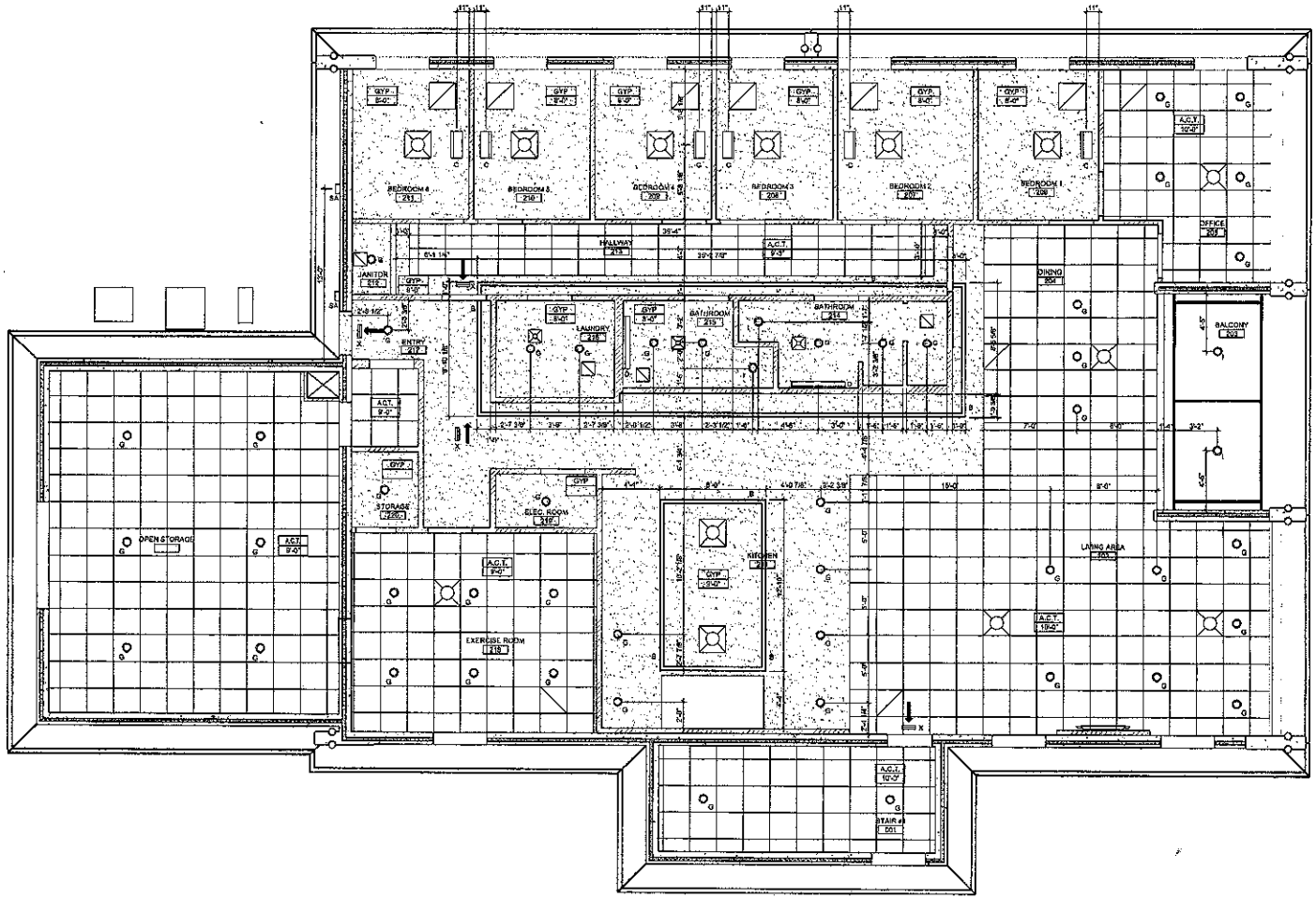

01 A2.2.2 SECOND FLOOR CEILING PLAN

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

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

QC TBP

ARCHITECT:
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www.mbik2m.com
PROF. REG. AA26001059
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Seal:

Consultants:

CIVIL ENGINEER:
Wilson Engineering & Consultants, Inc.
3104 Flagler Ave.
Key West, Florida 33040
(305) 296-7340

LANDSCAPE ARCHITECT:
Stephen Mehrhof
Landscape Architecture, LLC
1000 Duval Street, Suite 3B
Key West, Florida 33040
305.294.5551
Email: info@mehrhof.com

Submissions:

01/18/12	60% CD SUBMITTAL
01/27/12	60% CD SUBMITTAL WITH COMMENTS
01/30/12	60% CD SUBMITTAL
01/31/12	Bonfire CD Comments
02/13/12	60% CD SUBMITTAL WITH COMMENTS

FIRE STATION #2

618 Simonton Street, Key West, Florida

BUILDING AND SITE DEVELOPMENT

FOR

City of Key West, 3132 Flagler Avenue, Key West, Florida 33040

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Drawing Size	Project #:
24x36	MK-12290
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ACB	aKB

Title:

SECOND FLOOR CEILING PLAN

Sheet Number:

A2.2.2

Date: October 18, 2012

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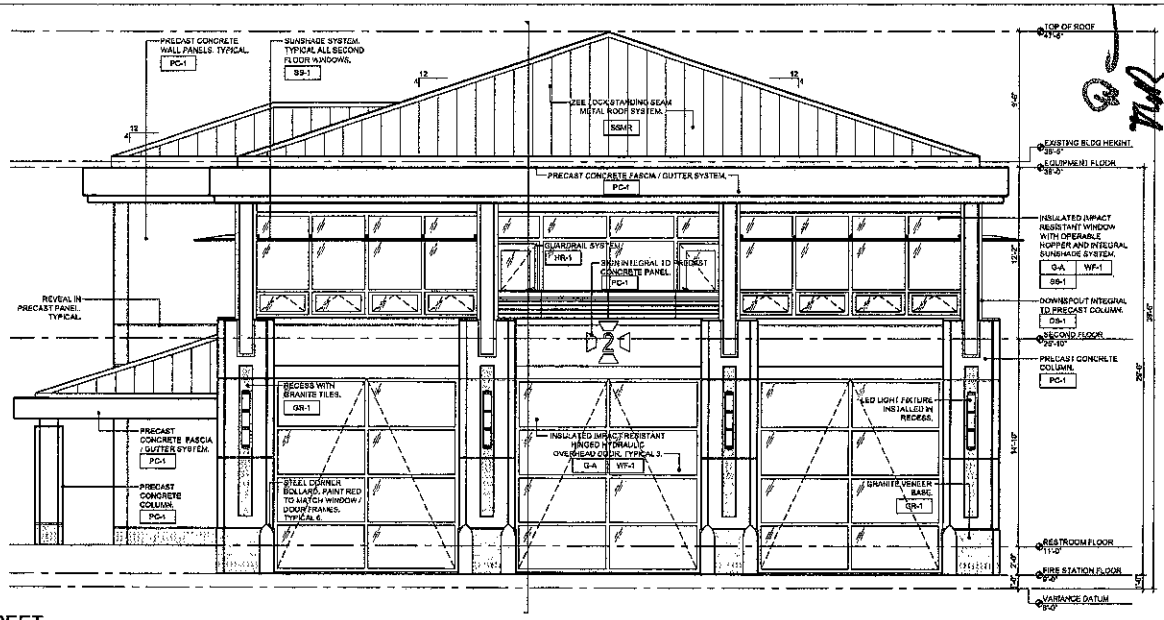
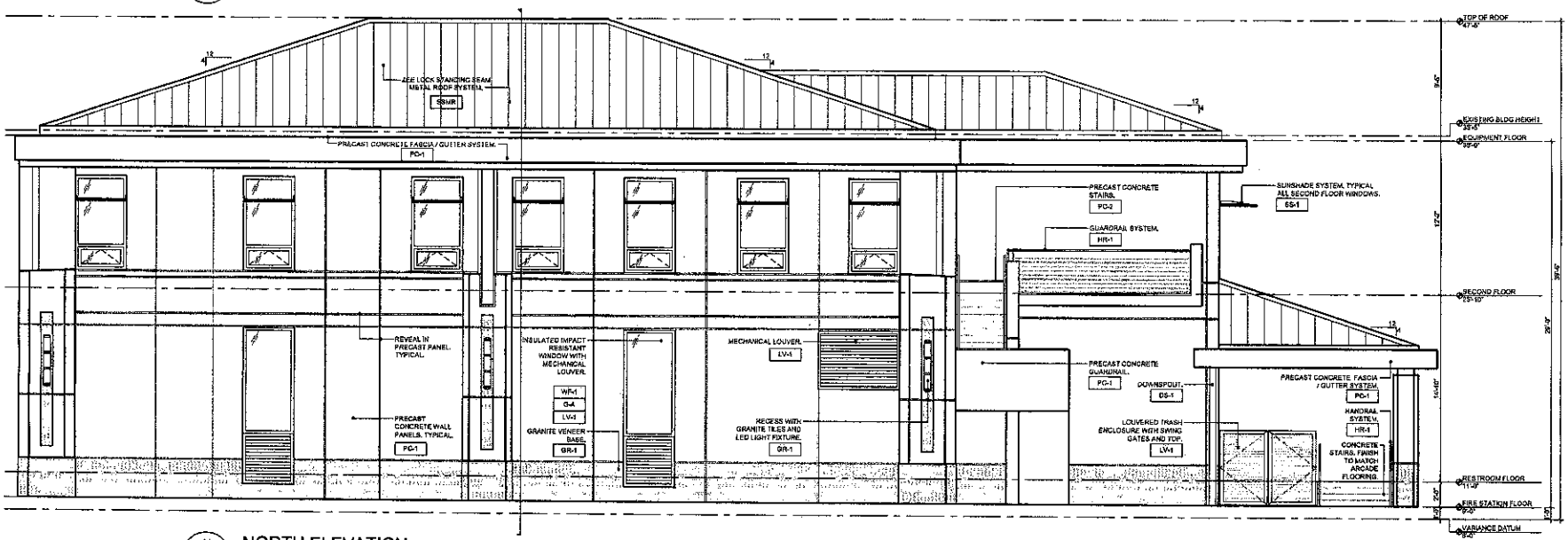
ELEVATION MATERIAL LEGEND		
SYMBOL	MATERIAL	COLOR / SPECIFICATION
SSMR	STANDING SEAM METAL ROOF	ZINC-COTE / 07 41 13
PC-1	ARCHITECTURAL PRECAST CONCRETE FINISH 1 - LIGHT SANDBLAST	GPK 1843 SB-L / 03 45 00
PC-2	ARCHITECTURAL PRECAST CONCRETE FINISH 1 - HEAVY SANDBLAST	GPK 1843 SB-H / 03 45 00
G-A	GLASS TYPE A	LIGHT TINT / 08 88 39
G-B	GLASS TYPE B	LIGHT TINT FROSTED / 08 88 19
LV-1	MECHANICAL LOUVERS	CLEAR ANODIZED
SS-1	SUNSHADE	CLEAR ANODIZED / 08 44 00
WF-1	WINDOW / DOOR FRAMES	RED ANODIZED
GR-1	GRANITE - F2899-1	BLACK DIAMOND THERMAL / 04 42 00
HR-1	GUARDRAIL / HANDRAIL SYSTEM	STAINLESS STEEL / BLACK GALVANIZED STEEL



02 A3.1.1 EAST ELEVATION - SIMONTON STREET

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



01 A3.1.1 NORTH ELEVATION

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

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PROF. REG.: AA26001065
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Seal:

Consultants:

Submissions:

FIRE STATION #2

616 Simonton Street, Key West, Florida

BUILDING AND SITE DEVELOPMENT

FOR:

City of Key West, 3132 Flagler Avenue, Key West, Florida 33040

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Drawing Size 24x36	Project # MK-12092
Drawn By: ADB	Checked By: MBI

Title: EXTERIOR ELEVATIONS

Sheet Number: A3.1.1

Date: October 18, 2012

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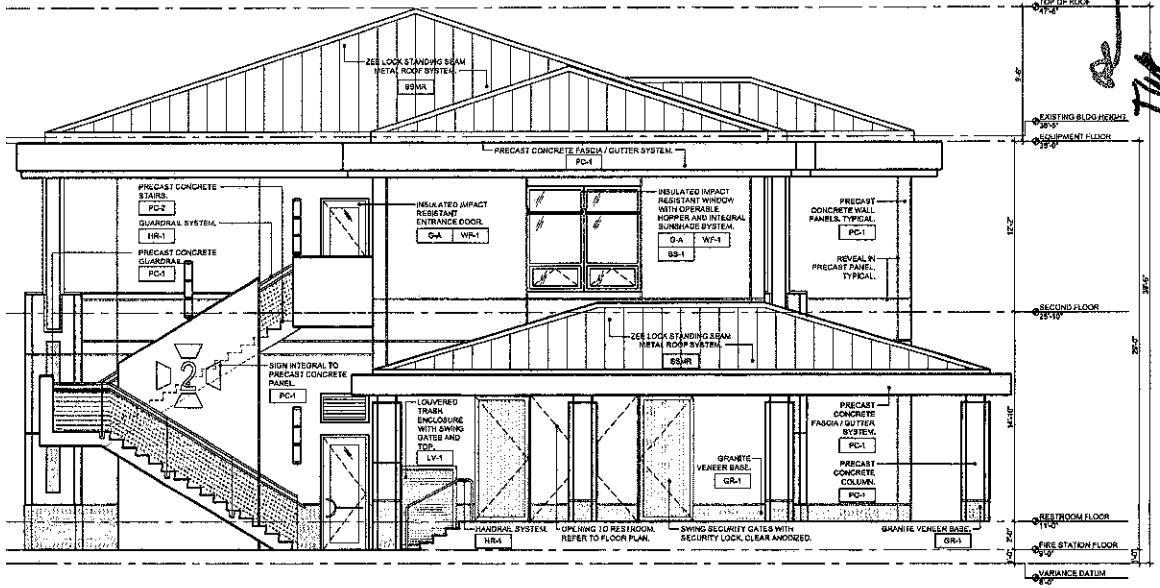
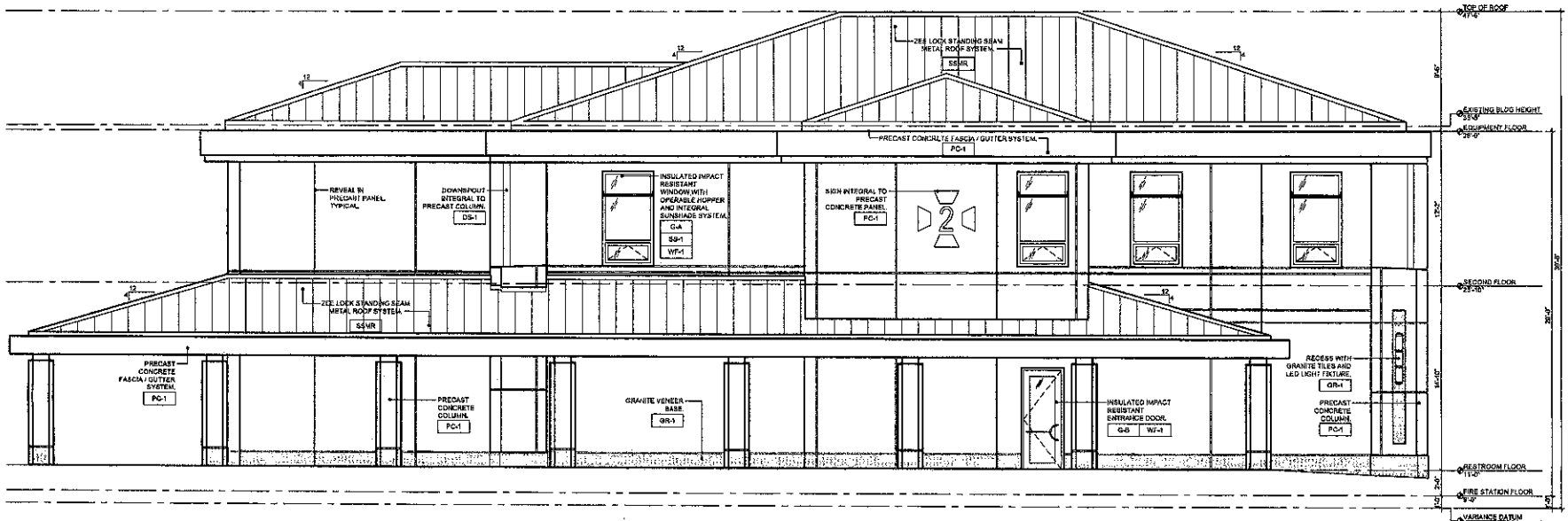
ELEVATION MATERIAL LEGEND

SYMBOL	MATERIAL	COLOR / SPECIFICATION
SSMR	STANDING SEAM METAL ROOF	ZINC-COTE / 07 41 13
PC-1	ARCHITECTURAL PRECAST CONCRETE FINISH 1 - LIGHT SANDBLAST	GPX 1645 SB-L / 03 45 00
PC-2	ARCHITECTURAL PRECAST CONCRETE FINISH 1 - HEAVY SANDBLAST	GPX 1645 SB-H / 03 45 00
G-A	GLASS TYPE A	LIGHT TINT / 08 88 19
G-B	GLASS TYPE B	LIGHT TINT FROSTED / 08 88 19
LV-1	MECHANICAL LOUVERS	CLEAR ANODIZED
SS-1	SUNSHADE	CLEAR ANODIZED / 08 44 80
WF-1	WINDOW / DOOR FRAMES	RED ANODIZED
GR-1	GRANITE - FINISH 1	BLACK DIAMOND THERMAL / 04 42 56
HR-1	GUARDRAIL / HANDRAIL SYSTEM	STAINLESS STEEL / BLACK GALVANIZED STEEL



02 A3.1.2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

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



01 A3.1.2 SOUTH ELEVATION - ANGELA STREET
SCALE: 1/4" = 1'-0"

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

ARCHITECT:
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PROF. REG. AA26001069
Building Relationships Based on Trust and Results

Seal:

Consultants:

Submissions:

FIRE STATION #2
616 Simonton Street, Key West, Florida
BUILDING AND SITE DEVELOPMENT
FOR
City of Key West, 3132 Flagler Avenue, Key West, Florida 33040

PLOTTED: 10/18/2012 11:43 AM

Drawing Size	Project #:
24x36	MK-12060
Drawn By: AOS	Checked By: MBI

Title:
EXTERIOR ELEVATIONS

Sheet Number:
A3.1.2

Date: October 18, 2012

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LIGHTING LEGEND			
NUMBER	SYMBOL	DESCRIPTION	MANUFACTURER
A		PROTECTED HIGH BAY FLUORESCENT	H.E. WILLIAMS - EGL4-664T5H-HIA-REFLCPEC95-EB2/2/2-UNV
B		MICRO-MINI LINEAR RECESSED LED LUMINAIRE	FINELITE - HPH-R-X'-LED-3500K-120-SC-XX
C		24" FLOURESCENT WALL WASH	FINELITE - HPW-LED-2'-FR-LED-3500K-120-SC
D		2 LAMP DIRECT/INDIRECT WALL MOUNT FLUORESCENT	
E		2 LAMP PROTECTED FLUORESCENT	
G		RECESSED LED DOWNLIGHT	SILESCENT - F206-C01-AC3-35-14
H		RECESSED LED DOWNLIGHT VANDAL RESISTANT	SILESCENT - V206-C01-AC3-35-VBG-14
I		RECESSED LED DOWNLIGHT WET LISTED	SILESCENT - F206-C01-AC3-35-14
X		INTERIOR - RECESSED EDGE LIT LED	BEGHELLI - CRV-NT-LR-1Q-M-AL
SA		WALL MOUNT EXTERIOR LED	LUMINAIRE LIGHTING - SPC8-24-3CR-28WLED-3500K-120-OP-XXX-WET-TX-SD
SB-1		SITE AREA LED LIGHTING	CREE - ARE-EDR-3M-R3-06-D-UL-BK-XXXMA-6K
SB-2		SITE AREA LED LIGHTING	CREE - ARE-EDR-3M-R3-06-D-UL-BK-XXXMA-6K
SB-3		SITE AREA LED LIGHTING	CREE - ARE-EDR-3M-R3-06-D-UL-BK-XXXMA-6K
SB-4		SITE AREA LED LIGHTING	CREE - ARE-EDR-3M-R3-06-D-UL-BK-XXXMA-6K
SC		RECESSED LED DOWNLIGHT VANDAL RESISTANT WET LISTED	SILESCENT - V206-C01-AC3-35-VBG-14
SD		RECESSED LED DOWNLIGHT VANDAL RESISTANT WET LISTED NARROW BEAM	SILESCENT - V206-C01-AC3-35-VBG-14

CEILING LEGEND		
SYMBOL	DESCRIPTION	MANUFACTURER
	2x2 ACOUSTICAL CEILING, REFER TO FINISH SCHEDULE	
	CONCRETE, UNDERSIDE OF STRUCTURE, REFER TO FINISH SCHEDULE.	
	TEXTURED GYPSUM BOARD CEILING, REFER TO FINISH SCHEDULE.	
	DOUBLE TEE, UNDERSIDE OF STRUCTURE, REFER TO FINISH SCHEDULE.	
GYP / 8'-0"	CEILING TYPE ELEVATION	
	LAY IN SUPPLY AIR GRILLE, REFER TO MECHANICAL PLANS.	
	LINEAR SUPPLY AIR GRILLE, REFER TO MECHANICAL PLANS.	
	LAY IN RETURN AIR GRILLE, REFER TO MECHANICAL PLANS.	
	LINEAR RETURN AIR GRILLE, REFER TO MECHANICAL PLANS.	

ARCHITECT:

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Consultants:

Submissions:

FIRE STATION #2
616 Simonton Street, Key West, Florida
BUILDING AND SITE DEVELOPMENT
FOR
City of Key West, 3132 Flagler Avenue, Key West, Florida 33040

PLOTTED: 10/18/2012 11:49 AM

Drawing Size	Project #:
24X36	MK-12053
Drawn By:	Checked By:
ASB	MBI

Title:
LIGHTING, CEILING AND WINDOW LEGENDS

Sheet Number:
A6.1.2

Date: October 18, 2012

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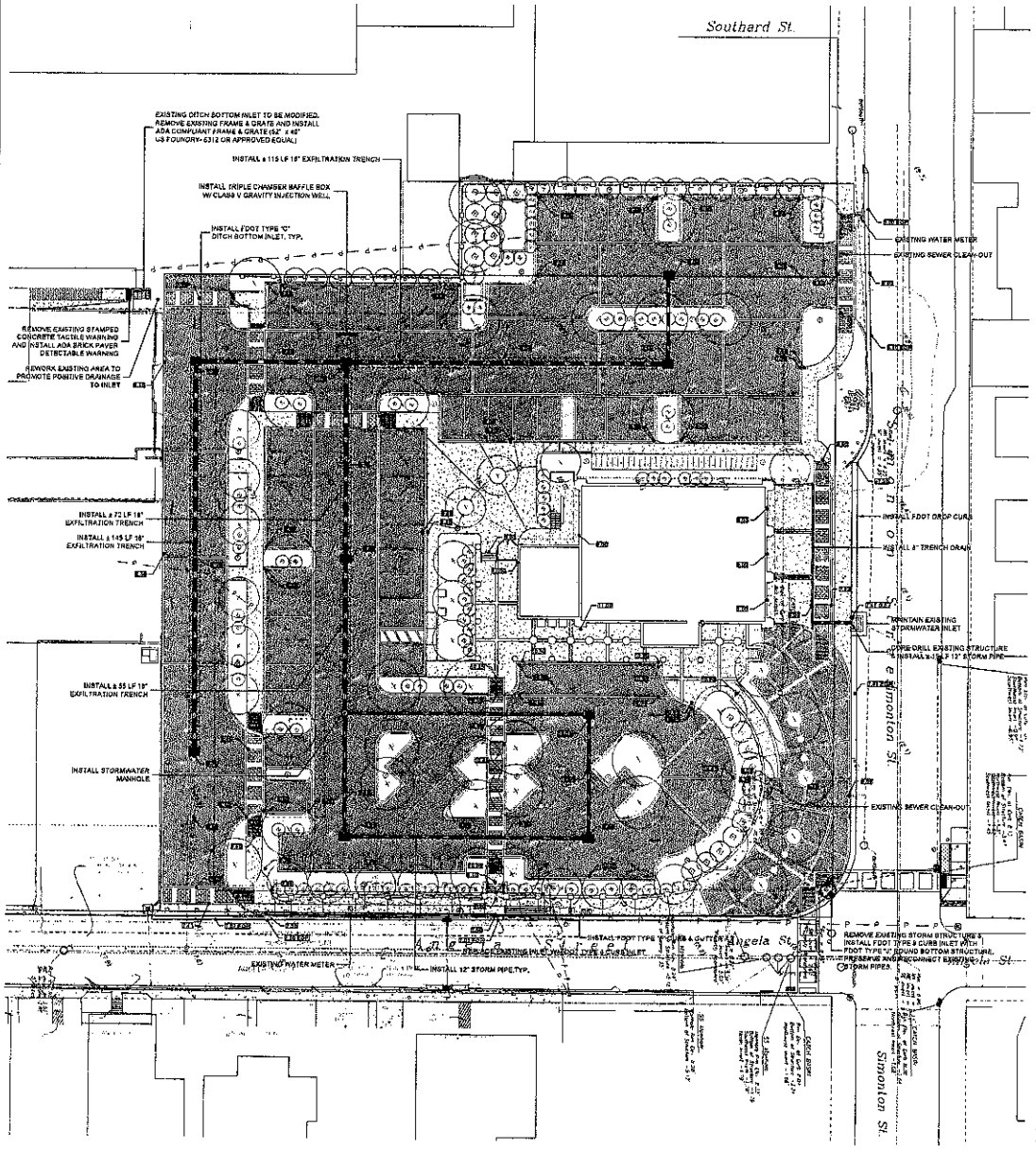
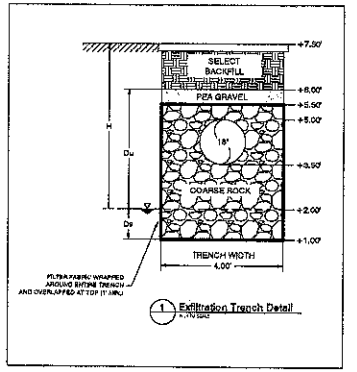


LEGEND

- PROJECT LIMITS
- BRICK PAVERS
- CONCRETE PAVEMENT
- ADA DETECTABLE WARNING SURFACE
- EXISTING GRADE
- PROPOSED GRADE
- STORMWATER CONVEYANCE PIPE
- EXFILTRATION TRENCH
- STORMWATER INLET (FDOT DITCH BOTTOM)
- TRIPLE CHAMBER BAFFLE BOX
- STORMWATER FLOW
- STORMWATER MANHOLE
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER
- EXISTING BURIED CABLE / TEL.

NOTE: SYMBOLOGY DENOTES AREA OF FEATURE



1 Exfiltration Trench Detail

SCALE 1"=20'
BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF NOT TWO INCHES ON THIS SHEET ADJUST SCALES ACCORDINGLY

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Seal

Consultants

Submissions

Water Quality - Redevelopment					
Basin	A =	1.491	ac	64,933	sf
Pervious Area		0.292	ac	4,017	sf
Impervious Area		1.399	ac	60,916	sf
% Impervious		93.91%			
Rainfall for 25yr/24hr event	P_{24} =	9	in		
Rainfall for 25yr/3day event	P_{72} =	13.23	in		
Depth to Water Table		8	ft		
Predeveloped Available Storage		8.18	in		
Soil Storage	S =	0.81	in		
$Q_{pre} = \frac{(P_{24} - 0.2S)^2}{(P_{24} + 0.8S)}$	Q_{pre} =	11.64	in		
Runoff Volume from 25 year/ 3 day storm	$V_{25yr/3day}$ =	17.36	ac-in		
Water Quantity - Redevelopment					
Basin	A =	1.491	ac	64,933	sf
Pervious Area		0.219	ac	9,547	sf
Impervious Area		1.271	ac	55,386	sf
% Impervious		85.24			
Rainfall for 25yr/24hr event	P_{24} =	9	in		
Rainfall for 25yr/3day event	P_{72} =	13.23	in		
Depth to Water Table		7	ft		
Developed Available Storage		8.18	in		
Soil Storage	S =	1.20	in		
$Q_{post} = \frac{(P_{24} - 0.2S)^2}{(P_{24} + 0.8S)}$	Q_{post} =	10.90	in		
Runoff Volume from 25 year/ 3 day storm	$V_{25yr/3day}$ =	16.24	ac-in		
Pre/Post Volume - Redevelopment					
$Q_{compare} = Q_{post} - Q_{pre}$	$Q_{compare}$ =	-0.75	in		
Pre/Post Volume = $Q_{compare} \times A$	$V_{compare}$ =	-1.11	ac-in		
Water Quality					
Project Area		1.491	ac	64,933	sf
Surface Water		0.000	ac	0	sf
Roof Area		0.180	ac	8,982	sf
Pavement, Walkways		1.111	ac	48,404	sf
Pervious area		0.219	ac	9,547	sf
Site area for Water Quality (Total area - (water surface + roof area))		1.293	ac	57,951	sf
Impervious area for water Quality (Site area for Water Quality - Pervious area)		1.111	ac	48,404	sf
% Impervious		84%			
A) One inch of runoff from project area		1.491	ac-in		
B) 2.5 inches times percent impervious (2.5 x percent impervious x Site area - surface water)		3.113	ac-in		
Comparison of Water Quality Methods					
		1.491	<	3.113	
		ac-in		ac-in	
Pretreatment Volume Required	3.113	ac-in		11,299	cf
Exfiltration Trench Pretreatment Volume Provided	3.125	ac-in		11,344	cf

Required trench length (L) =

$$K(WW + 2WDu - Du^2 + 2WD) + 1.39x10^{-4}(W)(Du)$$

Hydraulic Conductivity, K=	0.0001	
H =	8.5	ft
W =	4	ft
Du =	4	ft
D =	1	ft
Volume of Trench, V =	3.113	ac-in
Trench Length Required =	374	FT
Trench Length Provided =	367	FT

FIRE STATION #2

616 Simonton Street, Key West, Florida

BUILDING AND SITE DEVELOPMENT

FOR

City of Key West, 3132 Flagler Avenue, Key West, Florida 33040

Drawing Size	Project #
	MK-12069
Drawn By:	Checked By:

Title:

CONCEPTUAL DRAINAGE PLAN

Sheet Number

C-1

Date, October 18, 2012

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1. There to be relocated shall be root pruned a minimum of eight weeks prior to transplanting. Landscape Contractor shall maintain transplanted materials during root pruning period and during transplanting procedures by watering, weeding, mowing, spraying, fertilizing, pruning and other horticultural practices.
2. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified by Landscape Contractor to verify utility locations prior to digging. General Contractor is responsible for coordinating this verification with the Landscape plan prior to beginning of project. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
3. The Landscape Contractor shall comply with all local and State codes and shall be responsible for obtaining all applicable permits.
4. Landscape Architect may inspect the relocated materials to ensure compliance with horticultural practices as noted. Landscape Architect will submit a written report to Landscape Contractor of any deficiencies found during the maintenance period.
5. The Landscape Contractor is responsible for guaranteeing the transplanted trees for a period of one year. At the time of final inspection, all transplanted trees that are not in a healthy growing condition they shall be replaced by the Landscape Contractor.
6. Tree Pruning and Transplanting Operations: The Landscape Contractor shall follow all procedures to minimize shock of tree pruning and transplanting in accordance with standard arborist/tree care procedures including:
   A. The diameter of the root ball shall be a minimum of 18" diameter for palms and smaller palms.
   B. All roots found shall be cleanly cut with a sharp spade, a clean saw or shears depending on the size of the root.
   C. The canopy of the tree shall be thinned to compensate for the root loss, and leaving the entire shape of the remaining tree. The thinning shall be as per the ANSI A-300 Standards.
   D. After root pruning trees, Bandit seek to single or cluster grade with a soil stimulus containing of 50% existing soil and 50% Gandit.
   E. Provide a minimum of 3" mulch over backfill area to prevent weed growth, conserve moisture and prevent compaction.
   F. Install tree bracing as per Planting Detail 00 / L-1.1 to ensure step-by of tree during tree period prior to transplanting.
   G. If General Contractor commences site building demolition prior to the completion of the root pruning period the Landscape Contractor is responsible for providing tree protection as per Tree Protection Detail 05 / L-1.1 to ensure that the tree or root system is not damaged during the transplanting period.
   H. After root pruning, during root replacement/transplant there shall be watered 3 times per week.
   I. Immediately prior to transplanting to the branches of the tree up to week damage during transplanting.
   J. The root ball shall be wrapped with burlap to protect the soil around the roots and protect the root from drying out prior to moving from the new.
   K. Wash dusting of root ball for transplanting.
   L. Transplanting must occur within 24 hours after being dug for relocation. Plants should be kept in shade and be properly kept moist.
   M. Digging and preparation of the new hole for the transplant shall be done prior to removing the tree from the existing location.
   N. The depth of the new hole shall be equal to the depth of the root ball and the width shall be equal to twice the width of the root ball.
   O. Holes shall be dug from the ground with heavy equipment designed specifically for tree relocation so that the trees are handled and damaged by the equipment.
   P. The slings used to lift the transplanted root ball/spade/root ball shall be non-cutting nylon type slings that are wrapped around the root ball to support the weight of the palm. Slings shall be evenly wrapped around the trunk of the tree that can cause damage, girdling and wound or damage bark and bark of the tree.
   Q. The tree shall be planted slightly higher than their original planting level prior to relocation. The tree shall be centrally positioned in the planting hole and set straight, plumb or normal to the growth pattern of the palm prior to transplanting.
   R. The hole shall be backfilled according to Planting Detail 00 / L-1.1 with a soil mix consisting of 30% Indonesian sand and 50% island muck. The palm shall be backfilled according to the Planting Detail with a soil mix consisting of 70% Indonesian sand and 30% island muck.
   S. The Landscape Contractor is responsible for providing water to deep root water trees at installation to eliminate air pockets in the backfill mix prior to mulching.
   T. A 3" deep saucer should be created around the edge of the plant pits to help hold water.
   U. Provide a minimum of 3" layer of mulch over the saucer and backfill area outside saucer to prevent the weed growth, conserve moisture, and prevent compaction.
   V. Once the guarantee period the Landscape Contractor is responsible for replacing any trees that are not vertical when caused by winds less than 15 MPH.
   W. After the transplanted palms are in their final location the City of Key West will be responsible for watering palms and watering is provided not including during the guarantee period at a minimum of:
   First Month Daily; Second Month-3 Times Per Week; Third and Fourth Month-2 Times Per Week; Last Eight Months-1 Time Per Week; At each irrigation procedure apply 3-5 gallons of water per inch of trunk caliper to the top of the root ball.

01 TREE TRANSPLANTING NOTES
L-1.1 SCALE: N.T.S.

1. Landscape Contractor shall maintain transplanted materials during transplanting procedures by watering, weeding, mowing, spraying, fertilizing, pruning and other horticultural practices.
2. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified by Landscape Contractor to verify utility locations prior to digging. General Contractor is responsible for coordinating this verification with the Landscape plan prior to beginning of project. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
3. The Landscape Contractor shall comply with all local and State codes and shall be responsible for obtaining all applicable permits.
4. Landscape Architect may inspect the relocated palmetto to ensure compliance with horticultural practices as noted. Landscape Architect will submit a written report to Landscape Contractor of any deficiencies found during the maintenance period.
5. The Landscape Contractor shall be responsible for guaranteeing the transplanted palms for a period of one year. At the time of final inspection of transplanted palms that are not in a healthy growing condition they shall be replaced by the Landscape Contractor.
6. Tree Pruning and Transplanting Operations: The Landscape Contractor shall follow all procedures to minimize shock of transplanting in accordance with standard arborist/tree care procedures including:
   A. The diameter of the root ball shall be a minimum of 18" diameter for palms and smaller palms.
   B. All roots found shall be cleanly cut with a sharp spade, a clean saw or shears depending on the size of the root.
   C. For all palms except Bottle palmetto, the trees trunks shall be covered having 7-11 meets that are tied without creating an excess amount of weight that may damage the bark of the palm. The Bottle palmetto shall have all trunks outside 12" cannot damaged the bud.
   D. The root ball shall be wrapped prior to relocating to keep the root and intact and to protect the roots from drying and during the transplanting process.
   E. Transplanting must occur within 24 hours after being dug for relocation. Plants should be kept in shade and be kept of the palm must be kept moist.
   F. Digging and preparation of the new hole for the transplant shall be done prior to removing the palm from the existing location.
   G. The depth of the new hole shall be equal to the depth of the root ball and the width shall be equal to twice the width of the root ball.
   H. Palms shall be lifted from the ground with heavy equipment designed specifically for palm relocation so that the trunk and fronds are not damaged by the equipment.
   I. The slings used to lift the heavy weight palms shall be non-cutting nylon type slings that are wrapped around the trunk to support the weight of the palm. Padding on the sling may be necessary so that the trunk or fronds are not damaged.
   J. The palm shall be planted at its original planting level prior to relocation. The palm shall be centrally positioned in the hole and set straight, plumb or normal to the growth pattern of the palm prior to transplanting.
   K. The palm shall be backfilled according to Planting Detail 00 / L-1.1 with a soil mix consisting of 30% Island muck and 70% Indonesian sand.
   L. The Landscape Contractor is responsible for providing water to deep root water trees at installation to eliminate air pockets in the backfill mix prior to mulching.
   M. A 4" saucer shall be created around the edge of the plant pits to help hold water.
   N. Provide a minimum of 3" layer of mulch over the saucer and backfill area to conserve moisture and prevent evaporation. Do not mulch on top of root ball.
   O. Install palm bracing as per Planting Detail 00 / L-1.1 to ensure stability of palm during time period after transplanting.
   P. During the guarantee period the Landscape Contractor is responsible for resetting any palms that are not vertical when caused by winds less than 15 MPH.
   Q. After the transplanted trees are in their final location the City of Key West will be responsible for watering palms and watering is provided not including during the guarantee period at a minimum of:
   First Month Daily; Second Month-3 Times Per Week; Third and Fourth Month-2 Times Per Week; Last Eight Months-1 Time Per Week; At each irrigation procedure apply 3-5 gallons of water per inch of trunk caliper to the top of the root ball.

03 PALM TRANSPLANTING NOTES
L-1.1 SCALE: N.T.S.

GENERAL NOTES

1. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified to verify utility locations prior to Landscape Contractor digging. Utility trenching is to be coordinated by General Contractor with the Landscape plans prior to beginning of project. The Owner, Architect or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
2. Landscape Contractor shall examine the site and become familiar with conditions affecting the installation prior to submitting bids. Failure on site so shall not be considered cause for future extras or compensation.
3. Landscape Contractor is responsible for verifying all plant quantities prior to bidding and notify (2) owner are ever days of receipt of these plans shall notify the Landscape Architect in writing of any and all discrepancies. In case of discrepancies planting plans shall take precedence over plant list.
4. No substitutions are to be made without prior consent of the Landscape Architect. Plant material supply is the responsibility of the Landscape Contractor, and palms shall take steps to insure availability at time of planting.
5. All plant material shall be accepted the site on the plant list in all cases meeting the height and the ground specifications shall take precedence over minimum sizes.
6. The Landscape Contractor is responsible for coordinating tree pruning and tree and palm removals and transplants shown on the Tree Disposition Plan. The Landscape Contractor is responsible for removing and disposing trees and building unwanted trees, palms, shrubs, groundcovers, sod and weeds within landscape areas.
7. Landscape Contractor to provide finish grade in plant beds 3" lower than finish elevation of hardscape elements to accommodate 3" layer of mulch. Hardscape elements include roads, driveways, curbs, sidewalks and planters.

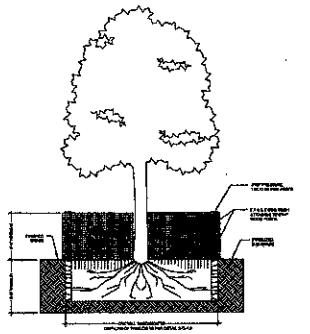
PLANTING NOTES

1. Landscape Contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, fertilizer, herbicides, preemergence herbicide, seed, and mulch.
2. Landscape Contractor shall guarantee all plant material for a period of one year from the day of final acceptance by the Landscape Architect.
3. All plant material shall be Florida #1 or better, as defined in the Grades and Standards for Nursery Plants, Part I and II by the State of Florida Department of Agriculture.
4. Landscape Contractor is responsible for submitting a nursery list for Landscape Architect to approve all trees, palms and shrubs prior to delivery to the project site.
5. Landscape Contractor shall coordinate work with that of the Irrigation and Landscape Lighting Contractor.
6. The Landscape Contractor and trees near plant trees with pre-emergence herbicide after weeds and grass have been removed. Landscape Contractor shall wait (7) seven days after pre-emergence treatment prior to planting.
7. Planting soil shall be a mix of 30% Island muck and 70% freshwater sand. Planting and substrate shall be clean and free of construction debris, weeds, rock and noxious pests and diseases.
8. All soil mix in plant beds for groundcovers, shrubs, palms and trees shall be as per details.
9. All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas surrounded by heavy equipment shall be de-compacted so that drainage is not impeded.
10. All synthetic burlap, string, cords or wire baskets shall be removed before trees are planted. All synthetic tape shall be removed from branches and trunks prior to final acceptance. The top 1/3 of the burlap shall be removed or folded into the plant pit before the trees are backfilled.
11. Landscape Contractor is responsible for mulching all plant beds and planters with a minimum 3" layer of natural color Eucalyptus or Cypressmulch immediately after planting. In no case shall Cypress mulch be used.
12. All Trees/Palms in sod areas are to receive a mulched saucer with width of the plant pit.
13. Landscape Contractor shall guy and stake all trees and palms as per specifications and details. No paint shall be applied to any surface of trees or palms. No nails, screws or wiring shall penetrate the outer surface of trees and palms. All guying and staking shall be removed twelve months after planting.
14. All palm and tree guy wires and bracing are to be flagged for visibility, for their duration. All unfastened and unplaited use pile shall be properly fastened and flagged during construction.
15. All broken branches and dead wood branches are to be pruned according to ANSI A-300 Guidelines for Tree Pruning to min. 8'-0" height clearance to the base of canopy.
16. Landscape Contractor to provide all plants with fertilizer 30 days after installation. Fertilizer shall comply with state fertilizer laws. It shall have a chemical designation as indicated for each type of plant:
   Palms: 12-4-12 N-P-K, Slow Release Palm Spikes with micronutrients.
   Shrubs, Groundcover and Trees: 8-8-8 N-P-K, with micronutrients.

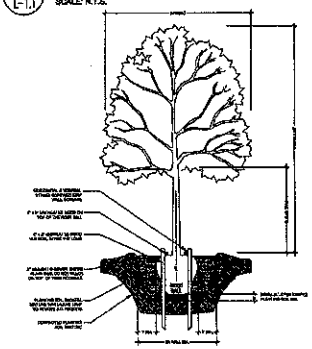
02 GENERAL PLANTING NOTES
L-1.1 SCALE: N.T.S.

1. Landscape Contractor shall maintain transplanted materials during transplanting procedures by watering, weeding, mowing, spraying, fertilizing, pruning and other horticultural practices.
2. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified to verify utility locations prior to digging. Utility trenching is to be coordinated by the General Contractor prior to beginning of project. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
3. The Landscape Contractor shall comply with all local and State codes and shall be responsible for obtaining all applicable permits.
4. Landscape Architect may inspect the relocated palmetto to ensure compliance with horticultural practices as noted. Landscape Architect will submit a written report to Landscape Contractor of any deficiencies found during the maintenance period.
5. The Landscape Contractor shall be responsible for guaranteeing the transplanted palms for a period of one year. At the time of final inspection of transplanted palms that are not in a healthy growing condition shall be replaced by the Landscape Contractor.
6. Transplanting Operations: The Landscape Contractor shall follow all procedures to minimize shock of transplanting in accordance with standard arborist/tree care procedures that include:
   A. The diameter of the root ball shall be a minimum of 18" diameter for palms and smaller palms.
   B. All roots found shall be cleanly cut with a sharp spade, a clean saw or shears depending on the size of the root.
   C. For all palms except Bottle palmetto, the trees trunks shall be covered having 7-11 meets that are tied without creating an excess amount of weight that may damage the bark of the palm. The Bottle palmetto shall have all trunks outside 12" cannot damaged the bud.
   D. The root ball shall be wrapped prior to relocating to keep the root and intact and to protect the roots from drying and during the transplanting process.
   E. Transplanting must occur within 24 hours after being dug for relocation. Plants should be kept in shade and be kept of the palm must be kept moist.
   F. Digging and preparation of the new hole for the transplant shall be done prior to removing the palm from the existing location.
   G. The depth of the new hole shall be equal to the depth of the root ball and the width shall be equal to twice the width of the root ball.
   H. Palms shall be lifted from the ground with heavy equipment designed specifically for palm relocation so that the trunk and fronds are not damaged by the equipment.
   I. The slings used to lift the heavy weight palms shall be non-cutting nylon type slings that are wrapped around the trunk to support the weight of the palm. Padding on the sling may be necessary so that the trunk or fronds are not damaged.
   J. The palm shall be planted at its original planting level prior to relocation. The palm shall be centrally positioned in the hole and set straight, plumb or normal to the growth pattern of the palm prior to transplanting.
   K. The palm shall be backfilled according to Planting Detail 00 / L-1.1 with a soil mix consisting of 30% Island muck and 70% freshwater sand.
   L. The Landscape Contractor is responsible for providing water to deep root water trees at installation to eliminate air pockets in the backfill mix prior to mulching.
   M. A 4" saucer shall be created around the edge of the plant pits to help hold water.
   N. Provide a minimum of 3" layer of mulch over the saucer and backfill area to conserve moisture and prevent evaporation. Do not mulch on top of root ball.
   O. Install palm bracing as per Planting Detail 00 / L-1.1 to ensure stability of palm during time period after transplanting.
   P. During the guarantee period the Landscape Contractor is responsible for resetting any palms that are not vertical when caused by winds less than 15 MPH.
   Q. After the transplanted trees are in their final location the City of Key West will be responsible for watering palms and watering is provided not including during the guarantee period at a minimum of:
   First Month Daily; Second Month-3 Times Per Week; Third and Fourth Month-2 Times Per Week; Last Eight Months-1 Time Per Week; At each irrigation procedure apply 3-5 gallons of water per inch of trunk caliper to the top of the root ball.

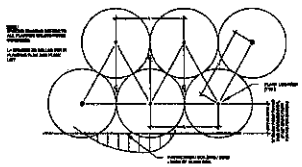
04 TREE PROTECTION NOTES
L-1.1 SCALE: N.T.S.



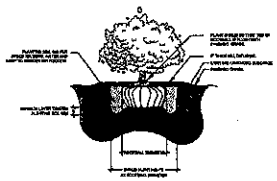
05 TREE PROTECTION DETAIL
L-1.1 SCALE: N.T.S.



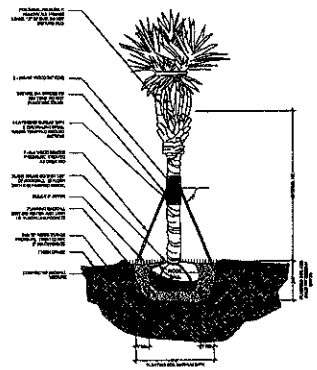
06 TREE PLANTING DETAIL ON SITE
L-1.1 SCALE: N.T.S.



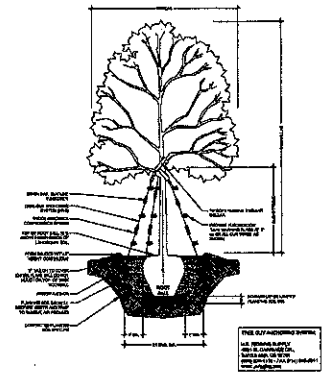
07 SHRUB PLANTING DETAIL
L-1.1 SCALE: N.T.S.



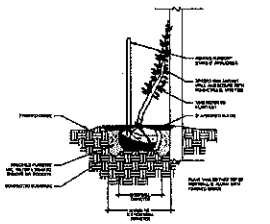
08 SHRUB PLANTING DETAIL
L-1.1 SCALE: N.T.S.



09 PALM TRANSPLANTING DETAIL OFFSITE
L-1.1 SCALE: N.T.S.



10 TREE TRANSPLANTING DETAIL OFFSITE
L-1.1 SCALE: N.T.S.



11 VINE PLANTING DETAIL
L-1.1 SCALE: N.T.S.

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PROF. REG. AR0010959
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Seal:

Consultants:

PROJECT NUMBER:
Public Storage Land & Development, Inc.
1414 Avenue B - Suite 201
Key West, Florida 33040
305.293.9400
LANDSCAPE ARCHITECT
Landscape Architecture, LLC
Jeffrey Scott Shepard, RLA
Post Office Box 4486
Key West, Florida 33040
305.923.5701
Email: jsshepard@bellsouth.net

Submissions:
2012-08-20 PARC Submittal
2012-08-31 PARC Resubmittal - No Comments
2012-09-20 HARC Submittal
2012-09-28 Planning Board Submittal

FIRE STATION #2
Angela, Simonton and Staples Streets, Key West, Florida
BUILDING AND SITE DEVELOPMENT
FOR
City of Key West, 3192 Flagler Avenue, Key West, Florida 33040

Drawing Size	Project #: MK-13080
Drawn By: BM / JV	Checked By: BN

Title:
TRANSPLANTING & PLANTING NOTES & DETAILS

Sheet Number:
L-1.1

Date: September 5, 2012

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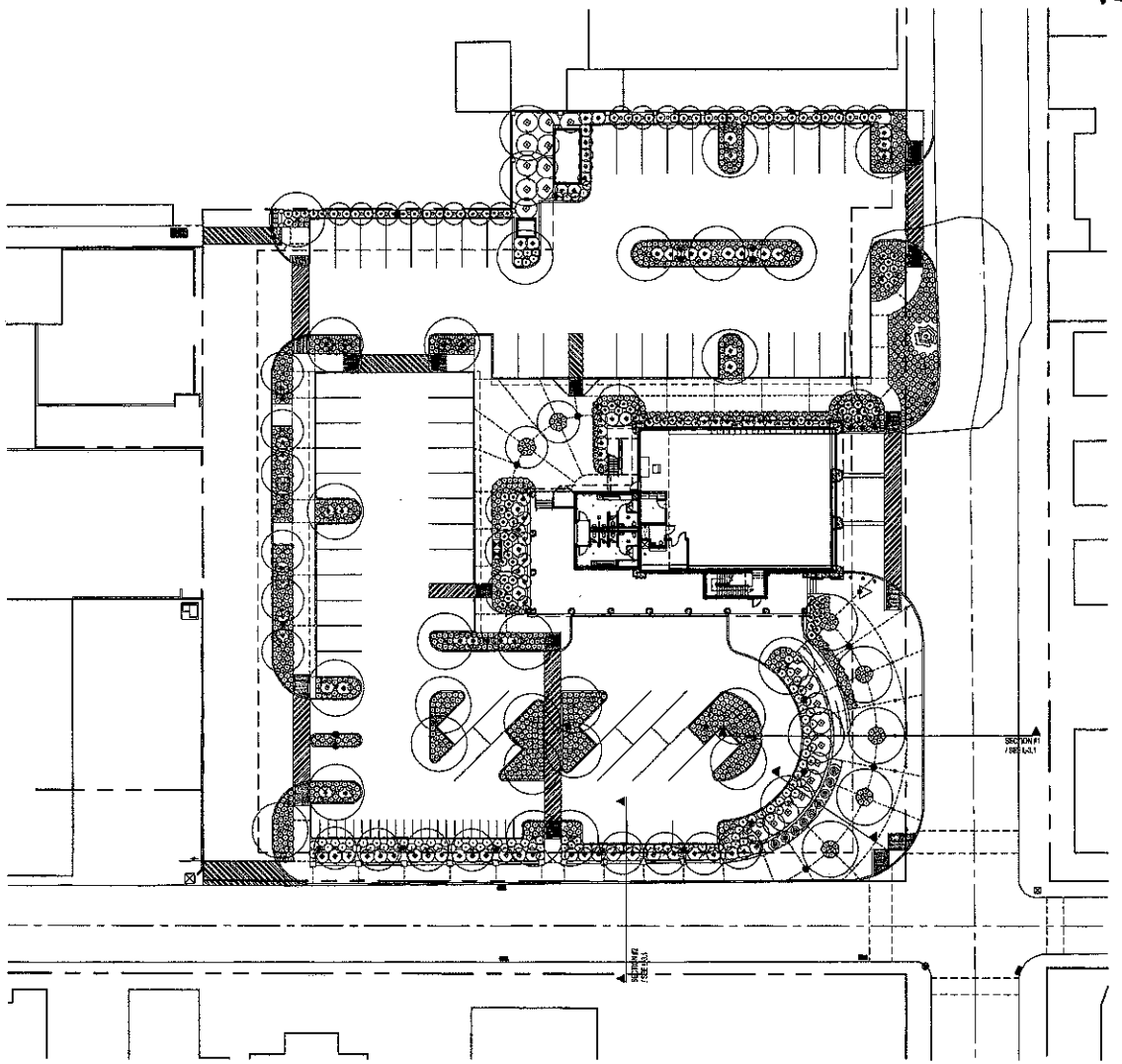
SYMBOL	KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION
	TREES										
	CAW	56	Conocarpus erectus	Wild Cinnamon	Yes	3"-4"	12'-14'	8'-10'	45 Gal	As Shown	5'CT
	COD		Coccoloba diversifolia	Pigeon Plum	Yes	3"-4"	12'-14'	8'-10'	45 Gal	As Shown	5'CT
	GUD		Guapira discolor	Blolly	Yes	3"-4"	12'-14'	8'-10'	45 Gal	As Shown	5'CT
	GUS		Guaiacum sanctum	Lignum Vitae	Yes	3"-4"	8'-10'	8'-10'	30 Gal	As Shown	5'CT
	SYL		Symarouba glauca	Gateswood	Yes	3"-4"	12'-14'	8'-10'	45 Gal	As Shown	5'CT
	SUG		Krugiodendron ferreum	Ironwood	Yes	3"-4"	12'-14'	8'-10'	45 Gal	As Shown	5'CT
	MYR		Myrciaria floribunda	Simpson Stopper	Yes	NA	12'-14'	8'-10'	45 Gal	As Shown	5'CT
	LARGE SHRUBS										
	CAC	51	Capparis cynophallophora	Jamaican Caper	Yes	NA	6'-8'	3'-4'	30 Gal	As Shown	Shrub Type
	CLU		Clusia guttifera	Small Leaf Clusia	Yes	NA	6'-8'	3'-4'	30 Gal	As Shown	Shrub Type
	EUF		Eugenia foetida	Spanish Stopper	Yes	NA	6'-8'	3'-4'	30 Gal	As Shown	Shrub Type
	P G		Pithecellobium guadalupense	Blackbead	Yes	NA	6'-8'	3'-4'	30 Gal	As Shown	Shrub Type
	RIA		Randia aculeata	Indigo Berry	Yes	NA	6'-8'	3'-4'	30 Gal	As Shown	Shrub Type
	MEDIUM SHRUBS										
	BRL	102	Bravaisia integerrima	Locus(Berry	Yes	NA	30"-48"	36"-48"	3 Gal	As Shown	
	CAS		Cassia bahamensis	Bahama Cassia	Yes	NA	30"-48"	36"-48"	3 Gal	As Shown	
	CHC		Chrysobalanus icaco	Cocoplum	Yes	NA	24"-30"	24"-36"	7 Gal	As Shown	
	ERP		Erithalis fruticosa	Black Torch	Yes	NA	36"-48"	36"-48"	3 Gal	As Shown	
	PSH		Psychotria nervosa	Wild Coffee	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	
	SER		Serenoa repens	Saw Palmetto	Yes	NA	18"-24"	18"-24"	1 Gal	As Shown	
	SMALL SHRUBS										
	HAM	256	Hamelia patens 'Nelson'	Dwarf Firebush	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	
	PLI		Psychotria ligustrifolia	Dwf. Wild Coffee	Yes	NA	24"-30"	24"-36"	3 Gal	As Shown	
	SAB		Serenoa dabeneyensis	Silver Saw Palmetto	Yes	NA	24"-30"	24"-36"	3 Gal	As Shown	
	TRF		Tripsacum floridanum	Dwarf Fakahatchee	Yes	NA	18"-24"	18"-24"	3 Gal	As Shown	
	ZAP		Zamia pumila	Coontie	Yes	NA	18"-24"	18"-24"	3 Gal	As Shown	
	GROUNDCOVER										
	BOA	1334	Bontelia oliveriana	Sea Ox Eye Daisy	Yes	NA	12"-18"	12"-18"	1 Gal	As Shown	
	ERL		Emodia liberiensis	Golden Creeper	Yes	NA	12"-18"	12"-18"	1 Gal	As Shown	
	LAD		Lantana depressa	Pineland Lantana	Yes	NA	12"-18"	12"-18"	1 Gal	As Shown	
	NIS		Nephrolepis cordifolia	Wart Fern	Yes	NA	12"-18"	12"-18"	1 Gal	As Shown	
	HEE		Hedyotis corymbosa 'Purpureascens'	Bristle Fern	Yes	NA	12"-18"	12"-18"	1 Gal	As Shown	
	STJ		Stachytarpheta jamaicensis	Porterweed	Yes	NA	18"-24"	18"-24"	1 Gal	As Shown	

LEGEND:

- CONCRETE BOLLARD
- POLE LIGHT
- DOUBLE POLE LIGHT
- PARKING PAY STATION
- PARKING SIGNAGE

NOTE:

SEE ARCHITECTURAL AND ELECTRICAL ENGINEERING PLANS FOR DETAILS.



01 / L-2.0 LANDSCAPE PLAN

SCALE: 1" = 20'-0"

GRAPHIC SCALE: 1" = 20'-0"

0 20 40 60

BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF NOT TWO INCHES ON THIS SHEET ADJUST SCALES ACCORDINGLY.

ARCHITECT:

mbi | k2m ARCHITECTURE, INC.

Architecture, Interior Design, Procurement, Owner Representation, Specialty Consulting

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PROF. REG. AA26001068

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Gladney | Key West | Quincy
Sarkisian Hicks | mbi | k2m

Seal:

Consultants:

Submissions:

FIRE STATION #2

Angela Street and Simonton Street, Key West, Florida

BUILDING AND SITE DEVELOPMENT

City of Key West, 3132 Flagler Avenue, Key West, Florida 33040

PLOTTED: 9/6/2012 2:18 PM

Drawing Size	Project #:
24x36	MK-12060
Drawn By:	Checked By:
BN-JV	BH

Title:

SCHEMATIC PLANTING PLAN

Sheet Number:

L-2.0

Date: September 6, 2012

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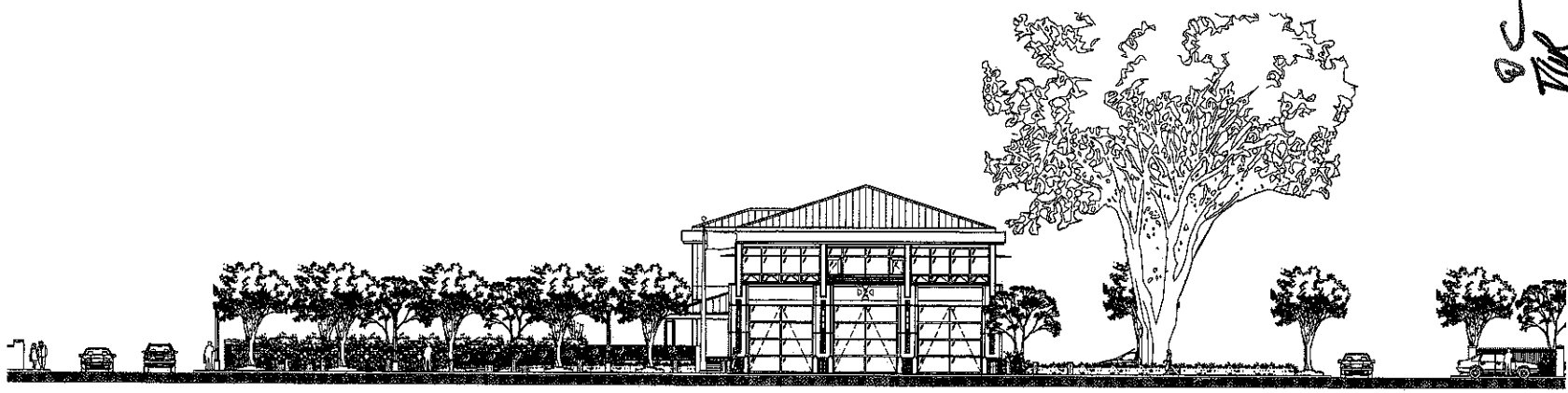

01 L-3.0 SIMONTON STREET ELEVATION
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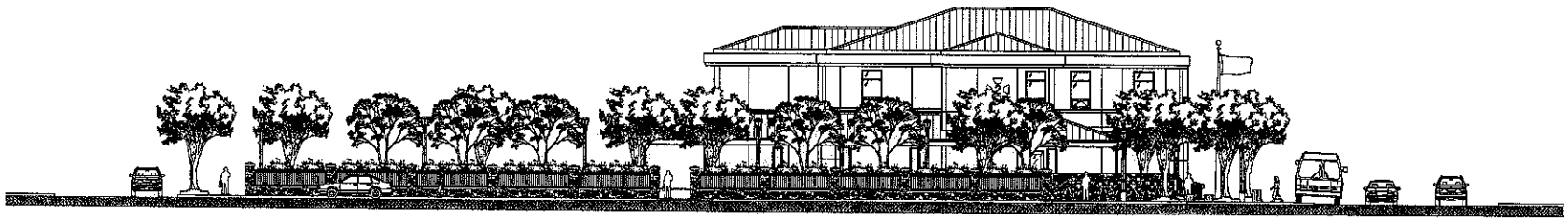

02 L-3.0 ANGELA STREET ELEVATION
SCALE: 3/32" = 1'-0"

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PROF. REG. AA26001058
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Consultants:

Submissions:

FIRE STATION #2
Angela Street and Simonton Street, Key West, Florida
BUILDING AND SITE DEVELOPMENT
FOR
City of Key West, 3132 Flagler Avenue, Key West, Florida 33040

PLOTTED: 9.6.2012 2:20 PM

Drawing Size: 24x36	Project #: MK-12060
Drawn By: EN-JV	Checked By: EN

Title:
LANDSCAPE ELEVATION

Sheet Number:
L-3.0

Date: September 6, 2012

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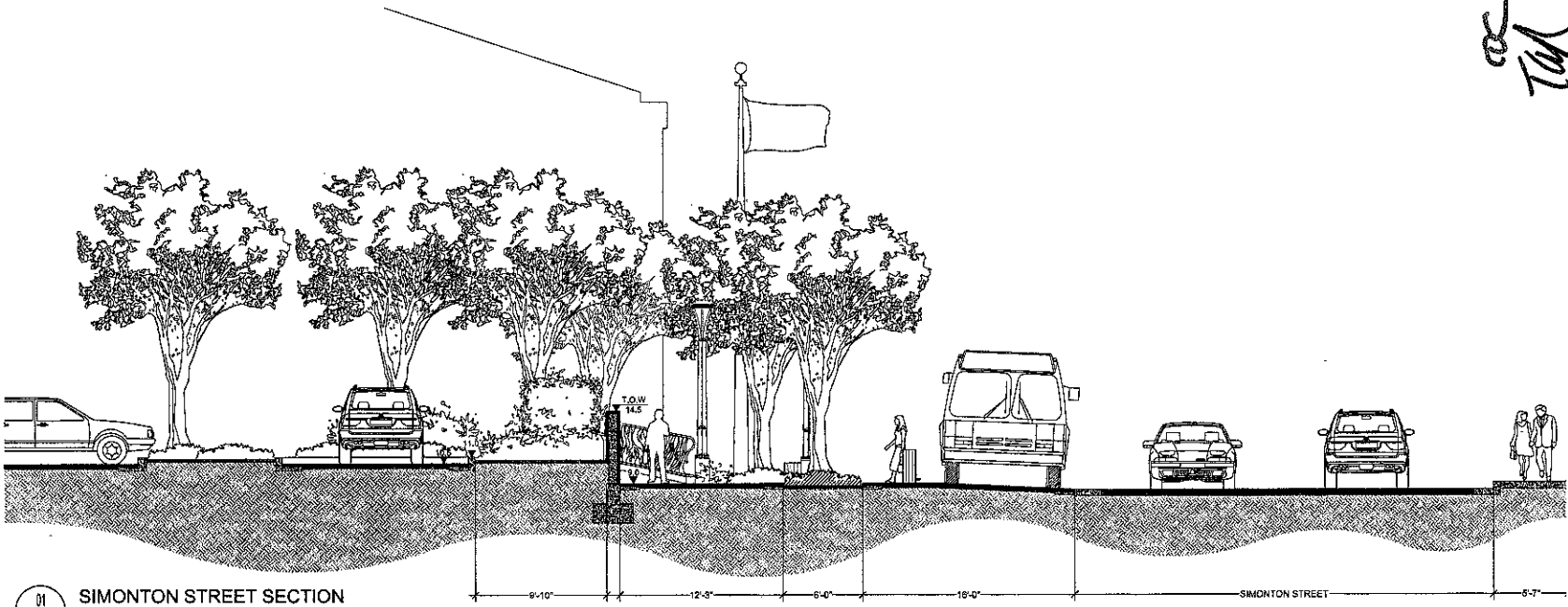

01 / L-3.1 SIMONTON STREET SECTION

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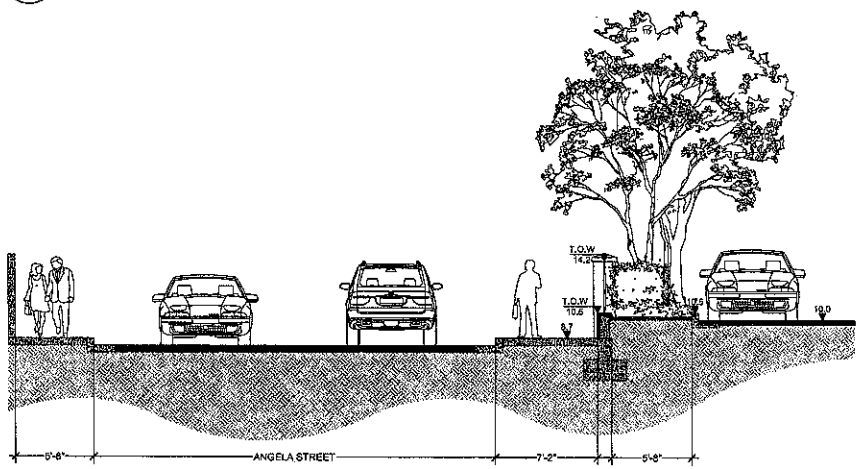

02 / L-3.1 ANGELA STREET SECTION

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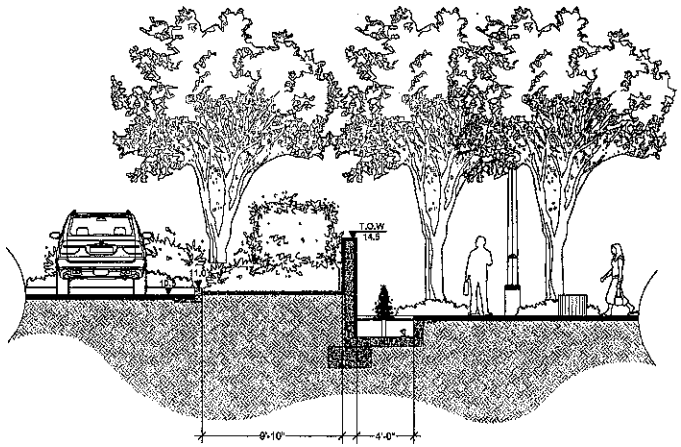

03 / L-3.1 THROUGH FOUNTAIN SECTION

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

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PROP. REG. AA26001059
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Consultants:

Submissions:

FIRE STATION #2
Angela Street and Simonton Street, Key West, Florida
BUILDING AND SITE DEVELOPMENT
FOR
City of Key West, 1302 Flagler Avenue, Key West, Florida 33040

PLOTTED: 9/6/2012 3:23 PM

Drawing Size	Project #:
24x36	MK-12050
Drawn By: EN-JV	Checked By: EN

Title:
LANDSCAPE SECTION

Sheet Number:
L-3.1

Date: September 6, 2012

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PAVING MATERIAL SCHEDULE

SYMBOL	SPECIFICATION	CONTACT
A	4" x 8" x 3 1/8" CONCRETE PAVER / COLOR: LIGHT / 45 DEGREE HERRINGBONE WITH CONTINUOUS 4" x 8" x 3 1/8" CONCRETE PAVER / COLOR: LIGHT IN SINGLE SOLDIER COURSE BORDER	Trelawn Group 11321 NW 112th Court MEDLEY, FL 33178 Phone: (305) 525-9000 Fax: (305) 823.8614 Lee Salcedo - Manufacturers Representative Phone: (305) 461-1786
B	4" x 8" x 3 1/8" CONCRETE PAVER / COLOR: MEDIUM / 45 DEGREE HERRINGBONE WITH CONTINUOUS 4" x 8" x 3 1/8" CONCRETE PAVER / COLOR: MEDIUM IN SINGLE SOLDIER COURSE BORDER	
C	4" x 8" x 3 1/8" CONCRETE PAVER / COLOR: DARK / 45 DEGREE HERRINGBONE WITH CONTINUOUS 4" x 8" x 3 1/8" CONCRETE PAVER / COLOR: DARK IN SINGLE SOLDIER COURSE BORDER	
D	4" x 8" x 3 1/8" CONCRETE PAVER / COLOR: WHITE /	
E	4" x 8" x 3 1/8" CONCRETE PAVER / COLOR: DARK / TRUNCATED DOME FOR TACTILE SURFACE AT PEDESTRIAN INTERSECTION.	
F	4" x 8" x 3 1/8" CONCRETE PAVER / COLOR: LIGHT / TRUNCATED DOME FOR TACTILE SURFACE AT PEDESTRIAN INTERSECTION.	
G	4" x 8" x 3 1/8" CONCRETE PAVER / COLOR: DARK IN SINGLE SOLDIER COURSE	
H	12" x 36" X 7/8" GRANITE PAVER STACKED/ COLOR: BLACK DIAMOND / FINISH: THERMAL / MATCH BUILDING VERNEER BASE.	KEYS GRANITE 8796 NW 27TH AVENUE MIAMI FLORIDA 33172 Phone: (305) 477 7363 Fax: 305 477 8867 sales@keysgranite.com
I	CONCRETE. COLOR: NATURAL GRAY. FINISH: LIGHT BROOM AND ROCK SALT. ROCK SALT NOT TO EXCEED 1/4" DIAMTER.	
J	ASPHALT	

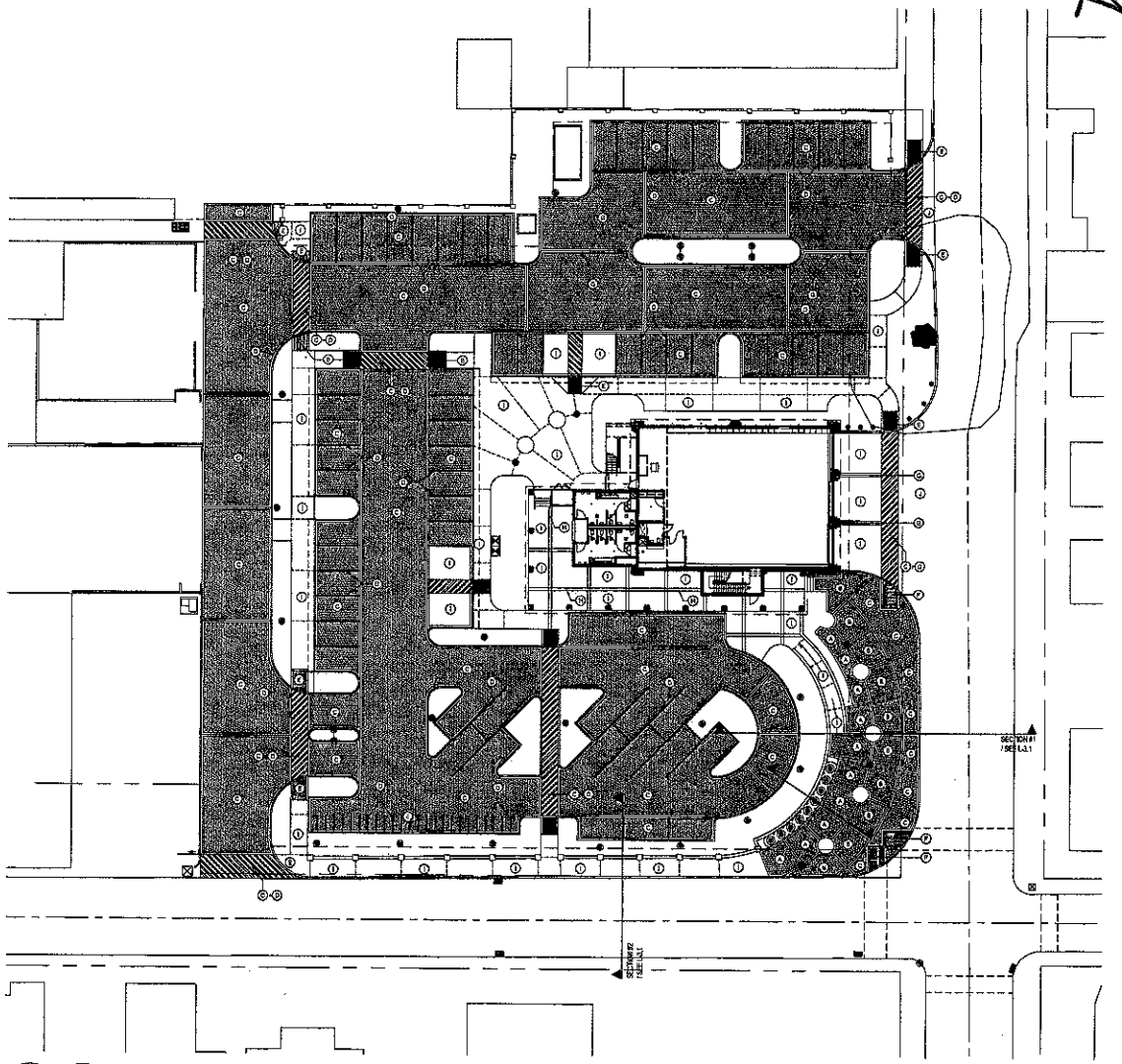
NOTE: FOR MATERIAL, COLOR AND AESTHETIC SELECTION ONLY. REF CIVIL ENGINEERING AND ARCHITECTURAL PLANS FOR INSTALLATION DETAILS AND DIMENSIONS.

LEGEND:

- CONCRETE BOLLARD
- POLE LIGHT
- DOUBLE POLE LIGHT
- PARKING PAY STATION
- PARKING SIGNAGE

NOTE:

SEE ARCHITECTURAL AND ELECTRICAL ENGINEERING PLANS FOR DETAILS.



N 01 L-2.0 SITE PLAN

SCALE: 1" = 20'-0"

GRAPHIC SCALE: 0 20 40 60 1" = 20'-0"

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ARCHITECT:

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Architecture, Interior Design, Procurement, Owner Representation, Specialty Consulting

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Consultants:

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1010 Kennedy Dr., Suite 201
Key West, Florida 33040
305.293.0466

LANDSCAPE ARCHITECT:
Kimley-Horn
Landscape Architecture, LLC
2101 N. Andrews Ave. Ext. Suite 300
Fort Lauderdale, Florida 33311
954.987.5301
Brandon.Hall@kimley-horn.com

Submissions:

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Drawing Size 24x36	Project #: MK-12060
Drawn By: Bh/Jh	Checked By: EH

Title: PAVING PLAN

Sheet Number: L-4.0

Date: September 5, 2012

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FIRE STATION #2

Angela Street and Simonton Street - Key West, Florida

BUILDING AND SITE DEVELOPMENT

FOR

City of Key West, 3132 Flagler Avenue, Key West, Florida 33040

SITE FURNITURE SCHEDULE

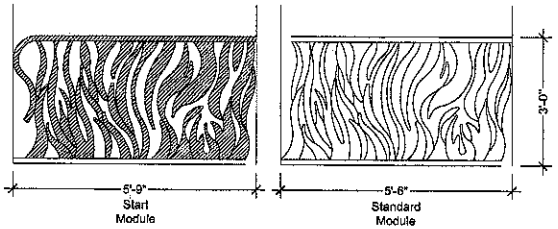
SYMBOL	QUANTITY	TYPE	SPECIFICATION	CONTACT
A	1	FLAG POLE	HALYARD FLAGPOLE 30'-0" INTERNAL / STAINLESS STEEL CONE-TAPERED / SATIN FINISH / SEE ARCHITECTURAL PLANS FOR CONSTRUCTION DETAILS	THE SAARTOL COMPANY 901 W. FRANKLIN ST. P.O.BOX 672 / KENTON, OHIO TEL. 800.537.4143 FAX 419.673.1489
B	8	BIKE RACK CONFIGURATION C	CAST STAINLESS STEEL / CAST-IN-PLACE / COMBINATION OF 1-8KGAR-182, 2-8KGAR-208, 2-8KGAR-254, 2-8KGAR-300, 2-8KGAR-346, 1-8KGAR-761 / ALUMINUM FINISH	FORMS+SURFACES TEL. 1.800.451.0410 FAX. 412.781.7840 www.forms-surfaces.com
C	2	LITTER RECEPTACLE	36 GALLON ROUND SIDE OPENING / STAINLESS STEEL FINISH / LITTER RECEPTACLE WITH DOME LID / SLUM-36 SOD / SATIN TEXTURE / SURFACE MOUNT TO SUBSTRATE / UPGRADES: SATIN FINISH STAINLESS STEEL LID, SINGLE LINER WITH DRAIN HOLES AND TETHER CHAIN FOR LID	
D	2	RECYCLING RECEPTACLE	36 GALLON ROUND BOTTLE & CAN RECYCLER / STAINLESS STEEL FINISH WITH DOME LID / SLUM-36 REC / SATIN TEXTURE / SURFACE MOUNT TO SUBSTRATE / UPGRADES: SATIN FINISH STAINLESS STEEL LID, SINGLE LINER WITH DRAIN HOLES AND TETHER CHAIN FOR LID	
E	14	BENCH	ROUND CONCRETE CAMPUS BENCH / 847436.06" DIA X 18" TALL / SB FINISHES (SANDBLAST) COLOR: C2 / SEALER: ACR3 SEMI-GLOSS	DOTY & SONS CONCRETE INC. 1276 EAST STATE STREET SYCAMORE, IL 60178 TEL. 1.800.233.3007 / 815.895.2664
F	16	BOLLARD	DOME TOP ROUND CONCRETE BOLLARD / S12365 12" DIA X 30" TALL / SB FINISHES (SANDBLAST) COLOR: C2 / SEALER: ACR3 SEMI-GLOSS	

LEGEND:

- CONCRETE BOLLARD
- POLE LIGHT
- DOUBLE POLE LIGHT
- PARKING PAY STATION
- PARKING SIGNAGE

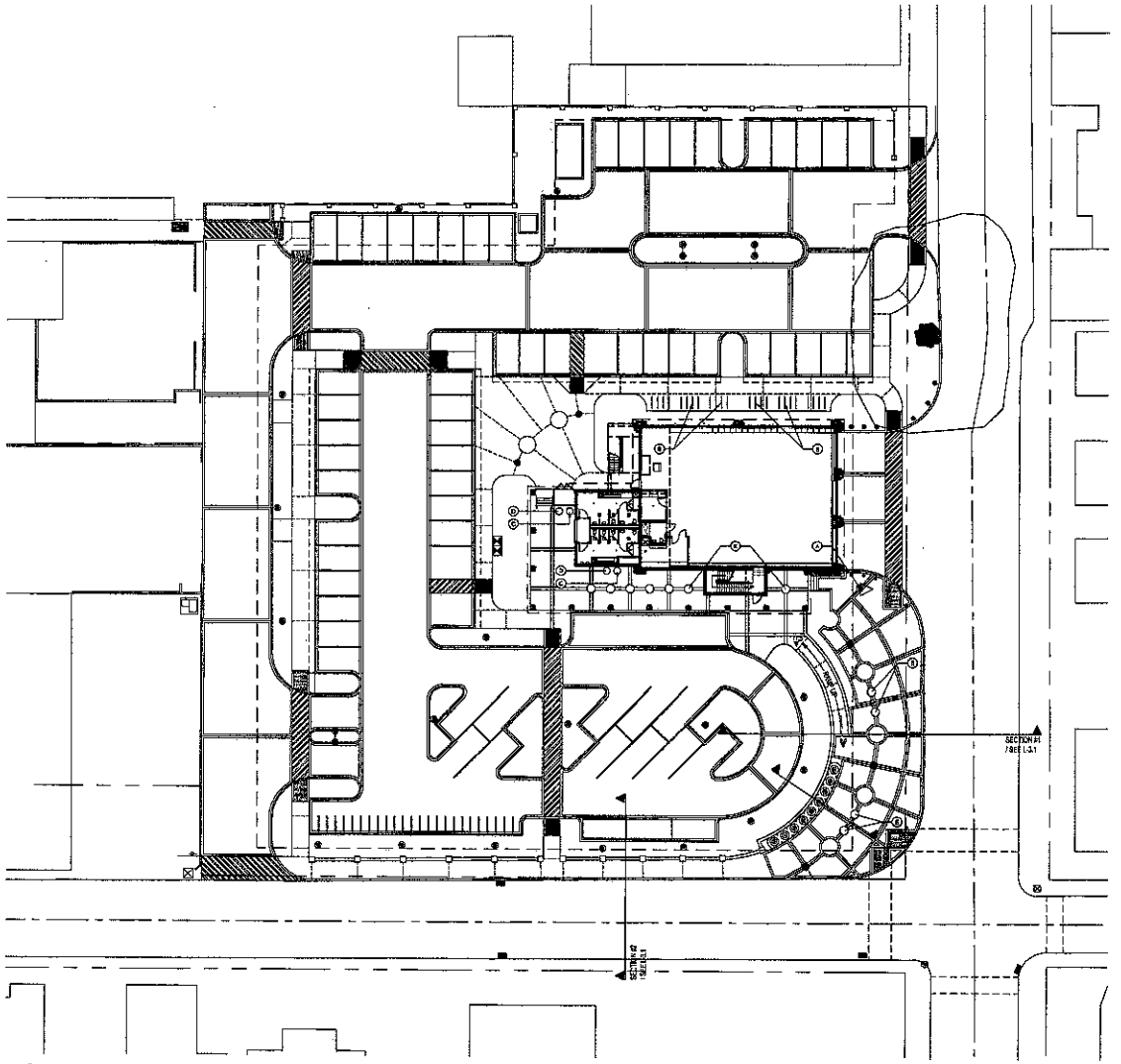
NOTE:

SEE ARCHITECTURAL AND ELECTRICAL ENGINEERING PLANS FOR DETAILS.



01 L-2.0 FLAME HANDRAIL CONCEPT

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



N 01 L-2.0 SITE PLAN

SCALE: 1" = 20'-0"

0 20 40 60

GRAPHIC SCALE: 1" = 20'-0"

BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF NOT TWO INCHES ON THIS SHEET ADJUST SCALES ACCORDINGLY.

ARCHITECT:

mbi | k2m ARCHITECTURE, INC.

Architecture, Interior Design, Procurement, Owner Representation, Specialty Consulting

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www.mbi-k2m.com
PROF. REG. AA26001058

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Seal:

Consultants:

CIVIL ENGINEER:
Bond Engineering & Development, Inc.
1010 Kennedy Dr., Suite 201
Key West, Florida 33040
(305)293-8456

LANDSCAPE ARCHITECT:
Key West Planting
Landscape Architecture, LLC
1000 Fleming Street, Suite 20
Key West, Florida 33040
(305)294-2181
Contact: Jim Wheeler

Submissions:

FIRE STATION #2

Angela Street and Simonton Street, Key West, Florida

BUILDING AND SITE DEVELOPMENT

FOR

City of Key West, 3132 Flagler Avenue, Key West, Florida 33040

PLOTTED: 9/6/2012 3:36 PM

Drawing Size	Project #:
24x36	MK-12060
Drawn By:	Checked By:
BN-JV	BN

Title: SITE FURNITURE PLAN

Sheet Number: L-5.0

Date: September 6, 2012

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