

Seal:

Consultants:
STRUCTURAL ENGINEER:
PKW Consulting Engineers
5621 Banner Drive,
Fort Myers, Florida 33912
CIVIL ENGINEER:
Paros Engineering & Development, Inc.
1510 Kennedy Dr., Suite 201
Key West, Florida 33040
MEP/FP ENGINEER:
TEC Engineering for Architecture
1400 Colonial Boulevard, Suite 203
Fort Myers, Florida 33907
LANDSCAPE ARCHITECT:
Landscape Architecture, LLC
2025 Ponce de Leon Blvd., Suite 300
Coral Gables, Florida 33134

Submissions:
2013.02.15 - Bidding Documents

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

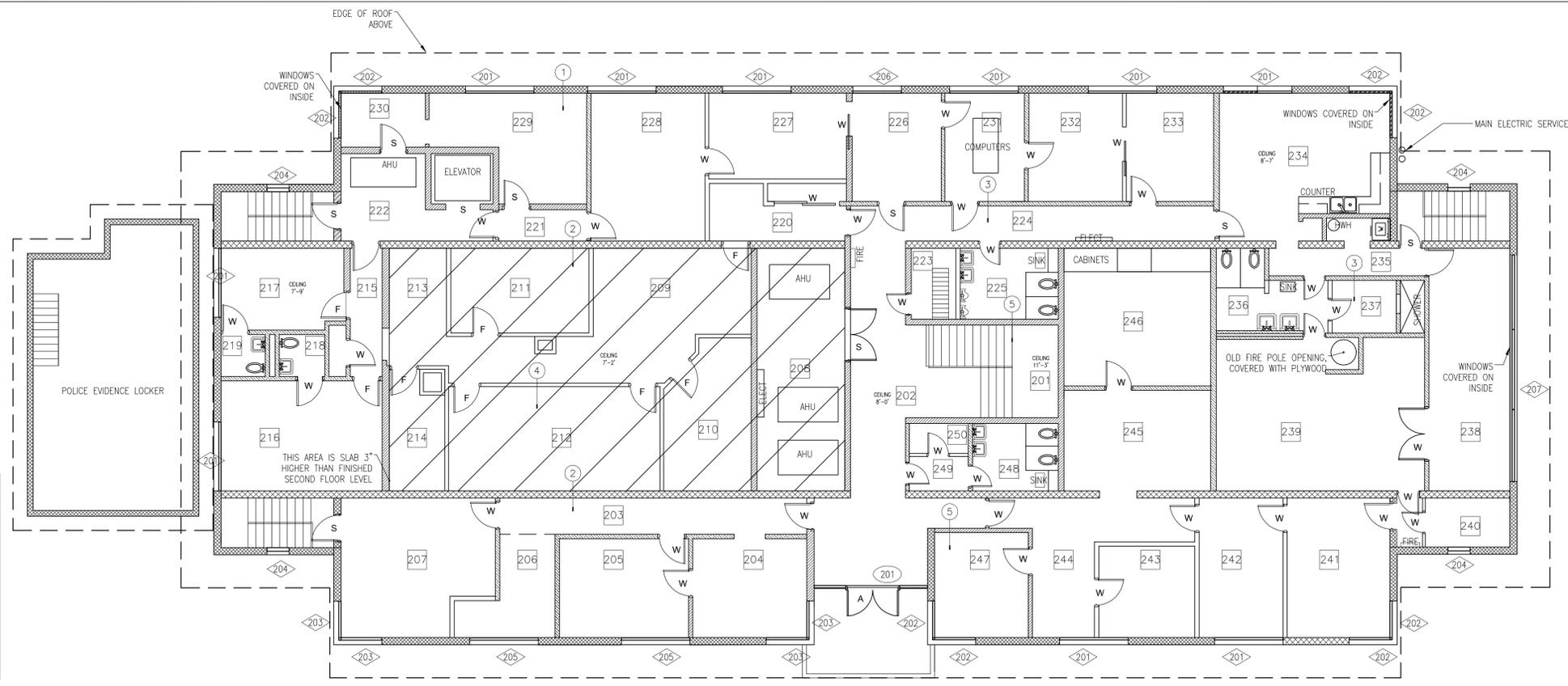
PLOTTED: 2/15/2013 12:05 PM
Drawing Size | Project #:
| MK-12060
Drawn By: | Checked By:
ADS | SCM

Title:
**EXISTING FLOOR
PLANS
AND NOTES
525 ANGELA STREET**

Sheet Number:

AE2.1.1

Date: February 15, 2013
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EXISTING FLOOR PLAN FIRSTSECOND FLOOR - 525 ANGELA STREET

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



SYMBOL SCHEDULE

◊101	WINDOW NUMBER
?	WALL TYPES
101	DOOR NUMBER
W	WOOD DOOR, SOLID OR HOLLOW CORE
F	FRENCH WOOD DOOR, 15 LIGHT
S	STEEL DOOR, STEEL OR WOOD WITH STEEL SKIN
A	ALUMINUM DOOR, WITH FULL GLASS

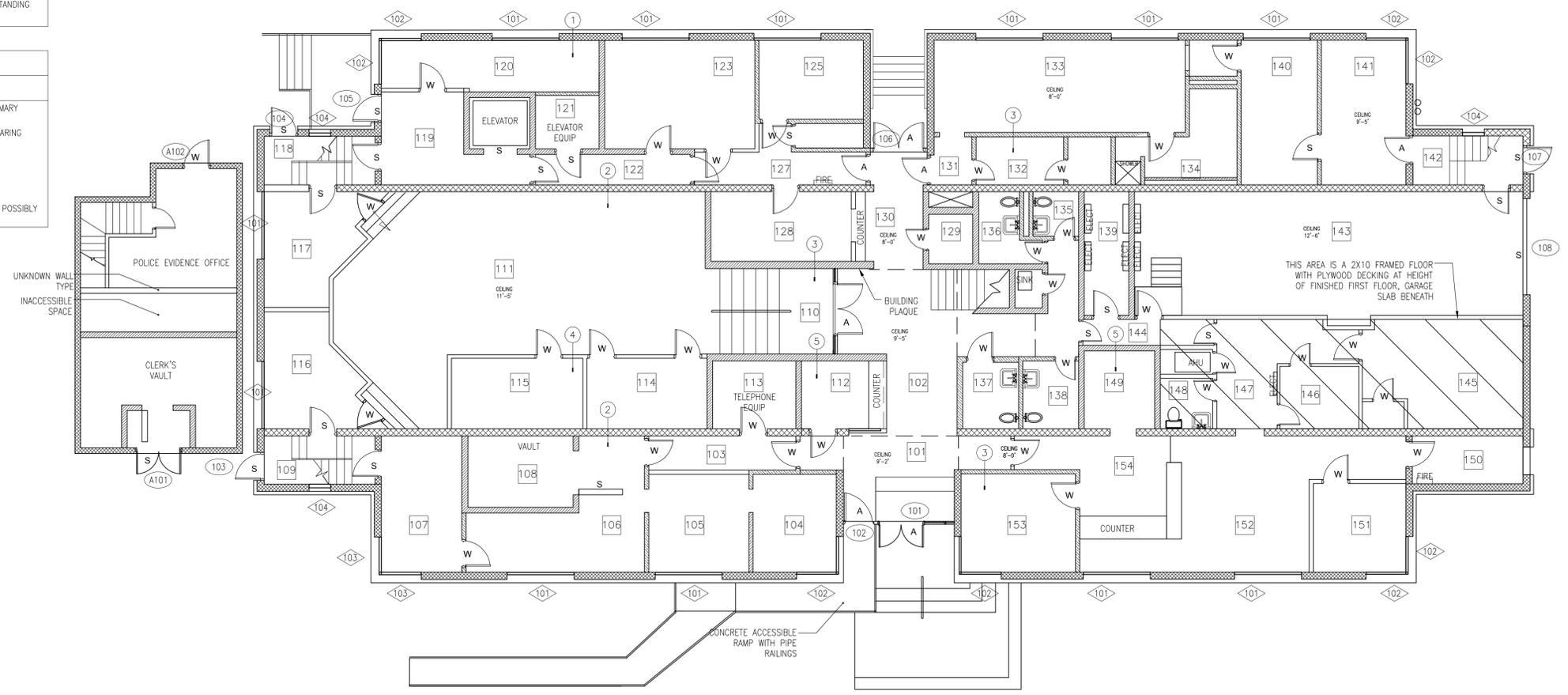
GENERAL CONDITIONS NOTES

GENERAL NOTES

- REFER TO THE ENVIRONMENTAL REPORT FOR IDENTIFICATION OF ALL ASBESTOS CONTAINING MATERIALS.
- THE EXISTING CONDITIONS DRAWINGS ARE INTENDED TO PROVIDE A GENERAL UNDERSTANDING OF THE EXISTING PROJECT.

WALL SCHEDULE

WALL	HATCH	FRAMING	NOTES
1	[Hatch]	8" CMU	STANDARD CMU CONSTRUCTION W/ STUCCO EXTERIOR. PRIMARY BEARING WALLS.
2	[Hatch]	8" CMU	STANDARD CMU CONSTRUCTION. INTERIOR LONGITUDINAL BEARING WALLS.
3	[Hatch]	4" CMU	INTERIOR CMU WALLS WITH LATH AND STUCCO OR GYPSUM.
4	[Hatch]	2x4 STUD	INTERIOR STUD WALLS WITH GYPSUM.
5	[Hatch]	8" CMU	INTERIOR CMU WALLS WITH LATH AND STUCCO OR GYPSUM, POSSIBLY BEARING.



EXISTING FLOOR PLAN FIRST FLOOR - 525 ANGELA STREET

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



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KEY	Material
P	Wood paneling on lurring on stud or cru walls
CT	Ceramic Tile
VCT	Linoleum Tile or VCT
GYP	Gypsum board on lurring
CPT	Carpet
ASC22	24x24 Acoustical Suspended Ceiling tile on alum grid
ASC24	24x48 Acoustical Suspended Ceiling tile on alum grid
WHC	Wood Hollow Core
Wood	Solid wood door
Stee	Steel door or wood door with steel skin
CMU	Concrete Cast or Block
CCNC	Uncovered concrete
ST	Stucco finish on block or gypsum
CTM	Ceramic tile mosaic 1x1

GENERAL NOTES
1 Stucco finish on block with wire lath, or gypsum board with a brown coat. Smoother finishes are assumed to be on Gypsum.
2 Wood paneling on lurring is on CMU or stud walls per drawing.
3 CMU means concrete masonry unit or cast concrete walls. Most walls are block, hollow or filled.
4 Area near room 146 is plywood on framing. Not investigated.
5 All floors are poured concrete slab except framed areas as noted.
6 Blank cells in table indicate no wall on that side of space.
7 Ceramic tile appears to be laid on top of old VCT.

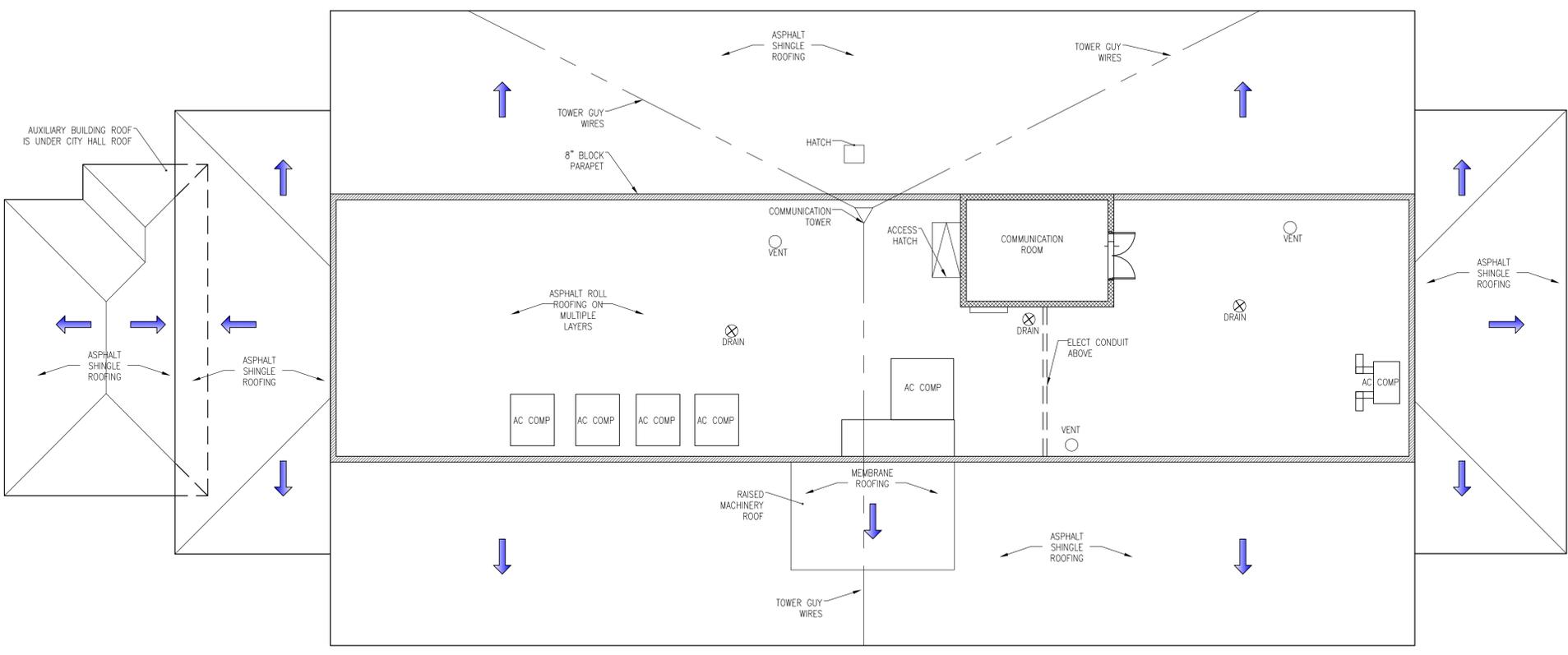
WINDOWS
101 8/0 x 8/0 lower windows in aluminum frame with 8x16 decorative block facade
102 5/0 x 6/8 lower windows in aluminum frame with 8x16 decorative block facade
103 5/0 x 6/8 4 panel fixed window in aluminum frame with alum storm shutter
104 5/0 x 8/0 lower windows in aluminum frame with 8x16 decorative block facade
105 8/0 x 8/0 lower windows in aluminum frame with 8x16 decorative block facade
201 8/0 x 8/0 lower windows in aluminum frame with 8x16 decorative block facade
202 5/0 x 8/0 lower windows in aluminum frame with 8x16 decorative block facade
203 5/0 x 6/8 4 panel fixed window in aluminum frame with alum storm shutter
204 2/0 x 8/0 lower windows in aluminum frame with 8x16 decorative block facade
205 8/0 x 6/8 6 panel fixed window in aluminum frame with alum storm shutter
206 8/0 x 8/0 lower windows in aluminum frame with 8x16 decorative block facade
207 5/0 x 8/0 lower windows in aluminum frame with 8x16 decorative block facade

EXTERIOR DOORS
101 5/0 x 7/8 double aluminum out swing with full light and transom and right side lights
102 3/4 x 6/2 aluminum in swing with full light and automatic door opener
103 5/0 x 6/8 wood out swing exit door
104 5/0 x 6/8 steel skin on wood out swing exit door
105 5/0 x 6/8 steel out swing exit door
106 5/0 x 6/8 double aluminum out swing with full light and transom lights
107 5/0 x 6/8 steel skin on wood out swing exit door
108 12/0 x 11/0 steel recessed garage door
201 5/0 x 6/8 double aluminum out swing with full light and transom and side lights
A101 5/0 x 6/8 double steel out swing
A102 5/0 x 6/8 wood out swing exit door
Inferior See door tags

Tag	Description	North	East	South	West	Floor	Ceiling	Door	Notes
201	STAIRS	CMU	CMU	CMU	CMU	CT12	ASC22		
202	MAIN VESTIBULE	CMU	CMU	CMU	CMU	CT12	ASC22	ALUM	Double door (201) with full light
103	HALL	CMU	CMU	CMU	CMU	CT12	GYP	WHC	Wood door with louvers and light
204	HALL	CMU	CMU	CMU	CMU	CT12	GYP	WHC	Wood door to 205
203	OFFICE	GYP	GYP	GYP	GYP	CT16	ASC22	WHC	WHC door to 205
205	OFFICE	GYP	GYP	GYP	GYP	CT16	ASC22	WHC	Door with louvers and light Ceiling lights drop box
206	HALL	CMU	CMU	CMU	CMU	CT16	GYP	WHC	Door with louvers and light Ceiling lights drop box
207	MAYORS OFFICE	CMU	CMU	CMU	CMU	CT16	GYP	WHC	Steel door to stairs, WHC to 206
208	MACHINE ROOM	CMU	CMU	CMU	CMU	CONC	ST		Double doors 6/0
209	RECEPTION, LEGAL	GYP	GYP	GYP	GYP	CT16	ASC22	WHC	15 light
210	OFFICE	GYP	GYP	GYP	GYP	CT16	ASC22	WHC	15 light
211	OFFICE	GYP	GYP	GYP	GYP	CT16	ASC22	WHC	15 light
212	CONFERENCE ROOM	GYP	GYP	GYP	GYP	CT16	ASC22	WHC	2 Doors, 15 light
213	COPY ROOM	GYP	GYP	GYP	GYP	CT16	ASC22	WHC	15 light
214	OFFICE	GYP	GYP	GYP	GYP	CT16	ASC22	WHC	15 light
215	HALL	GYP	GYP	GYP	GYP	CT16	ASC22	WHC	Door with louvers to 221
216	OFFICE	GYP	GYP	GYP	GYP	CT16	ASC22	WHC	15 light
217	OFFICE	GYP	GYP	GYP	GYP	CT16	ASC22	WHC	15 light
218	RESTROOM	CTB	CTB	CTB	CTB	GYP	WHC		
219	RESTROOM	CTB	CTB	CTB	CTB	GYP	WHC		
220	HALL	GYP	GYP	GYP	GYP	CT16	ASC22	WHC	Full light
221	HALL	CMU	CMU	CMU	P	VCT12	ST	WHC	Door each end of hall
222	HALL	CMU	P	CMU	CMU	VCT12	ST	WHC	Door to stairs 118
223	ROOF ACCESS	CMU	CMU	CMU	WOOD	CONC	WHC		Door with ladder to roof, floor plywood on framing
224	HALL	CMU	CMU	CMU	CMU	CT16	ASC22	Steel	Steel door to 234
225	MENS RESTROOM	CTB	CTB	CTB	CTB	ST	WHC		24" door with louvers
226	RECEPTION, IT	GYP	GYP	GYP	GYP	CT16	ASC22	WHC	Steel to 224, wood pocket to 227, WHC to 231
227	OFFICE	GYP	GYP	GYP	GYP	CT16	ASC22	WHC	
228	OFFICE	GYP	GYP	GYP	GYP	CT16	ASC22	WHC	Door to 221
229	STORAGE	CMU	CMU	CMU	VCT9	ST	Steel		Door with lower
230	STORAGE	CMU	CMU	CMU	VCT9	CONC	Steel		Steel door to 222 blocked shut, no door to 229
231	COMPUTER ROOM	GYP	GYP	GYP	GYP	CT12	ST	WHC	Wood door to 224 with light, WHC to 232
232	OFFICE	GYP	GYP	GYP	GYP	CT16	ASC22	WHC	Wood pocket to 233
233	OFFICE	GYP	GYP	GYP	GYP	CT16	ASC22	WHC	Wood to 224
234	KITCHEN, FIRE DEPT	CMU	CMU	CMU	CMU	CT12	ST	WHC	Kitchen cabinets with ss sink, corner windows covered
235	HALL	CMU	CMU	CMU	CMU	CT12	ST	WHC	
236	RESTROOM	CMU	P	CMU	CMU	CT12	ST	WHC	W/C surrounds with WHC doors
237	SHOWER ROOM	CMU	CMU	P	CMU	CT12	ST	WHC	4" CT to 8" in shower
238	BUNK ROOM	CMU	P	CMU	CMU	CT12	ST	WHC	Double doors 6/0 to 239, E wall windows covered
239	COMMON AREA	CMU	CMU	CMU	CMU	CT12	ST	WHC	Floor plywood on framing, wood sheking
240	STORAGE	CMU	CMU	P	CMU	CT12	ST	WHC	
241	OFFICE, CITY MANAGER	GYP	GYP	GYP	GYP	GPT	ASC22	WHC	WHC to 240, Wood to 242
242	OFFICE	GYP	GYP	GYP	GYP	GPT	ASC22	WHC	
243	OFFICE	GYP	GYP	GYP	GYP	GPT	ASC22	WHC	
244	HALL	GYP	GYP	GYP	GYP	CT16	ASC22	WHC	Wood to 202 with light
245	OFFICE	GYP	GYP	GYP	GYP	GPT	ASC22	WHC	
246	CONFERENCE ROOM	GYP	GYP	GYP	GYP	GPT	ASC22	WHC	Buld in wall cases
247	OFFICE	GYP	GYP	GYP	GYP	P	ASC22	WHC	
248	WOMENS RESTROOM	CTB	CTB	CTB	CTB	ST	WHC		
249	WOMENS FOYER	P	CMU	CMU	CMU	CT12	ST	WHC	
250	STORAGE	CMU	CMU	P	CMU	VCT9	ST	WHC	Wood sheking

Tag	Description	North	East	South	West	Floor	Ceiling	Door	Notes
101	BIAN ENTRY	CMU	CMU	CMU	CMU	CT12	ST	ALUM	D101/D102 full light, 2 Steps to main level
102	BIAN VESTIBULE	CMU	CMU	CMU	CMU	CT12	ST		Stairs to second floor
103	HALL	P	P	P	P	CT12	GYP	WHC	door with louvers
104	CONFERENCE ROOM	CMU	CMU	CMU	CMU	C	ASC22		
105	OFFICE	P	P	P	P	C	ASC22		
106	OFFICE	P	P	P	P	C	ASC22		
107	OFFICE	P	P	P	P	C	ASC22	WHC	WHC and steel door to stairs
108	VAULT	CMU	CMU	CMU	CMU	CONC	GYP	WHC	Steel vault door
109	STAIRS	CMU	CMU	CMU	CMU	CONC	GYP	WHC	D103
110	LANDING	CMU	CMU	CMU	CMU	C	ASC22		Steel double doors 6/0 x 8/0
111	PERSONNEL	CMU	CMU	CMU	CMU	C	ASC22		Drop area with 2x2 A.S.C. rest ST
112	DISPATCH	CMU	NOTE	NOTE	CMU	CT12	NOTE	WHC	Tile counter with tile below, glass window partitions above, Ceiling part ASC22, part ST
113	TELEPHONE	CMU	CMU	CMU	CMU	CONC	ST	WHC	Telephone equipment
114	STORAGE	GYP	CMU	CMU	GYP	C	ASC22	WHC	
115	OFFICE	GYP	GYP	GYP	GYP	C	ASC22	WHC	
116	OFFICE	P	P	CMU	GYP	C	ST	WHC	Steel door to stairs, WHC to 111
117	STORAGE	CMU	P	P	GYP	C	ST	WHC	111, steel skin door to 118
118	STAIRS	CMU	CMU	CMU	CMU	CONC	ST	Steel	D104 steel skin with panic bar
119	HALL	P	P	P	P	VCT	ASC22	Steel	Steel doors to 118, 122, D105 steel with light
120	STORAGE	CMU	CMU	CMU	P	VCT	ST	Steel	
121	MACHINE ROOM	CMU	CMU	CMU	CMU	CONC	ST	Steel	
122	HALL	CMU	CMU	CMU	CMU	CONC	ST	Steel	Steel skin with louvers
123	OFFICE	P	P	P	P	CT	ST	WHC	Two doors
124	Not used								Same room as 123
125	OFFICE	P	P	P	P	OPT	ST	WHC	
126	STORAGE	CMU	CMU	CMU	CMU	OPT	ST	Steel	4" Block walls
127	HALL	CMU	CMU	CMU	CMU	OPT	ST	ALUM	door to 130 w/ side and top light
128	PARKING TICKETS	CMU	CMU	CMU	CMU	OPT	ASC22	WHC	Wood counter
129	STORAGE	CMU	CMU	CMU	CMU	NOTE	ST	WHC	Framing under plywood floor
130	NORTH ENTRY	D106	CMU	CMU	CT	ST	ALUM		Double doors D106
131	FOYER	CMU	CMU	CMU	CMU	CT	ST	ALUM	Door with full light
132	STORAGE	CMU	CMU	CMU	CMU	VCT	GYP	WHC	
133	ADA CONFERENCE ROOM	CMU	CMU	CMU	CMU	OPT	ST	WHC	No door
134	STORAGE	CMU	CMU	CMU	CMU	VCT	GYP	WHC	Has a shower, restrooms near finished
135	WOMENS RESTROOM	CT	CT	CT	CT	ST	WHC		8" Tile on walls, 24" door
136	WOMENS RESTROOM	CT	CT	CT	CT	ST	WHC		8" Tile on walls
137	MENS RESTROOM	CT	CT	CT	CT	ST	WHC		8" Tile on walls
138	MENS RESTROOM	CT	CT	CT	CT	ST	WHC		8" Tile on walls, 24" door
139	ELECTRIC ROOM	CMU	CMU	CMU	CMU	CONC	ST	Steel	E/S walls with metal trusses on top, No ceiling
140	FIRE DEPT OFFICE	CMU	CMU	CMU	CMU	VCT	GYP	WHC	
141	FIRE DEPT OFFICE	CMU	CMU	CMU	CMU	VCT	GYP	ALUM	Full light
142	STAIRS	CMU	CMU	CMU	CMU	CONC	ST	Steel	Steel skin D107
143	FIRE APPARATUS	CMU	CMU	CMU	CMU	CONC	ST	Steel	Garage door on E side
144	HALL	NOTE	GYP	NOTE	GYP	CT	ASC22	Steel	Walls half CMU and half GYP
145	STORAGE	GYP	GYP	GYP	GYP	VCT	ASC22	WHC	Framing under plywood floor
146	MOKEY COUNTER	GYP	GYP	GYP	GYP	OPT	ASC22	WHC	Framing under plywood floor
147	HALL	GYP	GYP	GYP	GYP	VCT	ASC22	WHC	Framing under plywood floor
148	RESTROOM	GYP	GYP	GYP	GYP	VCT	ASC22	WHC	Framing under plywood floor
149	STORAGE	CMU	CMU	CMU	CMU	CT	ST	NOTE	Accordion door
150	STORAGE	CMU	CMU	CMU	CMU	CT	ASC22	WHC	Old outside door blocked off
151	OFFICE	P	CMU	CMU	P	OPT	ASC22	WHC	
152	REVENUE	CMU	P	CMU	CMU	OPT	ASC22	WHC	Door with louver vent
153	OFFICE	CMU	CMU	CMU	CMU	CT	ASC22	WHC	
154	FOYER	CMU	CMU	CMU	CMU	CT	ASC22	WHC	Fornica and wood counter E and S side

02 ROOM SPECIFIC NOTES
SCALE: NTS



01 EXISTING ROOF PLAN - 525 ANGELA STREET
SCALE: 1/8"=1'-0"



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FOR
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PLOTTED: 2/15/2013 12:04 PM
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2013.02.15 - Redding Documents

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PLOTTED: 2/15/2013 12:05 PM

Drawing Size: Project #:
MK-12060
Drawn By: Checked By:
ADS SCM

Title:
EXISTING EXTERIOR
ELEVATIONS
525 ANGELA STREET

Sheet Number:

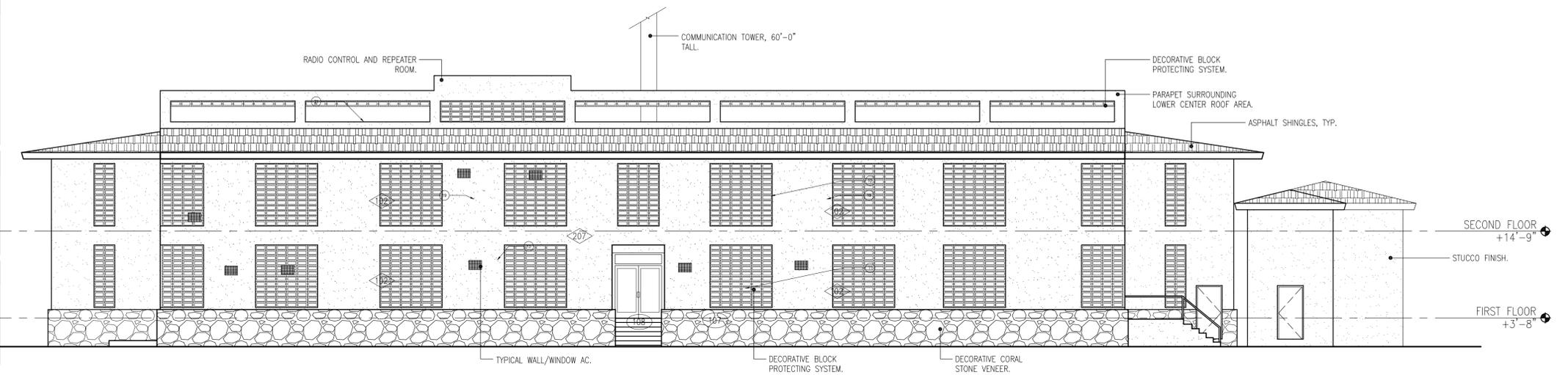
AE3.1.1
Date: February 15, 2013

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GENERAL NOTES	
1.	TYPICAL WINDOW ON FIRST AND SECOND FLOORS. DOUBLE 14X90 ALUM. FRAME.
2.	REAR EXIT STAIRS ARE CONCRETE, WOOD, AND STUCCO COMBINATION, SUPPORTED ON 6X6 WOOD POSTS.
3.	SECOND FLOOR HEIGHT DETERMINED BY MEASURING WINDOW HEIGHTS OUTSIDE.
4.	WOOD BEAMS SUPPORTING SECOND FLOOR LANDING.
5.	STEEL POST SUPPORTING OVERHANG.
6.	COMPRESSOR UNITS.

WINDOW SCHEDULE	
101	18X80 SINGLE WINDOW IN ALUM. FRAME
102	FIXED WINDOW IN ALUM. FRAME. TYPICAL FIRST AND SECOND FLOORS.
103	TYPICAL WINDOWS FIRST AND SECOND FLOOR. 14X90 IN ALUM. FRAME
204	34X34 FIXED WINDOW INSERTED INTO OLD WINDOW OPENING.

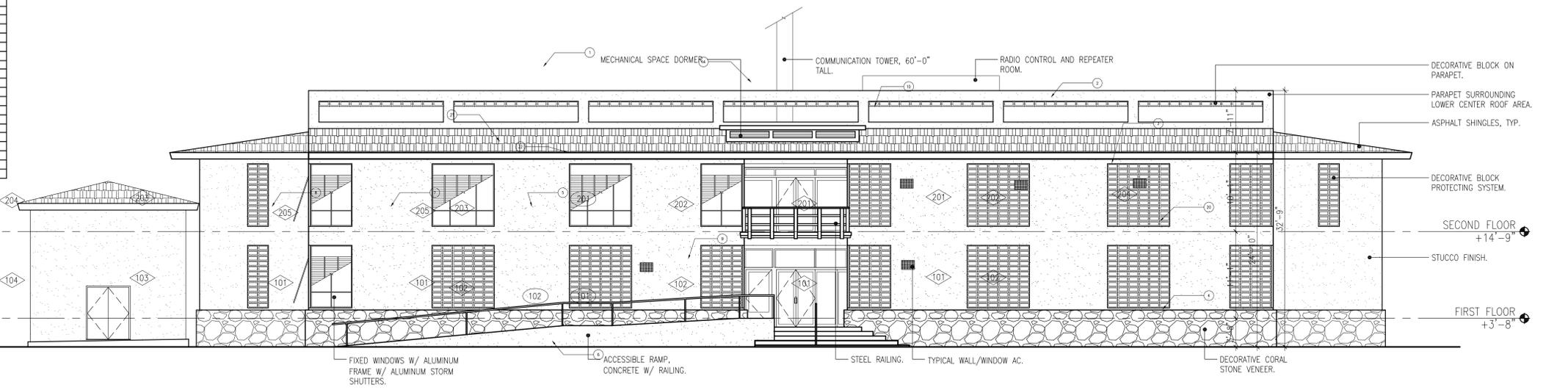
EXTERIOR DOOR SCHEDULE	
101	3-0 X 6-8 DOUBLE ALUM. WITH FULL LIGHT
102	3-0 X 8-0 WOOD WITH PANIC BAR
203	3-0 X 6-8 ALUM. WITH FULL LIGHT
202	3-0 X 8-0 STEEL FIRE DOOR WITH PANIC BAR



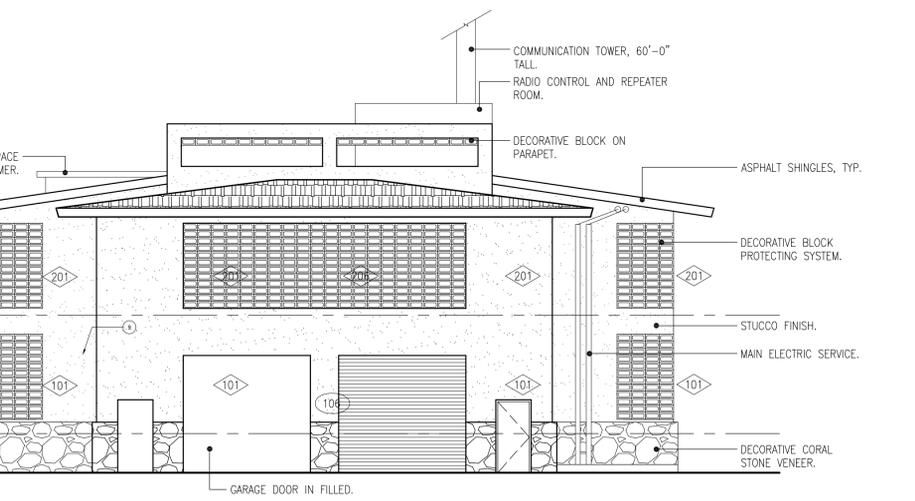
03
AE3.1.1 EXISTING EXTERIOR ELEVATION - 525 ANGELA STREET
SCALE: 1/8"=1'-0"



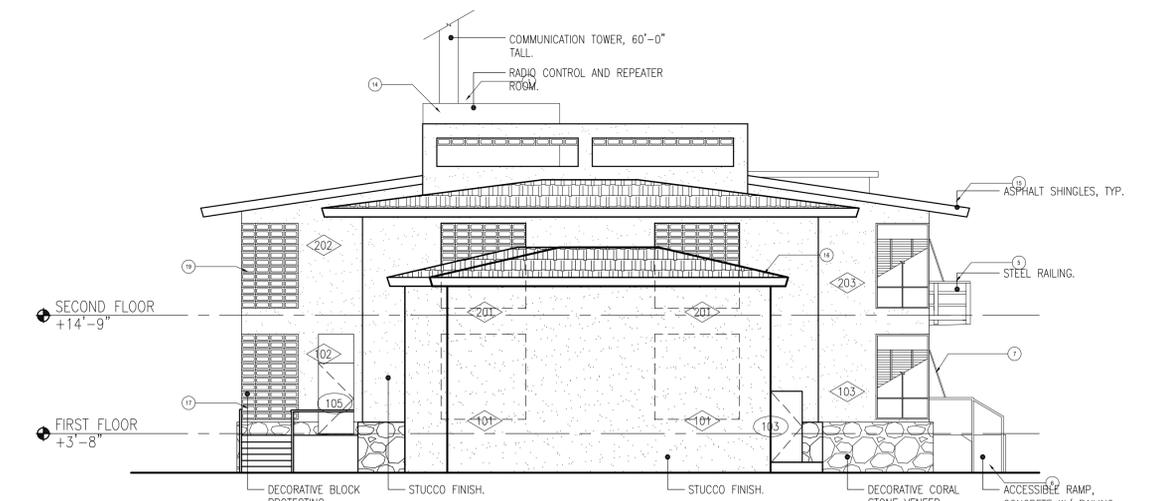
TAG NOTES	
1	Communication tower, 60' tall, with supporting guy wires edge of roof eave
2	Parapet surrounding lower center roof area
3	8 x 16 decorative block protecting windows
4	Decorative coral stone approx. 1/2" deep
5	Steel railing on second floor porch
6	Accessible ramp, concrete with pipe railing
7	Aluminum storm shutters
8	Fixed windows with aluminum frame and top in fill replacing jalousie windows
9	Typical wall/window A/C
10	Decorative block on parapet, partially removed
11	Electric box
12	Main electric service
13	Garage door in filled
14	Radio control and repeater room on roof
15	Asphalt shingles, typical
16	Storage building
17	Roof pipe railing
18	Power conduit on side of building
19	Window covered over on inside, typical
20	Stucco finish on entire exterior
21	Mechanical space dormer
22	Tower guy wires attached to purlins on roof edge



02
AE3.1.1 EXISTING EXTERIOR ELEVATION - 525 ANGELA STREET
SCALE: 1/8"=1'-0"



04
AE3.1.1 EXISTING EXTERIOR ELEVATION - 525 ANGELA STREET
SCALE: 1/8"=1'-0"



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PLOTTED: 2/15/2013 8:45 AM
Drawing Size: 24x36 | Project #: MK-12060
Drawn By: ADS | Checked By: MBI

Title: **DEMOLITION SITE PLAN**

Sheet Number:

AD1.1.1

Date: February 15, 2013
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DEMOLITION NOTES - GENERAL:

SCOPE OF DEMOLITION:

- THE DEMOLITION DRAWINGS ARE INTENDED AS A GENERAL GUIDE TO THE DEMOLITION REQUIRED FOR THIS PROJECT. DEMOLITION IS NOT SHOWN IN COMPLETE DETAIL AND IT SHALL BE THE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR TO REMOVE EXISTING CONSTRUCTION AS REQUIRED TO ACCOMPLISH THE NEW DESIGN INTENT AND/OR WORK SHOWN OR REASONABLY IMPLIED FOR CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL REFER TO THE WORK SHOWN ON ALL OTHER DRAWINGS IN THE SET FOR THE EXTENT OF DEMOLITION REQUIRED TO PERFORM WORK INTENT.
- THE CONTRACTOR SHALL COORDINATE ALL DEMOLITION WITH FLORIDA GREEN BUILDING COALITION STANDARD REQUIREMENTS.

GENERAL CONDITIONS:

- ALL CONTRACTORS ARE REQUIRED TO VISIT THE JOB SITE TO VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING ANY WORK. NOTIFY ARCHITECT AS SOON AS POSSIBLE OF ANY DISCREPANCIES FOR RESOLUTION OF THE ISSUE(S) PRIOR TO THE BEGINNING OF ANY WORK.
- THE DEMOLITION CONTRACTOR AND/OR GENERAL CONTRACTOR ARE TO REMOVE ALL EXISTING ITEMS SHOWN AND NOTED ON PLANS, UNLESS OTHERWISE NOTED TO REMAIN OR TO BE REUSED (SEE CIVIL, LANDSCAPE, AND ELECTRICAL DRAWINGS AND NOTES).
 - FOR QUESTIONABLE ITEMS INCLUDING, BUT NOT LIMITED TO, FOUND/UNKNOWN CONDITIONS AND ITEMS NOT SHOWN/LISTED ON THE DRAWINGS, THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT BEFORE REMOVING THE ITEM.
 - CONTRACTOR SHALL REMOVE ALL ABANDONED CONDUIT, PIPING, AND THE LIKE THROUGHOUT WORK AREA.
- GENERAL CONTRACTOR SHALL COORDINATE ALL DEMOLITION WITH OTHER TRADES AND AS NOTED IN THE DEMOLITION DRAWINGS AND NOTES.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE POLICE FOR ALL TRAFFIC CONTROL, BARRIERS, OR NOTICES. WORK SHALL BE PERFORMED ONLY DURING HOURS AND DAYS ALLOWED BY LAW.
- UTILITIES, WATER, AND SEWER LINES ARE TO BE IDENTIFIED, CUT, CAPPED AND CLEARLY IDENTIFIED AND FLAGGED.
- CONTRACTOR TO MAINTAIN ACCESS TO THE ADJACENT PROPERTIES AT ALL TIMES. ACCESS DRIVE TO BE WIDE ENOUGH TO PERMIT THE SAFE INGRESS AND EGRESS OF VEHICLES.
- REFER TO CIVIL ENGINEERING DRAWINGS FOR ALL UTILITY DEMOLITION INFORMATION.

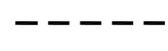
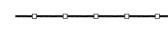
HEALTH, SAFETY, AND WELFARE:

- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS DURING DEMOLITION AND CONSTRUCTION TO PROTECT AND MAINTAIN THE INTEGRITY AND OPERATION OF EXISTING OR TEMPORARY LIFE SAFETY AND EMERGENCY EGRESS AREAS AND SYSTEMS AS REQUIRED BY LOCAL BUILDING CODES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL DEMOLITION AND CONSTRUCTION DEBRIS GENERATED FROM WORK, TAKING CARE TO PROVIDE PROTECTION OF ADJACENT EXISTING CONSTRUCTION. ALL DEMOLITION TO BE IN ACCORDANCE WITH LOCAL, STATE, FEDERAL, AND LEED REQUIREMENTS.
- ALL ITEMS INDICATED TO BE REMOVED AND ITEMS NOT INDICATED TO BE REUSED SHALL BE DISPOSED OF PROPERLY BY THE CONTRACTOR IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

DEMOLITION NOTES - SCREENING:

- CONTRACTOR TO PROVIDE WHITE FENCE SCREENING CONSTRUCTION AREAS FROM PUBLIC STREETS/ADJACENT PROPERTIES. FENCE TO BE APPROVED BY HARC AS REQUIRED.

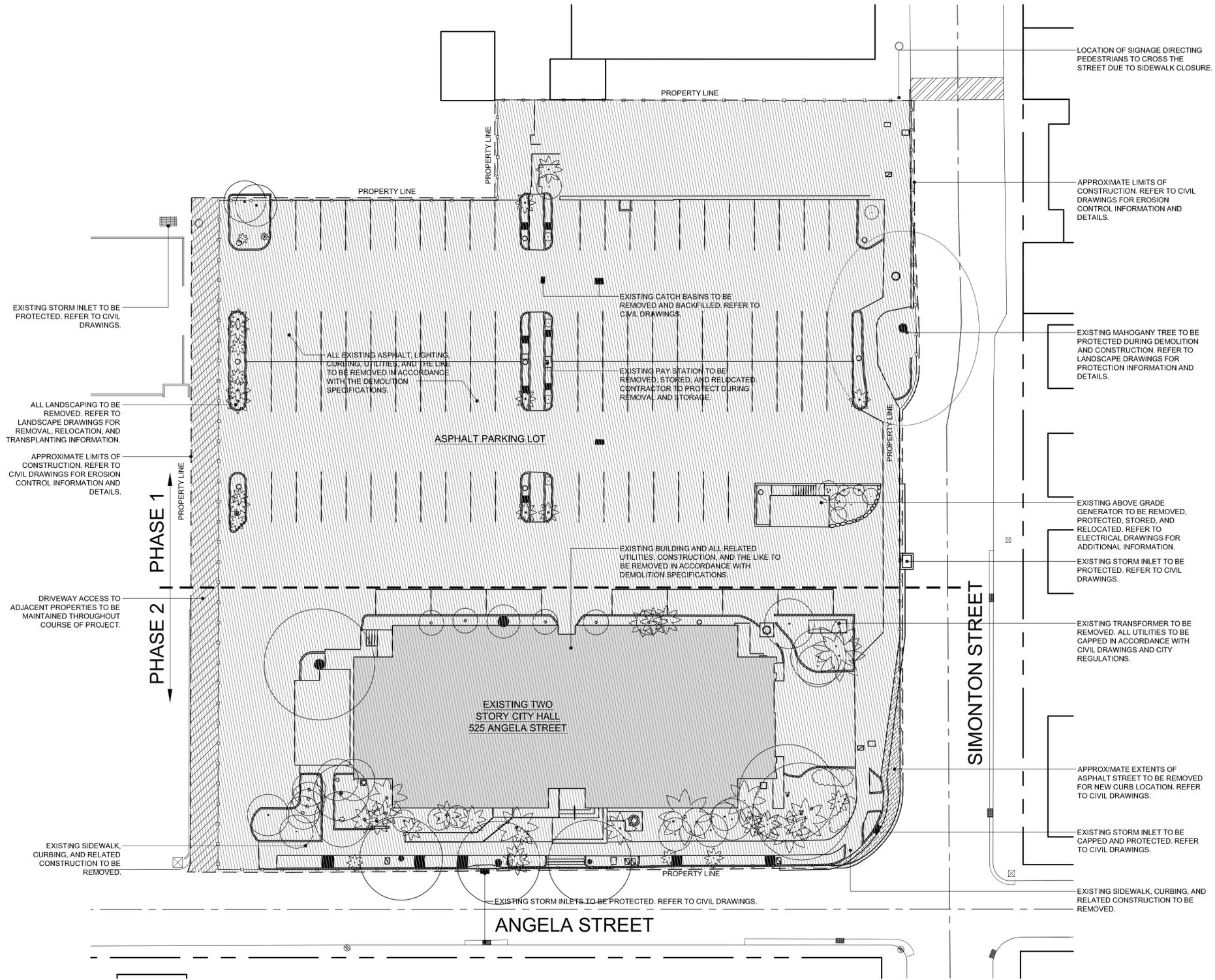
DEMOLITION PLAN LEGEND:

-  INDICATES LOCATION OF ACCESS DRIVEWAY TO BE MAINTAINED THROUGHOUT CONSTRUCTION FOR ADJACENT PROPERTIES.
-  INDICATES EXISTING PAVEMENT, LANDSCAPING, SIDEWALKS, CURBING, UTILITIES, AND THE LIKE TO BE REMOVED.
-  INDICATES EXISTING BUILDING TO BE REMOVED.
-  INDICATES TEMPORARY CROSSWALK DIRECTING PEDESTRIANS AROUND CLOSED SIDEWALK.
-  INDICATES EXISTING PAVEMENT, LANDSCAPING, SIDEWALKS, CURBING, UTILITIES, AND THE LIKE TO BE REMOVED.
-  INDICATES LOCATION OF TEMPORARY SITE FENCING.

DEMOLITION NOTES - REMOVAL AND STORAGE:

SITE DEMO NOTES

- GENERATOR: CONTRACTOR SHALL TAKE CAUTION TO REMOVE, PROTECT, STORE, AND RELOCATE THE GENERATOR AND ALL APPURTENANCES FROM ANY DAMAGE. CONTRACTOR TO RELOCATE AS INDICATED IN THE ELECTRICAL DRAWINGS.
- PAY STATION: CONTRACTOR TO REMOVE EXISTING PARKING PAY STATION AND RELOCATE OFF SITE IN ACCORDANCE WITH OWNER'S REQUIREMENTS.
- PARKING LIGHTING: CONTRACTOR TO REMOVE EXISTING PARKING LIGHTS / POLES AND RELOCATE OFF SITE IN ACCORDANCE WITH OWNER'S REQUIREMENTS.
- BUILDING PLAQUE: CONTRACTOR TO REMOVE, PROTECT, STORE, AND RELOCATE BUILDING PLAQUE FROM EXISTING BUILDING, MAIN VESTIBULE 102. REFER TO EXISTING CONDITIONS DRAWINGS.



Seal:

Consultants:

STRUCTURAL ENGINEER:
PKW Consulting Engineers
5621 Banner Drive,
Fort Myers, Florida 33912

CIVIL ENGINEER:
Paroz Engineering & Development, Inc.
1310 Kennedy Dr., Suite 201
Key West, Florida 33040

MEP/FP ENGINEER:
TEC Engineering for Architecture
1400 Colonial Boulevard, Suite 203
Fort Myers, Florida 33907

LANDSCAPE ARCHITECT:
LANDSCAPE ARCHITECTURE, LLC
2025 Ponce de Leon Blvd., Suite 300
Coral Gables, Florida 33134

Submissions:

2013.02.15 - Bidding Documents

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: 2/15/2013 12:06 PM

Drawing Size: 24x36 Project #: MK-12060

Drawn By: ADS Checked By: MBI

Title:

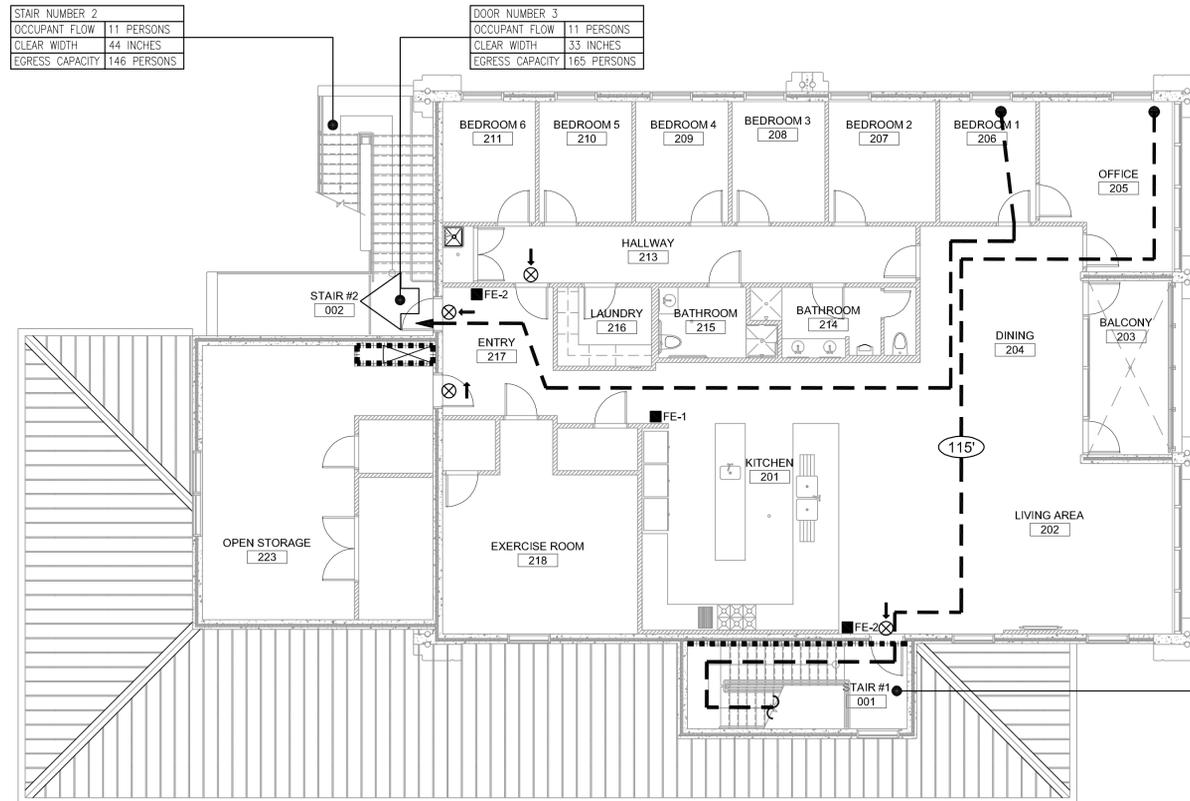
LIFE SAFETY
PLAN
FIRST AND
SECOND FLOORS

Sheet Number:

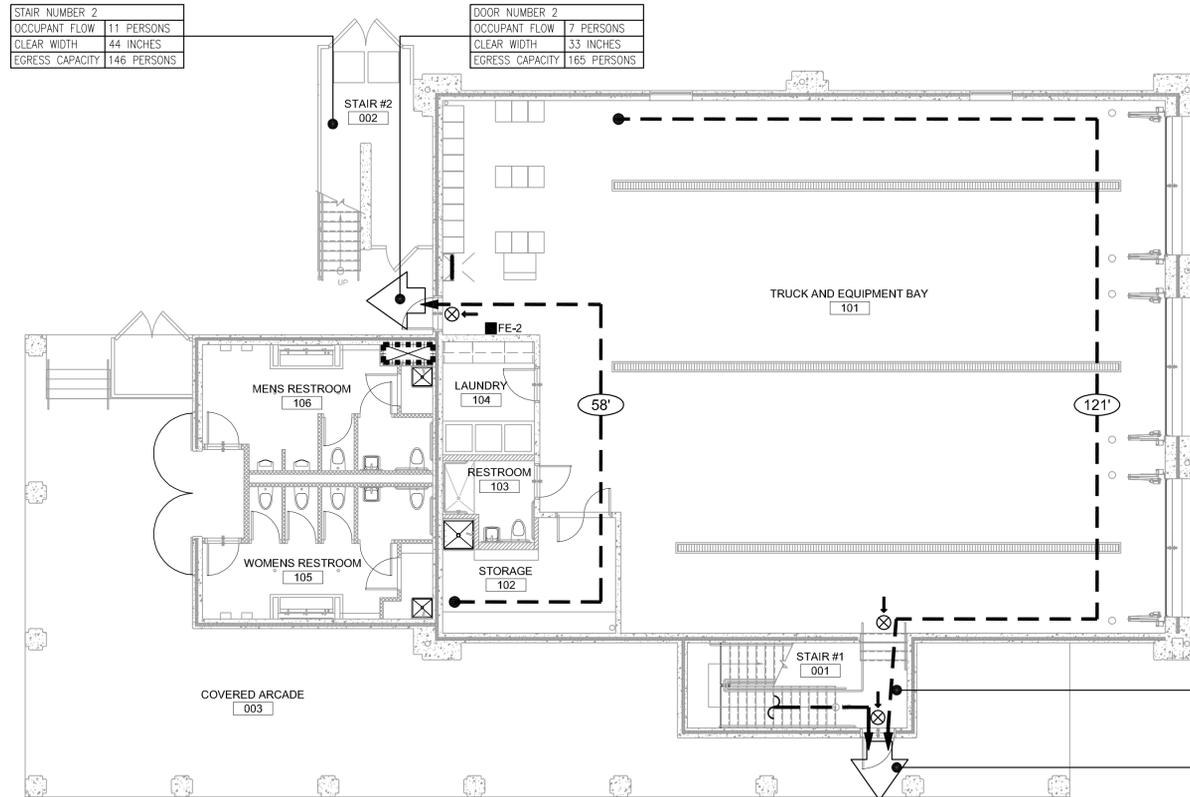
ALS2.1.1

Date: February 15, 2013

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SECOND FLOOR LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"
GRAPHIC SCALE: 1/8" = 1'-0"



FIRST FLOOR LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"
GRAPHIC SCALE: 1/8" = 1'-0"

LIFE SAFETY - CODE REFERENCES:

1016.1 - Exit Access Travel Distance:
• Travel distance is to include distance from the most remote part of the building to discharge, including the distance along the open stairs, and shall be a maximum of 300 feet for a B occupancy and 200 feet for a R occupancy.

1022.1 - Exit Enclosures Required:
• A stairway is not required to be enclosed when serving an occupant load of less than 10 and the stairway is open to not more than one story below its level of exit discharge.

1026.6 - Exterior Stairway Protection:
• An exterior stair is not required to be separated from the interior of the building where located in a building that is permitted to have unenclosed interior stairway in accordance with Section 1022.1.

1029.1 - Emergency Escape and Rescue:
• Emergency escape and rescue is required in Group R occupancies in addition to other egress requirements, with a clear opening of 5.7 square feet.

LIFE SAFETY - FINISH RATINGS:

803.1 - Interior Wall and Ceiling Finish Classifications:
• Class B - Flame spread 26-75; smoke developed 0-450.
• Class C - Flame spread 76-200; smoke developed 0-450.

803.9 - Interior Wall and Ceiling Finish Requirements:
• Occupancy Group B, R-3, and S - Sprinkled
o Class C - Exit enclosures and passageways, Corridors, and rooms and enclosed spaces except Class B for Occupancy Group B Exit Enclosures.

1505.1 - Roof Covering Classification:
• Type II B Construction - Class C

LIFE SAFETY - GENERAL NOTES:

- FINAL LOCATION OF FIRE EXTINGUISHERS TO BE COORDINATED WITH FIRE MARSHAL.
- REFER TO ELECTRICAL DRAWINGS FOR FIRE ALARM SYSTEM.
- REFER TO FIRE PROTECTION DRAWINGS FOR SPRINKLER SYSTEM.

LIFE SAFETY PLAN LEGEND:

----- SHAFT ENCLOSURE (FBC 707.4) 1 HOUR FIRE BARRIER.

---> EXIT ACCESS TRAVEL DISTANCES (FBC 1016.1)

⊗ EXIT SIGN. REFER TO ELECTRICAL DRAWINGS FOR TYPE.

■ FE-1 INTERIOR MULTI-PURPOSE CLASS K CHEMICAL FIRE EXTINGUISHER, INSTALLED ON WALL BRACKET LOCATE 48" A.F.F TO TOP OF EXTINGUISHER. REFER TO SPECIFICATIONS.

■ FE-2 INTERIOR MULTI-PURPOSE CLASS A, B, AND C CHEMICAL FIRE EXTINGUISHER, INSTALLED ON WALL BRACKET. LOCATE 48" AFF TO TOP OF EXTINGUISHER. REFER TO SPECIFICATIONS.

STAIR NUMBER 2
OCCUPANT FLOW 11 PERSONS
CLEAR WIDTH 44 INCHES
EGRESS CAPACITY 146 PERSONS

DOOR NUMBER 3
OCCUPANT FLOW 11 PERSONS
CLEAR WIDTH 33 INCHES
EGRESS CAPACITY 165 PERSONS

STAIR NUMBER 1
OCCUPANT FLOW 11 PERSONS
CLEAR WIDTH 44 INCHES
EGRESS CAPACITY 146 PERSONS

STAIR NUMBER 2
OCCUPANT FLOW 11 PERSONS
CLEAR WIDTH 44 INCHES
EGRESS CAPACITY 146 PERSONS

DOOR NUMBER 2
OCCUPANT FLOW 7 PERSONS
CLEAR WIDTH 33 INCHES
EGRESS CAPACITY 165 PERSONS

STAIR NUMBER 1
OCCUPANT FLOW 11 PERSONS
CLEAR WIDTH 44 INCHES
EGRESS CAPACITY 146 PERSONS

DOOR NUMBER 1
OCCUPANT FLOW 18 PERSONS
CLEAR WIDTH 33 INCHES
EGRESS CAPACITY 165 PERSONS

Seal:

Consultants:
STRUCTURAL ENGINEER:
FRW Consulting Engineers
5821 Banner Drive,
Fort Myers, Florida 33912
CIVIL ENGINEER:
Paro Engineering & Development, Inc.
1110 Kennedy Dr., Suite 201
Key West, Florida 33040
MEP/FF ENGINEER:
TEC Engineering For Architecture
1405 Colonial Boulevard, Suite 203
Fort Myers, Florida 33907
LANDSCAPE ARCHITECT:
LANDSCAPE ARCHITECTURE, LLC
2025 Ponce de Leon Blvd., Suite 300
Coral Gables, Florida 33134

Submissions:
2013.09.15 - Bidding Documents

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: 2/15/2013 12:06 PM

Drawing Size: Project #:
MK-12060

Drawn By: Checked By:
ADS MBI

Title:
SITE SURVEY

Sheet Number:

A1.0.1
Date: February 15, 2013

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LEGEND

⊙ Found 1/2" Iron Pipe	-P- Overhead Utility Lines
○ Set 1/2" Iron Pipe w/ cap (6298)	⊗ Light Standard
● Found 1/2" Iron Rod (286.3)	☁ Tree
▲ Found Nail & Disc (PHH)	✱ 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)	

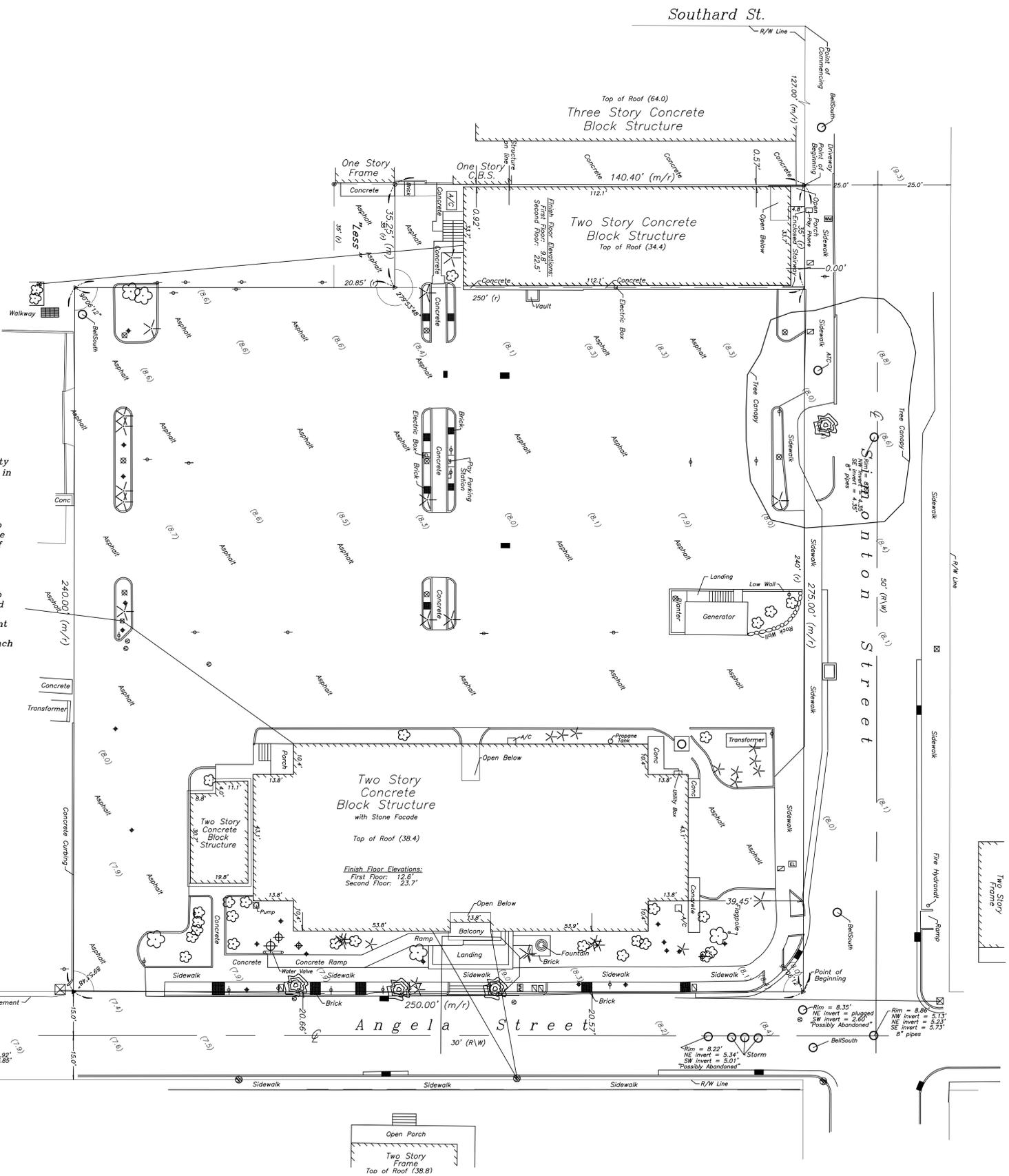
- NOTES:**
1. The legal descriptions shown hereon were furnished by the client or their agent.
 2. Underground foundations and utilities were not located.
 3. All angles are 90° (Measured & Record) unless otherwise noted.
 4. Street address: 525 Angela Street, and 604 Simonton Street, Key West, FL.
 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 Northwestern 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 distance 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



2/15/2013 12:06 PM - City of Key West - Fire Station #2 Building and Site Development - 2/15/2013 12:06 PM, scale: 1" = 20'-0", color: black

Seal:

Consultants:
STRUCTURAL ENGINEER:
PKW Consulting Engineers
5621 Banner Drive,
Fort Myers, Florida 33912
CIVIL ENGINEER:
Parry Engineering & Development, Inc.
1510 Kennedy Dr., Suite 201
Key West, Florida 33040
MEP / FF ENGINEER:
TEC Engineering for Architecture
1400 Colonial Boulevard, Suite 203
Fort Myers, Florida 33907
LANDSCAPE ARCHITECT:
Landscape Architecture, LLC
2025 Ponce de Leon Blvd., Suite 300
Coral Gables, Florida 33134

Submissions:
2013.02.15 - Bidding Documents

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: 2/15/2013 12:45 PM

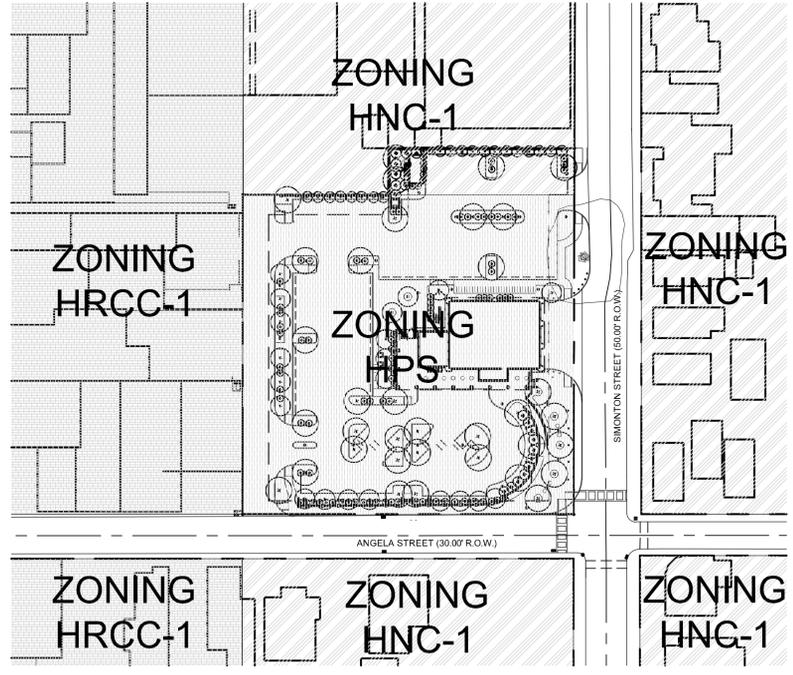
Drawing Size: 24x36 | Project #: MK-12060
Drawn By: ADS | Checked By: MBI

Title: ARCHITECTURAL SITE PLAN

Sheet Number:

A1.1.1

Date: February 15, 2013
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ZONING DISTRICTS
SCALE: N.T.S.

PROJECT STATISTICS:

	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUESTED
ZONING	HNC-1			
FLOOD ZONE	X			
SIZE OF SITE	4,931 SF			
SIZE OF PARKING	3,111 SF			
HEIGHT	35'-0"	N/A	N/A	NONE
SETBACK 1: FRONT	5'-0"	N/A	N/A	NONE
SETBACK 2: RIGHT SIDE SETBACK	5'-0"	N/A	N/A	NONE
SETBACK 3: LEFT SIDE SETBACK (BEAN BLDG.)	5'-0"	N/A	N/A	NONE
SETBACK 4: REAR SETBACK	15'-0"	N/A	N/A	NONE
FLOOR AREA RATIO (122-720 (2))	1.0	1.57	0	NONE
BUILDING COVERAGE	50% (2,465 SF)	0% (0 SF)	0% (0 SF)	NONE
IMPERVIOUS SURFACE (122-720 (4) b)	60% (2,958 SF)	98.6% (4,859 SF)	67% (3,311 SF)	7% (353 SF)
OPEN SPACE / LANDSCAPING	20% (986 SF)	1.4% (71 SF)	33% (1,620 SF)	NONE
OPEN SPACE / PARKING	20% (622 SF)	1.4% (71 SF)	39% (1,207 SF)	NONE
NUMBER AND TYPE OF UNITS	N/A	N/A	N/A	N/A
CONSUMPTION AREA OR NUMBER OF SEATS	N/A	N/A	N/A	N/A

PROJECT STATISTICS:

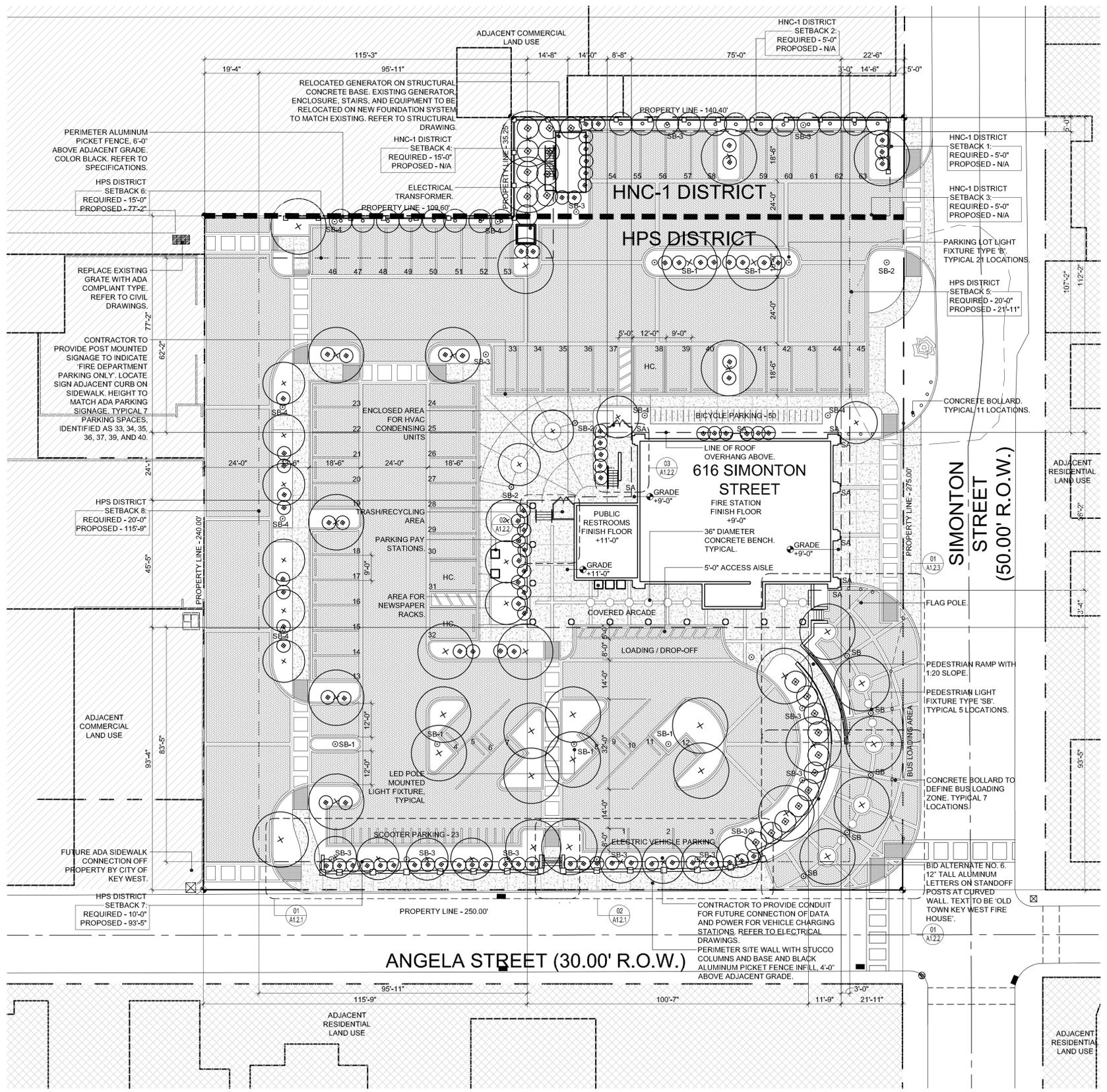
	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUESTED
ZONING	HPS			
FLOOD ZONE	X			
SIZE OF SITE	60,002 SF			
SIZE OF PARKING	37,609 SF			
HEIGHT - HABITABLE BUILDING	30'-5"	30'-5"	29'-0"	NONE
HEIGHT - NON HABITABLE BUILDING	30'-5"	30'-5"	39'-6"	9'-1"
SETBACK 5: FRONT	29'-0"	37'-1" (CITY HALL)	21'-11"	NONE
SETBACK 6: RIGHT SIDE SETBACK	15'-0"	155'-5" (PARKING)	77'-2"	NONE
SETBACK 7: STREET SIDE SETBACK (ANGELA)	10'-0"	18'-0"	93'-5"	NONE
SETBACK 8: REAR SETBACK	20'-0"	39'-10"	115'-9"	NONE
FLOOR AREA RATIO (122-720 (2))	1.0	0.33	0.15	NONE
BUILDING COVERAGE	40% (24,000 SF)	16% (9,600 SF)	12% (6,962 SF)	NONE
IMPERVIOUS SURFACE	50% (30,001 SF)	95.03% (57,021 SF)	86.68% (52,012 SF)	36.66% (22,011 SF)
OPEN SPACE / LANDSCAPING	20% (12,000 SF)	4.94% (2,981 SF)	13.32% (7,990 SF)	6.68% (4,010 SF)
OPEN SPACE / PARKING	20% (7,522 SF)	4.94% (2,981 SF)	19.37% (7,285 SF)	0.63% (237 SF)
NUMBER AND TYPE OF UNITS	N/A	N/A	N/A	N/A
CONSUMPTION AREA OR NUMBER OF SEATS	N/A	N/A	N/A	N/A

PARKING:

	CODE REQUIREMENT	EXISTING	PROPOSED
CAR (STANDARD)	30 - 1 SPACE PER 300 SF OF FLOOR AREA	90	57
CAR (HANDICAP)	3 - 1 PER 25 STANDARD PROVIDED	4	3
ELECTRIC VEHICLES	N/A	0	3
SCOOTER	N/A	0	23
BICYCLE	8 - 25% OF STANDARD PROVIDED	20	50

FLOOR AREA:

FLOOR	USE	AREA (SF)
FIRST FLOOR	FIRE STATION	3,963 SF
FIRST FLOOR	PUBLIC RESTROOMS	587 SF
SECOND FLOOR	FIRE STATION	3,963 SF
SECOND FLOOR	STORAGE	627 SF
TOTAL		9140 SF



SITE PLAN
SCALE: 1" = 20'-0"



Seal:

Consultants:

STRUCTURAL ENGINEER:
TKW Consulting Engineers
5621 Banner Drive,
Fort Myers, Florida 33912

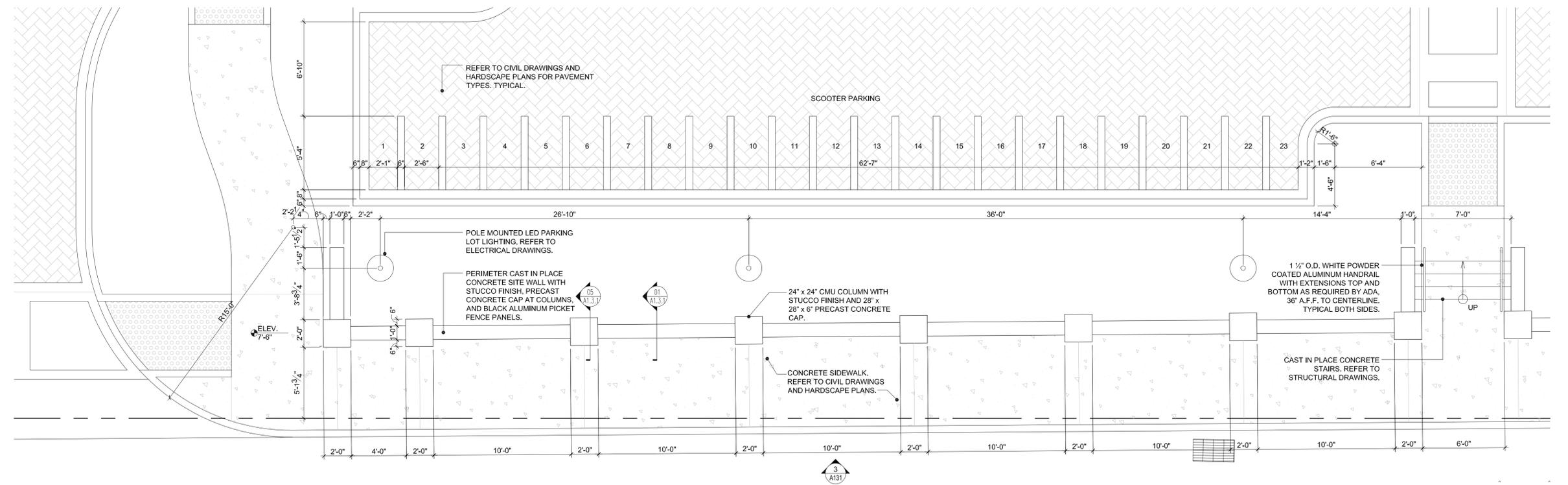
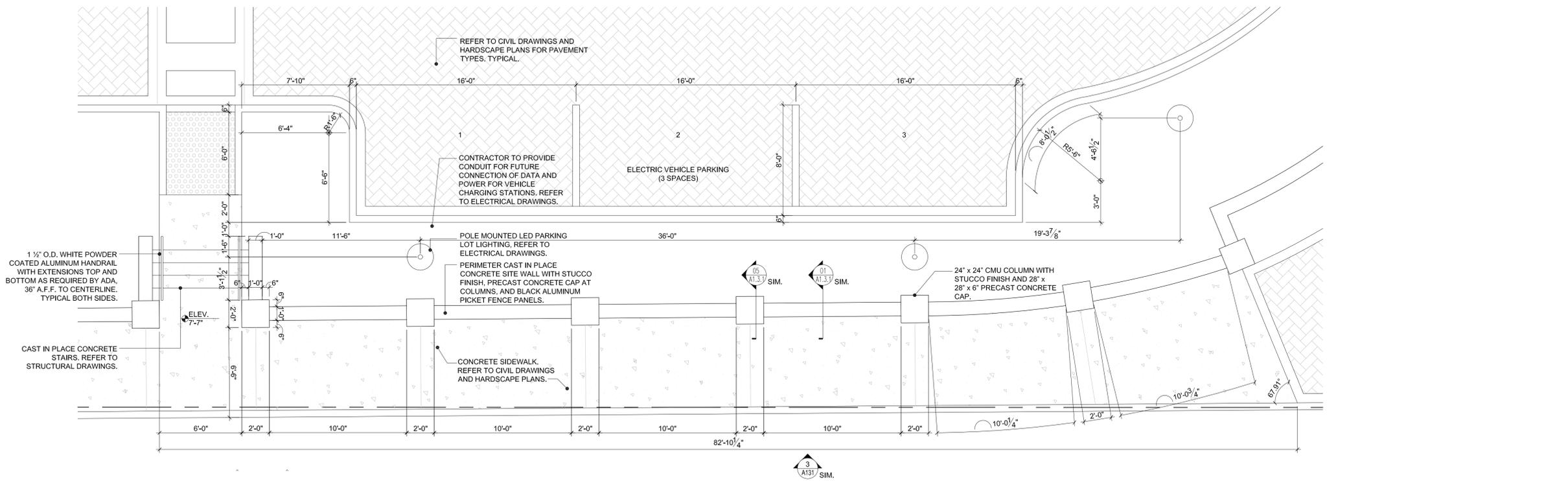
CIVIL ENGINEER:
Perez Engineering & Development, Inc.
1310 Kennedy Dr., Suite 201
Key West, Florida 33040

MEP/FP ENGINEER:
TEC Engineering for Architecture
1400 Colonial Boulevard, Suite 203
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Submissions:

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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: 2/15/2013 9:24 AM

Drawing Size: 24x36 | Project #: MK-12060

Drawn By: ADS | Checked By: MBI

Title: ENLARGED SITE DETAIL PLANS

Sheet Number:

A1.2.1

Date: February 15, 2013

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