

Seal:

Consultants:  
**STRUCTURAL ENGINEER:**  
FKW 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: 8/5/2013 2:58 PM

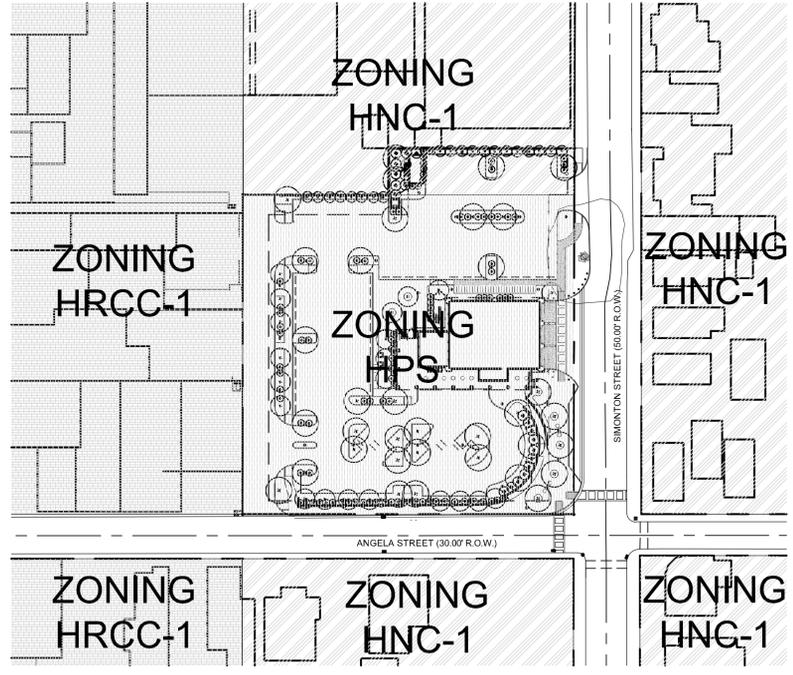
Drawing Size: 24x36 Project #: MK-12060  
Drawn By: ADS Checked By: MBI

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

**PROJECT STATISTICS:**

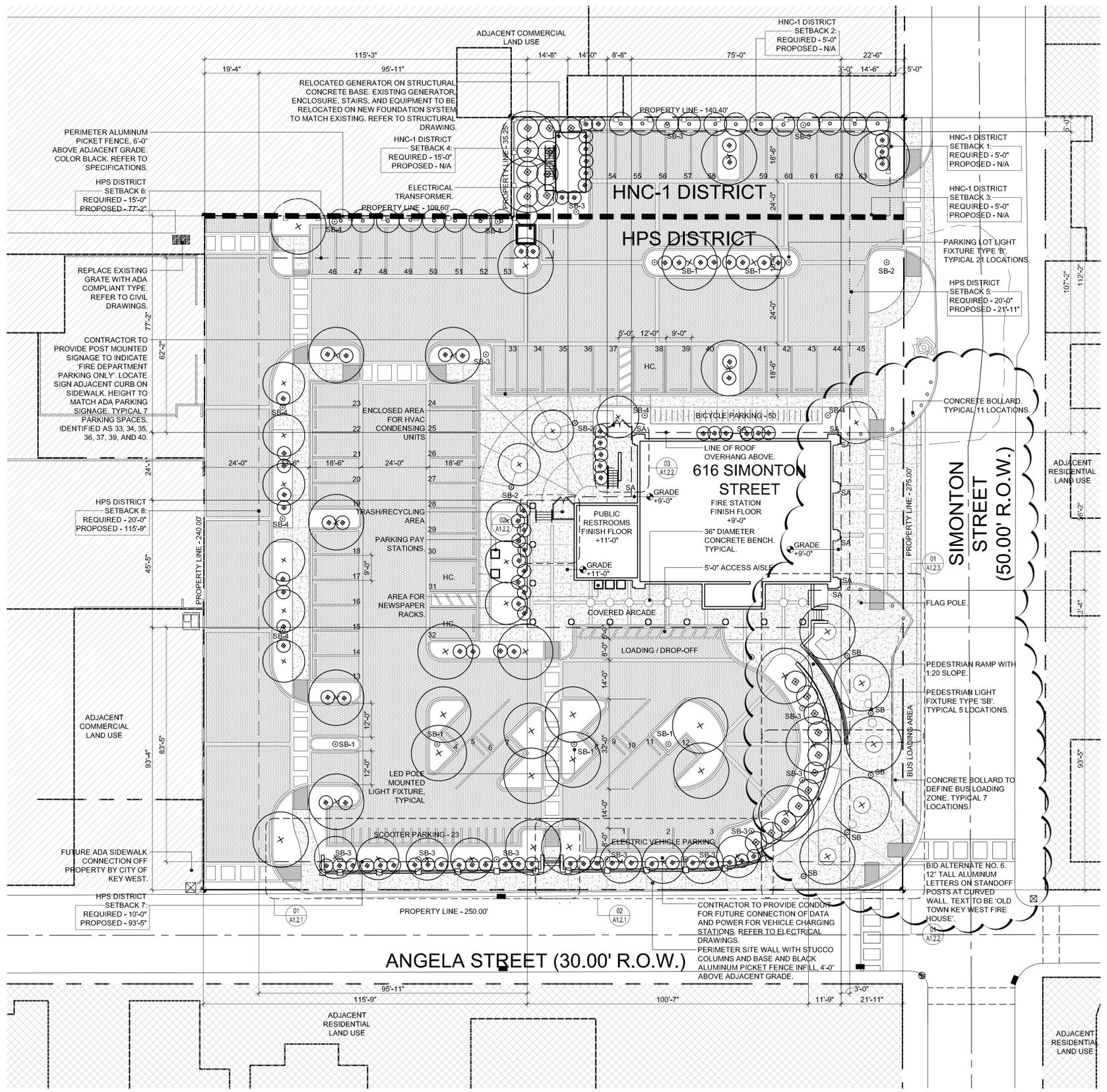
	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUESTED
<b>ZONING</b>	HPS			
<b>FLOOD ZONE</b>	X			
<b>SIZE OF SITE</b>	60,002 SF			
<b>SIZE OF PARKING</b>	37,609 SF			
<b>HEIGHT - HABITABLE BUILDING</b>	30'-5"	30'-5"	29'-0"	NONE
<b>HEIGHT - NON HABITABLE BUILDING</b>	30'-5"	30'-5"	39'-6"	9'-1"
<b>SETBACK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

**PARKING:**

	CODE REQUIREMENT	EXISTING	PROPOSED
<b>PARKING:</b>			
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



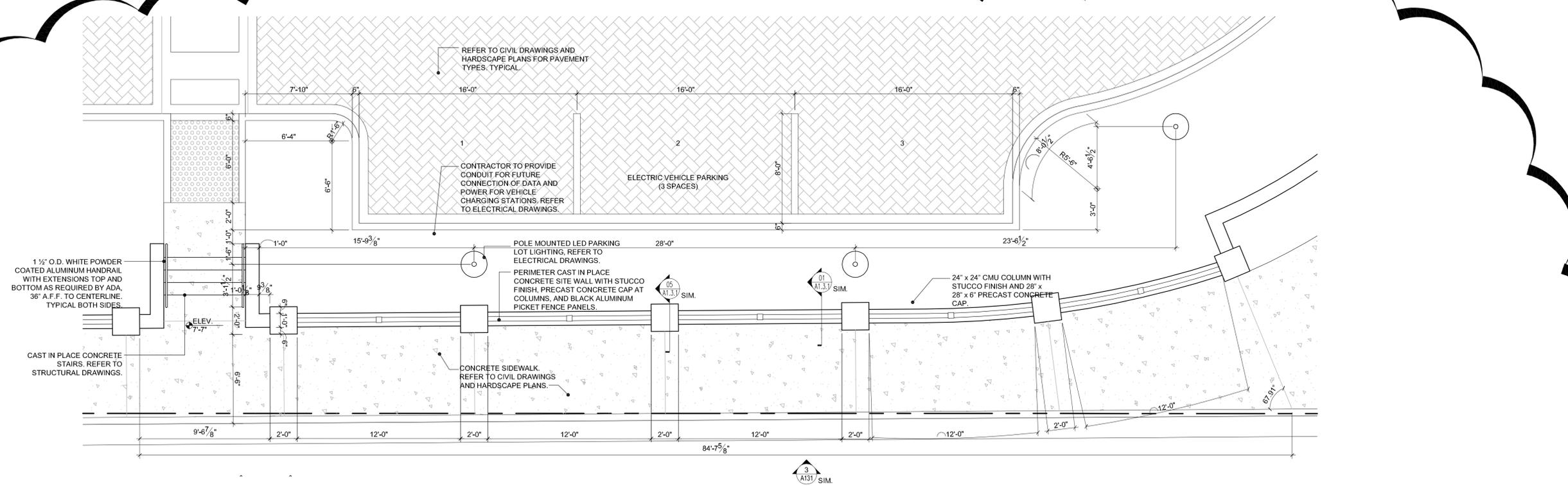
**SITE PLAN**  
SCALE: 1" = 20'-0"



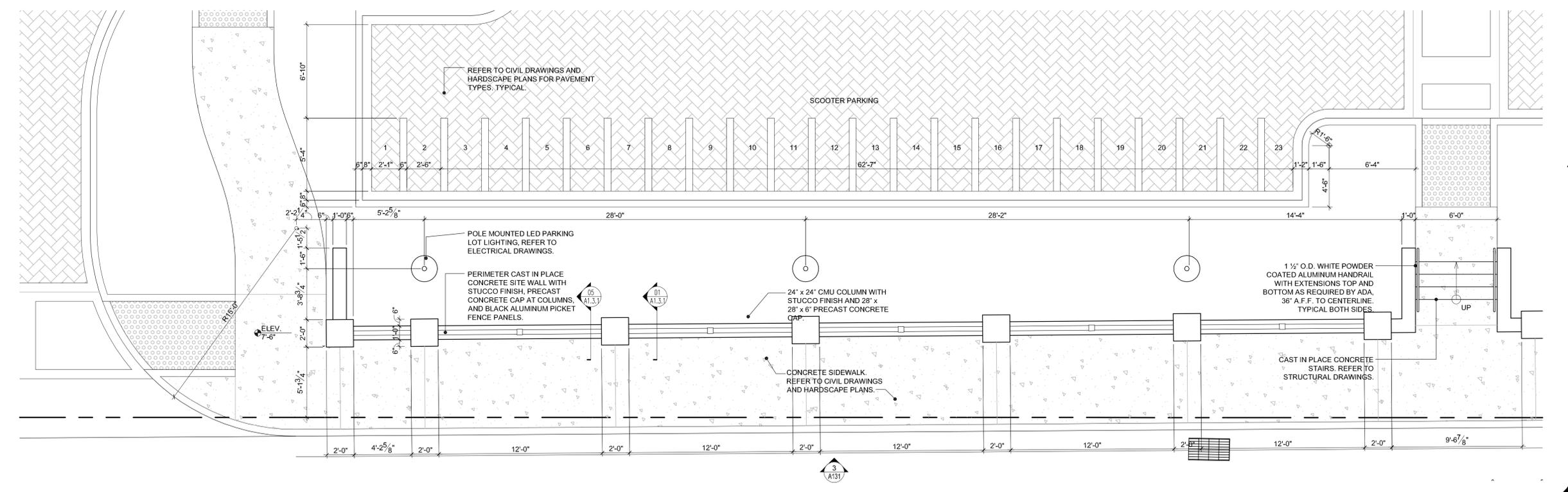
Seal:

CONSULTANTS:  
MECHANICAL ENGINEER:  
RAC Consulting Engineers  
2011 Banner Drive,  
Key West, Florida 33912  
CIVIL ENGINEER:  
Pace Engineering & Development, Inc.  
1014 Kennedy Dr., Suite 201  
Key West, Florida 33040  
ELECTRICAL ENGINEER:  
TEC Engineering For Architecture  
1400 Colonial Boulevard, Suite 203  
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SCAPE ARCHITECTURE:  
MBI Architecture, LLC  
2022 Calle de Leon Blvd., Suite 300  
Coral Gables, Florida 33134

SUBMISSIONS:  
2013.02.15 - Bidding Documents



**02**  
A1.2.1 ENLARGED PERIMETER SITE WALL PLAN  
SCALE: 1/4" = 1'-0"



**01**  
A1.2.1 ENLARGED PERIMETER SITE WALL PLAN  
SCALE: 1/4" = 1'-0"



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PLOTTED: 8/5/2013 2:57 PM  
Drawing Size: 24x36 Project #: MK-12060  
Drawn By: ADS Checked By: MBI

ENLARGED SITE DETAIL PLANS

Sheet Number:  
**A1.2.1**  
Date: February 15, 2013





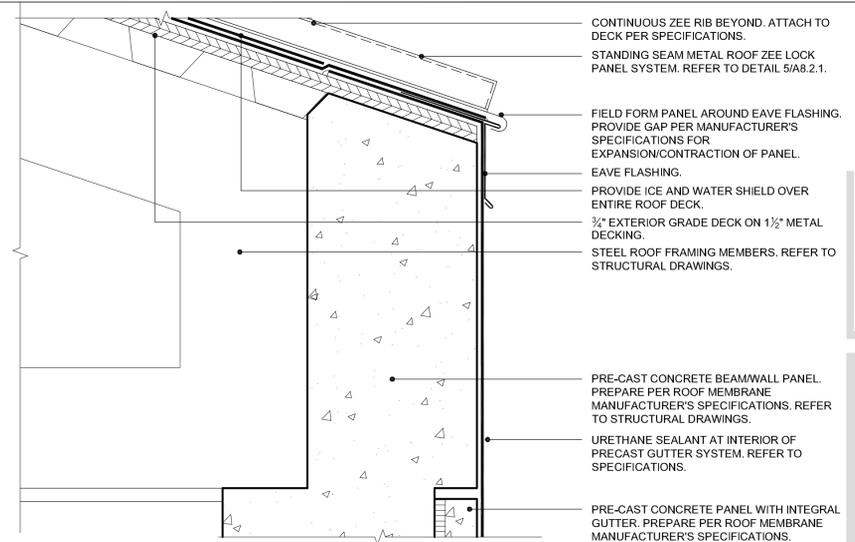
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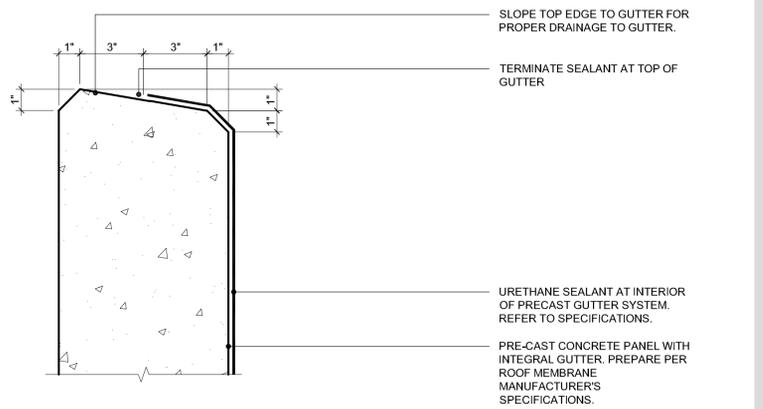
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 2013.09.15 - Bidding Documents

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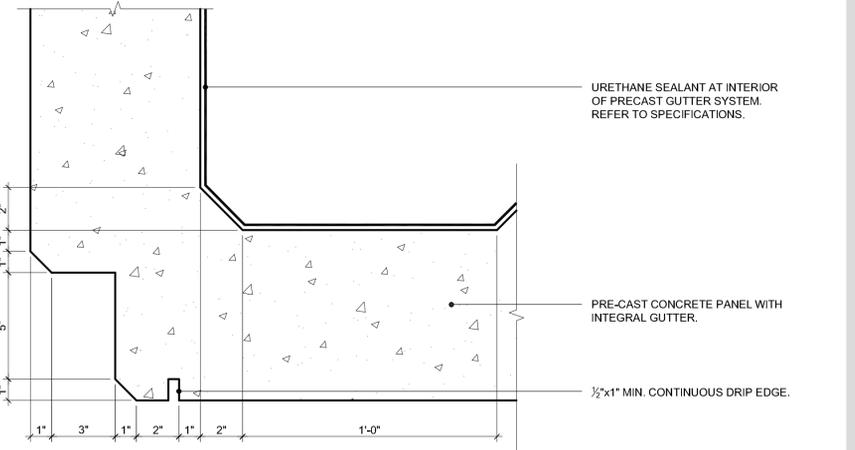
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 Drawn By: ADS | Checked By: MBI  
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 Sheet Number:  
**A8.2.1**  
 Date: February 15, 2013  
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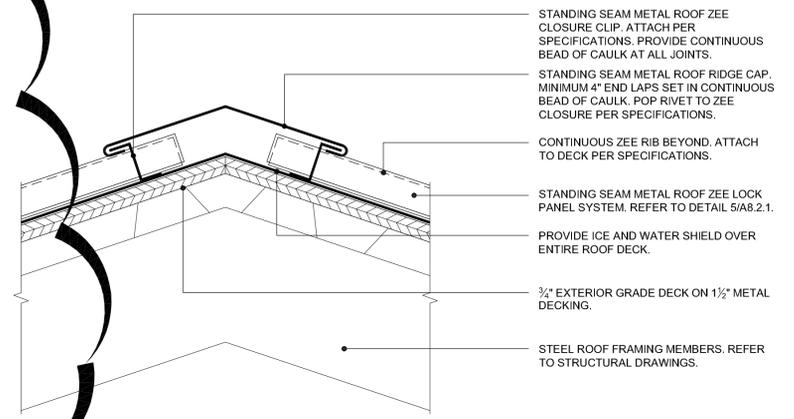
**03**  
**A8.2.1** TYPICAL STANDING SEAM METAL ROOF  
 EAVE FLASHING DETAIL  
 SCALE: 3" = 1'-0" GRAPHIC SCALE: 3" = 1'-0"



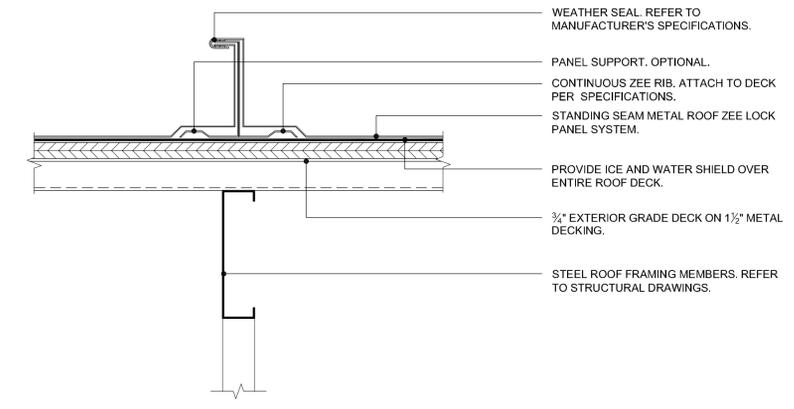
**02**  
**A8.2.1** ROOF MEMBRANE TERMINATION  
 DETAIL AT GUTTER  
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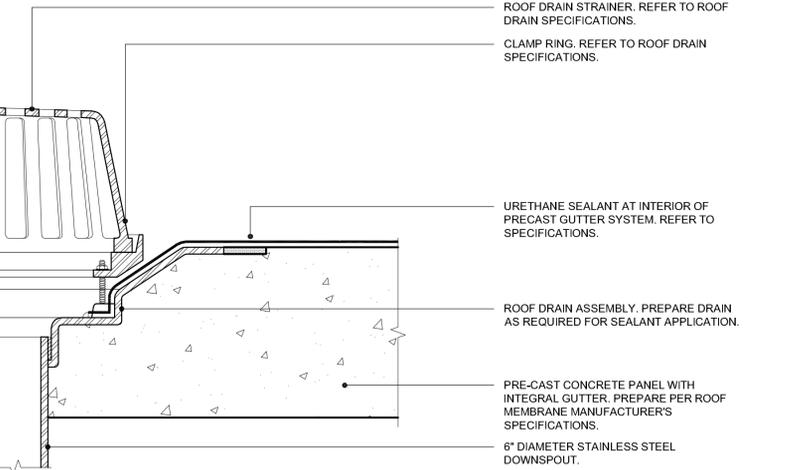
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**A8.2.1** BASE FLASHING DETAIL  
 AT GUTTER  
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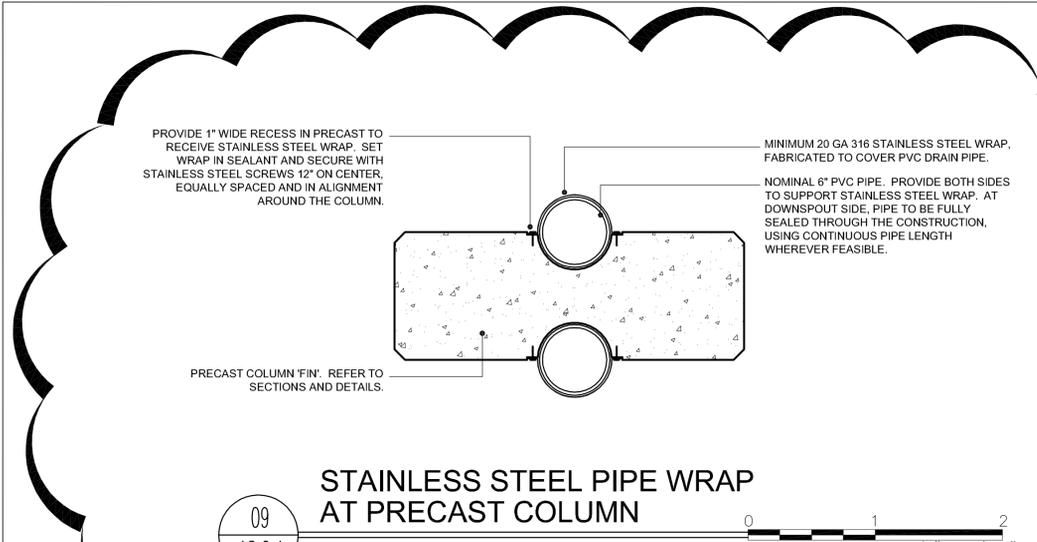
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**A8.2.1** TYPICAL STANDING SEAM ROOF  
 HIP/RIDGE CAP DETAIL  
 SCALE: 3" = 1'-0" GRAPHIC SCALE: 3" = 1'-0"



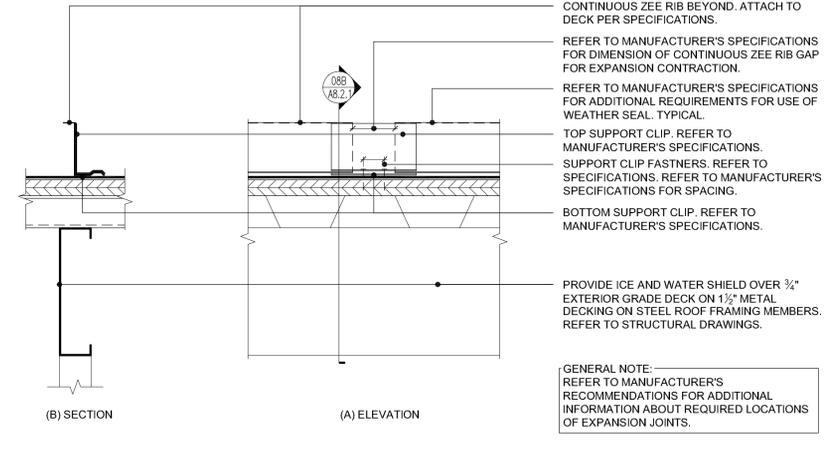
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**A8.2.1** TYPICAL STANDING SEAM  
 METAL ROOF RIB DETAIL  
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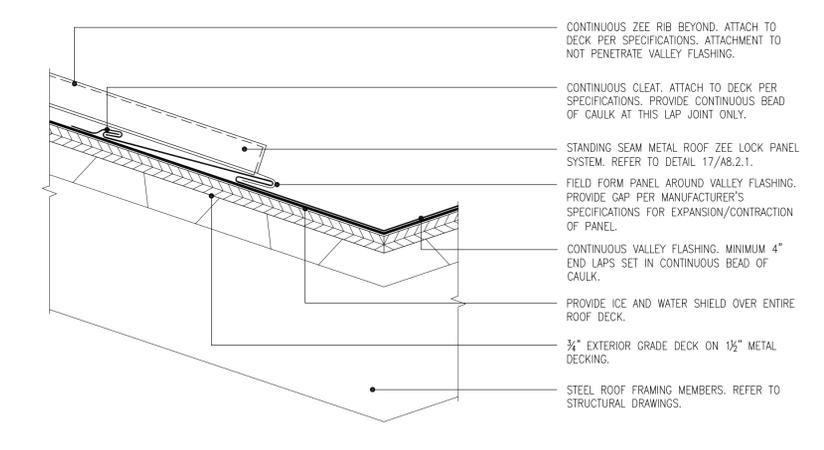
**04**  
**A8.2.1** ROOF DRAIN  
 FLASHING DETAIL  
 SCALE: SCALE: 3" = 1'-0" GRAPHIC SCALE: 3" = 1'-0"



**09**  
**A8.2.1** STAINLESS STEEL PIPE WRAP  
 AT PRECAST COLUMN  
 SCALE: 1 1/2" = 1'-0" GRAPHIC SCALE: 1 1/2" = 1'-0"



**08**  
**A8.2.1** STANDING SEAM METAL ROOF  
 EXPANSION JOINT DETAIL  
 SCALE: 3" = 1'-0" GRAPHIC SCALE: 3" = 1'-0"



**07**  
**A8.2.1** VALLEY FLASHING DETAIL  
 SCALE: NTS GRAPHIC SCALE: 3" = 1'-0"

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