

# **Staff Report**

9 Major Development Plan Revisions- New three bay Fire Station with second story living quarters and site development for public use- #525 Angela Street- City of Key West/ Michael Ingram (H12-01-776)

This staff report is for the review of a Certificate of Appropriateness for a new fire station that will be located facing Simonton Street and will replace the existing station. On September 22, 2009 the Commission approved a Major Development Plan for a new City Hall, Fire Station and parking garage for #525 Angela Street site. On July 12, 2011 a Building permit was issued to demolish City Hall Annex building, one of three proposed demolitions under the Major Development Plan. On May 22, 2012 the Commission motioned to postpone the review of the plans.

Since the HARC approval of the original plans City Commission had made changes in the location of the New City Hall and has directed staff towards the construction of a new Fire Station. City Commission also approved the location of the building in the site and proposed amenities of this new proposal on their public meeting on February 22, 2012. The actual two story cbs structure that houses the Fire Station is a sick building and was approved for demolition, as part of the master plan. The new revised plans for the Fire Station will be a free standing structure that will include dormitories on its second floor. Other amenities included in the revised plans are public restrooms and waiting areas for private and public transportation on the south façade of the building.

The architects have been diligent by working with the Fire Department with the site analysis as well as the program requirements. The existing fire station must be kept in place during the construction phase of the new one since this is the best location in Old Town to access any emergency response within the area in a timely manner. Therefore the existing fire station can not be demolished until the new construction is finish. If the new building is located close to the AT&T building there will be almost no safe sight for the firefighters to maneuver their fire engines; the AT&T building is not setback from the sidewalk and its facades are solid concrete walls, three stories+, which will prevent for side views. An old mahogany tree can not be removed or relocated from its site. The Fire Chief and the City Commission have already approved the location of the new building based on the existing challenges of the site, but most important based on emergency response and safety issues. Staff supports and is on the opinion that the submitted site is the most effective and appropriate solution for such an important and needed fire station in Old Town.

The new building will have hip roofs that will elevate up to 39'-6". The main façade will face Simonton Street and will have three bays. This façade will be perceived as a transparent one since the proposed doors and windows will be made of glass and the ratio of fenestrations is greater than the solids. On the south elevation a covered arcade wraps the west elevation. This will lower the scale and mass of the façade and will provide a shaded area. Public restrooms will be provided on the west elevation.

The proposed new building will be built with precast concrete, standing seam silver metal panels will be the roof's finish material. The base of the building will have granite veneer and doors and windows frames are proposed to be red anodized.

The plans also include a site plan with ground level parking for cars, scooters and electric parking. A generator will be relocated on the north side of the site, set back from the sidewalk.

Guidelines that should be reviewed for this application- New Construction (pages 37-38a):

1. **Siting** – *New construction must conform to all current city easement, setback and building requirements. No existing building shall be relocated and no new structure shall be placed closer to the sidewalk, street or visible alley, than the distance of pre-existing historic structures. Areas reserved for parks or open space must be retained.*

The proposed design will not comply with height requirements. The zoning requirements for this particular historic district HPS are;

Front yard- 20 ft

Side- 5 ft

Rear- 20 ft

Maximum height- 25 ft

If approved the project will require a height variance since its maximum height elevates to 39'-6". The excessive height is for non habitable space that will house mechanical equipment. The necessary height is due to the building typology and requirements for fire engines.

2. **Elevation of finished floor above grade** - *Applications for buildings with the first finished floor above the minimum height necessary to comply with federal flood regulations will not be approved unless the applicant demonstrates that such elevation does not interfere with the essential form and integrity of properties in the neighborhood. In situations wherein parking is proposed below the first finished floor, HARC shall consider how visible the parking is from the public right-of-way; whether the parking area is enclosed or otherwise concealed by walls, lowers, lattice, landscaping or other features; and whether fill and/or berms are used to minimize the gap between the first finished floor and the crown of the nearest road.*

The proposed building will be located on an X flood zone; which requires no compliance with FEMA regulations.

- 3 **Height** – *must not exceed two and a half stories. There must be a*

*sympathetic relationship of height between new buildings and existing adjacent structures of the neighborhood. New buildings must be compatible with historic floor elevations. The height of all new construction shall be based upon the height of existing structures within the vicinity.*

The proposed design will not exceed two stories.

- 4 **Proportion, scale and mass** – *massing, scale and proportion shall be similar to that of existing historical buildings in the historical zone. No new construction shall be enlarged so that its proportions are out of scale with its surroundings. No new construction shall be more than two and a half stories. No structure shall outsize the majority of structures in the streetscape or historic zone.*

This building will house fire engines and trucks that are of considerable size. The proposed mass and scale of the building is reduced by the use of different roof heights, by the creation of a wrap arcade on the first floor and by the use of great amount of glass, particularly on the main façade. The building will be free standing on the site. The design introduces elements that reduce the scale of the structure at the pedestrian level. A three story+ masonry structure is located on the north side of the urban block.

- 5 **Compatibility** – *Design must be compatible with Key West architectural characteristics in the historical zones. All new construction must be in keeping with the historic character in terms of size, scale, design, materials, color and texture.*

The typology of a fire station requires a large scale building. The proposed design, which can not be residential in character, proposes a sensible solution that is in keeping with other civil and government buildings as well as its surrounding urban context. The proposed materials, design, size and textures of the new design will be compatible with the existing urban fabric.

- 6 **Building Detail** – *All new buildings shall incorporate a level of detail that assures compatibility with the surrounding historic context. New construction shall not precisely mimic the details of historic buildings but should have features that are compatible with the lines of historic architecture.*

The proposed building will not mimic any detail found in the historic district. Moreover the design incorporates features, architectural elements, proportions and rhythms that will be harmonious to the urban fabric on which will

be built. The building will be a contemporary fire station that will fit in its historic urban context.

- 7 **Relationship of materials** – *Materials used on new construction shall be of similar color, dimension, texture, and appearance as historic fabrics. The predominant exterior finish in historic zones is wood weatherboard, clapboard, drop siding, or board and batten. Exceptions for the use of composite materials may be permissible. Roofing is primarily sheet metal or metal shingles. New construction shall establish a relationship with existing historic structures by utilizing similar finishes and metals.*

The proposed materials and textures will be similar to the construction materials and finishes found in civic and government structures within the historic district.

It is staff's opinion that the proposed plans comply with the guidelines for new construction and that the proposed design for the new fire station will not have an adverse effect in the historic fabric. There is an imminent need for a new fire station since the existing one is in poor conditions. Our fire fighters need decent and well equipped facilities on Angela Street. The proposed building will be sensible to the historic urban context and will fit well on it. The design proposes adequate heights, proportions, massing and scale that are in keeping with its site as well as with its building typology. This project will require Planning Board and City Commission review since it is a Major Development Plan.

# **Application**



**CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # H12-01-0796

OWNER'S NAME: The City of Key West DATE: May 9, 2012

OWNER'S ADDRESS: 3132 Flagler Avenue, Key West, Florida 33040 PHONE #: 305.809.3888

APPLICANT'S NAME: Michael B. Ingram / mbi | k2m Architecture, Inc. PHONE #: 305.292.7722

APPLICANT'S ADDRESS: 1001 Whitehead Street, Suite 101, Key West, Florida 33040

ADDRESS OF CONSTRUCTION: 525 Angela Street (or assumed) # OF UNITS     

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

**DETAILED DESCRIPTION OF WORK:** Construction of 3 bay fire station with second story living quarters, public restrooms, waiting areas for public / private transportation, and site development for public use. Materials: metal standing seam roofing, precast architectural concrete, hurricane rated fenestration with sunshade devices, and granite base.

*Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083*

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: May 9, 2012

Applicant's Signature: *Michael B. Ingram*

**Required Submittals**

	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
	TREE REMOVAL PERMIT (if applicable)
	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

**Staff Use Only**

Date: \_\_\_\_\_

Staff Approval: \_\_\_\_\_

Fee Due:\$ \_\_\_\_\_

HISTORIC ARCHITECTURAL REVIEW APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

*Postponed 05/22/12 — To show alternative location BE*

HARC Comments:

*Not listed in the surveys.*

*Guidelines for New construction.*

Limit of Work Approved, Conditions of Approval and/or Suggested  
Changes:

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Historic Architectural  
Review Commission





City Of Key West  
Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040

May 29, 2012

Arch. Michael B. Ingram  
mbi/k2m Architecture Inc.  
#1001 Whitehead Street  
Key West, Florida 33040

**RE: MAJOR DEVELOPMENT PLAN REVISIONS- NEW THREE  
BAY FIRE STATION WITH SECOND STORY LIVING QUARTERS  
AND SITE DEVELOPMENT FOR PUBLIC USE  
FOR: #525 ANGELA STREET - APPLICATION #H12-01-776  
KEY WEST HISTORIC DISTRICT**


Dear Architect Ingram:

This letter is to notify you that the Key West Historic Architectural Review Commission **postponed** the above mentioned project on Tuesday May 22, 2012. The Commissioners voted to postpone the item and requested supportive documentation as to the proposed location of the new fire station.

I will be including this item on the next agenda for June 12, 2012. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West historic heritage.

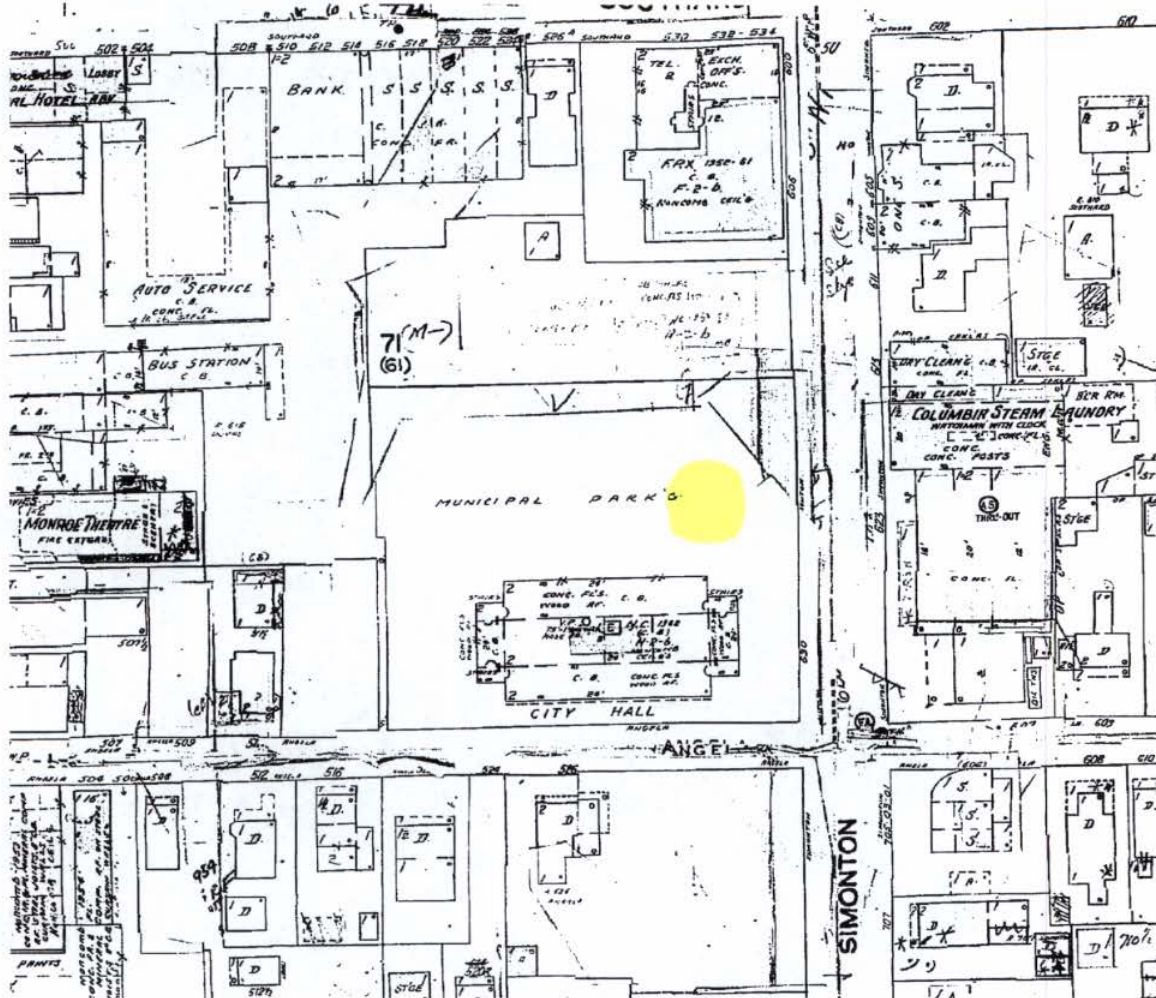
Sincerely:

  
Enid Torregrosa, MSHP  
Historic Preservation Planner  
City Of Key West  
3140 Flagler Avenue  
Key West, Florida 33040

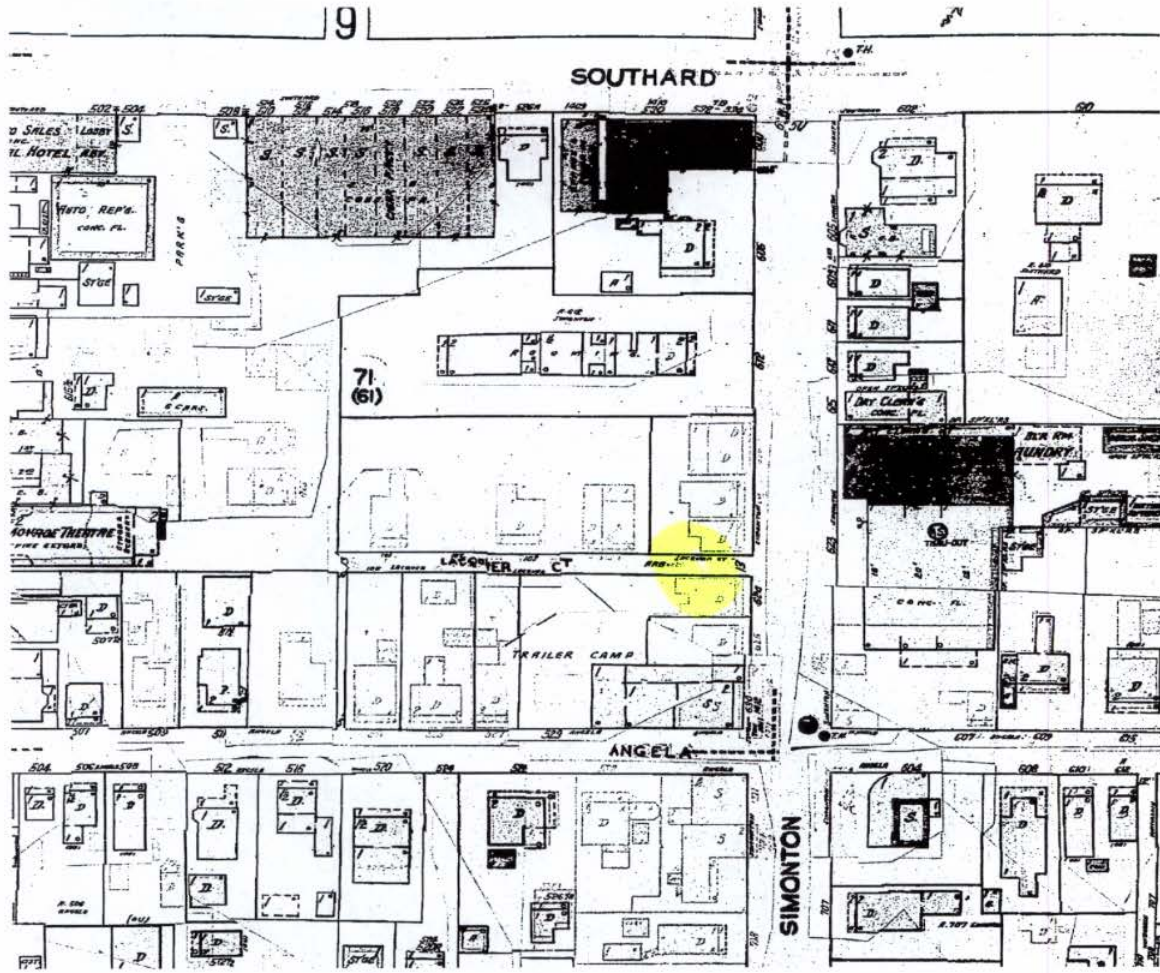
305.809.3973

[etorregr@keywestcity.com](mailto:etorregr@keywestcity.com)

# **Sanborn Maps**

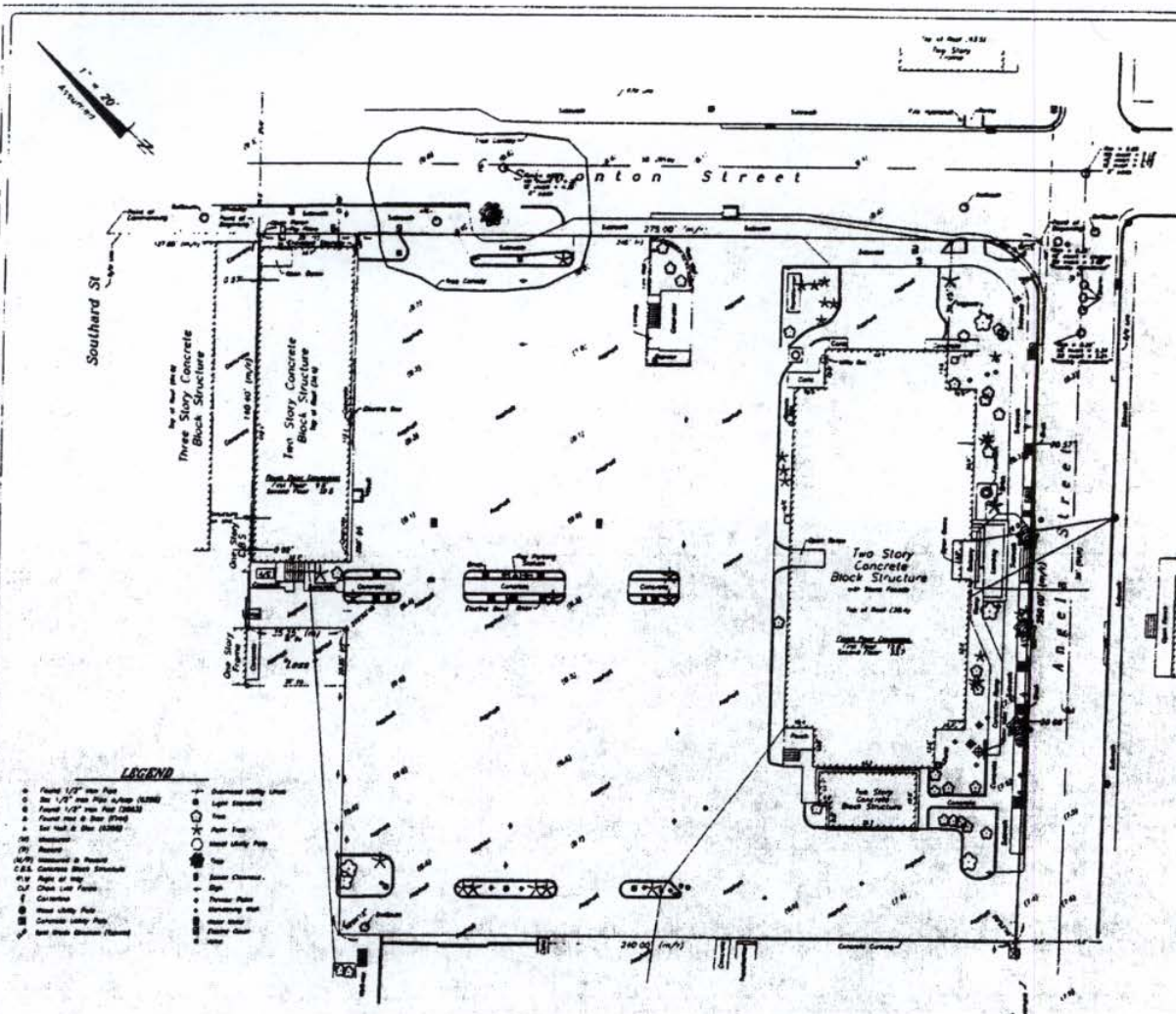


#525 Angela Street Sanborn map 1962



#525 Angela Street Sanborn map 1948- Trailer camp

# Survey



- LEGEND**
- Point 1/2" iron pin
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  - 1/2" iron pin (-2000)

**NOTES**

1. The legal descriptions shown herein were furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (measured & shown) unless otherwise noted.
4. Street address 1550 Light Street and 1551 Stanton Street, Key West, FL.
5. This survey is not valid without the signature and the original record and of a Florida licensed surveyor and mapper.
6. Land shown herein were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North arrow is indicated and based on the legal description.
8. This survey is not assignable.
9. Date of field work: June 17, 2009.
10. Ownership of land is undetermined, unless otherwise noted.
11. Adjacent are not furnished.
12. Dimensions are shown in parentheses and refer to block size Level 8075 1800 Datum.

**BOUNDARY SURVEY OF:** On the island of Key West and town of Key West, Florida, as shown on the map of said island delineated in February 4<sup>th</sup> 1825 as all of Lot One (1) and a Part of Lots Two (2) and Four (4) of Square Sixty-two (62); and more particularly described as follows: COMMENCING at the Northeastly corner of Light and Stanton Streets and running thence along the line of Light Street in a Southeasterly direction Two Hundred Fifty (250) feet, thence at right angles in a Northerly direction and parallel with Stanton Street Two Hundred Forty (240) feet, thence at right angles in a Northerly direction and parallel with Light Street Two Hundred Fifty (250) feet, thence at right angles in a Southeasterly direction along the westerly line of Stanton Street Two Hundred Forty (240) feet to the Point of Beginning.

**IN THE** Island of Key West and a part of Lot 2 Square 62 according to William A. Whitcomb's map of said island delineated in 1825 and a more particularly described as follows: FROM the intersection of the Southeasterly line of Stanton Street and the Southeasterly line of Southard Street go Southeasterly along the Southeasterly line of Stanton Street a distance of 127 feet to a point, which point is the Point of Beginning, thence continue Southeasterly along the Southeasterly line of Stanton Street a distance of 38 feet to a point, thence Southeasterly and at right angles a distance of 187 feet to a point, thence Northerly at right angles a distance of 38 feet to a point, thence at right angles in a Northerly direction a distance of 187 feet back to the Point of Beginning.

**IN THE** Island of Key West and a part of Lot 2 Square 62 according to Robert A. Whitcomb's map of said island delineated in 1825 and a more particularly described as follows: FROM the intersection of the Southeasterly line of Stanton Street and the Southeasterly line of Southard Street go Southeasterly along the Southeasterly line of Southard Street a distance of 187 feet to the Northeast corner of that certain parcel of land described as Official Records Book 228 on Pages 22 and 23 of the Public Records of Monroe County, Florida, thence run Southeasterly along the Northerly line of the said Parcel of Land described in said Official Records Book 228 on Pages 22 and 23 a distance of 127 feet to an iron pipe and post being the Point of Beginning of the land being described herein, thence from the said Point of Beginning, run Northerly parallel to and Southard Street, 25.00 feet to a 1/2" iron stake being post, thence run Southeasterly, parallel to and Southard Street, 38.00 feet to an iron rod, thence run Northerly 38 feet back to the Point of Beginning.

**BOUNDARY SURVEY FOR:** City of Key West.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, P.E.  
Florida Reg. #2252  
July 1, 2009

Duval Street



<p>Not valid without the signature and original record and of a Florida licensed Surveyor and Mapper</p>	<p><b>J. LYNN O'FLYNN, Inc.</b> Professional Surveyor &amp; Mapper P.E. #2252</p> <p>3430 Duval Ave. Key West, FL 33040 (305) 294-7212 Fax (305) 294-2144</p>	<p><b>Boundary Survey of</b> City Hall City of Key West</p>	<p>DRAWN BY: REV/CSA 1.0 - Roof re-grd 2.1 3.2 4.3 5.4 6.5 7.6 8.7 9.8</p> <p>CHECKED BY: J.C. 1.0 2.1 3.2 4.3 5.4 6.5 7.6 8.7 9.8</p> <p>DATE: 6-24-09</p>	<p>DATE: 7-13-09</p> <p>SHEET: 1</p> <p>OF: 1</p>
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# **Proposed Plans**

Seal:

Consultants:

Submissions:

2012.05.09 HARC Submission

**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: 5/9/2012 8:22 AM

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

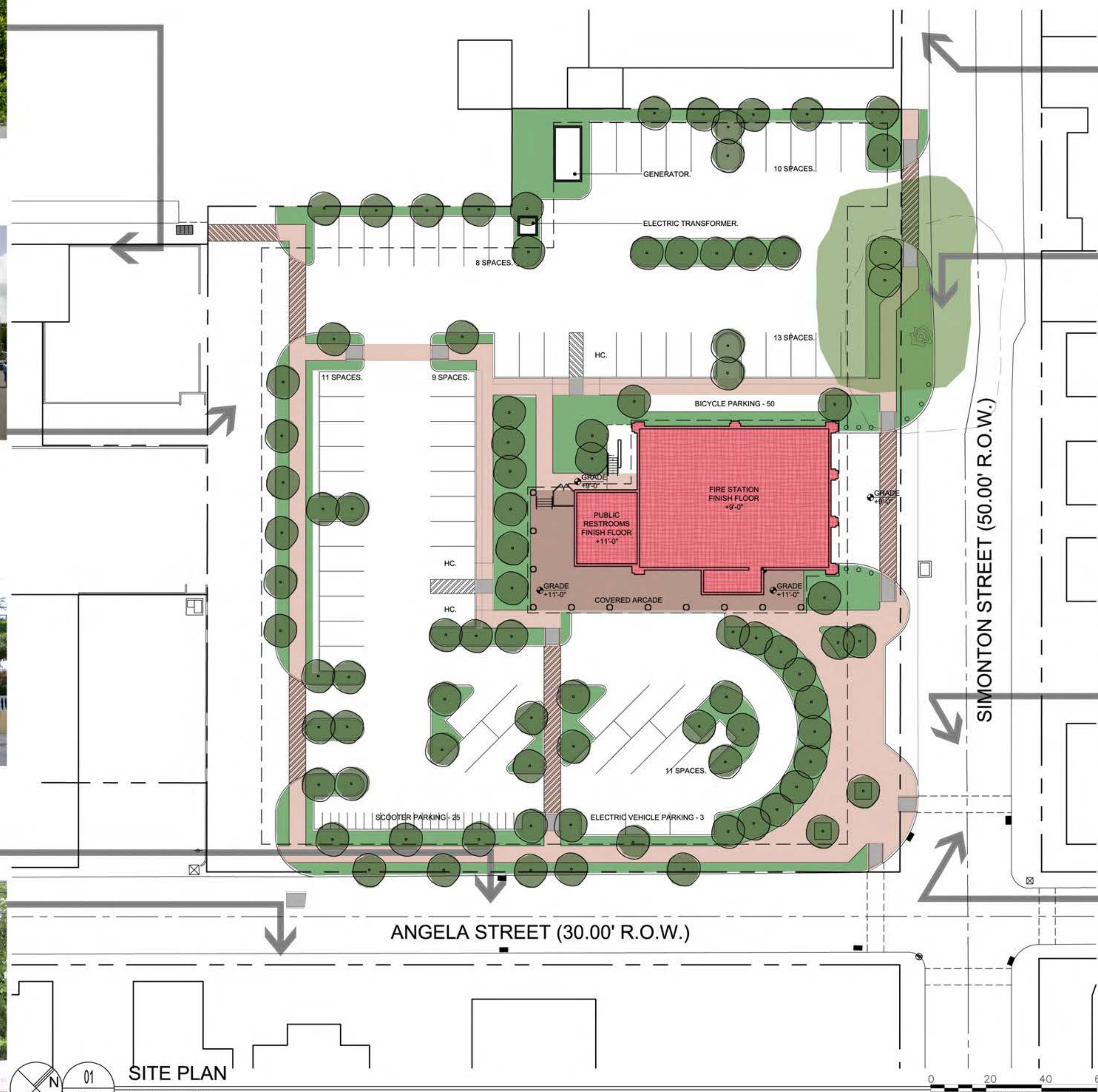
Title:  
ARCHITECTURAL  
SITE  
PLAN

Sheet Number:

**A1.1.1**

Date: May 9, 2012

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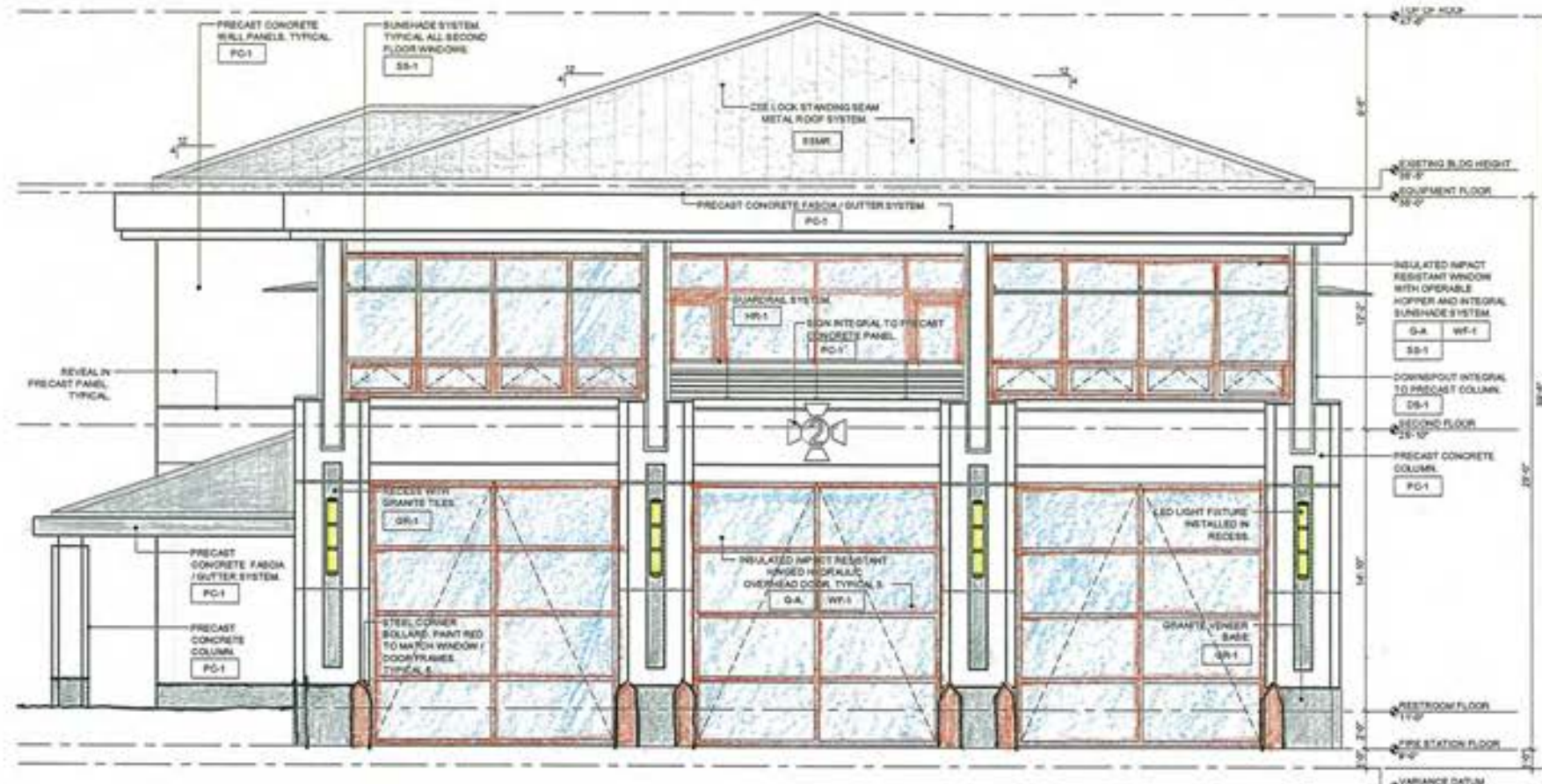
01 SITE PLAN  
A1.1.1 SCALE: 1" = 20'-0"

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

\\s02012\mbi\k2m\000 - City of Key West - Fire Station #2\Drawings\A1.1.1 - HARC\HARC.dwg, 5/7/2012 3:22 PM, scale: 1"=20'-0", author: E. Sarno

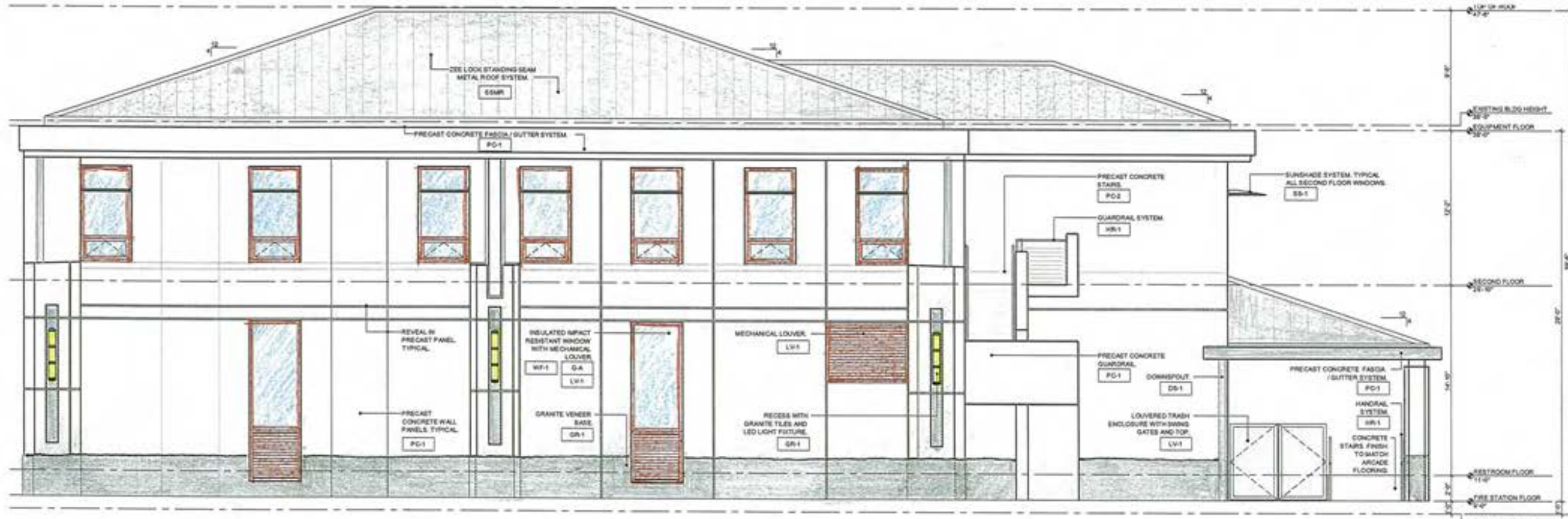


ELEVATION MATERIAL LEGEND		
SYMBOL	MATERIAL	COLOR / SPECIFICATION
ESMR	STANDING SEAM METAL ROOF	PARCHMENT / ST 41 13
PC-1	ARCHITECTURAL PRECAST CONCRETE FINISH 1 - LIGHT SANDBLAST	GRK 1045 SS-L / 10 45 10
PC-2	ARCHITECTURAL PRECAST CONCRETE FINISH 1 - HEAVY SANDBLAST	GRK 1045 SS-H / 10 45 10
G-A	GLASS TYPE A	LIGHT TINT / 10 58 18
G-B	GLASS TYPE B	LIGHT TINT FRONTED / 10 58 18
LV-1	MECHANICAL LOUVERS	CLEAR ANODIZED
SS-1	SUNSHADE	CLEAR ANODIZED / 10 44 33
WF-1	WINDOW / DOOR FRAMES	RED ANODIZED
SR-1	GRANITE - FINISH 1	BLACK DIAMOND THERMAL / 04 42 18
HR-1	GUARDRAIL / HANDRAIL SYSTEM	STAINLESS STEEL / BLACK GALVANIZED STEEL



**02 EAST ELEVATION - SIMONTON STREET**  
SCALE: 1/4" = 1'-0"

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



**01 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

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

ARCHITECT  
**mbi | k2m**  
ARCHITECTURE, INC.  
Architecture, Interior Design,  
Procurement,  
Owner Representation,  
Specialty Consulting

1001 Whitehead Street  
Key West, Florida 33040  
Tel: 305.292.7722  
Fax: 305.292.2162  
Email: info@mbik2m.com  
www.mbi-k2m.com  
PROJ. REG. AA28001059  
Building Resolutions  
Based on Text and Plans  
Version 1.0 - 05/09/2012  
Author: Tom / jshapiro

Submittals  
SUBMITTALS

Consultants

**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: MBR/11/1/12  
Drawing Size: 36x48  
Down By: K2M  
Title: EXTERIOR ELEVATIONS

Sheet Number:  
**A3.1.1**  
Date: May 8, 2012  
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ELEVATION MATERIAL LEGEND		
SYMBOL	MATERIAL	COLOR / SPECIFICATION
SSMR	STANDING SEAM METAL ROOF	PARCHMENT / 07 41 10
PC-1	ARCHITECTURAL PRECAST CONCRETE FINISH 1 - LIGHT SANDBLAST	SPK 1045 SS-L / 08 49 00
PC-2	ARCHITECTURAL PRECAST CONCRETE FINISH 1 - HEAVY SANDBLAST	SPK 1045 SS-H / 03 45 00
G-A	GLASS TYPE A	LIGHT TINT / 08 58 10
G-B	GLASS TYPE B	LIGHT TINT PROTECTED / 08 58 10
LV-1	MECHANICAL LOUVERS	CLEAR ANOXIZED
SS-1	SUNSHADE	CLEAR ANOXIZED / 06 44 90
WF-1	WINDOW / DOOR FRAMES	RED ANOXIZED
GR-1	GRANTE - FINISH 1	BLACK DIAMOND THERMAL / 04 42 90
HR-1	GUARDRAIL / HANDRAIL SYSTEM	STAINLESS STEEL / BLACK GALVANIZED STEEL



02 EAST ELEVATION - SIMONTON STREET  
A3.1.1 SCALE: 1/4" = 1'-0"

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



01 NORTH ELEVATION  
A3.1.1 SCALE: 1/4" = 1'-0"

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

ARCHITECT:  
**mbi | k2m**  
ARCHITECTURE, INC.  
Architect, Interior Design,  
Procurement,  
Owner Representation,  
Specialty Consulting  
1001 Whitehead Street  
Key West, Florida 33040  
Tel: 305.282.7722  
Fax: 305.282.2182  
Email: info@mbik2m.com  
www.mbi-k2m.com  
PROF. REG. AA20001059  
Building Practitioner  
Based on Title and Results  
Issued 1/16/2012  
mbi-k2m.com

Seal

Consultants

Submitters

02/08/2012/000000

**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: 06/04/12 1:16 PM

Drawing Size: 24x8 Project #: MK-12050

Drawn By: ASL Checked By: MB

Title:

EXTERIOR ELEVATIONS

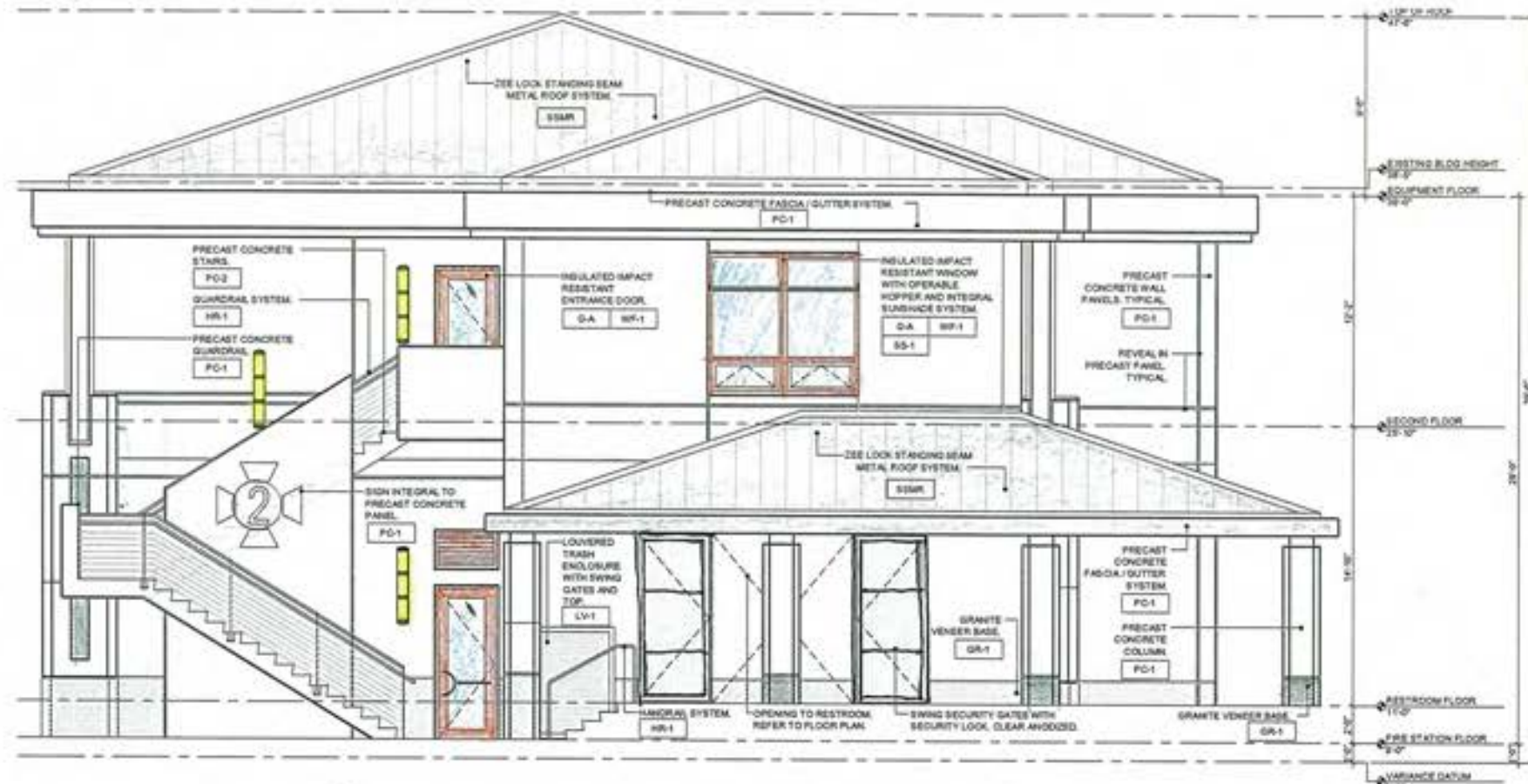
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Date: May 9, 2012

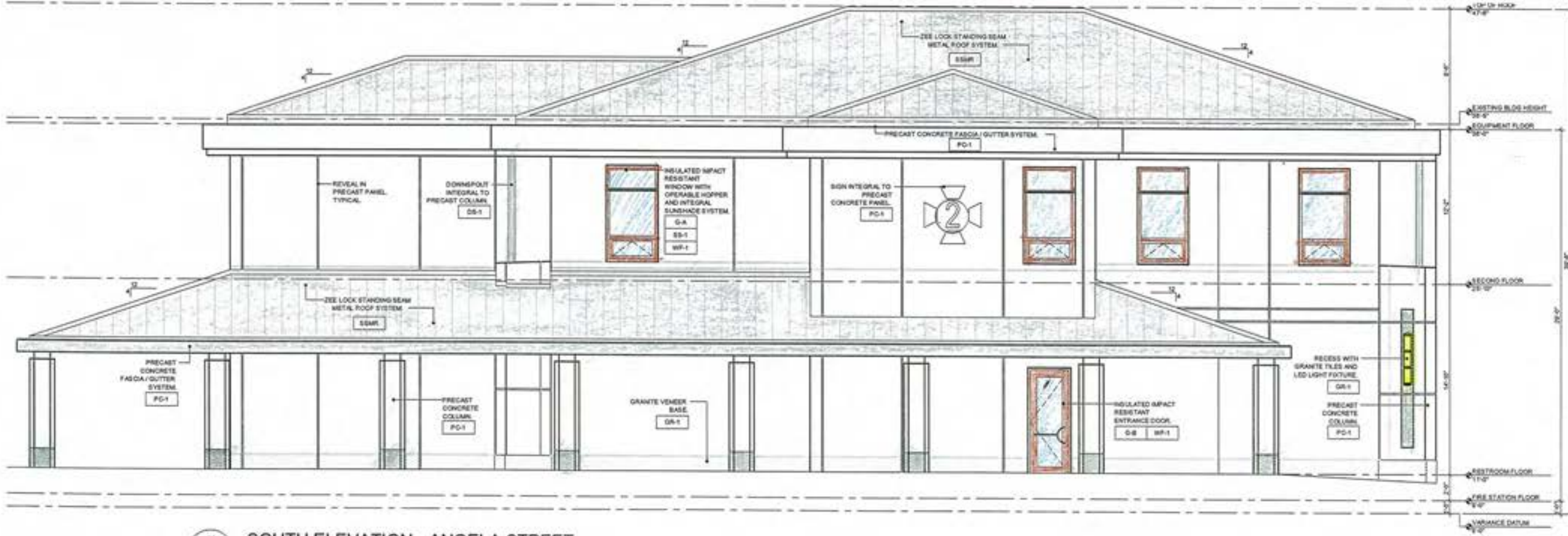
©2012 by mbi | k2m Architecture, Inc.

ELEVATION MATERIAL LEGEND		
SYMBOL	MATERIAL	COLOR / SPECIFICATION
SSMR	STANDING SEAM METAL ROOF	PARCHMENT / ST 41 02
PC-1	ARCHITECTURAL PRECAST CONCRETE FINISH 1 - LIGHT SANDBLAST	GRK 1843 SS-L / 03 45 00
PC-2	ARCHITECTURAL PRECAST CONCRETE FINISH 1 - HEAVY SANDBLAST	GRK 1843 SS-H / 03 45 00
G-A	GLASS TYPE A	LIGHT TINT / 08 88 W
G-B	GLASS TYPE B	LIGHT TINT FROSTED / 08 88 W
LV-1	MEDICAL LOUVERS	CLEAR ANODIZED
SS-1	SUNSHADE	CLEAR ANODIZED / 08 44 00
WF-1	WINDOW / DOOR FRAMES	RED ANODIZED
GR-1	GRANITE - FINISH 1	BLACK DIAMOND THERMAL / 04 42 00
HS-1	GUARDRAIL / HANDRAIL SYSTEM	STAINLESS STEEL / BLACK GALVANIZED STEEL



02 WEST ELEVATION  
A3.12 SCALE: 1/4" = 1'-0"

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



01 SOUTH ELEVATION - ANGELA STREET  
A3.12 SCALE: 1/4" = 1'-0"

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

ARCHITECT  
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Email: info@mbik2m.com  
www.mbi-k2m.com  
PROF. REG. AA28001059  
Building Relationships  
Based on Trust and Results  
Project 1001 Whitehead  
Street Key West, Florida

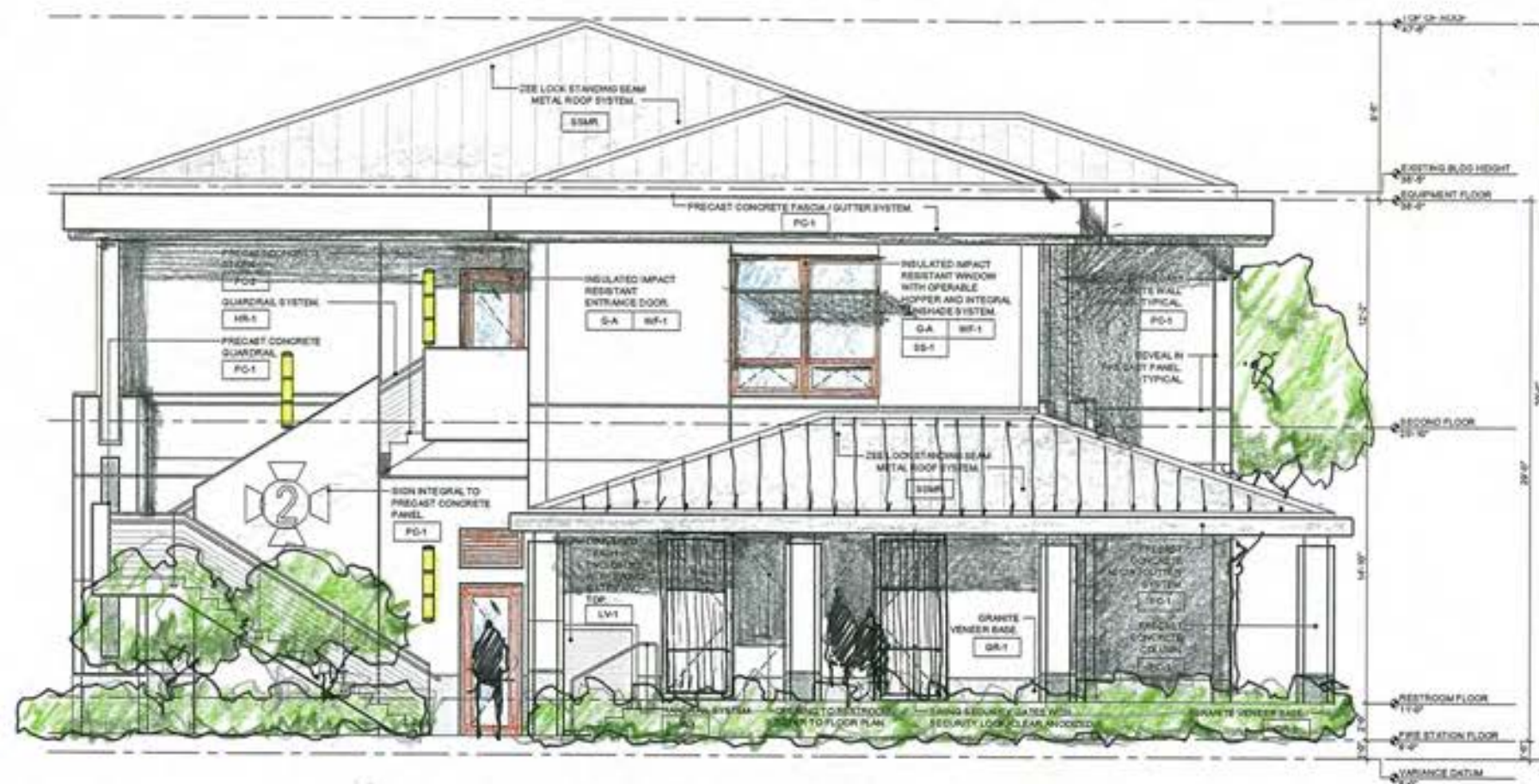
Seal  
Consultants  
Submittals  
2012.05.08.0000

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

PLOTTED: 06/02/2012 13:47W  
Drawing Size: 24x36 Page: 8 of 12  
Drawn By: ADJ Checked By: MB

EXTERIOR ELEVATIONS  
Sheet Number:  
**A3.1.2**  
Date: May 8, 2012  
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ELEVATION MATERIAL LEGEND		
SYMBOL	MATERIAL	COLOR / SPECIFICATION
SSMR	STANDING SEAM METAL ROOF	PARCHMENT / 27 41 13
PC-1	ARCHITECTURAL PRECAST CONCRETE FINISH 1 - LIGHT SANDBLAST	GREY 1645 SS-L / 03 45 00
PC-2	ARCHITECTURAL PRECAST CONCRETE FINISH 1 - HEAVY SANDBLAST	GREY 1645 SS-H / 03 45 00
G-A	GLASS TYPE A	LIGHT TINT / 38 58 16
G-B	GLASS TYPE B	LIGHT TINT ANTIREFLECT / 38 58 16
LV-1	MECHANICAL LOUVERS	CLEAR ANODIZED
SS-1	SUNSHADE	CLEAR ANODIZED / 18 44 85
WF-1	WINDOW / DOOR FRAMES	RED ANODIZED
GR-1	GRANITE - FINISH 1	BLACK DIAMOND THERMAL / 04 42 38
HR-1	GUARDRAIL / HANDRAIL SYSTEM	STAINLESS STEEL / BLACK GALVANIZED STEEL



02 WEST ELEVATION  
A3.12 SCALE: 1/4" = 1'-0"



01 SOUTH ELEVATION - ANGELA STREET  
A3.12 SCALE: 1/4" = 1'-0"

Seal

Consultants

Submittals

2012.05.08.0010

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

Plotted: mbi | k2m  
Drawing Size: 24x36 | Project #: MK-2010  
Drawn By: AOB | Checked By: MB  
Title: EXTERIOR ELEVATIONS

Sheet Number:  
**A3.1.2**  
Date: May 9, 2012  
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# FIRE STATION #2

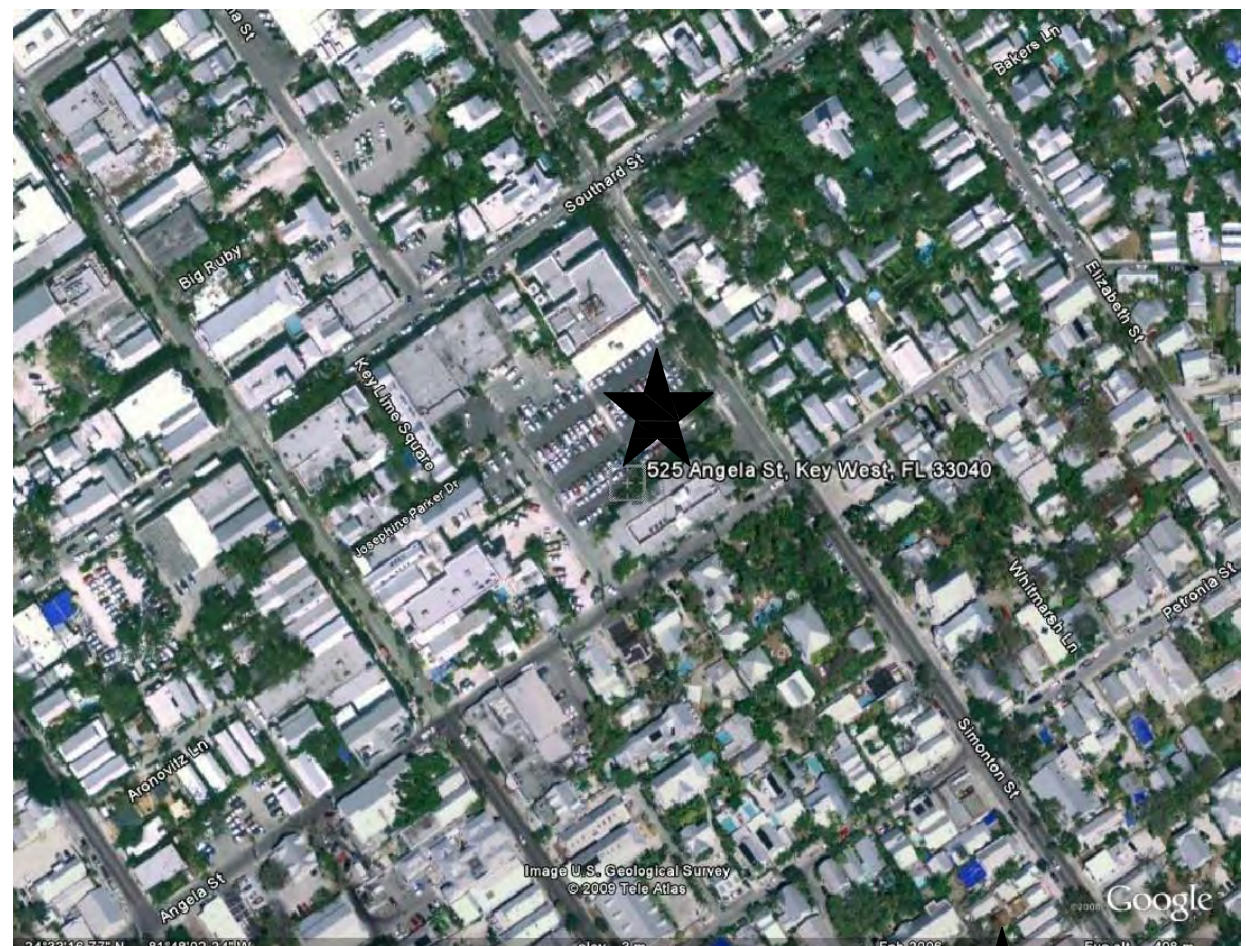
## BUILDING AND SITE DEVELOPMENT

### ANGELA STREET AND SIMONTON STREET, KEY WEST

THE CITY OF KEY WEST  
3132 FLAGLER AVENUE, KEY WEST, FLORIDA 33040

## HARC SUBMISSION

### MAY 9, 2012

<p><b>DESIGN TEAM</b></p> <p><u>ARCHITECT:</u> mbi   k2m Architecture, Inc. Michael B. Ingram, RA 1001 Whitehead Street, Suite 101 Key West, Florida 33040 305.292.7722</p> <p><u>CIVIL ENGINEER:</u> Perez Engineering Allen Perez, P.E. 1010 Kennedy Drive, Suite 400 Key West, Florida 33040 305.293.9440</p> <p><u>LANDSCAPE ARCHITECT</u> Elizabeth Newland, ASLA Ms. Elizabeth Newland 73 North Conch Avenue Marathon, Florida 33050 305.481.6301</p>	<p><b>DRAWING INDEX</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top; padding: 2px;"> <p style="text-align: center;"><u>24 x 36 DRAWING PACKAGE</u></p> <p>A0.1.1 COVER SHEET, DRAWING INDEX, &amp; LOCATION MAP</p> <p>A1.1.1 ARCHITECTURAL SITE PLAN</p> <p>A2.1.1 FIRST FLOOR PLAN</p> <p>A2.1.2 SECOND FLOOR PLAN</p> <p>A3.1.1 EXTERIOR ELEVATIONS</p> <p>A3.1.2 EXTERIOR ELEVATIONS</p> </td> <td style="width: 50%; vertical-align: top; padding: 2px;"> <p style="text-align: center;"><u>11 x 17 DRAWING PACKAGE</u></p> <p>A1.1.1 RENDERED SITE PLAN</p> <p>A3.1.1 RENDERED EXTERIOR ELEVATIONS</p> <p>A3.1.1 RENDERED EXTERIOR ELEVATIONS WITH SHADOWS</p> <p>A3.1.2 RENDERED EXTERIOR ELEVATIONS</p> <p>A3.1.2 RENDERED EXTERIOR ELEVATIONS WITH SHADOWS</p> </td> </tr> </table>	<p style="text-align: center;"><u>24 x 36 DRAWING PACKAGE</u></p> <p>A0.1.1 COVER SHEET, DRAWING INDEX, &amp; LOCATION MAP</p> <p>A1.1.1 ARCHITECTURAL SITE PLAN</p> <p>A2.1.1 FIRST FLOOR PLAN</p> <p>A2.1.2 SECOND FLOOR PLAN</p> <p>A3.1.1 EXTERIOR ELEVATIONS</p> <p>A3.1.2 EXTERIOR ELEVATIONS</p>	<p style="text-align: center;"><u>11 x 17 DRAWING PACKAGE</u></p> <p>A1.1.1 RENDERED SITE PLAN</p> <p>A3.1.1 RENDERED EXTERIOR ELEVATIONS</p> <p>A3.1.1 RENDERED EXTERIOR ELEVATIONS WITH SHADOWS</p> <p>A3.1.2 RENDERED EXTERIOR ELEVATIONS</p> <p>A3.1.2 RENDERED EXTERIOR ELEVATIONS WITH SHADOWS</p>																										
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<p><b>LOCATION MAP</b></p>  <p style="text-align: center;"><b>PROJECT LOCATION</b> ★</p>	<p><b>PROJECT APPROVALS</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"><u>HISTORIC ARCHITECTURAL REVIEW COMMISSION</u></td> <td></td> </tr> <tr> <td>SUBMITTED - BUILDING:</td> <td style="text-align: right;">MAY 9, 2012</td> </tr> <tr> <td>APPROVED:</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">APPROVAL #</td> <td></td> </tr> <tr> <td>SUBMITTED - SITE AND LANDSCAPE:</td> <td style="text-align: right;">MAY 9, 2012</td> </tr> <tr> <td>APPROVED:</td> <td></td> </tr> <tr> <td><u>TREE COMMISSION</u></td> <td></td> </tr> <tr> <td>SUBMITTED:</td> <td></td> </tr> <tr> <td>APPROVED:</td> <td></td> </tr> <tr> <td><u>DRC / MAJOR DEVELOPMENT PROCESS</u></td> <td></td> </tr> <tr> <td>SUBMITTED:</td> <td></td> </tr> <tr> <td>DRC MEETING:</td> <td></td> </tr> <tr> <td>PLANNING BOARD MEETING:</td> <td></td> </tr> <tr> <td>CITY COMMISSION MEETING:</td> <td></td> </tr> </table>	<u>HISTORIC ARCHITECTURAL REVIEW COMMISSION</u>		SUBMITTED - BUILDING:	MAY 9, 2012	APPROVED:		APPROVAL #		SUBMITTED - SITE AND LANDSCAPE:	MAY 9, 2012	APPROVED:		<u>TREE COMMISSION</u>		SUBMITTED:		APPROVED:		<u>DRC / MAJOR DEVELOPMENT PROCESS</u>		SUBMITTED:		DRC MEETING:		PLANNING BOARD MEETING:		CITY COMMISSION MEETING:	
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CITY COMMISSION MEETING:																													

**FIRE STATION #2**  
**THE CITY OF KEY WEST**  
**HARC SUBMISSION**

# mbi | k2m

## ARCHITECTURE, INC.

1001 Whitehead St., Suite 101, Key West, Florida 33040  
Tel: 305-292-7722 | Fax: 305-292-2162  
Email: info@mbi-k2m.com | URL: www.mbi-k2m.com  
PROF. REG. AA26001059

<p><b>SUBMISSIONS</b></p> <p style="font-size: 0.8em;">May 9, 2012 - HARC Submission</p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; border-bottom: 1px solid black; font-size: 0.8em;">Project No. 12 060</td> <td style="width: 50%; border-bottom: 1px solid black; font-size: 0.8em;">Phase: HARC Submission</td> </tr> <tr> <td colspan="2" style="text-align: center; border-bottom: 1px solid black; font-size: 1.2em;"><b>COVER SHEET</b></td> </tr> <tr> <td colspan="2" style="text-align: center; border-bottom: 1px solid black; font-size: 3em;"><b>A0.1.1</b></td> </tr> <tr> <td colspan="2" style="text-align: center; border-bottom: 1px solid black; font-size: 0.9em;">DATE: May 9, 2012</td> </tr> </table>	Project No. 12 060	Phase: HARC Submission	<b>COVER SHEET</b>		<b>A0.1.1</b>		DATE: May 9, 2012	
Project No. 12 060	Phase: HARC Submission								
<b>COVER SHEET</b>									
<b>A0.1.1</b>									
DATE: May 9, 2012									

Seal:

Consultants:

Submissions:

2012.05.09 HARC Submission

**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: 5/9/2012 10:49 AM

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

Drawn By: ADS | Checked By: MBI

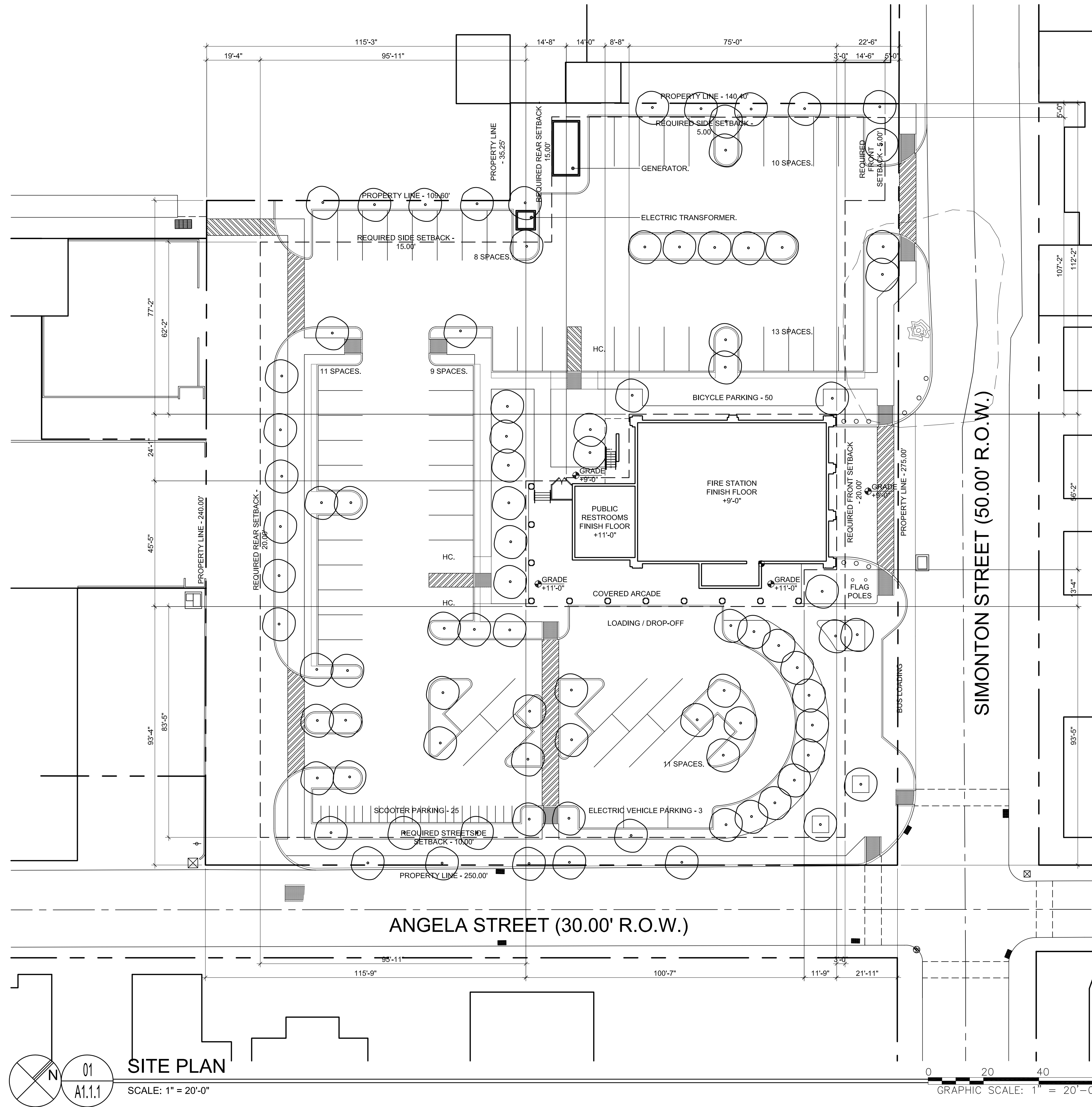
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ARCHITECTURAL  
SITE  
PLAN

Sheet Number:

**A1.1.1**

Date: May 9, 2012

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

Seal:

Consultants:

Submissions:

2012.05.09 HARC Submission

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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

PLOTTED: 5/9/2012 10:47 AM

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

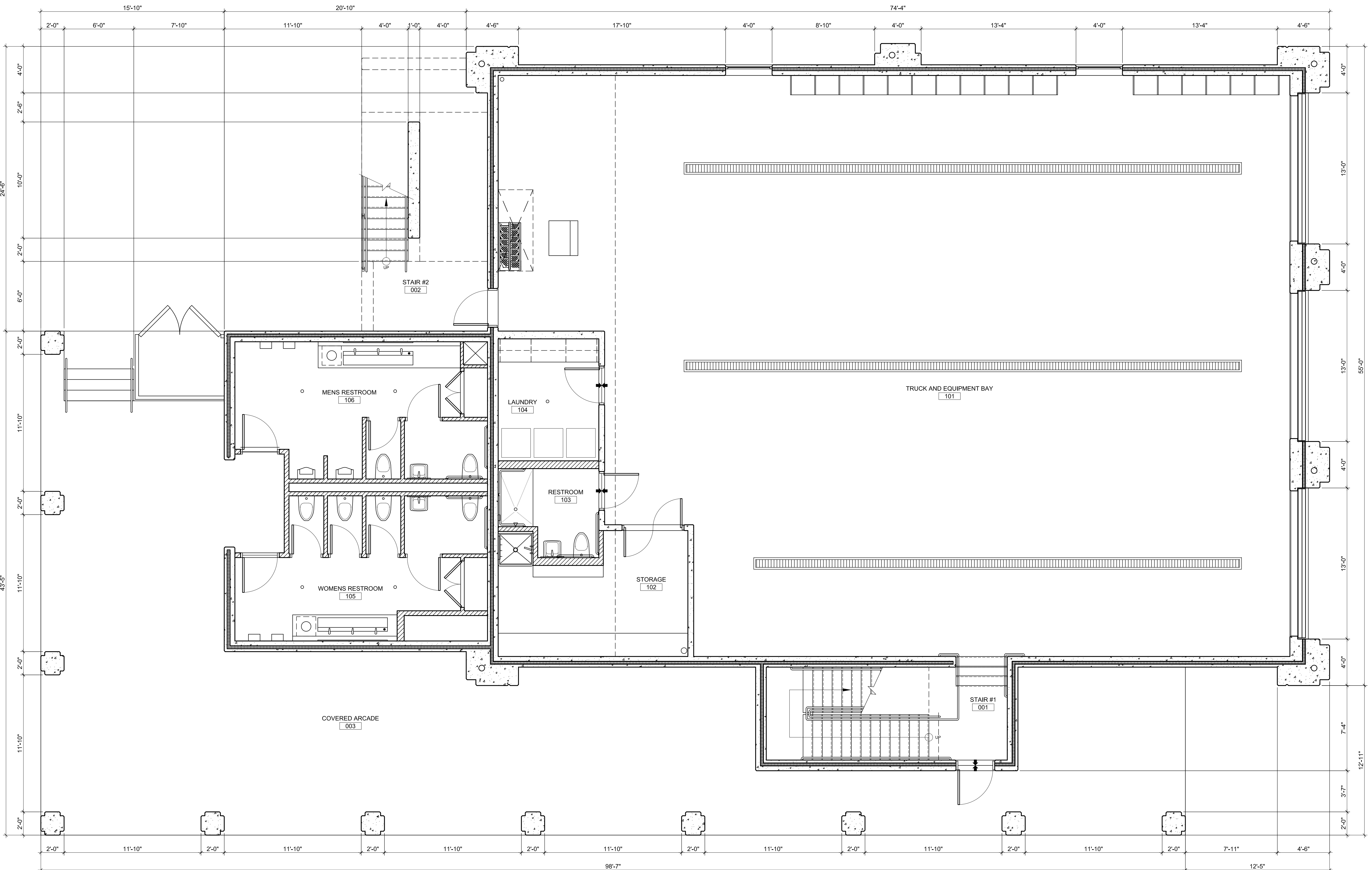
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**FIRST  
FLOOR  
PLAN**

Sheet Number:

**A2.1.1**

Date: May 9, 2012

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**01 FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



Seal:

Consultants:

Submissions:

2012.05.09 HARC Submission

**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: 5/9/2012 10:46 AM

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

Drawn By: | Checked By:  
ADS | MBI

Title:

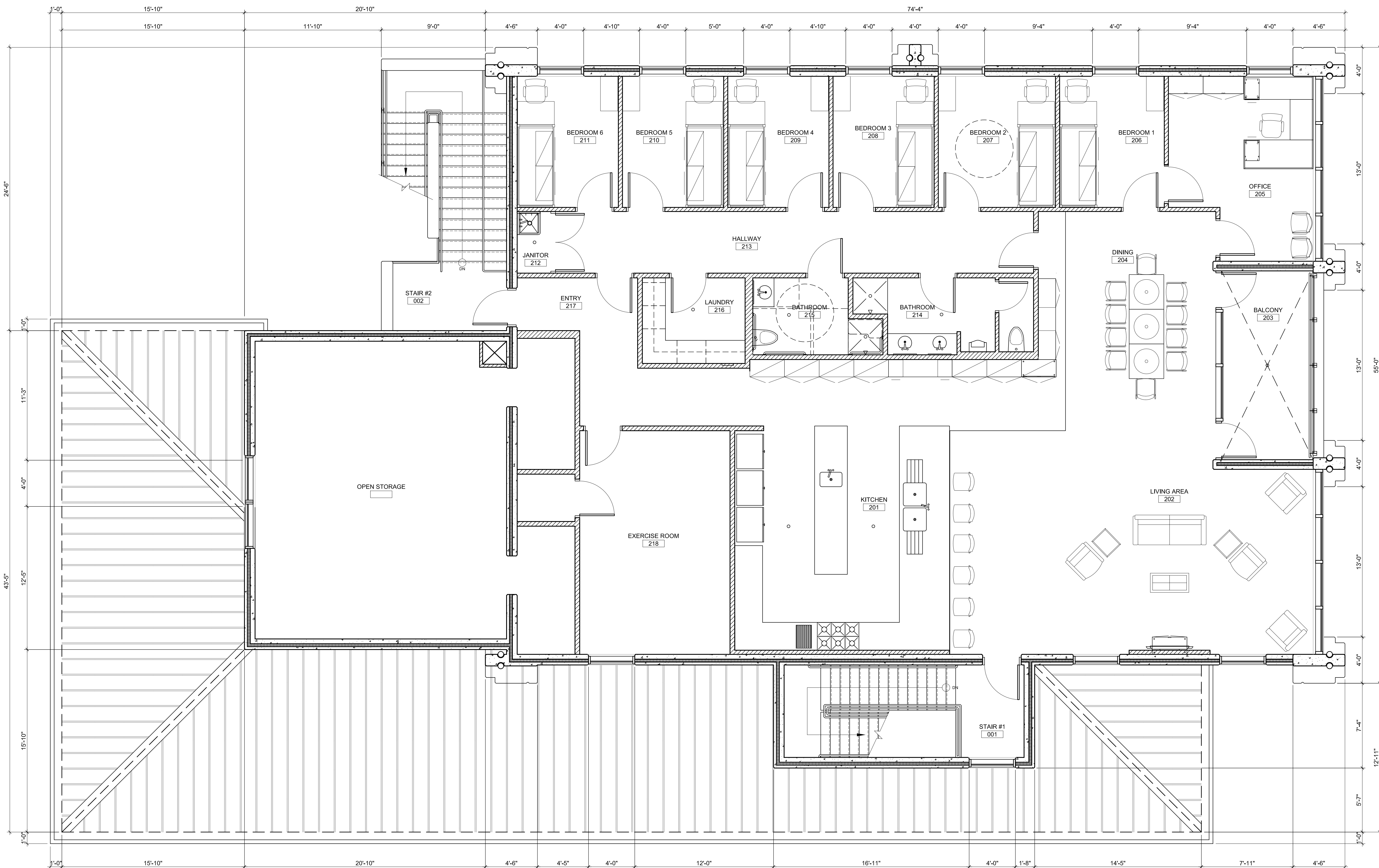
**SECOND  
FLOOR  
PLAN**

Sheet Number:

**A2.1.2**

Date: May 9, 2012

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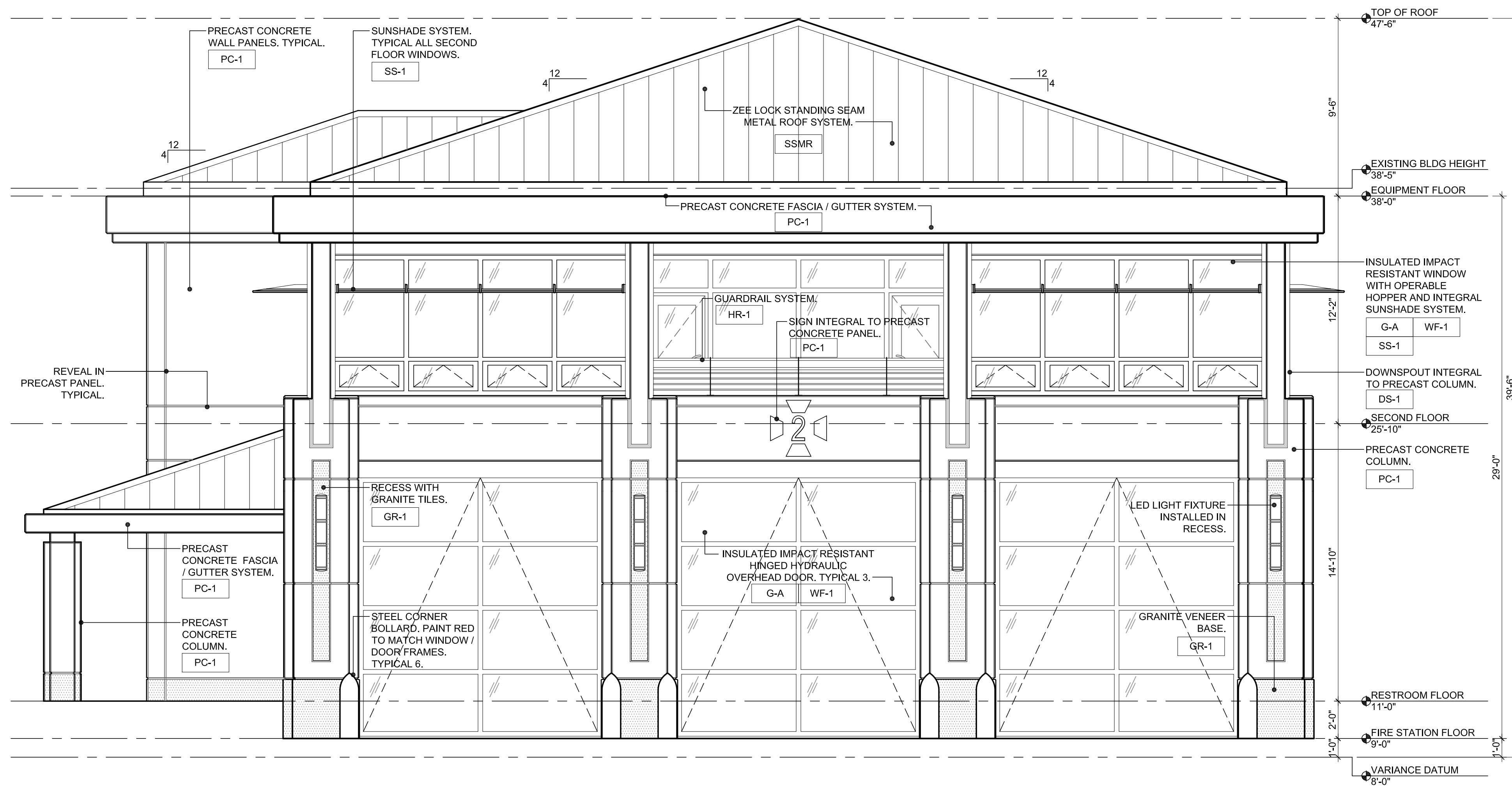
**SECOND FLOOR PLAN**

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



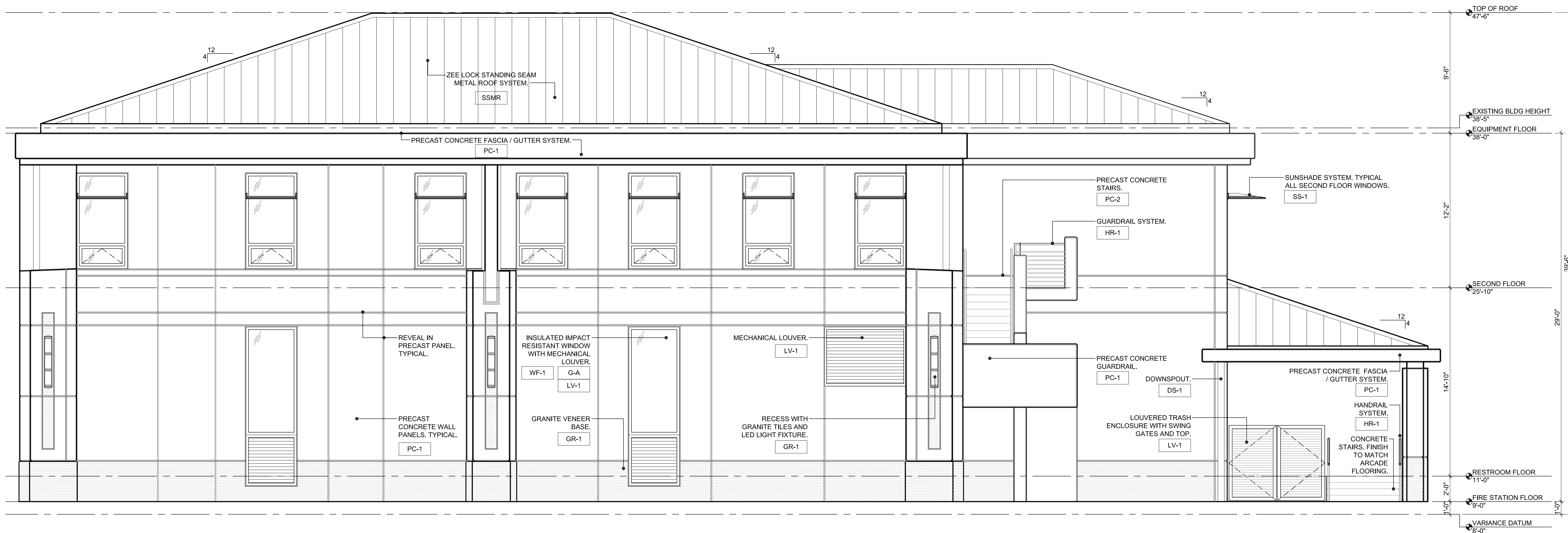


ELEVATION MATERIAL LEGEND		
SYMBOL	MATERIAL	COLOR / SPECIFICATION
SSMR	STANDING SEAM METAL ROOF	PARCHMENT / 07 41 13
PC-1	ARCHITECTURAL PRECAST CONCRETE FINISH 1 - LIGHT SANDBLAST	GPK 1645 SB-L / 03 45 00
PC-2	ARCHITECTURAL PRECAST CONCRETE FINISH 1 - HEAVY SANDBLAST	GPK 1645 SB-H / 03 45 00
G-A	GLASS 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 50
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  
A3.1.1 EAST ELEVATION - SIMONTON STREET  
SCALE: 1/4" = 1'-0"

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



01  
A3.1.1 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

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

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Submissions:

2012.05.09 HARC Submission

**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: 5/9/2012 10:48 AM

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

Title:

EXTERIOR  
ELEVATIONS

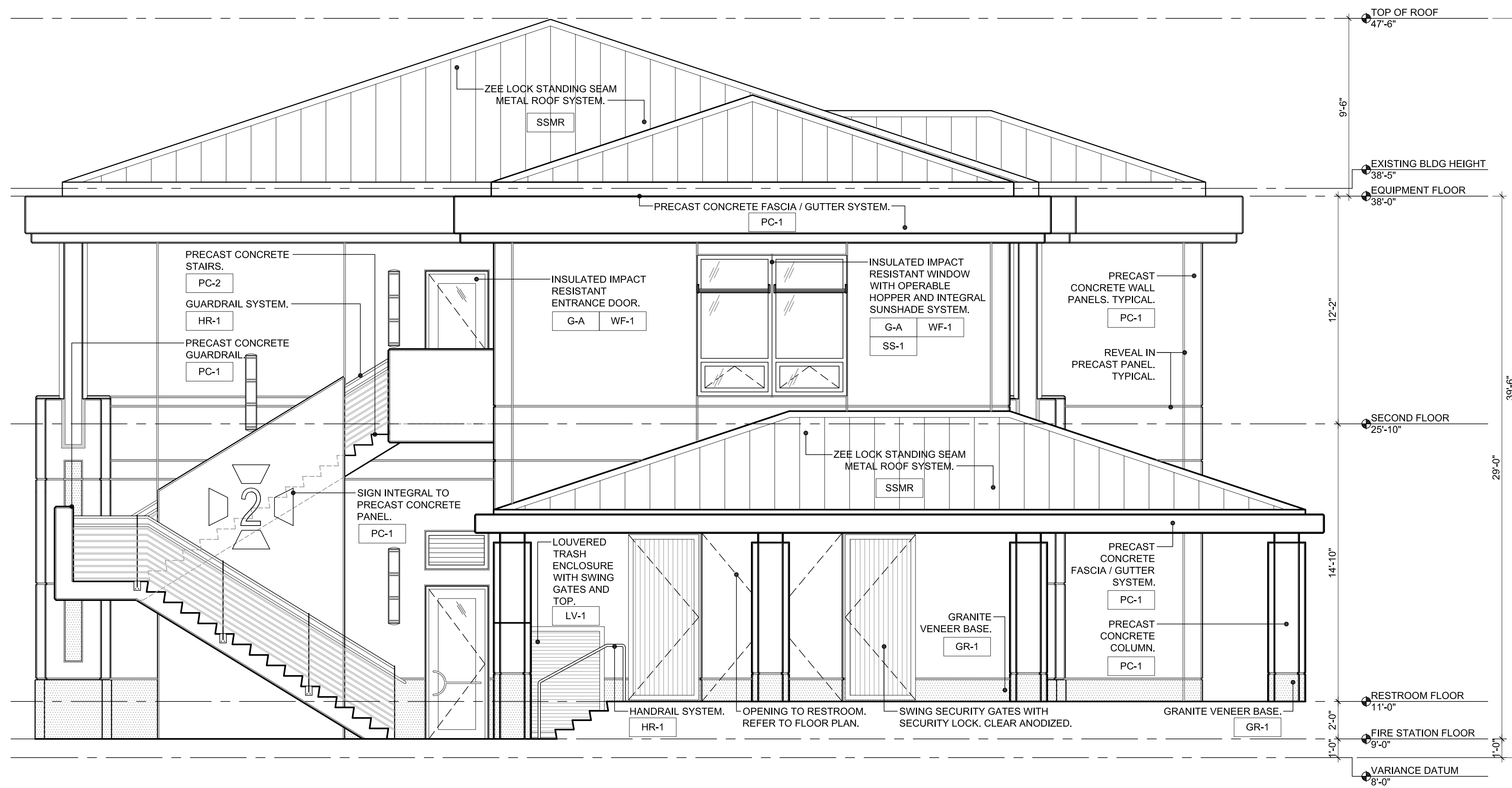
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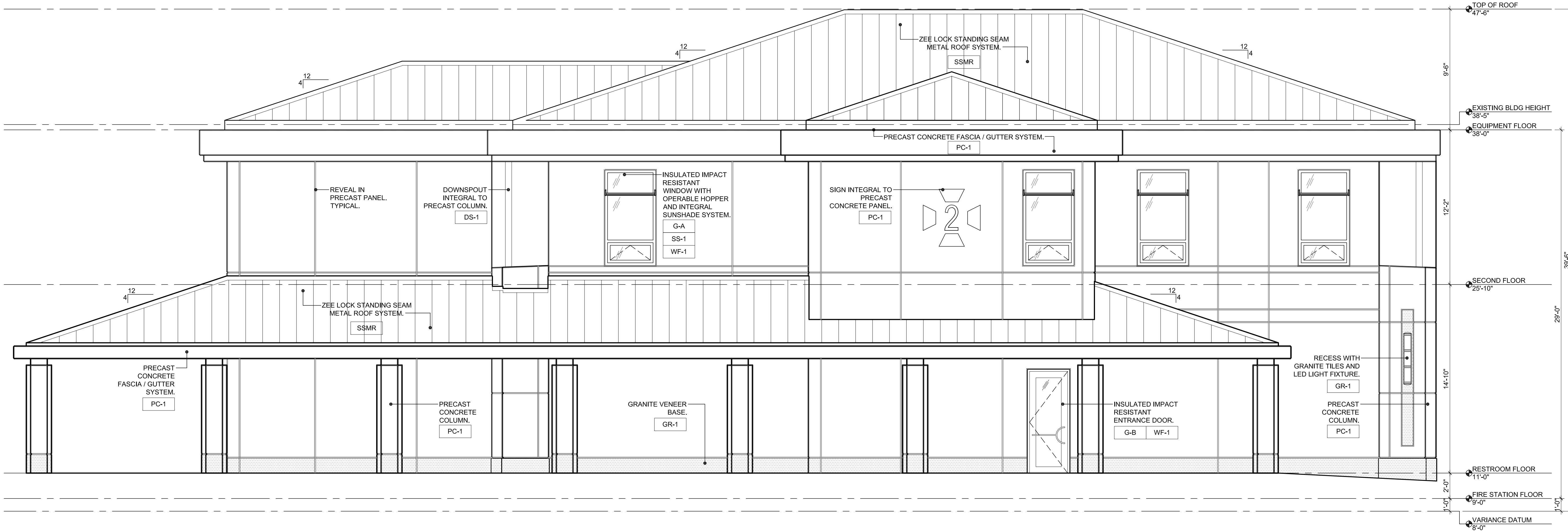
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ELEVATION MATERIAL LEGEND		
SYMBOL	MATERIAL	COLOR / SPECIFICATION
SSMR	STANDING SEAM METAL ROOF	PARCHMENT / 07 41 13
PC-1	ARCHITECTURAL PRECAST CONCRETE FINISH 1 - LIGHT SANDBLAST	GPK 1645 SB-L / 03 45 00
PC-2	ARCHITECTURAL PRECAST CONCRETE FINISH 1 - HEAVY SANDBLAST	GPK 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 50
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 WEST ELEVATION  
A3.1.2 SCALE: 1/4" = 1'-0"



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

ARCHITECT:

**mbi | k2m**  
ARCHITECTURE, INC.

Architecture, Interior Design,  
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Seal:

Consultants:

Submissions:

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PLOTTED: 5/9/2012 10:48 AM

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

Title:

EXTERIOR ELEVATIONS

Sheet Number:

**A3.1.2**

Date: May 9, 2012

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# AVATAR™ - METRO™

OUTDOOR


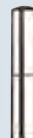

DECORATIVE AND PERFORMANCE

WALL



OW1316-TG7042-PSS

## COMPANIONS

<p>Capitol</p>  <p>Ceiling P 220</p>	<p>Avatar-Metro</p>  <p>Wall / Ceiling P 198</p>	<p>Avatar-Metro</p>  <p>Wall / Ceiling P 200</p>
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## FEATURES

- 5 year product warranty
- ADA compliant
- Removable cam-action hinged frame for ease of maintenance
- Extruded aluminum backplate and die-cast end caps
- Extruded aluminum vertical center accent and frame side rails
- Solid metal accent bars
- Sealed and gasketed construction
- Oven cured no VOC acrylic powder coat
- Extruded white acrylic with 45% DR high impact F1 rated, UV stable, UL-94 HIB Flame Class rated
- Fluorescent or incandescent lampping
- High power factor electronic ballast, 0° F / -18° C starting temperature
- Vertical mounting standard (horizontal mounting optional)
- Mounts to standard electrical junction box (by others) with provided hardware
- UL wet location listed for mounting 4' above grade





## SUGGESTED VARIATIONS

- Specialty finishes to match architectural detail
- Increase fixture height to 8' maximum
- Eliminate center accent bar
- Add roll bars or rearrange roll bar locations
- Add perforated metal overlay
- Alternate fluorescent linear lampping



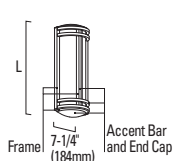
**SAMPLE CATALOG NUMBER**

OW1316 - 2F40(MVOLT) - TG7042 - PSS - FUUSE  
 Model Number Lamping Option (Voltage) Frame Finish Accent Bar and End Cap Finish Option

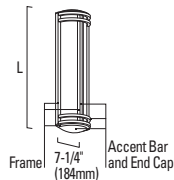
Model				Lamping Options	Finish		Options	
Model Number	Dimensions				Frame	Accent Bar and End Cap		
<b>OW1310</b> 	L	18-1/4"	(464 mm)	1F39	PTD	PTD	FUSE	
	D	4"	(102 mm)	2N40T10			BSS	HM
	MC	9-1/8"	(232 mm)				PSS	REM
<b>OW1312</b> 	L	24-1/4"	(616 mm)	1F40	PTD	PTD	FUSE	
	D	4"	(102 mm)	1F50			BSS	HM
	MC	12-1/8"	(308 mm)	2FS14 2N40T10			PSS	REM
<b>OW1314</b> 	L	36"	(914 mm)	2F39	PTD	PTD	FUSE	
	D	4"	(102 mm)	2FS21			BSS	HM
	MC	18"	(457 mm)				PSS	REM
<b>OW1316</b> 	L	47-3/4"	(1213 mm)	2F40	PTD	PTD	FUSE	
	D	4"	(102 mm)	2F50			BSS	HM
	MC	23-7/8"	(606 mm)	2FS28			PSS	REM

**LINE DRAWINGS**

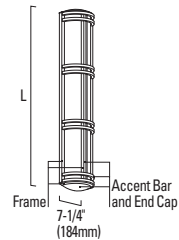
**OW1310**



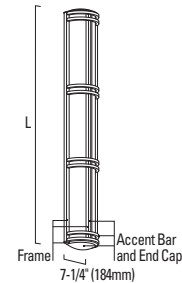
**OW1312**



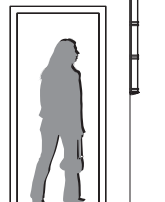
**OW1314**



**OW1316**



Door Height = 7'  
 Ceiling Height = 9'  
 Silhouette Height = 6'



**ABBREVIATION KEY**

Dimensions	
L	Length
D	Depth (measured from wall to front of fixture)
MC	Mounting Center (measured from top of fixture to center of junction box)
Lamping Options (Voltage)	
F39	39w long twin tube, 2G11 base, FLR (MVOLT)
F40	40w long twin tube, 2G11 base, FLR (MVOLT)
F50	50w long twin tube, 2G11 base, FLR (MVOLT; 347V)
FS14	14w T-5, mini bi-pin base, FLR (MVOLT)
FS21	21w T-5, mini bi-pin base, FLR (MVOLT)
FS28	28w T-5, mini bi-pin base, FLR (MVOLT)
N40T10	40w T-10, medium base, INC (120V)
Specify Voltage or MVOLT MVOLT is a ballast that operates 120V through 277V	
Finishes (see inside back cover)	
PTD	Painted - specify color code (ex. BRNZ for Bronze)
BSS	Brushed stainless steel
PSS	Polished stainless steel
Options	
FUSE	Fusing, specify 120V or 277V
HM	Horizontal mount (vertical is standard)
REM	Remote emergency battery pack for fluorescent lampping (rated for dry location, 32° F / 0° C minimum), not available with 347V
XPS	Express 10 day shipping

**PHOTOMETRICS and BIM**

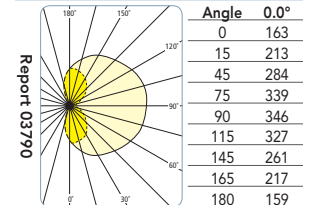
Complete BIM (Building Information Modeling) and photometric files for these models may be downloaded from [www.visalighting.com](http://www.visalighting.com)

**Reports**

IES File Number	LER	Report	page
OW1310-1F39			37
OW1312-1F40	39	03790	409
OW1314-2F39			37
OW1316-2F40			37

See report on indicated page for complete detail

**Candela Distribution**



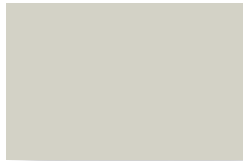


### STANDARD COLORS

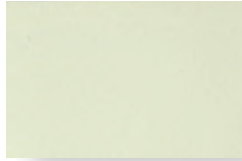
Due to limitations in the printing process, please request actual color chips for accurate color viewing.



BUCKSKIN



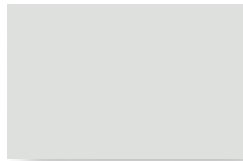
PARCHMENT



ALMOND



AGED BRONZE



SHASTA WHITE



FOREST GREEN



PATINA GREEN



SIERRA TAN



MEDIUM BRONZE



CHARCOAL GREY



HEMLOCK GREEN



BRISTOL BLUE



TERRA-COTTA



DARK BRONZE



ZINC GREY



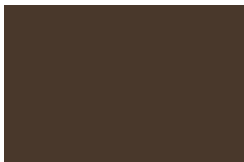
HARTFORD GREEN



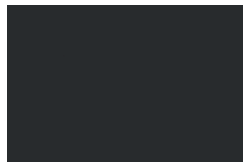
ROYAL BLUE



COLONIAL RED



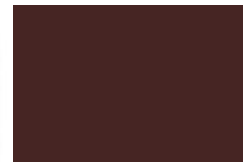
COPPER BROWN



MATTE BLACK



TEAL GREEN



BURGUNDY



DEEP RED

### PREMIUM COLORS

Berridge premium colors require a nominal surcharge.



NATURAL WHITE



AWARD BLUE



CHAMPAGNE



COPPER-COTE™



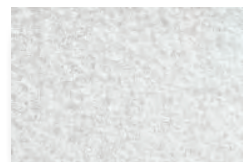
ANTIQUÉ  
COPPER-COTE

### METALLIC COLORS

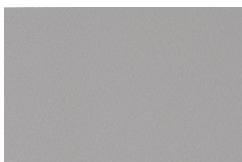
Berridge metallic colors are premium finishes which require a nominal surcharge. Due to limitations in the printing process, please request actual color chips for accurate color viewing.

### NATURAL METAL FINISH

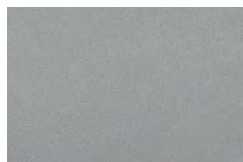
Berridge Acrylic-Coated Galvalume® is a coated sheet product that combines the corrosion resistance of GALVALUME® steel sheet with a clear, organic resin applied to the top side and bottom side of GALVALUME® substrate.



ACRYLIC-COATED  
GALVALUME®



ZINC-COTE™



LEAD-COTE™



PREWEATHERED  
GALVALUME®



All colors except Award Blue comply with LEED® v3 & Energy Star requirements for roof slopes greater than 2:12. Almond complies with LEED® v3 requirements for low slopes. Natural White complies with LEED® v3 & Energy Star requirements for low slopes.

**KYNAR 500® HYLAR 5000™ SPECIFICATIONS FOR  
GALVANIZED AND GALVALUME® COIL COATING APPLICATIONS:**

TESTED PROPERTY	TESTING METHOD	KYNAR 500® or HYLAR 5000™
Colors Available	---	See color chart on reverse side
Specular Gloss	ASTM D-523-80	Low and medium gloss only
Color Uniformity	ASTM D-2244-79	Color controlled both instrumentally and visually
Dry Film Thickness	ASTM D-1400-81, ASTM D-1005-84, NCCA 11-13, 11-14, 11-15	Primer 0.25 ± 0.05 mil, Topcoat 0.8 ± 0.05 mil
Hardness	ASTM D-3363-89, NCCA 11-12, Eagle Turquoise Pencils	H.B. Minimum
Adhesion (X-Cut)	ASTM D-3359-90	No adhesion loss
Adhesion (Crosshatch)	ASTM D-3359-90	No adhesion loss
Direct Impact Flexibility	ASTM D-2794-84, Gardner Impact Tester, 1/10" Distortion	Excellent, no removal
Reverse Impact Flexibility	NCCA Spec. 11, ASTM D-2794-84, Gardner Impact Tester, 5/8" ball Impact force in inch pounds equal to metal thickness	Excellent, no cracking or loss of adhesion
Formability	ASTM D-4145, 180° T-Bend on 1/8 Mandrel	No cracks or loss of adhesion
Salt Spray Resistance	ASTM B-117-73 (1992)	Passes 1000 hrs on H.D.G. Steel 1000 hrs on Galvalume®
Humidity Resistance	ASTM D-2247 (1987)	Passes 2000 hrs on H.D.G. Steel 2000 hrs on Galvalume®
Acid Resistance	ASTM D-1308-79 (1987), Proc. 3.1.1 10% Sulfuric Acid spot test, 24 hr exposure	Excellent, no effect
Alkali Resistance	ASTM D-1308-79 (1981), Proc. 5.2 10% Sodium Hydroxide	Excellent, no effect
Abrasion Coefficient	ASTM D-968-81	100 liters/mil topcoat
Detergent Resistance	ASTM D-2248, 72 hrs immersion in 3% solution at 100°F	Excellent, no effect
Resistance to Acid Pollutants	ASTM D 1308-87 Proc. 3.1.1 24 hr exposure 10% HNO <sup>3</sup> vapors	Excellent, no effect
Weathering - Color Retention	ASTM D-2244-89, 20 yrs, 45° South Florida	Maximum 5 NBS units color change
Weathering - Chalk Resistance	ASTM D-659-86, 20 yrs, 45° South Florida	Rating of 8 minimum
Erosion	20 yrs, 45° South Florida	Maximum 15% loss

Notes:

1. ASTM - American Society for Testing Materials
2. NCCA - National Coil Coaters Association
3. Galvalume® is 55% Aluminum-Zinc alloy coated sheet steel and is a registered trademark of BIEC International, Inc.

**BMC SAN ANTONIO  
CORPORATE HQ**  
6515 Fratt Rd  
San Antonio, TX 78218  
210-650-3050  
800-669-0009  
Fax 210-650-0379

**BMC SEGUIN  
MANUFACTURING**  
2201 Rudeloff Rd  
Seguin, TX 78155  
830-401-5200  
Fax 830-303-0530

**BMC HOUSTON  
BRANCH FACILITY**  
1720 Maury St  
Houston, TX 77026  
713-223-4971  
Fax 713-236-9422

**BMC DALLAS  
BRANCH FACILITY**  
1940 W Northwest Hwy  
Dallas, TX 75220  
972-506-8496  
Fax 972-506-8478

**BMC DENVER  
BRANCH FACILITY**  
7505 E 41st Ave  
Denver, CO 80216  
303-322-3703  
Fax 303-322-3810

**BMC CHICAGO  
BRANCH FACILITY**  
1175 Carolina Dr  
W Chicago, IL 60185  
630-231-7495  
Fax 630-231-7520

**BMC ATLANTA  
BRANCH FACILITY**  
319 Lee Ind'l Blvd  
Austell, GA 30168  
770-941-5141  
Fax 770-941-7344

**BERRIDGE CALIFORNIA  
SALES CORPORATION\***  
18732 Corby Ave  
Artesia, CA 90701  
562-402-2081  
Fax: 562-865-7878



**BERRIDGE MANUFACTURING COMPANY**  
[www.berridge.com](http://www.berridge.com)

*Roofs of Distinction*



# > ThermaShade<sup>®</sup>

Sun Control System for  
Curtainwall and Storefront



## Integrates with Storefront, Curtain Wall, and other Wall Conditions

YKK AP's ThermaShade<sup>®</sup> system is designed to improve comfort and lower energy consumption by decreasing solar heat gain. Designers now have a solution that can be applied to both curtain wall and storefront facades to maintain a consistent appearance across the building envelope. Systems are available in all YKK AP standard and premium finishes.

When integrated with YKK AP's thermally broken systems, our innovative anchoring methods ensure that the thermal performances of the host systems are maintained. The ThermaShade system is the only Cradle to Cradle Certified<sup>™</sup> sunshade system featuring a thermal barrier within the attachment anchor. Pre-engineered solutions provide extensive flexibility for design freedom, speed of delivery, and installation.

## Product Benefits

- Cradle to Cradle Certified (Silver)
- Integral Hook Mechanism on Outriggers to Simplify Installation and Reduce Field Labor
- "Industry Leading" Design Eliminates Unsightly Exposed Bolts
- Over One-Hundred Pre-Engineered Solutions
  - ◆ 24", 30" and 36" Projections
  - ◆ Four Standard Outrigger Designs
  - ◆ Eight Standard Louver Options
  - ◆ Five Standard Fascia Options
  - ◆ Standard Configurations Listed in Price Book
- Standardized 90° Inside and Outside Corners on Curtain Wall



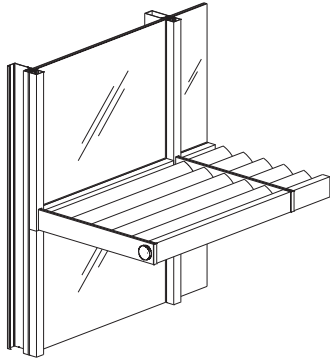
This sunshade has been certified for its material content, recyclability, and manufacturing characteristics.  
c2ccertified.com

Cradle to Cradle Certified<sup>™</sup> is a certification mark of MBDC.

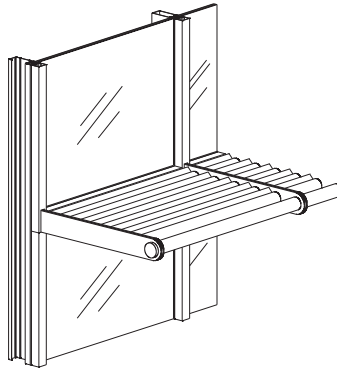
# > ThermaShade®

Sun Control System for Curtainwall and Storefront

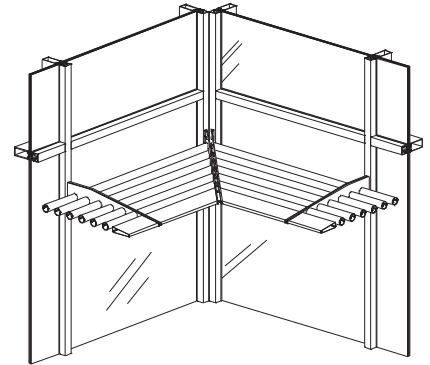
## Outrigger Configurations



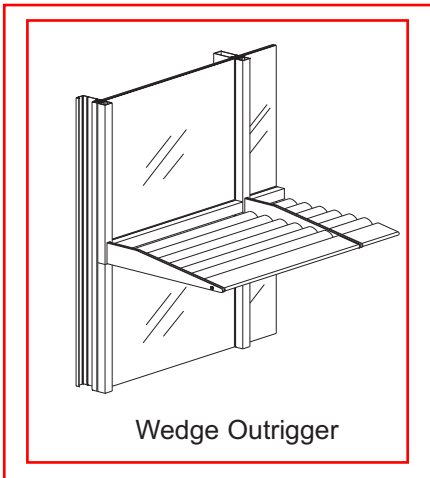
Square Outrigger



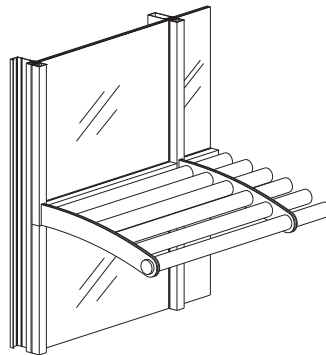
Rounded Outrigger



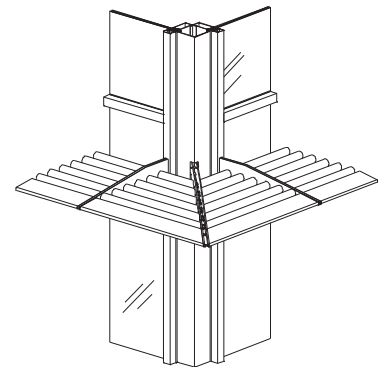
90° Inside Corner\*



Wedge Outrigger

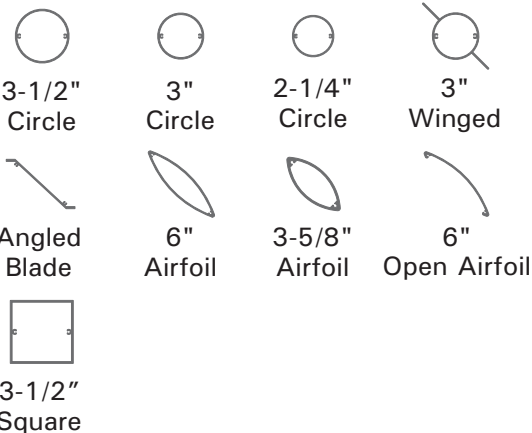


Curved Outrigger

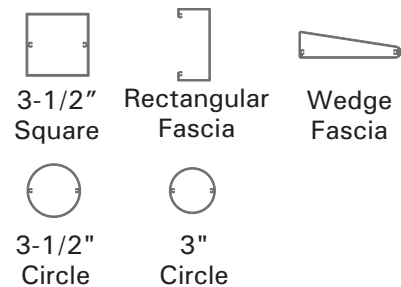


90° Outside Corner\*

## Available Louvers



## Available Fascia



\*Available for curtainwall applications only.

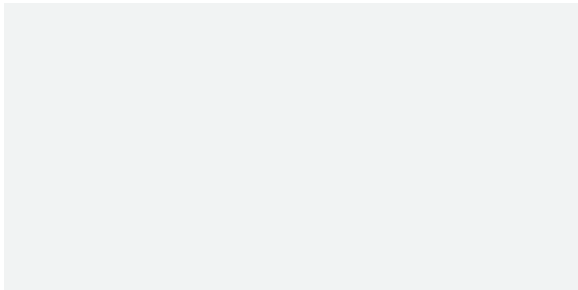
For additional information on architectural aluminum products offered by YKK AP America Inc. visit our web site at [www.ykkap.com](http://www.ykkap.com).



# YKK AP Anodized Plus®



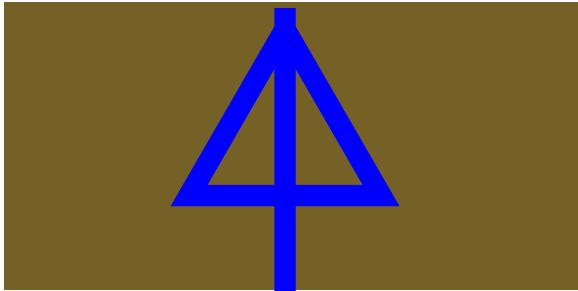
Standard Matte Finish



\*YS1N Clear



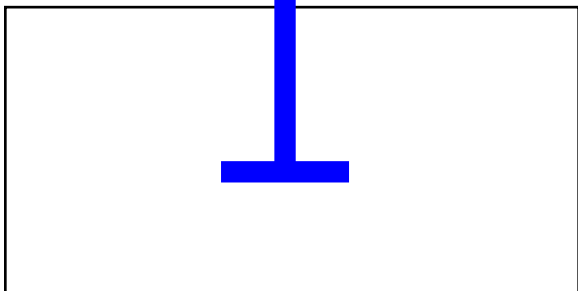
YH3N Champagne



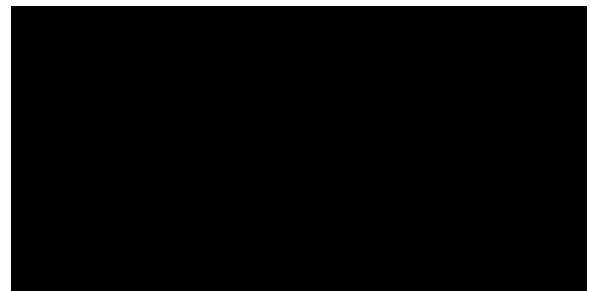
YB1N Medium Bronze



\*YB5N Dark Bronze



\*YW3N White



\*YK1N Black

*\*Normally in stock for quick delivery, consult your local YKK AP Service Center for availability.*

The color samples shown on this page are reproduced as closely as possible to the actual YKK AP Anodized Plus® colors and are to be used only as a guide. For actual anodized aluminum samples contact your local YKK AP sales representative at 1-800-955-9551 or [www.ykkap.com](http://www.ykkap.com).

Anodized Plus® is a registered trademark of YKK AP America Inc.

What is Anodized Plus®? It is more innovation from YKK AP. Anodized Plus provides a unique protective seal on anodic finishes. Its anodic coating combined with an organic seal offers the dual benefits of enhanced durability and resistance to staining and degradation.

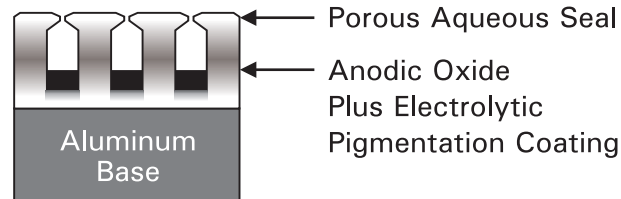
Conventional anodic coatings rely on hot water or steam sealing to close the porous anodic layer; however, it is not possible to close every pore using this process. YKK AP Anodized Plus replaces the conventional sealing process with a unique non-aqueous, electrodeposited organic seal that provides complete protection for the anodic oxide and the pigmentation coating.

YKK AP controls every step in the manufacturing process under one roof. To ensure the quality and the integrity of the aluminum alloy we cast our own aluminum logs for extrusion. Our method of electrolytic coloring by vertical immersion provides unmatched color consistency and eliminates the need for color range samples. The colors available are white, black, clear, champagne, medium and dark bronze.

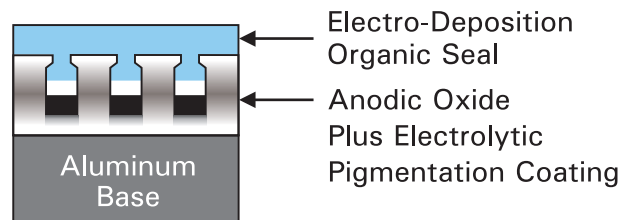
YKK AP Anodized Plus meets all of the requirements for the newest standard for anodized finishes, AAMA 612. To ensure that the anodized finish on your next project meets your aesthetic requirements and stands up to chemicals commonly found on construction sites and harsh environments specify AAMA 612 — specify YKK AP Anodized Plus.

## Conventional Anodized VS. YKK Anodized Plus®

### Conventional Anodized Finish



### YKK Anodized Plus® Finish

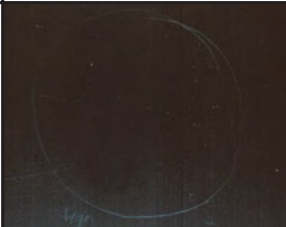
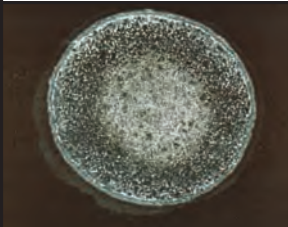




The synergistic effects of this new aluminum finish result in important advantages:

- ◆ Increased resistance to chemical corrosion.
- ◆ Superior color and gloss retention.
- ◆ Enhanced protection of aluminum substrate.
- ◆ 10 Year Warranty on YS1N (Clear), YH3N (Champagne), YB1N (Med. Bronze), YB5N (Dk. Bronze) & YK1N (Black).

See YKK AP Anodized Plus brochure for more information.

## Mortar Resistance & CASS Corrosion Resistance Test

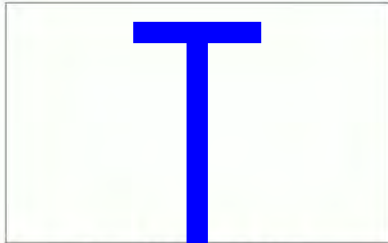
	YKK AP Anodized Plus®	Standard Anodized Coating
<b>Mortar Resistance AAMA 2605 (24 Hour Pat Test)</b>		
<b>CASS Corrosion Resistance ASTM B368 (CASS 240 Hours)</b>		

This brochure is intended for product information only. Contents are subject to change without notice and should not be construed as representations or warranties.



# > YKK AP Paint Colors

## Standard Colors for a Superior Finish



**Bone White UC43350**



**Colonial White UC54983**



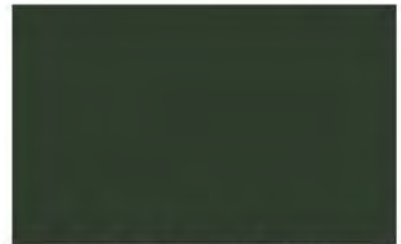
**Sandstone UC109856**



**Beige UC97345**



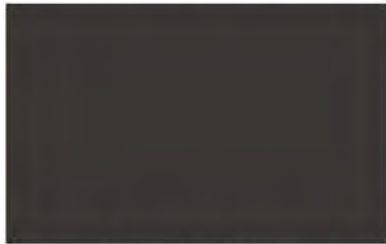
**Seawolf Beige UC109855**



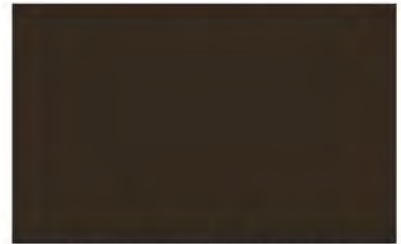
**Hartford Green UC109881**



**Colonial Red UC105846**



**Charcoal UC99477**



**Classic Bronze UC109850**



**Black UC40577**

### Superior Painted Finishes – Meets AAMA 2605

The 70% PVDF (Duranar®) two-coat, non-exotic, non-metallic colors shown on this page are the actual colors and may be used as a reference. These colors and finishes are available on YKK AP's *Rapid Building Envelope Program*. Additional colors and finishes are also available. Contact your local sales office for pricing and lead time information.

In Partnership With:



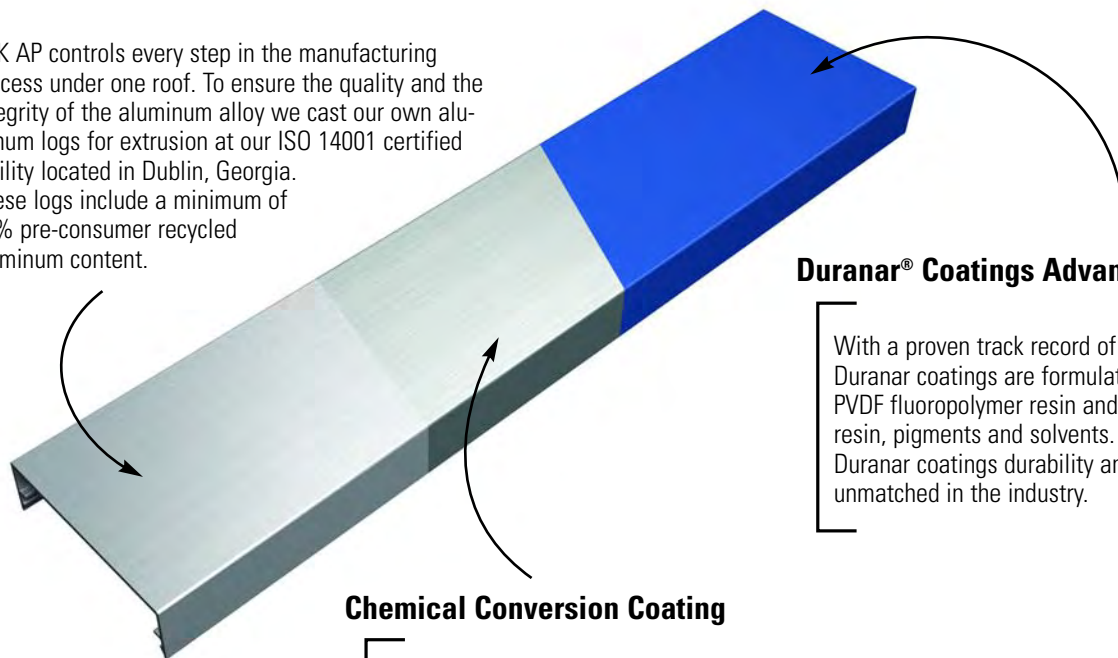
**PPG Coatings Protected**

The PPG Certified Applicator Program is a service mark and Duranar® is a registered trademark of PPG Industries, Inc.

YKK AP is part of this select nationwide network of exceptional coating applicators whose facilities and quality control processes are rigorously audited by PPG to deliver the highest possible level of product quality, customer service and technical expertise.

**Highest Quality Aluminum Billets and Extrusions**

YKK AP controls every step in the manufacturing process under one roof. To ensure the quality and the integrity of the aluminum alloy we cast our own aluminum logs for extrusion at our ISO 14001 certified facility located in Dublin, Georgia. These logs include a minimum of 30% pre-consumer recycled aluminum content.



**Duranar® Coatings Advantage**

With a proven track record of over 40 years, Duranar coatings are formulated with 70% PVDF fluoropolymer resin and proprietary PPG resin, pigments and solvents. This gives Duranar coatings durability and colorfastness unmatched in the industry.

**Chemical Conversion Coating**

PPG's pretreatment is recognized as the most effective pretreatment for aluminum providing the maximum corrosion protection available. Outstanding surface preparation is the key to achieving AAMA 2605 performance, the most stringent paint performance standard in the industry.



**Atlanta**

8140 Troon Circle  
 Suite 110  
 Austell, GA 30168  
 Tel: 678-945-6190  
 Fax: 678-945-6328

**Boston**

Eight Connector Road  
 Andover, MA 01810  
 Tel: 978-749-9554  
 Fax: 978-749-2915

**Baltimore**

8680 Greenwood Place  
 Savage, MD 20763  
 Tel: 301-498-3650  
 Fax: 301-498-3755

**Chicago**

1000 Stevenson Court  
 Suite 101  
 Roselle, IL 60172-4314  
 Tel: 630-582-9602  
 Fax: 866-955-2441

**Cincinnati**

5406 Spellmire Drive  
 Cincinnati, OH 45246  
 Tel: 513-942-7200  
 Fax: 513-682-2123

**Dallas**

2025 W. Belt Line Road  
 Suite 130  
 Carrollton, TX 75006  
 Tel: 972-245-9551  
 Fax: 972-245-9522

**Greensboro**

4524 Green Point Drive  
 Suite 106  
 Greensboro, NC 27410  
 Tel: 336-665-1963  
 Fax: 336-665-1965

**Houston**

3550 Brittmoore Road  
 Suite 200  
 Houston, TX. 77043  
 Tel: 713 329-9551  
 Fax: 713 939-0811

**Orlando**

7608 Currency Drive  
 Orlando, FL 32809  
 Tel: 407-856-0660  
 Fax: 407-856-0090

**Headquarters**

7680 The Bluffs  
 Suite 100  
 Austell, GA 30168  
 Tel: 678-838-6000  
 Fax: 678-838-6001

For further information, please contact your local YKK AP Sales Office, call 1-800-955-9551 and ask for an architectural sales representative, or visit us at [www.ykkap.com](http://www.ykkap.com).

# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., May 22, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

## NEW FIRE STATION #525 ANGELA STREET

**Applicant- City of Key West/ Michael Ingram-      Application Number H12-01-776**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3973 or visit our website at [www.keywestcity.com](http://www.keywestcity.com) .

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**

# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared MICHAEL B INGRAM, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:  
525 ANGELA STREET on the  
9 day of MAY, 2012.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on 22 MAY, 2012.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H1201-0776

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

Michael Ingram  
Date: 5/9/12  
Address: 1001 Whitehead Street  
City: Key West  
State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 9<sup>th</sup> day of May, 2012.

By (Print name of Affiant) Michael Ingram who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Jo Bennett  
Print Name: Jo Bennett

Notary Public - State of Florida (seal)  
My Commission Expires: May 26, 2015



**Property Appraiser  
Information**



**Karl D. Borglum**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

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**Property Record View**

**Alternate Key: 1012548 Parcel ID: 00012210-000000**

Website tested on  
Internet Explorer.  
Requires Adobe Flash  
10.3 or higher

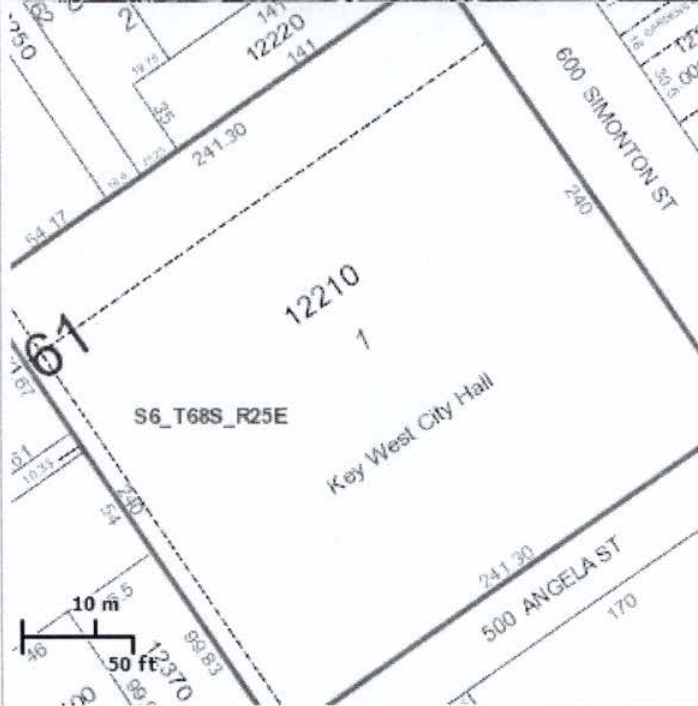
**Ownership Details**

**Mailing Address:**  
CITY OF KEY WEST FLA  
PO BOX 1409  
KEY WEST, FL 33041

**Property Details**

**PC Code:** 89 - MUNICIPAL OTHER THAN (PC/LIST)  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 525 ANGELA ST KEY WEST  
**Legal Description:** KW ALL LOT 1&PT LOTS 2-3-4 OR35-107-108 SQR 61 OR160-589-590 OR608-337

**Parcel Map (Click to open dynamic parcel map)**



**Exemptions**

Exemption	Amount
15 - MUNICIPAL LANDS	4,558,590.00

**Land Details**

Land Use Code	Frontage	Depth	Land Area
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100E - COMMERCIAL EXEMPT 240 241 62,417.00 SF

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 1  
 Total Living Area: 19112  
 Year Built: 1960

### Building 1 Details

Building Type  
 Effective Age 16  
 Year Built 1960  
 Functional Obs 0

Condition E  
 Perimeter 1,124  
 Special Arch 0  
 Economic Obs 0

Quality Grade 450  
 Depreciation % 19  
 Grnd Floor Area 19,112

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

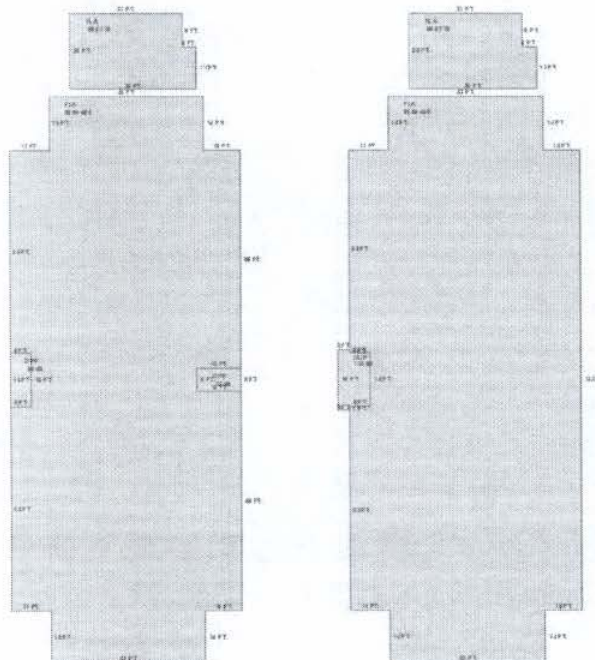
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

**Extra Features:**

2 Fix Bath 0  
 3 Fix Bath 0  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 31

Vacuum 0  
 Garbage Disposal 0  
 Compactor 0  
 Security 0  
 Intercom 0  
 Fireplaces 0  
 Dishwasher 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
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1	FLA	1	1991	8,856
2	OPF	1	1991	84
3	OPF	1	1991	72
4	OUF	1	1991	132
5	FLA	1	1991	8,928
6	FLA	1	1999	664
7	FLA	1	1999	664

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2320	CITY BLDGS B	100	Y	Y
	2324	CITY BLDGS B	100	Y	Y
	2325	CITY BLDGS B	100	N	Y
	2326	CITY BLDGS B	100	Y	Y

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
591	C.B.S.	100

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	13,400 SF	0	0	1973	1974	2	25
2	AC2:WALL AIR COND	10 UT	0	0	1991	1992	2	20
3	AC2:WALL AIR COND	23 UT	0	0	1991	1992	1	20
4	FN2:FENCES	210 SF	5	42	1999	2000	2	30
5	PT3:PATIO	200 SF	50	4	1999	2000	2	50
6	AP2:ASPHALT PAVING	34,800 SF	240	145	2006	2007	2	25

**Appraiser Notes**

KEY WEST CITY HALL & PARKING GARAGE
HURRICANE DAMAGES

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
04-1892	06/10/2004	12/02/2004	89,000	Commercial	R&R HIST. STREET LIGHTS
04-0786	03/15/2004	06/22/2004	21,000	Commercial	REPAIR ROOF
04-0097	01/16/2004	06/22/2004	2,600	Commercial	NEW FENCE & GATE
02-2073	07/30/2002	11/17/2002	7,800	Commercial	REPLACE FRONT DOORS
02-2473	09/18/2002	11/17/2002	8,200	Commercial	ELECTRICAL FOR DOOR
1 02-2514	07/30/2002	11/17/2002	2,500	Commercial	ELECTRIC DOOR

1	01-3206	09/20/2001	08/24/2001	4,000	Commercial	1200SF TILE
	00-1406	05/23/2000	07/10/2000	1	Commercial	REPLACE 10 FIXTURES
	00-0844	03/31/2000	07/10/2000	1	Commercial	REPLACE DOOR
	00-0149	02/07/2000	07/10/2000	1,500	Commercial	CANVAS AWNING
	99-1491	05/03/1999	02/15/2000	99,000	Commercial	ADDITION
1	98-1132	04/20/1998	01/01/1999	8,400	Commercial	INSTALL OF BACKFLOW
	97-2378	07/01/1997	07/01/1997	3,240	Commercial	PLUMBING
	97-1874	06/01/1997	06/01/1997	1,200	Commercial	ROOF
	97-0140	01/01/1997	06/01/1997	4,000	Commercial	REPAIR
	96-0316	01/01/1996	11/01/1996	2,300	Commercial	MECHANICAL
	95-0059	12/01/1995	11/01/1996	1	Commercial	ELECTRICAL
	96-2764	07/01/1996	11/01/1996	5,000	Commercial	ELECTRICAL
	B95-3959	11/01/1995	11/01/1995	20,000	Commercial	CONVERT STOR TO OFFICE SP
	B95-3740	11/01/1995	11/01/1995	10,000	Commercial	CONVERT STOR TO OFFICE SP
	A95-0418	02/01/1995	11/01/1995	6,300	Commercial	16 SQS SINGLE PLY ROOFING
	E94-4009	12/01/1994	11/01/1995	500	Commercial	ELECTRICAL
	B94-3721	11/01/1994	11/01/1995	500	Commercial	PAINT OFFICES ON 2ND FL.
	04-3799	12/15/2004	06/30/2006	2,400	Commercial	REPLACE EXISTING ROOF
	06-1893	03/21/2006	06/30/2006	30,000	Commercial	STORM REPAIRS DRYWALL & DOORS ,INSULATION AND TILE
	05-1110	04/07/2005	06/30/2006	200	Commercial	NEW RECEPTACLE IN THE COMPUTER ROOM.
	05-1390	05/10/2005	06/30/2006	29,000	Commercial	INSTALL SOFFITT
	05-2825	03/06/2006	08/10/2006	250,000	Commercial	REBUILD PARKING LOT, DRAINS, LIGHTING, ASPHALT.
	07-3558	07/18/2007	07/18/2007	6,000	Commercial	CHANGE OUT 10-TON A.C ON TOP OF ROOF
	05-2824	07/07/2005	08/10/2006	200,000	Commercial	DEMO PARKING GARAGE.

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	2,974,861	76,575	1,509,992	4,561,428	4,561,428	4,561,428	0
2010	3,121,768	79,420	3,432,935	6,634,123	6,634,123	6,634,123	0
2009	3,121,768	82,259	7,333,998	10,538,025	10,538,025	10,538,025	0
2008	3,121,768	85,097	8,114,210	11,321,075	11,321,075	11,321,075	0
2007	2,124,852	87,942	9,362,550	11,575,344	11,575,344	11,575,344	0
2006	3,609,656	18,396	6,241,700	9,869,752	9,869,752	9,869,752	0
2005	3,651,146	18,450	5,617,530	9,287,126	9,287,126	9,287,126	0
2004	3,734,110	18,511	4,369,190	8,121,811	8,121,811	8,121,811	0
2003	3,734,110	19,276	1,498,008	5,251,394	5,251,394	5,251,394	0

2002	3,715,245	20,040	1,498,008	5,233,293	5,233,293	5,233,293	0
2001	3,715,245	20,811	1,498,008	5,234,064	5,234,064	5,234,064	0
2000	3,715,245	15,189	1,373,174	5,103,608	5,103,608	5,103,608	0
1999	3,695,535	15,126	1,373,174	5,083,835	5,083,835	5,083,835	0
1998	2,469,019	15,836	1,373,174	3,858,029	3,858,029	3,858,029	0
1997	2,469,019	5,896	1,248,340	3,723,255	3,723,255	3,723,255	0
1996	1,969,723	5,896	1,248,340	3,223,959	3,223,959	3,223,959	0
1995	1,969,723	5,896	1,248,340	3,223,959	3,223,959	3,223,959	0
1994	1,969,723	5,896	1,248,340	3,223,959	3,223,959	3,223,959	0
1993	1,969,723	5,896	1,248,340	3,223,959	3,223,959	3,223,959	0
1992	1,969,723	5,896	1,248,340	3,223,959	3,223,959	3,223,959	0
1991	995,293	0	1,248,340	2,243,633	2,243,633	2,243,633	0
1990	918,732	0	1,014,276	1,933,008	1,933,008	1,933,008	0
1989	918,732	0	998,672	1,917,404	1,917,404	1,917,404	0
1988	866,114	0	873,838	1,739,952	1,739,952	1,739,952	0
1987	838,572	0	573,456	1,412,028	1,412,028	1,412,028	0
1986	845,990	0	561,753	1,407,743	1,407,743	1,407,743	0
1985	815,551	0	561,753	1,377,304	1,377,304	1,377,304	0
1984	796,789	0	561,753	1,358,542	1,358,542	1,358,542	0
1983	796,789	0	310,800	1,107,589	1,107,589	1,107,589	0
1982	706,588	0	310,800	1,017,388	1,017,388	1,017,388	0

### Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

There are no sales to display for this parcel.

This page has been visited 32,716 times.

Monroe County Property Appraiser  
 Karl D. Borglum  
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 Key West, FL 33041-1176