

**PLANNING BOARD
RESOLUTION NO. 2022-050**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD APPROVING A MAJOR DEVELOPMENT PLAN AND LANDSCAPE WAIVER AT 5501 COLLEGE ROAD (RE# 00072080-000101) FOR CONSTRUCTION OF AN APPROXIMATELY 5,161 SF, TWO-STORY NON-HABITABLE STRUCTURE TO ACCOMMODATE THE PROPERTY'S GENERATOR, MECHANICAL ROOMS, AND STORAGE, ON PROPERTY LOCATED WITHIN THE PUBLIC AND SEMIPUBLIC SERVICES (PS) ZONING DISTRICT; PURSUANT TO SECTION 108-91.B.2 AND SECTION 108-517, OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 108-91.B.2.(b) of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that a Major Development Plan is required for any construction of nonresidential floor area equal to or greater than 5,000 square feet of gross floor area; and

WHEREAS, the request for Major Development Plan and Landscape Waiver approval is to construct a non-habitable structure to house new generators and other mechanical equipment, on property located within the Public and Semipublic Services (PS) zoning districts; and


WHEREAS, Code Section 108-196(a) require the Planning Board to review and approve, approve with conditions or deny the proposed Major Development Plan and Landscape Waiver in an advisory capacity to the City Commission; and

WHEREAS, this matter came before and was approved by the Planning Board at a duly noticed public hearing on October 25th, 2022; and

WHEREAS, the granting of a Major Development Plan and Landscape Waiver application



Chairman



Planning Director

is consistent with the criteria of the Code of Ordinances; and

WHEREAS, the Planning Board finds that the granting of a Major Development Plan and Conditional Use is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

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

Section 2. The Major Development Plan and Landscape Waiver to construct an approximately 5,161 SF, non-habitable two-story building on property located at 5501 College Road (RE# 00072080-000101) within the Public and Semipublic Services (PS) zoning district, pursuant to Section 108-91.B.2 and Section 108-517 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans dated July 11, 2022 and revised October 6, 2022, is hereby approved with the following conditions:

General Conditions:

1. The proposed construction shall be in substantial compliance with the site plans signed, sealed, and dated July 11, 2022 and revised October 6, 2022, by William P. Horn Architect, P.A. for 5501 College Road. Construction drawings for permitting shall be dated as approved herein, with any proposed revisions (modifications) clearly noted and dated. Development plan modifications that do not rise to the status of minor or major plan modifications may be approved by the city planner as per Section 108-91(c)(1). All modifications shall be submitted

for review and approval to the Planning Department prior to building permit application. Minor and major development plan modifications are addressed as per Section 108(C.).

2. Use of the structure shall remain for non-habitable purposes.
3. Once a year, all listed invasive plant species (Australian Pine-*Casuarina equisetifolia*, Brazilian Pepper-*Schinus terebinthifolia*, Lead Tree- *Leucaena leucocephala*, and Melaleuca- *Melaleuca quinquenervia*) shall be removed from the site (above mean high water line). Stumps should be treated with an appropriate herbicide type treatment to prevent regrowth.
4. Prior to City Commission review Final Landscape Plan approval required from Urban Forestry Manager (memo into file).
5. Prior to the City Commission meeting, the Applicant will provide an updated Final Landscape Plan showing the four (4) covered spaces on the ground floor of the proposed non-habitable structure, consistent with the remainder of the site plan.
6. Prior to submittal of the first building permit, details regarding the irrigation system/plan must be submitted to the urban forestry manager along with the required tree removal permit paperwork.

Section 3. This resolution does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 4. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

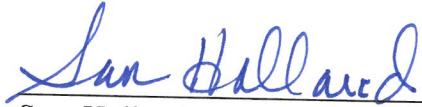
Section 5. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order shall be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.


Chairman


Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 25th day of October 2022.

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

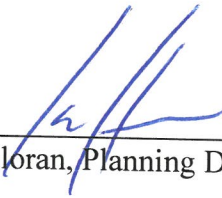


Sam Holland, Planning Board Chair

11-7-22

Date

Attest:

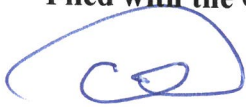


Katie P. Halloran, Planning Director

11/2/2022

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

11-7-22

Date



Chairman



Planning Director

MCSO GENERATOR BUILDING

5501 COLLEGE ROAD
KEY WEST, FL

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AR 13537

MCSO GENERATOR
BUILDING

5501 COLLEGE RD.
KEY WEST, FLORIDA

LOCATION MAP



AREA OF WORK

KEY PERSONNEL

| ARCHITECT: | STRUCTURAL ENGINEERING: | SURVEYOR: | LANDSCAPE ARCHITECT: |
|--|---|--|--|
| WILLIAM P. HORN ARCHITECT, P.A. WILLIAM P. HORN, RA, LEED AP 915 EATON ST. KEY WEST, FL 33040 TEL. (305) 296-8302 | KW STRUCTURAL ENGINEERS MARK KEISTER, P.E. 6501 ARLINGTON EXPRESSWAY BUILDING B, SUITE 156 JACKSONVILLE, FL 32211 TEL. (904) 619-2333 | AVIROM AND ASSOCIATES MICHAEL AVIROM, PROFESSIONAL SURVEYOR & MAPPER 402 APPELLROUTH LN. STE 2E KEY WEST, FL 33040 TEL. (305) 294-7770 | LANDWISE DESIGN LADD ROBERTS, LANDSCAPE ARCHITECT 1936 SAN MARCO BLVD., STE.101 JACKSONVILLE, FL 32207 TEL. (904) 343-4194 |
| CIVIL ENGINEERING: PEREZ ENGINEERING AND DEVELOPMENT INC. ALLEN E. PEREZ, PE 1010 EAST KENEDY DRIVE SUITE 202 KEY WEST, FL 33040 TEL. (305) 293-9440 | MEP ENGINEERING: INNOVATIVE ENGINEERING GROUP INC. SUDHIR GUPTA, PE, LEED AP 2500 NW 79TH AVE., SUITE 240 DORAL, FL 33122 TEL. (305) 468-1783 | OWNER: (PROPERTY) MONROE CO. BOARD OF COUNTY COMMISSIONERS KEVIN WILSON, ASST. COUNTY ADMINISTRATOR 1100 SIMONTON ST. KEY WEST, FL 33040 TEL. (305) 294-4641 | |

SITE DATA

SITE AREA:
OVERALL SITE AREA : 607,339.97 SQFT 13.94 ACRES

LAND USE: PS (PUBLIC SERVICE)

FLOOD ZONE: VE EL. +13.0' (NGVD 1927)

HEIGHT:
ALLOWED PER ZONING: 25' ABOVE CROWN OF ROAD
ALLOWED PER FLOOD PROTECTION BUILDING HEIGHT EXCEPTION: 40'
ABOVE CROWN OF ROAD
PROPOSED: 40.0' BUILDING (VARIANCE FOR NON-HABITABLE EXHAUST
PIPE 44.0')

SETBACKS (PRINCIPAL STRUCTURES):
FRONT SETBACK:
REQUIRED = 20'
PROPOSED = N/A

SIDE SETBACK:
REQUIRED = 15'
PROPOSED = N/A

REAR SETBACK (WETLAND SETBACK):
REQUIRED = 25'
PROPOSED = N/A

FAR:
ALLOWED = 0.8 (485,871.97 S.F.)
EXISTING = 0.70 (425,137.97 S.F.)
PROPOSED = 0.708 (429,996.69 S.F.)

LOT COVERAGE:
ALLOWED = 40% (242,935.98 S.F.)
EXISTING = 25.4% (154,264.35 S.F.)
PROPOSED = 25.80% (156,693.71 S.F.)

IMPERVIOUS AREA:
ALLOWED = 50% (303,669.98 S.F.)
EXISTING = 44.58% (270,752.15 S.F.)
PROPOSED = 44.65% (271,177.29 S.F.)

LANDSCAPE AREA:
REQUIRED = 20% (121,467.99 S.F.)
EXISTING = 55.42% (336,587.81 S.F.)
PROPOSED = 55.35% (336,200.48 S.F.)

OPEN SPACE AREA:
REQUIRED = 20% (121,467.99 S.F.)
EXISTING = 55.42% (336,587.81 S.F.)
PROPOSED = 55.35% (336,200.48 S.F.)

PARKING:
EXISTING PARKING AMOUNT TO REMAIN.

BUILDING DATA

EXISTING BUILDING AREAS:
MCSO JAIL AND DJJ = 383,684 SQFT
MCSO ADMIN = 26,833 SQFT

PROPOSED BUILDING AREAS:

| | | | |
|--------------------------|---|------------------------|--|
| KOTS | = | 10,806 S.F. ENCLOSED / | 10,518 S.F. COVERED |
| GENERATOR BUILDING TOTAL | = | 5,161 S.F. ENCLOSED / | 2,243.3 S.F. COVERED |
| GROUND FL.= | | 224.8 S.F. ENCLOSED/ | 2,282.5 S.F. COVERED (875 S.F. PARKING) |
| 1ST. FLOOR= | | 2,502.5 S.F. ENCLOSED | |
| 2ND. FLOOR= | | 2,502.5 S.F. ENCLOSED | |
| TOTAL ENCLOSED AREA= | | 5,229.85 S.F. | |
| TOTAL COVERED AREA= | | 2,282.5 S.F. | |

LIST OF DRAWINGS

| | |
|--------|-------------------------------------|
| A-0 | COVER SHEET |
| A-1 | PROPOSED OVERALL SITE PLAN |
| A-1.1 | PROPOSED PARTIAL SITE PLAN |
| A-2 | PROPOSED GROUND FLOOR PLAN |
| A-3 | PROPOSED FIRST FLOOR PLAN |
| A-4 | PROPOSED SECOND FLOOR PLAN |
| A-5 | ELEVATIONS |
| A-6 | SECTION |
| LS-1 | LIFE SAFETY REQUIREMENTS/COMPLIANCE |
| LS-2 | GROUND FLOOR LIFE SAFETY PLAN |
| LS-3 | FIRST FLOOR LIFE SAFETY PLAN |
| LS-4 | SECOND FLOOR LIFE SAFETY PLAN |
| EX-1 | EXISTING OVERALL SITE PLAN |
| EX-1.1 | EXISTING PARTIAL SITE PLAN |
| EX-2 | EXISTING GROUND FLOOR PLAN |
| EX-3 | EXISTING FIRST FLOOR PLAN |
| EX-4 | EXISTING SECOND FLOOR PLAN |
| C-1 | DRAINAGE/LIGHTING PLAN |
| L-1 | EXISTING VEGETATION PLAN |
| L-2 | LANDSCAPE PLAN |

SCOPE OF WORK

PROJECT INCLUDES ADDING A 3 STORY GENERATOR/STORAGE BUILDING TO THE NORTH SIDE OF THE EXISTING 3 STORY JAIL. THE GROUND LEVEL WILL BE PARKING, STAIR AND COVERED AREA. THE FIRST RAISED FLOOR WILL BE STORAGE AND THE TOP FLOOR WILL HAVE 2 GENERATORS AND A MECHANICAL AREA. SITE WORK INCLUDES RELOCATING 2 HANDICAP PARKING SPACES AND A NEW LANDSCAPE ISLAND.

SEAL

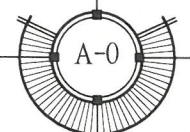
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REVISIONS

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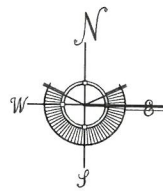
CAB
EMA

PROJECT
NUMBER
2133



MCSO GENERATOR BUILDING
5501 COLLEGE ROAD
KEY WEST, FLORIDA

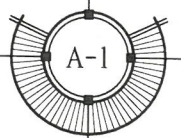
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KPT
11/2/2022
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PROPOSED OVERALL SITE PLAN

SCALE: 1"=80'-0"

MCSO GENERATOR BUILDING
5501 COLLEGE ROAD
KEY WEST, FLORIDA



WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
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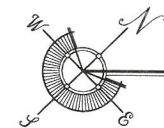
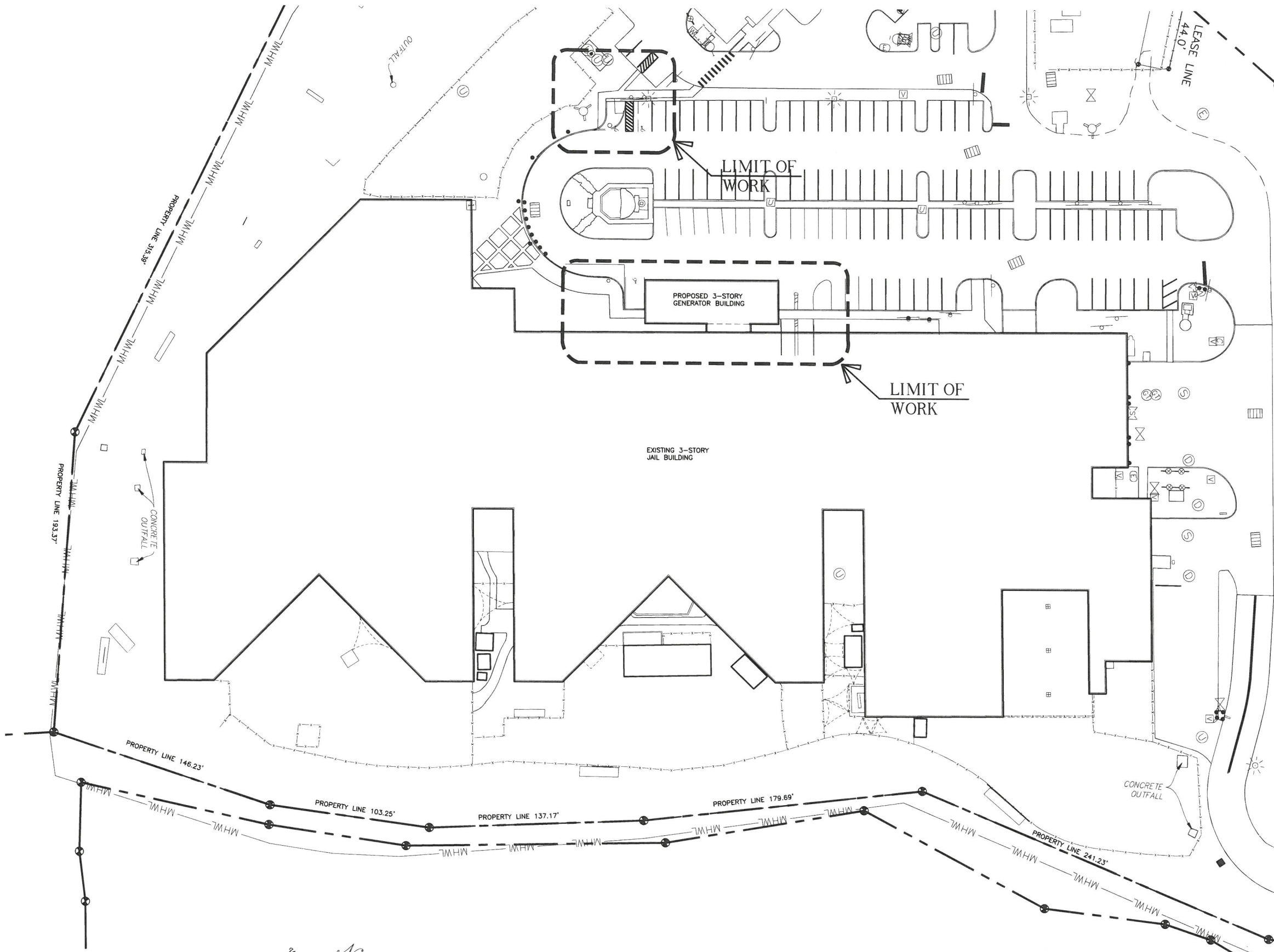
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2/8/20



PROPOSED SITE PLAN

SCALE: 1"=30'-0"

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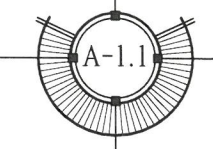
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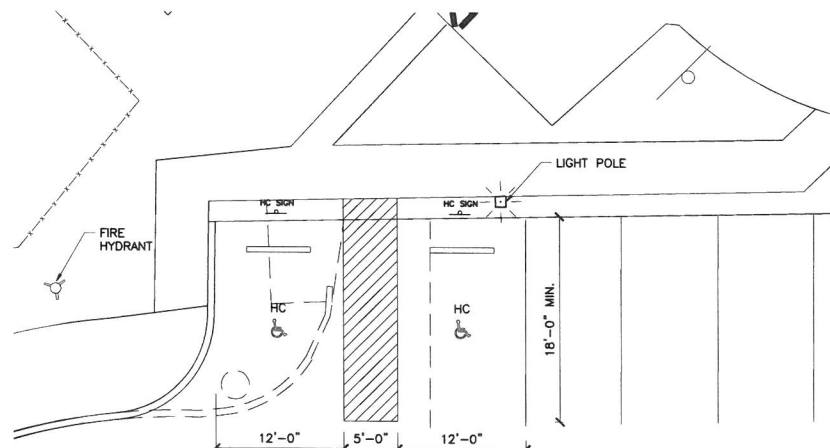
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07-11-2022 DRC

REVISIONS
09-29-22 REV A-HEIGHT
10-06-22 REV A-PARKING

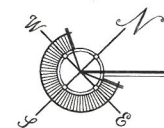
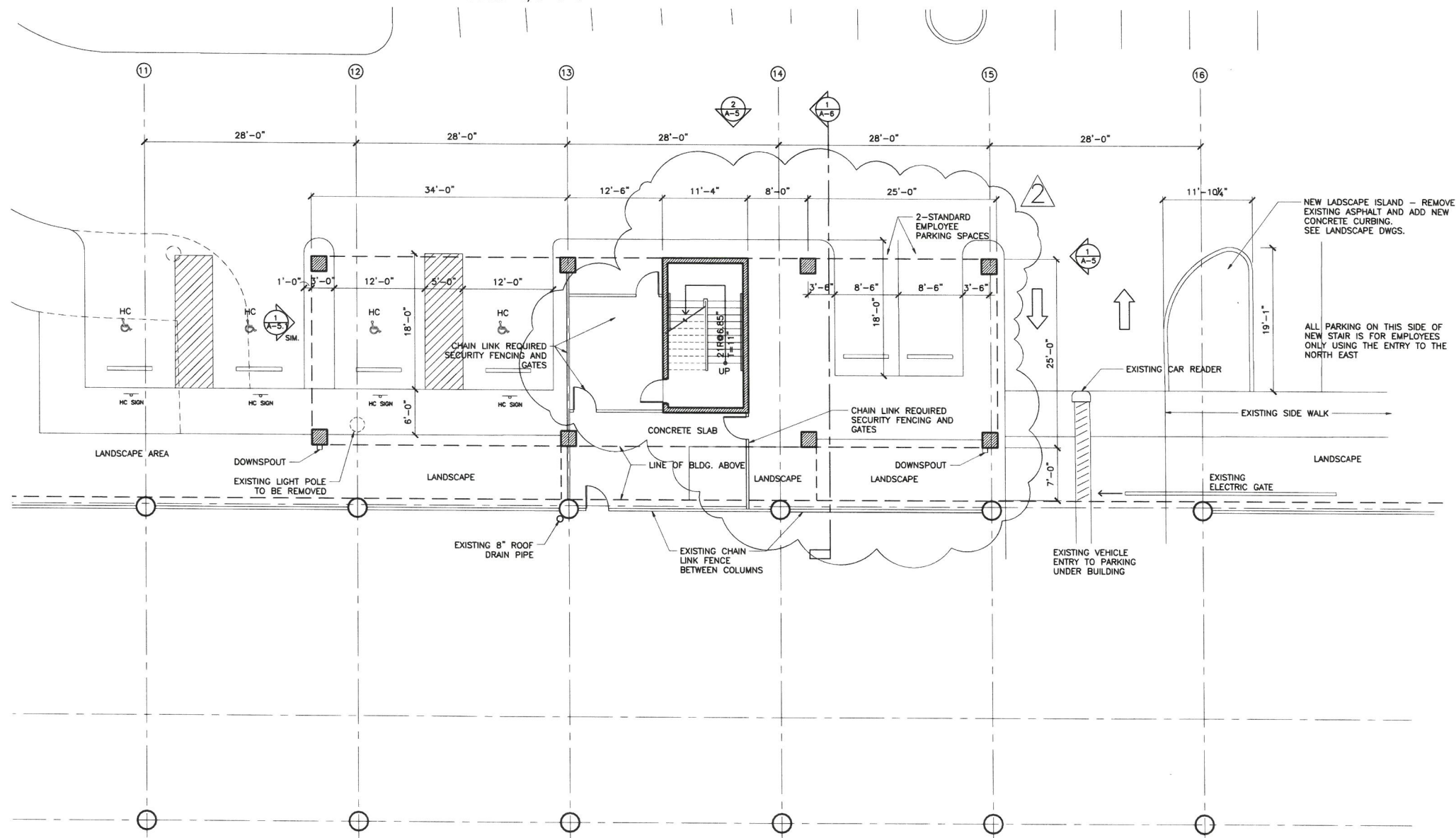
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A-6
RELOCATED H.C. PARKING

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

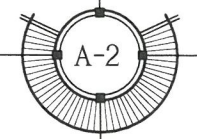
| WALL LEGEND | |
|-------------|-----------------------------|
| | EXISTING WALL CONST. |
| | NEW WALL |
| | EXISTING WALL TO BE REMOVED |



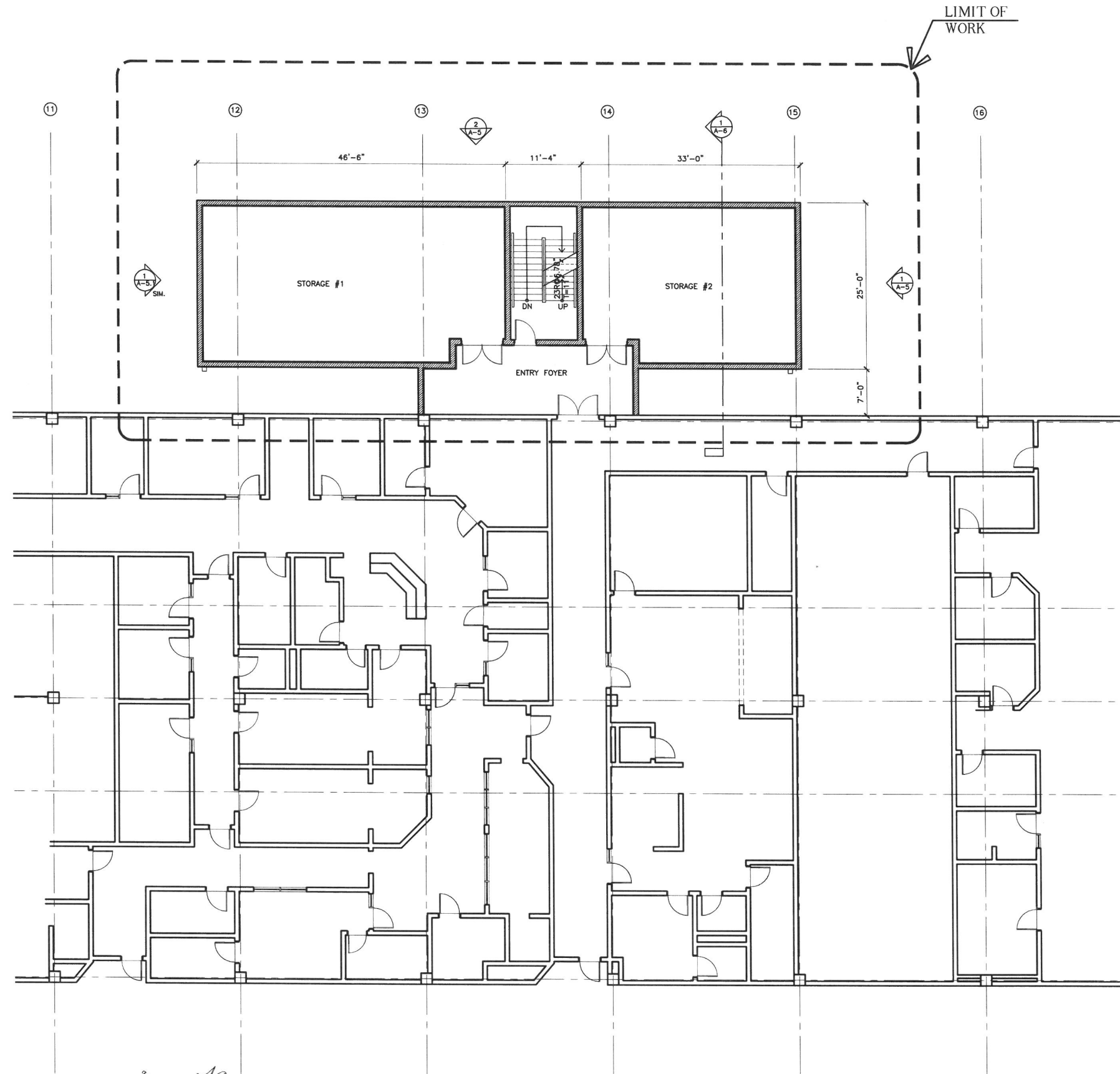
PROPOSED GROUND FLOOR PLAN

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

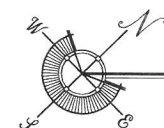
MCSO GENERATOR BUILDING
5501 COLLEGE ROAD
KEY WEST, FLORIDA



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| WALL LEGEND | |
|-------------|-----------------------------|
| | EXISTING WALL CONST. |
| | NEW WALL |
| | EXISTING WALL TO BE REMOVED |



PROPOSED FIRST FLOOR PLAN

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

WILLIAM P. HORN
ARCHITECT . P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-5302
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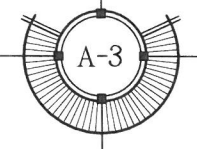
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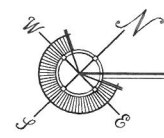
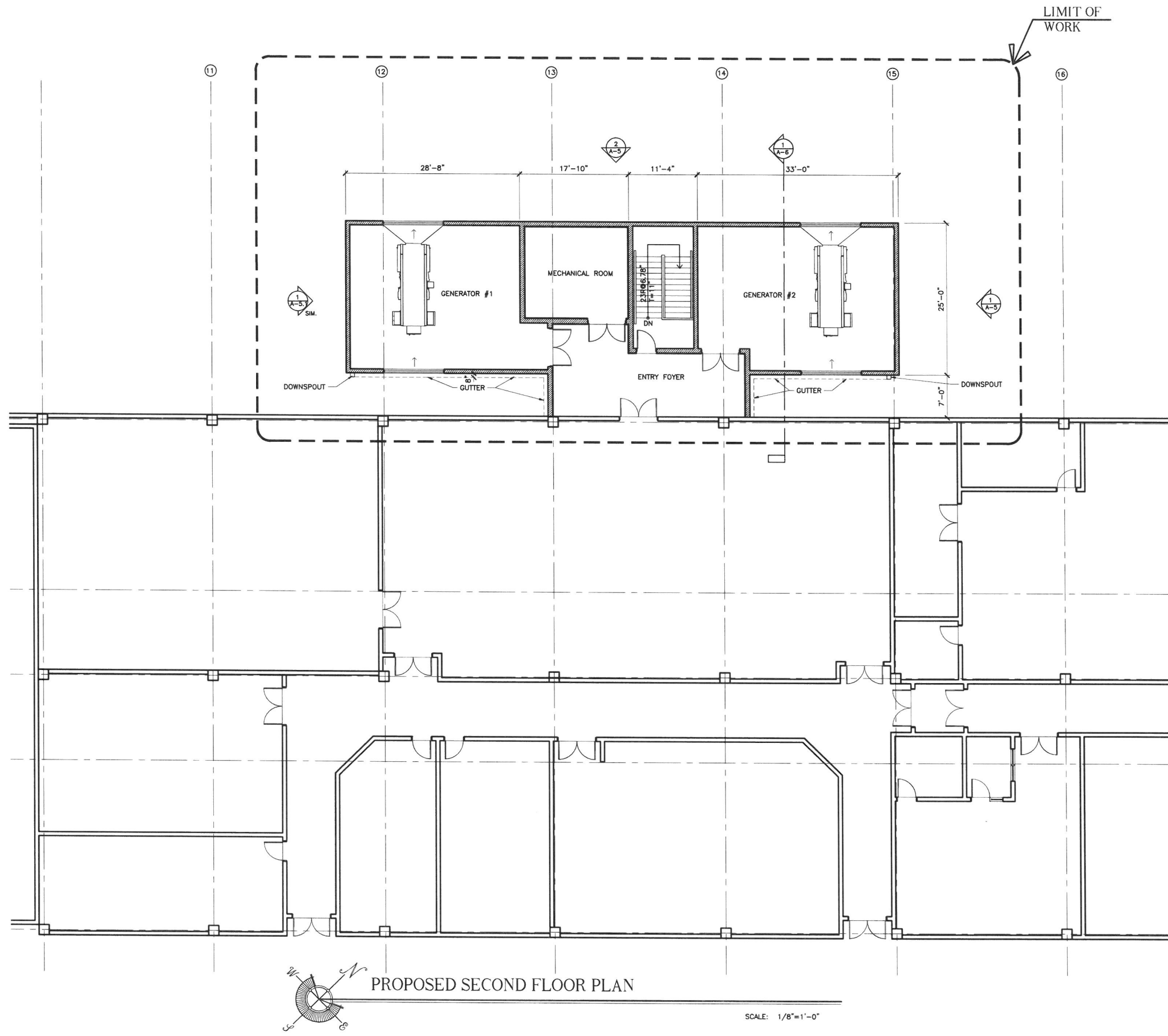
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5501 COLLEGE ROAD
KEY WEST, FLORIDA

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PROPOSED SECOND FLOOR PLAN

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

| WALL LEGEND | |
|-------------|-----------------------------|
| | EXISTING WALL CONST. |
| | NEW WALL |
| | EXISTING WALL TO BE REMOVED |

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ARCHITECT, P.A.

915 EATON ST
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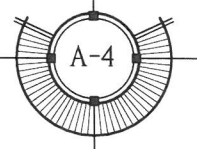
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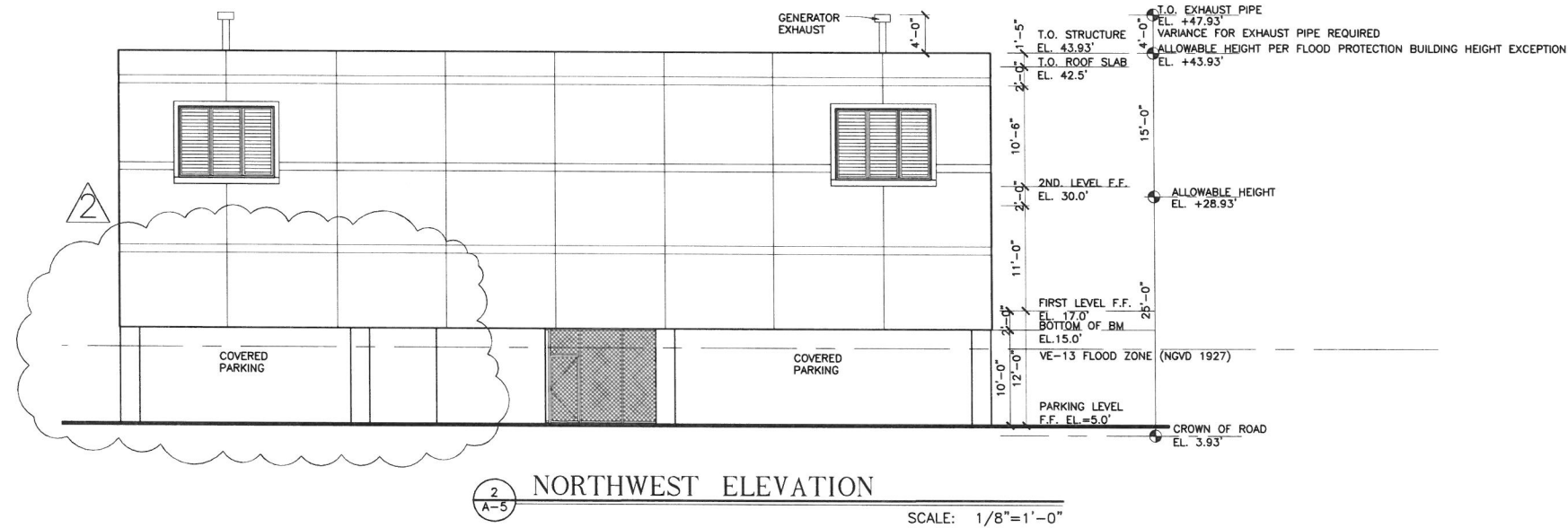
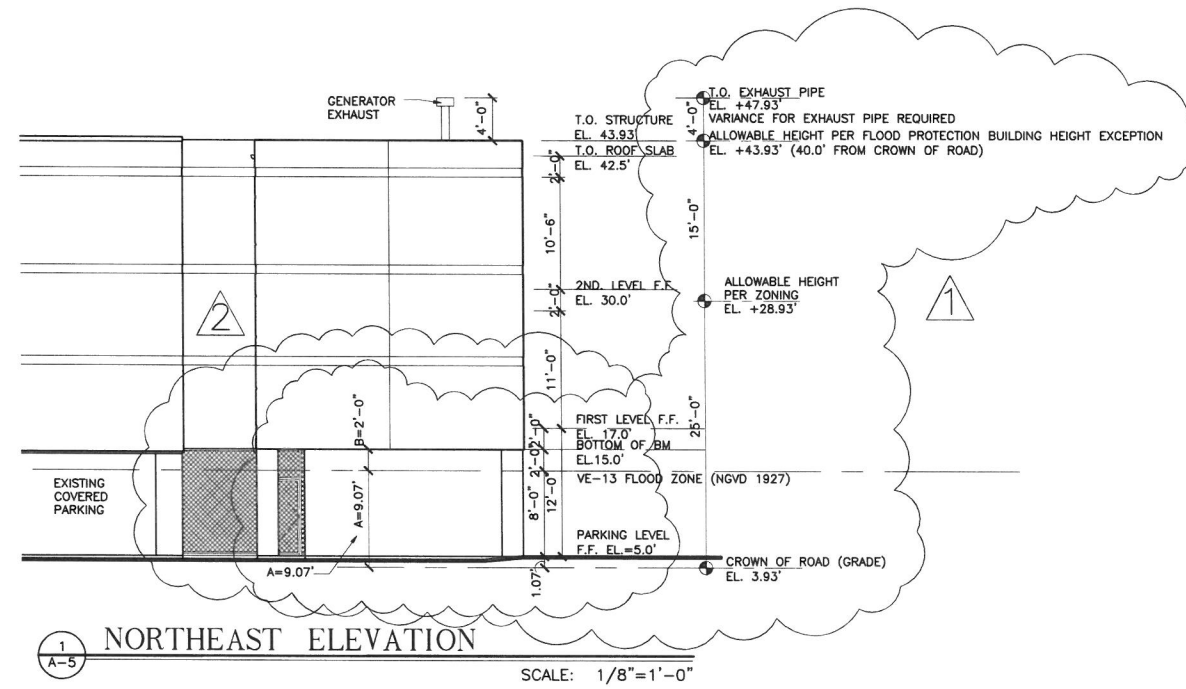


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5501 COLLEGE ROAD
KEY WEST, FLORIDA

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MCSO GENERATOR
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5501 COLLEGE RD.
KEY WEST, FLORIDA



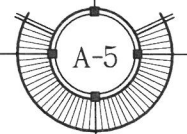
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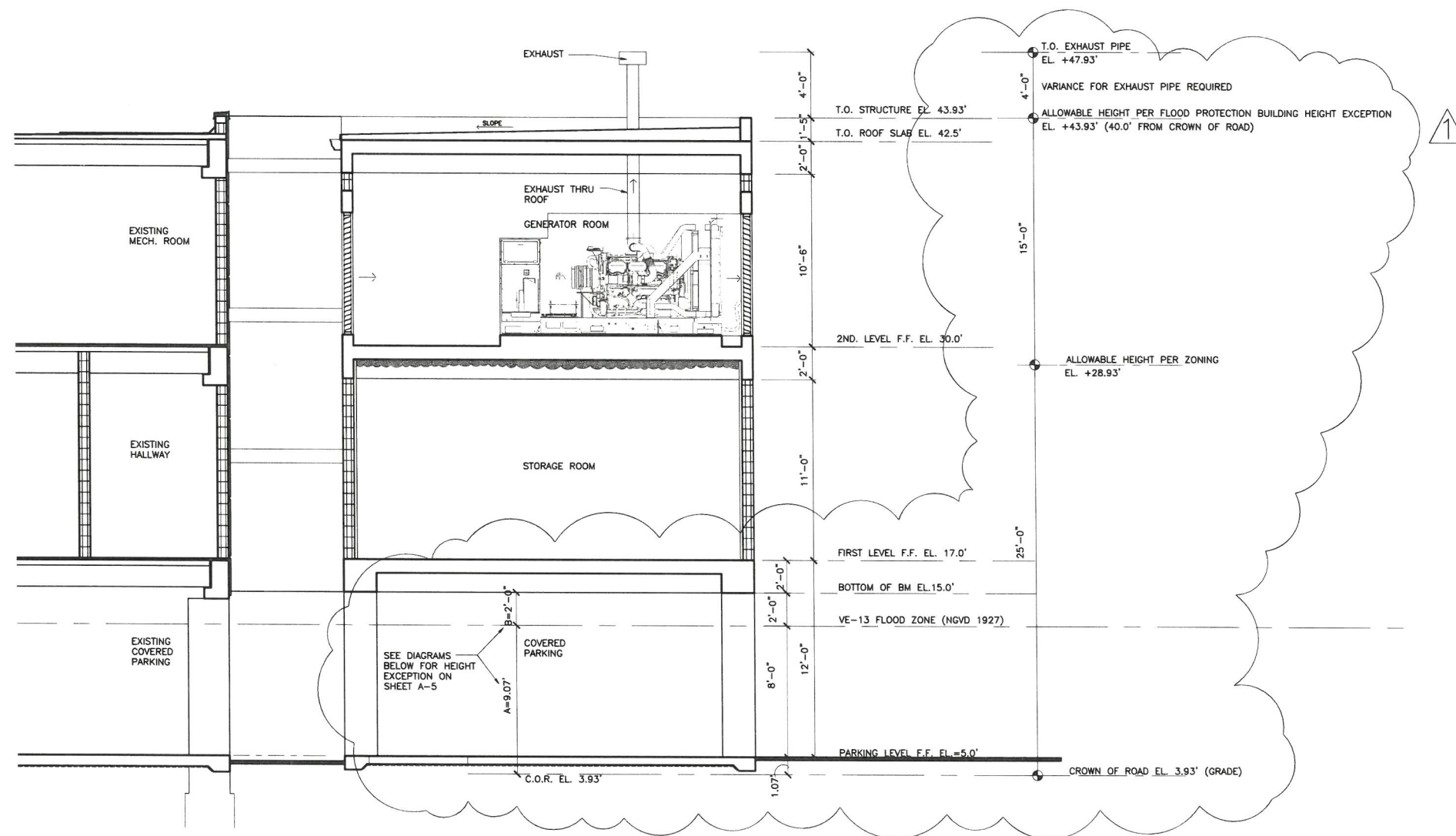
REVISIONS
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10-06-22 REV Δ - PARKING

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5501 COLLEGE ROAD
KEY WEST, FLORIDA



7/20/20



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

WILLIAM P. HORN
 ARCHITECT, P.A.

915 EATON ST.
 KEY WEST,
 FLORIDA
 33040

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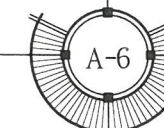
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MCSO GENERATOR BUILDING
 5501 COLLEGE ROAD
 KEY WEST, FLORIDA

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| | CRITERIA | SPECIAL REQUIREMENTS/ COMPLIANCE | STATUS | FBC 2020 REFERENCE | |
|-----------------------------|--|---|---------------------------------|-----------------------------------|----------------------------------|
| A | USE AND OCCUPANCY | | | CHAPTER 3 | |
| | INSTITUTIONAL GROUP I-3, CONDITION 5 (EXISTING JAIL BUILDING) | | | 310.3 | |
| | STORAGE S-1 MODERATE HAZARD STORAGE (NEW ADDITION) | GENERATOR ROOMS NOT A HAZARD USE PER 307.1.1.3 | | | |
| B | GENERAL BUILDING HEIGHTS/ AREAS/ CONSTRUCTION | | | CHAPTERS 4-6 | |
| | OCCUPANCY I-3, STORAGE S-1 (ADDITION) | REQUIRED AUTOMIC FIRE SPRINKLER SYSTEM REIURED SMOKE AND FIRE ALARM SYSTEMS | | 420.1-420.5 TABLE 601 602.2 | |
| | CONSTRUCTION TYPE: IB, SPRINKLERED | | | | |
| | BUILDING HEIGHT: (TYPE IB) (SPRINKLERED) TYPE- IB = 180' (1-3) 180' (S-1) | BUILDING HEIGHT = 40' | OK | TABLE 504.3a | |
| | BUILDING STORIES: (TYPE IB) (SPRINKLERED) TYPE- IB= 5 STORY MAX (1-3) 12 STORY MAX (S-1) | BUILDING STORIES = 3 STORIES | OK | TABLE 504.4 | |
| | BUILDING AREA: (TYPE IB) (SPRINKLERED) TYPE-IB = UNLIMITED (UL) (1-3) 192,000 S.F./FLOOR (S-1) | BUILDING AREA: LOWER LEVEL: ENCLOSED = 224.8 SQFT COVERED = 2,282.5 SQFT FIRST LEVEL: ENCLOSED = 2,502.5 SQFT SECOND LEVEL ENCLOSED = 2,502.55SQFT TOTAL ENCLOSED = 5,229.8 S.F. | OK | TABLE 506.2 | |
| C | SEPARATION REQUIREMENTS FOR DIFFERENT OCCYPANCY TYPES | | | CHAPTERS 4 & 5 | |
| | 1-3 TO S-1 (FLORIDA BUILDING CODE) | 1-HOUR FIRE SEPARATION | | TABLE 508.4 | |
| | 22.1.1.3 + 22.1.3.3 (LIFE SAFETY CODE) | 2-HOUR FIRE SEPARATION 2-HR PROVIDED | OK | | |
| D | FIRE RESISTANT RATINGS FOR BUILDING ELEMENTS | | | CHAPTERS 6 & 7 | |
| | STRUCTURAL FRAME: TYPE IB | 2-HRS | OK | TABLE 601 | |
| | BEARING WALLS | EXTERIOR: IB | 2 HRS | OK | TABLE 601 |
| | | INTERIOR: IIB | 2 HRS | OK | TABLE 601 |
| | | NON-BEARING INTERIOR | 0HRS | OK | TABLE 601 |
| | FLOOR CONSTRUCTION: TYPE- IB | | 2 HRS | OK | TABLE 601 |
| | | ROOF/CEILING CONSTRUCTION: TYPE- IB | 1 HR | OK | TABLE 601 |
| | SHAFT CONSTRUCTION: INTERIOR EGRESS STAIRS | | 3 STORY = 1HR (2 HR PROVIDED) | OK | 713.4 |
| | | OPENINGS IN EXTERIOR WALLS | 25' - 30' SEPARATION = NO LIMIT | OK | TABLE 705.8 |
| | FIRE RESISTANT RATINGS FOR EXTERIOR WALLS BASED ON FIRE SEPERATION DISTANCE | X < 5'-0" | N/A | | |
| | | 5'-0" ≤ X < 10'-0" | N/A | | TABLE 602 |
| | | 10'-0" ≤ X < 30'-0" | TYPE IB = 1HRS REQUIRED | 2-HR PROVIDED | OK |
| | | X ≥ 30'-0" | TYPE IB = 0HRS REQUIRED | | OK |
| | | | | | |
| E | MEANS OF EGRESS | | | CHAPTER 10 | |
| | OCCUPANT LOAD: | 300 GROSS S.F./PER PERSON | | | |
| | ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOMS | 5,229.8 S.F./300=17.4 PERSONS TOTAL | | TABLE 1004.5 | |
| | TOTAL | 17 OCCUPANTS | | | |
| | EGRESS COMPONENT WIDTH | MIN. 0.2" PER OCCUPANT = 3.48" MIN. 36" PROVIDED | OK | 1005.3.2 | |
| | TOTAL EXITS | 1- EXIT ALLOWED PER TABLE 1006.2.1 AND 1006.3.3 (ALSO 1-EXIT ALLOWED PER 7.12.2 LIFE SAFETY CODE) | 1- EXIT PROVIDED | OK | TABLE 1006.2.1 + 1006.3.3 (2) |
| | DOOR CLEAR WIDTH | REQUIRED MIN 32" | 36" PROVIDED | OK | 1010.1.1 |
| MINIMUM CORRIDOR WIDTH | REQUIRED MIN 44" | 60" PROVIDED | OK | TABLE 1020.2 | |
| COMMON PATH: | S-1 = 75'-0" MAX (SINGLE EXIT) SEE LIFE SAFETY PLAN FOR ALL DISTANCES | ACTUAL: 70'-0" | OK | TABLE 1006.2.1 | |
| EXIT EGRESS TRAVEL DISTANCE | SPRINKLERED 400'-0" MAX GREATEST ACTUAL: 170'-0" | OK | TABLE 1017.2 | | |

NOTES: TYPE I-B CONSTRUCTION TYPE, SPRINKLENED

ALL WALLS TO BE 2-HOUR FIRE RATED MASONRY BLOCK/CONCRETE WALLS.

ALL DOORS TO BE 1 1/2 HOUR FIRE RATED B-LABEL DOORS W/CLOSURES, TYP.

ALL FLOORS TO BE 2-HOUR FIRE RATED CONCRETE FLOORS.

ROOF TO BE 1-HOUR FIRE RATED CONCRETE ROOF.

FIRE SPRINKLER SYSTEM

CONTRACTOR TO PROVIDE SHOP DRAWINGS SIGNED & SEALED BY A FLORIDA REGISTERED ENGINEER FOR A COMPLETE FIRE SPRINKLER SYSTEM TO CODE INCLUDING THE FIRE ALARM SYSTEM FOR REVIEW AND APPROVAL BY THE FIRE DEPARTMENT.

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
FAX (305) 296-1033

LICENSE NO
AR 13537

MCSO GENERATOR
BUILDING
5501 COLLEGE RD.
KEY WEST, FLORIDA

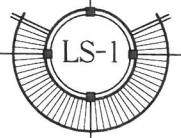
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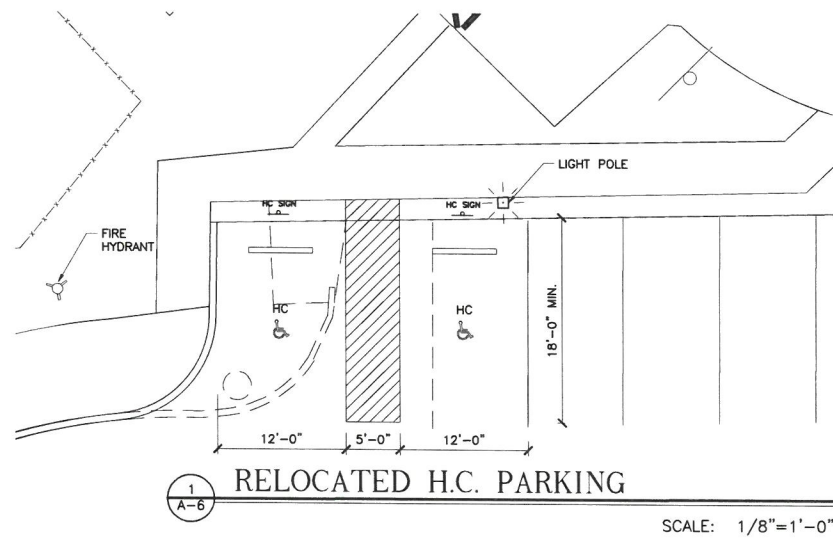
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MCSO GENERATOR BUILDING
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9/20



NOTES: TYPE I-B CONSTRUCTION TYPE, SPRINKLED

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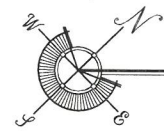
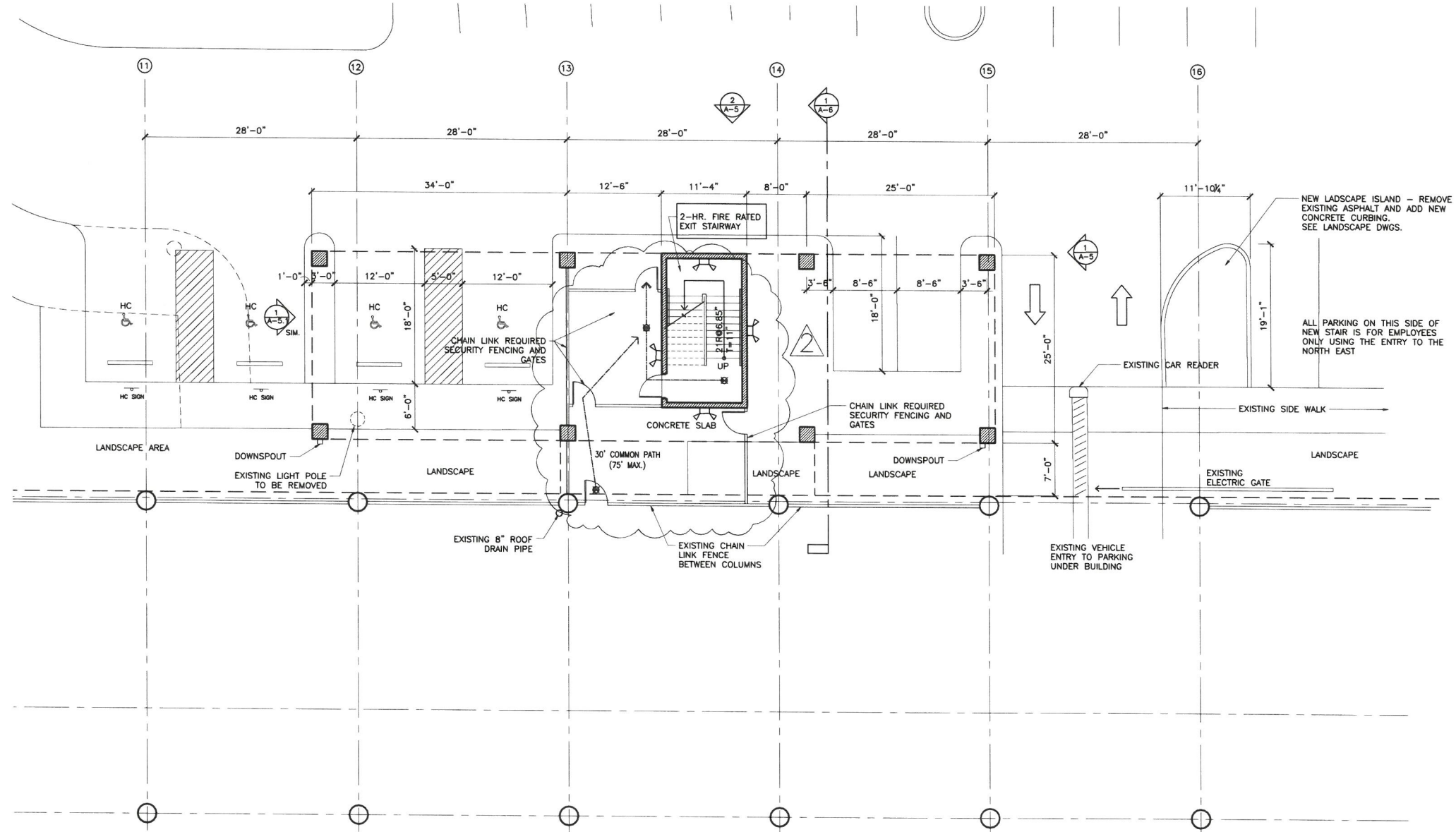
ROOF TO BE 1-HOUR FIRE RATED CONCRETE ROOF.

FIRE SPRINKLER SYSTEM

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LIFE SAFETY LEGEND

- EXIT LIGHT
- COMBO EXIT LIGHT AND EMERGENCY LIGHT
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- STROBE
- FIRE EXTINGUISHER & CABINET (SEMI-RECESSED)
- FIRE EXTINGUISHER (NON-RECESSED)
- EMERGENCY LIGHT
- FIRE ALARM HORN/STROBE
- FIRE ALARM PULL STATION
- HEAT DETECTORS



GROUND FLOOR LIFE SAFETY PLAN

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

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST
KEY WEST,
FLORIDA
33040

TEL (305) 296-5302
FAX (305) 296-1033

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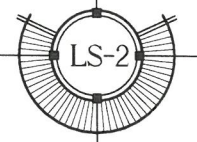
5501 COLLEGE RD.
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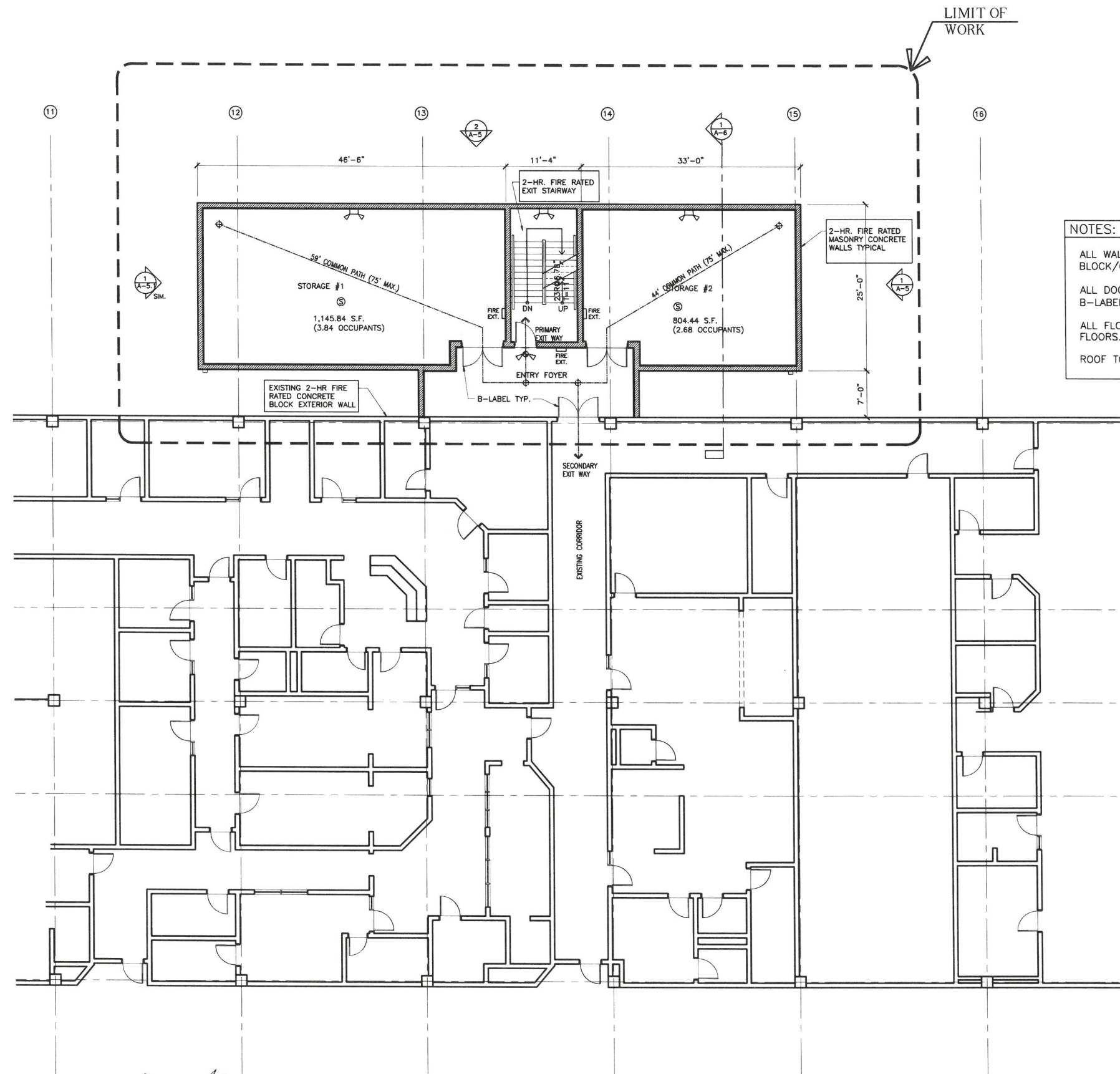
REVISIONS
09-29-22 REV A - HEIGHT
10-06-22 REV B - PARKING

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NUMBER
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MCSO GENERATOR BUILDING
5501 COLLEGE ROAD
KEY WEST, FLORIDA

10/20



NOTES: TYPE I-B CONSTRUCTION TYPE, SPRINKLENEED

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FIRE SPRINKLER SYSTEM

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LIFE SAFETY LEGEND

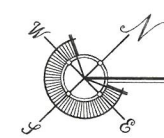
| | |
|--|---|
| | EXIT LIGHT |
| | COMBO EXIT LIGHT AND EMERGENCY LIGHT |
| | SMOKE DETECTOR |
| | CARBON MONOXIDE DETECTOR |
| | STROBE |
| | FIRE EXTINGUISHER & CABINET (SEMI-RECESSED) |
| | FIRE EXTINGUISHER (NON-RECESSED) |
| | EMERGENCY LIGHT |
| | FIRE ALARM HORN/STROBE |
| | FIRE ALARM PULL STATION |
| | HEAT DETECTORS |

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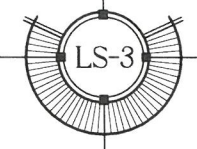
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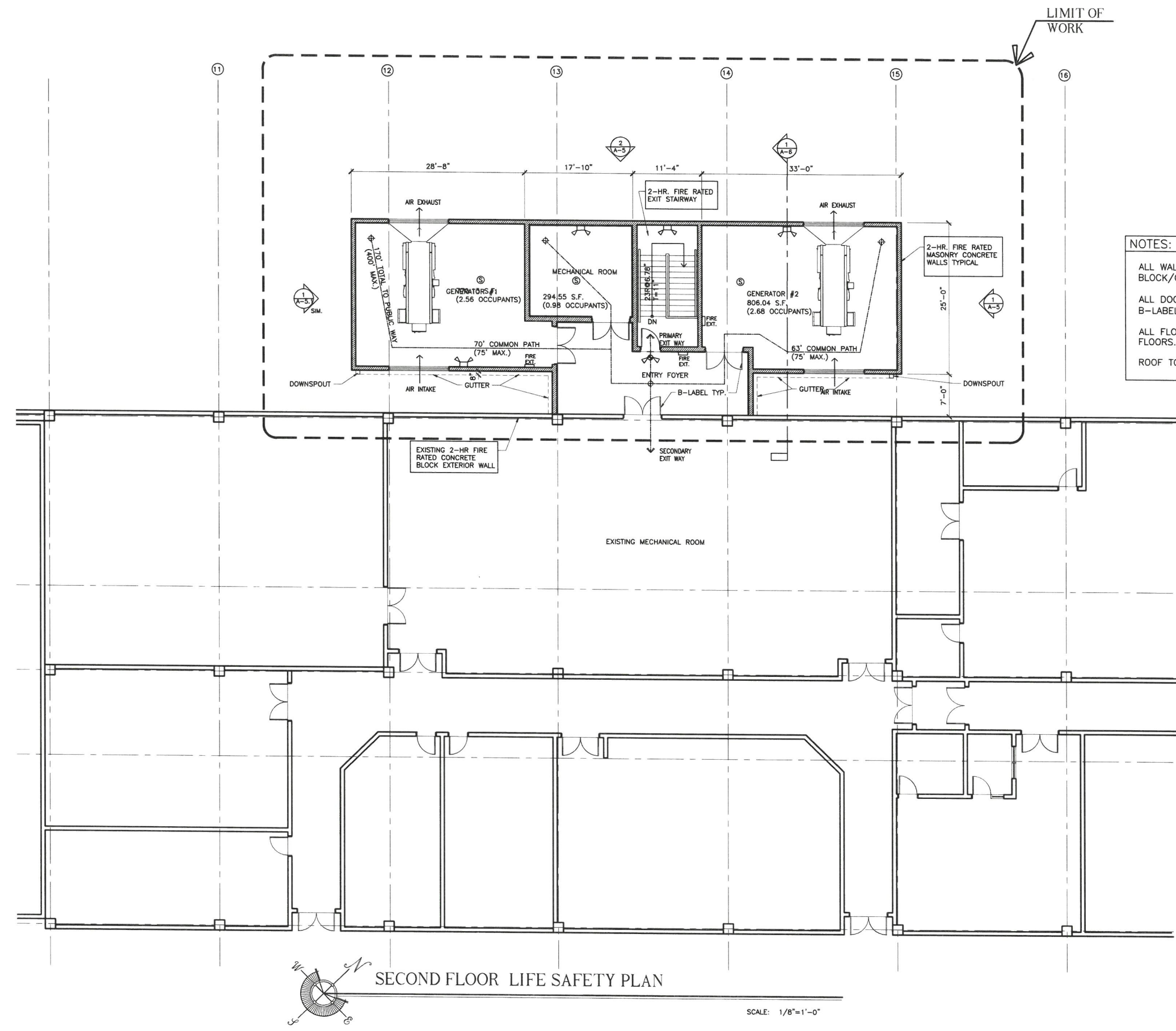


FIRST FLOOR LIFE SAFETY PLAN

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



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NOTES: TYPE I-B CONSTRUCTION TYPE, SPRINKLENED

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ALL FLOORS TO BE 2-HOUR FIRE RATED CONCRETE FLOORS.

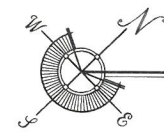
ROOF TO BE 1-HOUR FIRE RATED CONCRETE ROOF.

FIRE SPRINKLER SYSTEM

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LIFE SAFETY LEGEND

| | |
|--|---|
| | EXIT LIGHT |
| | COMBO EXIT LIGHT AND EMERGENCY LIGHT |
| | SMOKE DETECTOR |
| | CARBON MONOXIDE DETECTOR |
| | STROBE |
| | FIRE EXTINGUISHER & CABINET (SEMI-RECESSED) |
| | FIRE EXTINGUISHER (NON-RECESSED) |
| | EMERGENCY LIGHT |
| | FIRE ALARM HORN/STROBE |
| | FIRE ALARM PULL STATION |
| | HEAT DETECTORS |



SECOND FLOOR LIFE SAFETY PLAN

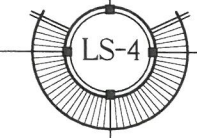
SCALE: 1/8"=1'-0"

SEAL _____

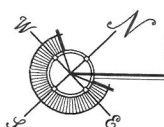
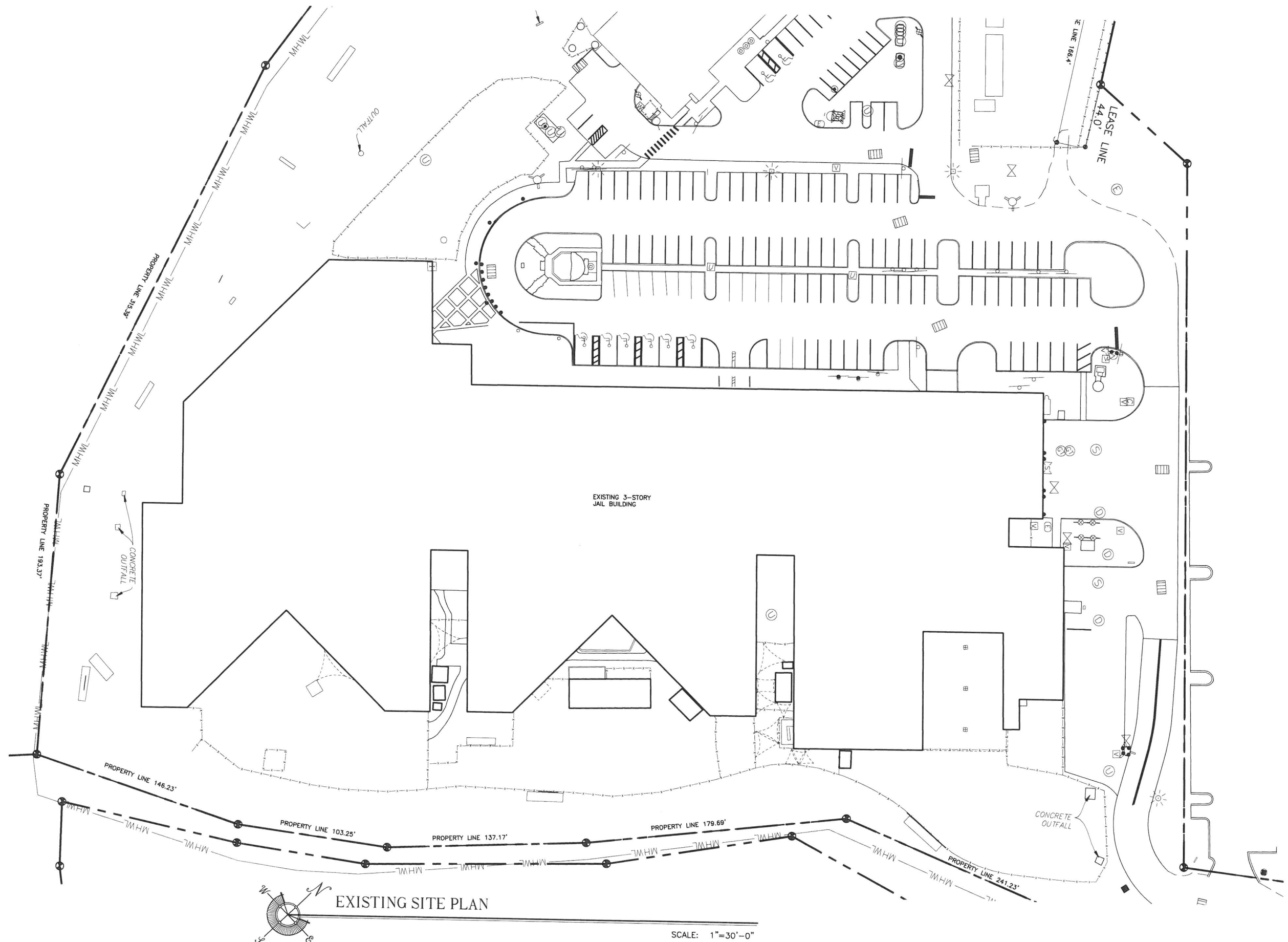
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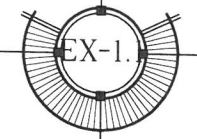
12-8-20



EXISTING SITE PLAN

SCALE: 1"=30'-0"

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KEY WEST, FLORIDA



WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
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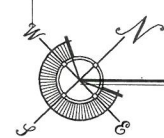
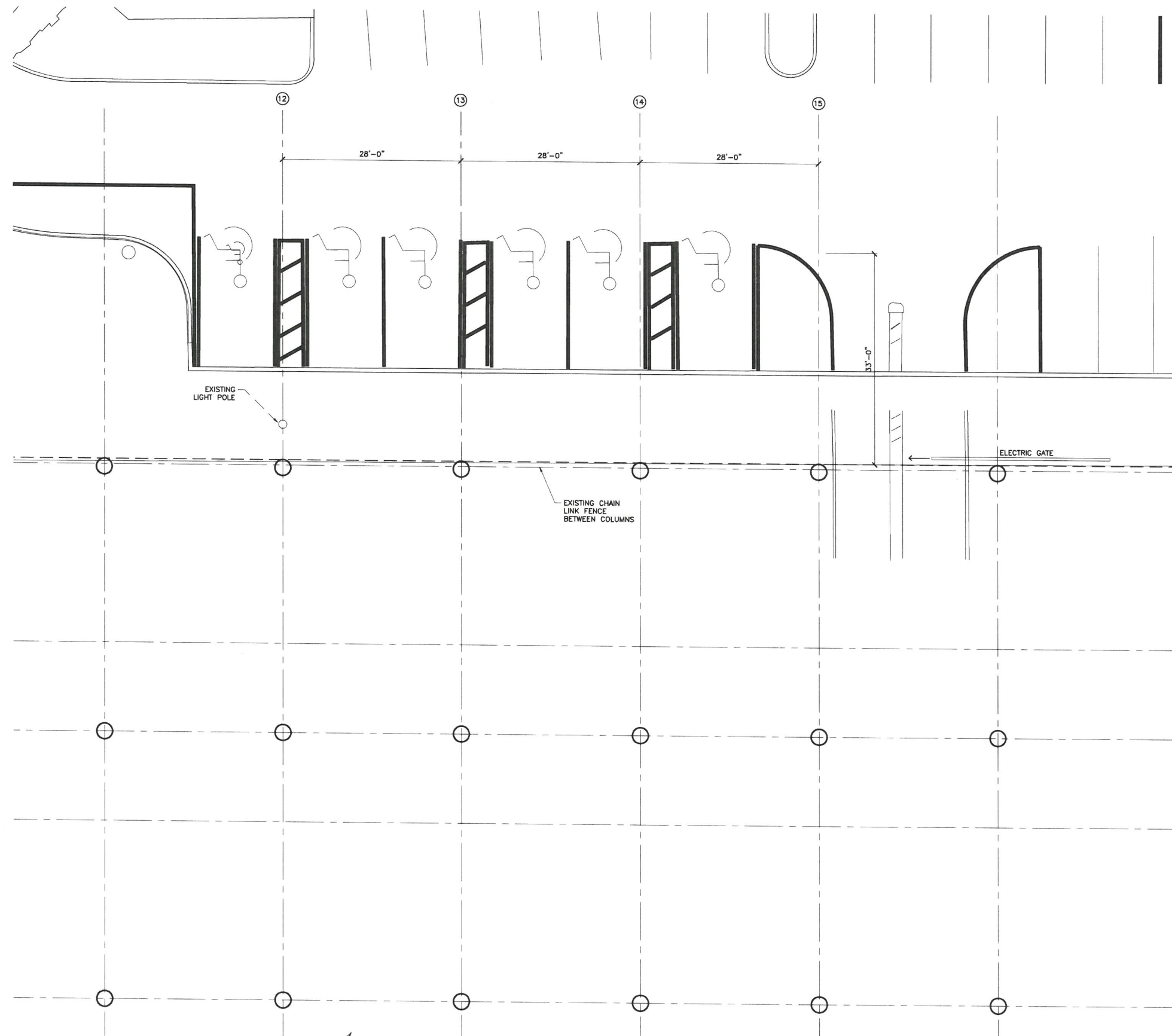
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EXISTING GROUND FLOOR PLAN

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

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WILLIAM P. HORN
 ARCHITECT, P.A.

915 EATON ST.
 KEY WEST,
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 33040

TEL: (305) 296-8302
 FAX: (305) 296-1033

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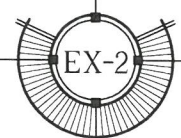
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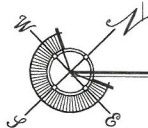
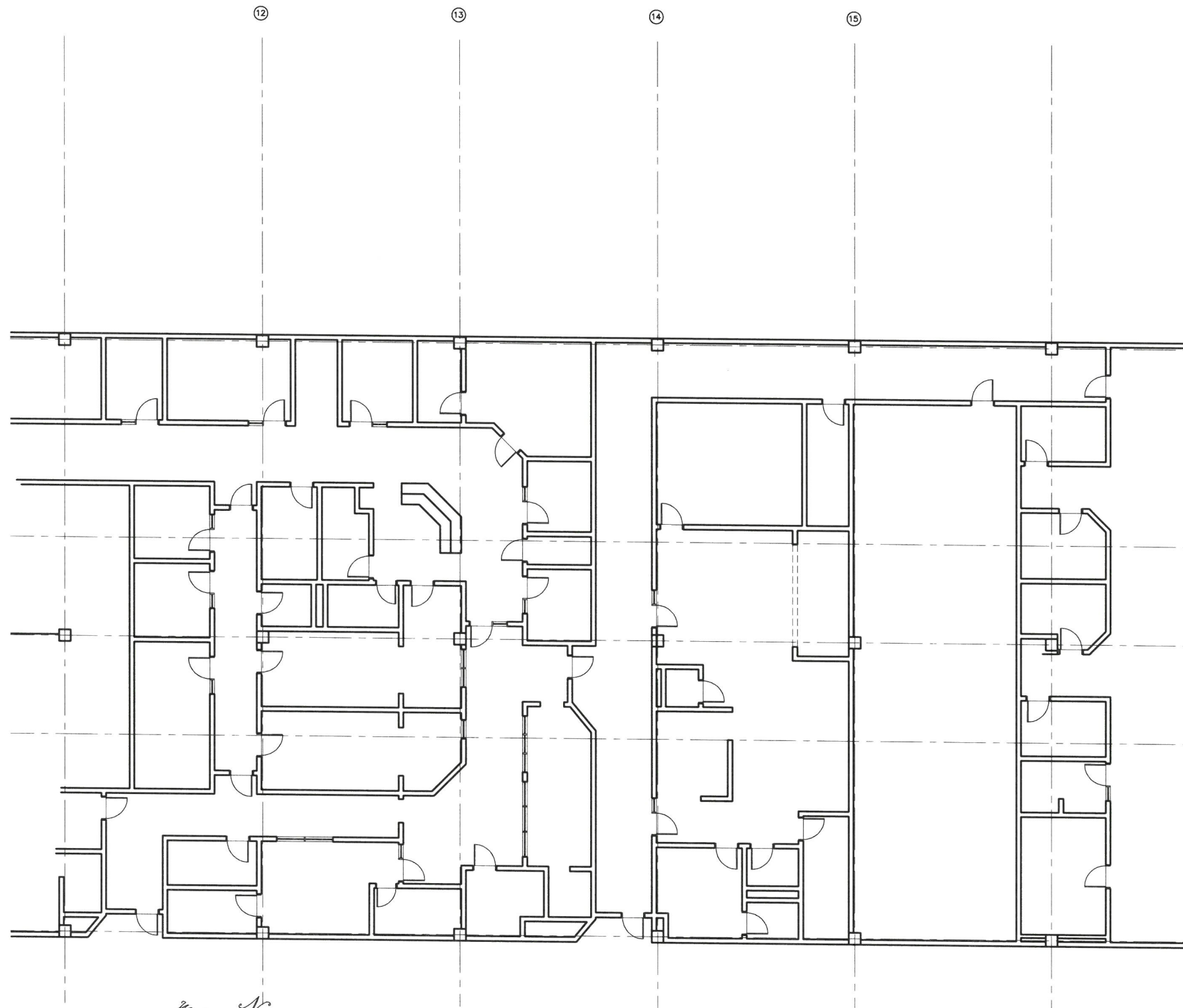
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EXISTING FIRST FLOOR PLAN

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

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915 EATON ST.
 KEY WEST,
 FLORIDA
 33040

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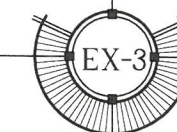
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16 of 20

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ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL: (305) 296-6302
FAX: (305) 296-1033

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MCSO GENERATOR
BUILDING

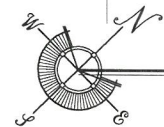
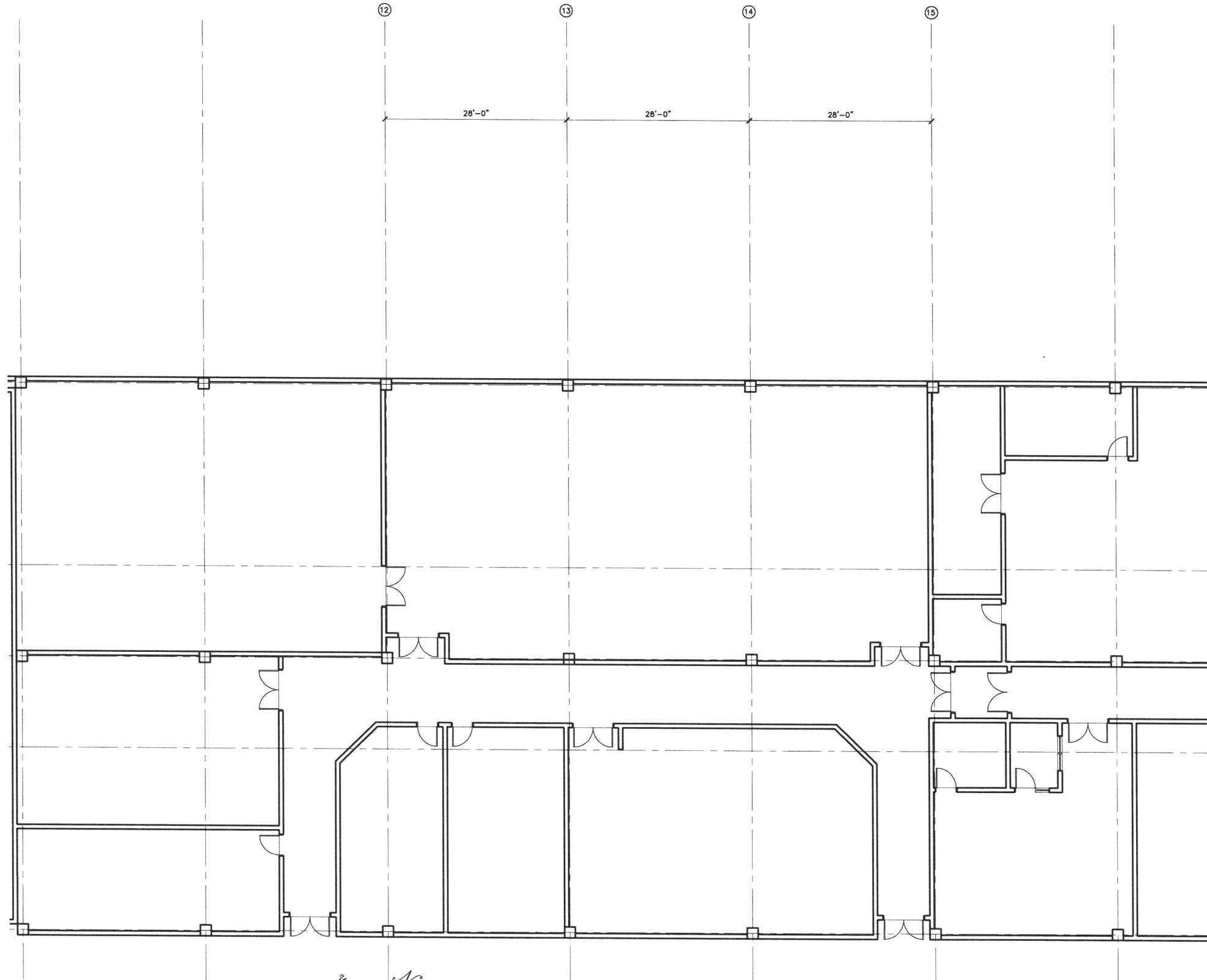
5501 COLLEGE RD.
KEY WEST, FLORIDA

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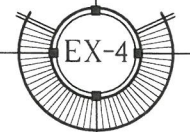
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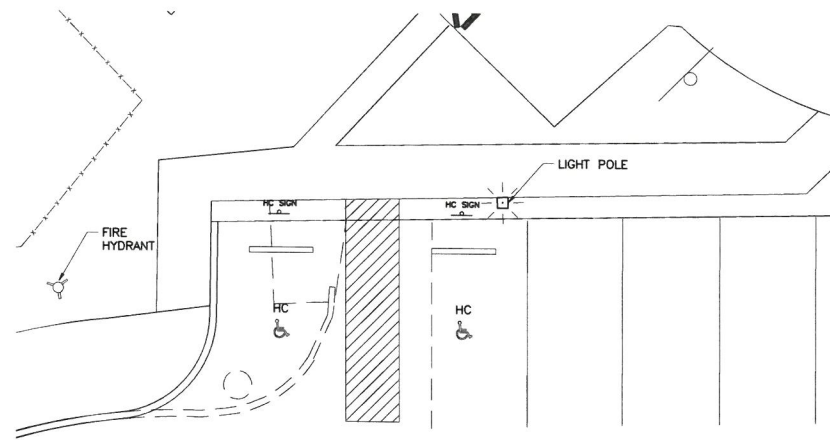
EXISTING SECOND FLOOR PLAN

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

MCSO GENERATOR BUILDING
5501 COLLEGE ROAD
KEY WEST, FLORIDA

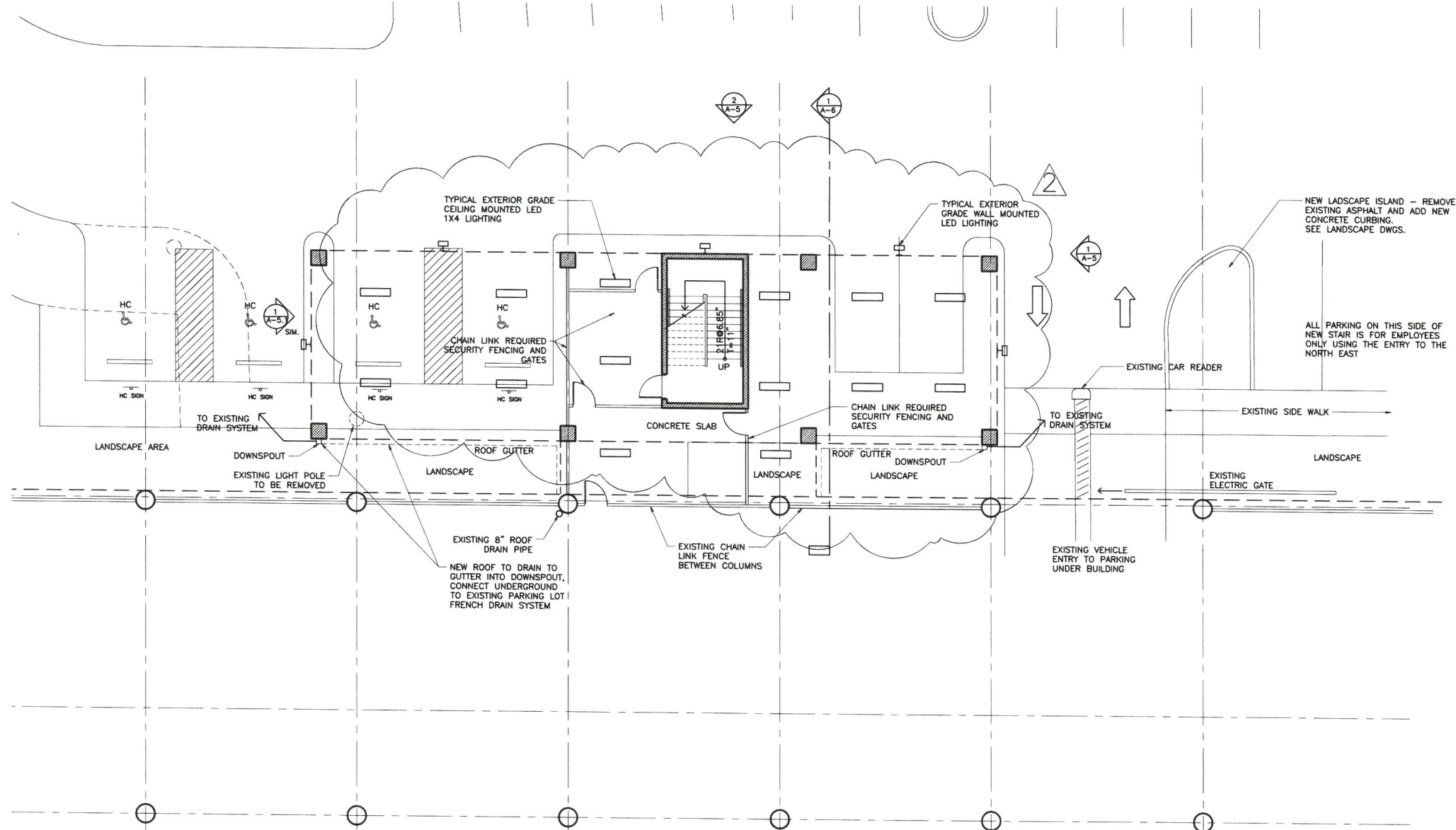


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1
A-6 RELOCATED H.C. PARKING

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



PROPOSED DRAINAGE - LIGHTING PLAN

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

WILLIAM P. HORN
ARCHITECT, P.A.

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FLORIDA
33040

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BUILDING

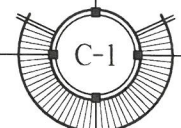
5501 COLLEGE RD.
KEY WEST, FLORIDA

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DATE
01-13-2022
07-11-2022 DRC

REVISIONS
09-29-22 REV A - HEIGHT
10-06-22 REV B - PARKING

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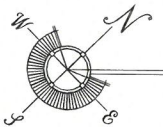
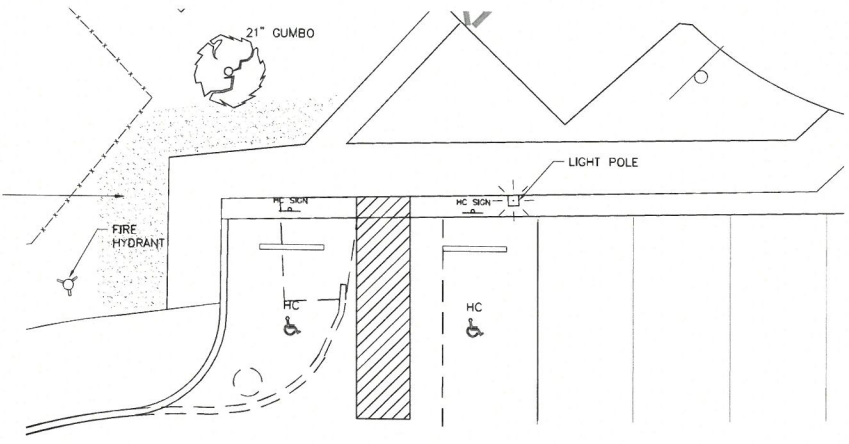


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180420

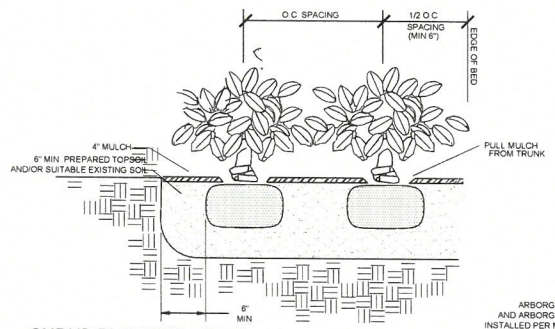


REPAIR DAMAGED SOD AS NEEDED FROM HARDSCAPE CONSTRUCTION MATCH EXISTING SOD



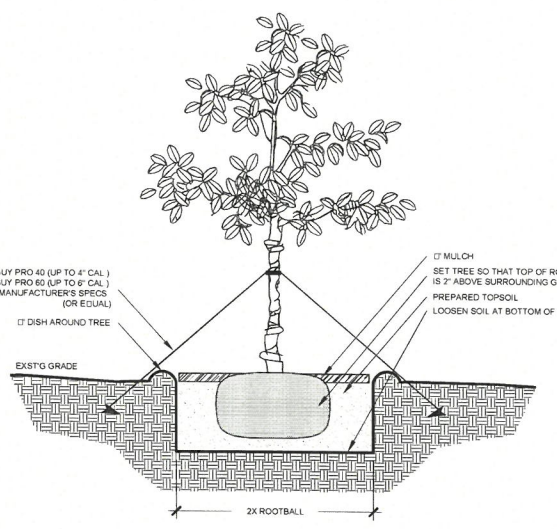
HANDICAP PARKING AREA LANDSCAPE

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



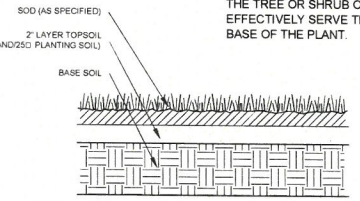
SHRUB PLANTING DETAIL

ALL SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.



TREE PLANTING DETAIL

ALL TREES ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT. THE ROOTBALL OF THE TREE SHOULD BE POSITIONED IN THE HOLE SO THAT THE FINISHED GRADE OF THE BACKFILL SOIL AND LANDSCAPE SOIL IS 2" LOWER THAN THE TOP OF THE ROOTBALL. MULCH SHOULD COVER THE EDGE OF THE ROOTBALL. DO NOT MULCH ON TOP OF ROOTBALL.



SODDING DETAIL

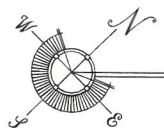
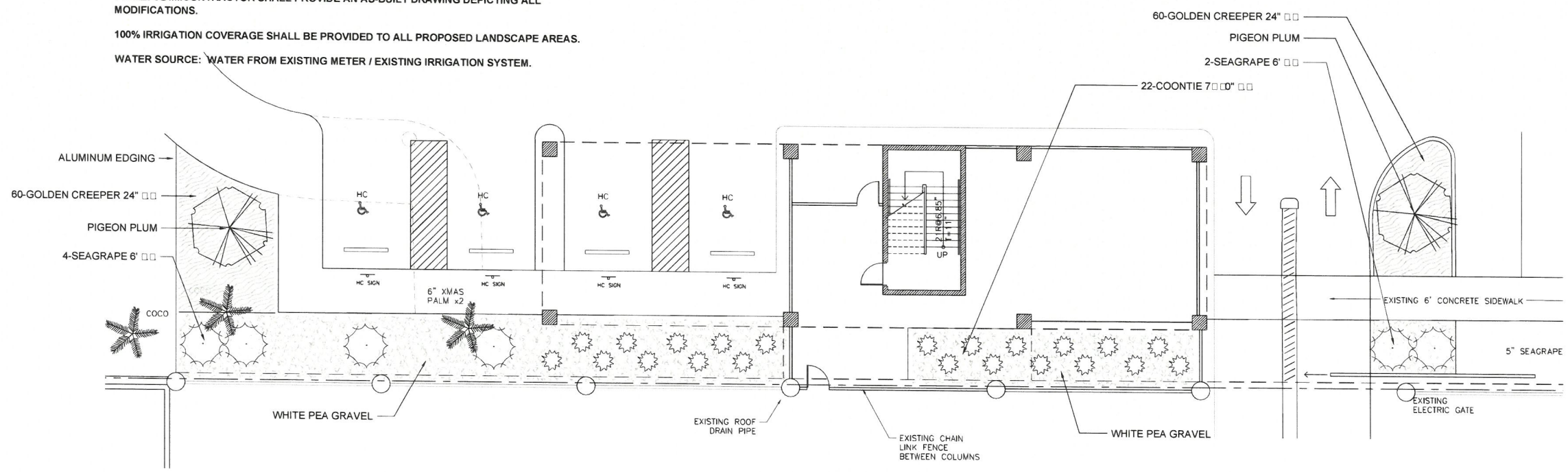
ALL AREAS TO BE SODDED TO RECEIVE 2" TOP LAYER OF SILICA SAND (50%) / PLANTING SOIL (50%) AS INDICATED.

| PLANT SCHEDULE - MCSO Generator Addition | | | | | | | |
|--|-----------------------|---|--|-----------|--------|---------------|-----------------------|
| QTY. | COMMON NAME | BOTANICAL NAME | SIZE | NOTE | NATIVE | PROVIDE PHOTO | DEER RESISTANCE |
| 2 | PIGEON PLUM | <i>Coccoloba diversifolia</i> | 65g, 3" cal. 12'-14' ph | or Better | | | |
| 6 | SEAGRAPE | <i>Coccoloba uvifera</i> | 6'-8" ph, 4.5" cal. Multi 4'-5' sprd., full to grnd. | FL #1 | NATIVE | yes | Resistant-eat berries |
| SHRUBS and GROUNDCOVERS | | | | | | | |
| 120 | GOLDEN CREEPER | <i>Ernodea littoralis</i> | 3 gal., full | FL #1 | NATIVE | | Moderate |
| 22 | COONTIE | <i>Zamia pumila</i> | 7 gal., full | FL #1 | NATIVE | | Resistant |
| SOD & SUNDRY ITEMS | | | | | | | |
| verify SF | match existing | CONTRACTOR TO VERIFY QUANTITY | | | | | |
| 400 SF | CYPRESS MULCH | COLOR: NATURAL CYPRESS MULCH. | | FL #1 | | | unknown |
| 1,100 SF | WHITE PEA GRAVEL | | | | | | |
| 30 LF | BLACK ALUMINUM EDGING | FOR EDGING BTWN SOD AND LANDSCAPE - COMMERCIAL GRADE. | | | | | |

EXISTING IRRIGATION SYSTEM SHALL BE MODIFIED TO PROVIDE 100% COVERAGE TO ALL PROPOSED LANDSCAPE AREAS.....CONTRACTOR SHALL PROVIDE AN AS-BUILT DRAWING DEPICTING ALL MODIFICATIONS.

100% IRRIGATION COVERAGE SHALL BE PROVIDED TO ALL PROPOSED LANDSCAPE AREAS.

WATER SOURCE: WATER FROM EXISTING METER / EXISTING IRRIGATION SYSTEM.

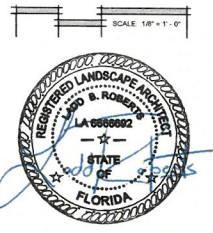


PROPOSED LANDSCAPE - GENERATOR BLDG. AREA

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

NOT-FOR-CONSTRUCTION APPROVAL DOCUMENT ONLY

MCSO GENERATOR BUILDING
5501 COLLEGE ROAD
KEY WEST, FL 34040



LANDSCAPE PLAN

DATE: 7.1.22

| REVISIONS | | |
|-----------|------|-------------|
| NO. | DATE | DESCRIPTION |
| 1. | | |

CONSTRUCTION DOCUMENTS

SHEET NUMBER
L-2

JOB #: WPH 21
JOB #: 22005 DRAWN BY: LBR



Handwritten date: 20/08/20