

**CITY OF CORAL GABLES
 NEW TROLLEY MAINTENANCE FACILITY AND
 FIRE STATION 2 RENOVATIONS/ADDITION
 525 SOUTH DIXIE HIGHWAY CORAL GABLES, FL 33146**



**PHASE II/III - 100% CONSTRUCTION DOCUMENTS SUBMITTAL
 DECEMBER 7, 2018**



DESIGN CRITERIA PROFESSIONAL
 800 DOUGLAS ENTRANCE, 2ND FLOOR
 CORAL GABLES, FL 33134
 (305) 444-4691 TEL.

SILVA ARCHITECTS

ARCHITECTS
 135 SAN LORENZO AVENUE
 SUITE 880
 CORAL GABLES, FL 33146
 (305) 444-8262
 (305) 444-5920 FAX

DDA ENGINEERS
 STRUCTURAL ENGINEERS
 4930 SW 74TH COURT
 MIAMI, FL 33155
 (305) 666-0711
 (305) 666-5259 FAX

FRAGA ENGINEERS
 M/E/P ENGINEERS
 135 SAN LORENZO AVENUE
 SUITE 890
 CORAL GABLES, FL 33146
 (305) 444-8210
 (305) 444-5920 FAX

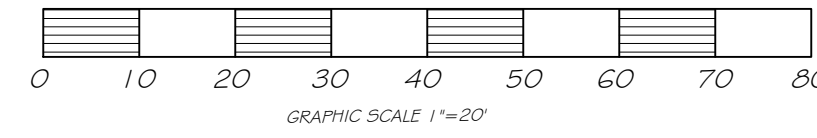
AMBRO INC.
 CIVIL ENGINEERS
 13335 SW 124TH STREET #111
 MIAMI, FL 33186
 (305) 234-7424

**CURTIS & ROGERS
 DESIGN STUDIO**
 LANDSCAPE ARCHITECTS
 7520 RED ROAD
 MIAMI, FL 33143
 (305) 442-1774

<u>STATEMENT OF COMPLIANCE</u>	
TO THE BEST OF MY KNOWLEDGE THESE DRAWINGS AND THE PROJECT MANUAL ARE COMPLETE AND COMPLY WITH THE FLORIDA BUILDING CODE 2017 EDITION	
ROLANDO SILVA, AIA PROJECT ARCHITECT	DATE _____

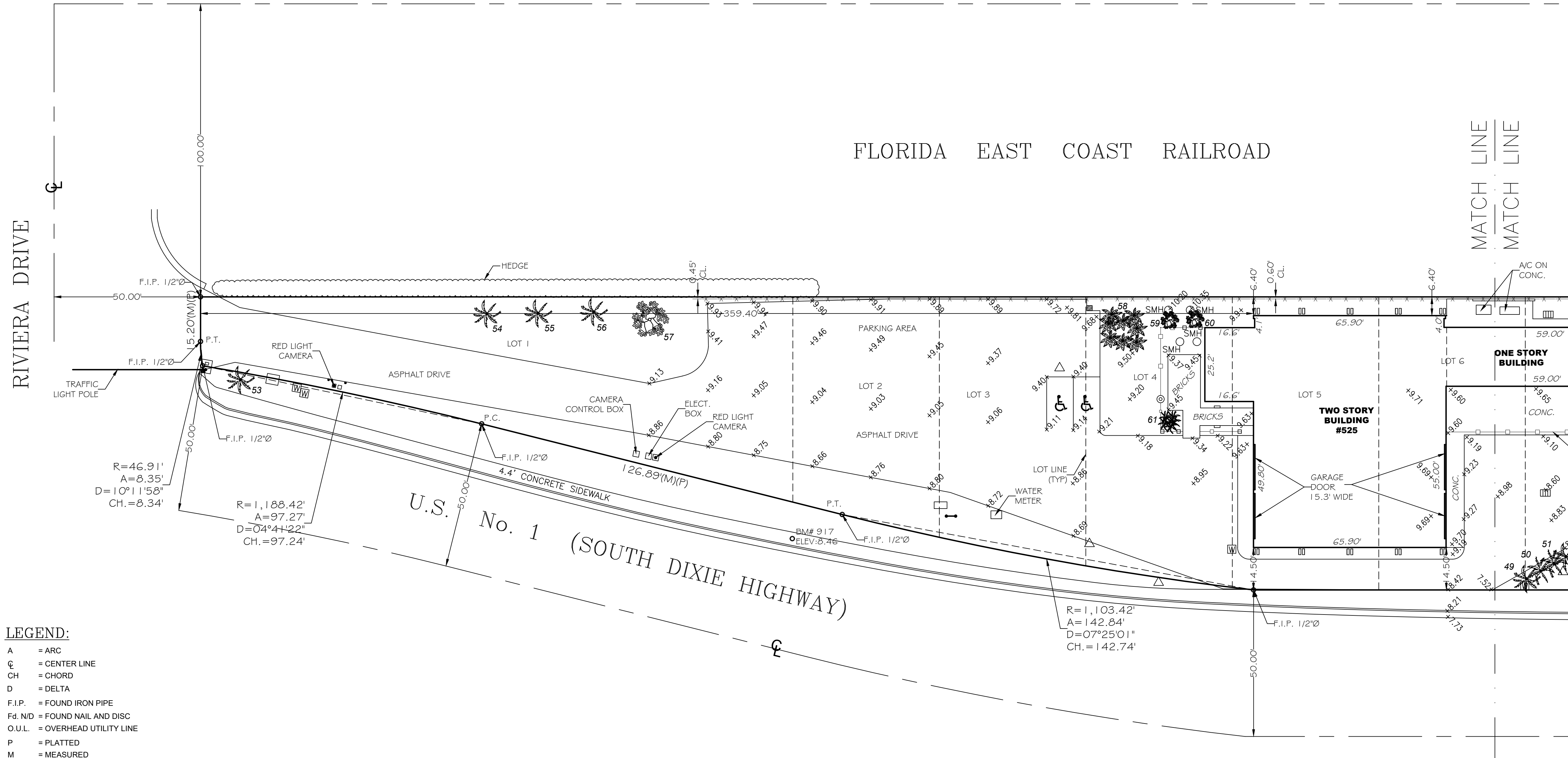
MAP OF BOUNDARY SURVEY

FIRE STATION No. 2



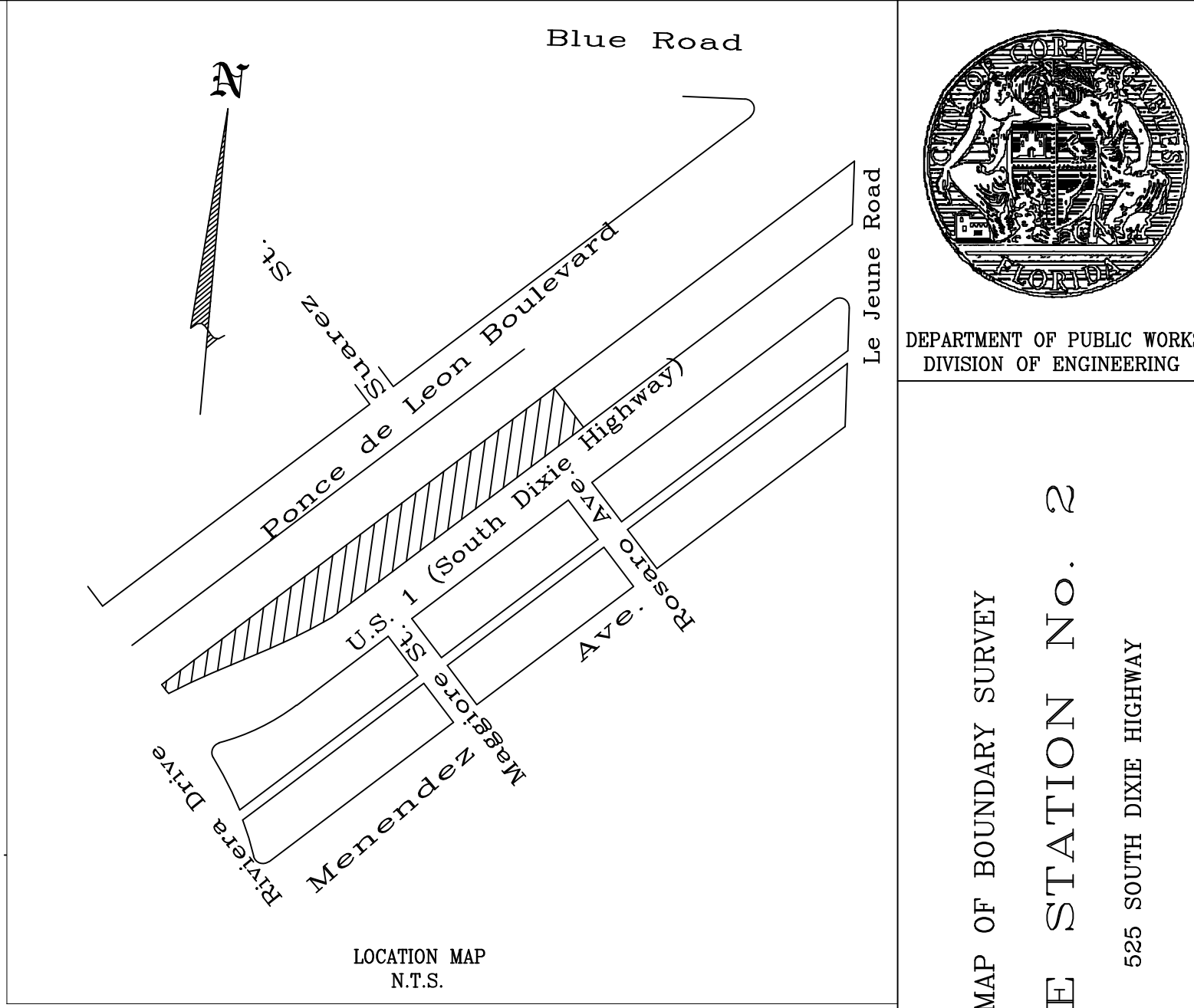
PONCE DE LEON BOULEVARD

FLORIDA EAST COAST RAILROAD



- LEGEND:**
- A = ARC
 - CL = CENTER LINE
 - CH = CHORD
 - D = DELTA
 - F.I.P. = FOUND IRON PIPE
 - Fg. N/D = FOUND NAIL AND DISC
 - O.U.L. = OVERHEAD UTILITY LINE
 - P = PLATTED
 - M = MEASURED
 - [Symbol] EXIST. CATCH BASIN
 - [Symbol] EXIST. ELECTRIC BOX
 - 0.00- EXIST. ELEVATION
 - [Symbol] EXIST. FIRE HYDRANT
 - [Symbol] EXIST. DRAINAGE MANHOLE
 - [Symbol] EXIST. SANITARY MANHOLE
 - [Symbol] EXIST. FLAG POLE
 - [Symbol] EXIST. LIGHT POLE CONCRETE BASE
 - [Symbol] EXIST. SIGN
 - [Symbol] EXIST. STREET LIGHT POLE
 - [Symbol] EXIST. TELEPHONE BOX
 - [Symbol] EXIST. WATERMETER
 - [Symbol] EXIST. WATER VALVE
 - [Symbol] EXIST. WHEEL STOP
 - [Symbol] EXIST. TRUNCATED DOME ADA MAT

TREE TABULATION		
TREE No.	DIAMETER (INCHES)	COMMON NAME
53	12	TREE
54	19	PALM
55	14	PALM
56	24	PALM
57	28	OK
58	-	PLANTAIN CLUSTER
59	6	AVOCADO
60	7	MANGO
61	-	PALM CLUSTER



DEPARTMENT OF PUBLIC WORKS
DIVISION OF ENGINEERING

MAP OF BOUNDARY SURVEY
FIRE STATION No. 2
555 SOUTH DIXIE HIGHWAY

SURVEYOR'S NOTES:

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, OR EASEMENTS OF RECORD, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY OR THE CITY OF CORAL GABLES, AS THE CASE MAY BE.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP

NORTH ARROW BASED ON A SYSTEM WHERE THE CENTER LINE OF SEGOVIA STREET IS ASSUMED TO BEAR NORTH

ACCORDING TO THE N.F.I.P. MAPS THIS PROPERTY FALLS WITHIN FLOOD ZONES "X AND AH-10", COMMUNITY PANEL No. 120639-0457-L (REVISED SEPTEMBER 11, 2011)

IMPROVEMENTS ARE AS SHOWN, ON THIS DATE 12/3/13

LOCATION OF EXISTING UNDERGROUND UTILITIES HAS NOT BEEN MADE BY THE SURVEYOR, EXCEPT THOSE SHOWN ON THIS MAP.

ONLY THOSE UTILITIES WITNESSED BY VISIBLE APPURTENANT EVIDENCE ARE SHOWN HERE ON. THERE MAY BE ADDITIONAL UTILITIES NOT WITNESSED OR OTHERWISE KNOWN TO THE SURVEYOR.

NO EXCAVATION OR DETERMINATION WAS MADE AS TO HOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES. ONLY THOSE UTILITIES WITNESSED BY VISIBLE APPURTENANT EVIDENCE ARE SHOWN HEREON. THERE MAY BE ADDITIONAL UTILITIES NOT WITNESSED OR OTHERWISE KNOWN TO THE SURVEYOR. ALL UTILITIES LOCATIONS SHOULD BE VERIFIED BY OWNER OR HIS AGENT WITH THE APPROPRIATE UTILITY PROVIDER BEFORE USING OR CONSTRUCTION IF ANY.

SUBSURFACE SOIL CONDITIONS WERE NOT DETERMINED, AS THIS FALLS OUTSIDE THE SCOPE OF THIS SURVEY.

REPRODUCTION OF THIS DRAWING ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS BOUNDARY SURVEY AND SURVEYOR'S NOTES CONSIST OF TWO (2) SHEETS, EACH SHEET AS INCORPORATED THEREIN SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

THIS BOUNDARY SURVEY WERE PREPARED FOR THE PUBLIC WORK DEPARTMENT OF THE CITY OF CORAL GABLES, FLORIDA.

NO.	DATE	REVISIONS	BY:
1	01-27-16	ELEVATIONS	C.M.
2	06-30-16	TREES	C.M.
3	06-29-17	ELEVATIONS	C.M.

ENGINEER OR ARCHITECT

CONSULTANT

LEGAL DESCRIPTION:

LOTS 1 THROUGH 17, RESUBDIVISION OF A PORTION OF BLOCK 36 A REVISED PLAT OF CORAL GABLES - RIVERA SECTION - PART 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, AT PAGE 13, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

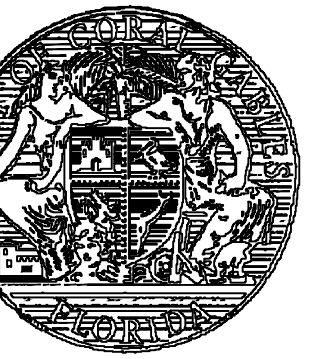
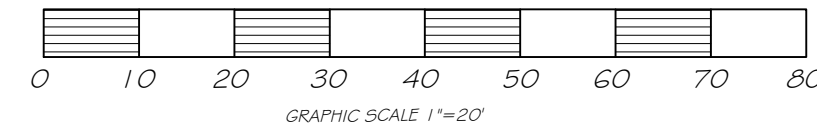
CONTAINING 87,096 SQ. FT. (2.00 ACRES), MORE OR LESS

525 SOUTH DIXIE HIGHWAY, CORAL GABLES, FL 33146

DRAW DLG	DESIGN JM	CHECK EP	APPR EP
F. B.	SCALE	DATE	
7-13	1"=20'	12/02/2013	
JOB NO:	SHEET NO.	OF	
	1	2	

MAP OF BOUNDARY SURVEY

FIRE STATION No. 2

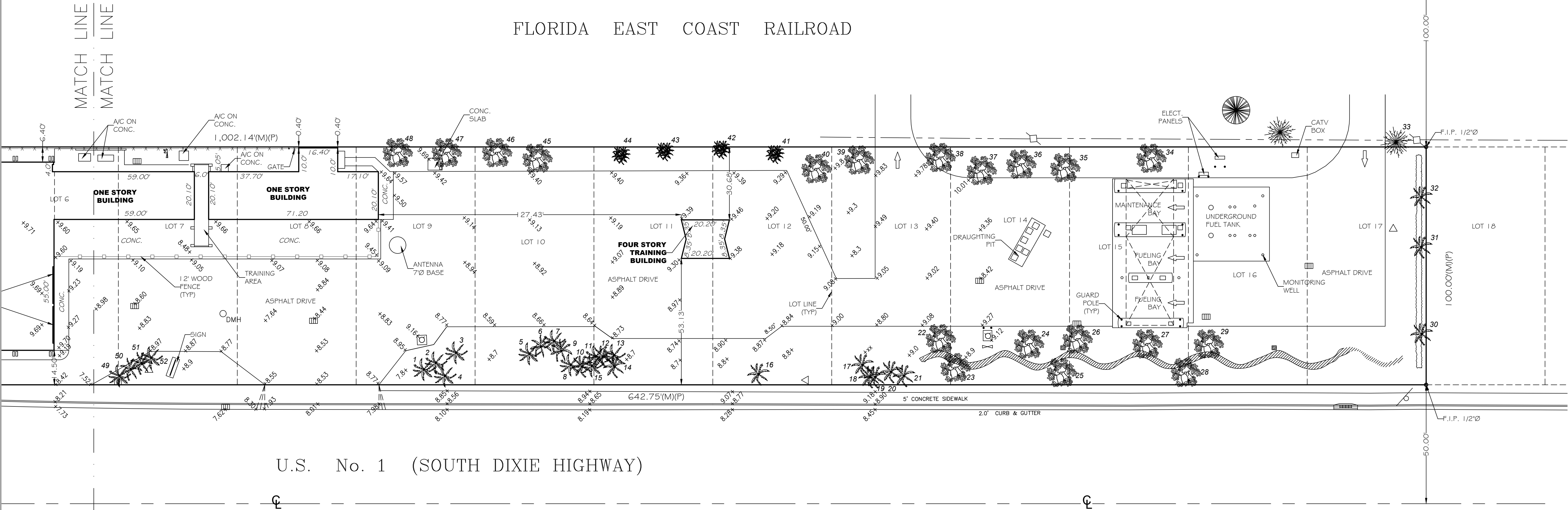


DEPARTMENT OF PUBLIC WORKS
DIVISION OF ENGINEERING

MAP OF BOUNDARY SURVEY
FIRE STATION No. 2
525 SOUTH DIXIE HIGHWAY

PONCE DE LEON BOULEVARD

FLORIDA EAST COAST RAILROAD



U.S. No. 1 (SOUTH DIXIE HIGHWAY)

TREE No.	DIAMETER (INCHES)	COMMON NAME
1	8	PALM
2	10	PALM
3	10	PALM
4	7	PALM
5	8	PALM
6	12	PALM
7	9	PALM
8	10	PALM
9	8	PALM
10	10	PALM
11	10	PALM
12	12	PALM
13	10	PALM
14	12	PALM
15	10	PALM
16	12	PALM
17	6	PALM
18	7	PALM
19	8	PALM
20	8	PALM
21	9	PALM
22	10	TREE
23	8	TREE
24	12	BLACK OLIVE
25	5	TREE
26	20	TREE

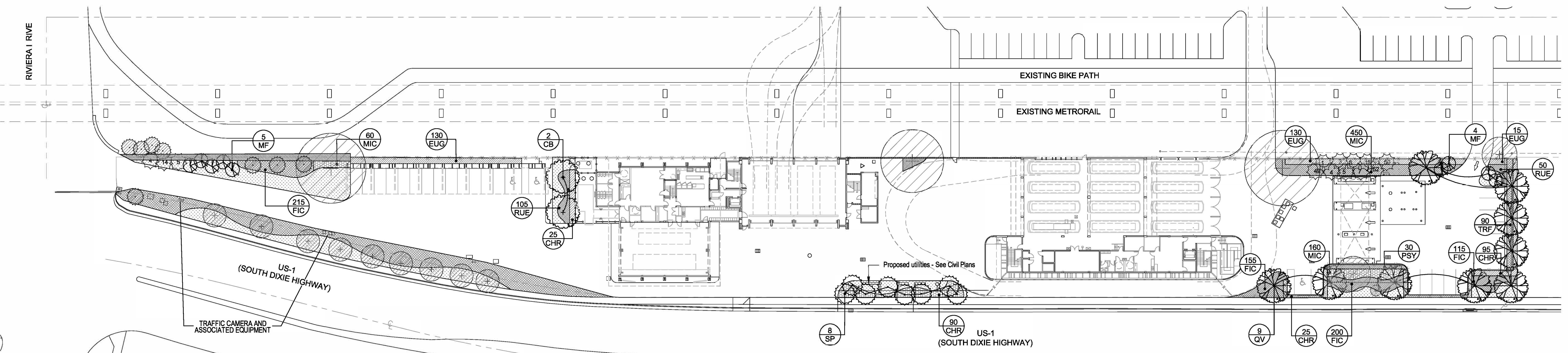
TREE No.	DIAMETER (INCHES)	COMMON NAME
27	13	TREE
28	5	TREE
29	19	BLACK OLIVE
30	6	PALM
31	7	PALM
32	6	PALM
33	18	BLACK OLIVE
34	48	ROYAL POINCIANA
35	30	TREE
36	30	OAK
37	28	TREE
38	24	OAK
39	48	TREE
40	16	TREE
41	96	PALM CLUSTER
42	72	PALM CLUSTER
43	72	PALM CLUSTER
44	60	PALM CLUSTER
45	24	TREE
46	24	OAK
47	18	OAK
48	24	OAK
49	12	PALM
50	10	PALM
51	7	PALM
52	6	PALM

NO.	DATE	REVISIONS	BY:
1	01-27-16	ELEVATIONS	C.M.
2	06-30-16	TREES	C.M.
3	06-29-17	ELEVATIONS	C.M.

ENGINEER OR ARCHITECT

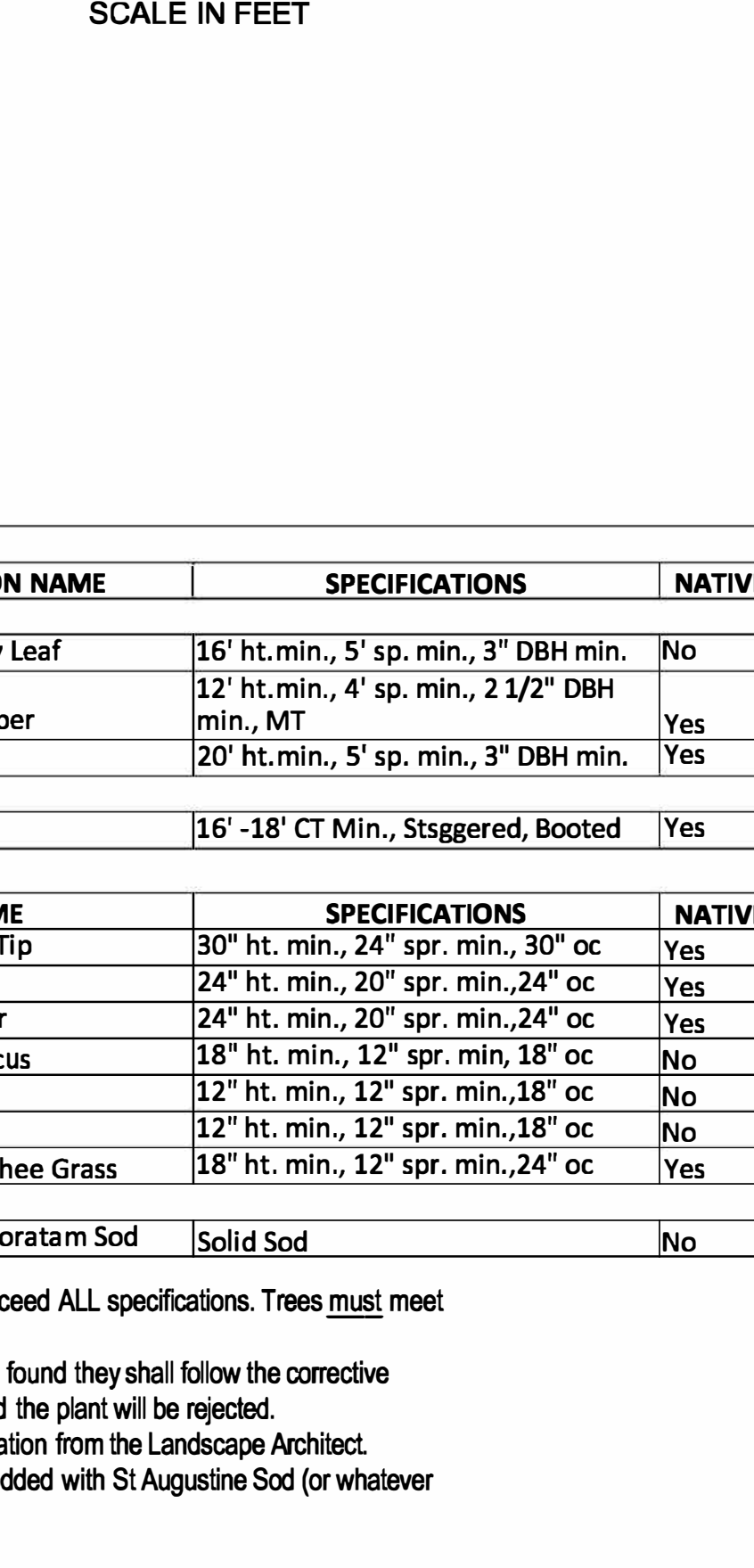
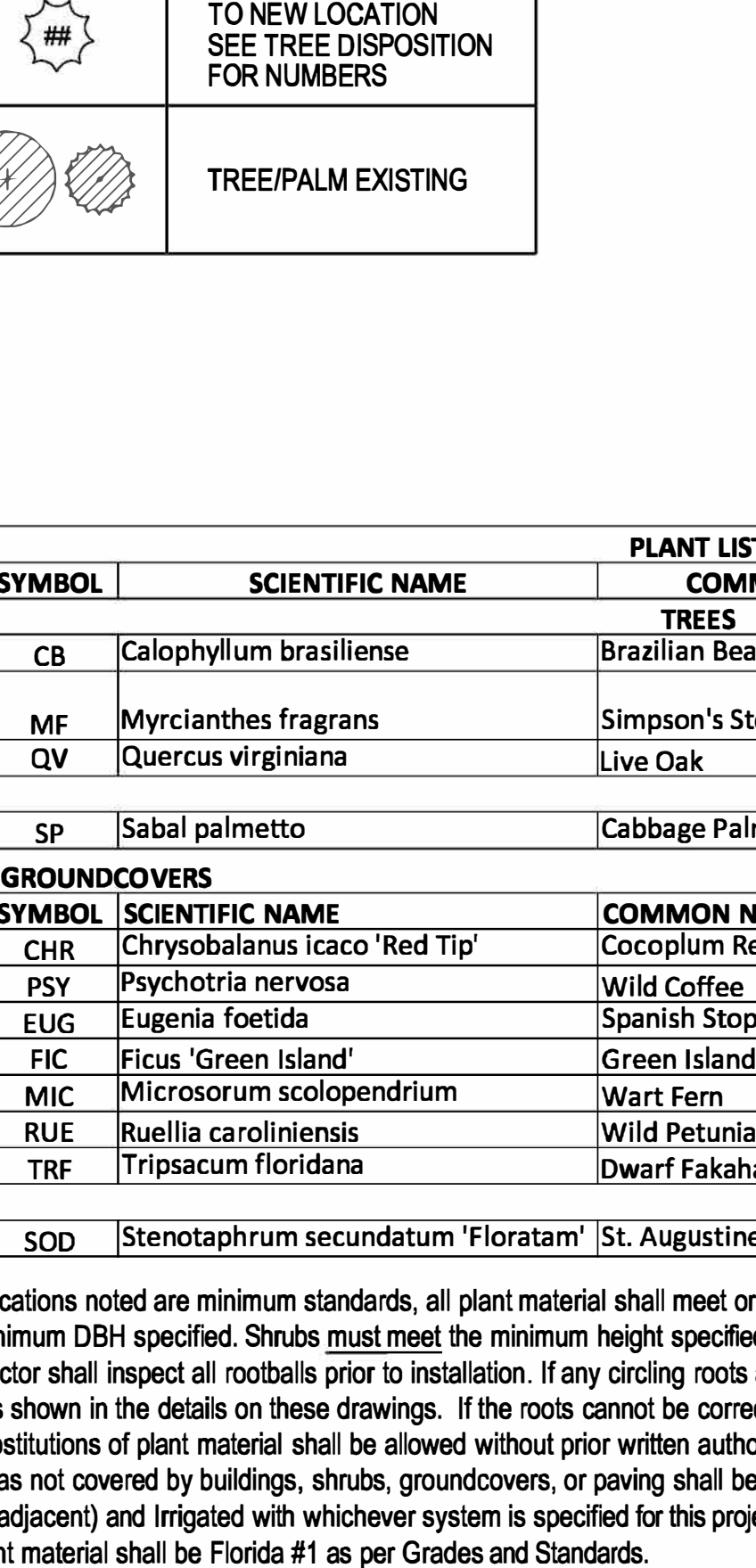
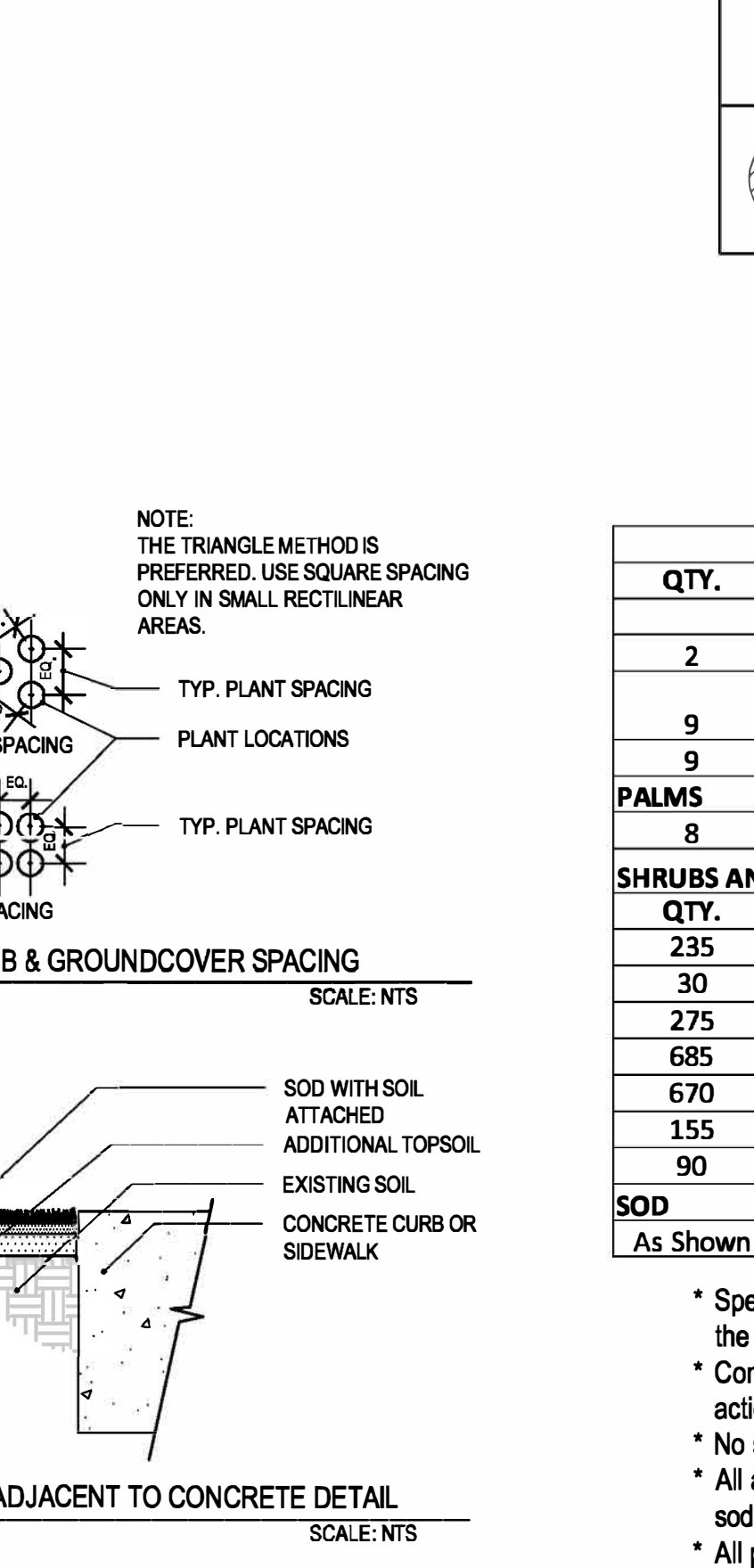
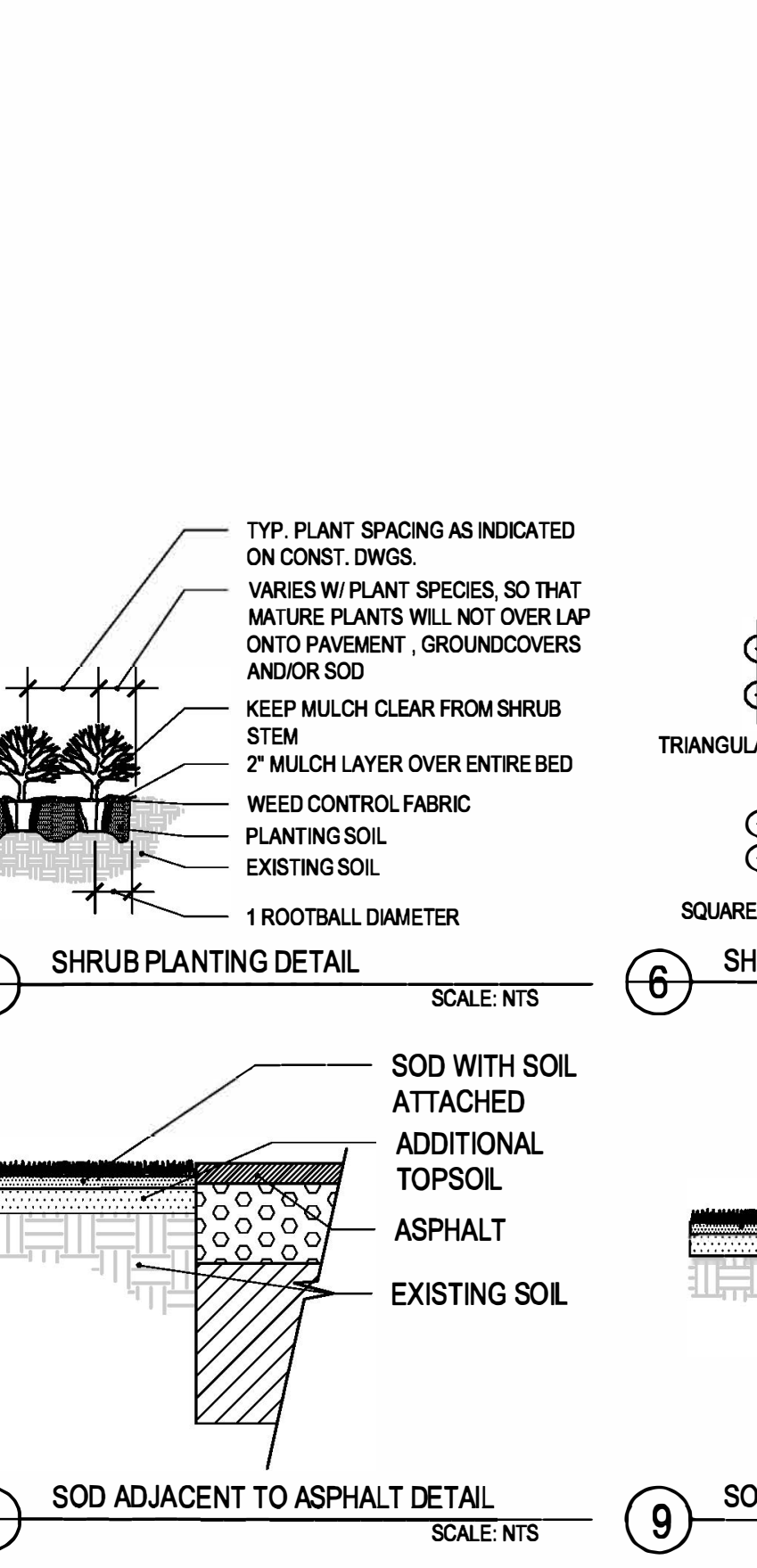
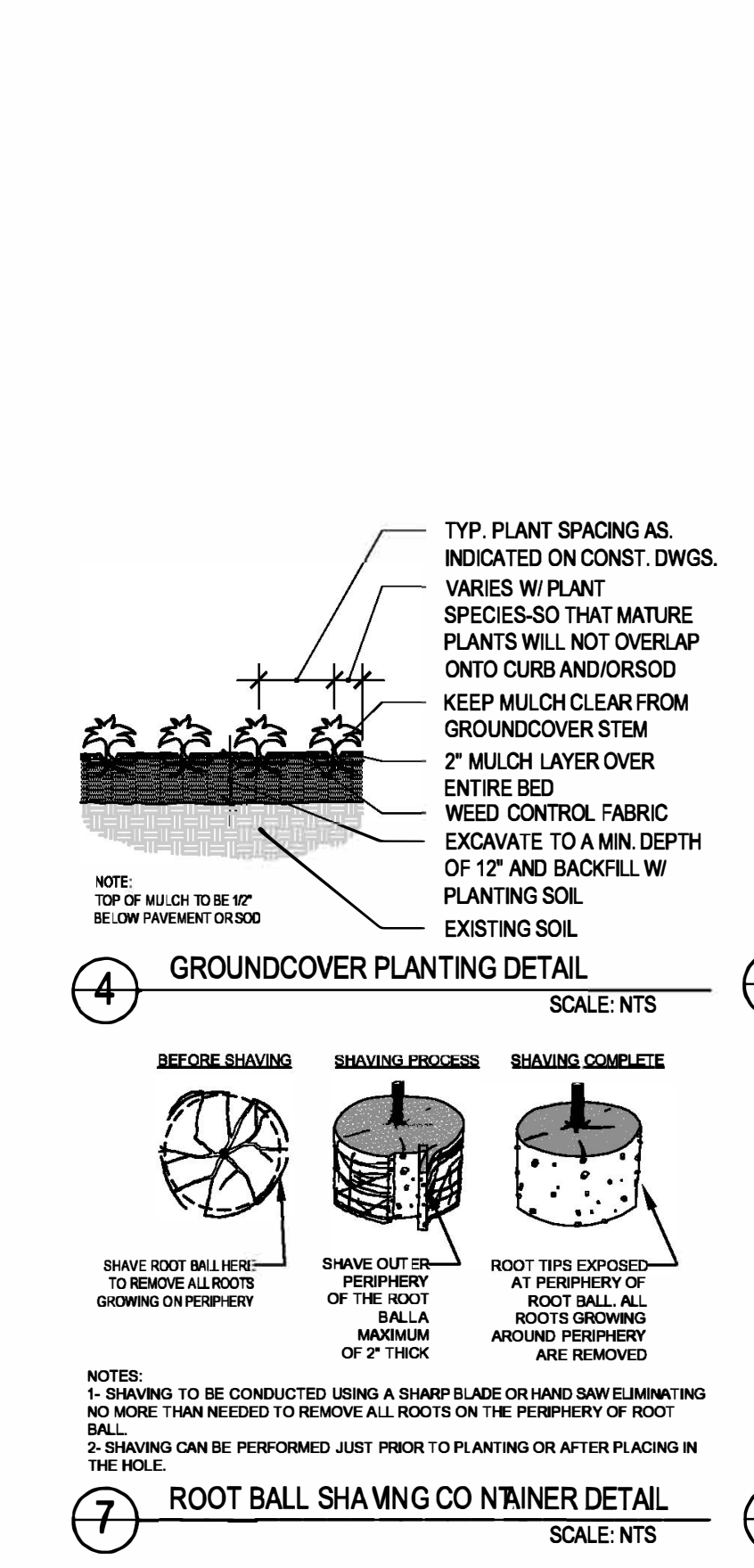
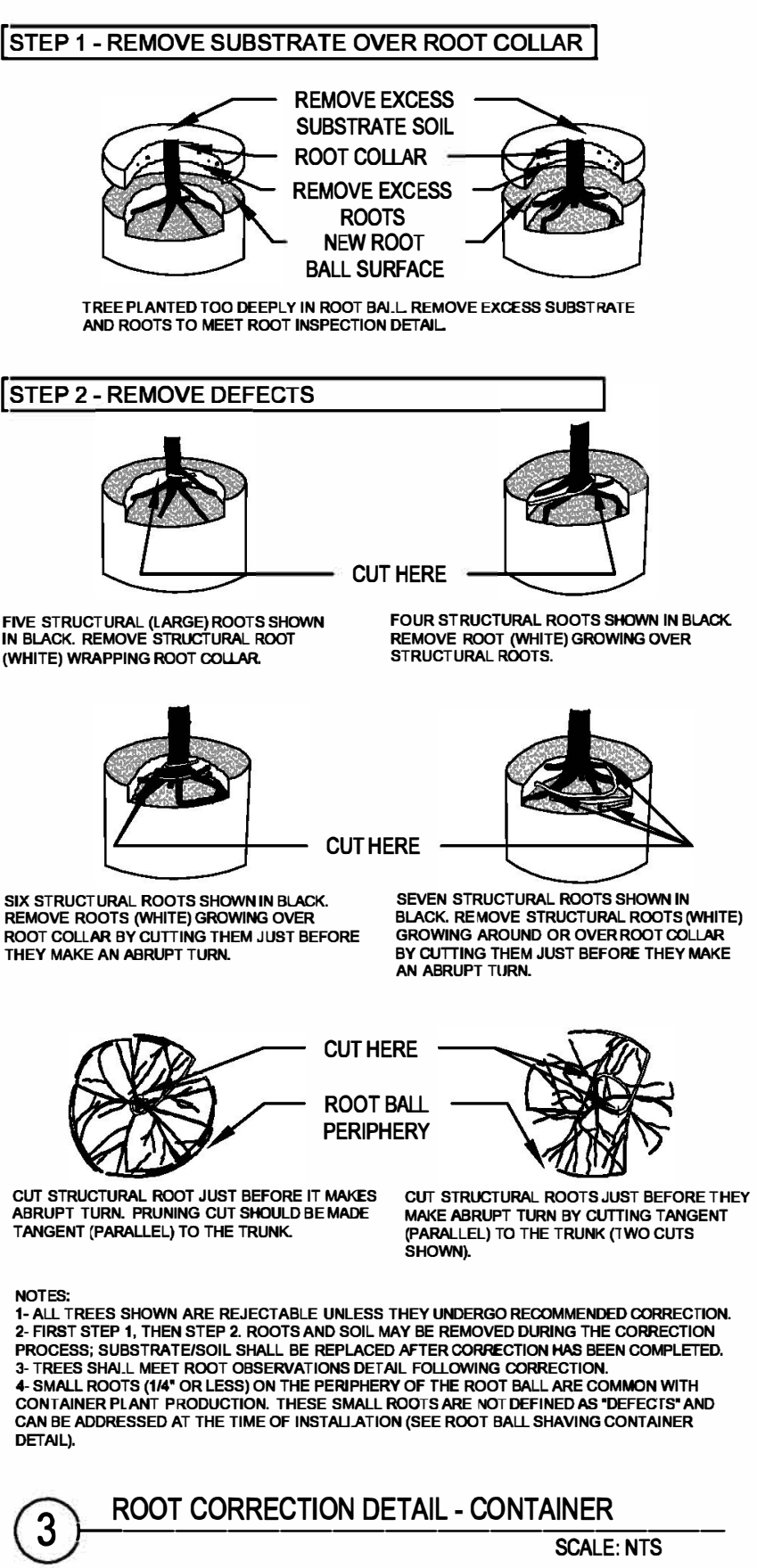
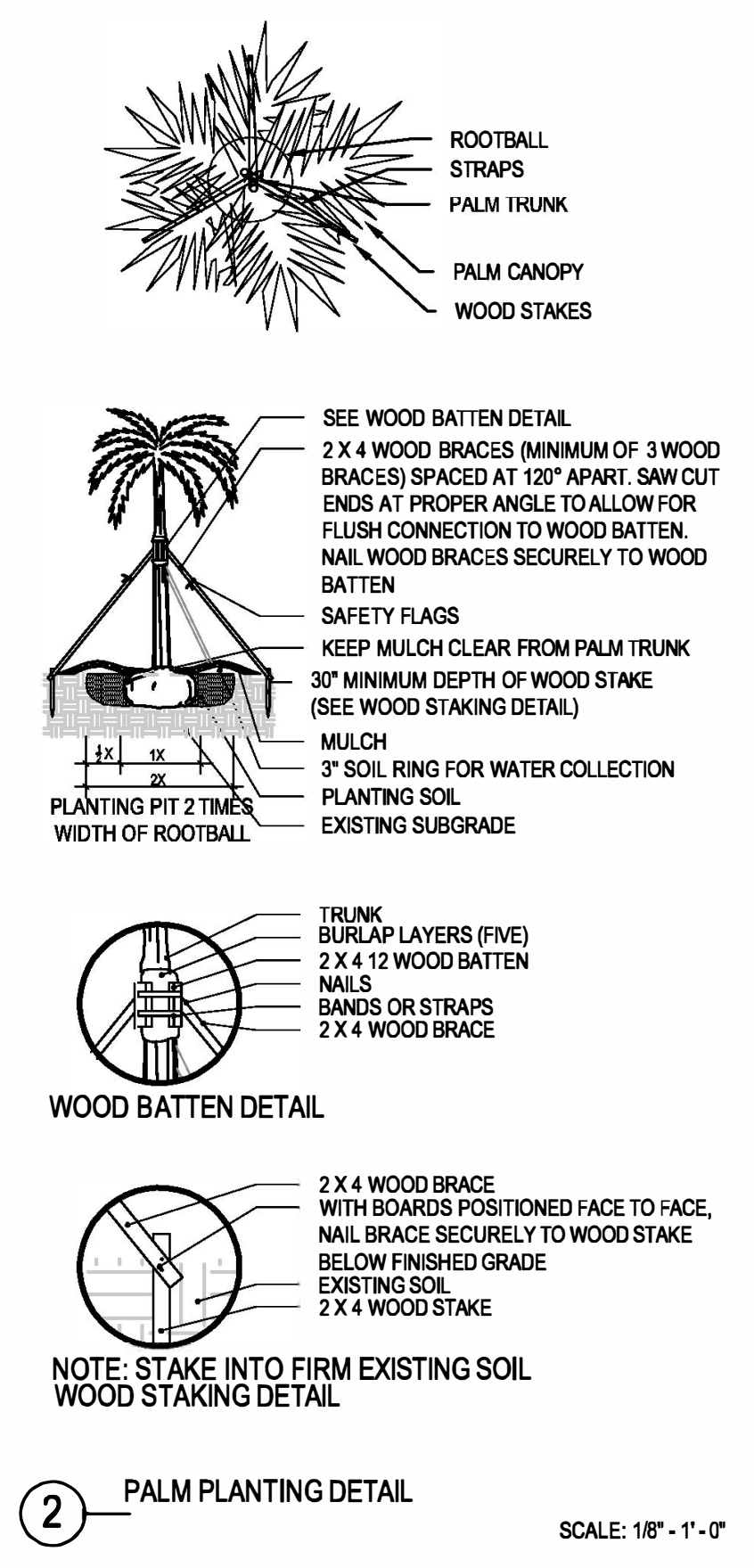
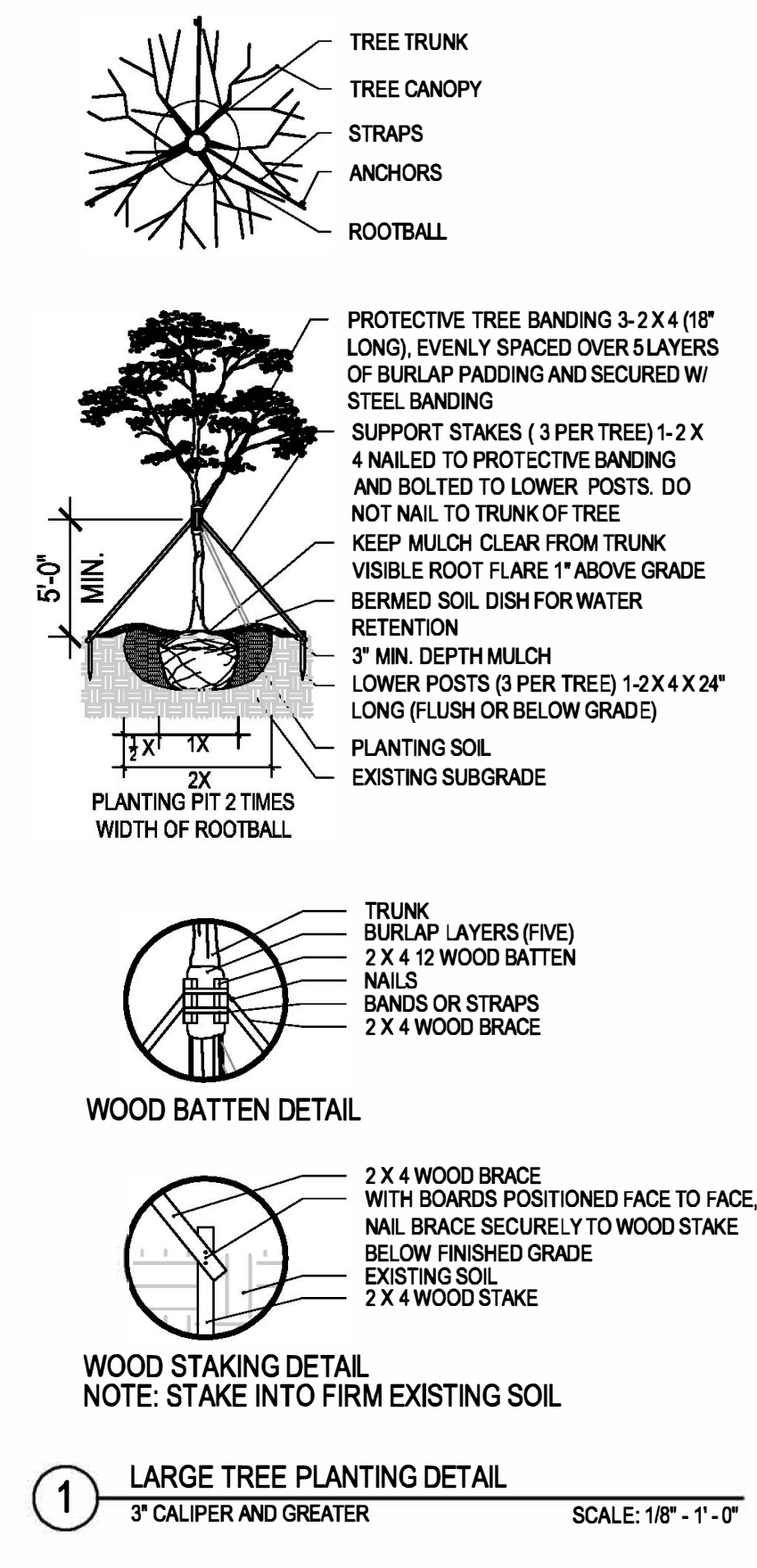
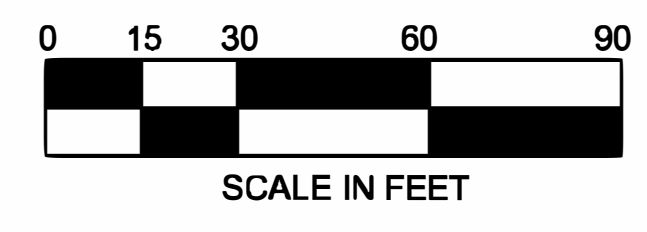
CONSULTANT

DRAW DLG	DESIGN	CHECK	APPR
F. B.	SCALE	DATE	
7-13	1" = 20'	12/02/2013	
JDB ND	SHEET NO.	DF	
	2	2	



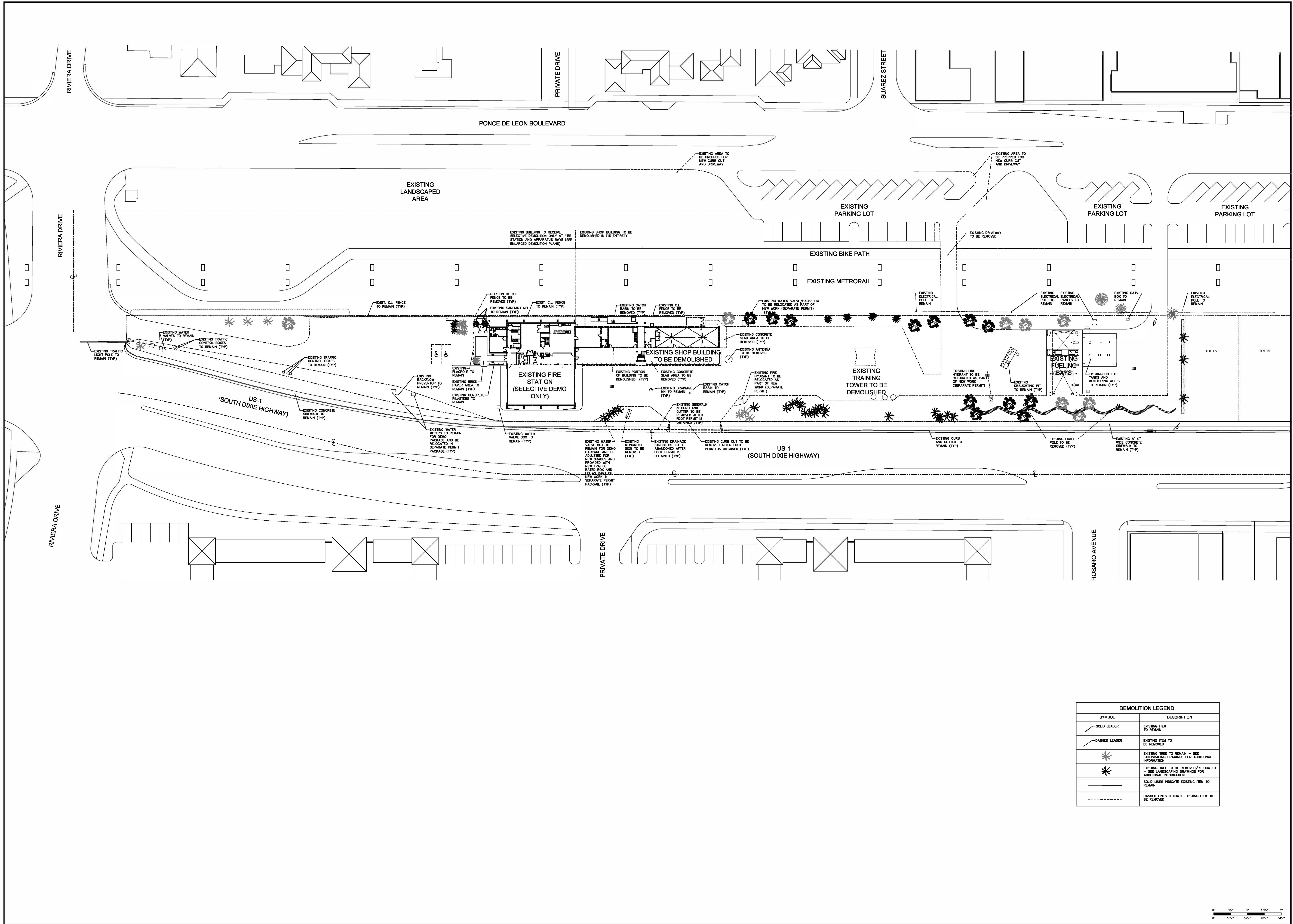
TREE LEGEND

	PALM RELOCATED TO NEW LOCATION SEE TREE DISPOSITION FOR NUMBERS
	TREE/PALM EXISTING

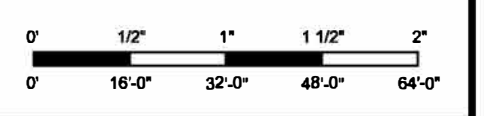


QTY.	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SPECIFICATIONS	NATIVE
TREES					
2	CB	Calophyllum brasiliense	Brazilian Beauty Leaf	16' ht. min., 5" sp. min., 3" DBH min.	No
9	MF	Myrcianthes fragrans	Simpson's Stopper	12' ht. min., 4" sp. min., 2 1/2" DBH min., MT	Yes
9	QV	Quercus virginiana	Live Oak	20' ht. min., 5" sp. min., 3" DBH min.	Yes
PALMS					
8	SP	Sabal palmetto	Cabbage Palm	16' -18' CT Min., Staggered, Booted	Yes
SHRUBS AND GROUNDCOVERS					
235	CHR	Chrysobalanus icaco 'Red Tip'	Cocoplum Red-Tip	30" ht. min., 24" spr. min., 30" oc	Yes
30	PSY	Psychotria nervosa	Wild Coffee	24" ht. min., 20" spr. min., 24" oc	Yes
275	EUG	Eugenia foetida	Spanish Stopper	24" ht. min., 20" spr. min., 24" oc	Yes
685	FIC	Ficus 'Green Island'	Green Island Ficus	18" ht. min., 12" spr. min., 18" oc	No
670	MIC	Microsorium scolopendrium	Wart Fern	12" ht. min., 12" spr. min., 18" oc	No
155	RUE	Ruellia carolinensis	Wild Petunia	12" ht. min., 12" spr. min., 18" oc	No
90	TRF	Tripsacum floridana	Dwarf Fakahatchee Grass	18" ht. min., 12" spr. min., 24" oc	Yes
SOD					
As Shown	SOD	Stenotaphrum secundatum 'Floritam'	St. Augustine Floritam Sod	Solid Sod	No

- Specifications noted are minimum standards, all plant material shall meet or exceed ALL specifications. Trees must meet the minimum DBH specified. Shrubs must meet the minimum height specified.
- Contractor shall inspect all rootballs prior to installation. If any circling roots are found they shall follow the corrective actions shown in the details on these drawings. If the roots cannot be corrected the plant will be rejected.
- No substitutions of plant material shall be allowed without prior written authorization from the Landscape Architect.
- All areas not covered by buildings, shrubs, groundcovers, or paving shall be sodded with St. Augustine Sod (or whatever sod is adjacent) and irrigated with whichever system is specified for this project.
- All plant material shall be Florida #1 as per Grades and Standards.



DEMOLITION LEGEND	
SYMBOL	DESCRIPTION
SOLID LEADER	EXISTING ITEM TO REMAIN
DASHED LEADER	EXISTING ITEM TO BE REMOVED
★	EXISTING TREE TO REMAIN - SEE LANDSCAPING DRAWINGS FOR ADDITIONAL INFORMATION
✳	EXISTING TREE TO BE REMOVED/RELOCATED - SEE LANDSCAPING DRAWINGS FOR ADDITIONAL INFORMATION
SOLID LINES	INDICATE EXISTING ITEM TO REMAIN
DASHED LINES	INDICATE EXISTING ITEM TO BE REMOVED



DEMOLITION SITE PLAN
SCALE: 1/32" = 1'-0"

NO.	DATE	DESCRIPTION

CITY OF CORAL GABLES
NEW TROLLEY MAINTENANCE FACILITY AND
FIRE STATION 2 RENOVATIONS/ADDITION
525 SOUTH DIXIE HIGHWAY CORAL GABLES, FL 33146

SILVA ARCHITECTS
135 SAN LORENZO AVENUE SUITE 880 - CORAL GABLES, FL 33146
PHONE (305) 444-8262 FAX (305) 444-5920

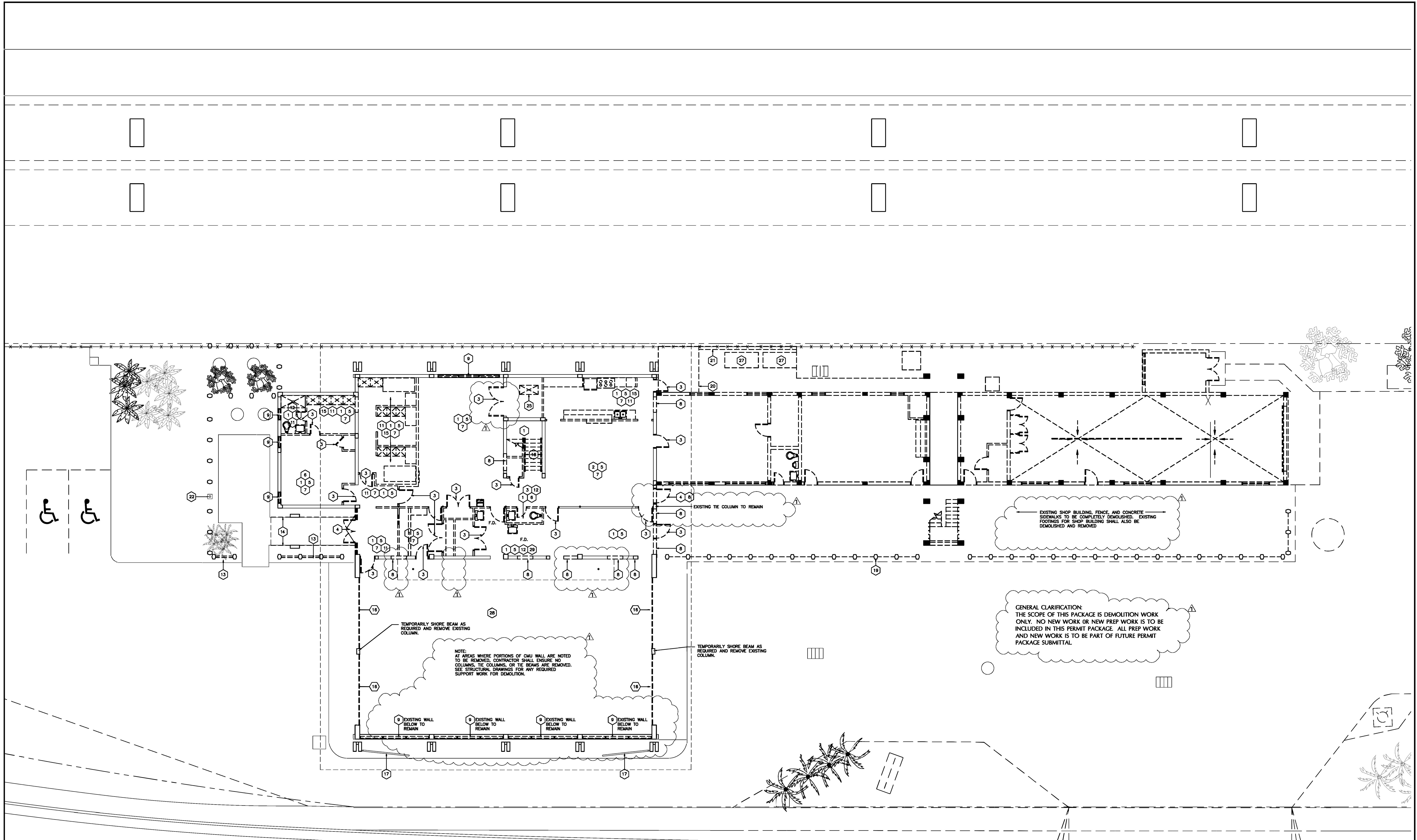
ROLANDO SILVA P.L. AR-7202

DATE ISSUED
12-07-18

SHEET

D-1.01

NO.	REVISIONS
1	DWA COMMENTS - 10-25-18
2	DWA COMMENTS - 11-8-18

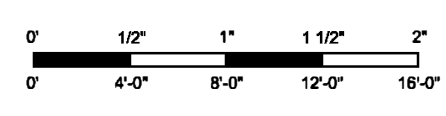


DEMOLITION NOTES:

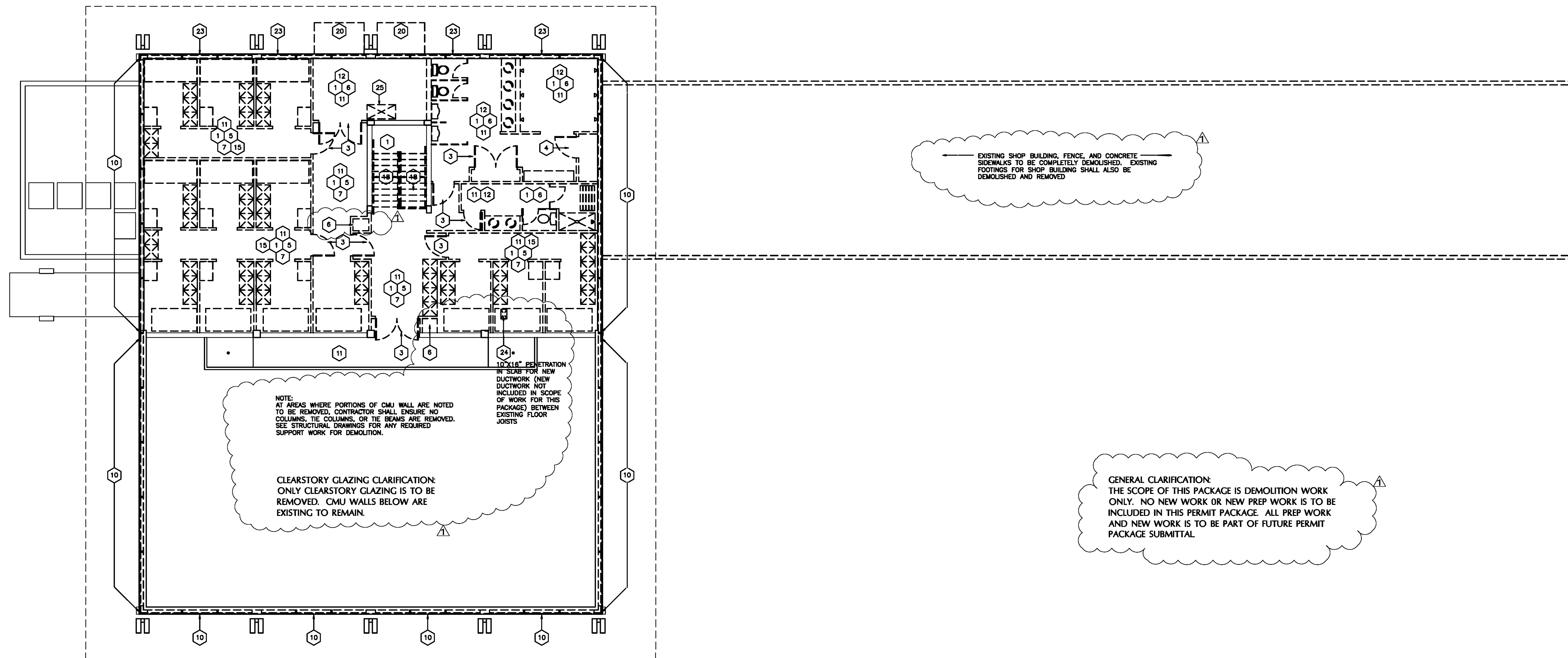
- 1 EXISTING TERRAZZO FLOOR FINISH TO RECEIVE NEW FLOOR FINISH AS PART OF NEW CONSTRUCTION PACKAGE (ALL NEW FLOORING AND PREP WORK NIC THIS PACKAGE - DEMO ONLY)
- 2 EXISTING FLOOR FINISH TO REMAIN. CONTRACTOR SHALL PROTECT FLOOR FROM DAMAGE DURING CONSTRUCTION.
- 3 EXISTING DOOR & FRAME TO BE REMOVED.
- 4 EXISTING DOOR & FRAME TO BE REMOVED. (ALL NEW DOORS & FRAMES WORK NIC THIS PACKAGE - DEMO ONLY)
- 5 EXISTING WALL BASE TO BE REMOVED
- 6 EXISTING WALL FINISHES AND PARTITION WALLS, ALONG WITH CORRESPONDING SUBSTRATES (GWB, PLYWOOD, WORKING BED, ETC.) TO BE REMOVED. REMOVE ALL PARTITION AND WALL FINISH COMPONENTS, INCLUDING ALL MEP CONDUITS, DUCTWORK, WATER PIPING, OR ANY OTHER MEP ITEMS. AREA SHALL BE STRIPPED TO STRUCTURE. (ALL NEW FINISHES WORK NIC THIS PACKAGE - DEMO ONLY)
- 7 EXISTING ACoustICAL CEILING GRID, TILES, LIGHTING, INSULATION, MESH GRILLES TO BE REMOVED. REMOVE ALL ABOVE CEILING CONDUITS, DUCTWORK, AND ALL ABOVE CEILING MEP ITEMS. SPACE SHALL BE LEFT STRIPPED TO STRUCTURE.
- 8 EXIST. PORTION OF BLOCK WALL TO BE REMOVED FOR NEW DOOR & FRAME. (ALL NEW DOORS AND FRAMES WORK NIC THIS PACKAGE - DEMO ONLY). REMOVE WALL TO BOTTOM OF BEAM ABOVE.
- 9 EXISTING WINDOW/LAMBER TO BE REMOVED. REMOVE ALL WOOD BUCKS AND SHIMS. (ALL NEW WINDOW WORK NIC THIS PACKAGE - DEMO ONLY)
- 10 EXISTING CLERESTORY WINDOW TO BE REMOVED. REMOVE ALL WOOD BUCKS AND SHIMS. (ALL NEW WINDOW WORK NIC THIS PACKAGE - DEMO ONLY)
- 11 STRIP EXISTING FLOOR SUBSTRATE COMPLETELY TO RECEIVE NEW FLOOR FINISH. (ALL NEW FLOORING WORK NIC THIS PACKAGE - DEMO ONLY)
- 12 EXISTING PLUMBING FIXTURES & ACCESSORIES TO BE REMOVED. REMOVE ALL EXISTING PIPING THROUGHOUT EXISTING FIRE STATION. AREA SHALL BE STRIPPED TO STRUCTURE.
- 13 CAREFULLY REMOVE ALL EXISTING EXTERIOR PANELS BETWEEN COLUMNS. (ALL NEW PANEL WORK AND COLUMN WORK NIC THIS PACKAGE - DEMO ONLY)
- 14 EXISTING CANOPY, COLUMNS, AND SIDEWALK TO REMAIN.
- 15 EXISTING CASEWORK TO BE REMOVED. REMOVE ALL MEP ITEMS ATTACHED TO CASEWORK, AS WELL AS ALL BLOCKING AND CASEWORK SUPPORTS.
- 16 EXISTING ROLL-UP DOOR TO BE REMOVED. (ALL NEW DOOR WORK NIC THIS PACKAGE - DEMO ONLY)
- 17 EXISTING GATE TO REMAIN
- 18 EXISTING HANDRAILS TO BE REMOVED. REMOVE ALL COMPONENTS INCLUDING BACKING.
- 19 EXISTING CONCRETE COLUMNS & EXTERIOR PANELS TO BE REMOVED AS PART OF SHOP BUILDING COMPLETE DEMOLITION.
- 20 EXISTING HIRING TO BE REMOVED.
- 21 EXISTING MASONRY SCREEN WALL, FOOTINGS, AND SLAB TO BE REMOVED
- 22 EXISTING FLAGPOLE TO REMAIN

DEMOLITION NOTES:

- 23 EXISTING BOARDED-UP CLERESTORY WINDOW, ALONG WITH CORRESPONDING SUBSTRATE (PLYWOOD, STUD, INSULATION, ETC.) TO BE REMOVED. (ALL NEW WINDOW WORK NIC THIS PACKAGE - DEMO ONLY)
 - 24 NEW SLAB PENETRATION FOR FUTURE DUCTWORK TO BE COMPLETED UNDER SEPARATE PERMIT. (ALL NEW HVAC WORK NIC THIS PACKAGE - DEMO ONLY)
 - 25 EXISTING AHU, DUCTWORK, GRILLES, CONDENSATE DRAIN SYSTEM, AND RETROFIT LINES TO BE REMOVED.
 - 26 EXISTING AHU EQUIPMENT TO BE REMOVED & RETURNED TO OWNER.
 - 27 EXISTING FLOOR FINISH TO REMAIN. CONTRACTOR PROTECT FLOOR FROM DAMAGE DURING CONSTRUCTION.
 - 28 EXISTING FLOOR DRAINS - FIELD VERIFY THE DRAIN CONDITION - REPAIR/REPLACE IF NECESSARY AS PART OF NEW WORK (NIC THIS PERMIT - DEMO ONLY).
 - 29 EXISTING DOOR & FRAME TO REMAIN.
 - 30 NOT USED
1. PAINT, PATCH, REFINISH EXISTING SURFACES AFFECTED BY DEMOLITION/ NEW WORK TO MATCH EXISTING ADJACENT FINISHES UNLESS NOTED OTHERWISE (ALL NEW/RESTORATION WORK NIC THIS PACKAGE - DEMO ONLY).
 2. CONTRACTOR TO COORDINATE WITH OWNER REGARDING THE DISPOSAL OR STORAGE OF REMOVED ITEMS.
 3. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY ELECTRICAL FEATURES SHOWN TO BE REMOVED ARE DE-ENERGIZED BEFORE DEMOLITION.
 4. REMOVE ALL ELECTRICAL WIRING & EXPOSED CONDUIT, FIXTURES, ETC.
 5. CLEAN, REPAIR AND REFINISH EXISTING FLOOR SURFACES AFFECTED BY DEMOLITION/ NEW WORK UNLESS NOTED OTHERWISE AS PART OF NEW WORK (NIC THIS PERMIT - DEMO ONLY)



DEMOLITION GROUND FLOOR PLAN - FIRE STATION
 SCALE: 1/8" = 1'-0"



NOTE:
 AT AREAS WHERE PORTIONS OF CMU WALL ARE NOTED TO BE REMOVED, CONTRACTOR SHALL ENSURE NO COLUMNS, TIE COLUMNS, OR TIE BEAMS ARE REMOVED. SEE STRUCTURAL DRAWINGS FOR ANY REQUIRED SUPPORT WORK FOR DEMOLITION.

EXISTING SHOP BUILDING, FENCE, AND CONCRETE SIDEWALKS TO BE COMPLETELY DEMOLISHED. EXISTING FOOTINGS FOR SHOP BUILDING SHALL ALSO BE DEMOLISHED AND REMOVED.

GENERAL CLARIFICATION:
 THE SCOPE OF THIS PACKAGE IS DEMOLITION WORK ONLY. NO NEW WORK OR NEW PREP WORK IS TO BE INCLUDED IN THIS PERMIT PACKAGE. ALL PREP WORK AND NEW WORK IS TO BE PART OF FUTURE PERMIT PACKAGE SUBMITTAL.

DEMOLITION NOTES:

- 1 EXISTING TERRAZZO FLOOR FINISH TO RECEIVE NEW FLOOR FINISH AS PART OF NEW CONSTRUCTION PACKAGE (ALL NEW FLOORING AND PREP WORK NIC THIS PACKAGE - DEMO ONLY)
- 2 EXISTING FLOOR FINISH TO REMAIN. CONTRACTOR SHALL PROTECT FLOOR FROM DAMAGE DURING CONSTRUCTION.
- 3 EXISTING DOOR & FRAME TO BE REMOVED.
- 4 EXISTING DOOR & FRAME TO BE REMOVED. (ALL NEW DOORS & FRAMES WORK NIC THIS PACKAGE - DEMO ONLY)
- 5 EXISTING WALL BASE TO BE REMOVED
- 6 EXISTING WALL FINISHES AND PARTITION WALLS, ALONG WITH CORRESPONDING SUBSTRATES (GWB, PLYWOOD, WORKING BED, ETC.) TO BE REMOVED. REMOVE ALL PARTITION AND WALL FINISH COMPONENTS, INCLUDING ALL MEP CONDUITS, DUCTWORK, WATER PIPING, OR ANY OTHER MEP ITEMS. AREA SHALL BE STRIPPED TO STRUCTURE. (ALL NEW FINISHES WORK NIC THIS PACKAGE - DEMO ONLY)
- 7 EXISTING ACoustICAL CEILING GRID, TILES, LIGHTING, INSULATION, MESH GRILLES TO BE REMOVED. REMOVE ALL ABOVE CEILING CONDUITS, DUCTWORK, AND ALL ABOVE CEILING MEP ITEMS. SPACE SHALL BE LEFT STRIPPED TO STRUCTURE.
- 8 EXIST. PORTION OF BLOCK WALL TO BE REMOVED FOR NEW DOOR & FRAME (ALL NEW DOORS AND FRAMES WORK NIC THIS PACKAGE - DEMO ONLY). REMOVE WALL TO BOTTOM OF BEAM ABOVE.
- 9 EXISTING WINDOW/LAMBER TO BE REMOVED. REMOVE ALL WOOD BUCKS AND SHIMS. (ALL NEW WINDOW WORK NIC THIS PACKAGE - DEMO ONLY)
- 10 EXISTING CLEARSTORY WINDOW TO BE REMOVED. REMOVE ALL WOOD BUCKS AND SHIMS. (ALL NEW WINDOW WORK NIC THIS PACKAGE - DEMO ONLY).
- 11 STRIP EXISTING FLOOR SUBSTRATE COMPLETELY TO RECEIVE NEW FLOOR FINISH. (ALL NEW FLOORING WORK NIC THIS PACKAGE - DEMO ONLY)
- 12 EXISTING PLUMBING FIXTURES & ACCESSORIES TO BE REMOVED. REMOVE ALL EXISTING PIPING THROUGHOUT EXISTING FIRE STATION. AREA SHALL BE STRIPPED TO STRUCTURE.

- 13 CAREFULLY REMOVE ALL EXISTING EXTERIOR PANELS IN BETWEEN COLUMNS. (ALL NEW PANEL WORK AND COLUMN WORK NIC THIS PACKAGE - DEMO ONLY)
- 14 EXISTING CANOPY, COLUMNS, AND SIDEWALK TO REMAIN.
- 15 EXISTING CASEWORK TO BE REMOVED. REMOVE ALL MEP ITEMS ATTACHED TO CASEWORK, AS WELL AS ALL BLOCKING AND CASEWORK SUPPORTS.
- 16 EXISTING ROLL-UP DOOR TO BE REMOVED. (ALL NEW DOOR WORK NIC THIS PACKAGE - DEMO ONLY)

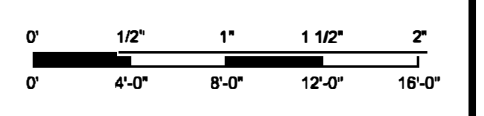
- 17 EXISTING GATE TO REMAIN
- 18 EXISTING HANDRAILS TO BE REMOVED. REMOVE ALL COMPONENTS INCLUDING BACKING.
- 19 EXISTING CONCRETE COLUMNS & EXTERIOR PANELS TO BE REMOVED AS PART OF SHOP BUILDING COMPLETE DEMOLITION.
- 20 EXISTING HIRING TO BE REMOVED.
- 21 EXISTING MASONRY SCREEN WALL, FOOTINGS, AND SLAB TO BE REMOVED
- 22 EXISTING FLAGPOLE TO REMAIN

- 23 EXISTING BOARDED-UP CLEARSTORY WINDOW, ALONG WITH CORRESPONDING SUBSTRATE (PLYWOOD, STUD, INSULATION, ETC.) TO BE REMOVED. (ALL NEW WINDOW WORK NIC THIS PACKAGE - DEMO ONLY)
- 24 NEW SLAB PENETRATION FOR FUTURE DUCTWORK TO BE COMPLETED UNDER SEPARATE PERMIT. (ALL NEW HVAC WORK NIC THIS PACKAGE - DEMO ONLY)
- 25 EXISTING AHU, DUCTWORK, GRILLES, CONDENSATE DRAIN SYSTEM, AND RETROFIT LINES TO BE REMOVED.
- 26 NOT USED

- 27 EXISTING AHU EQUIPMENT TO BE REMOVED & RETURNED TO OWNER.
- 28 EXISTING FLOOR FINISH TO REMAIN. CONTRACTOR PROTECT FLOOR FROM DAMAGE DURING CONSTRUCTION.
- 29 EXISTING FLOOR DRAINS - FIELD VERIFY THE DRAIN CONDITION - REPAIR/REPLACE IF NECESSARY AS PART OF NEW WORK (NIC THIS PERMIT - DEMO ONLY).
- 30 EXISTING DOOR & FRAME TO REMAIN.

DEMOLITION NOTES:

1. PAINT, PATCH, REFINISH EXISTING SURFACES AFFECTED BY DEMOLITION/ NEW WORK TO MATCH EXISTING ADJACENT FINISHES UNLESS NOTED OTHERWISE (ALL NEW/RESTORATION WORK NIC THIS PACKAGE - DEMO ONLY).
2. CONTRACTOR TO COORDINATE WITH OWNER REGARDING THE DISPOSAL OR STORAGE OF REMOVED ITEMS.
3. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY ELECTRICAL FEATURES SHOWN TO BE REMOVED ARE DE-ENERGIZED BEFORE DEMOLITION.
4. REMOVE ALL ELECTRICAL WIRING & EXPOSED CONDUIT, FIXTURES, ETC.
5. CLEAN, REPAIR AND REFINISH EXISTING FLOOR SURFACES AFFECTED BY DEMOLITION/ NEW WORK UNLESS NOTED OTHERWISE AS PART OF NEW WORK (NIC THIS PERMIT - DEMO ONLY)



DEMOLITION SECOND FLOOR PLAN - FIRE STATION
 SCALE: 1/8" = 1'-0"

REVISIONS
1. DWA COMMENTS - 10-25-18
2. DWA COMMENTS - 11-8-18

CITY OF CORAL GABLES
NEW TROLLEY MAINTENANCE FACILITY AND
FIRE STATION 2 RENOVATIONS/ADDITION
 525 SOUTH DIXIE HIGHWAY CORAL GABLES, FL 33146

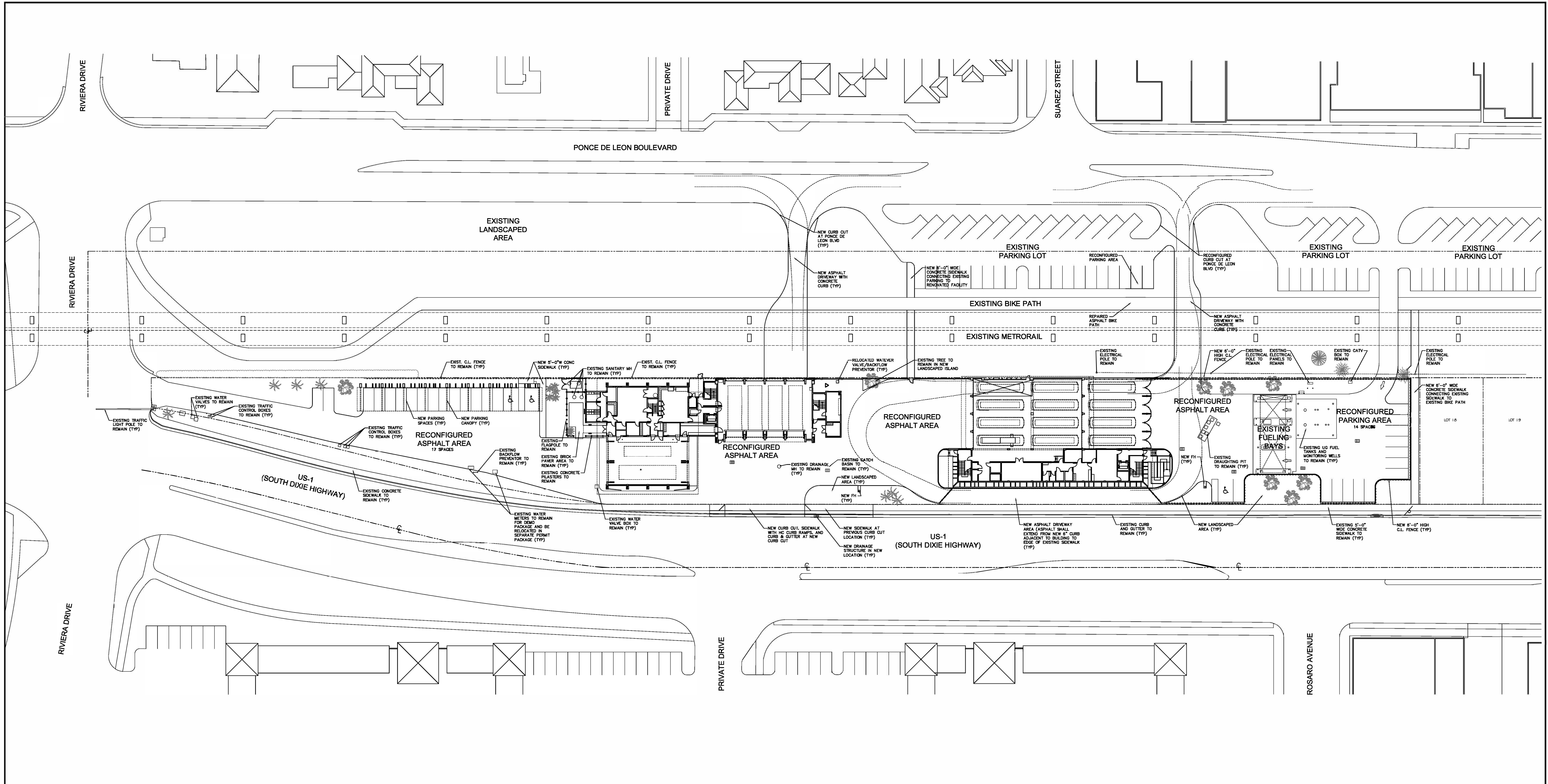
SILVA ARCHITECTS
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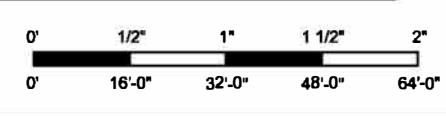
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 12-07-18

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ZONING ANALYSIS			
1. PROPERTY ADDRESS 525 SOUTH DIXIE HIGHWAY CORAL GABLES, FL 33146			
2. PROPERTY LEGAL DESCRIPTION LOTS 1 THROUGH 17 RESUBDIVISION OF A PORTION OF BLOCK 36A REVISED PLAT OF CORAL GABLES - RIVERA SECTION - PART 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA			
3. PROPERTY AREA 87,096 SQUARE FEET (APPROXIMATELY 2.00 ACRES)			
4. PROPERTY ZONING INFORMATION (S) - SPECIAL USE DISTRICT EXISTING USE = MUNICIPAL BUILDING (PERMITTED AS PER SECTION 4-204 AS A CONDITIONAL USE)			
DESCRIPTION	REQUIRED	EXISTING	PROVIDED
FRONT SETBACK	25'-0"	12'-0" (EXISTING NON-CONFORMING FIRE STATION) NEW TROLLEY STATION SETBACK IS 14'-0"	12'-0" (EXISTING NON-CONFORMING FIRE STATION) NEW TROLLEY STATION SETBACK IS 14'-0"
REAR SETBACK	5'-0"	4'-0" (EXISTING NON-CONFORMING FIRE STATION)	4'-0" (EXISTING NON-CONFORMING FIRE STATION) 0'-0" SETBACK FOR PROPOSED FIRE STATION ADDITION & TROLLEY BUILDING AS PER DESIGN CRITERIA DOCUMENTS
SIDE STREET SETBACK	15'-0"	342'-0"	342'-0"
SIDE SETBACK	20% WIDTH OF LOT TO MAX. 20'-0" TOTAL	102'-0" TO EXISTING FUEL STATION	102'-0" TO EXISTING FUEL STATION
MAXIMUM HEIGHT	45'-0"	43'-9" TO TRAINING TOWER PARAPET (APPROX. 75'-0" TO COMMUNICATIONS ANTENNA)	48'-8" TO TRAINING TOWER PARAPET (75'-0" TO COMMUNICATIONS ANTENNA)
MINIMUM LANDSCAPED OPEN SPACE	35% - 30,484 SF REQUIRED	26,275 SF (EXISTING NON-CONFORMING)	13,016 SF
FAR MAX WHEN NOT ADJACENT TO SFR	13 - 87,096 SF MAX (PROJECT ADJACENT TO RMF AND COMMERCIAL LOW RISE INTENSITY)	14,283 SF (DOES NOT COUNT EXISTING FUELING BAYS)	41,581 SF (EXISTING OF) 8,868 SF RENOVATED EXISTING FIRE STATION 14,967 SF FIRE STATION ADDITION 17,746 SF TROLLEY BUILDING (INCLUDING MAINTENANCE BAYS COUNTED TWICE) (DOES NOT COUNT EXISTING FUELING BAYS)



PROPOSED SITE PLAN
SCALE: 1/32" = 1'-0"

NO.	DESCRIPTION

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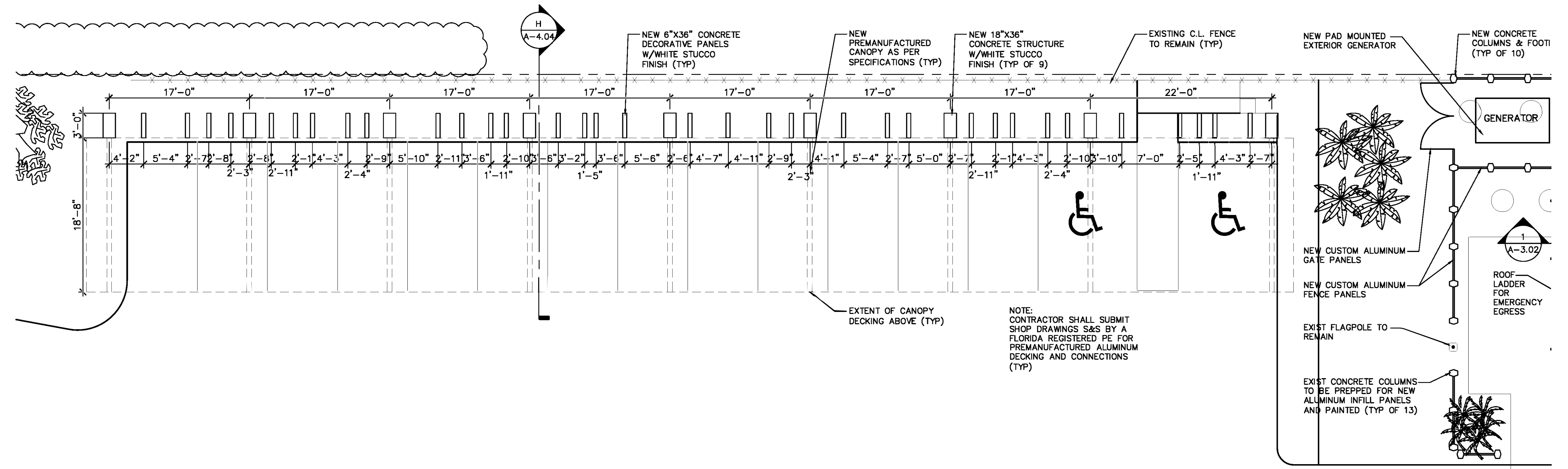
SILVA ARCHITECTS
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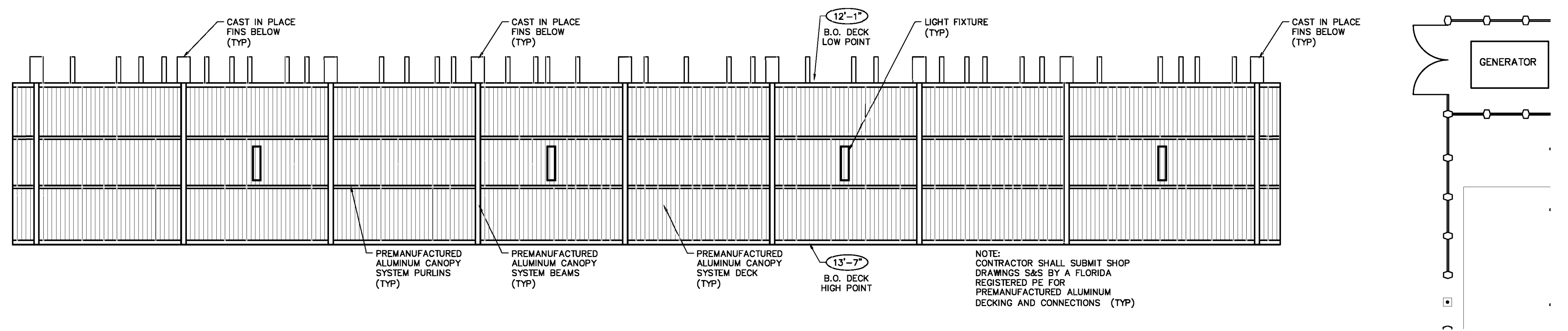
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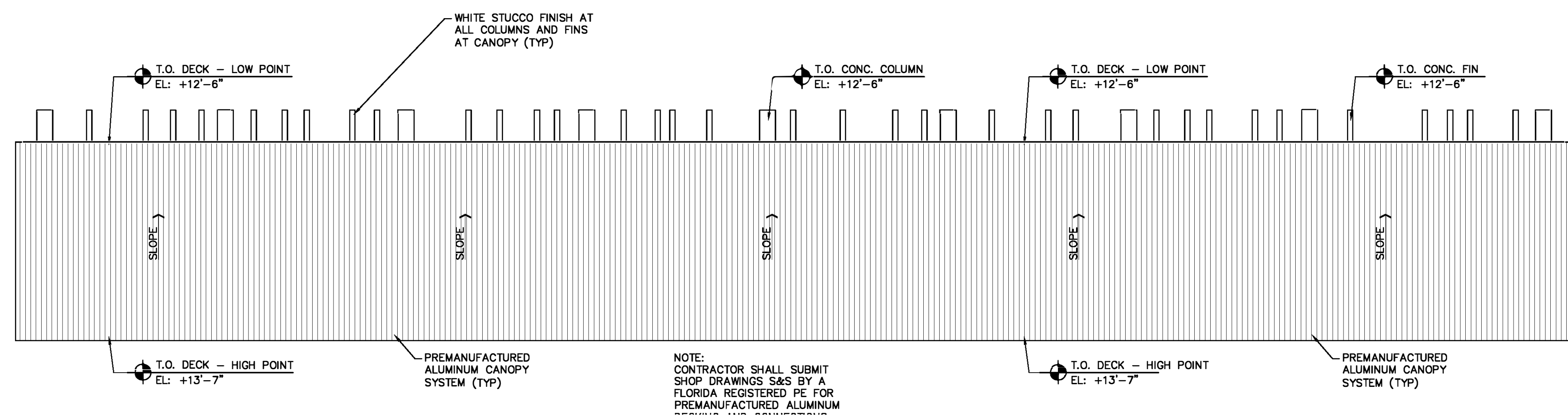
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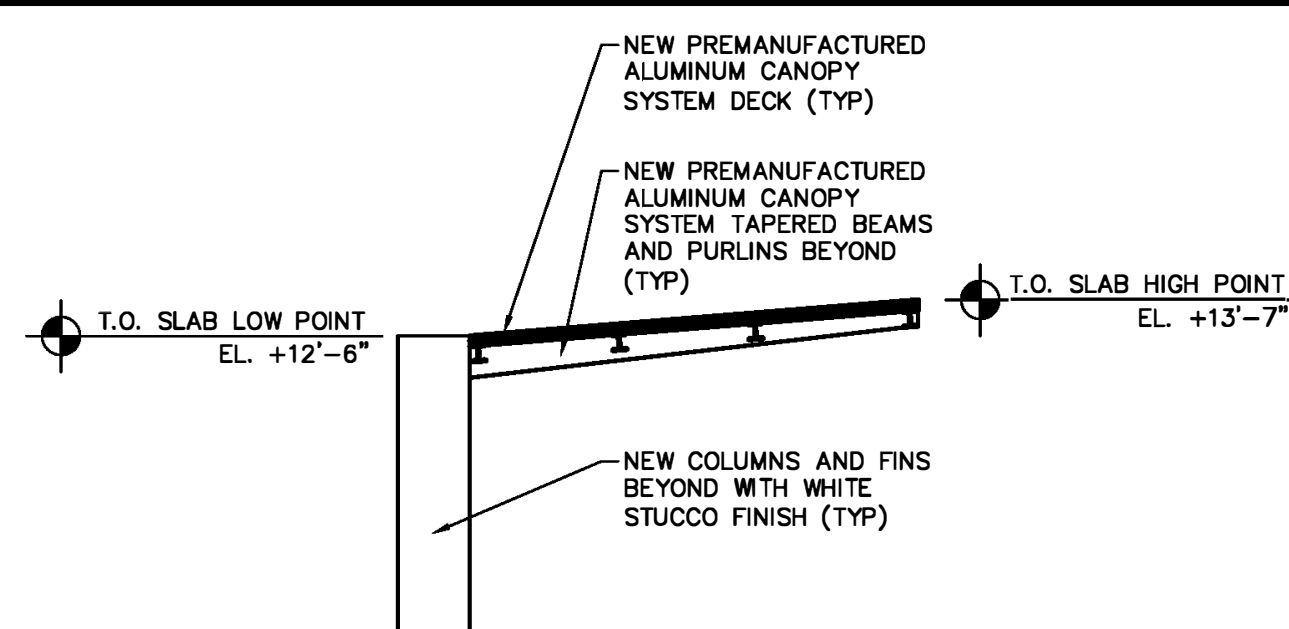
PROPOSED COVERED PARKING FLOOR PLAN - FIRE STATION
SCALE: 1/8" = 1'-0"



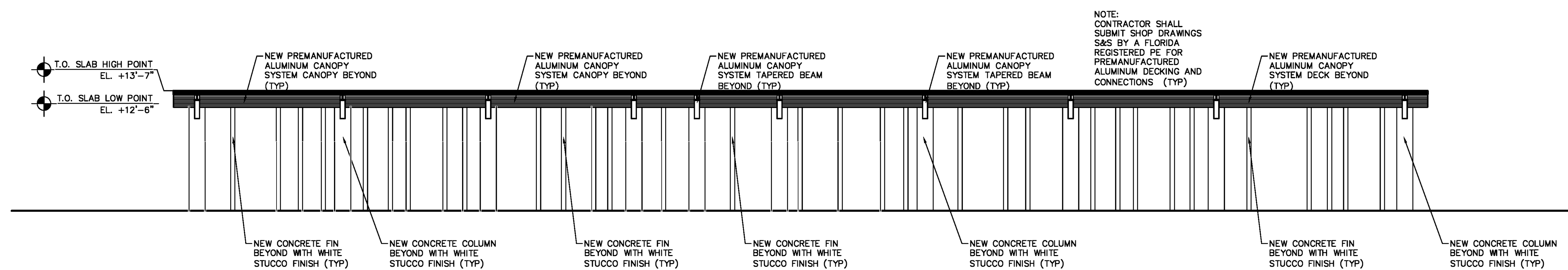
PROPOSED COVERED PARKING REFLECTED CEILING PLAN - FIRE STATION
SCALE: 1/8" = 1'-0"



PROPOSED COVERED PARKING ROOF PLAN - FIRE STATION
SCALE: 1/8" = 1'-0"



PROPOSED COVERED PARKING ELEVATION - EAST
SCALE: 1/8" = 1'-0"



PROPOSED COVERED PARKING ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

REVISIONS

CITY OF CORAL GABLES
NEW TROLLEY MAINTENANCE FACILITY AND
FIRE STATION 2 RENOVATIONS/ADDITION
525 SOUTH DIXIE HIGHWAY CORAL GABLES, FL 33146

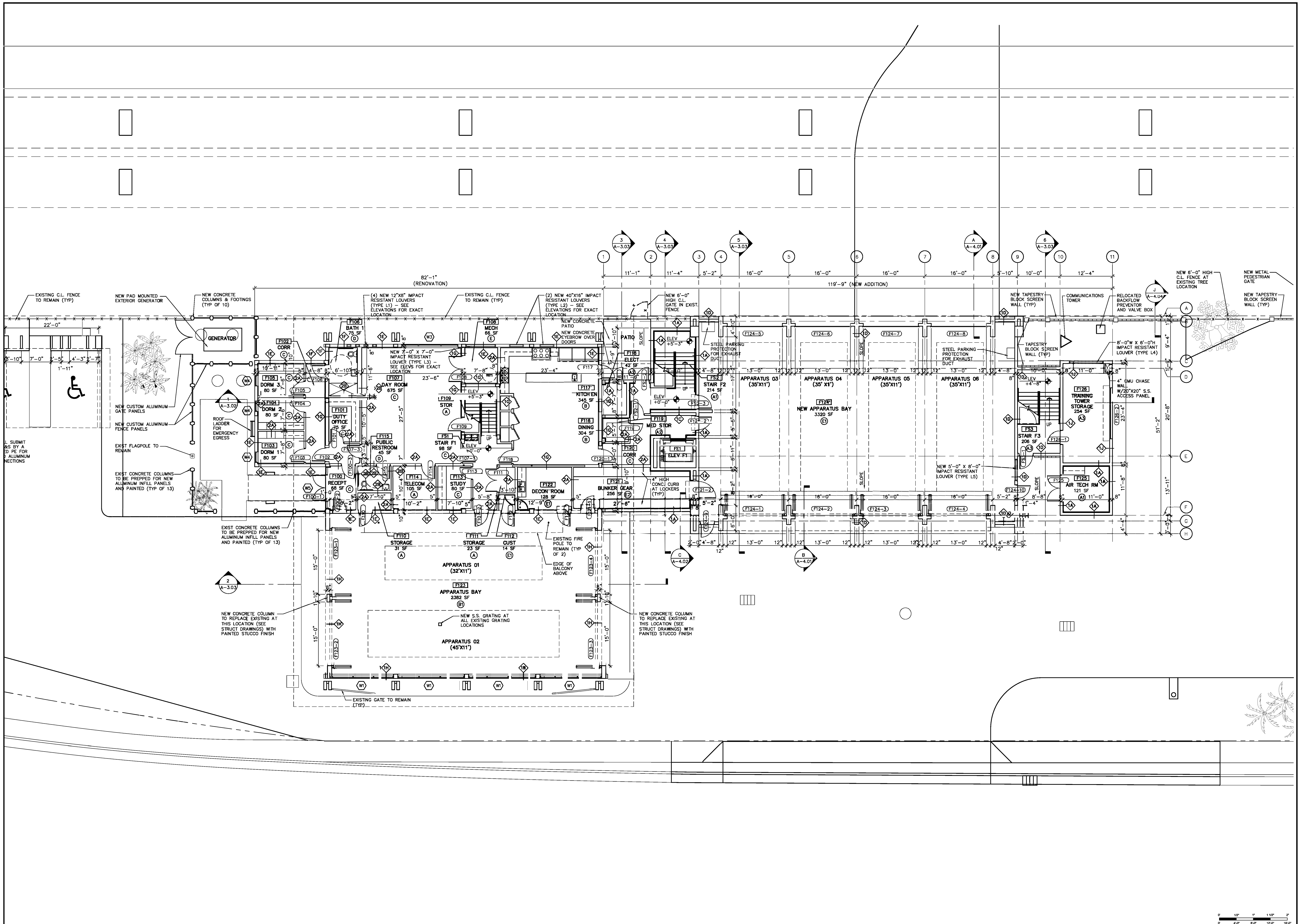
SILVA ARCHITECTS
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**CITY OF CORAL GABLES
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525 SOUTH DIXIE HIGHWAY CORAL GABLES, FL 33146

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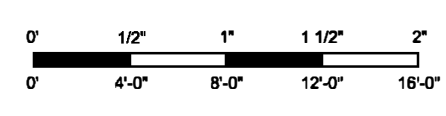
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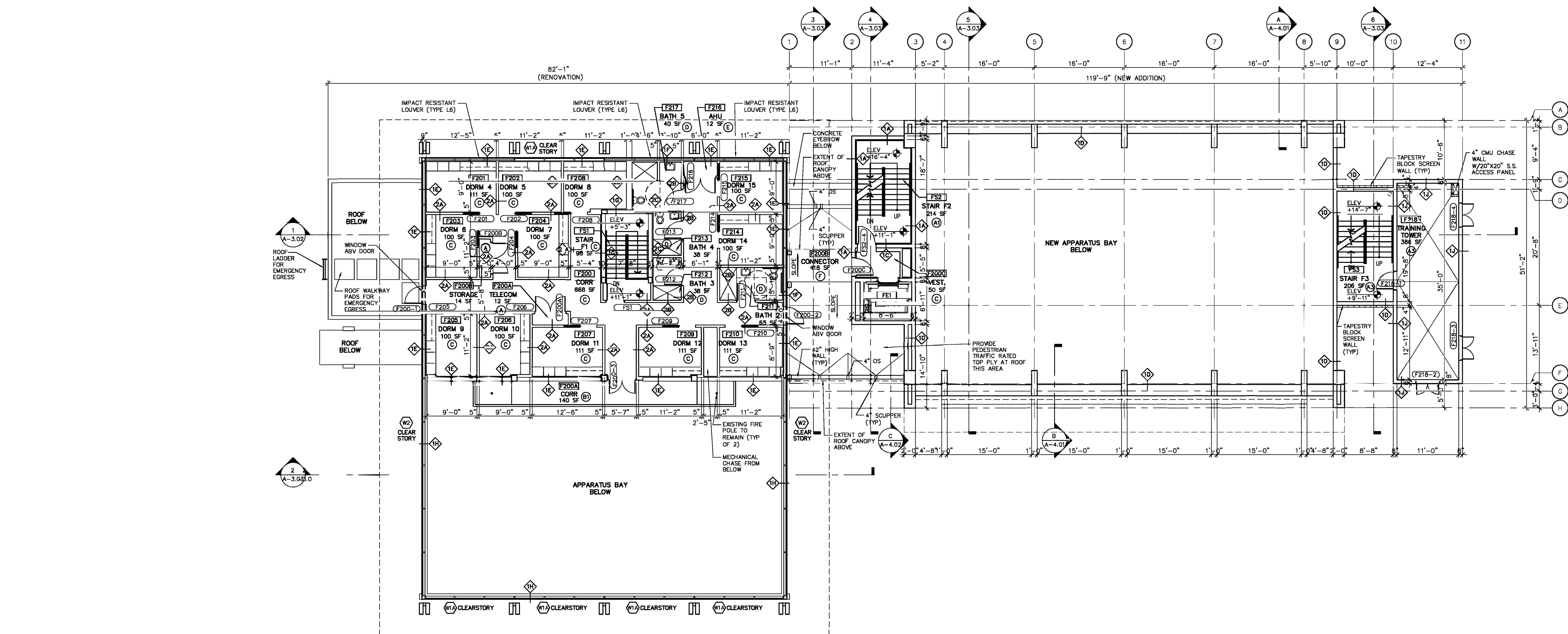
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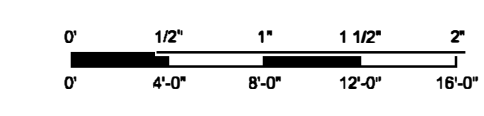
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PROPOSED GROUND FLOOR PLAN - FIRE STATION
SCALE: 1/8" = 1'-0"





PROPOSED SECOND FLOOR PLAN - FIRE STATION
 SCALE: 1/8" = 1'-0"



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NEW TROLLEY MAINTENANCE FACILITY AND
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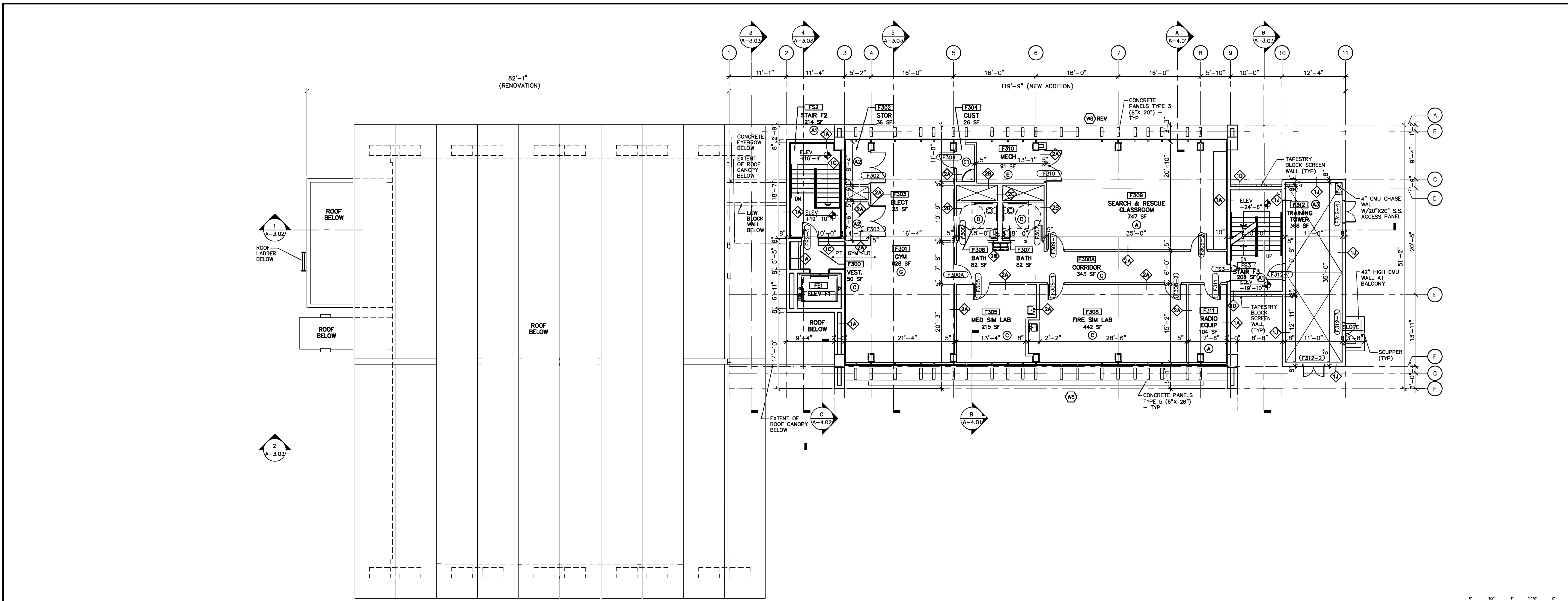
SLVA ARCHITECTS
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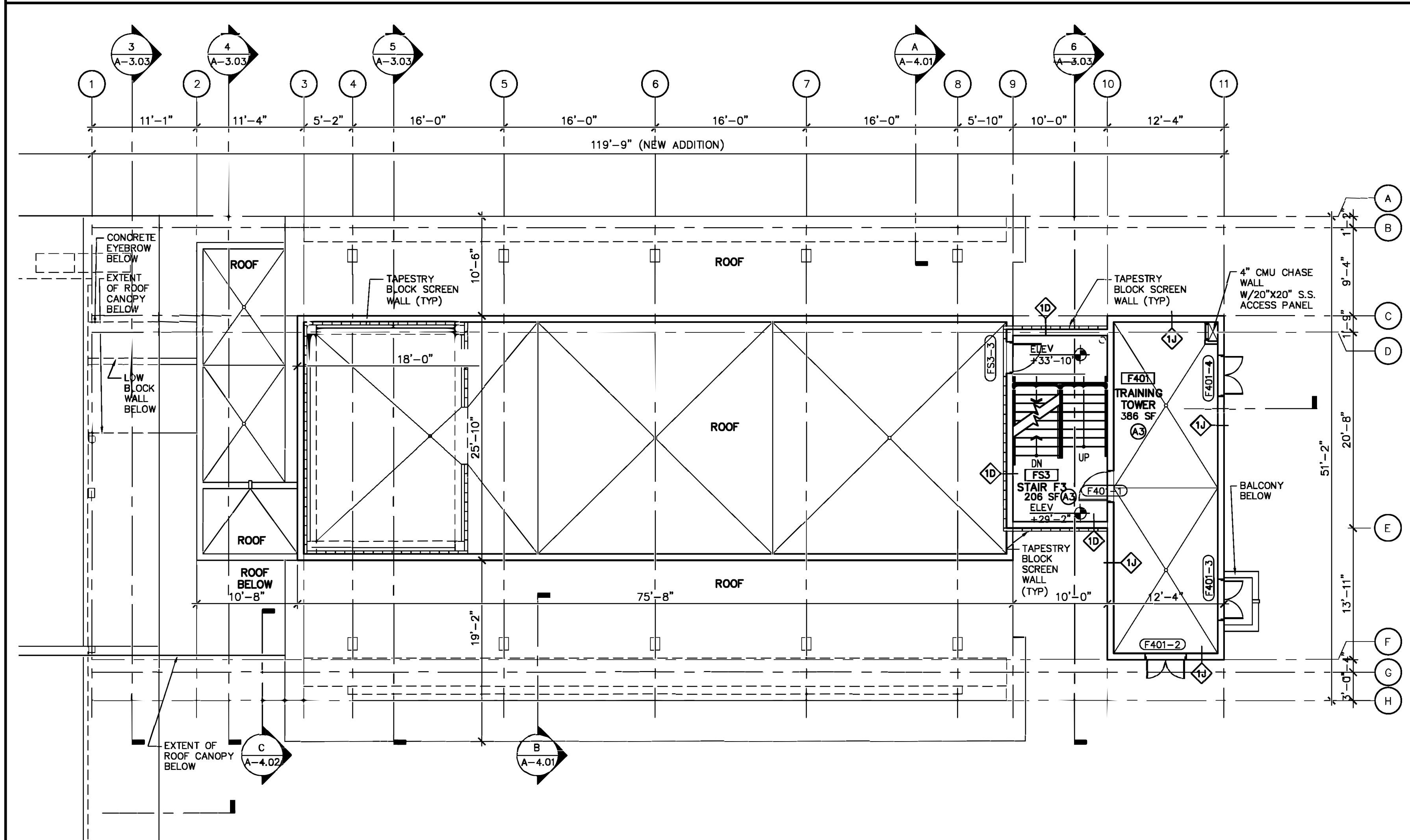
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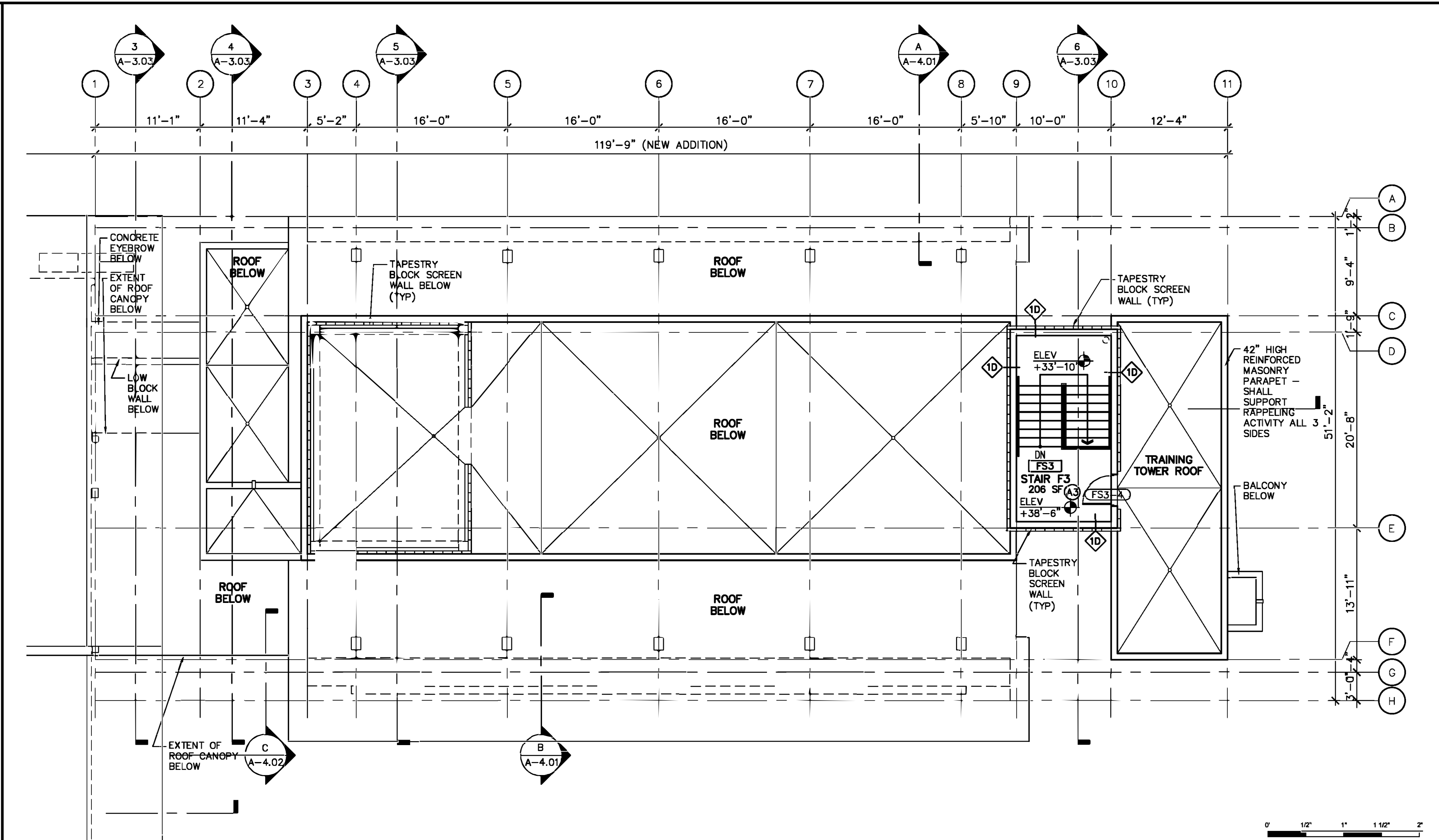
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PROPOSED THIRD FLOOR PLAN - FIRE STATION
SCALE: 1/8" = 1'-0"



PROPOSED FOURTH FLOOR PLAN - FIRE STATION
SCALE: 1/8" = 1'-0"



PROPOSED FIFTH FLOOR PLAN - FIRE STATION
SCALE: 1/8" = 1'-0"

NO.	REVISIONS

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NEW TROLLEY MAINTENANCE FACILITY AND
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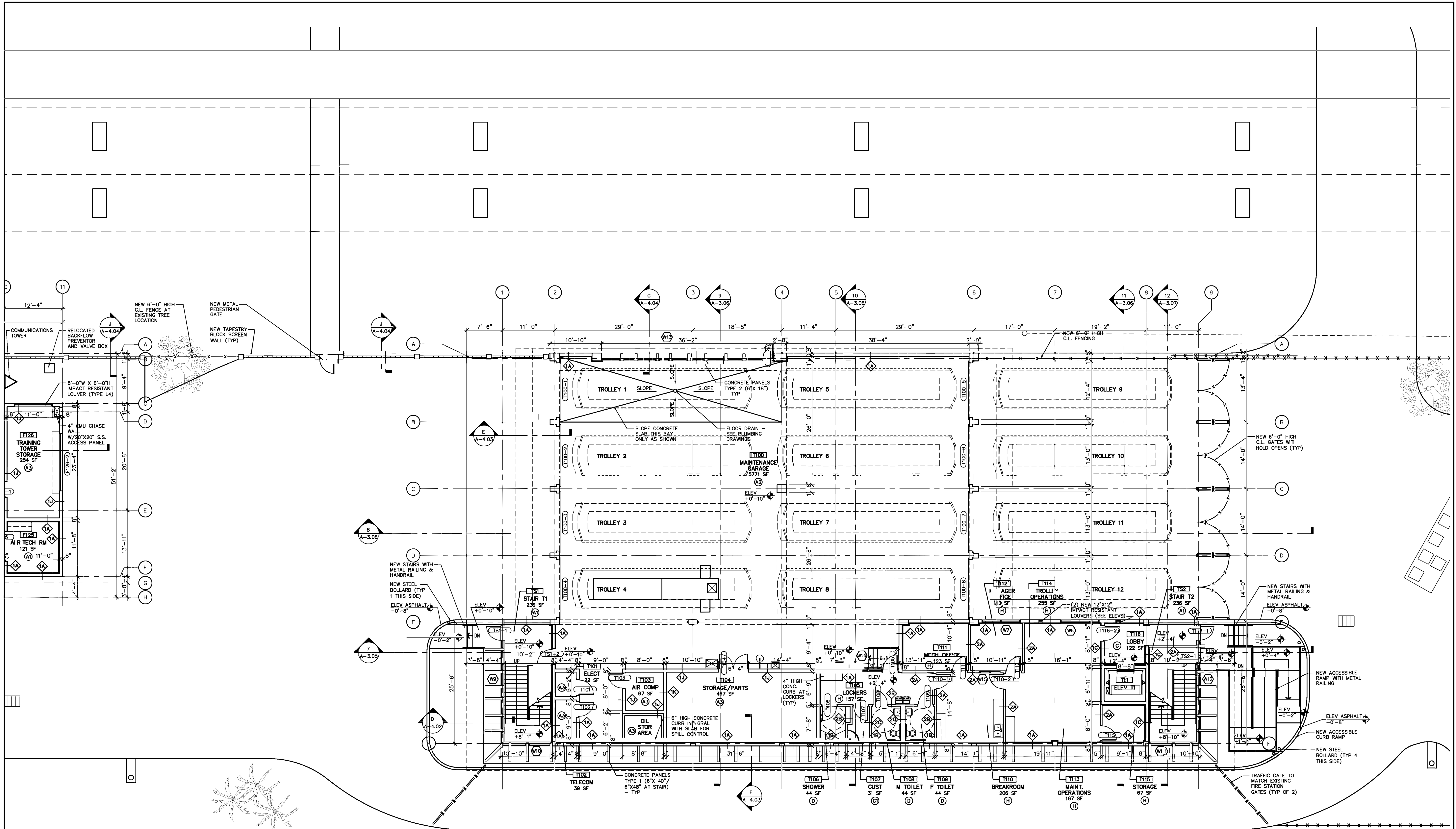
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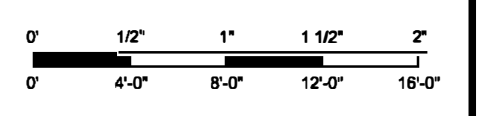
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PROPOSED GROUND FLOOR PLAN - TROLLEY/MAINTENANCE BUILDING
 SCALE: 1/8" = 1'-0"



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NEW TROLLEY MAINTENANCE FACILITY AND
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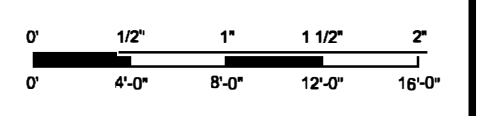
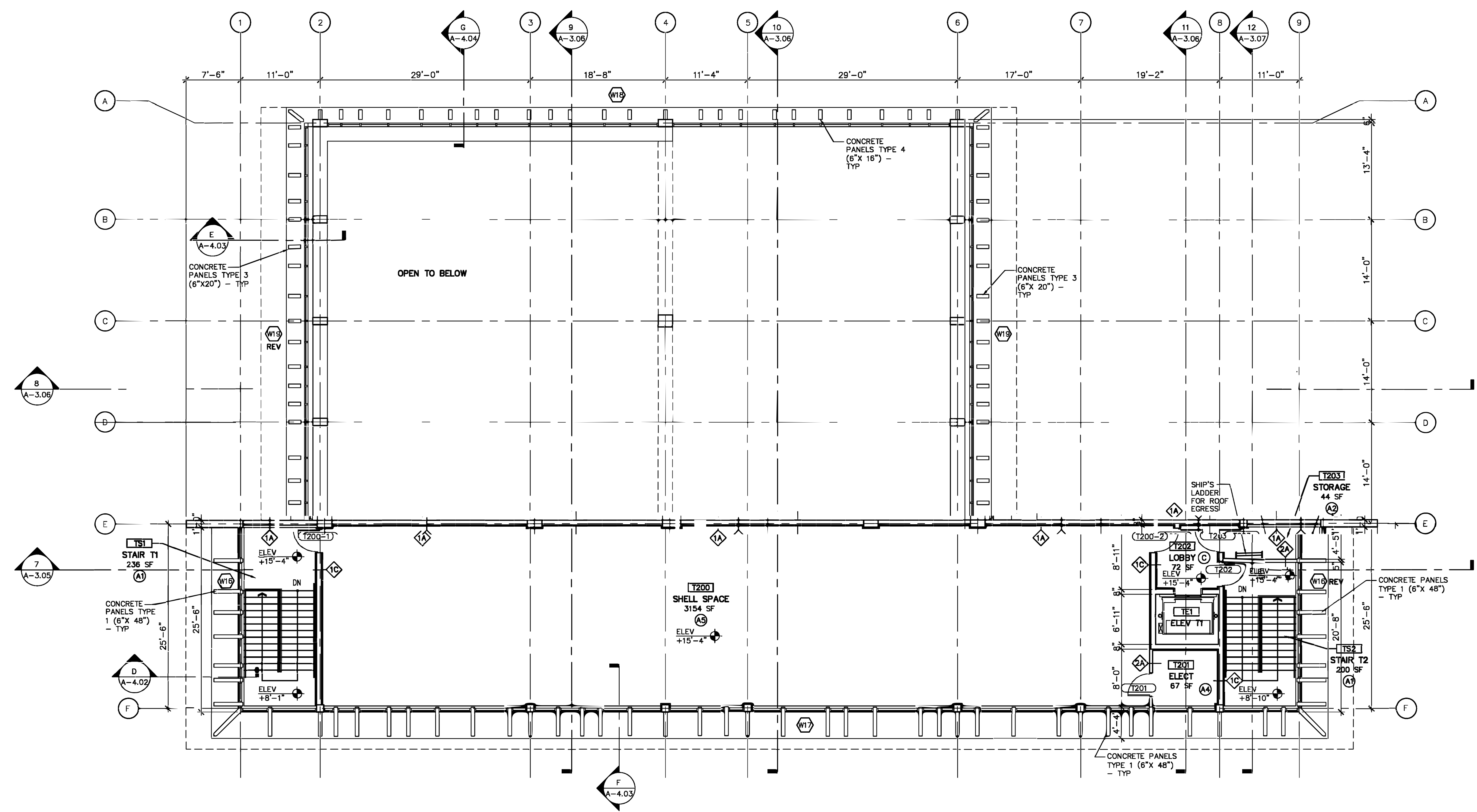
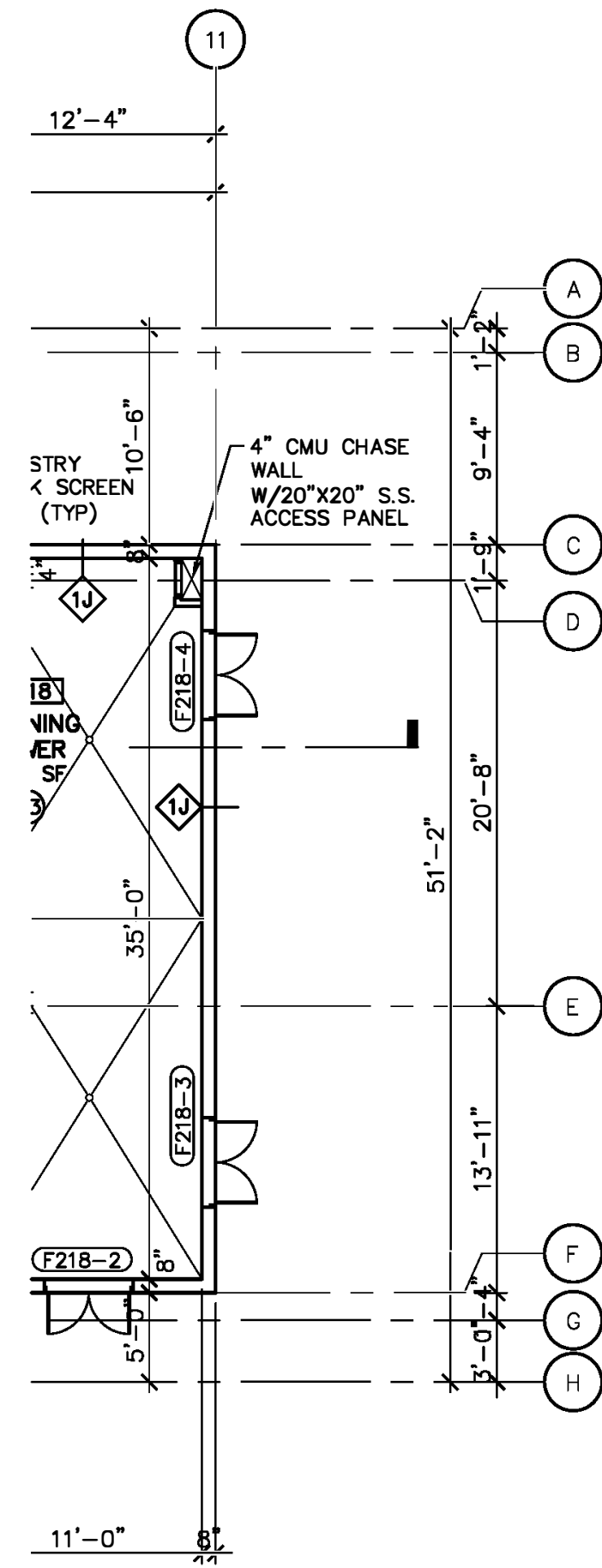
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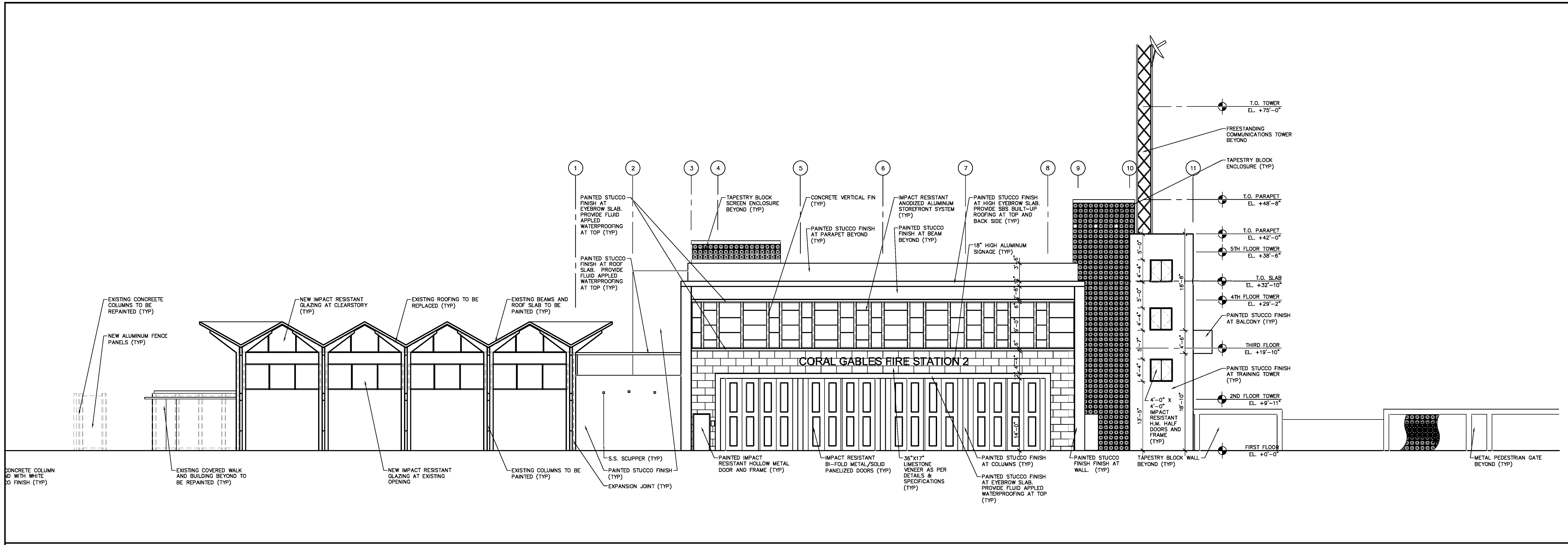
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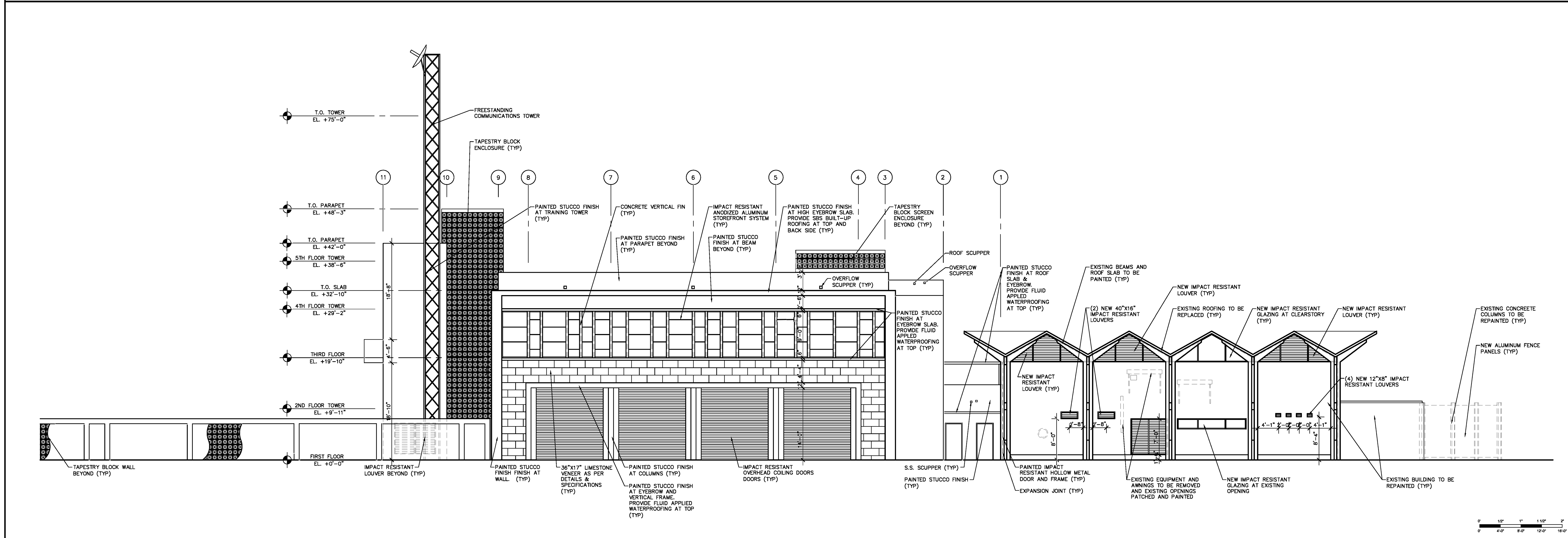


NO.	REVISIONS



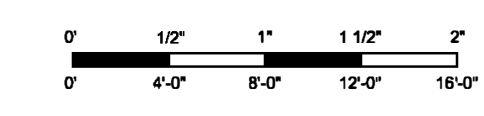
SOUTH ELEVATION - FIRE STATION

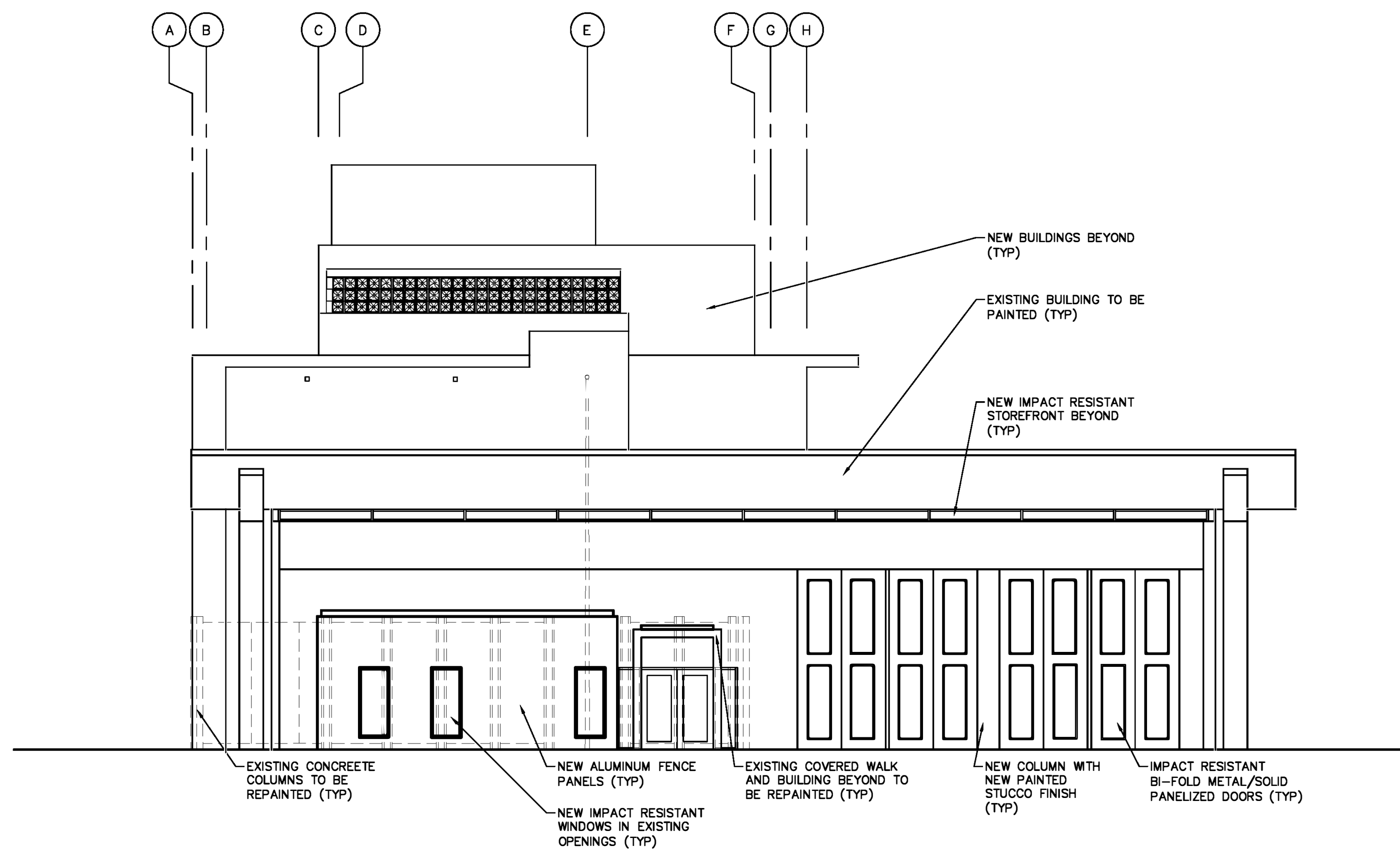
SCALE : 1/8" = 1'-0"



NORTH ELEVATION - FIRE STATION

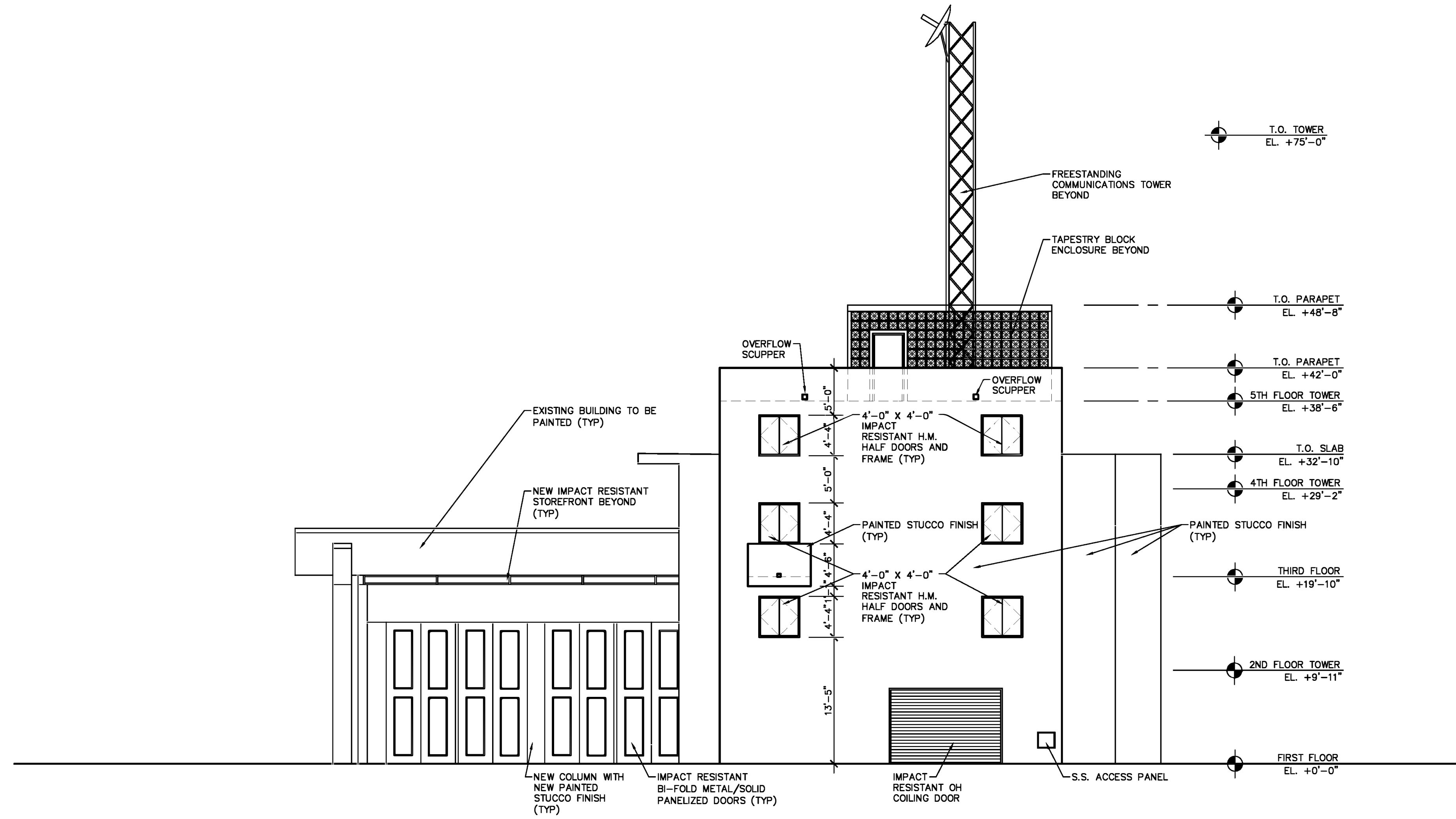
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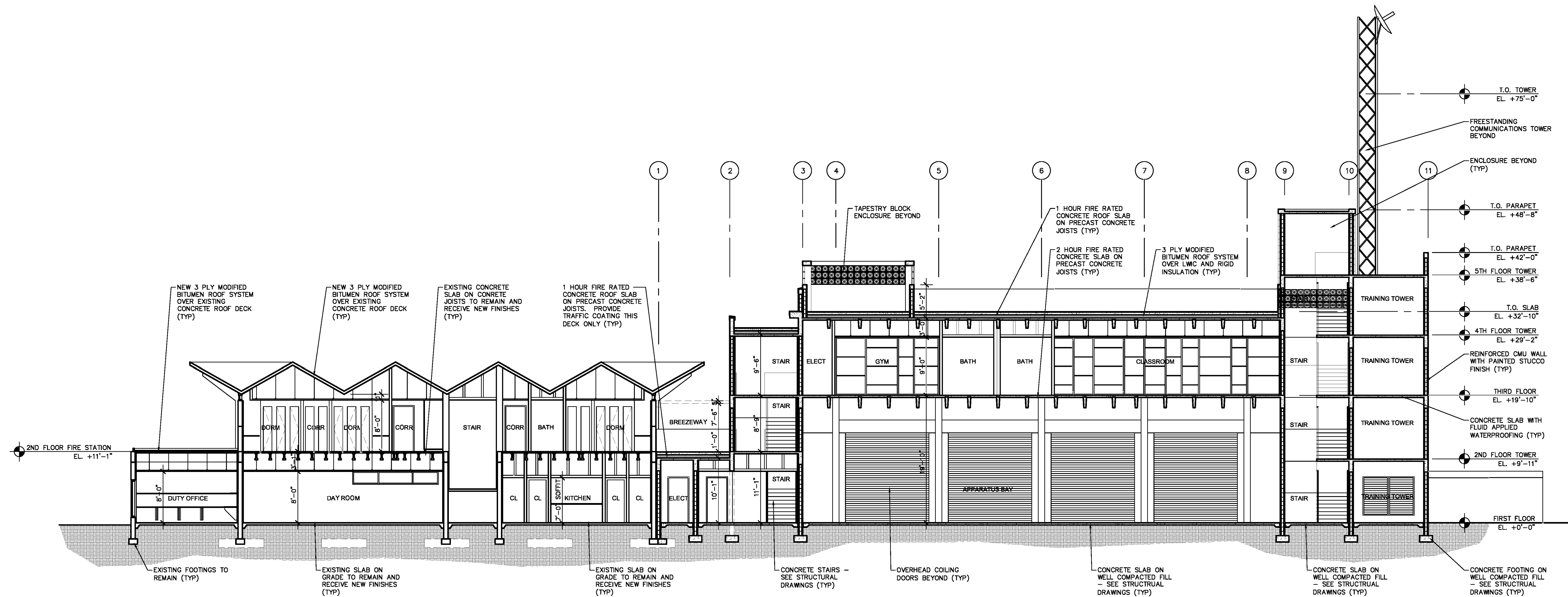
WEST ELEVATION - FIRE STATION

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



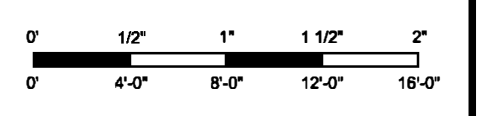
EAST ELEVATION - FIRE STATION

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



SECTION 1 - FIRE STATION

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



REVISIONS

CITY OF CORAL GABLES
 NEW TROLLEY MAINTENANCE FACILITY AND
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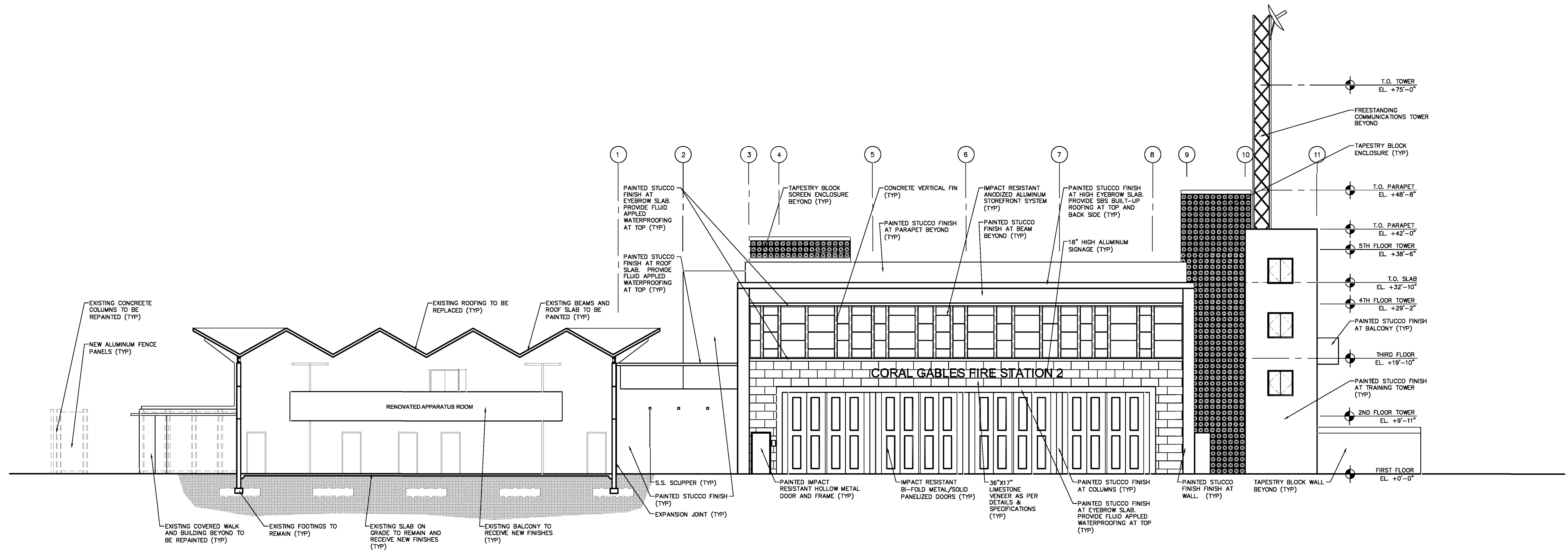
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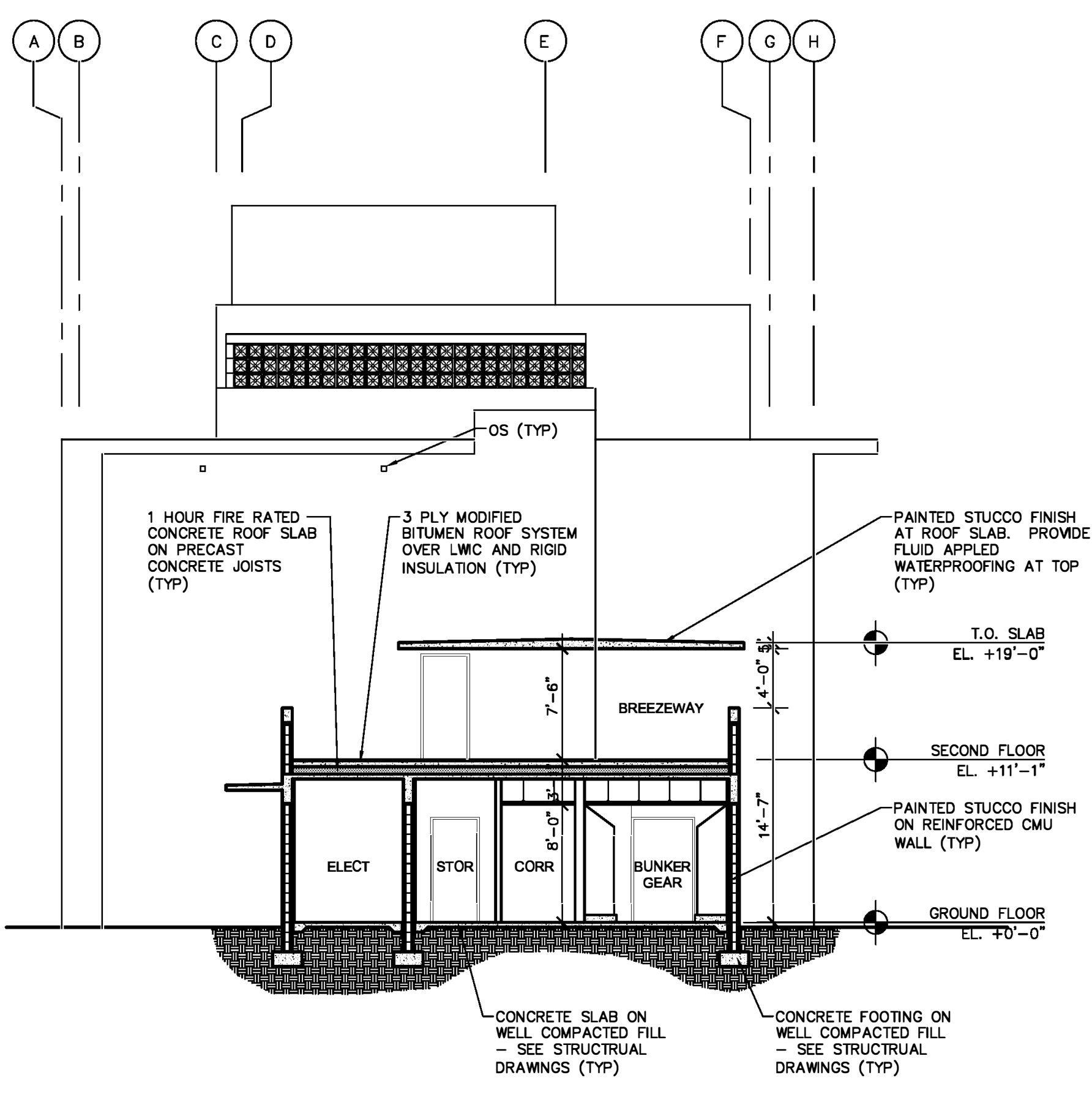
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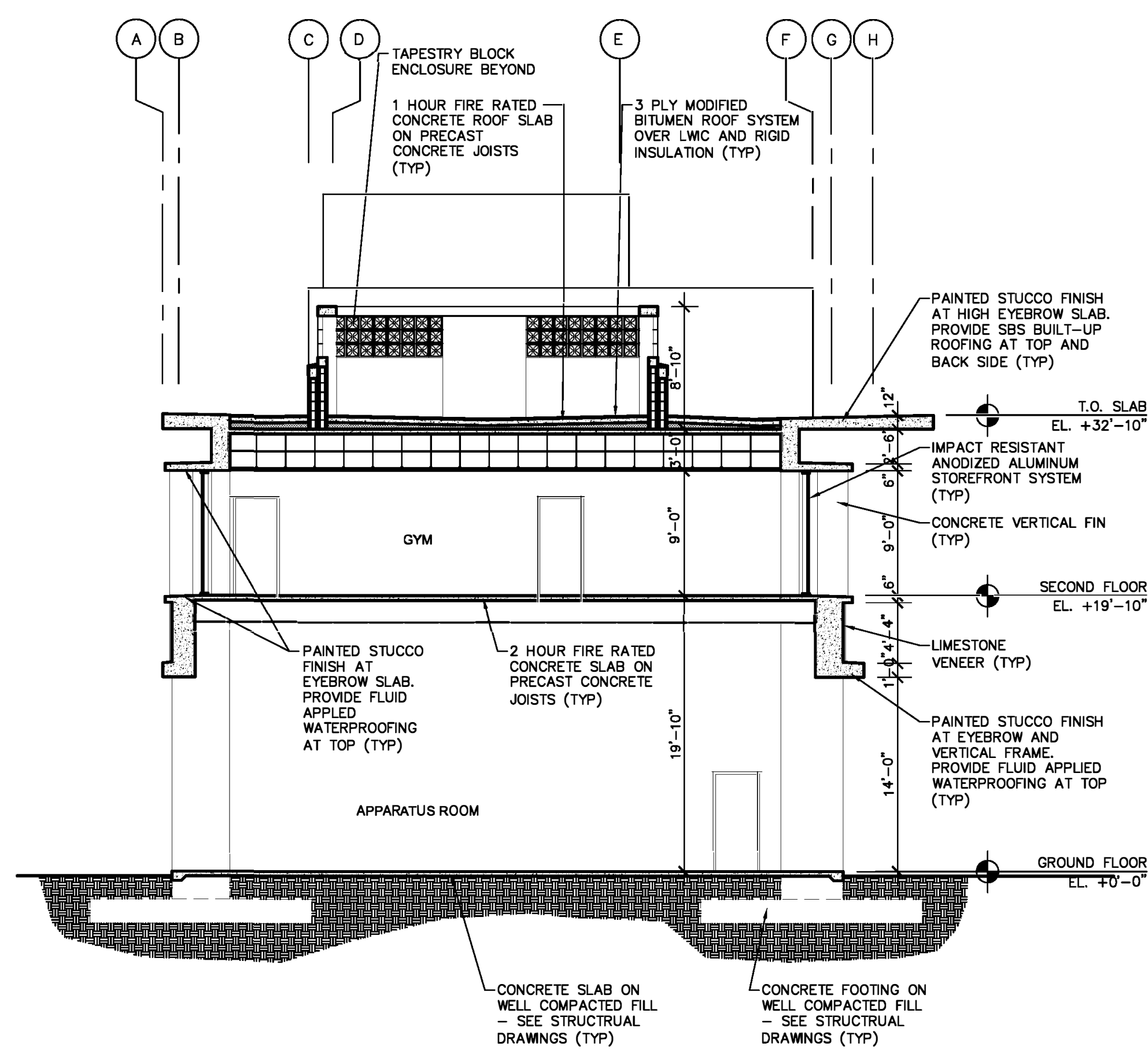
SECTION 2 - FIRE STATION

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



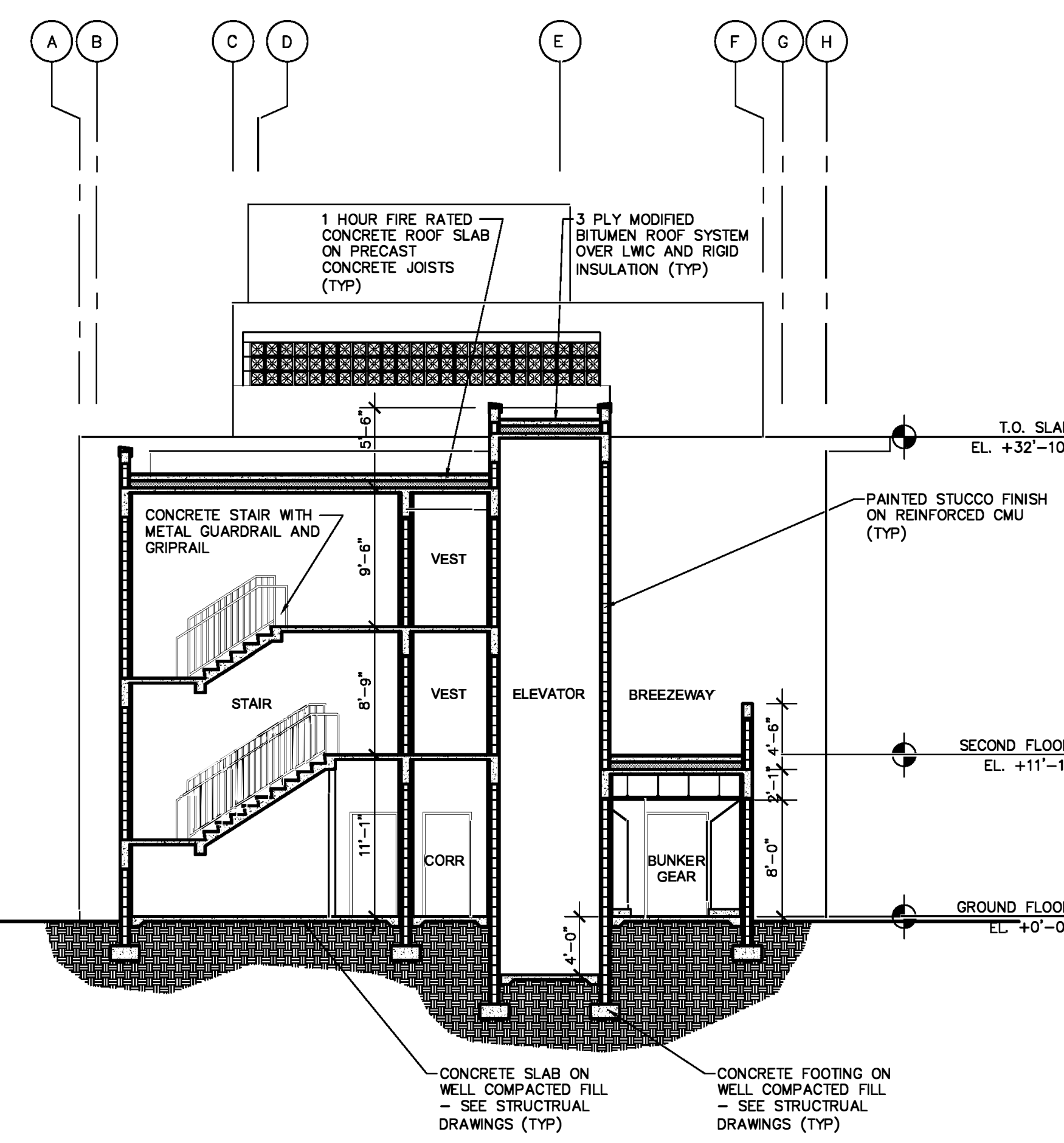
SECTION 3 - FIRE STATION

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



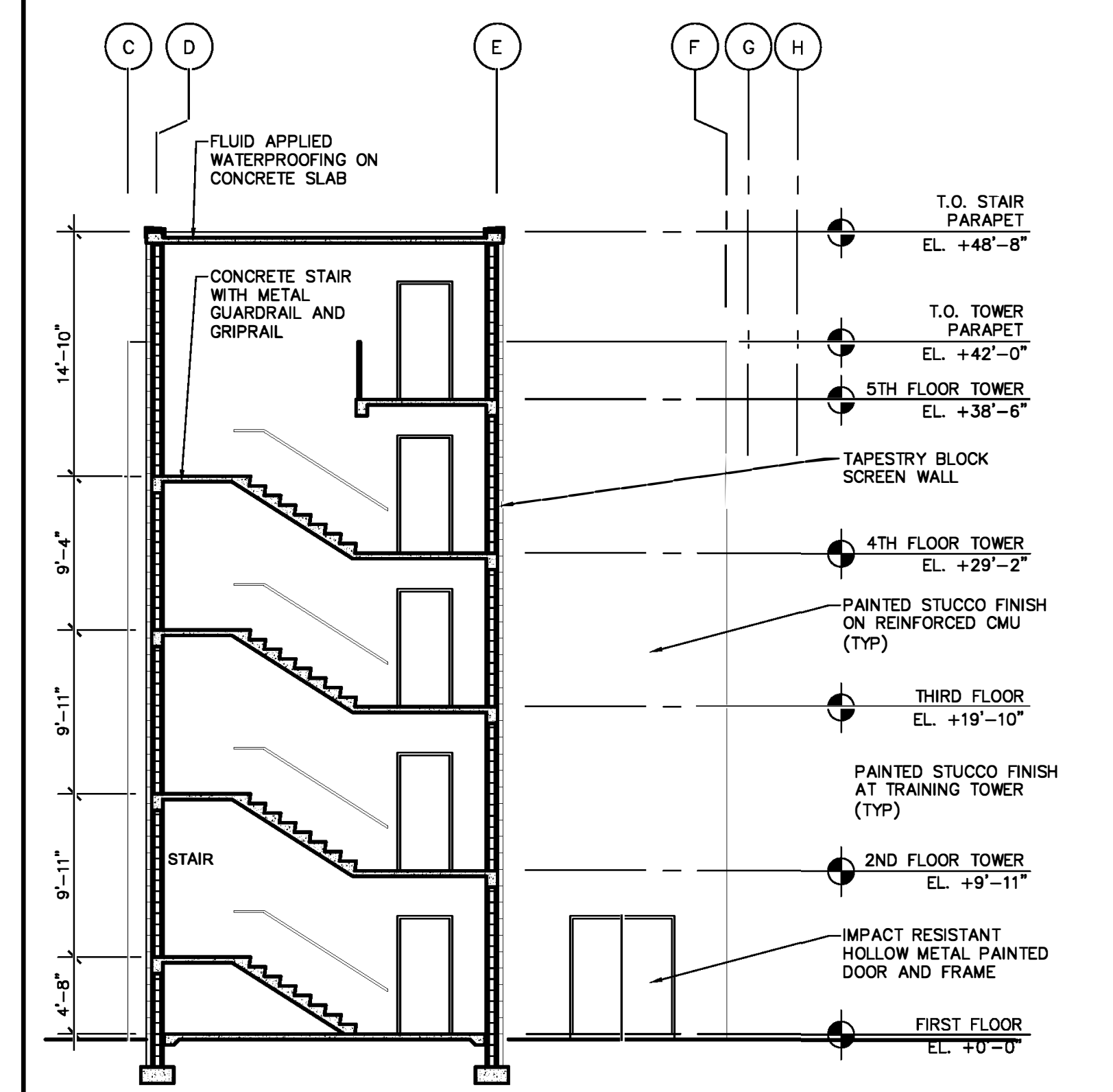
SECTION 4 - FIRE STATION

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



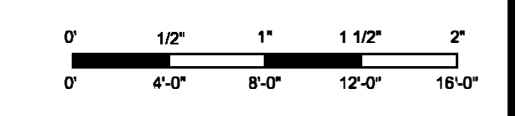
SECTION 5 - FIRE STATION

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



SECTION 6 - FIRE STATION

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



REVISIONS

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**NEW TROLLEY MAINTENANCE FACILITY AND
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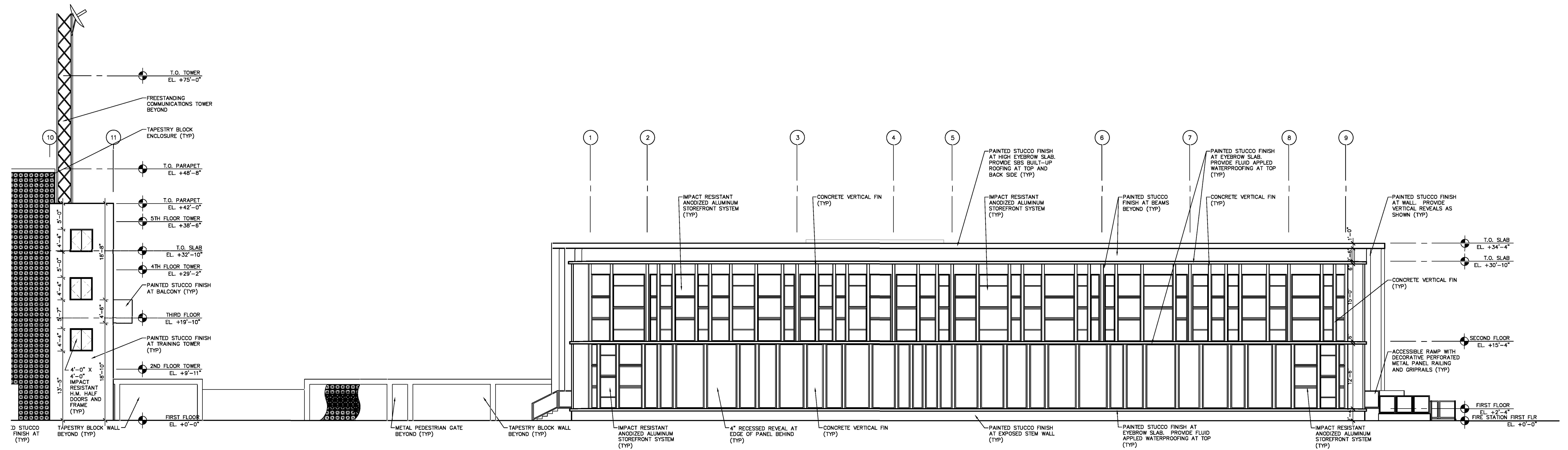
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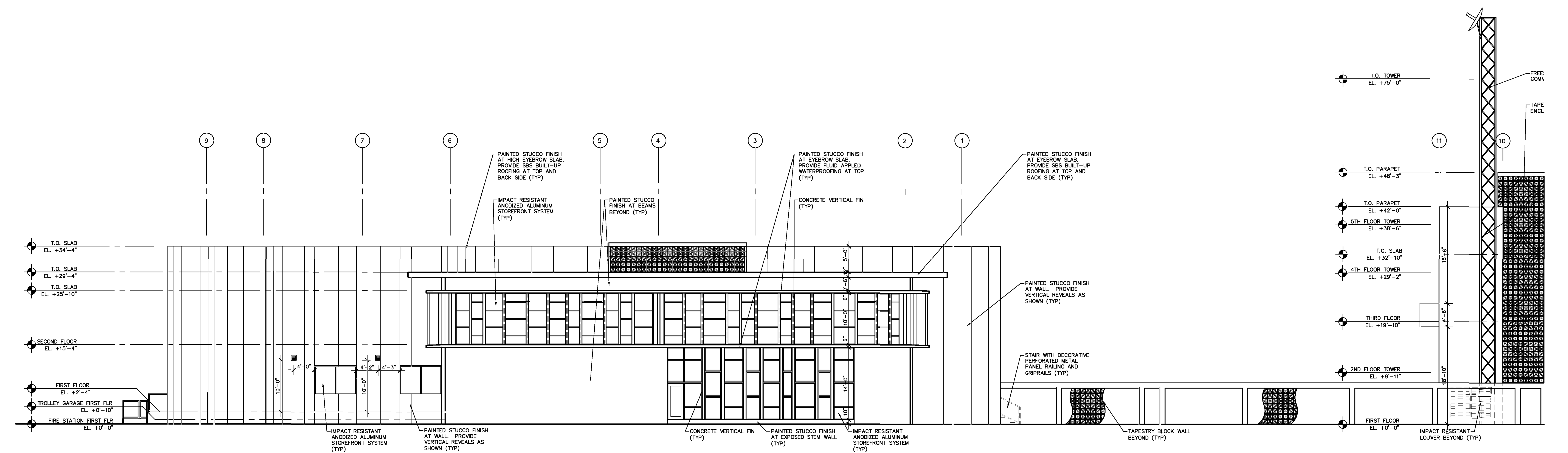
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SOUTH ELEVATION - TROLLEY/MAINTENANCE BUILDING

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



NORTH ELEVATION - TROLLEY/MAINTENANCE BUILDING

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

REVISIONS

**CITY OF CORAL GABLES
NEW TROLLEY MAINTENANCE FACILITY AND
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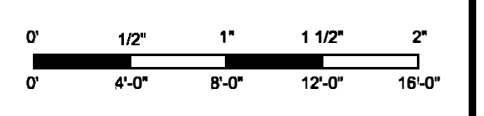
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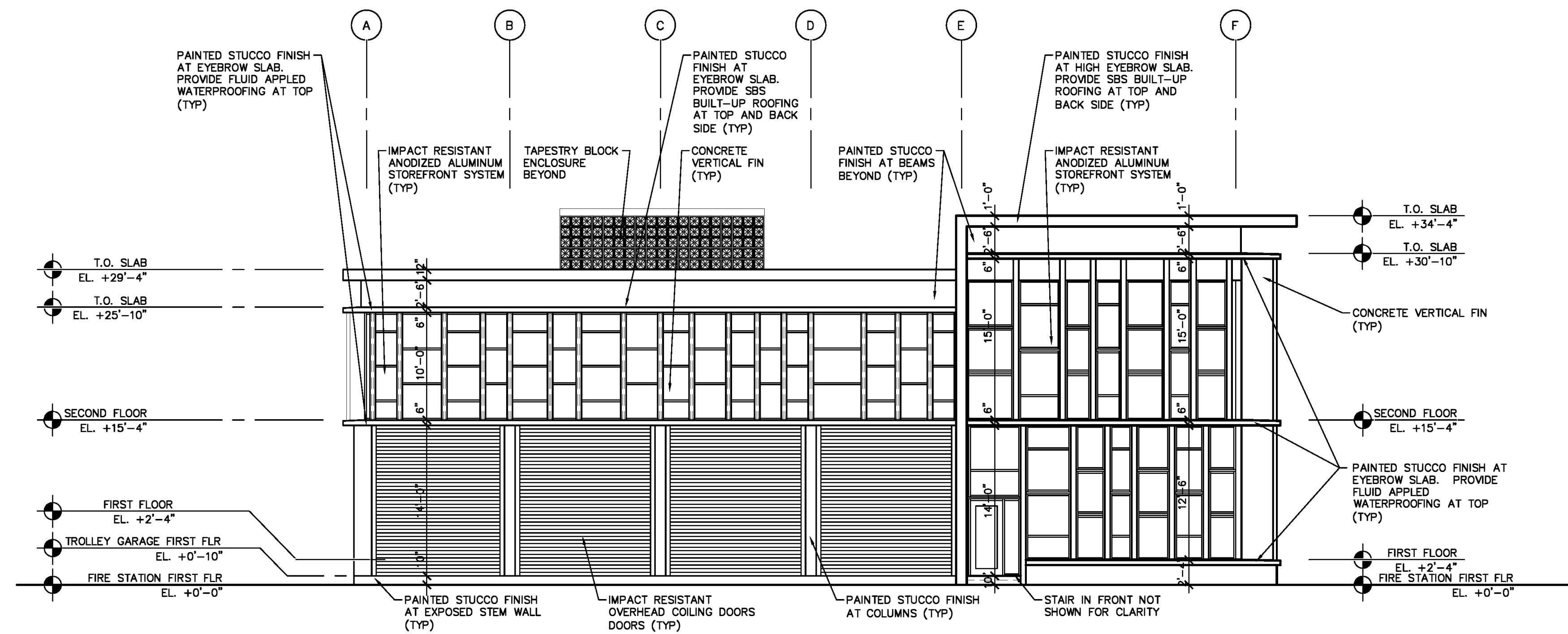
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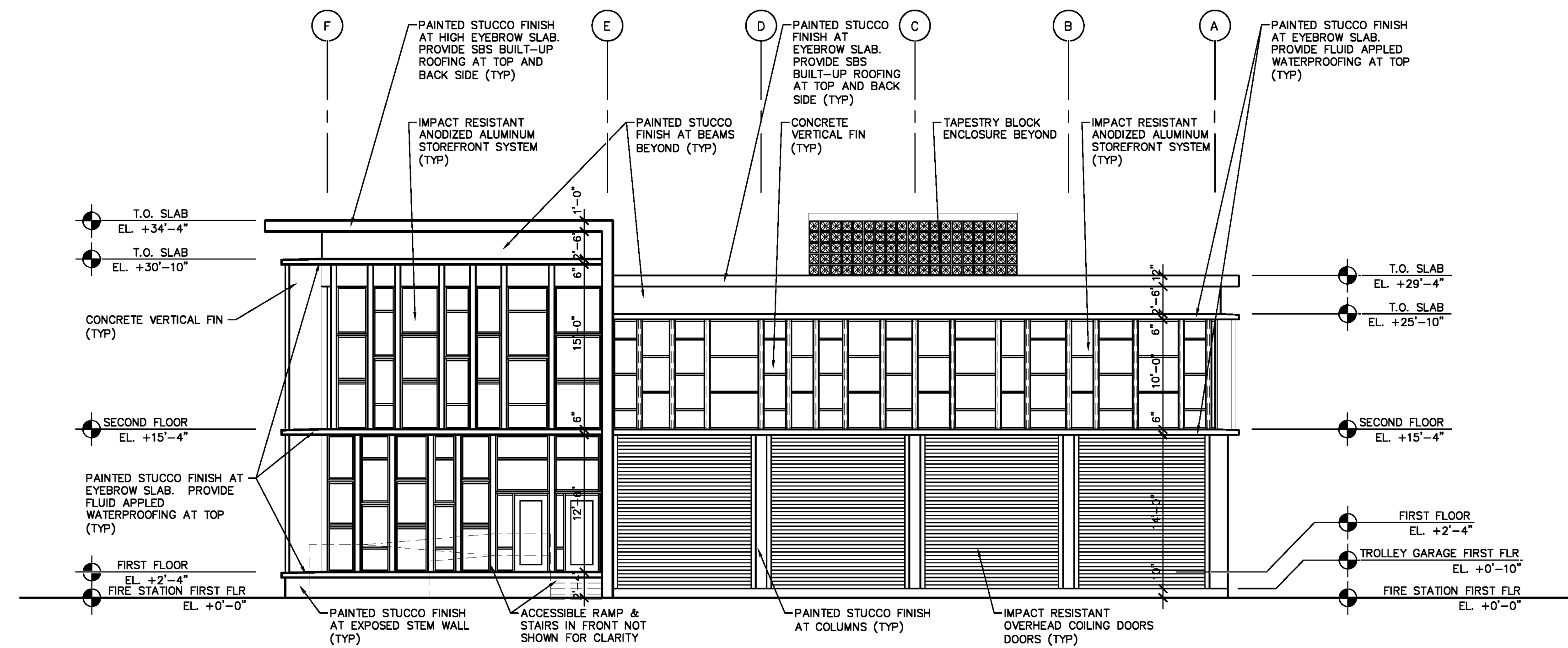
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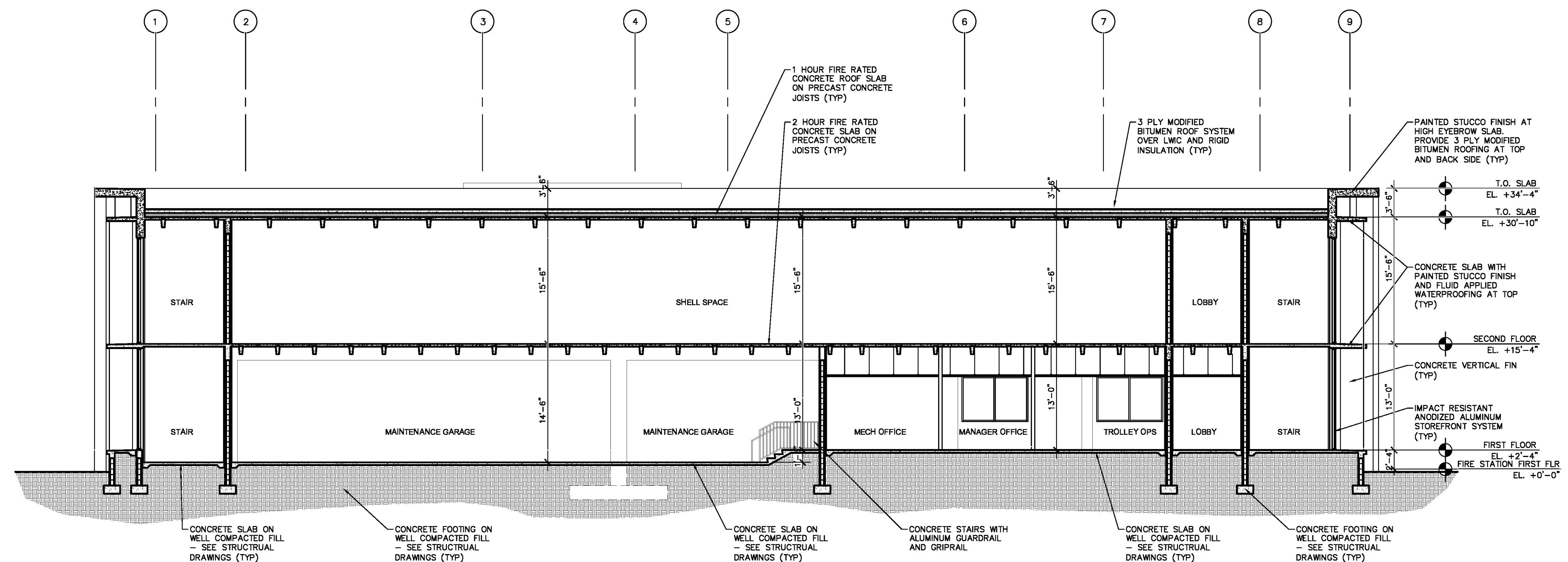
WEST ELEVATION - TROLLEY/MAINTENANCE BUILDING

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



EAST ELEVATION - TROLLEY/MAINTENANCE BUILDING

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



SECTION 7 - TROLLEY/MAINTENANCE BUILDING

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

REVISIONS

CITY OF CORAL GABLES
NEW TROLLEY MAINTENANCE FACILITY AND
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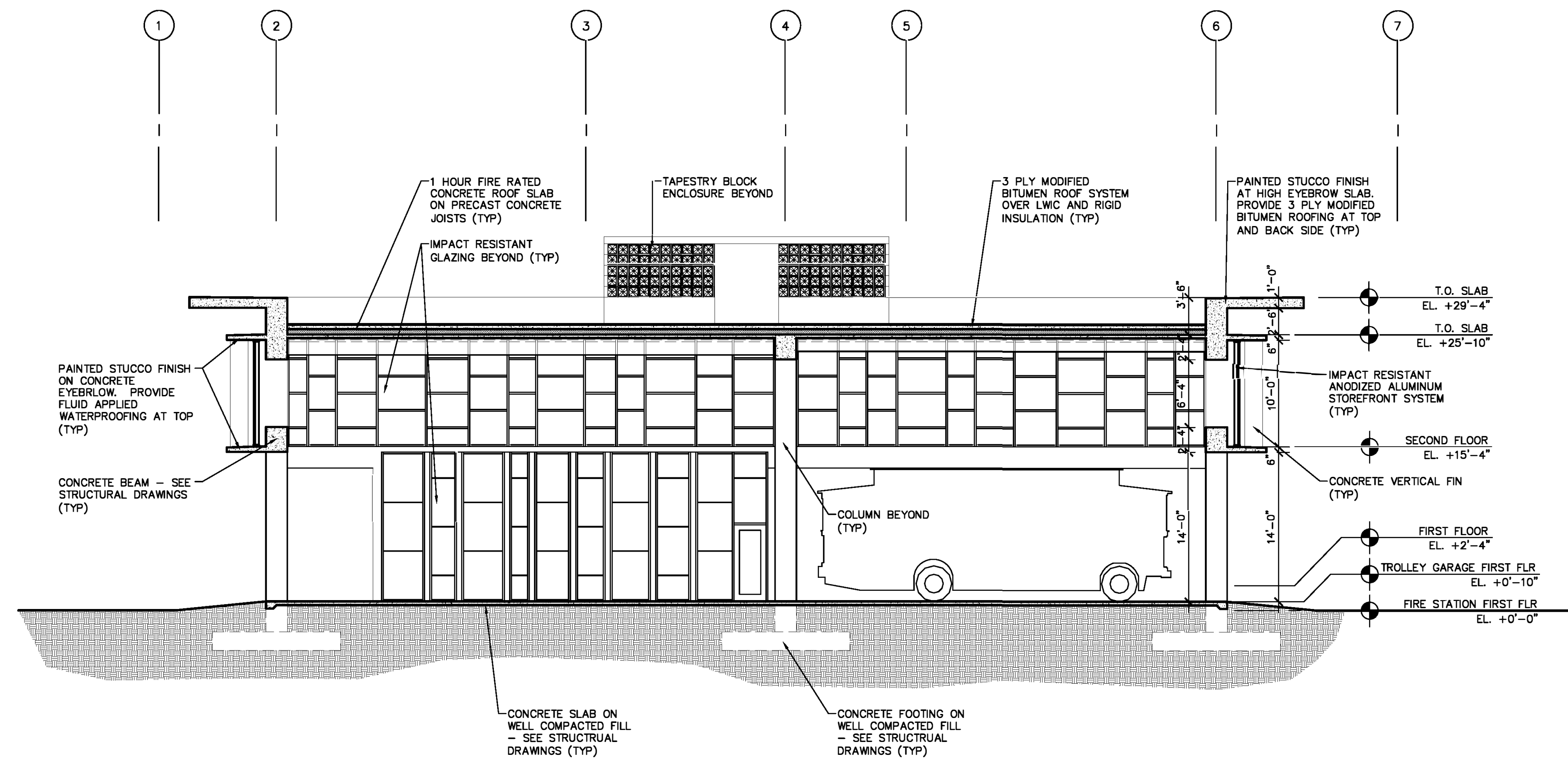
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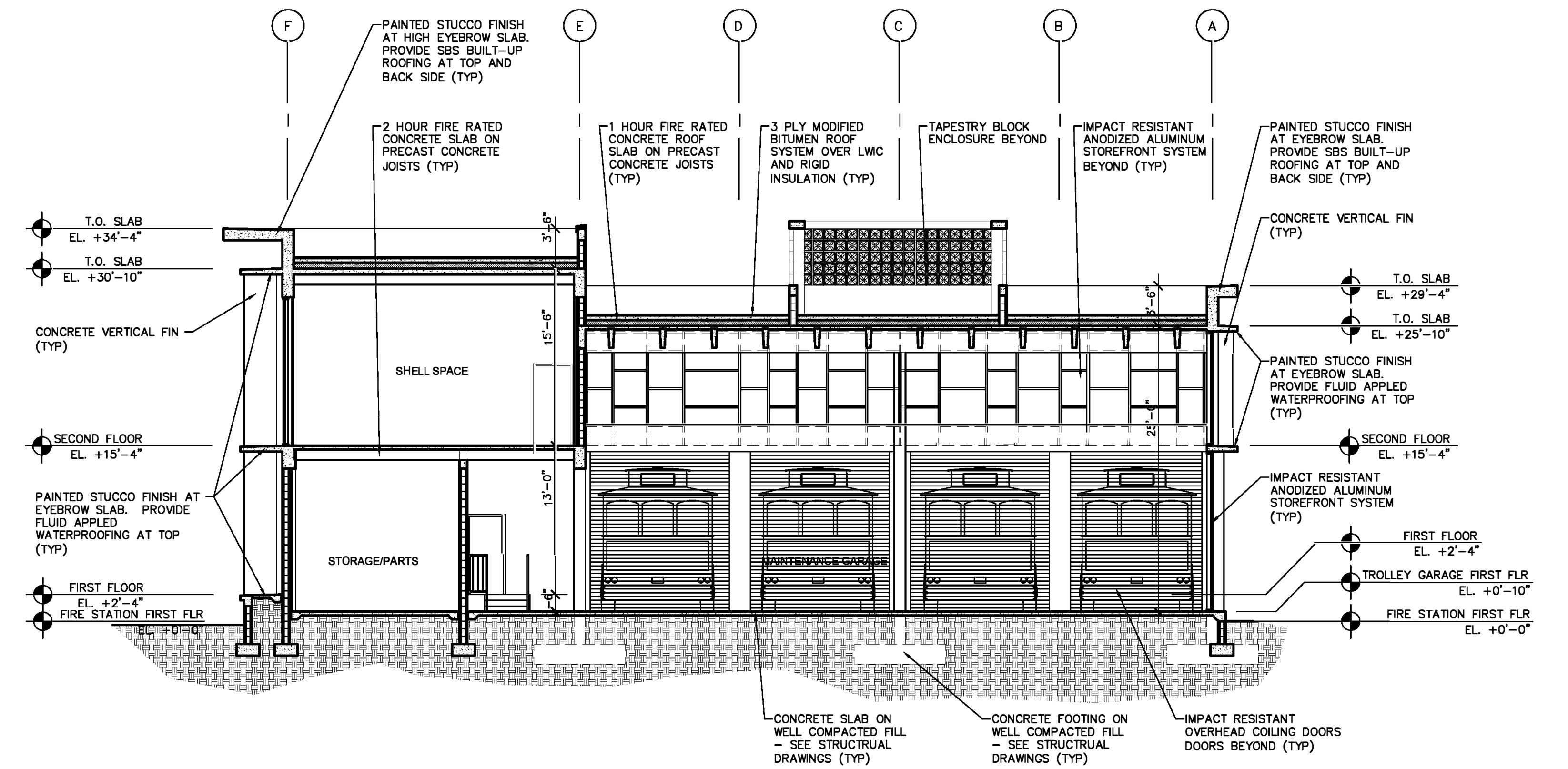
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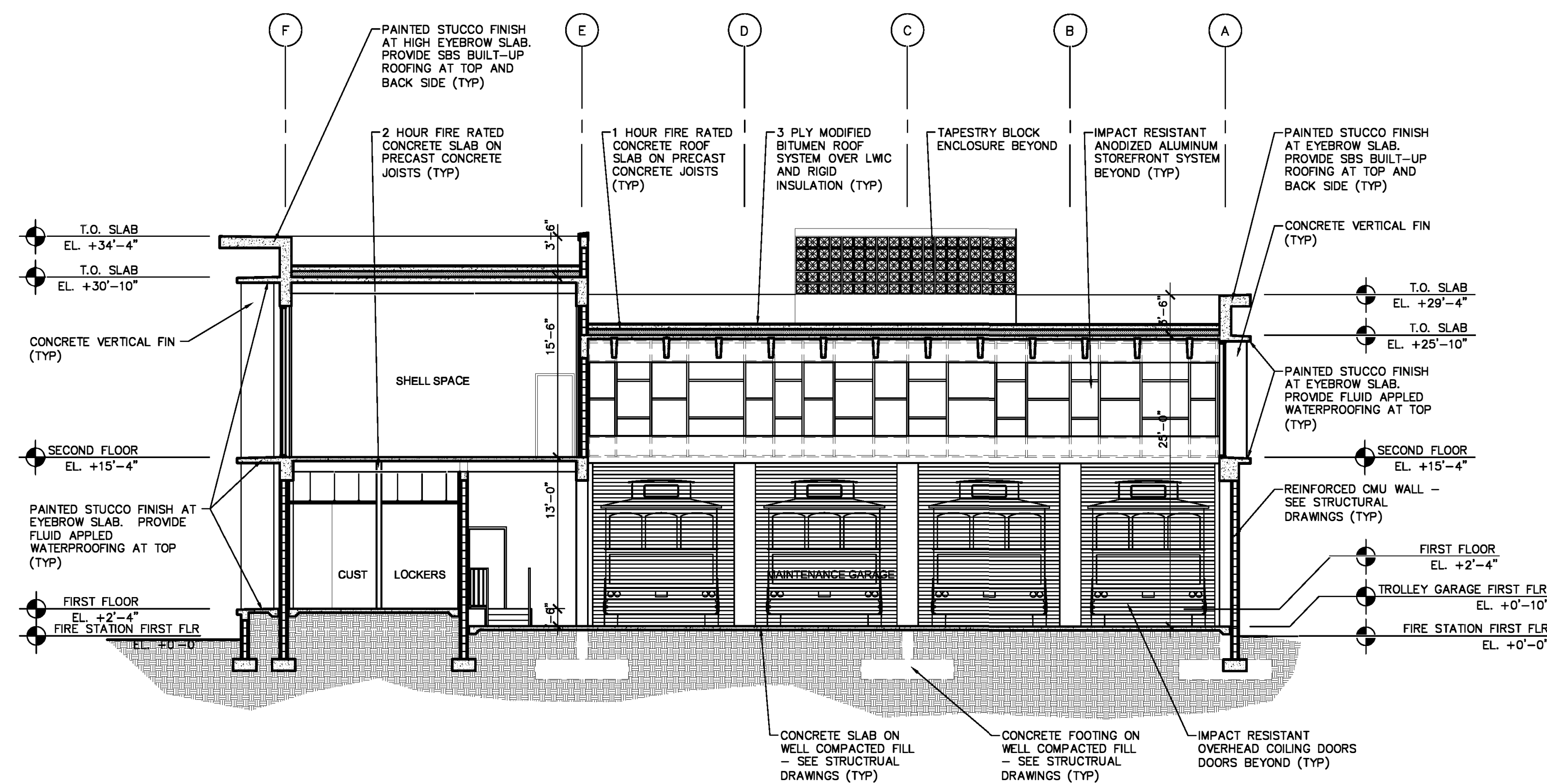
SECTION 8 - TROLLEY/MAINTENANCE BUILDING

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



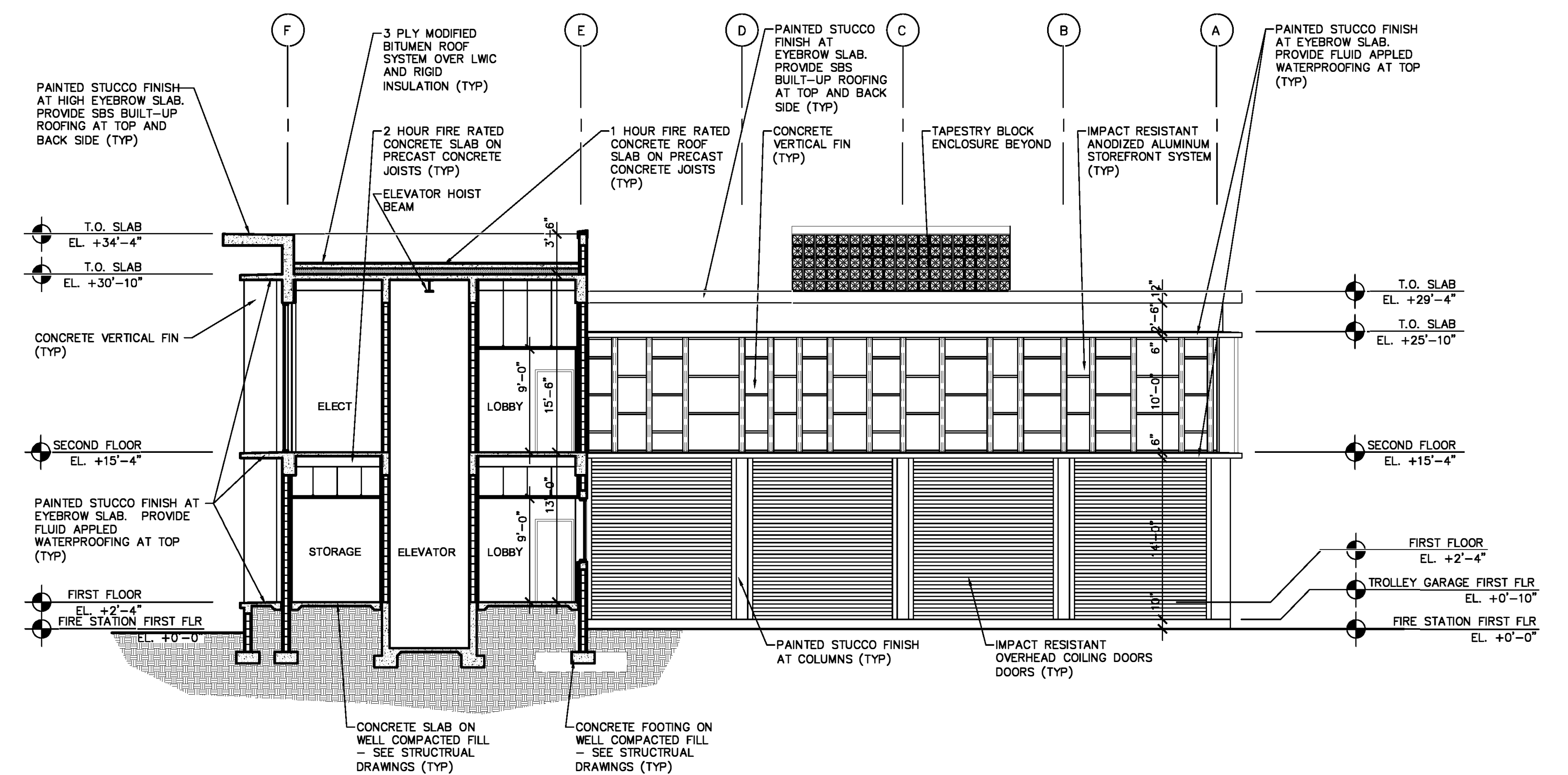
SECTION 9 - TROLLEY/MAINTENANCE BUILDING

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



SECTION 10 - TROLLEY/MAINTENANCE BUILDING

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



SECTION 11 - TROLLEY/MAINTENANCE BUILDING

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

REVISIONS

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**NEW TROLLEY MAINTENANCE FACILITY AND
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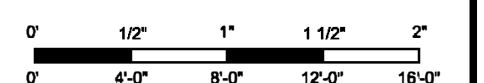
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 135 SAN LORENZO AVENUE SUITE 880 - CORAL GABLES, FL 33146
 PHONE (305) 444-8262 FAX (305) 444-5920

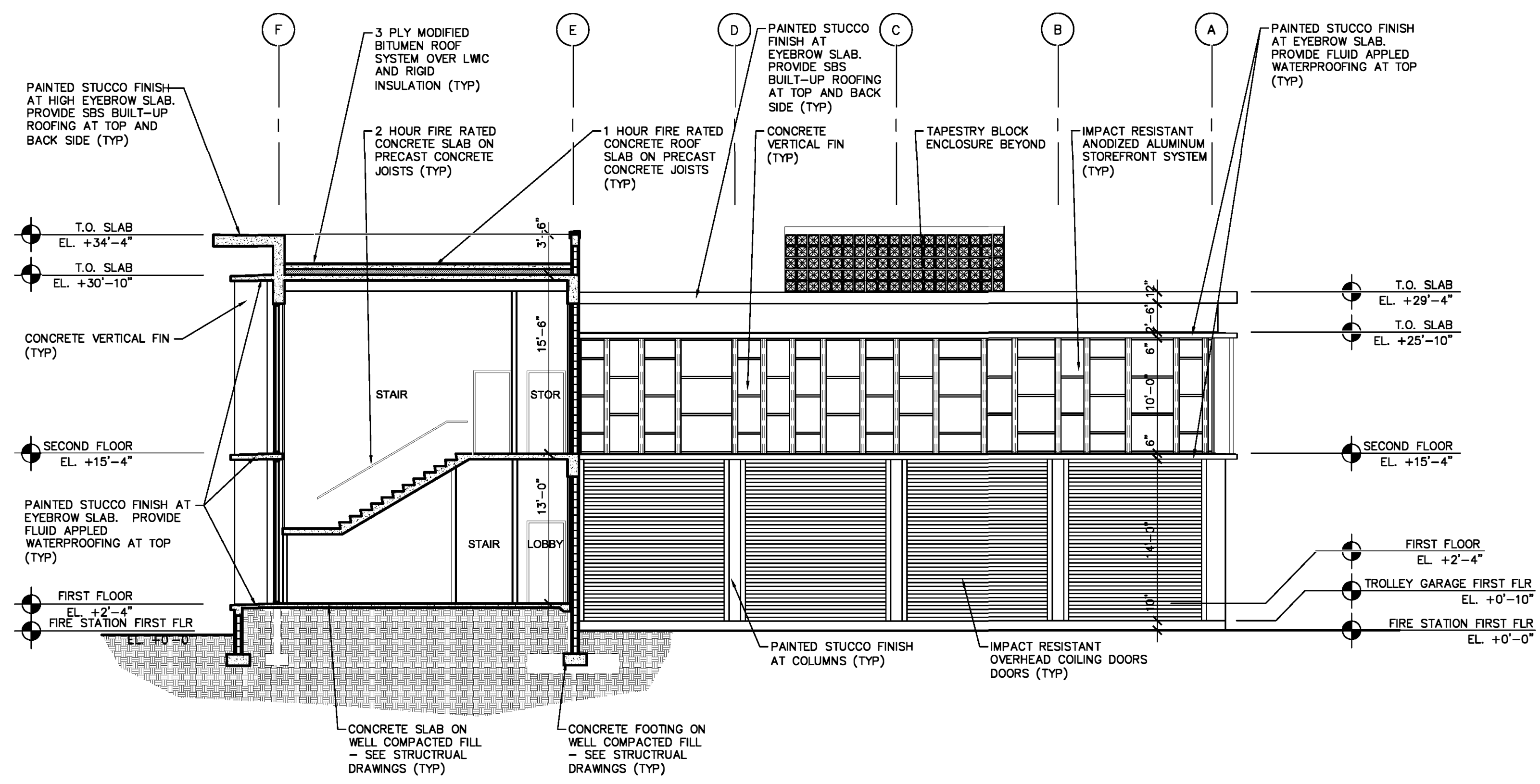
ROLANDO SILVA P. AR-2202

DATE ISSUED
 12-07-18

SHEET

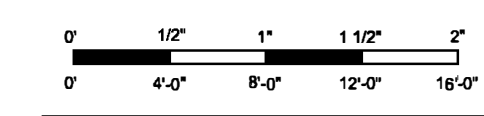
A-3.06





SECTION 12 - TROLLEY/MAINTENANCE BUILDING

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



NO.	DESCRIPTION

CITY OF CORAL GABLES
CITY MAINTENANCE FACILITY AND
FIRE STATION 2 RENOVATIONS/ADDITION
 525 SOUTH DIXIE HIGHWAY CORAL GABLES, FL 33146

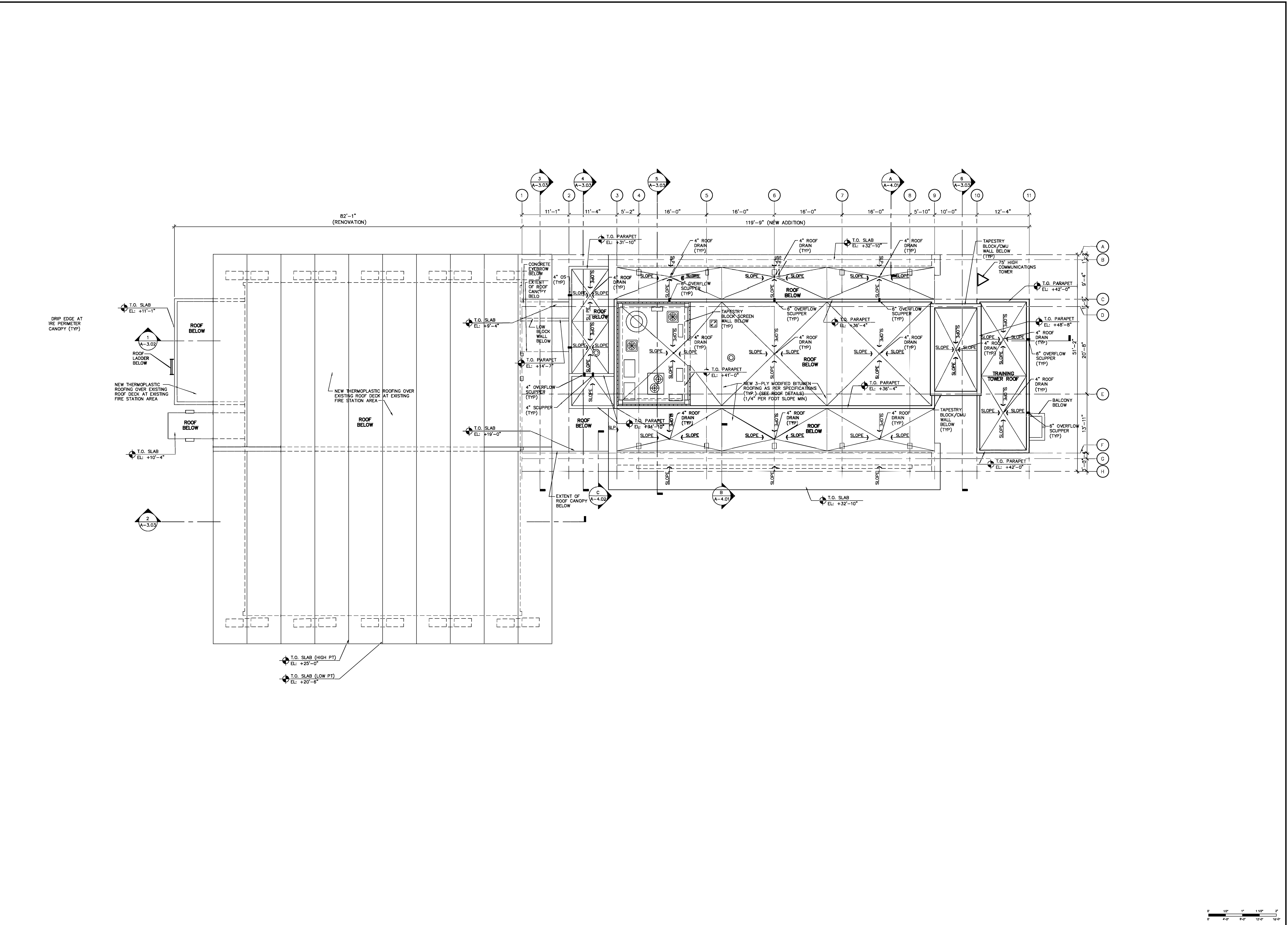
SILVA ARCHITECTS
 135 SAN LORENZO AVENUE SUITE 880 - CORAL GABLES, FL 33146
 PHONE (305) 444-8262 FAX (305) 444-5920

ROLANDO SILVA P.E. AR-7202

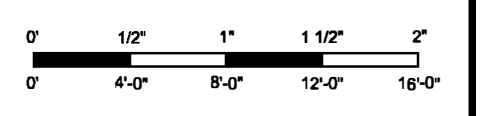
DATE ISSUED
12-07-18

SHEET

A-3.07



ROOF PLAN - FIRE STATION
SCALE: 1/8" = 1'-0"



NO.	DESCRIPTION

**CITY OF CORAL GABLES
NEW TROLLEY MAINTENANCE FACILITY AND
FIRE STATION 2 RENOVATIONS/ADDITION**
525 SOUTH DIXIE HIGHWAY CORAL GABLES, FL 33146

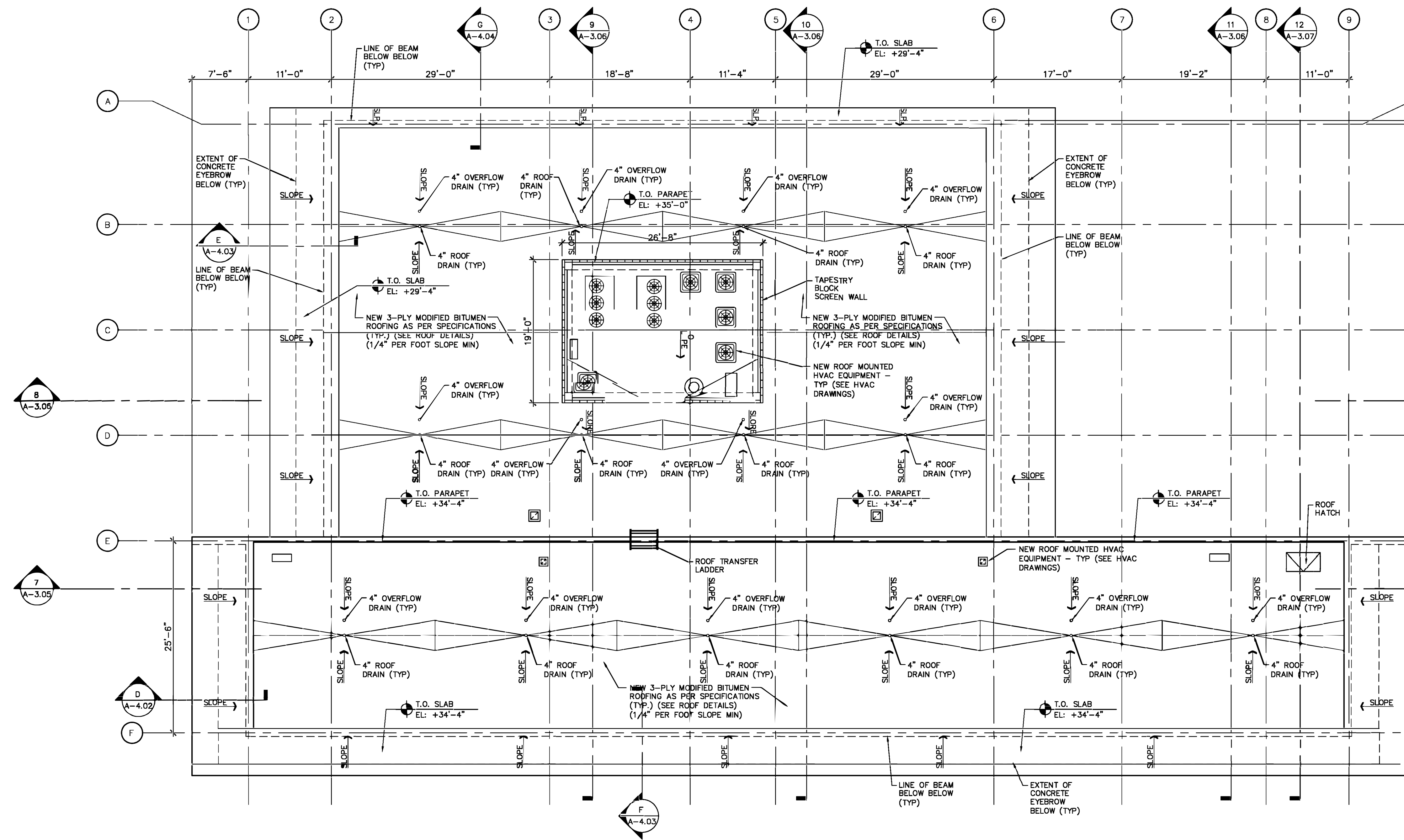
SLVA ARCHITECTS
135 SAN LORENZO AVENUE SUITE 880 - CORAL GABLES, FL 33146
PHONE (305) 444-8262 FAX (305) 444-5920

ROLANDO SILVA FL AR-7202

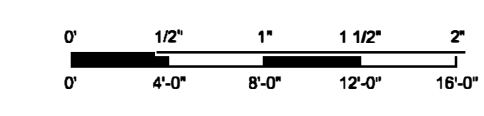
DATE ISSUED
12-07-18

SHEET

A-7.01



ROOF PLAN - TROLLEY/MAINTENANCE BUILDING
SCALE: 1/8" = 1'-0"



NO.	DESCRIPTION

CITY OF CORAL GABLES
NEW TROLLEY MAINTENANCE FACILITY AND
FIRE STATION 2 RENOVATIONS/ADDITION
525 SOUTH DIXIE HIGHWAY CORAL GABLES, FL 33146

SILVA ARCHITECTS
135 SAN LORENZO AVENUE SUITE 880 - CORAL GABLES, FL 33146
PHONE (305) 444-8262 FAX (305) 444-5920

ROLANDO SILVA P.L. AR-7202

DATE ISSUED
12-07-18

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A-7.02