

# CITY OF KEY WEST

## KEY WEST, FL

### FREDERICK DOUGLASS GYM

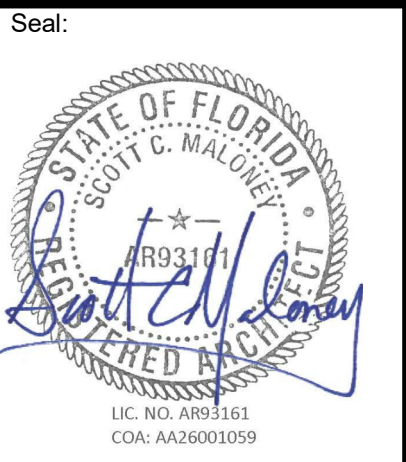
#### NEW CONSTRUCTION

# PLANNING SUBMITTAL

ISSUED - 2021.12.09

UPDATE 2022.01.11 - LANDSCAPE & CIVIL UPDATE

ARCHITECT:  
**K2M**  
DESIGN  
Architecture, Engineering,  
Interior Design,  
Asset Management,  
Specialty Consulting  
Key Largo, Florida  
Key West, Florida  
Marathon, Florida  
URL: www.k2mdesign.com  
PROF. REG. AA26001059  
Building Relationships  
Based on Trust and Results  
Cleveland | Columbus | Indianapolis | Key Largo | Key  
West | Marathon | Charlotte | Baltimore | Bentonville



Consultants:

Submissions:

NO.	DESCRIPTION	DATE
1	ISSUED TO SET	06/26/2021
2	ISSUED TO SET	06/17/2021
3	ISSUED PLANNING SET	12/09/2021
4	UPDATED CHANGES SET	02/06/2022

FREDERICK DOUGLASS GYM  
111 OLIVIA STREET, KEY WEST, FL, 33040  
CITY OF KEY WEST  
1300 WHITE STREET, KEY WEST, FL, 33040

PLOTTED:  
1/11/2022 11:20:57 AM  
Drawing Size 30x42 Project # 19095  
Drawn By: LBB/EHP Checked By: EG  
Title: COVER SHEET  
Sheet Number:  
**G0.0.1**  
Date: 08/04/2021  
©2021 by K2M Design, Inc.

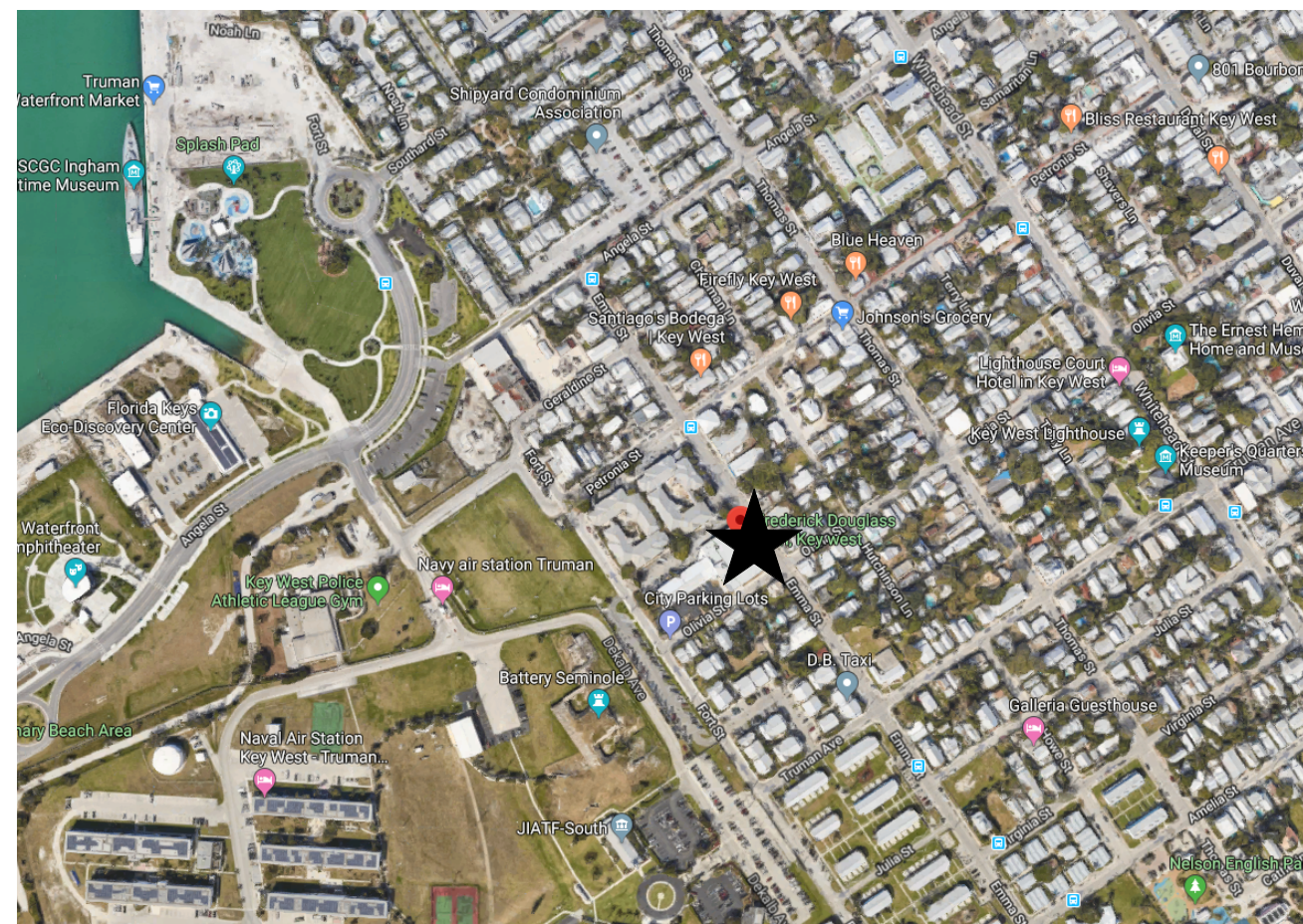
ARCHITECT:

**K2M**  
DESIGN  
Architecture,  
Engineering,  
Interior Design,  
Asset Management,  
Specialty Consulting  
Key Largo, Florida  
Key West, Florida  
Marathon, Florida  
URL: www.k2mdesign.com  
PROF. REG. AA26001059  
Building Relationships  
Based on Trust and Results  
Cleveland | Columbus | Indianapolis | Key  
Largo | Key West | Marathon | Charlotte |  
Baltimore | Bentonville

#### APPROVALS RECIVED DATE

NO.	DESCRIPTION	APPROVED	DATE
1.	PROGRAMMING	APPROVED	XXXXXX
2.	SCHEMATIC DESIGN	APPROVED	XXXXXX
3.	TREE COMMISSION - CONCEPTUAL	APPROVED	XXXXXX
4.	HISTORIC ARCHITECTURAL REVIEW COMMISSION	APPROVED	XXXXXX
5.	DESIGN REVIEW COMMITTEE	APPROVED	XXXXXX
6.	PLANNING COMMISSION	APPROVED	XXXXXX
7.	DESIGN DEVELOPMENT	APPROVED	XXXXXX
8.	TREE COMMISSION - FINAL	APPROVED	XXXXXX
9.	CONSTRUCTION DOCUMENTS	APPROVED	XXXXXX
10.	BIDDING	APPROVED	XXXXXX
11.	PERMITTING	APPROVED	XXXXXX

**LOCATION MAP**



**PROJECT LOCATION** ★

**GENERAL NOTES**

- The contract documents consist of this set of drawings, addenda, construction change directives, change orders, the contract between the owner and contractor, conditions of the contract and any other information written and mutually agreed upon between the owner and contractor.
- These drawings are complementary and interrelated; work of any individual trade is not necessarily confined to specific documents, chapters, or locations.
- It is the intent of the contract documents to be designed in accordance with all codes and ordinances in effect at the time the permit is issued. Notify architect immediately upon discovery of suspected deviation.
- If discrepancies or inconsistencies in the documents are discovered, notify the architect immediately using a consistent "request for information" procedure.
- Construction techniques, procedures, sequencing, and scheduling are solely the responsibility of the contractor.
- DO NOT SCALE DRAWINGS;** use dimensions only. All dimensions must be verified on the job and the architect must be notified of any discrepancies before proceeding with the work.
- Coordinate locations and/or elevations of floor drains, registers, grilles, louvers, ducts, unit heaters, panels, etc. with the Mechanical, Plumbing, and Electrical Contractors and the architectural drawings.
- Blocking at openings, doors, windows, and wall mounted fixtures shall be 2x FRT materials. At wall mounted equipment locations, use 1/2" plywood sheet material. All blocking in contact with concrete or concrete masonry units to be pressure treated. Where a detail is shown for one condition, it shall apply to all like or similar conditions, even though not specifically marked on the drawings.
- All abbreviations, materials and symbols in legends may or may not be used.
- Follow the manufacturer's instruction specifications for preparation, implementation, and construction of all materials and systems.

**SYMBOLS**

	ROOM IDENTIFICATION TAG	ROOM NAME ROOM NUMBER
	ELEVATION TAG	ELEVATION NUMBER SHEET NUMBER
	DETAIL TAG	DETAIL NUMBER SHEET NUMBER
	INTERIOR ELEVATION TAG	ELEVATION NUMBER SHEET NUMBER
	SECTION TAG	SECTION NUMBER SHEET NUMBER
	DOOR TAG. REFER TO DOOR SCHEDULE	
	WINDOW TAG. REFER TO WINDOW SCHEDULE	
	WALL TAG. REFER TO WALL TYPES.	
	BREAK LINE	
	GRAPHIC SCALE	
	NORTH ARROW	
	VIEW NAME	SCALE: 1/8" = 1'-0"
	DRAWING TITLE	DETAIL NUMBER TITLE SHEET NUMBER SCALE

**SCOPE OF WORK**

**DEMO SCOPE:**  
DEMOLITION OF EXISTING 6,114 SF MUSIC & TUTORING PROGRAM BUILDING ATTACHED TO FREDERICK DOUGLASS GYM AND ASSOCIATED MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURE. DEMO OF EXISTING ASPHALT PARKING LOT, CONCRETE RAMPS, WALKS, AND PADS. FLEX PAVER PATH AT LEARNING GARDEN, AND FLAG POLE/BASE. DEMO OF EXISTING DUMPSTER ENCLOSURE AND ASSOCIATED PAD. REMOVAL OF ALL EXISTING BIKE RACKS AT GYM/PARKING LOT. REMOVAL OR SALVAGE OF TREES PER L-SHEETS. EXISTING GYM TO REMAIN IN-TACT. NO STRUCTURAL OR UTILITY WORK.

**NEW CONSTRUCTION SCOPE:**  
CONSTRUCTION OF NEW 9,587 SF 1-STORY BUILDING WITH CMU EXTERIOR WALL CONSTRUCTION. GROUND FLOOR CONCRETE SLAB, FIRST FLOOR AND ROOF STEEL BEAM STRUCTURE. IMPACT RATED STOREFRONT GLAZING/DOOR SYSTEM. EIFS SYSTEM AND STUCCO PER ELEVATIONS. TPO MEMBRANE ROOF, NEW RAILINGS AND STAIRS/RAMP PER PLANS. NEW PARKING LOT PER PLAN AND BIKE RACKS PER PLAN. NEW UTILITY CONNECTIONS PER CIVIL. NEW LANDSCAPE PLAN PER L-SHEETS.

**CODE INFORMATION**

BUILDING CODE: MECHANICAL CODE: PLUMBING CODE: ELECTRICAL CODE: FUEL GAS CODE: ENERGY CODE: ADA ACCESSIBILITY CODE: STANDARD LOAD DESIGN CRITERIA	2020 FLORIDA BUILDING CODE, 6TH EDITION 2020 FLORIDA MECHANICAL CODE 2020 FLORIDA PLUMBING CODE 2020 NATIONAL ELECTRIC CODE (NEC) NFPA 2020 FLORIDA FUEL GAS CODE 2020 FLORIDA ENERGY CONSERVATION CODE 2020 FLORIDA ACCESSIBILITY CODE ASCE 7-10
LOCAL BUILDING REQUIREMENTS: FEMA REQUIREMENTS: DESIGN FLOOD ELEVATION: CURRENT ZONING: MAX BUILDING HEIGHT: FLORIDA GREEN BUILDING: USE GROUP:	CITY OF KEY WEST CODES AND ORDINANCES FLOOD ZONE: AE; 7' NGVD 1929 FLOOD ZONE: +8.0 FEET NGVD 1929 FLOOD PLAIN COMPLIANCE: ASCE 24-14* SUBURBAN COMMERCIAL 35' FROM COR MIN REQUIREMENTS TO BE MET ASSEMBLY

ALL ELEVATIONS PROVIDED IN NGVD 1929.  
NAVD 1988 CONVERSION = -1.34'

**DRC STATEMENTS**

BUILDING DESIGNED WITH THE FIRST FINISHED FLOOR AT OR ABOVE THE NEW BASE FLOOD ELEVATION SHOWN ON FEMA'S PRELIMINARY FIRMS (NAVD 1988) PRESENTLY UNDER APPEAL.

PARKING VARIANCE WILL BE REQUIRED WITH THIS APPLICATION.

PARKING TO BE MAINTAINED ON SITE.

NO PROPOSED RESIDENTIAL UNITS/DEVELOPMENT WITH THIS APPLICATION.

INTERGOVERNMENTAL COORDINATION TO BE PERFORMED DURING THE REMAINING PHASES OF THE PROJECT AND COMPLETED PRIOR TO CITY COMMISSION APPROVAL.

PROPOSED USE = COMMUNITY CENTER

TRASH TO BE COLLECTED ON SITE FOR PICK UP BY WASTE MANAGEMENT.

STORMWATER TO BE MAINTAINED ON SITE.

**BUILDING INFORMATION**

FREDERICK DOUGLASS GYM EXPANSION  
111 OLIVIA STREET  
KEY WEST, FLORIDA 33040

USE GROUP:  
ASSEMBLY A-3  
EDUCATIONAL E

OCCUPANCY CALCULATIONS:  
A-3 15 SF/OCCUPANT  
E - CLASSROOM 20 SF NET/OCCUPANT  
E - COMMERCIAL KITCHEN 200 SF GROSS/OCCUPANT  
MECH 300 GROSS SF/OCCUPANT  
STORAGE 300 GROSS SF/OCCUPANT

EGRESS WIDTH = .20"/OCCUPANT  
44" REQUIRED

TRAVEL DISTANCE:  
MAX LENGTH OF TRAVEL = 200 FT  
COMMON PATH OF EGRESS = 75 FT

NUMBER OF EXITS:  
REQUIRED = 2  
PROVIDED = 3

CONSTRUCTION TYPE: TABLE 601 TYPE IIB

BUILDING IS NOT SPRINKLED

FIRE RESISTANCE RATINGS:  
SHAFT WALLS 0 HR  
FIRE STAIR WALLS 0 HR  
FIRE STAIR DOORS/WINDOWS 0 HR  
FIRE SEPARATION @ LOBBY 0 HR  
FIRE SEPARATION @ MAIN HALL 0 HR  
LOBBY INTERIOR DOORS 0 HR  
NON-LOAD BEARING EXT WALLS 0 HR

BUILDING SQUARE FOOTAGE:  
1ST FLOOR - 9,587 SF

BUILDING IS IN THE HISTORIC DISTRICT

**CONTRACTOR GENERAL NOTES:**  
- ALL WORK TO BE IN ACCORDANCE WITH APPLICABLE CODES.  
- WORKMANSHIP TO MEET OR EXCEED ACCEPTED STANDARDS OF RESPECTIVE TRADES.  
- VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS BEFORE START OF CONSTRUCTION. NOTIFY ARCHITECT IF ANY CONFLICTS EXIST PRIOR TO COMMENCEMENT OF WORK.  
- FOR ANY TYPE I OR TYPE II CONSTRUCTION PROJECTS FIRE RETARDANT TREATED WOOD (EXTERIOR OR INTERIOR GRADE) MUST BE USED IN ALL WOOD CONSTRUCTION MATERIALS.  
- FOR ALL WALL SYSTEMS WITH EIFS USE EXTERIOR GRADE GLASS MATT SHEATHING OR CEMENTITIOUS BOARD ONLY.

FIRE EXTINGUISHERS WILL BE PROVIDED AS REQUIRED BY AUTHORITY HAVING JURISDICTION OR AS DIRECTED BY THE LOCAL FIRE DEPARTMENT.

WALL R-VALUE (CONTINUOUS) = 6  
WALL R-VALUE (CAVITY) = 13  
ROOF R-VALUE = 39

CONTRACTOR TO PROVIDE ESR REPORTS FOR CLOSED-CELL SPRAY FOAM SELECTED FOR REVIEW BY DESIGN PROFESSIONAL.

**ADA COMPLIANCE STATEMENT**

This project has been designed in accordance to the 2010 ADA Code and the 2020 Florida Accessibility Code.

**DRAWING INDEX**

DRAWING INDEX		
ISSUED FOR:	Sheet Number	Sheet Name
ISSUED SCHEMATIC DESIGN SET		
ISSUED DRC SUBMITTAL		
ISSUED PLANNING SET		
ISSUED DESIGN DEVELOPMENT SET		
ISSUED CONSTRUCTION DOCUMENT SET		
<b>GENERAL</b>		
X X	G0.0.1	COVER SHEET
X X	G0.0.2	DRAWING INDEX, CODE INFO., SYMBOL LEGEND, & ABBREVIATIONS
X X X	G0.0.3	3D VIEWS
X X X	G0.0.4	3D VIEWS
X	G0.0.5	MATERIALS & COLORS
X X	V1.1.1	SITE SURVEY
X X	G0.1.1	ACCESSIBILITY GUIDELINES ICC A117.1-2009
X X	G0.1.2	ACCESSIBILITY GUIDELINES ICC A117.1-2009
	G0.2.1	UL DETAILS
X	G2.1.1	LIFE SAFETY PLANS
<b>CIVIL</b>		
X X	C 01	EXISTING CONDITIONS
X X	C 02	CONCEPT SITE PLAN
X X	C 03	CONCEPT DRAINAGE PLAN
X X	C 04	CONCEPT UTILITY PLAN
<b>ARCHITECTURAL</b>		
X X	AD1.1.1	DEMOLITION SITE PLAN/FLOOR PLAN
X X	A1.1.0	SITE DATA TABLES
X X	A1.1.1	ARCHITECTURAL SITE PLAN
X X X	A2.1.1	FIRST FLOOR PLAN
	A2.2.1	FIRST FLOOR REFLECTED CEILING PLAN
X X	A2.3.1	ROOF PLAN
X X X	A3.1.1	EXTERIOR ELEVATIONS
X X X	A3.1.2	EXTERIOR ELEVATIONS
	A3.2.1	BUILDING SECTIONS
	A3.2.2	BUILDING SECTIONS
	A3.2.3	BUILDING SECTIONS
	A3.4.1	ENLARGED SECTION DETAILS
	A6.1.1	WINDOW/SCHEDULE SCHEDULES
	A6.2.1	DOOR DETAILS
	A6.2.2	WINDOW DETAILS
	A7.1.1	STAIR PLANS, SECTIONS, AND DETAILS
	A7.2.1	ELEVATOR PLANS, SECTIONS, AND DETAILS
	A8.1.1	ROOFING DETAILS
	A8.2.1	EXTERIOR DETAILS
	A8.3.1	INTERIOR DETAILS
	A9.1.1	WALL TYPES
<b>INTERIOR DESIGN</b>		
	I4.2.2	INTERIOR ELEVATIONS
	I2.1.1	FINISH PLANS
	I2.2.1	CEILING PLAN
	I2.3.1	FIRST FLOOR FURNITURE PLAN
	I4.2.1	INTERIOR ELEVATIONS
	I5.1.1	ENLARGED MILLWORK PLANS
	I5.2.1	MILLWORK DETAILS & SECTIONS
	I6.1.1	SCHEDULES - FINISH & FINISH LEGEND
	I9.1.1	INTERIOR DETAILS
<b>STRUCTURAL</b>		
	S0.1	GENERAL NOTES
	S0.2	GENERAL NOTES
	S0.3	SPECIAL INSPECTIONS
	S1.1	FOUNDATION PLAN
	S1.3	MAIN HALL ROOF FRAMING PLAN
	S1.4	ROOF FRAMING PLAN
	S2.1	FOUNDATION TYPICAL DETAILS
	S2.2	FOUNDATION SECTIONS
	S3.1	FRAMING TYPICAL DETAILS
	S3.2	FRAMING SECTIONS
	S4.1	ROOF TYPICAL DETAILS
	S4.2	ROOF SECTIONS
<b>MECHANICAL</b>		
	M0.1.1	GENERAL NOTES AND SCHEDULES
	M1.1.1	MECHANICAL PLANS - LEVEL 1
	M2.3.1	ROOF MECHANICAL PLAN
	M5.1.1	MECHANICAL BUILDING AUTOMATION PLANS
	M5.1.2	MECHANICAL BUILDING AUTOMATION PLANS
<b>PLUMBING</b>		
	P0.1.1	PLUMBING SCHEDULES, NOTES & SYMBOLS
	P1.1.1	DMV PLUMBING PLANS
	P1.2.1	DOMESTIC WATER PLUMBING PLANS
	P3.1.2	SANITARY/VENT RISER DIAGRAM
	P5.1.1	DETAILS
<b>ELECTRICAL</b>		
	E2.1.3	MECHANICAL POWER PLAN
	E0.1.1	LEGENDS & SCHEDULES
	E1.1.1	ELECTRICAL SITE PLAN
	E2.1.1	FIRST FLOOR POWER PLAN
	E2.2.1	FIRST FLOOR LIGHTING PLAN
	E2.3.1	TECHNOLOGY PLAN
	E3.1.1	ONE LINE DIAGRAM
	E3.1.2	PANEL SCHEDULES/RISER DIAGRAM
	E5.1.1	ELECTRICAL DETAILS
	E6.0.1	ELECTRICAL ONE-LINE DIAGRAM
	E6.1.1	ELECTRICAL SCHEDULES
<b>LANDSCAPE</b>		
X	L1.1.1	EXISTING LANDSCAPE PLAN
X	L1.1.2	REQUIRED LANDSCAPE PLAN
X	L5.1.1	LANDSCAPE/SITE DETAILS
X	L5.1.2	LANDSCAPE/SITE DETAILS
<b>IRRIGATION</b>		
	IR1.1.1	IRRIGATION SITE PLAN, NOTES AND DETAILS
	IR1.1.2	IRRIGATION SITE PLAN

**DESIGN TEAM INFORMATION**

<b>POINT OF CONTACT:</b> Devon Ayers K2M Design 1150 Virginia Street Key West, FL 33040 tel: 305.307.5840 fax: 216.357.2796	<b>INTERIOR DESIGN:</b> Valene Tabone K2M Design 3121 Bridge Avenue Cleveland, Ohio 44113 tel: 216.357.2794 fax: 216.357.2796	<b>CIVIL ENGINEER:</b> Jason Panicaro CW3 Engineers 5783 Bayshore Rd. Suite 113 N. Ft. Myers FL 33917 tel: 239.205.6473	<b>IRRIGATION:</b> Blue Island Lighting & Irrigation Inc. 3255 Flagler Avenue #307 Key West, FL 33040 tel: 305.293.8444	<b>GEOTECHNICAL ENGINEER:</b> Nutting Engineers 2051 NW 112th Avenue #126 Miami, FL 33172 tel: 305.824.0060
<b>MEP ENGINEER:</b> Mark Wutz K2M Design 3121 Bridge Avenue Cleveland, Ohio 44113 tel: 216.588.0715 ext. 1158 fax: 216.357.2796	<b>STRUCTURAL ENGINEER:</b> Steven S. Grasley K2M Design 1150 Virginia Street Key West, FL 33040 tel: 855.866.4526 fax: 216.357.2796	<b>ARCHITECT:</b> Scott Maloney K2M Design 3121 Bridge Avenue Cleveland, Ohio 44113 tel: 855.866.4526 fax: 216.357.2796	<b>SURVEYOR:</b> Florida Keys Land Surveying 19960 Overseas Highway Sugarloaf Key, FL 33042 tel: 305.394.3690	

**SHEET NUMBERING SYSTEM**

DISCIPLINE:  
SERIES NUMBER  
SUB-SERIES NUMBER  
NUMBER OF DRAWINGS WITH IN SUB-SERIES

**A2.1.1**

**G0.0.2**

Date: 08/04/2021

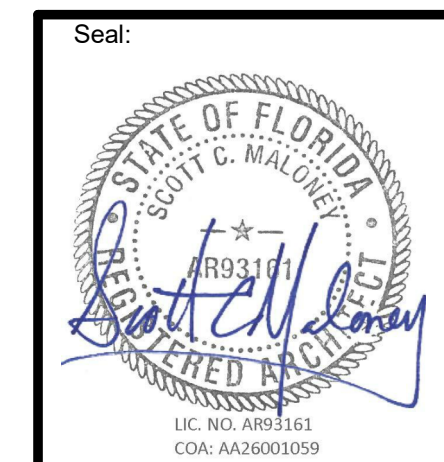
ARCHITECT:  
**K2M DESIGN**  
Architecture, Engineering,  
Interior Design,  
Asset Management,  
Specialty Consulting

Key Largo, Florida  
Key West, Florida  
Marathon, Florida

URL: www.k2mdesign.com  
PROF. REG. AA28601059

Building Relationships  
Based on Trust and Respect

Cleveland | Columbus | Indianapolis | Key Largo | Key West | Marathon | Charlotte | Baltimore | Berwyn



Submissions:

NO.	ISSUED SET	ISSUED DATE	DATE
1	ISSUED SET	06/26/2021	06/26/2021
2	ISSUED SET	06/26/2021	06/26/2021

Consultants:

**FREDERICK DOUGLASS GYM**  
111 OLIVIA STREET, KEY WEST, FL, 33040

**CITY OF KEY WEST**  
1300 WHITE STREET, KEY WEST, FL, 33040

PLOTTED:  
12/22/2021 4:23:05 PM

Drawing Size: 30x42 Project #: 19095

Drawn By: LBB/EHP Checked By: EG

Title:  
DRAWING INDEX, CODE INFO., SYMBOL LEGEND, & ABBREVIATIONS

Sheet Number:  
**G0.0.2**

Date: 08/04/2021

©2021 by K2M Design, Inc.

PROPOSED COLORS:  
SMOOTH STUCCO - OFF WHITE  
STACKED CMU - WHITE

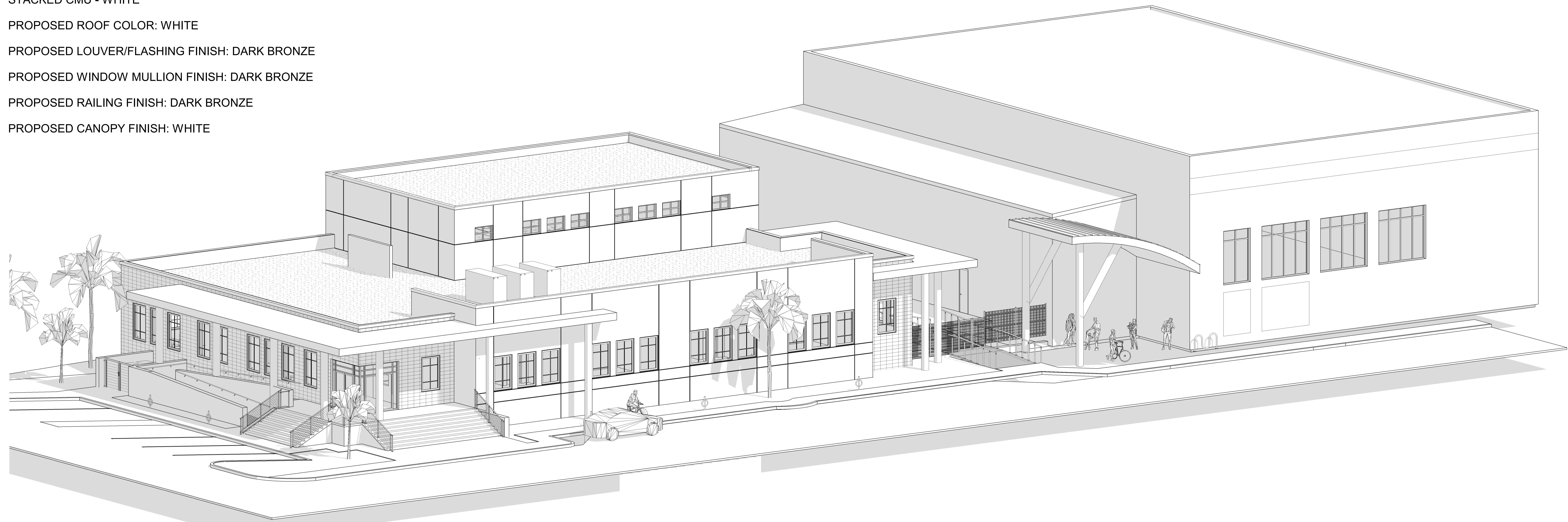
PROPOSED ROOF COLOR: WHITE

PROPOSED LOUVER/FLASHING FINISH: DARK BRONZE

PROPOSED WINDOW MULLION FINISH: DARK BRONZE

PROPOSED RAILING FINISH: DARK BRONZE

PROPOSED CANOPY FINISH: WHITE



**1** 3D VIEW A  
SCALE:



**2** 3D VIEW B  
SCALE:

Consultants:

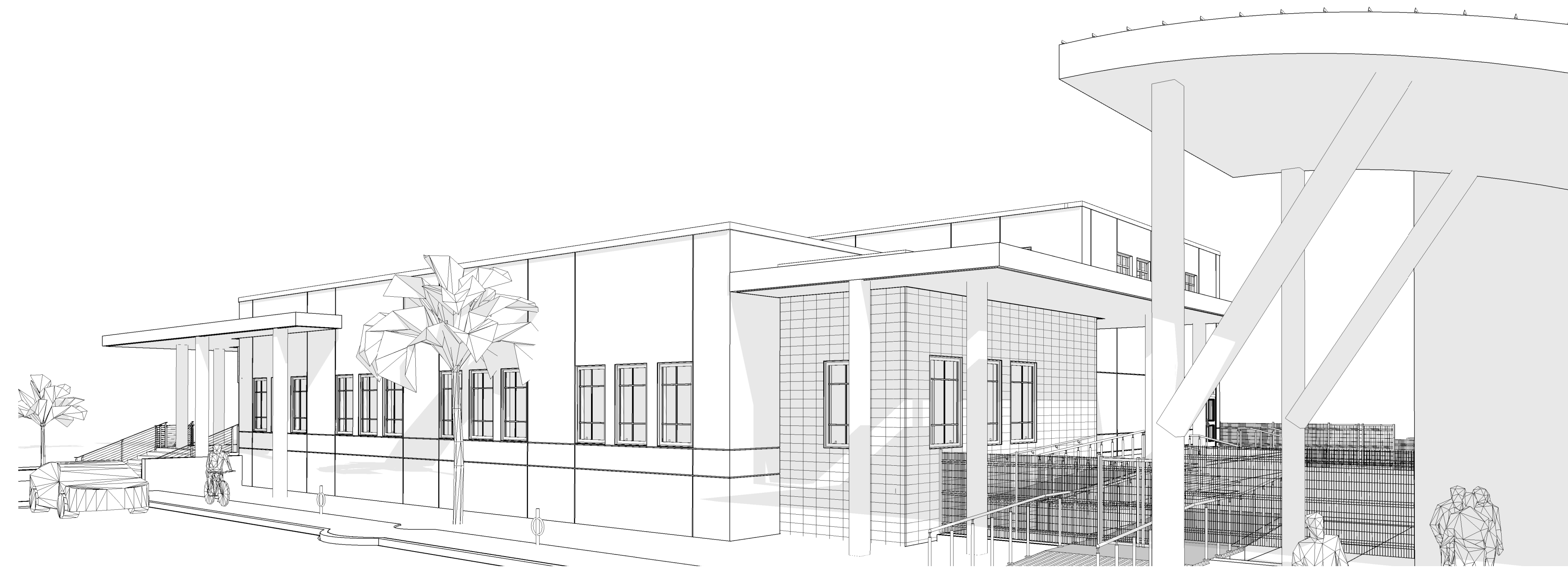
Submissions:

1	ISSUED TO SET	06/26/2021
2	ISSUED PER	06/17/2021
3	ISSUED PLANNING	12/08/2021
	SET	

**FREDERICK DOUGLASS GYM**  
1114 OLIVIA STREET, KEY WEST, FL, 33040  
**CITY OF KEY WEST**  
1300 WHITE STREET, KEY WEST, FL, 33040

PLOTTED:  
12/22/2021 4:23:16 PM  
Drawing Size Project #  
30x42 19095  
Drawn By: Checked By:  
Designer Checker  
Title:  
3D VIEWS

Sheet Number:  
**G0.0.3**  
Date: 08/04/2021  
©2021 by K2M Design, Inc.



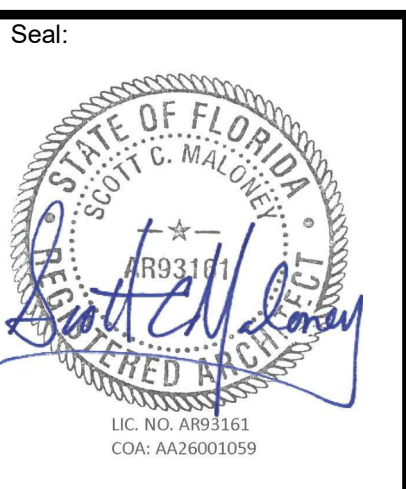
**3** COURTYARD ENTRANCE VIEW  
 SCALE:



**2** FRONT ENTRANCE VIEW  
 SCALE: 1/2" = 1'-0"



**1** FORT STREET VIEW  
 SCALE:



Consultants:

Submissions:

1	ISSUED TO SET	06/26/2021
2	ISSUED PER	06/17/2021
3	ISSUED PLANNING SET	12/08/2021

**FREDERICK DOUGLASS GYM**  
 1114 OLIVIA STREET, KEY WEST, FL, 33040  
**CITY OF KEY WEST**  
 1300 WHITE STREET, KEY WEST, FL, 33040

PLOTTED:  
 12/22/2021 4:23:25 PM  
 Drawing Size Project #  
 30x42 19095  
 Drawn By: VAM Checked By: DA  
 Title:  
 3D VIEWS

Sheet Number:  
**G0.0.4**  
 Date: 08/04/2021  
 ©2021 by K2M Design, Inc.

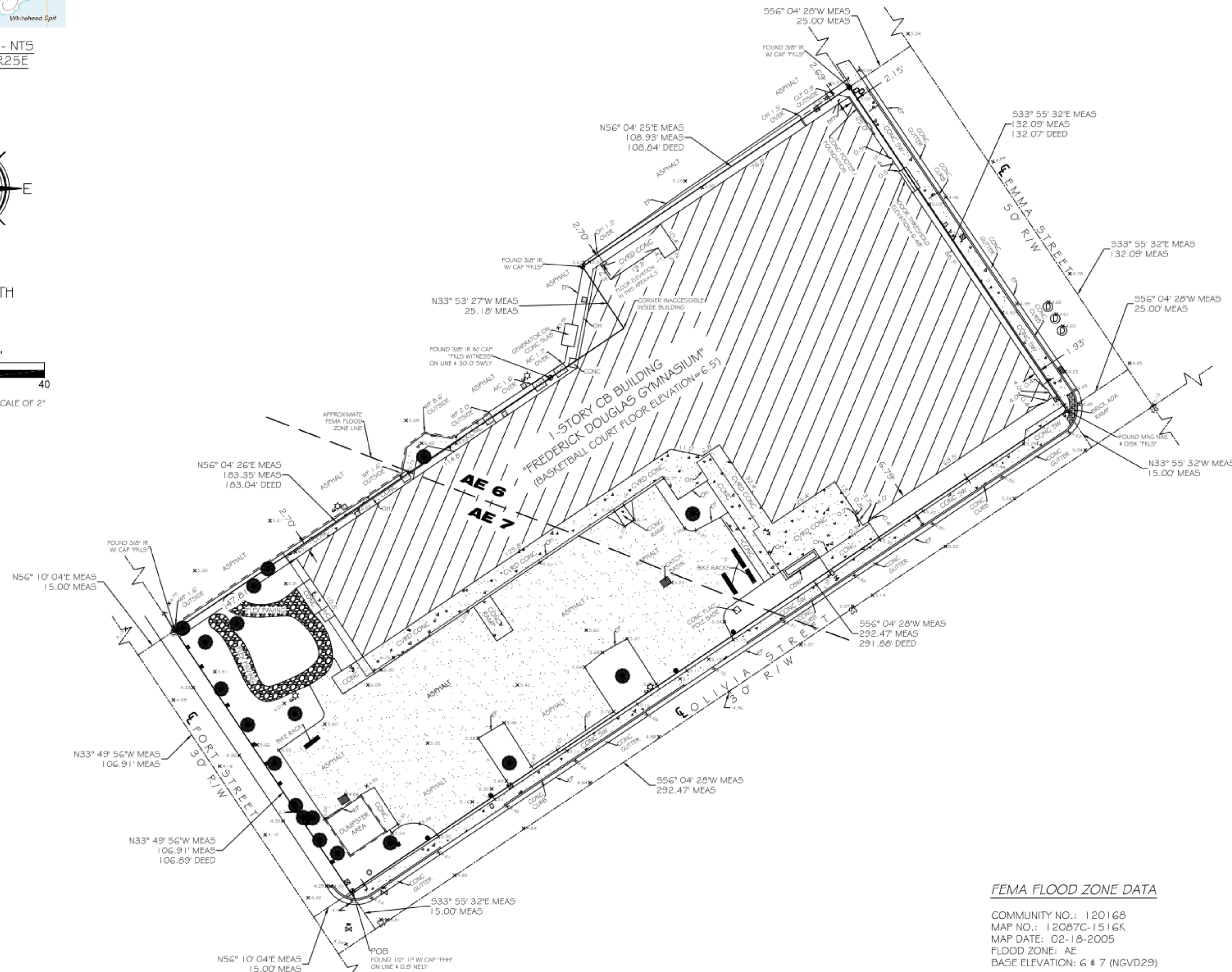
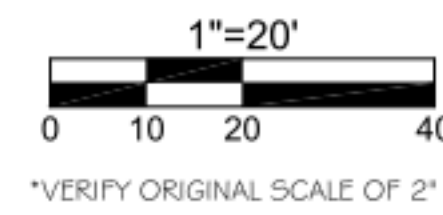
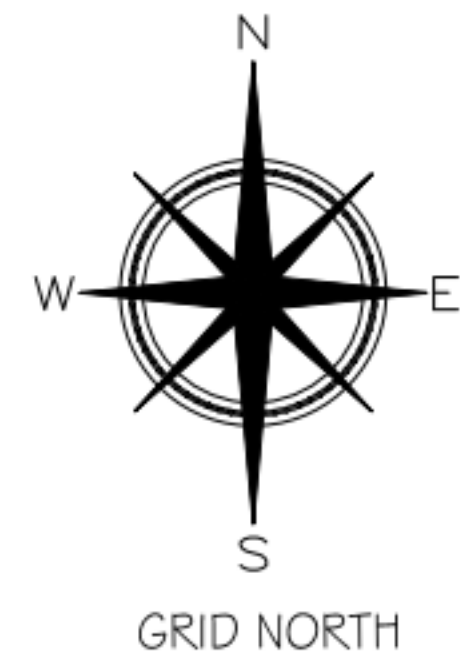


# BOUNDARY & TOPOGRAPHIC SURVEY MAP OF FREDERICK DOUGLAS GYMNASIUM

## 830 EMMA STREET, KEY WEST, MONROE COUNTY, STATE OF FLORIDA



LOCATION MAP - NTS  
 SEC. 6-T685-R25E



**LEGAL DESCRIPTION -**  
 In the City of Key West, Monroe County, Florida, and being known as part of Lots Six (6), and Ten (10), Tract Three (3), according to Charles W. Tife's map, and being more particularly described as follows:  
 Begin at the intersection of the Northeastly right-of-way line of Fort Street and the Northwestly right-of-way line of Olivia Street; thence in a Northwestly direction along the said Northwestly right-of-way line of Fort Street for One Hundred Six and 89/100 (106.89) feet; thence at a right angle and in a Northeastly direction for One Hundred Eighty-three and 04/100 (183.04) feet; thence at a right angle and in a Northwestly direction for Twenty-five and 1/100 (25.1) feet; thence at a right angle and in a Northeastly direction for One Hundred Eight and 84/100 (108.84) feet to the Southwestly right-of-way line of Emma Street; thence at a right angle and in a Southeastly direction along the said Southwestly right-of-way line of Emma Street for One Hundred Thirty-two and 07/100 (132.07) feet to the said Northwestly right-of-way line of Olivia Street; thence at a right angle and in a Southwestly direction along the said Northwestly right-of-way line of Olivia Street for Two Hundred Ninety-one and 88/100 (291.88) feet to the Point of Beginning.

- SURVEY NOTES**
- BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO GRID NORTH, BASED ON THE 1990 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/90), OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRANSVERSE MERCATOR PROJECTION, EAST ZONE).
  - COORDINATES WERE ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GPS CONTROL SURVEY WHICH IS CERTIFIED TO A 2-CENTIMETER LOCAL ACCURACY, RELATIVE TO THE NEAREST CONTROL POINT WITHIN THE NATIONAL GEODETIC SURVEY (NGS) GEODETIC CONTROL NETWORK. METHOD: WIDE AREA CONTINUOUSLY OPERATING GPS REFERENCE STATION NETWORK. EQUIPMENT USED: TRIMBLE R10 GNSS, SERIAL NUMBER 5249419679 (DUAL FREQUENCY RECEIVER); PROCESSING SOFTWARE: TRIMBLE GEOMATICS OFFICE, VERSION 1.63. HORIZONTAL TIES WERE MADE TO THE NATIONAL GEODETIC SURVEY CONTROL POINT WEST MARTELLO TOWER 2 (P.L.D. AA1146), HAVING A HORIZONTAL DIFFERENTIAL OF N 0.02' E 0.12', FROM THE PUBLISHED VALUE OF WEST MARTELLO TOWER 2 (P.L.D. AA1146) = N 78.401' E 394.906' 0.
  - ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929). BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK '972 4500 TIDAL BASIN' (P.L.D. AA0008), ELEVATION = 14.32' (NGVD 1929).
  - ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED.
  - ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
  - FEMA FLOOD LINES SHOWN HEREON ARE POSITIONED TO THE BEST OF THE SURVEYORS ABILITY AND ARE SHOWN FOR A VISUAL REFERENCE ONLY. REFER TO FEMA NFP DOCUMENTS FOR SUPPORTING INFORMATION REGARDING POSITIONAL ACCURACY.
  - ALL FIELD DATA EXCEPT THE SPOT GRADE ELEVATIONS WERE ACQUIRED BETWEEN 08/05/2019 - 10/18/2019.
  - \*ALL SPOT GRADE ELEVATIONS WERE ACQUIRED IN THE FIELD ON 10/22/2019.
  - ADDRESS: 830 EMMA STREET, KEY WEST, FLORIDA 33040
  - REVISION (1) - 10/22/2019 - REVISED TO ADD SPOT GRADE ELEVATIONS
  - REVISION (2) - 10/23/2019 - REVISED TO ADD APPROXIMATE FEMA FLOOD ZONE LINE

**SYMBOL LEGEND:**

	CATCH BASIN		METAL BOLLARD
	CONTROL VALVE BOX		SANITARY MANHOLE
	CONCRETE MANHOLE		SIGN
	CONCRETE UTILITY POLE		WATER VALVE
	ELECTRIC MANHOLE		WATER METER
	ELECTRIC BOX		WOOD UTILITY POLE
	FIRE HYDRANT		WOOD 4x4 POST
	GUY WIRE		TREE (TYPICAL)
	LIGHT POLE		SPOT ELEVATION (TYPICAL)
	MAILBOX		

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE REQUIREMENTS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 11, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007, FLORIDA STATUTES, AND COMPLIED WITH CHAPTER 11, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

SIGNED:   
 ERIC A. BANKS, PLS #4783, PROFESSIONAL SURVEYOR AND MAPPER, LMS 7647

**FEMA FLOOD ZONE DATA**  
 COMMUNITY NO.: 120168  
 MAP NO.: 12087C-1516K  
 MAP DATE: 02-18-2005  
 FLOOD ZONE: AE  
 BASE ELEVATION: 6 + 7 (NGVD29)

TOTAL AREA =  $\frac{34,001.17 \text{ SQFT} \pm}{(0.78 \text{ ACRES} \pm)}$

**FLORIDA KEYS LAND SURVEYING**  
 19960 OVERSEAS HIGHWAY  
 SUGARLOAF KEY, FL 33042  
 PHONE: (305) 394-3690  
 FAX: (305) 509-7373  
 EMAIL: FKL5email@gmail.com

**BOUNDARY & TOPOGRAPHIC SURVEY MAP**  
**FREDERICK DOUGLAS GYMNASIUM**  
 KEY WEST, MONROE COUNTY, STATE OF FLORIDA

DATE: 10/18/2019	SURVEY BY: EAI	PROJECT: CKW PO#089971
REVISION DATE: 10/23/2019	DRAWN BY: MPB	H. SCALE: 1"=20'
BOOK:	CHECKED BY:	SHEET 1 OF 1

**FREDERICK DOUGLAS GYM**  
 111 OLIVIA STREET, KEY WEST, FL, 33040  
**CITY OF KEY WEST**  
 1300 WHITE STREET, KEY WEST, FL, 33040

PLOTTED:  
 12/22/2021 4:23:33 PM

Drawing Size: 30x42  
 Project #: 19095

Drawn By: LBB/EHP  
 Checked By: EG

Title:  
**SITE SURVEY**

Sheet Number:  
**V1.1.1**

Date: 08/04/2021

©2021 by K2M Design, Inc.

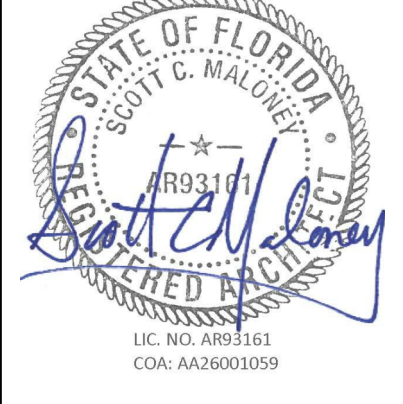


Table with 3 columns: No., Description, Date. Includes entries for 'REVISION TO SET', 'ISSUED FOR PERMITS', and 'ISSUED PLANNING SET'.

Table with 3 columns: No., Description, Date. Includes entries for 'REVISION TO SET', 'ISSUED FOR PERMITS', and 'ISSUED PLANNING SET'.

Table with 3 columns: No., Description, Date. Includes entries for 'REVISION TO SET', 'ISSUED FOR PERMITS', and 'ISSUED PLANNING SET'.

Table with 3 columns: No., Description, Date. Includes entries for 'REVISION TO SET', 'ISSUED FOR PERMITS', and 'ISSUED PLANNING SET'.

Table with 3 columns: No., Description, Date. Includes entries for 'REVISION TO SET', 'ISSUED FOR PERMITS', and 'ISSUED PLANNING SET'.

Table with 3 columns: No., Description, Date. Includes entries for 'REVISION TO SET', 'ISSUED FOR PERMITS', and 'ISSUED PLANNING SET'.

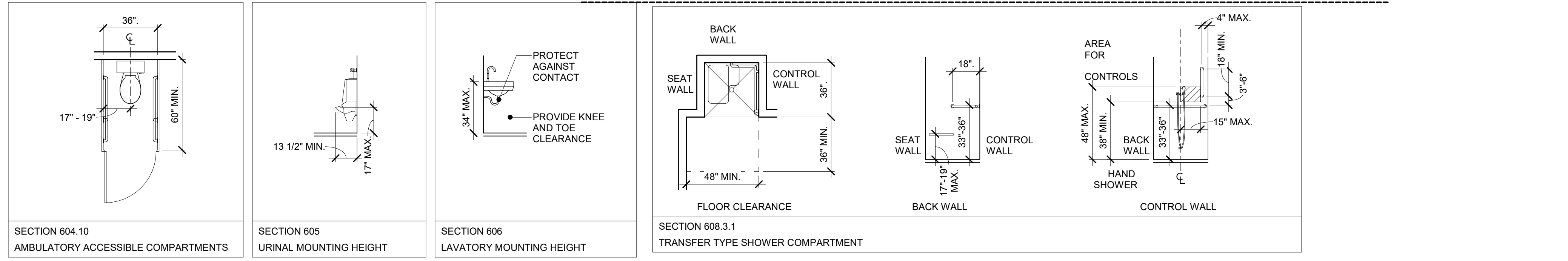
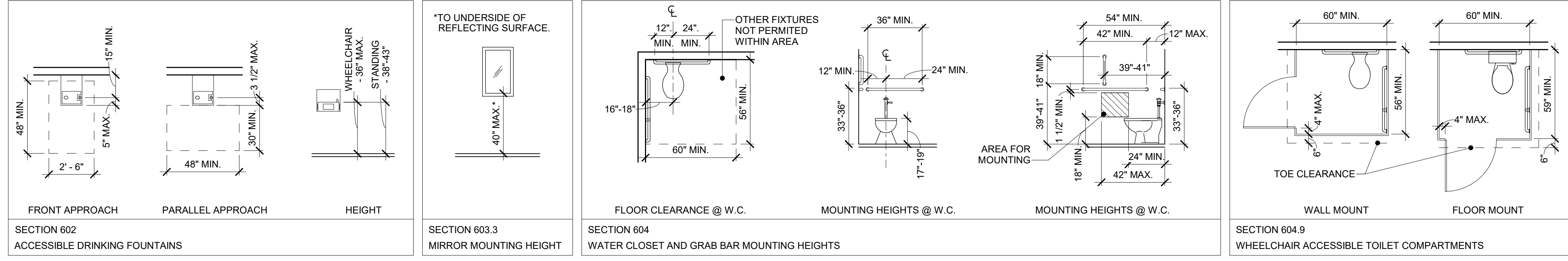
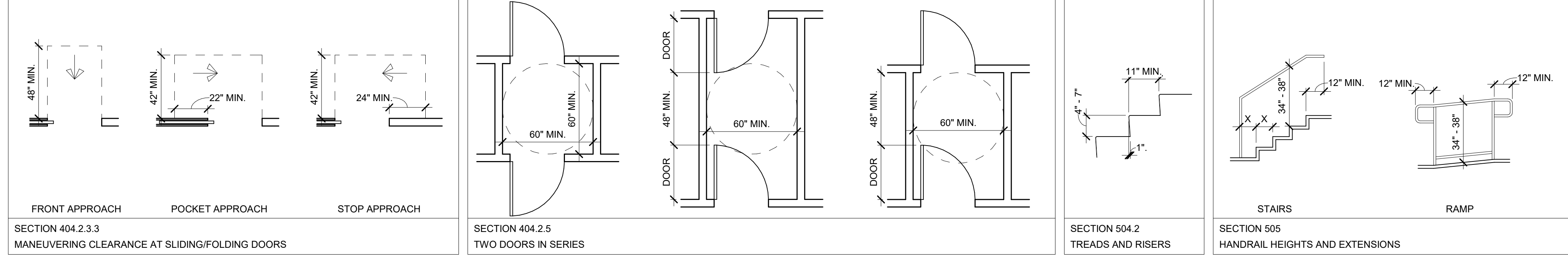
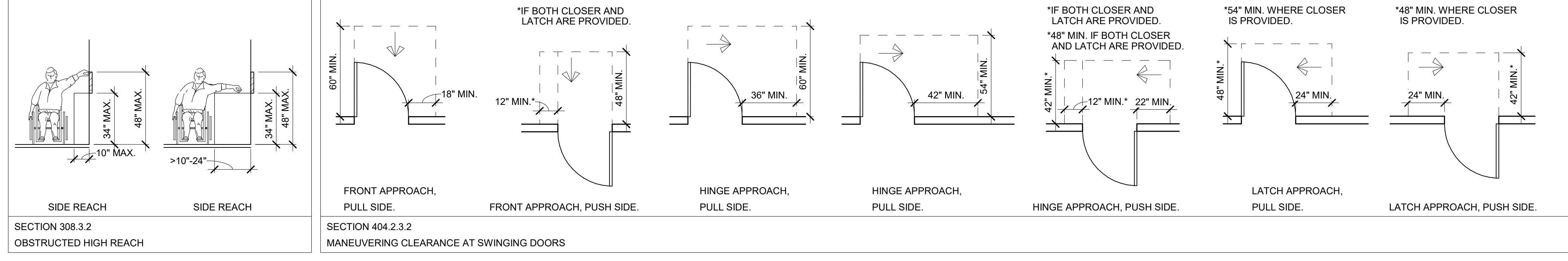
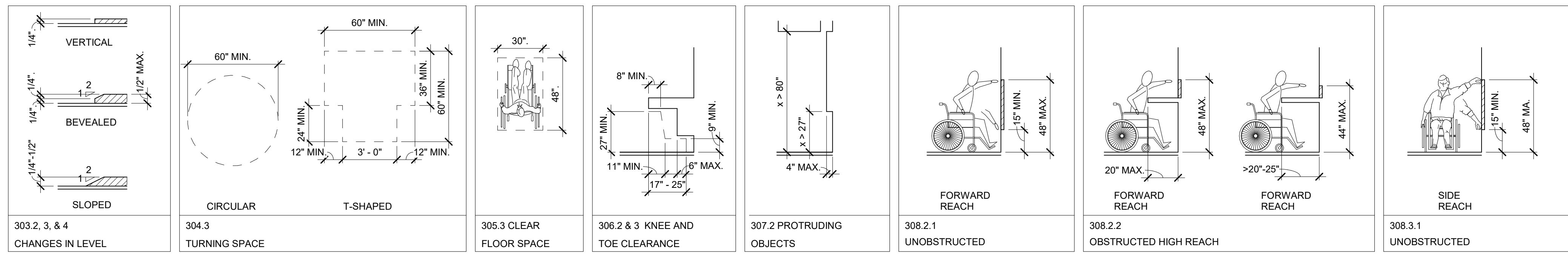
Table with 3 columns: No., Description, Date. Includes entries for 'REVISION TO SET', 'ISSUED FOR PERMITS', and 'ISSUED PLANNING SET'.

NOTES

- GENERAL NOTES: THESE DETAILS GOVERN IN THE EVENT OF ANY DISCREPANCIES ELSEWHERE IN THE DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION. OF ANY ITEMS. INCLUDED DETAILS MAY OR MAY NOT BE USED ON THIS PROJECT. DO NOT SCALE DRAWINGS.
- ADDITIONAL ICC 117.1-2009 CODE REFERENCES: 301.2 OVERLAP UNLESS OTHERWISE SPECIFIED. CLEAR FLOOR SPACES, CLEARANCES AT FIXTURES, MANEUVERING CLEARANCES AT DOORS, AND TURNING SPACES SHALL BE PERMITTED TO OVERLAP. 302.3 OPENINGS IN FLOOR SURFACES SHALL BE OF A SIZE THAT DOES NOT PERMIT THE PASSAGE OF A 12" DIAMETER SPHERE, EXCEPT AS ALLOWED ELSEWHERE IN THIS CODE. ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE PREDOMINANT DIRECTION OF TRAVEL. 304.4 DOOR SWING UNLESS OTHERWISE SPECIFIED, DOORS SHALL BE PERMITTED TO SWING INTO TURNING SPACES. 306.1 GENERAL, WHERE SPACE BENEATH AN ELEMENT IS INCLUDED AS PART OF CLEAR FLOOR SPACE AT AN ELEMENT, CLEARANCE AT AN ELEMENT, OR A TURNING SPACE, THE SPACE SHALL COMPLY WITH SECTION 306. 307.4 VERTICAL CLEARANCE VERTICAL CLEARANCE SHALL BE 80 INCHES MINIMUM. RAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE THE VERTICAL CLEARANCE IS LESS THAN 80 INCHES. THE LEADING EDGE OF SUCH RAILS OR BARRIER SHALL BE LOCATED 27 INCHES MAXIMUM ABOVE THE FLOOR. 309.1 OPERATION, OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5.0 POUNDS MAXIMUM. 403.3 CLEAR WIDTH, THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36 INCHES MINIMUM. EXCEPTION: THE CLEAR WIDTH SHALL BE PERMITTED TO BE REDUCED TO 32 INCHES MINIMUM FOR A LENGTH OF 24 INCHES MAXIMUM PROVIDED THE REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48 INCHES MINIMUM IN LENGTH AND 36 INCHES MINIMUM IN WIDTH. 404.2 THRESHOLDS, IF PROVIDED, THRESHOLDS AT DOORWAYS SHALL BE 1/2 INCH MAXIMUM IN HEIGHT. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTIONS 302 AND 303. EXCEPTION AN EXISTING OR ALTERED THRESHOLD SHALL BE PERMITTED TO BE 3/4 INCH MAXIMUM IN HEIGHT PROVIDED THAT THE THRESHOLD HAS A BEVELED EDGE ON EACH SIDE WITH A MAXIMUM SLOPE OF 1/2 FOR THE HEIGHT EXCEEDING 1/4 INCH. 404.2.6 DOOR HARDWARE, HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 3/4 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. 404.2.7 DOOR CLOSERS, DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM. 404.2.8 DOOR-OPENING FORCE, FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE FORCE FOR PUSHING OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS: 1. INTERIOR HINGED DOOR: 5.0 POUNDS MAXIMUM 2. SLIDING OR FOLDING DOOR: 5.0 POUNDS MAXIMUM THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION. 405.2 SLOPE, RAMP RUNS SHALL HAVE A RUNNING SLOPE GREATER THAN 1:20 AND NOT STEEPER THAN 1:12. 405.3 CROSS SLOPE, CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48. 504.5 NOSINGS, THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE 1/2 INCH MAXIMUM. NOSINGS THAT PROJECT BEYOND RISERS SHALL HAVE THE UNDERSIDE OF THE LEADING EDGE CURVED OR BEVELED. RISERS SHALL BE PERMITTED TO SLOPE UNDER THE TREAD AT AN ANGLE OF 30 DEGREES MAXIMUM FROM VERTICAL. THE PERMITTED PROJECTION OF THE NOSING SHALL BE 1/2 INCHES MAXIMUM OVER THE TREAD OR FLOOR BELOW. 504.5.1 VISUAL CONTRAST, THE LEADING 2 INCHES (51 MM) OF THE TREAD SHALL HAVE VISUAL CONTRAST OF DARK-ON-LIGHT OR LIGHT-ON-DARK FROM THE REMAINDER OF THE TREAD. 604.6 FLUSH CONTROLS, FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 309. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET. 604.9.1 DOORS, TOILET COMPARTMENT DOORS, INCLUDING DOOR HARDWARE, SHALL COMPLY WITH SECTION 404. EXCEPT IF THE APPROACH IS TO THE LATCH SIDE OF THE COMPARTMENT DOOR CLEARANCE BETWEEN THE DOOR SIDE OF THE STALL AND ANY OBSTRUCTION SHALL BE 42 INCHES MINIMUM. THE DOOR SHALL BE SELF-CLOSING. A DOOR PULL COMPLYING WITH SECTION 404.2.8 SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH. TOILET COMPARTMENT DOORS SHALL NOT SWING INTO THE REQUIRED MINIMUM AREA OF THE COMPARTMENT. 604.9.1.1 TOE CLEARANCE AT COMPARTMENTS, THE FRONT PARTITION AND AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF 9 INCHES MINIMUM ABOVE THE FLOOR AND EXTENDING 6 INCHES BEYOND THE COMPARTMENT SIDE FACE OF THE PARTITION, EXCLUSIVE OF PARTITION SUPPORT MEMBERS. 604.9.6 GRAB BARS, GRAB BARS SHALL COMPLY WITH SECTION 609. SIDE WALL GRAB BARS COMPLYING WITH SECTION 604.5.1 LOCATED ON THE WALL CLOSEST TO THE WATER CLOSET, AND A REAR WALL GRAB BAR COMPLYING WITH SECTION 604.5.2 SHALL BE PROVIDED. 604.10.3 DOORS, TOILET COMPARTMENT DOORS, INCLUDING DOOR HARDWARE, SHALL COMPLY WITH SECTION 404. EXCEPT IF THE APPROACH IS TO THE LATCH SIDE OF THE COMPARTMENT DOOR CLEARANCE BETWEEN THE DOOR SIDE OF THE COMPARTMENT AND ANY OBSTRUCTION SHALL BE 42 INCHES MINIMUM. THE DOOR SHALL BE SELF-CLOSING. A DOOR PULL COMPLYING WITH SECTION 404.2.8 SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH. COMPARTMENT DOORS SHALL NOT SWING INTO THE REQUIRED MINIMUM AREA OF THE COMPARTMENT. 604.10.4 GRAB BARS, GRAB BARS SHALL COMPLY WITH SECTION 609. SIDE WALL GRAB BARS COMPLYING WITH SECTION 604.5.1 SHALL BE PROVIDED ON BOTH SIDES OF THE COMPARTMENT. 607.5 CONTROLS, CONTROLS, OTHER THAN DRAIN STOPPERS, SHALL BE PROVIDED ON AN END WALL LOCATED BETWEEN THE BATHTUB RIM AND GRAB BAR, AND BETWEEN THE OPEN SIDE OF THE BATHTUB AND THE CENTERLINE OF THE WIDTH OF THE BATHTUB. CONTROLS SHALL COMPLY WITH SECTION 309.4. 607.6 HAND SHOWER, A HAND SHOWER WITH A HOSE 59 INCHES MINIMUM IN LENGTH, THAT CAN BE USED AS BOTH A FIXED SHOWER HEAD AND AS A HAND SHOWER, SHALL BE PROVIDED. THE HAND SHOWER SHALL HAVE A CONTROL WITH A NONPOSITIVE SHUT-OFF FEATURE. WHERE PROVIDED, AN ADJUSTABLE HEIGHT HAND SHOWER MOUNTED ON A VERTICAL BAR SHALL BE INSTALLED SO AS TO NOT OBSTRUCT THE USE OF GRAB BARS. 607.7 BATHTUB ENCLOSURES, ENCLOSURES FOR BATHTUBS SHALL NOT OBSTRUCT CONTROLS, FAUCETS, SHOWER AND SPRAY UNITS OR OBSTRUCT TRANSFER FROM WHEELCHAIRS ONTO BATHTUB SEATS OR INTO BATHTUBS. ENCLOSURES ON BATHTUBS SHALL NOT HAVE TRACKS INSTALLED ON THE RIMS OF THE BATHTUB.

SYMBOL LEGEND

- 36" MIN. MINIMUM CLEAR DIMENSION
- 48" MAX. MAXIMUM DIMENSION
- 33" - 36" DIMENSION INDICATING A RANGE FROM MINIMUM TO MAXIMUM
- 48" ABSOLUTE DIMENSION
- x > 24" DIMENSION GREATER THAN INDICATED DIMENSION
- x < 24" DIMENSION GREATER THAN INDICATED DIMENSION
- x > 24" DIMENSION GREATER THAN OR EQUAL TO INDICATED DIMENSION
- x < 24" DIMENSION GREATER THAN OR EQUAL TO INDICATED DIMENSION
- BOUNDARY OF CLEAR FLOOR SPACE OR MANEUVERING CLEARANCE
- LOCATION ZONE OF ELEMENT, CONTROL, OR FEATURE
- DIRECTION OF TRAVEL OR APPROACH
- CENTERLINE







Seal:

Consultants:

Submissions:

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	06/17/2021
2	ISSUED FOR PERMITS	10/06/2021

**FREDERICK DOUGLASS GYM**  
 111 OLIVIA STREET, KEY WEST, FL, 33040

**CITY OF KEY WEST**  
 1300 WHITE STREET, KEY WEST, FL, 33040

PLOTTED:  
 1/12/2022 9:05:22 AM

Drawing Size: 30x42 Project #: 19095

Drawn By: LBB/EHP Checked By: EG






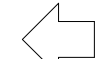




Title:  
 LIFE SAFETY PLANS

Sheet Number:  
**G2.1.1**

Date: 08/04/2021

©2021 by K2M Design, Inc.

**LIFE SAFETY PLAN LEGEND:**

-  AUTOMATED EXTERNAL DEFIBRILLATOR PROVIDED AND INSTALLED BY OWNER.
-  EXIT SIGN
-  TRAVEL DISTANCE
-  2 HOUR BUILDING ELEMENTS
-  FEC-1
-  INTERIOR FIRE EXTINGUISHER CABINET WND MP SERIES DRY CHEMICAL EXTINGUISHER RECESSED IN WALL AT 4'-8" A.F.F. TO TOP OF CABINET. REFER TO DETAIL 7/A8.1.2
-  BUILDING EXIT
-  ASSEMBLY
-  EDUCATIONAL
-  STORAGE

**GENERAL NOTES**

- FINAL LOCATION AND QUANTITY OF FIRE EXTINGUISHERS TO BE COORDINATED WITH FIRE INSPECTOR.
- REFER TO ELECTRICAL DRAWINGS FOR FIRE ALARM DESIGN.

**CODE DATA**

FREDERICK DOUGLASS GYM EXPANSION  
 111 OLIVIA STREET  
 KEY WEST, FLORIDA 33040

USE GROUP:  
 ASSEMBLY A-3  
 EDUCATIONAL E

OCCUPANCY CALCULATIONS

A-3	15 SF/OCCUPANT
E - CLASSROOM	20 SF NET/OCCUPANT
E - COMMERCIAL KITCHEN	200 SF GROSS/OCCUPANT
MECH	300 GROSS SF/OCCUPANT
STORAGE	300 GROSS SF/OCCUPANT

EGRESS WIDTH = .207/OCCUPANT  
 44" REQUIRED

TRAVEL DISTANCE:  
 MAX LENGTH OF TRAVEL = 200 FT  
 COMMON PATH OF EGRESS = 75 FT

NUMBER OF EXITS:  
 REQUIRED = 2  
 PROVIDED = 3

CONSTRUCTION TYPE: TABLE 601 TYPE IIB

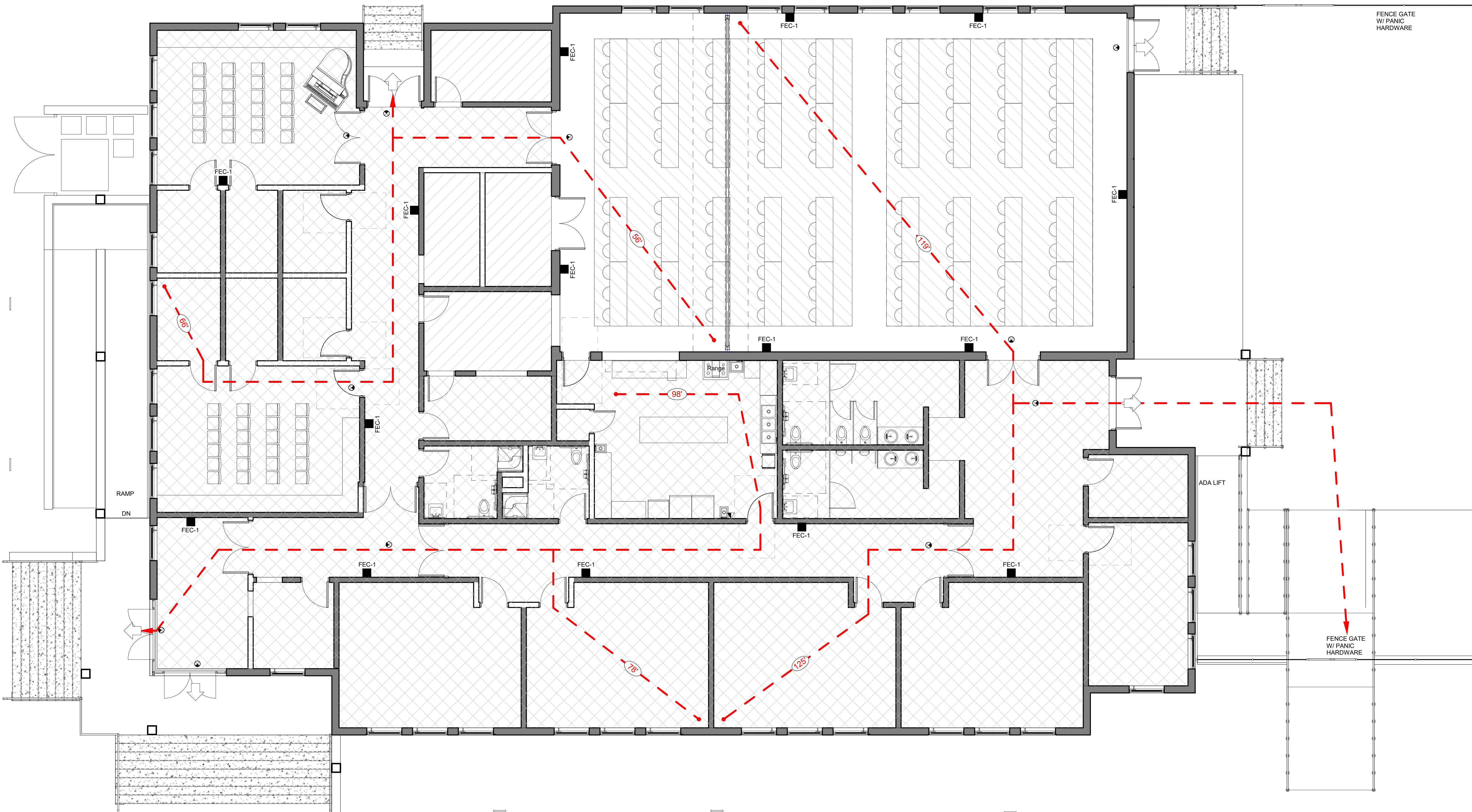
BUILDING IS NOT SPRINKLED

BUILDING WILL BE EQUIPPED WITH A FULLY FUNCTIONAL FIRE ALARM SYSTEM

FIRE RESISTANCE RATINGS:  
 SHAFT WALLS 0 HR  
 FIRE STAIR WALLS 0 HR  
 FIRE STAIR DOORS/WINDOWS 0 HR  
 FIRE SEPARATION @ LOBBY 0 HR  
 FIRE SEPARATION @ MAIN HALL 0 HR  
 LOBBY INTERIOR DOORS 0 HR  
 NON-LOAD BEARING EXT WALLS 0 HR

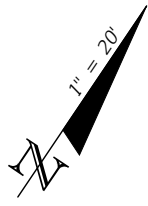
BUILDING SQUARE FOOTAGE:  
 1ST FLOOR - 9,587 SF

OCCUPANCY PER SPACE						
ROOM #	ROOM NAME	AREA	USE GROUP	OCCUPANCY FACTOR	OCCUPANCY	REMARKS
101	MAIN HALL	1680 SF	A-3	15 SF/OCCUPANT	110	
110	THINK TANK	85 SF	E - CLASSROOM	20 SF NET/OCCUPANT	4	
111	INCUBATOR SPACE/ CONF RM	220 SF	E - CLASSROOM	20 SF NET/OCCUPANT	11	
117	CLASSROOM 1	343 SF	E - CLASSROOM	20 SF NET/OCCUPANT	12	
119	CLASSROOM 2	343 SF	E - CLASSROOM	20 SF NET/OCCUPANT	12	
120	MULTI-PURPOSE	343 SF	E - CLASSROOM	20 SF NET/OCCUPANT	12	
120	CLASSROOM 3	343 SF	E - CLASSROOM	20 SF NET/OCCUPANT	12	
126	STUDIO EQUIPMENT ROOM	137 SF	STORAGE	300 GROSS SF/OCCUPANT	1	
127	RECORDING STUDIO	112 SF	E - CLASSROOM	20 SF NET/OCCUPANT	5	
128	MUSIC CLASSROOM	422 SF	E - CLASSROOM	20 SF NET/OCCUPANT	21	
129	PRACTICE	71 SF	E - CLASSROOM	20 SF NET/OCCUPANT	3	
130	PRACTICE	58 SF	E - CLASSROOM	20 SF NET/OCCUPANT	2	
131	PRACTICE	71 SF	E - CLASSROOM	20 SF NET/OCCUPANT	3	
132	PRACTICE	58 SF	E - CLASSROOM	20 SF NET/OCCUPANT	2	
135	MECH/ELEC	117 SF	MECH	300 GROSS SF/OCCUPANT	1	
136	PRACTICE	71 SF	E - CLASSROOM	20 SF NET/OCCUPANT	3	
137	PRACTICE	71 SF	E - CLASSROOM	20 SF NET/OCCUPANT	3	
139	OFFICE	94 SF	E - CLASSROOM	20 SF NET/OCCUPANT	4	
140	MUSIC CLASSROOM	402 SF	E - CLASSROOM	20 SF NET/OCCUPANT	20	
147	KITCHEN	415 SF	E - COMMERCIAL KITCHEN	200 GROSS SF/OCCUPANT	2	
148	STORAGE	102 SF	STORAGE	300 GROSS SF/OCCUPANT	1	
153	VESTIBULE	186 SF	E - CLASSROOM	20 SF NET/OCCUPANT	9	
161	MUSIC STORAGE	86 SF	STORAGE	300 GROSS SF/OCCUPANT	1	
				TOTAL OCCUPANTS:	254	



**1 FIRST FLOOR LS PLAN**  
 SCALE: 3/16" = 1'-0"





Project Name:  
**FREDERICK DOUGLASS GYM EXPANSION**

Project Address:  
830 EMMA STREET  
KEY WEST, FL 33040  
Client/Owner:  
CITY OF KEY WEST  
1300 WHITE STREET  
KEY WEST, FL 33040

Engineer Contact:  
CLAIR WRIGHT, III, P.E.  
PROJECT MANAGER  
PHONE: 239-205-6473  
EMAIL: CWRIGHT@CW-3.COM

Project Engineer:  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL.  
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CW3 ENGINEERING, INC.  
5783 BAYSHORE RD., SUITE 113  
NORTH FT. MYERS, FL 33917  
CLAIR WRIGHT, III, P.E. NO. 64089

Legal Disclaimer:  
THIS DOCUMENT, THE IDEAS AND DESIGNS INCORPORATED HEREIN IS AN INSTRUMENT OF PROFESSIONAL SERVICE, AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF DAVID DOUGLAS ASSOCIATES, INC. © 2010.

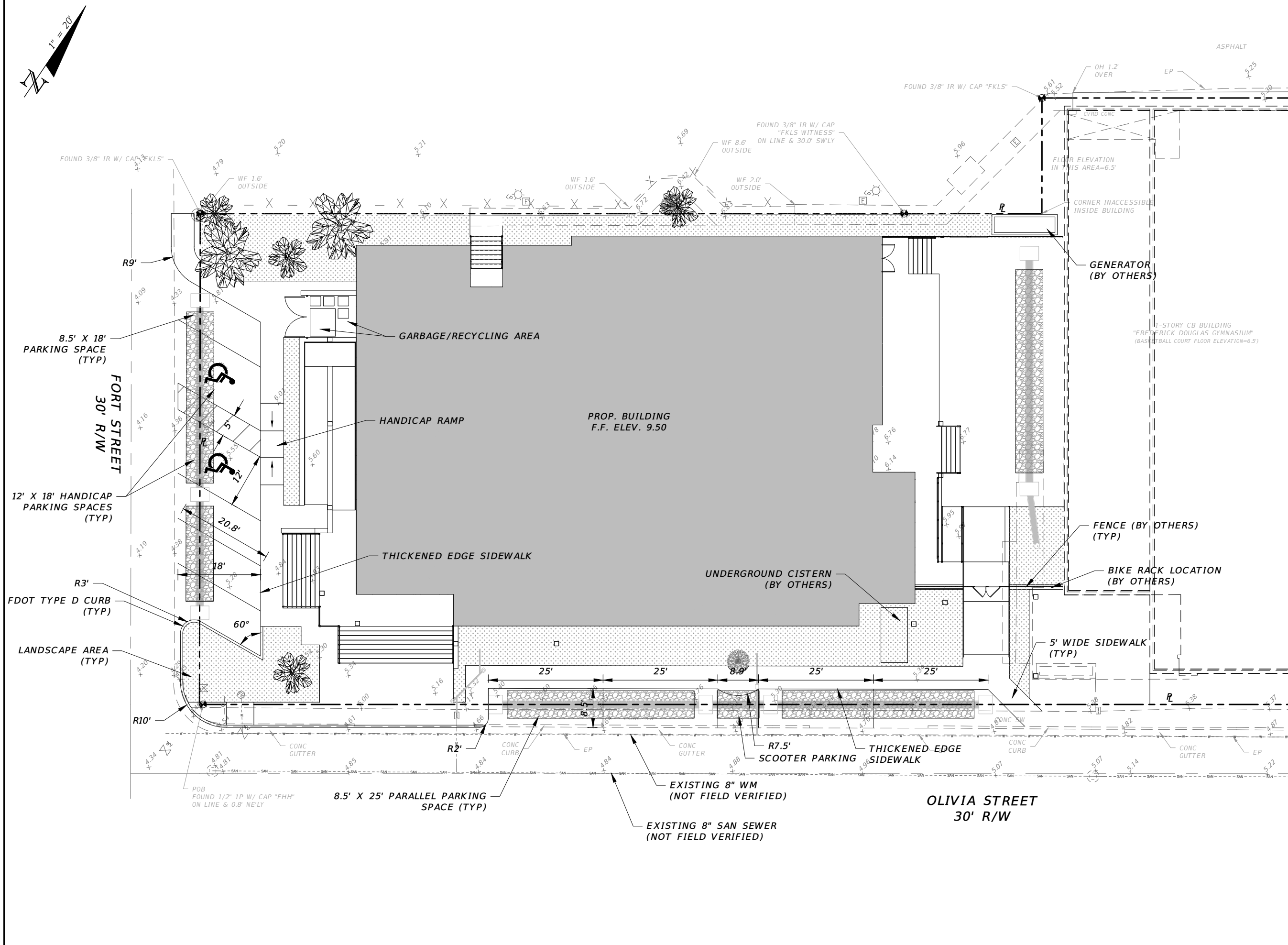
Revisions:

SITE DATA:  
RE # : 00014720-000000  
SEC-TWP-RGE : 06-68-25  
PROJECT MGR: CEW  
PROJECT # : 19-0031  
FILE NAME : 02-19-0031-SITE.DWG  
ORIGIN DATE : 10-22-19  
DESIGNER : JNP  
CADD : JNP  
CHECKED BY : CEW  
PLOT DATE : TUE 1-11-2022 9:34 AM  
PLOTTED BY : JPANICARD

CONCEPT SITE PLAN

SHEET NO. 02

2022.01.12 - PLANNING SUBMITTAL



Project Name:  
**FREDERICK DOUGLASS GYM EXPANSION**

Project Address:  
830 EMMA STREET  
KEY WEST, FL 33040  
Client/Owner:  
CITY OF KEY WEST  
1300 WHITE STREET  
KEY WEST, FL 33040

Engineer Contact:  
CLAIR WRIGHT, III, P.E.  
PROJECT MANAGER  
PHONE: 239-205-6473  
EMAIL: CWRIGHT@CW-3.COM  
Project Engineer:  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL.  
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CW3 ENGINEERING, INC.  
5783 BAYSHORE RD., SUITE 113  
NORTH FORT MYERS, FL 33917  
CLAIR WRIGHT, III, P.E. NO. 64089

Legal Disclaimer:  
THIS DOCUMENT, THE IDEAS AND DESIGNS INCORPORATED HEREIN IS AN INSTRUMENT OF PROFESSIONAL SERVICE, AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF DAVID DOUGLASS ASSOCIATES, INC. © 2010.

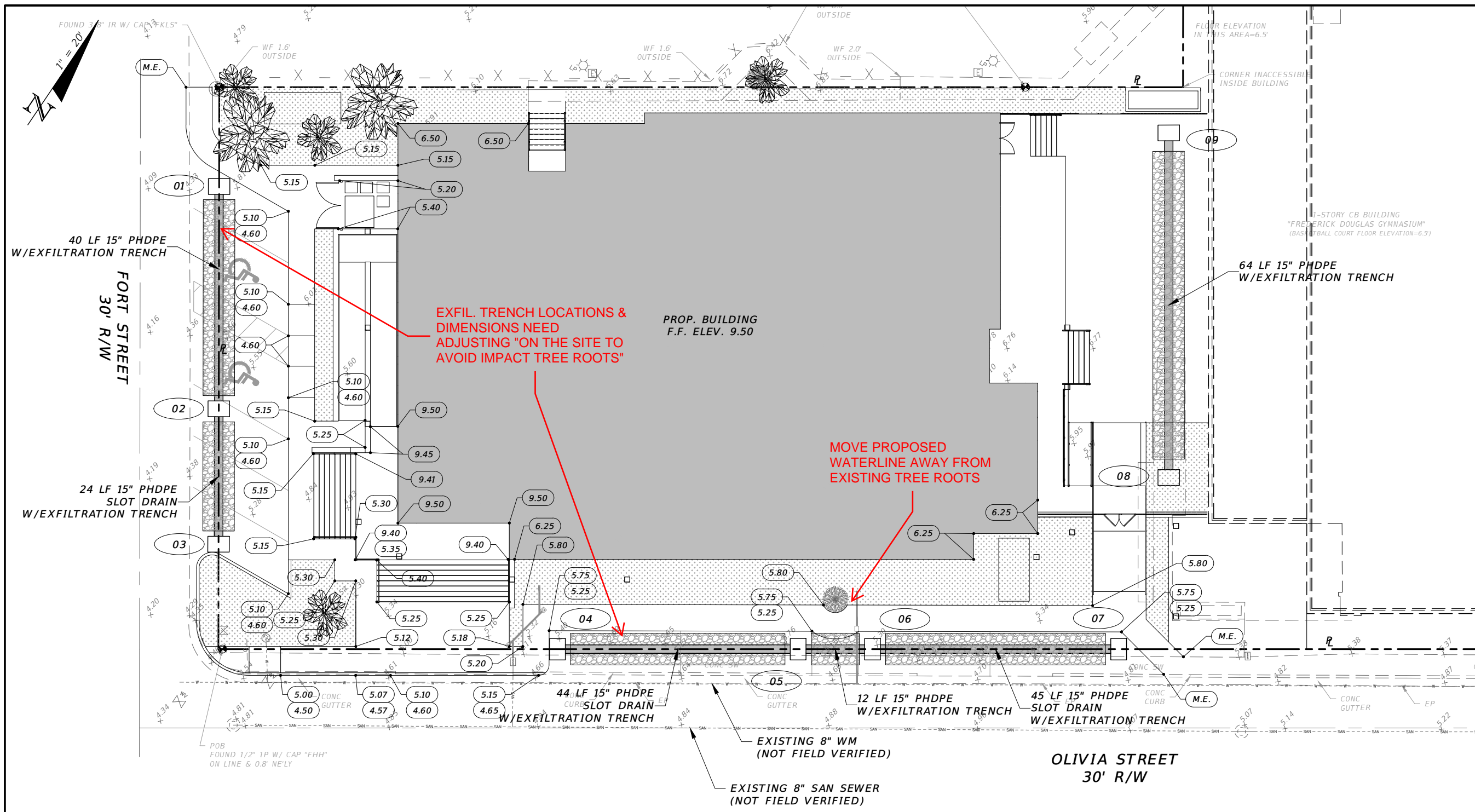
Revisions:

SITE DATA:  
RE # : 00014720-000000  
SEC-TWP-RGE : 06-68-25  
PROJECT MGR: CEW  
PROJECT # : 19-0031  
FILE NAME : 03-19-0031-MPGD.DWG  
ORIGIN DATE : 10-22-19  
DESIGNER : JNP  
CADD : JNP  
CHECKED BY : CEW  
PLOT DATE : THU, 12-9-2021 3:40 PM  
PLOTTED BY : JPNICARDO  
SHEET TITLE:

CONCEPT DRAINAGE PLAN

SHEET NO. 03

2021.12.09 - PLANNING SUBMITTAL



**WATER QUANTITY CALCULATIONS (25YR/72HR DESIGN STORM)**

**WATER QUANTITY PRE-DEVELOPMENT**

TOTAL PROJECT AREA:	19,611 SF	0.45 AC
PERVIOUS AREA:	3,048 SF	0.07 AC
IMPERVIOUS AREA:	16,563 SF	0.38 AC
% IMPERVIOUS:	84.45%	

**WATER QUANTITY POST-DEVELOPMENT**

TOTAL PROJECT AREA:	19,611 SF	0.45 AC
PERVIOUS AREA:	3,186 SF	0.07 AC
IMPERVIOUS AREA:	16,425 SF	0.38 AC
% IMPERVIOUS:	83.75%	

NOTE: POST-DEVELOPMENT HAS LESS IMPERVIOUS SURFACE THAN PRE-DEVELOPMENT. THEREFORE THERE WILL BE LESS RUNOFF IN THE POST-DEVELOPMENT. ADDITIONAL ATTENUATION IS NOT NECESSARY.

**WATER QUALITY CALCULATIONS - 25YR/72HR DESIGN STORM**

**WATER QUALITY**

PROJECT AREA:	19,611 SF	0.45 AC
ROOF AREA:	12,046 SF	0.28 AC
IMPERVIOUS AREA:	4,379 SF	0.10 AC
PERVIOUS AREA:	3,186 SF	0.07 AC

SITE AREA FOR WATER QUALITY: 7,565 SF 0.17 AC  
(PROJECT AREA - ROOF = SURFACE WATER)

IMPERVIOUS AREA FOR WATER QUALITY: 4,379 SF 0.10 AC  
(SITE AREA FOR WATER QUALITY - PERVIOUS)

% IMPERVIOUS: 61.10%  
(FOR WATER QUALITY: IMPERVIOUS AREA/SITE AREA)

A) ONE INCH OF RUNOFF FROM PROJECT AREA: 0.04 AC-FT  
B) 2.5 INCHES TIMES PERCENT IMPERVIOUS: 0.06 AC-FT  
(2.5 X PERCENT IMPERVIOUS X (SITE AREA - SURFACE WATER))

0.06 AC-FT > 0.04 AC-FT (GOVERNING VOLUME) = 2,614 CF

**EXFILTRATION TRENCH DESIGN**

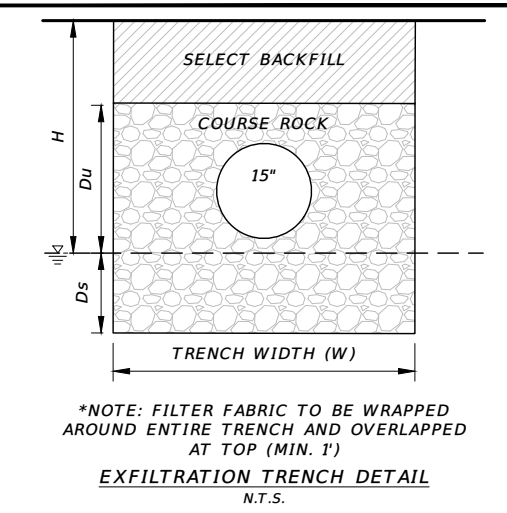
REQUIRED TRENCH LENGTH (L) =

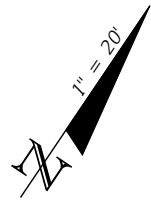
$$L = \frac{V}{K(HW + 2HDu - Du^2 + 2HDs) + (1.39 \times 10^{-4})WDu}$$

ASSUMED HYDRAULIC CONDUCTIVITY, K = 0.0000716  
H = 3.0 FT  
W = 6 FT  
Du = 1.5 FT  
Ds = 0 FT

VOLUME OF TRENCH, V = .664 AC-IN

TRENCH LENGTH REQUIRED: 314 FT  
TRENCH LENGTH PROVIDED: 229 FT





Project Name:  
**FREDERICK DOUGLASS GYM EXPANSION**

Project Address:  
830 EMMA STREET  
KEY WEST, FL 33040  
Client/Owner:  
CITY OF KEY WEST  
1300 WHITE STREET  
KEY WEST, FL 33040

Engineer Contact:  
CLAIR WRIGHT, III, P.E.  
PROJECT MANAGER  
PHONE: 239-205-6473  
EMAIL: CWRIGHT@CW-3.COM

Project Engineer:  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL.  
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CW3 ENGINEERING, INC.  
5783 BAYSHORE RD., SUITE 113  
NORTH FT. MYERS, FL 33917  
CLAIR WRIGHT, III, P.E. NO. 64089

Legal Disclaimer:  
THIS DOCUMENT, THE IDEAS AND DESIGNS INCORPORATED HEREIN IS AN INSTRUMENT OF PROFESSIONAL SERVICE, AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF DAVID DOUGLAS ASSOCIATES, INC. © 2010.

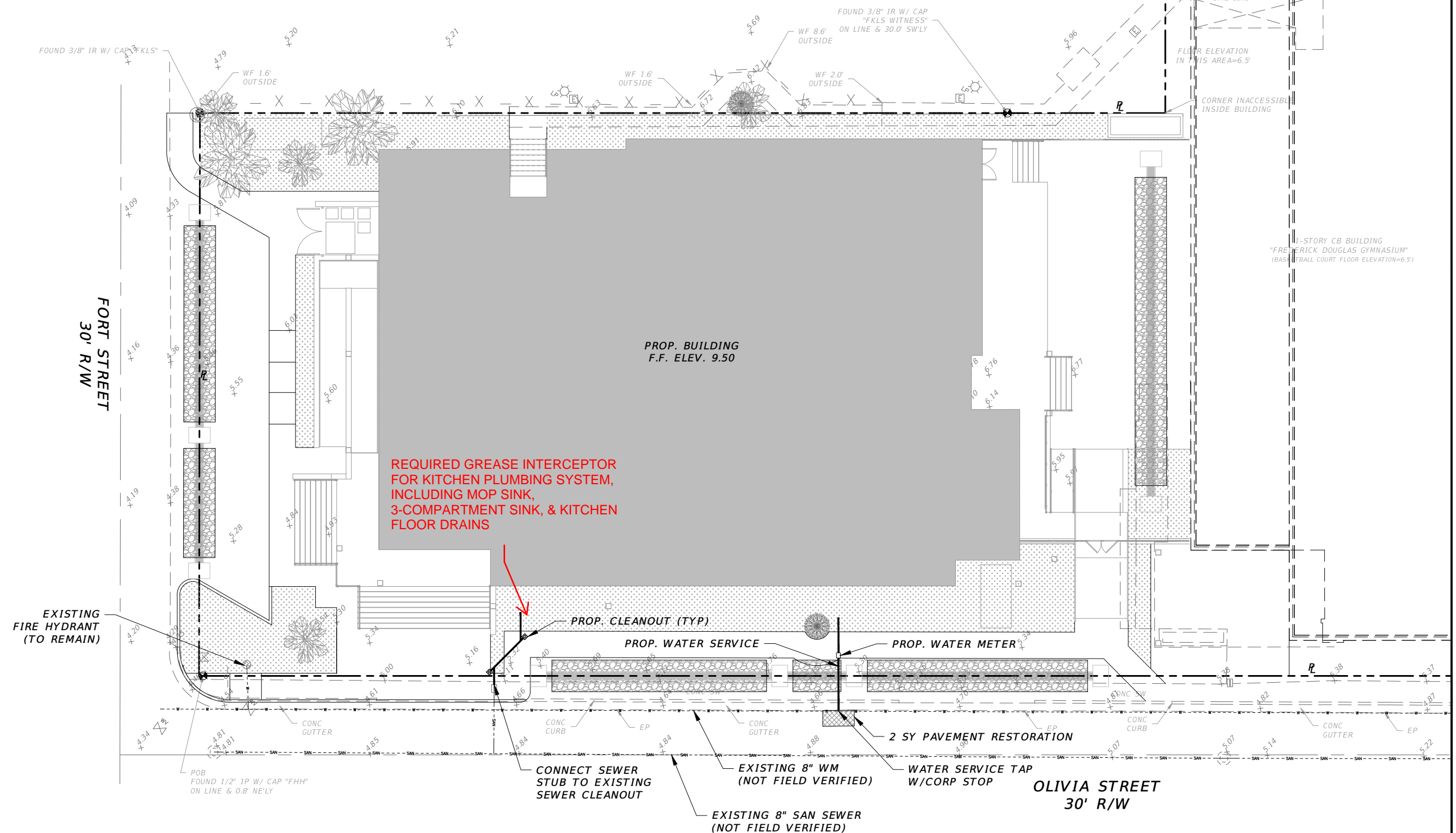
Revisions:

SITE DATA:  
RE # : 00014720-000000  
SEC-TWP-RGE : 06-68-25  
PROJECT MGR: CEW  
PROJECT # : 19-0031  
FILE NAME : 04-19-0031-UTILS.DWG  
ORIGIN DATE : 10-22-19  
DESIGNER : JNP  
CADD : JNP  
CHECKED BY : CEW  
PLOT DATE : THU, 12-9-2021 3:41 PM  
PLOTTED BY : JPANICARO  
SHEET TITLE:

CONCEPT  
UTILITY PLAN

SHEET NO. 04

2021.12.09 -  
PLANNING SUBMITTAL



**REQUIRED GREASE INTERCEPTOR FOR KITCHEN PLUMBING SYSTEM, INCLUDING MOP SINK, 3-COMPARTMENT SINK, & KITCHEN FLOOR DRAINS**

EXISTING FIRE HYDRANT (TO REMAIN)

FORT STREET  
30' R/W

OLIVIA STREET  
30' R/W

EXISTING 8" SAN SEWER (NOT FIELD VERIFIED)

CONNECT SEWER STUB TO EXISTING SEWER CLEANOUT

WATER SERVICE TAP W/CORP STOP

EXISTING 8" WM (NOT FIELD VERIFIED)

2 SY PAVEMENT RESTORATION

PROP. WATER METER

PROP. WATER SERVICE

PROP. CLEANOUT (TYP)

POB FOUND 1/2" 1P W/ CAP "FHH" ON LINE & 0.8' NE'LY

1-STORY CB BUILDING "FREDERICK DOUGLAS GYMNASIUM" (BASEBALL COURT FLOOR ELEVATION=6.5)

PROP. BUILDING F.F. ELEV. 9.50

CORNER INACCESSIBLE INSIDE BUILDING

FLOOR ELEVATION IN THIS AREA=6.5'

FOUND 3/8" IR W/ CAP "FKLS WITNESS" ON LINE & 30.0' SW'LY

WF 1.6' OUTSIDE

WF 2.0' OUTSIDE

WF 8.6' OUTSIDE

WF 1.6' OUTSIDE

FOUND 3/8" IR W/ CAP "FKLS"

ASPHALT

OH 1.2' OVER

EP

FOUND 3/8" IR W/ CAP "FKLS"

CURB CONC

CONC GUTTER

CONC CURB

CONC GUTTER

CONC CURB

CONC GUTTER

CONC CURB

CONC GUTTER

CONC CURB

CONC GUTTER

CONC CURB

CONC GUTTER

CONC CURB

CONC GUTTER

CONC CURB

CONC GUTTER

CONC CURB

CONC GUTTER

CONC CURB

CONC GUTTER

CONC CURB

CONC GUTTER

CONC CURB

CONC GUTTER

CONC CURB

CONC GUTTER

CONC CURB

CONC GUTTER

CONC CURB

CONC GUTTER

CONC CURB

CONC GUTTER

CONC CURB

CONC GUTTER

CONC CURB

CONC GUTTER

CONC CURB

CONC GUTTER

CONC CURB

CONC GUTTER

CONC CURB

CONC GUTTER

CONC CURB

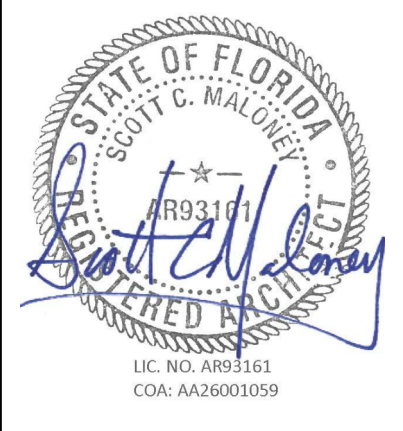


Table with 2 columns: Description, Date. Includes entries for 'REVISIONS' and 'SUBMISSIONS'.

Submissions:

Table with 2 columns: Description, Date. Includes entries for 'REVISIONS' and 'SUBMISSIONS'.

Submissions:

Table with 2 columns: Description, Date. Includes entries for 'REVISIONS' and 'SUBMISSIONS'.

**FREDERICK DOUGLASS GYM**  
111 OLIVIA STREET, KEY WEST, FL, 33040  
**CITY OF KEY WEST**  
1300 WHITE STREET, KEY WEST, FL, 33040

PLOTTED:  
12/22/2021 4:23:00 PM

Drawing Size: 30x42 Project #: 19095

Drawn By: LBB/EHP Checked By: EG

Title:  
DEMOLITION SITE  
PLAN/FLOOR PLAN

Sheet Number:

**AD1.1.1**

Date: 08/04/2021  
©2021 by K2M Design, Inc.

**SITE DEMOLITION NOTES:**

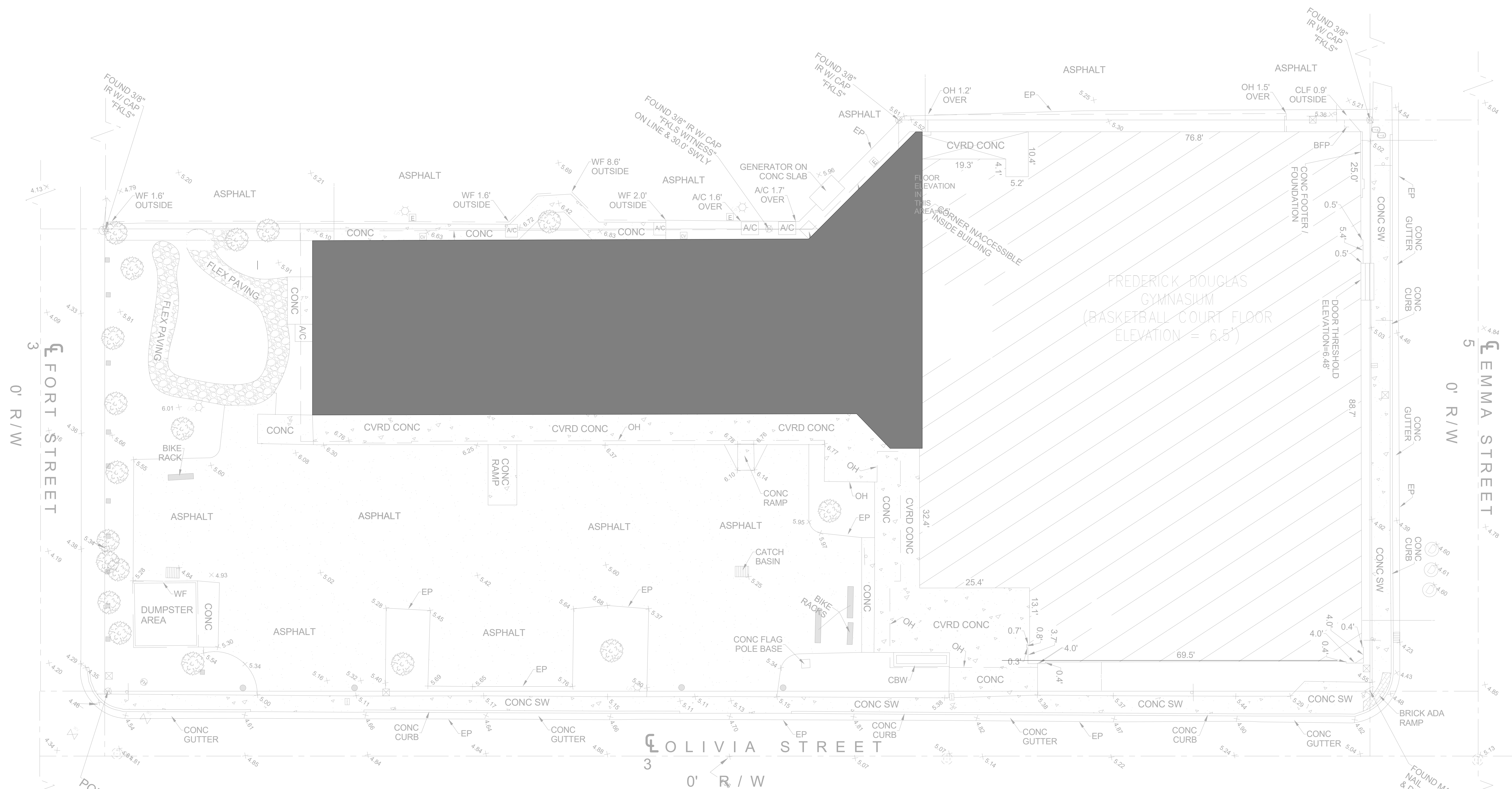
- 1. DEMO ALL EXISTING PAVEMENT AT PARKING LOT AND PATHWAYS AT EXISTING MUSIC PROGRAM BUILDING.
- 2. DEMO EXISTING FLEXIBLE PAVEMENT AT LEARNING GARDEN.
- 3. DEMO ALL EXISTING CONCRETE PADS AND WALKWAYS AT BUILDING. PROTECT SIDEWALK AND CONCRETE ENTRYWAY AT GRADE AT FREDERICK DOUGLASS GYM ENTRANCE AND SURROUND.
- 4. DEMO EXISTING DUMPSTER ENCLOSURE AND ASSOCIATED SLAB/STRUCTURE.
- 5. DEMO EXISTING CURB CUT AT EXIT FROM GYM PARKING LOT.
- 6. REFER TO L-SHEETS FOR LANDSCAPE REMOVAL/RELOCATION AND REQUIREMENTS FOR TREE PROTECTION/TRANSPLANTING. REFER TO A2.1.1 FOR DEMOLITION PLAN OF BUILDING.
- 7.

**BUILDING DEMOLITION NOTES:**

- 1. DEMOLITION OF EXISTING 6,114 SF MUSIC & TUTORING PROGRAM BUILDING ATTACHED TO FREDERICK DOUGLASS GYM AND ASSOCIATED MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURE.
- 2. DEMO EXISTING DUMPSTER ENCLOSURE AND ASSOCIATED SLAB/STRUCTURE.
- 3. EXISTING GYM TO REMAIN IN-TACT. NO STRUCTURAL OR UTILITY WORK.

**BUILDING DEMOLITION LEGEND:**

- [Hatched Box] - BUILDING TO BE DEMOLISHED IN ITS ENTIRETY
- [White Box] - EXISTING BUILDING TO REMAIN



**1 DEMO PLAN**  
SCALE: 3/32" = 1'-0"



DIMENSIONAL REQUIREMENTS:			
BUILDING COVERAGE IMPERVIOUS SURFACE	MAX	EXISTING	PROPOSED
	40% OR 13,600 SF	62% OR 20,924 SF	71% OR 24,193 SF
OPEN SPACE	MIN	EXISTING	PROPOSED
	20% OR 6,800 SF	11% OR 3,639 SF	15% OR 5,189 SF

**LEGEND**

- ST. AUGUSTINE GRASS
- TURFSTONE PAVERS
- ASPHALT

**CODED NOTES**

- COMMERCIAL DUMPSTE AND RECYCLE ON CONCRETE SLAB - PROVIDED BY OTHERS
- STAINLESS STEEL 20 CAPACITY BIKE RACK
- NEW 1-STORY BUILDING

ARCHITECT:

**K2M DESIGN**

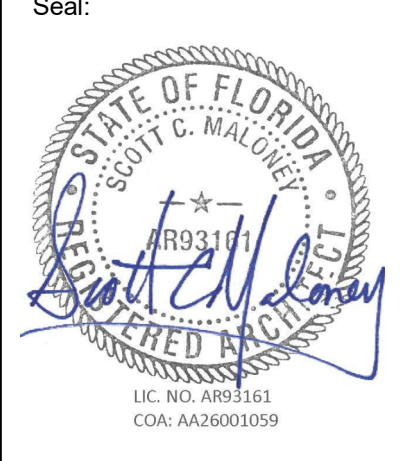
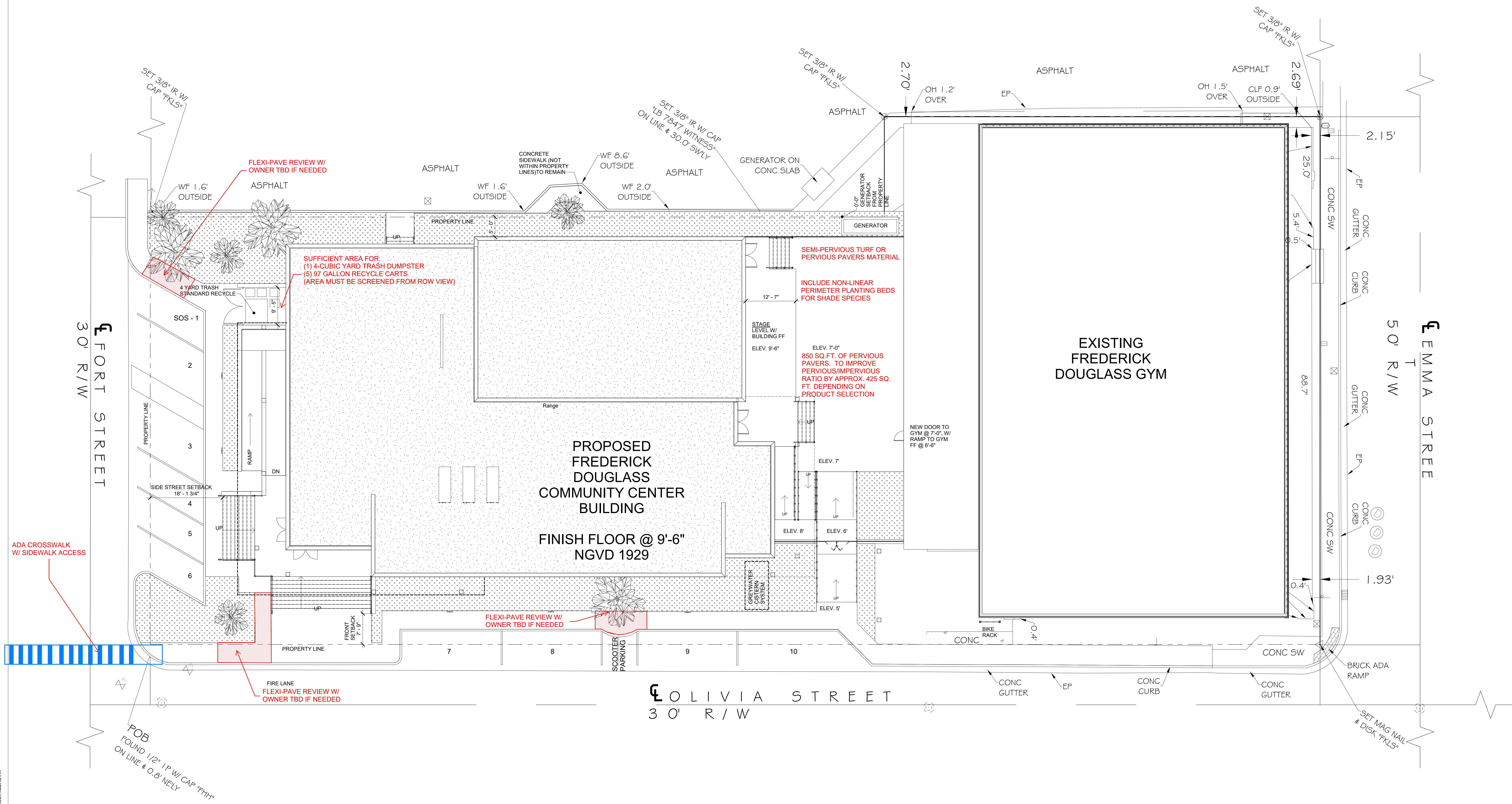
Architecture, Engineering, Interior Design, Asset Management, Specialty Consulting

Key Largo, Florida  
Key West, Florida  
Marathon, Florida

URL: www.k2mdesign.com  
PROF. REG. AA26001059

Building Relationships Based on Trust and Results

Cleveland | Columbia | Indianapolis | Key Largo | Key West | Marathon | Charlotte | Baltimore | Boston



Submissions:

NO.	REVISION	DATE
1	ISSUED TO SET	06/26/2021
2	ISSUED FOR PERMITS	06/27/2021
3	ISSUED PLANNING SET	12/08/2021

Consultants:

NO.	NAME	DATE

**FREDERICK DOUGLASS GYM**  
111 OLIVIA STREET, KEY WEST, FL, 33040

**CITY OF KEY WEST**  
1300 WHITE STREET, KEY WEST, FL, 33040

PLOTTED: 12/28/2021 10:35:16 AM

Drawing Size	Project #
30x42	19095

Drawn By: LBB/EHP      Checked By: EG

Title: ARCHITECTURAL SITE PLAN

Sheet Number: **A1.1.1**

Date: 08/04/2021

©2021 by K2M Design, Inc.

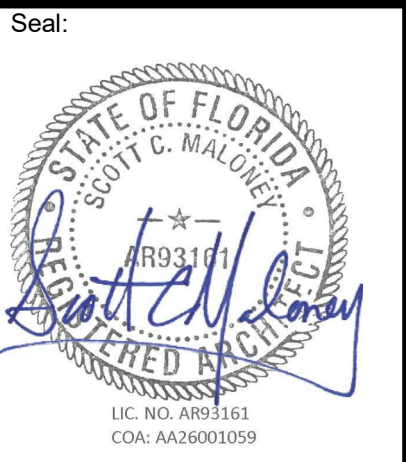
12/29/2021 10:35:16 AM  
C:\Users\awandmeer\Documents\15905 - FDG\_A21\_andmeer\AGE\X8.mxd

**1 ARCHITECTURAL SITE PLAN**  
SCALE: 1" = 10'-0"

SIDEWALKS & WALKWAYS MIN 36" WIDTH & CLEARANCE OR FLEXI-PAVE REQUIRED

NEW UNDERGROUND PIPING SHALL BE LOCATED TO AVOID ROOT DRIP LINES





Submissions:

1	DESIGNED SET	06/26/2021
2	ISSUED FOR PERMIT	06/17/2021
3	ISSUED PLANNING SET	12/09/2021

**FREDERICK DOUGLASS GYM**  
 111 OLIVIA STREET, KEY WEST, FL, 33040

**CITY OF KEY WEST**  
 1300 WHITE STREET, KEY WEST, FL, 33040

PLOTTED:  
 12/22/2021 4:22:48 PM

Drawing Size: 30x42 Project #: 19095

Drawn By: LBB/EHP Checked By: EG

Title:  
**FIRST FLOOR PLAN**

Sheet Number:  
**A2.1.1**

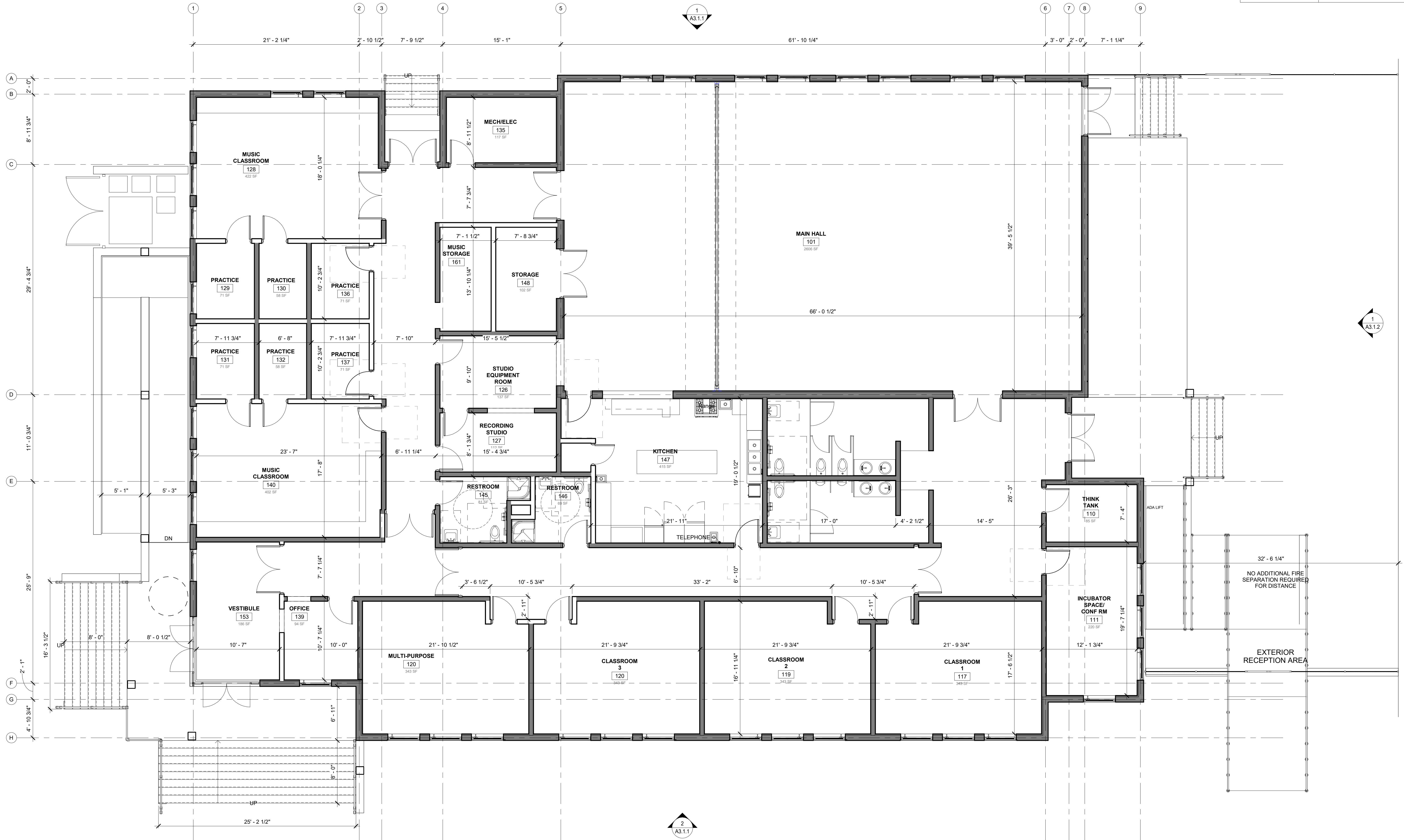
Date: 08/04/2021

©2021 by K2M Design, Inc.

**PLAN LEGEND**

- EXISTING ITEMS TO REMAIN
- NEW PARTIAL HEIGHT WALL
- NEW GYP. BD. WALL/ REFER TO WALL TYPES
- NEW GYP. BD. FIRE RATED WALL/ REFER TO WALL TYPES
- REFER TO WALL TYPES ON A9.1.1
- EXISTING DOOR TO REMAIN
- NEW DOOR. REFER TO DOOR SCHEDULE

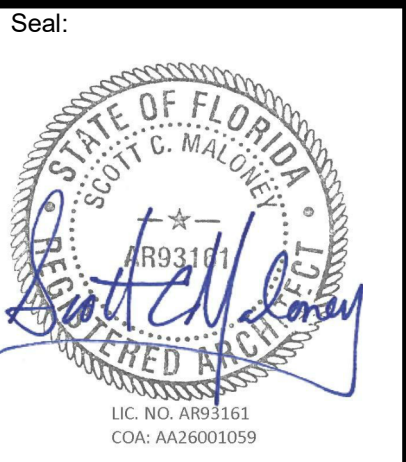
NOTE: DIMENSIONS ARE FROM FACE OF FINISHED WALL TO FACE OF FINISHED WALL UNLESS OTHERWISE NOTED



**1 FIRST FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"



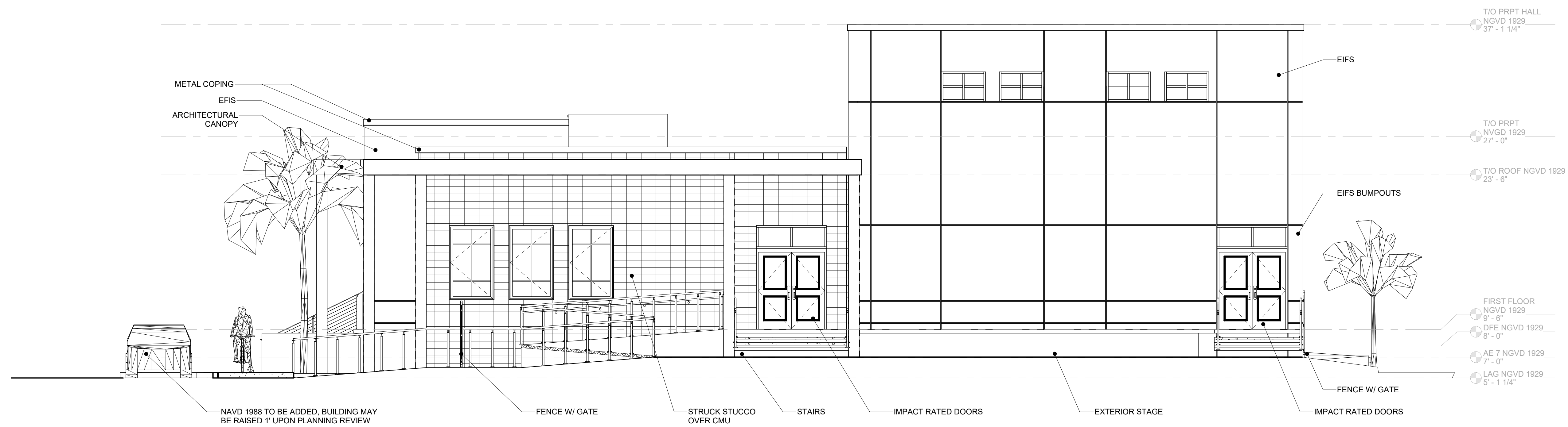




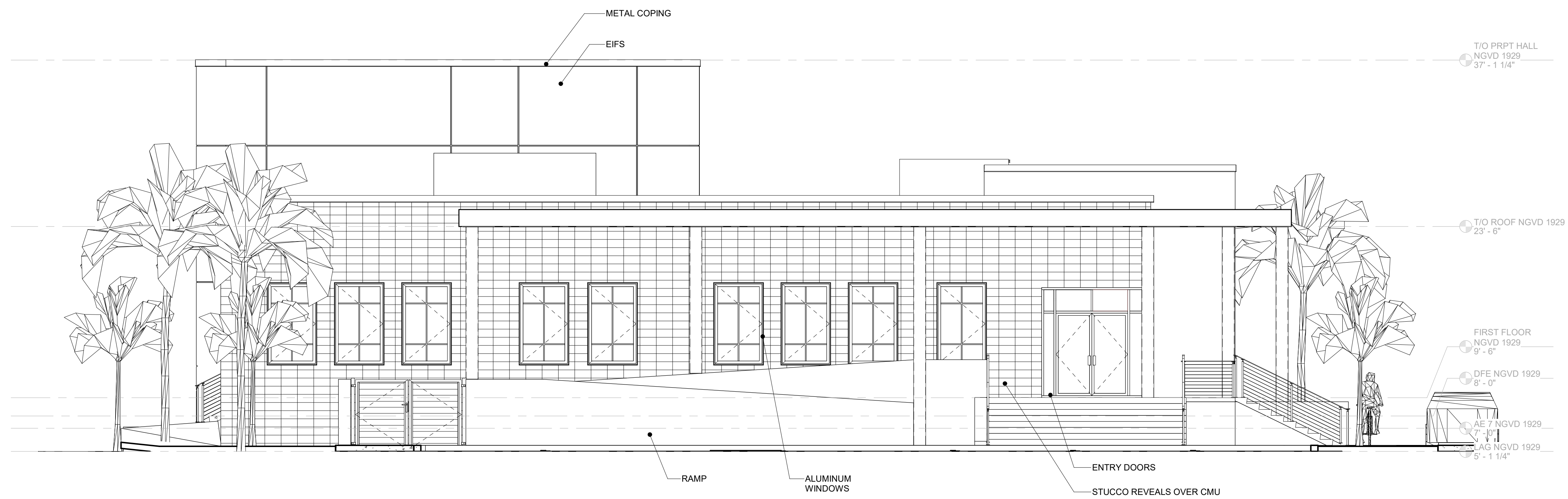
Consultants:

Submissions:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12/22/2021
2	ISSUED FOR PERMIT	12/22/2021
3	ISSUED FOR PERMIT	12/22/2021
4	ISSUED FOR PERMIT	12/22/2021
5	ISSUED FOR PERMIT	12/22/2021
6	ISSUED FOR PERMIT	12/22/2021
7	ISSUED FOR PERMIT	12/22/2021
8	ISSUED FOR PERMIT	12/22/2021
9	ISSUED FOR PERMIT	12/22/2021
10	ISSUED FOR PERMIT	12/22/2021



**1 EAST ELEVATION**  
 SCALE: 3/16" = 1'-0"



**2 WEST ELEVATION**  
 SCALE: 3/16" = 1'-0"

**FREDERICK DOUGLASS GYM**  
 1111 OLIVIA STREET, KEY WEST, FL, 33040  
**CITY OF KEY WEST**  
 1300 WHITE STREET, KEY WEST, FL, 33040

PLOTTED:  
 12/22/2021 4:23:00 PM  
 Drawing Size: 30x42 Project #: 19095  
 Drawn By: LBB/EHP Checked By: EG  
 Title:  
 EXTERIOR ELEVATIONS

Sheet Number:  
**A3.1.2**  
 Date: 08/04/2021  
 ©2021 by K2M Design, Inc.



**Required Landscape Calculations for Frederick Douglas Gym, City of Key West, Florida**  
 111 Olivia Street, Key West, Florida:  
 Subject property zoning: (HNC-3) (Sept. 21, 2021) rev. Jan. 7, 2021

**Notes:**  
 This plan is only intended to represent the minimally required landscape per code for planning approval. The installed landscape may exceed all landscape requirements to enhance the communities character.  
 Plants will be installed as shown and the overall effect is meant to replicate a naturally occurring arrangement of native trees mixed with native and other non native plantings. 100% of proposed plants are native.  
 3" of shredded cypress bark mulch will be installed in the required landscape areas & all required pipes will be sized in accordance with Sec. 10B-4B(2) Key West Florida, Code of Ordinances, i.e. 12" for Canopy trees and 24" for Shrubs.  
 All landscape areas shall be covered by living plant material per 10B-4B and any area not indicated with plant material shall receive Zoysia 'Empire' sod.

Protect existing tree and other vegetation indicated to remain in place against unnecessary cutting, breaking or skimming of roots, skimming and bruising of bark, smothering of trees by stockpiling construction materials or excavating materials within drip line, excess foot or vehicular traffic or parking of vehicles within drip line. No activity of any sort is to take place in an area fenced off as a protected area. Water, fertilizer, wash off and spray trees and other vegetation to remain within limits of contract work as required to maintain their health during the course of the Landscape Installation. Repair or replace trees and vegetation indicated to remain which are damaged by landscape operations with a tree listed on its community status only upon approval of the Landscape Architect. Landscape Contractor may be required to employ a licensed Arborist approved by the Landscape Architect to repair damage to trees.

**Relocating Trees:**  
 If at all possible root pruning should commence at the earliest date possible. The crown may be reduced by 1/3 or as directed by the Landscape Architect. As large a rootball as is practical shall be taken and at all times the entire root pruned area shall be taken. The tree is to be pruned off Caprock if possible but in some cases Caprock will have to be taken with the rootball. The tree is to be immediately placed into its new location. Deeply water the tree daily for two months and every other day for another 2 months at the root system. It is recommended and may be required by the Landscape Architect to supply a mist head in the crown of the tree or to treat the tree with 'Waporgard' or equal to insure successful relocation. Relocated trees are not guaranteed by the landscape contractor.

**Relocating Palms:**  
 Transplantation will be similar to that for trees except trim all but 3-4 fronds off of the palm, all fruit and flowers and in some cases the fronds will have to laid up. The palm shall be treated with 'Inland' and an approved fungicide. The Landscape Architect also may require the palm to be bud poled. Relocated palms are not guaranteed by the landscape contractor.

**Street Frontage:**  
 Required: 5'-x1 acre, 252 linear feet provided. 200 plant units required.  
 Provided: 297 plant units provided  
**Provided:**  
 4 existing trees, 1 existing palm = 53 Landscape Units exist  
 156 new landscape units required = 244 Units provided  
 6 - 12' tall min. Krugiodendron ferraeum, Black Ironwood #50 units  
 2 - 12' tall min. Eugenia montana, Redberry Stopper 20 units  
 30 - 24", 3 g. (gallon) Locustberry #20 units  
 35 - 24", 3 g. (gallon) Key Lilly #35 units  
 72 - 12", 1 g. (gallon) Golden Creeper #72 units  
 5 - 15'-20", 3 g. (gallon) Sea Lavender #5 units  
 Total: 232 Units.

**Perimeter Landscaping:**  
 76 lf. provided  
**Canopy Trees**  
 Required: 2, 17' x 1 = 2 required  
 Provided: 2 existing or relocated mature Trees  
 2 - Guapira discolor, Biolly, 12' oa.  
**Shrubs**  
 Required: 2, 17' x 10 = 22  
 Provided: 30 - 24" native Shrubs will be planted. 1- 6' native Palm  
 35 Locustberry- Byrsonima lucida

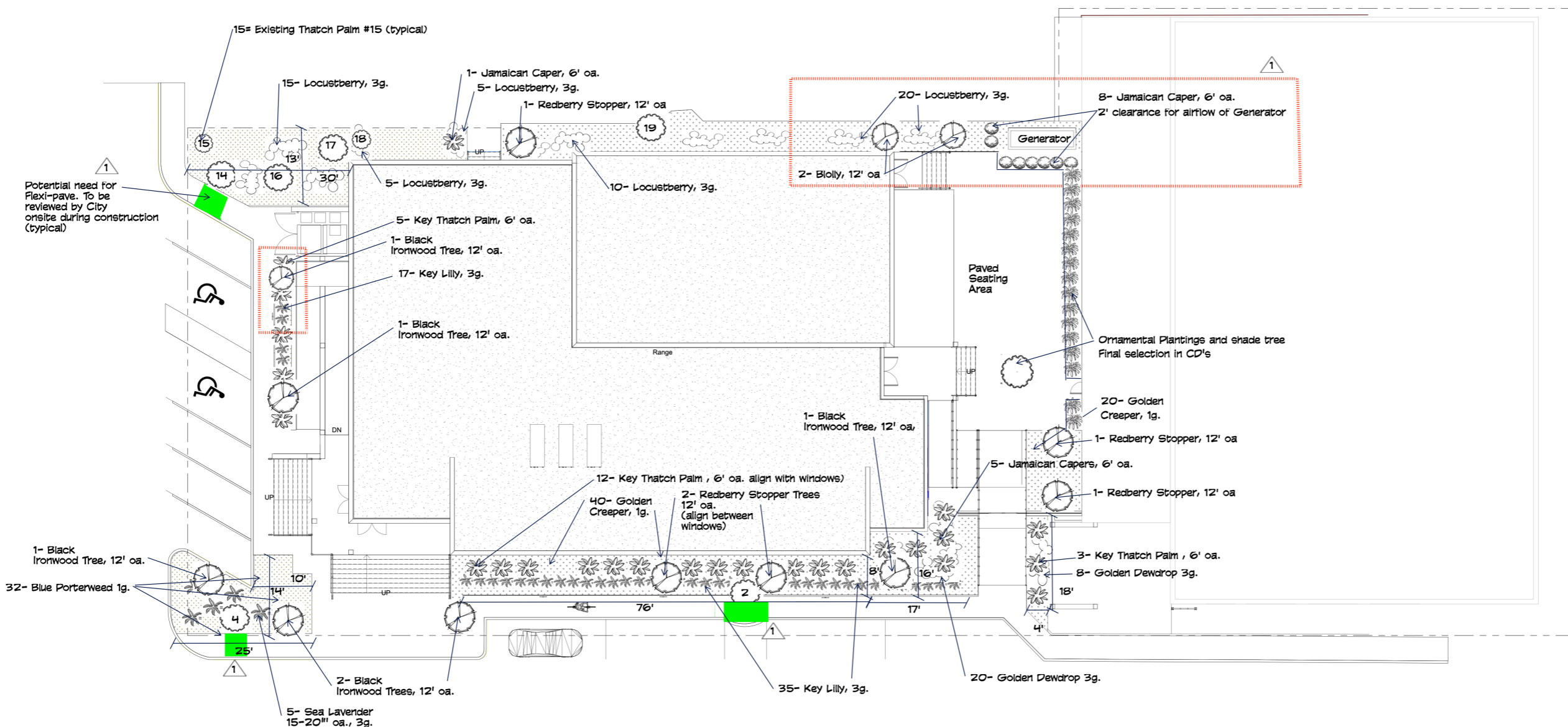
**Non Vehicular use areas:**  
**Canopy Trees**  
 Required: Less than 30% and less than 2,000 s.f. NOS. = 4 trees  
 Provided: 1 Existing tree and 3 - 12' tall min. Redberry Stopper

**Screening:**  
 10 Locustberry- Byrsonima lucida  
 6' Capparis cynoscephala, 6' oa. .

**Required Landscape Plant List for Frederick Douglas Gym, City of Key West, Florida**  
 111 Olivia Street, Key West, Florida:

- 6 - Krugiodendron ferraeum , Black Ironwood, 12-13' oa., 45 gallon.
- 20 - Thrinax morisiell, Key Thatch Palm., 6' oa., b&b
- 6 - Eugenia montana, Redberry Stopper, 12-13' oa., 45 gallon
- 2 - Guapira discolor, Biolly, 12-13' oa., 45 gallon
- 14 - Capparis cynoscephala, Jamaican Caper, 6' oa., 45 gallon
- 55 - Locustberry- Byrsonima lucida, 24-30", 7 gallon
- 28 - Duranta repens, Golden Dewdrop, 20-24", 3gallon
- 42 - Hymenocallis latifolia 'keyensis', Key Lilly, 20-24", 3gallon
- 60 - Eriodaea linearis, Golden Creeper, 10- 12", 1 gallon
- 32 - Stachytarpheta jamaicensis, Native Blue Porterweed, 1g.
- 5 - 15'-20", 3 g. (gallon) Sea Lavender

**Existing Trees and Palms to be relocated/Transplanted to Fort Street Parking lot:**  
 As shown on sheet L.1.1, final location per LA or Urban Forestry Manager  
 1- Bahama Tabebuia (messy)  
 1A- Pitch Apple (gets to large and messy)  
 5- Thatch Palm (phasing)  
 8- Redberry stopper  
 9- Sabal palmetto (out of character for design)  
 10- Thatch Palm (phasing)  
 12A- Thatch Palm (phasing)  
 13- Thatch Palm (phasing)  
 20 A&B- Christmas Palm (messy seeds, Lethal yellow carrier)  
 21- Lignum-Vitae (quality of plant is poor)  
 22- Fiddlewood (out of character for design)  
 23- Blackcass (out of character for design)  
 24- Wild Cinnamon (out of character for design)



ARCHITECT:  
**K2M DESIGN**  
 Architecture, Engineering,  
 Interior Design,  
 Asset Management,  
 Specialty Consulting  
 Key Largo, Florida  
 Key West, Florida  
 Marathon, Florida  
 URL: www.k2mdesign.com  
 PROF. REG. AA2601059  
 Building Relationships  
 Based on Trust and Results  
 Created | Column | Headers | Key Largo | Key West | Marathon | Chelsea | Estero | Henderson

Seal:  
 Consultants:  
**BROWN & CREBBIN**  
 DESIGN STUDIO  
 1995  
 GARDEN DESIGN & LANDSCAPE ARCHITECTURE  
 305.522.2100  
 WWW.BROWNCREBBIN.COM  
 Submissions:  

1	ISSUED FOR SET	09/09/21
2	REVISED	09/17/21
		11/5/21
		11/16/21
		1/3/22
		1/7/22
		2/7/22
1		2/10/22

**FREDERICK DOUGLASS GYM**  
 111 OLIVIA STREET, KEY WEST, FL, 33040  
**CITY OF KEY WEST**  
 1300 WHITE STREET, KEY WEST, FL, 33040

PLOTTED:  
 12/15/2021 2:36:25 PM  
 Drawing Size Project #:  
 30x42 19095  
 Drawn By: Checked By:  
 Designer Checker  
 Title:  
**REQUIRED LANDSCAPE PLAN**  
 Sheet Number:  
**L1.1.2**  
 Date: 12/9/21  
 ©2021 by K2M Design, Inc.

**1 SITE PLAN - LANDSCAPE PLAN**  
 SCALE: 3/32" = 1'-0"



Note: Reproduction or any other use of this plan without prior written consent or permission is strictly prohibited.

12/15/2021 2:36:25 PM  
 C:\Users\randm\Documents\19095 - FDG\_A21\_landscaper\ACEDM.rvt



