

Application



Variance Information sheet

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Application Fee: \$2,625.25 / After-the-Fact: \$4,830.25

(includes \$310.00 advertising/noticing fee and \$110.25 fire review fee)

Please read the following carefully before filling out the application

This application and all required attachments should be submitted to the City Planning Department at 1300 White Street.

- Owners and applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.
- Variances are quasi-judicial hearings and it is improper to speak to a Planning Board and/or Board of Adjustment member about the variance outside of the hearing.

Application Process

- Prior to submittal, the applicant will schedule a pre-application meeting with staff to review the application and suggest any modifications that may be necessary before submittal. A pre-application meeting is free of charge and should be the final step before submittal. To schedule a pre-application meeting, please call the Planning Department at (305) 809-3764.
- After submittal, the application will be reviewed by staff and additional modifications to the site plan may be necessary at that time. Any modifications within eight (8) days of the scheduled Planning Board meeting may result in the item being postponed till the following Planning Board meeting.
- The applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program Manager and a Stormwater approval letter from the Director of Engineering.
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10-day appeal period.
- After the 10-day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.

Please include the following with this application:

1. A copy of the most recent warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check. Be advised that upon review by the Planning Department, additional or fewer variances may be required necessitating a different fee.
3. Sign and Sealed site plan(s) of the subject site, indicating the following:
 - a. **Existing and proposed** lot coverage including buildings, pools, spas, driveways and other walkways, patios, porches, covered areas and decks.
 - b. Location and identification/names of existing trees of 3.5 inches diameter or greater on the property or extending over the proposed work (including access routes and stormwater areas). Please provide photos.
 - c. All proposed changes to what exist, including those which make the variance(s) necessary.
 - d. Lot dimensions on all drawings and the distance from all property lines of all existing and proposed structures.
 - e. Dimensions (**existing and proposed**) of all the items in (a) above, including the height and number of stories of the structure.
 - f. Parking spaces and dimensions (**existing and proposed**).
 - g. Easements or other encumbrances on the property.
4. A survey of the property no more than ten years old
5. Elevation drawings or proposed structures, indicating finished height above established grade as measured from crown of road
6. Floor Plans of existing and proposed development
7. Stormwater management plan
8. PDF version of application and all required materials submitted to the Planning Department

The attached Verification and Authorization Forms must be notarized. This can be done at City Hall or the Planning Department. Identification is required. An out-of-state notarization is acceptable, if necessary.

Make sure that the applicable application and authorization forms are signed by all people listed as owners on the recorded Warranty Deed.

Be advised that the City will not grant a variance unless the City Impact Fees of sewer and solid waste services are paid in full.

For assistance please call the Planning Department at (305) 809-3764.



Application for Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Application Fee: \$2,625.25 / After-the-Fact: \$4,830.25

(includes \$310.00 advertising/noticing fee and \$110.25 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 111 Olivia St. Key West, FL 33040

Zoning District: Historic Neighborhood Commercial, (HNC-3)

Real Estate (RE) #: 00014720-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Amy VanderMeer Mailing Address: 1150 Virginia St.

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 727.252.4417 Office: 305.307.5845 Fax: _____

Email: avandermeer@K2Mdesign.com

PROPERTY OWNER: (if different than above)

Name: City of Key West Mailing Address: PO Box 1409; Key West, FL 33041

City: Key West State: FL Zip: 33041

Home/Mobile Phone: 305-809-3963 Office: _____ Fax: _____

Email: karen.wilman@cityofkeywest-fl.gov

Description of Proposed Construction, Development, and Use:

Demolition of existing 6,114 sf music & tutoring building attached to Frederick Douglass gym. Demo of existing asphalt parking lot, concrete ramps, walks and pads, flex paver path and flagpole/base. Demo of existing dumpster enclosure and associated pad. Removal of all existing bike racks at gym/parking lot. Removal/relocation/salvage of trees per L-sheets. Existing gym to remain in-tact. No structural or utility work.
New Construction of 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/ramps per plans. New parking lot per plan and bike racks per plan. New utility connections per civil. New landscape plan per L-sheets.

List and describe the specific variance(s) being requested:

Rear Setback - existing condition is over the property line. We are improving the situation with a 0'-0" set back for the generator pad and a 5' set back for the main structure.

Building Coverage - existing condition is 62%, we are requesting a variance to increase to 71%, Although this is an increase, the overall impervious surface will be improved.

Impervious Surface - existing condition is 89%, we are requesting an improvement to 85%.

Open Space - existing condition is 11% open, we are requesting an improvement to 15%

Are there any easements, deed restrictions or other encumbrances attached to the property? Yes No

If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property?

Yes No

If yes, provide date of landscape approval, and attach a copy of such approval.

Landscape approval pending

Is this variance request for habitable space pursuant to Section 122-1078?

Yes No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. *provide square footages and percentages.*

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback	See attached sheet A1.1.0			
Rear Setback				
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

***Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.**

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met: Please print your responses.

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

It is proposed that the following special conditions exist: to demolish the existing one-story Annex building which consists of 6,095 square feet in order to construct a 9,587 square foot one-story structure.

The size of the proposed structure and the amount of square footage reflect community service needs documented by tens of public meetings and years of public planning for the Bahama

Village community. The proposed building will accommodate the following on site services: A community center with a commercial kitchen, class rooms, music rooms, a sound studio, a main hall assembly space, and office uses. The community center is currently limited in the services it can provide due to a lack of physical space.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

The request to undertake the Frederick Douglass Gym Expansion Project is an action by the City of Key West, in coordination with and through the support of the City Commission, the Bahama Village Redevelopment Advisory Committee, and many community leaders and residents. The Key West City Commission approved the "Bahama Village Visioning and Capital Projects Workplan", in August 2017. The attachment entitled, "Program Priorities List: Recommended Capital Projects" is an excerpt from the approved plan, which categorizes high priority investments for Bahama Village with this project, the "Douglass Gym Expansion", being the second highest priority project, a "critical priority" for the community.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

The property is currently non-complying with respect to the minimum rear setback, maximum building coverage, maximum impervious surface, and the minimum open space requirements. The proposed reconstruction will again surpass maximum dimensional standards, but by slightly less with respect to setbacks, impervious surface, and it will result in improved on-site open space. However, this proposed project would provide a historically underserved area of the city with needed and desired community services, as demonstrated through numerous public meetings and discussions.

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

Literal interpretation of the Land Development Regulations would not deprive the applicant of rights commonly enjoyed by the other properties in this same zoning district under the terms of this ordinance. The intent of the applicant's site plan design is to enlarge floor area to provide community services.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

The variance request is not the minimum required that will make possible the reasonable use of the land, building, or structure. However, it is the minimum necessary to accommodate the request for these proposed uses.

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

The variance request is not in harmony with certain sections of the Land Development Regulations. However, the intent of this project is to provide deeply needed community services, including youth education, job training, and meal services to those in need. Community representatives serving on the Bahama Village Redevelopment Advisory Committee have met to discuss the design concept for this project on multiple occasions.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

Existing non-conforming uses of other properties, use of neighboring lands, structures, or buildings in the same district, or other zoning districts, are not the basis for this request.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department and one (1) electronic version in PDF format.

- Correct application fee, made payable to "City of Key West."
- Pre-application meeting form
- Notarized verification form signed by property owner or authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Monroe County Property record card
- Signed and sealed survey (Survey must be within 10 years from submittal of this application)
- Sign and sealed site plan (sign and sealed by an Engineer or Architect)
- Floor plans
- Any additional supplemental information necessary to render a determination related to the variance request



Pre-Application Meeting Notes

City of Key West, Florida • Planning Department • 1300 White Street •
Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Meeting Date: _____ Zoning District: _____

Address/Location: _____

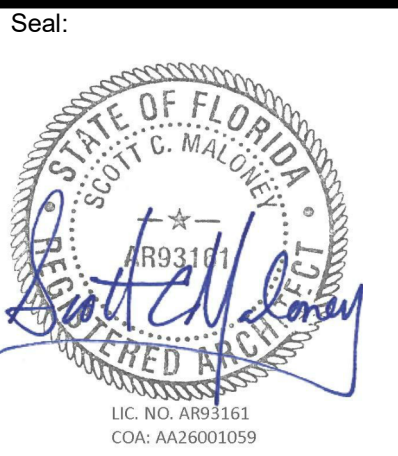
Request: _____

Type of Application: _____

Attendees: _____

Notes:

Boundary Survey



Consultants:

Submissions:

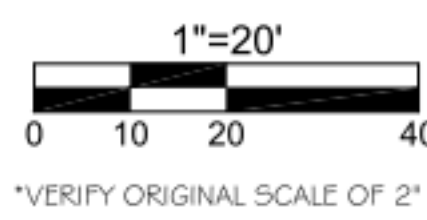
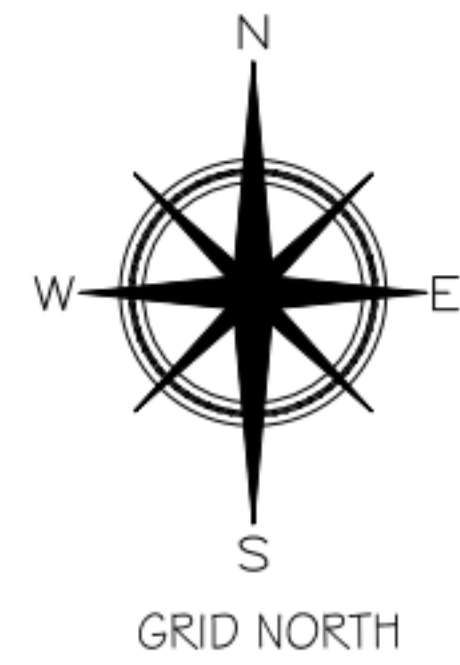
NO.	DATE	DESCRIPTION	BY	DATE
1	10/23/2019	ISSUED FOR PERMIT	MPB	10/23/2019
2	10/23/2019	REVISED TO ADD APPROXIMATE FEMA FLOOD ZONE LINE	MPB	10/23/2019

BOUNDARY & TOPOGRAPHIC SURVEY MAP OF FREDERICK DOUGLAS GYMNASIUM

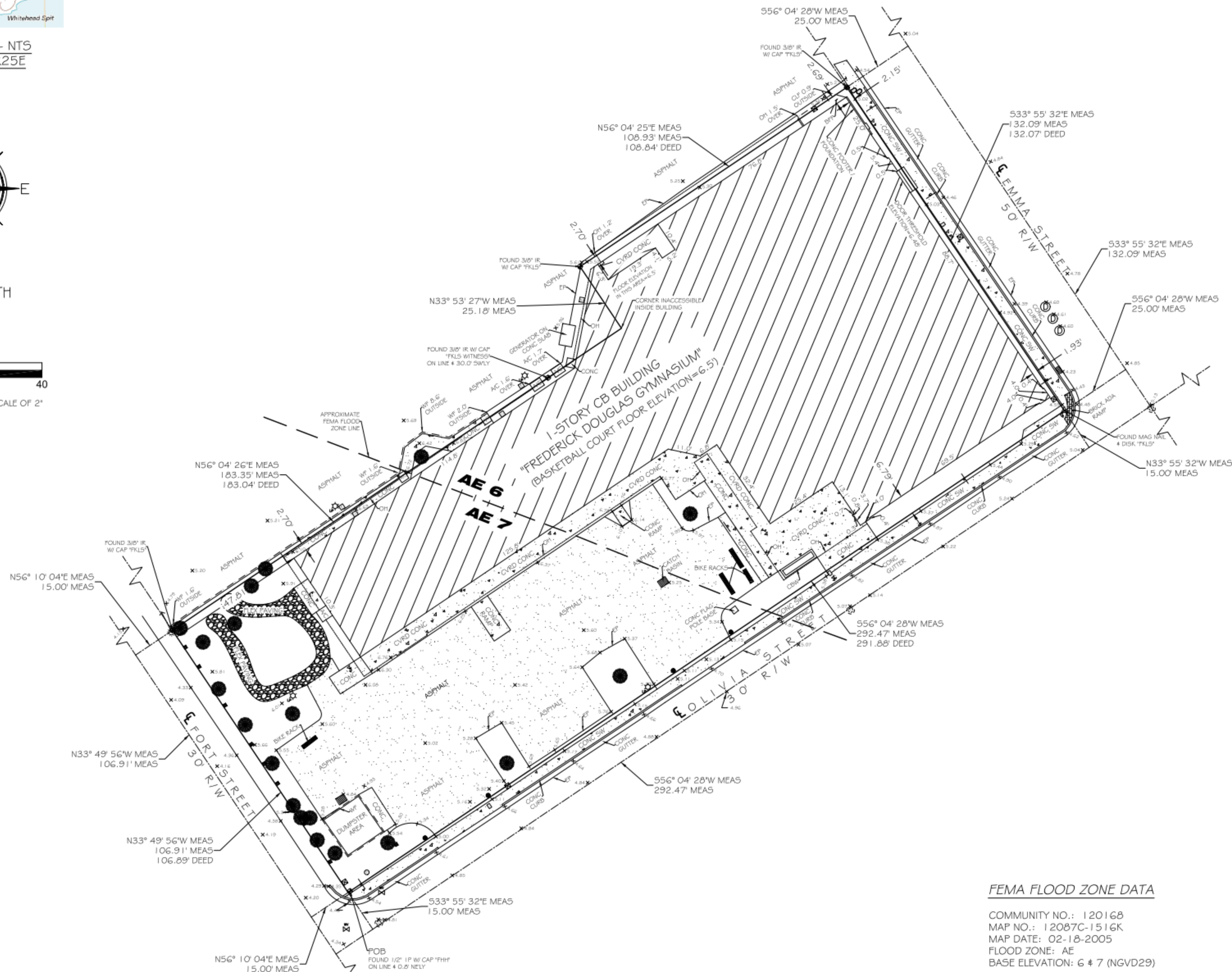
830 EMMA STREET, KEY WEST, MONROE COUNTY, STATE OF FLORIDA



LOCATION MAP - NTS
SEC. 6-T685-R25E



1"=20'
*VERIFY ORIGINAL SCALE OF 2'



FEMA FLOOD ZONE DATA

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

TOTAL AREA = 34,001.17 SQFT ±
(0.78 ACRES ±)

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 Oliva Street; thence in a Northwesterly 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 Northwesterly direction for One Hundred Eighty-three and 04/100 (183.04) feet; thence at a right angle and in a Northwesterly direction for Twenty-five and 1 & 1/10 (25.1) feet; thence at a right angle and in a Northwesterly 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 Oliva Street; thence at a right angle and in a Southwestly direction along the said Northwestly right-of-way line of Oliva 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 5549419679 (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 BASIS (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:

[Symbol]	CATCH BASIN	[Symbol]	METAL BOLLARD	[Symbol]	WOOD 4"x4" POST	[Symbol]	TREE (TYPICAL)
[Symbol]	CONTROL VALVE BOX	[Symbol]	SANITARY CLEANOUT	[Symbol]	WOOD UTILITY POLE	[Symbol]	TREE (TYPICAL)
[Symbol]	CONCRETE MANHOLE	[Symbol]	SANITARY MANHOLE	[Symbol]	WOOD UTILITY POST	[Symbol]	TREE (TYPICAL)
[Symbol]	ELECTRIC UTILITY POLE	[Symbol]	SIGN	[Symbol]	WOOD UTILITY POST	[Symbol]	TREE (TYPICAL)
[Symbol]	ELECTRIC MANHOLE	[Symbol]	WATER VALVE	[Symbol]	WOOD UTILITY POST	[Symbol]	TREE (TYPICAL)
[Symbol]	ELECTRIC BOX	[Symbol]	WATER METER	[Symbol]	WOOD UTILITY POST	[Symbol]	TREE (TYPICAL)
[Symbol]	FIRE HYDRANT	[Symbol]	WATER METER	[Symbol]	WOOD UTILITY POST	[Symbol]	TREE (TYPICAL)
[Symbol]	GUY WIRE	[Symbol]	WATER METER	[Symbol]	WOOD UTILITY POST	[Symbol]	TREE (TYPICAL)
[Symbol]	LIGHT POLE	[Symbol]	WOOD UTILITY POLE	[Symbol]	WOOD UTILITY POST	[Symbol]	TREE (TYPICAL)
[Symbol]	MANHOLE	[Symbol]	WOOD UTILITY POST	[Symbol]	WOOD UTILITY POST	[Symbol]	TREE (TYPICAL)
[Symbol]		[Symbol]	WOOD UTILITY POST	[Symbol]	WOOD UTILITY POST	[Symbol]	TREE (TYPICAL)

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATED 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 117, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007, FLORIDA STATUTES, AND COMPLIED WITH CHAPTER 117, FLORIDA STATUTES.

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

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.

Site Plan

CITY OF KEY WEST

KEY WEST, FL

FREDERICK DOUGLASS GYM

NEW CONSTRUCTION

PLANNING SUBMITTAL

ISSUED - 2021.12.09

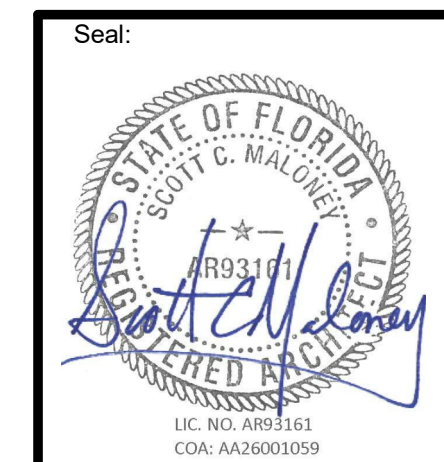
ARCHITECT:
K2M DESIGN
 Architecture, Engineering,
 Interior Design,
 Asset Management,
 Specialty Consulting

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 PER	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

APPROVALS RECIVED	DATE
1. PROGRAMMING	APPROVED XXXXXXX
2. SCHEMATIC DESIGN	APPROVED XXXXXXX
3. TREE COMMISSION - CONCEPTUAL	APPROVED XXXXXXX
4. HISTORIC ARCHITECTURAL REVIEW COMMISSION	APPROVED XXXXXXX
5. DESIGN REVIEW COMMITTEE	APPROVED XXXXXXX
6. PLANNING COMMISSION	APPROVED XXXXXXX
7. DESIGN DEVELOPMENT	APPROVED XXXXXXX
8. TREE COMMISSION - FINAL	APPROVED XXXXXXX
9. CONSTRUCTION DOCUMENTS	APPROVED XXXXXXX
10. BIDDING	APPROVED XXXXXXX
11. PERMITTING	APPROVED XXXXXXX

PLOTTED:
 12/22/2021 4:23:01 PM

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

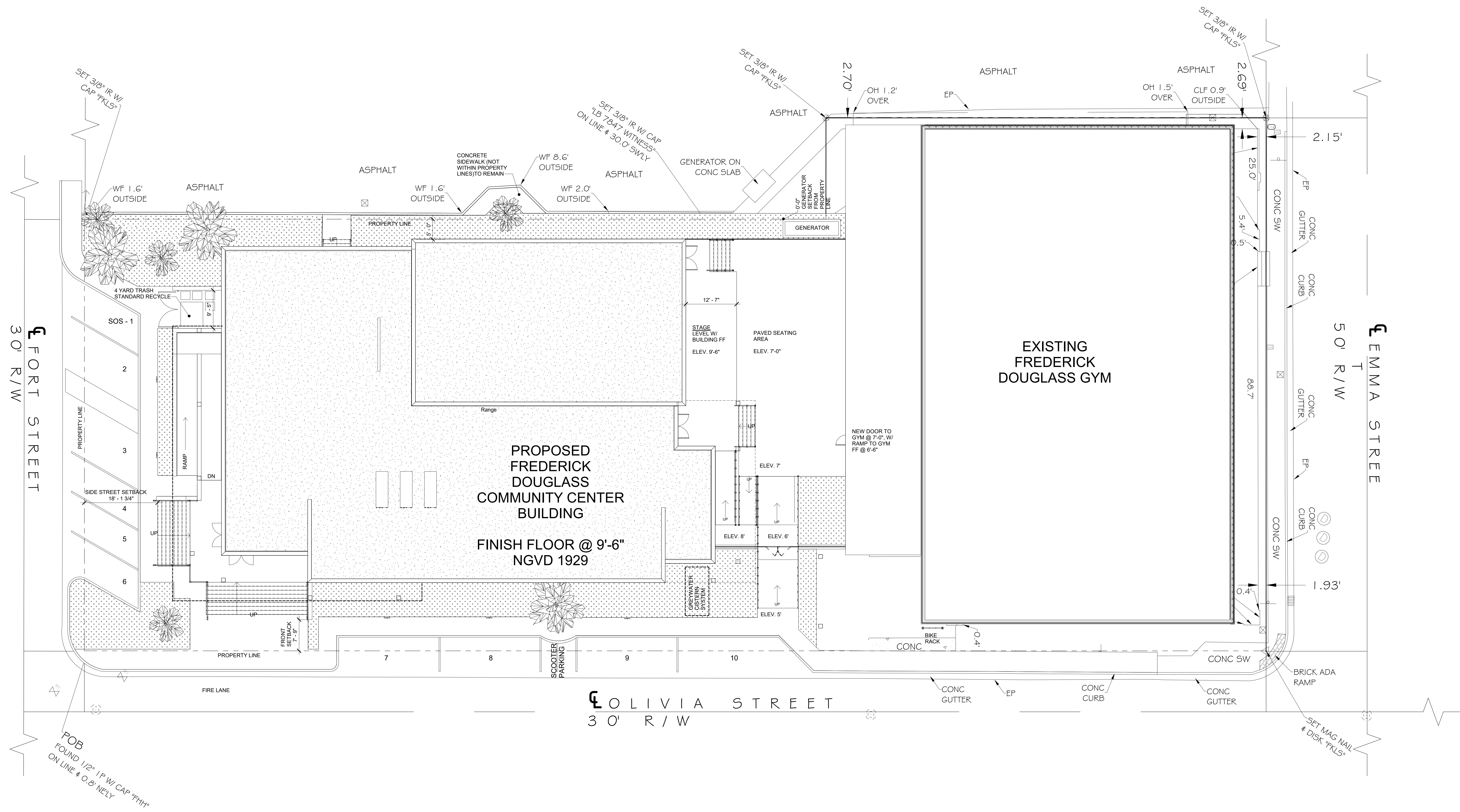
Building Relationships
 Based on Trust and Results

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

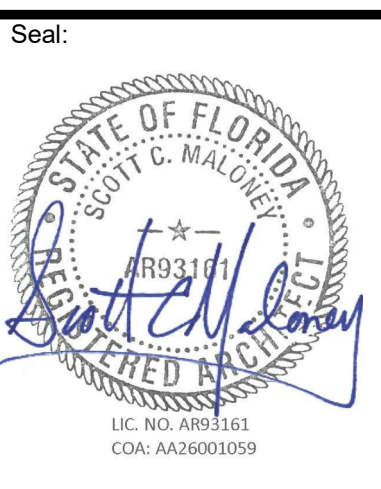
12/22/2021 4:23:01 PM C:\Users\swandemee\Documents\19095 - FDG_A21_aroundmeer\AGE08.rvt

LEGEND	
	- ST. AUGUSTINE GRASS
	- TURFSTONE PAVERS
	- ASPHALT

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



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



Submissions:

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

FREDERICK DOUGLASS GYM
 1111 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: 30x42 Project #: 19095

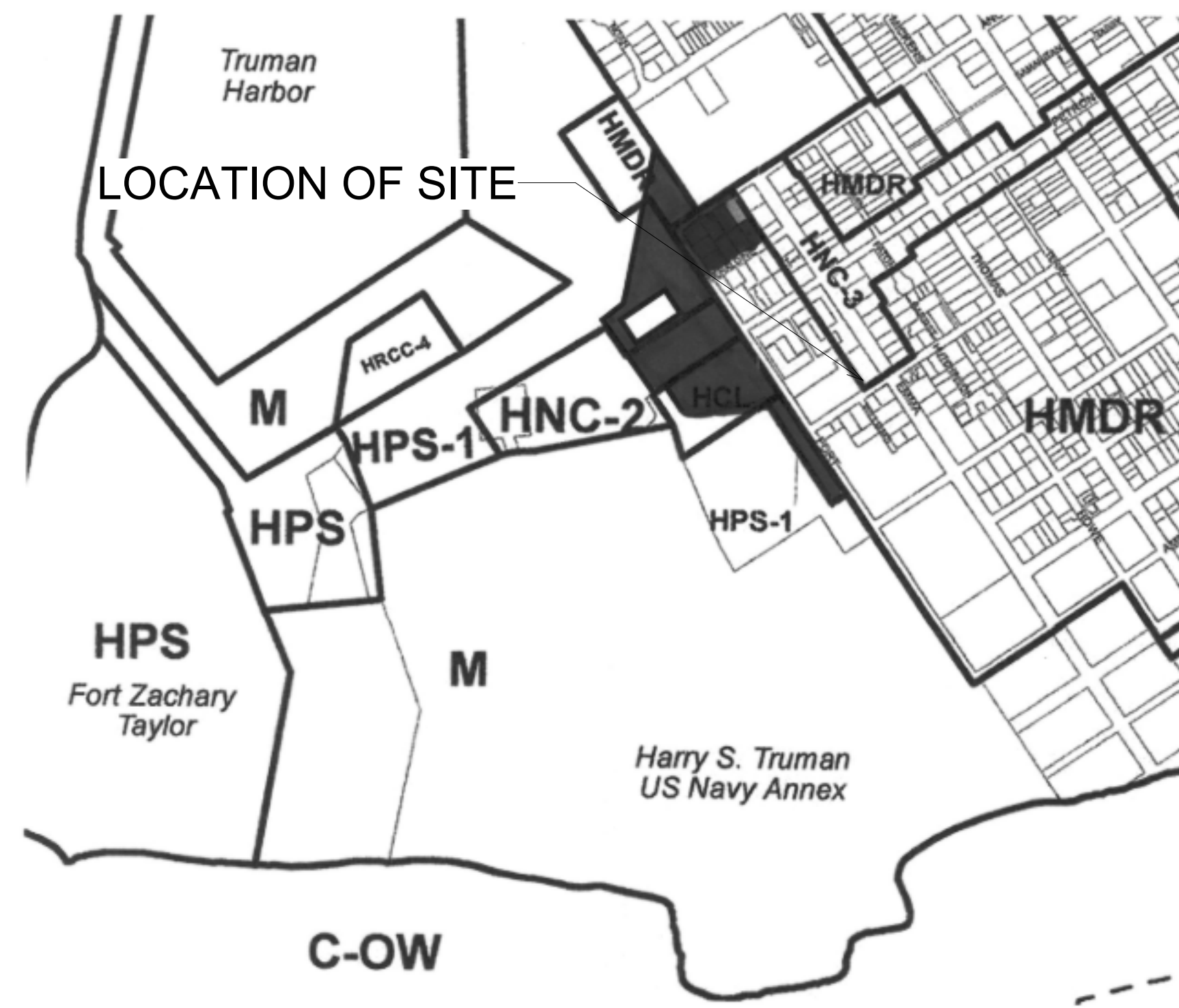
Drawn By: LBB/EHP Checked By: EG

Title:
 ARCHITECTURAL SITE PLAN

Sheet Number:
A1.1.1

Date: 08/04/2021

©2021 by K2M Design, Inc.

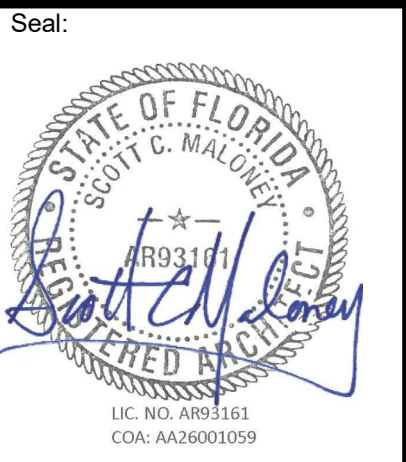


VICINITY MAP W/ LAND USE

SITE DATA TABLE							
	CODE REQUIREMENT	CODE REQUIRED SQ. FT.	EXISTING SITE	EXISTING SITE SQ. FT.	PROPOSED	PROPOSED SQ. FT.	VARIANCE REQUEST
Zoning	HNC-3						
Flood Zone	AE 7						
Size of Site	34,000 SF (Min. 4,000 SF)		34,000 SF				
Height	30'-0"		30'-0"		30'-0"		N/A
Front Setback	None		None		7'-9"		N/A
Side Setback	5'-0"		5'-0"		0'-0"		N/A
Side Setback	5'-0"		5'-0"		5'-0"		N/A
Street Side Setback	7'-6"		7'-6"		18'-0"		N/A
Rear Setback	15'-0"		0'-0"		5'-0"		YES
Residential Floor Area	N/A		N/A		N/A		N/A
Density	16 du/acre		0		N/A		N/A
F.A.R. (Commercial)	1		0		0		N/A
Building Coverage	40%	13,600 SF	62%	20,924 SF	71%	24,193 SF	YES
Impervious Surface	60%	20,400 SF	89%	30,361 SF	89%	30,361 SF	YES
Parking	27		19		10		N/A
	0		/		/		/
Handicap Parking**	3		2		2		N/A
Bicycle Parking	35%		8		21		N/A
	0		/		/		/
Open Space/Landscaping	20%	6,800 SF	11%	3,639 SF	11%	3,639 SF	YES
Number & Type of Units	N/A		N/A		N/A		N/A
Consumption Area or Number of Seats	N/A		N/A		N/A		N/A
**up to 25 - 1							
Zoning of Adjoining Sites	HNC-3 and HMDR***						

***Requires Buffer

Breakdowns (SF)				
Existing Developments				
			Our Site	Total Existing
Lot Area			34,001.17	34,001.17
Existing Coverages				
Asphalt/Concrete	Parking Side		8,703	
	Side AC/Conc		39	
	Flex Pavers		525	
	Sidewalks on Back		22	
	Sidewalks on Front/Side		148	
Buildings	Buildings		20,644	See Building/Lot Coverages Below
	Dumpster		280	
Impervious Surface			30,361	30,361
Impervious Surface %			89%	89%
Building Coverage			20,924	20,924
Building Coverage %			62%	62%
Open Space			3,640.00	3,640.00
Open Space %			11%	11%
Proposed Developments				
Lot Area			34,001.17	
Coverages				
Asphalt/Parking			1,340	
Buildings			24,193	
Pavement			4,715	
Impervious Surface			30,248	
Impervious Surface %			89%	
Building Coverage			24,193	
Building Coverage %			71%	
Open Space			3,753	
Open Space %			11%	



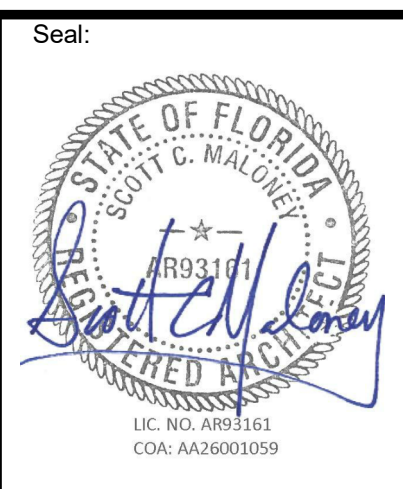
Consultants:

Submissions:		
1	ISSUED TO SET	08/26/2021
2	ISSUED TO SET	09/17/2021
3	ISSUED PLANNING SET	12/08/2021

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 4:22:41 PM
Drawing Size: 30x42 Project #: 19095
Drawn By: LBB/EHP Checked By: EG

Title:
SITE DATA TABLES
Sheet Number:
A1.1.0
Date: 08/04/2021
©2021 by K2M Design, Inc.



Consultants:

Submissions:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	06/17/2021
2	ISSUED FOR PERMIT SET	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:
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

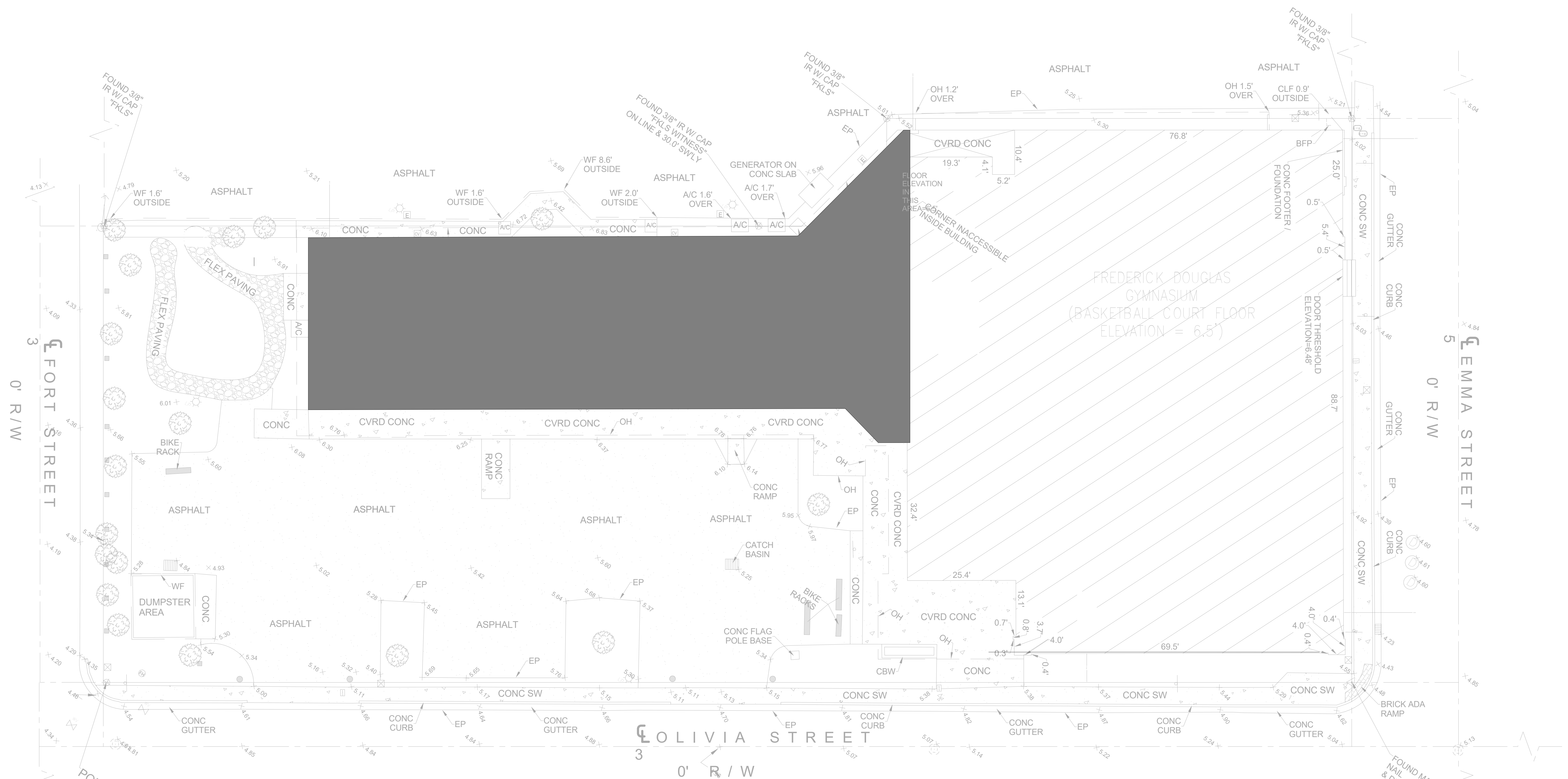
Sheet Number:
AD1.1.1
Date: 08/04/2021
©2021 by K2M Design, Inc.

- 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.

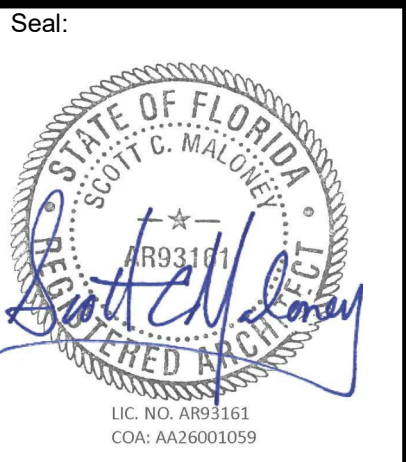
- BUILDING DEMOLITION NOTES:**
1. DEMOLITION OF EXISTING 6,114 SF MUSIC & TUTORING PROGRAM BUILDING ATTACHED TO FREDERICK DOUGLASS GYM AND ASSOCIATED MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURE.
 2. DEMO EXISTING DUMPSTER ENCLOSURE AND ASSOCIATED SLAB/STRUCTURE.
 3. EXISTING GYM TO REMAIN IN-TACT.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

BUILDING DEMOLITION LEGEND:

- BUILDING TO BE DEMOLISHED IN ITS ENTIRETY
- EXISTING BUILDING TO REMAIN



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



Consultants:

Submissions:

NO.	DESCRIPTION	DATE
1	ISSUED TO SET	06/26/2021
2	ISSUED TO SET	06/26/2021
3	ISSUED PLANNING SET	12/08/2021

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	Project #
30x42	19095

Drawn By: LBB/EHP
 Checked By: EG

Title:
FIRST FLOOR PLAN

Sheet Number:
A2.1.1

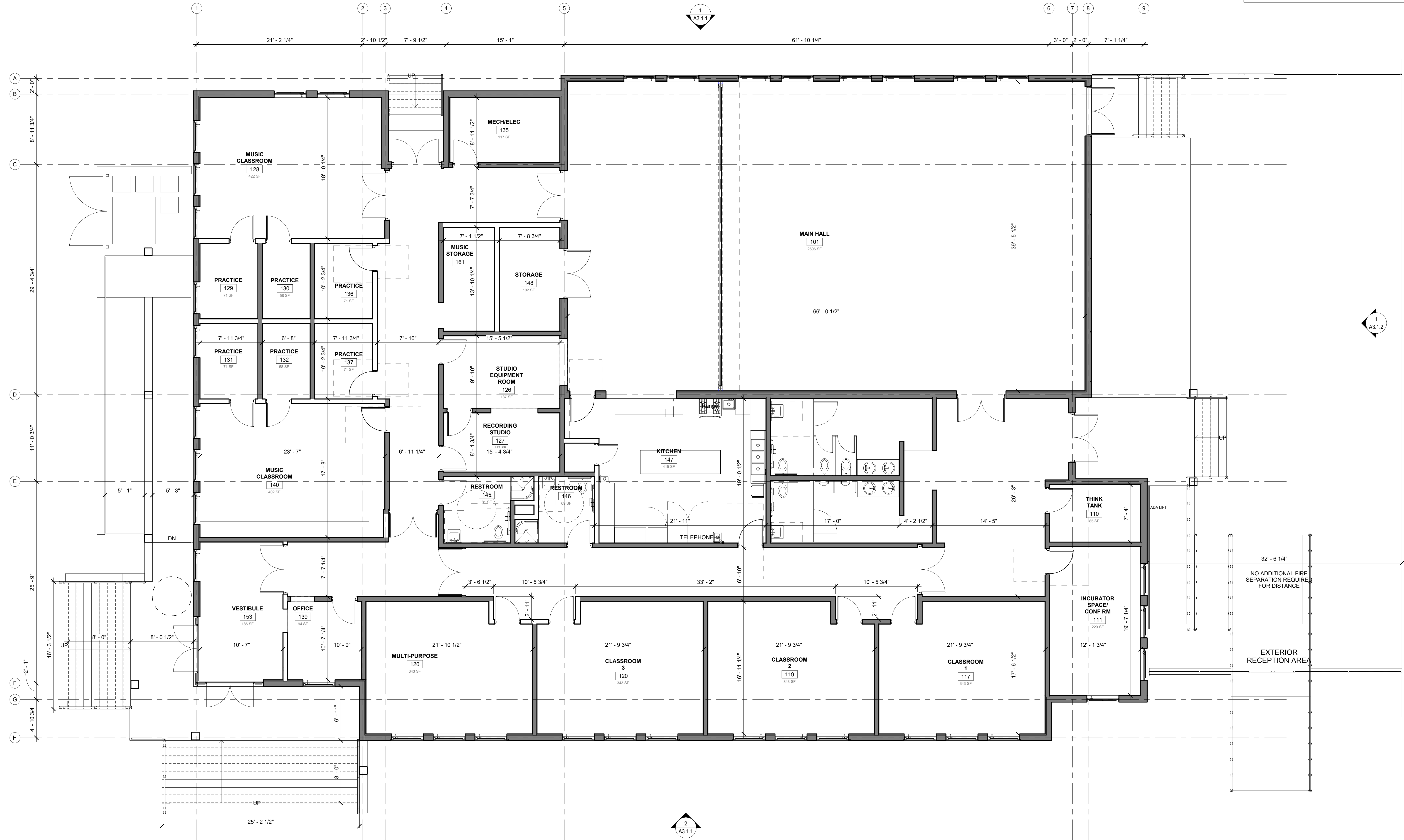
Date: 08/04/2021

©2021 by K2M Design, Inc.

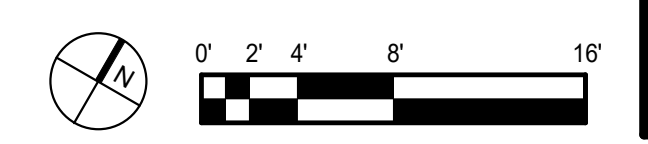
PLAN LEGEND

- 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"

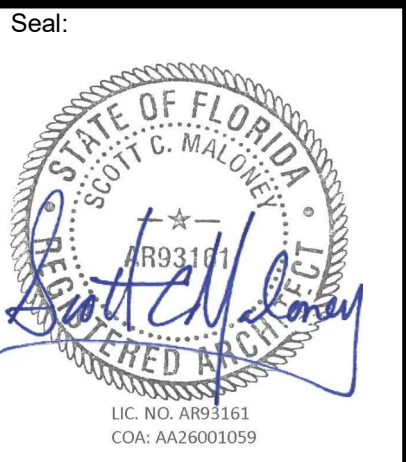
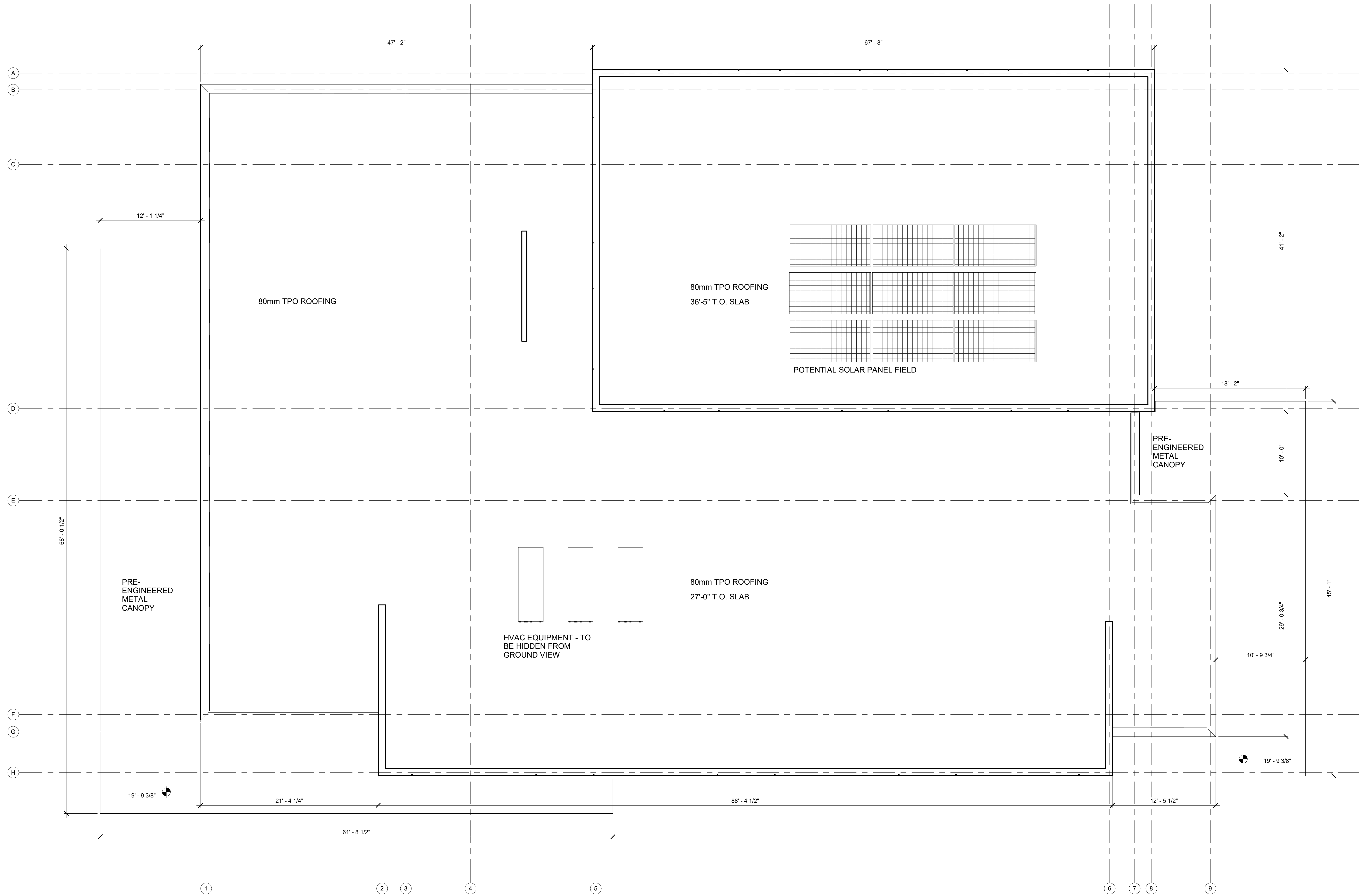


GENERAL ROOFING NOTES:

1. SAMPLE NOTE
2. SAMPLE NOTE

CODED NOTES ROOF PLAN

NUMBER	NOTE



Consultants:

Submissions:

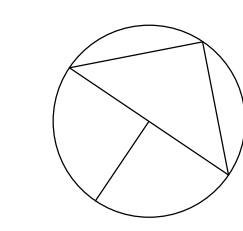
NO.	DESCRIPTION	DATE
1	ISSUED TO SET	06/26/2021
2	ISSUED PER	06/17/2021
3	ISSUED PLANNING SET	12/08/2021

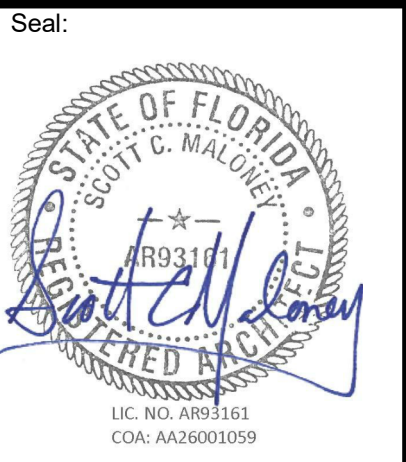
FREDERICK DOUGLASS GYM
 111 OLIVIA STREET, KEY WEST, FL, 33040
CITY OF KEY WEST
 1300 WHITE STREET, KEY WEST, FL, 33040

PLOTTED:
 12/22/2021 4:22:49 PM
 Drawing Size: 30x42 Project #: 19095
 Drawn By: LBB/EHP Checked By: EG
 Title: ROOF PLAN

Sheet Number:
A2.3.1
 Date: 08/04/2021
 ©2021 by K2M Design, Inc.

1 ROOF PLAN
 SCALE: 3/16" = 1'-0"





Consultants:

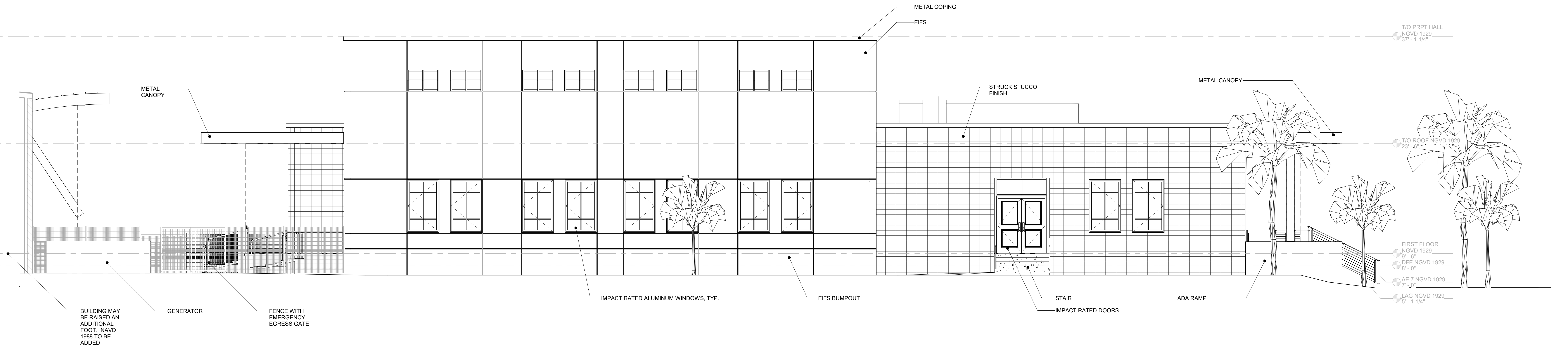
Submissions:

NO.	DESCRIPTION	DATE
1	ISSUED TO SET	06/26/2021
2	ISSUED PER	06/17/2021
3	ISSUED PLANNING SET	12/06/2021

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 4:22:55 PM
 Drawing Size Project #:
 30x42 19095
 Drawn By: Checked By:
 LBB/EHP EG

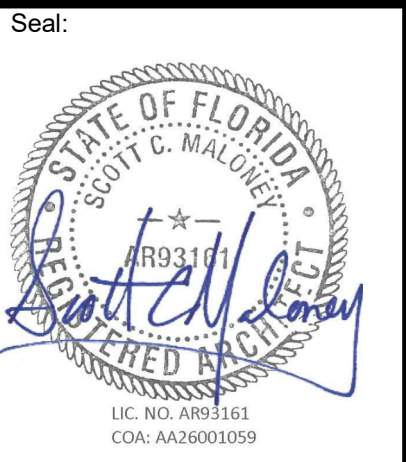
Title:
EXTERIOR ELEVATIONS
 Sheet Number:
A3.1.1
 Date: 08/04/2021
 ©2021 by K2M Design, Inc.



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



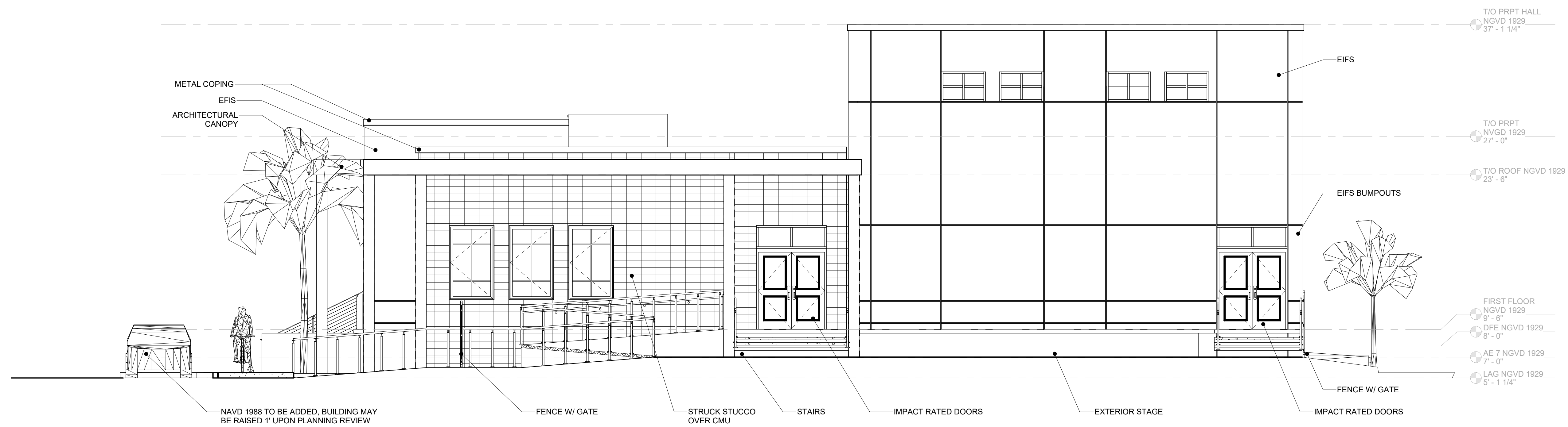
2 SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"



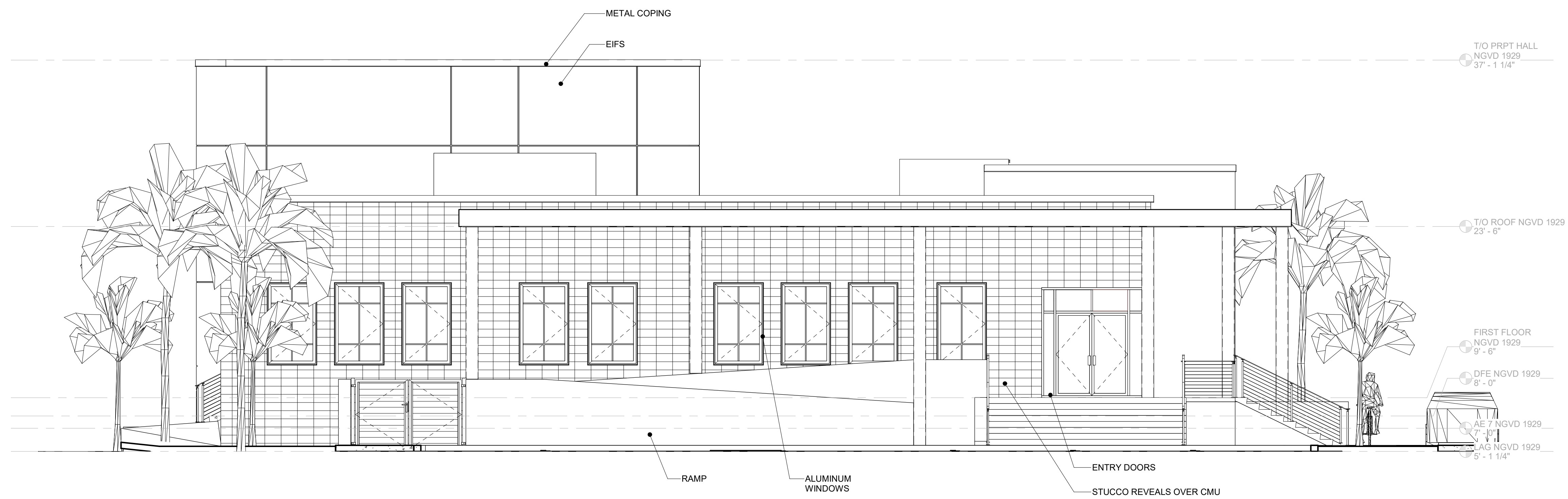
Consultants:

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"

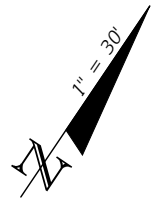


2 WEST ELEVATION
 SCALE: 3/16" = 1'-0"

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.



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

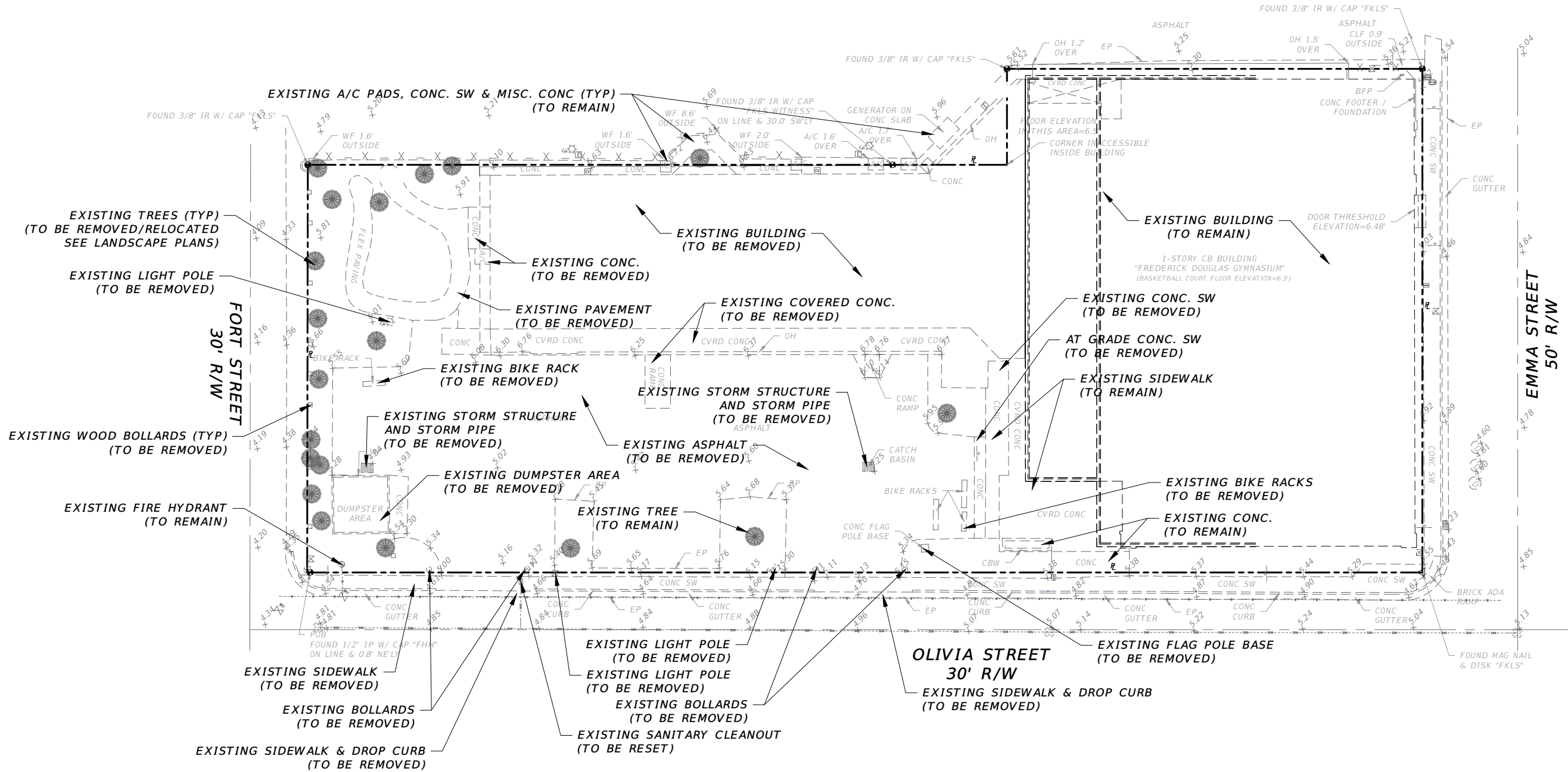
Legal Disclaimer:
THIS DOCUMENT, THE IDEAS AND DESIGNS INCORPORATED HEREIN IS AN INSTRUMENT OF PROFESSIONAL SERVICE, AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF DAVID DOUGLAS ASSOCIATES, INC. © 2010.

Revisions:

SITE DATA:

RE #	00014720-000000
SEC-TWP-RGE	06-68-25
PROJECT MGR	CEW
PROJECT #	19-0031
FILE NAME	01-19-0031-DEMO.DWG
ORIGIN DATE	10-22-19
DESIGNER	JNP
CADD	JNP
CHECKED BY	CEW
PLOT DATE	THU, 12-9-2021 3:40 PM
PLOTTED BY	JPANICARD

SHEET TITLE:



GENERAL NOTES

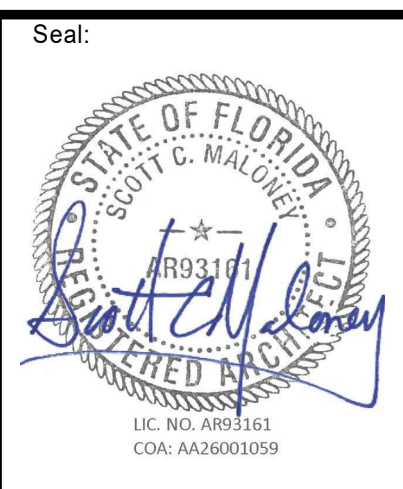
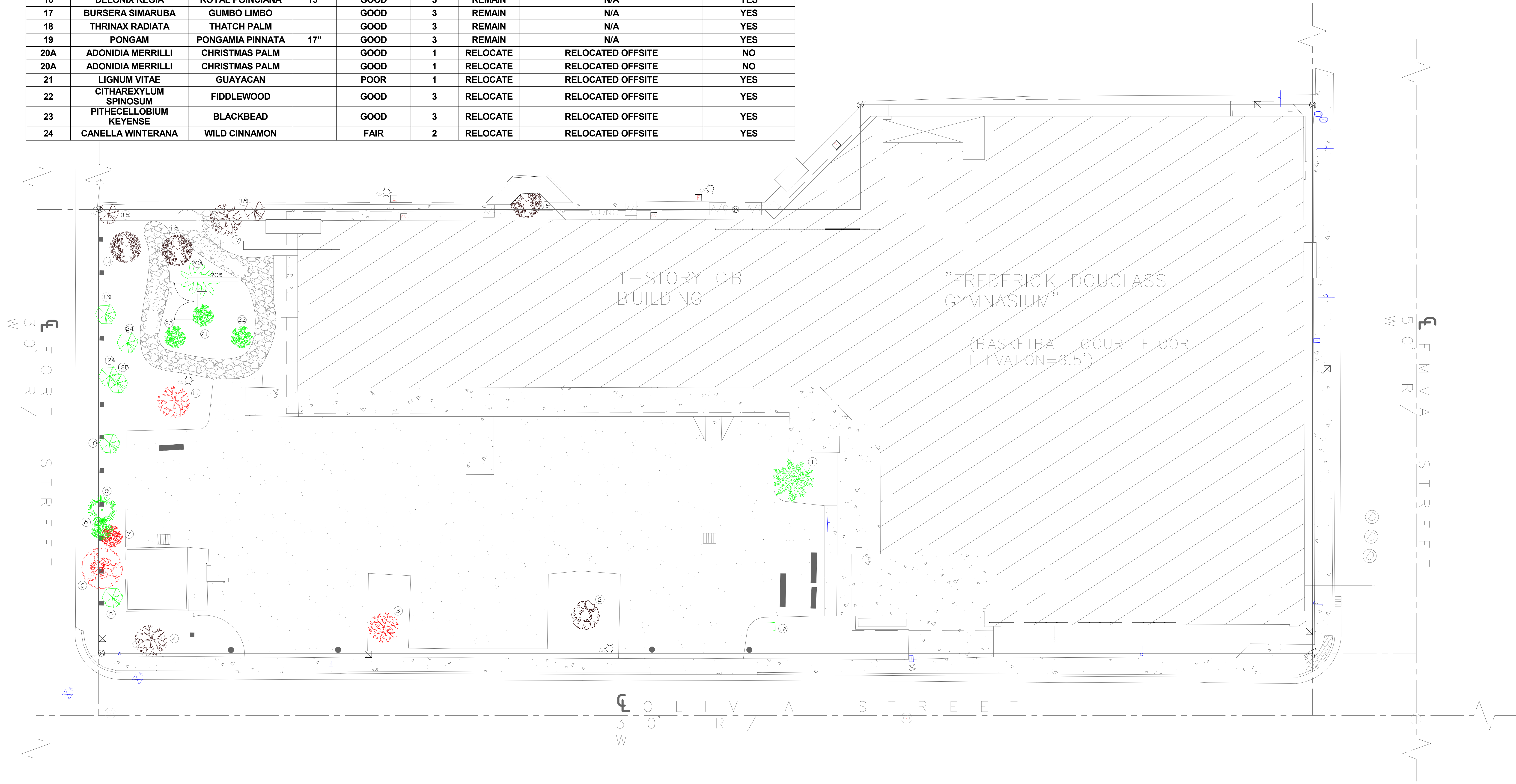
- ALL PALMS TO BE 4" TLL MINIMUM PER CODE
- TREES TO BE RELOCATED TO BE REMOVED WITH SPUD AND MAINTAINED WATERED DURING CONSTRUCTION
- COORDINATE TREE RELOCATIONS WITH SHEET L1.1.2
- LANDSCAPE PLANS TO BE PRINTED IN COLOR TO INSURE CLARITY

LEGEND

Existing Trees and Palms to be Relocated/Transplanted to Fort Street Parking lot:
 As shown on sheet L1.1.1, final location per LA or Urban Forestry Manager

- 1 - Bahama Tabebuia (messy)
- 1A - Pitch Apple (gets too large and messy)
- 9 - Sabal Palmetto (out of character for design)
- 20A & B - Christmas Palm (messy seeds)
- 21 - Lignum - Vitae (quality of plant is poor)
- 22 - Fiddlewood (out of character for design)
- 23 - Blackbead (out of character for design)
- 24 - Wild Cinnamon (out of character for design)

PLAN #	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	RATING	DISPOSITION	PROPOSED REPLACEMENT (AS REQUIRED)	REGULATED
1	TABEUBIA BAHAMENSIS	BAHAMA TABEUBIA		GOOD	3	RELOCATE	RELOCATED OFFSITE	YES
1A	CLUSIA MAJOR	PITCH APPLE		GOOD	3	RELOCATE	RELOCATED OFFSITE	YES
2	LYSILOMA LATSILIQUM	WILD TAMARINO	15.2"	GOOD	3	REMAIN	N/A	YES
3	CANELLA WINTERANA	WILD CINNAMON	6.3"	POOR	3	REMOVE	N/A	YES
4	BURSERA SIMARUBA	GUMBO LIMBO	21.3"	GOOD	3	REMAIN	N/A	YES
5	THRINAX RADIATA	THATCH PALM		GOOD	3	RELOCATE	RELOCATED OFF SITE	YES
6	BUCIDA BUCERAS	BLACK OLIVE	3" & 4"	FAIR	3	REMOVE	N/A	NO
7	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	4"	DEAD	3	REMOVE	DEAD	NO
8	EUGENIA SP	REDBERRY STOPPER		FAIR	3	RELOCATE	RELOCATED OFFSITE	YES
9	SABAL PALMETTO	CABBAGE PALM PUP		GOOD	3	RELOCATE	RELOCATED OFFSITE	YES
10	THRINAX RADIATA	THATCH PALM	10"	GOOD	3	RELOCATE	RELOCATED OFFSITE	YES
11	BURSERA SIMARUBA	GUMBO LIMBO	9.2"	FAIR	3	REMOVE	REMOVE	YES
12A	THRINAX RADIATA	THATCH PALM		GOOD	3	RELOCATE	RELOCATED OFF SITE	YES
12B	SABAL PALMETTO	SABAL PALM		GOOD	3	RELOCATE	RELOCATED OFF SITE	YES
13	THRINAX RADIATA	THATCH PALM		GOOD	3	RELOCATE	RELOCATED OFF SITE	YES
14	DELONIX REGIA	ROYAL POINCIANA		GOOD	3	REMAIN	N/A	YES
15	THRINAX RADIATA	THATCH PALM		GOOD	3	REMAIN	N/A	YES
16	DELONIX REGIA	ROYAL POINCIANA	15"	GOOD	3	REMAIN	N/A	YES
17	BURSERA SIMARUBA	GUMBO LIMBO		GOOD	3	REMAIN	N/A	YES
18	THRINAX RADIATA	THATCH PALM		GOOD	3	REMAIN	N/A	YES
19	PONGAM	PONGAMIA PINNATA	17"	GOOD	3	REMAIN	N/A	YES
20A	ADONIDIA MERRILLI	CHRISTMAS PALM		GOOD	1	RELOCATE	RELOCATED OFFSITE	NO
20A	ADONIDIA MERRILLI	CHRISTMAS PALM		GOOD	1	RELOCATE	RELOCATED OFFSITE	NO
21	LIGNUM VITAE	GUAYACAN		POOR	1	RELOCATE	RELOCATED OFFSITE	YES
22	CITHAREXYLUM SPINOSUM	FIDDLEWOOD		GOOD	3	RELOCATE	RELOCATED OFFSITE	YES
23	PITHECELLOBIUM KEYENSE	BLACKBEAD		GOOD	3	RELOCATE	RELOCATED OFFSITE	YES
24	CANELLA WINTERANA	WILD CINNAMON		FAIR	2	RELOCATE	RELOCATED OFFSITE	YES



Consultants:

Submissions:

NO.	REVISION	DATE	BY
1	ISSUED FOR SET	06/26/2021	lbb/egp
2	ISSUED FOR SET	07/17/2021	lbb/egp

FREDERICK DOUGLASS GYM
 1111 OLIVIA STREET, KEY WEST, FL, 33040

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

PLOTTED:
 11/16/2021 12:47:25 PM

Drawing Size: 30x42 Project #: 19095

Drawn By: LBB/EHP Checked By: EG

Title:
 EXISTING LANDSCAPE PLAN

Sheet Number:
L1.1.1

Date: 08/04/2021

©2021 by K2M Design, Inc.

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

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)

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 community 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 plants 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-44B and any area not indicated with plant material shall receive Zoysia Empire sod.

A total of 14 trees are schedule to be relocated per sheet L1.1.1
 4 Thatch palm will be relocated on the site.
 1 existing Raspberry Stopper will be replaced with a Black Ironwood

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 scooping 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 based 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 of 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 "Vaporgard" 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 tied up. The palm shall be treated with "Lincaine" 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: 297 linear feet provided. 200 plant units required.
 Provided: 297 plant units provided
 Existing Trees, 1 relocated Tree, 1 existing palm + 53 Landscape Units exist
 156 new landscape units required. = 244 Units provided
 6 - 12' tall min. Krugiodendron ferreum, Black Ironwood #80 units
 2 - 12' tall min. Eugenia rhomboides- Raspberry Stoppers 20 units
 32- 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.
 17 - 6' Trinxax morisellii, Key Thatch Palm. #51units- These units exceed the req.

Perimeter Landscaping:
 76 L.F. provided
 Canopy Trees
 Required: 2.17 x 1 = 2 required
 Provided: 2 existing or relocated mature Trees
 2- Guapira discolor, Bolly, 12' oa.
 Shrubs
 Required: 2.17 x 10 = 22
 Provided: 30 - 24" native shrubs will be planted. 1- 6' native Palm
 35- Locustberry- Byronima lucida

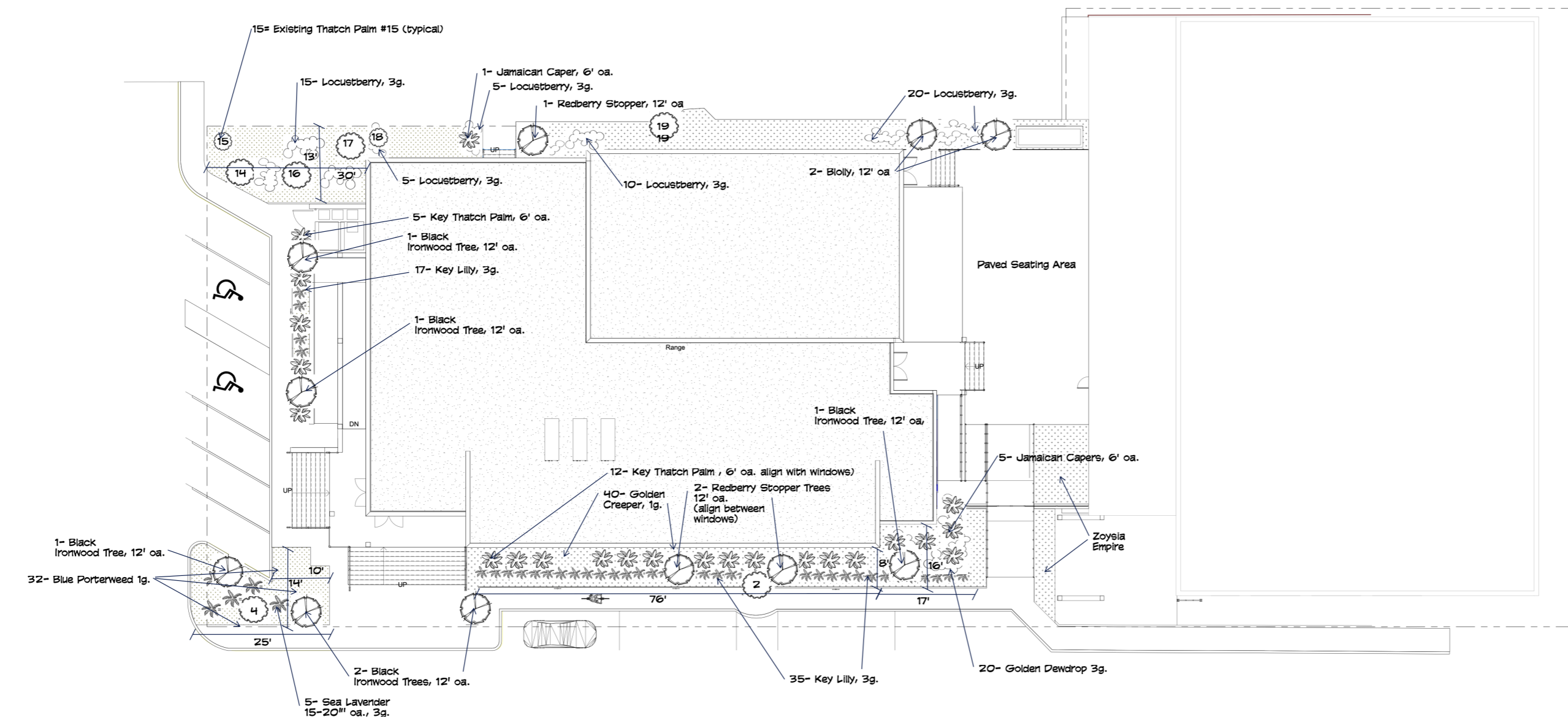
Non Vehicular use areas:
 Canopy Trees
 Required: Less than 30% and less than 2,000 s.f. NOS. = 4 trees
 Provided: 1 Existing tree and 3 - 12' tall min. Raspberry Stopper

Screening:
 10
 1
 Locustberry- Byronima lucida
 6' Capparis cynophallophora, 6' oa.

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

- 6 - Krugiodendron ferreum , Black Ironwood, 12-13' oa., 45 gallon.
- 17 - Trinxax morisellii, Key Thatch Palm., 6' oa., b&b
- 4 - Eugenia rhomboides, Raspberry Stopper, 12-13' oa., 45 gallon
- 2- Guapira discolor, Bolly, 12-13' oa., 45 gallon
- 6- Capparis cynophallophora, Jamaican Caper, 6' oa, 45 gallon
- 55 - Locustberry- Byronima lucida, 24-30", 7 gallon
- 20- Duranta repens, Golden Dewdrop, 20-24", 3gallon
- 42- Hymenocallis latifolia 'keyensis', Key Lilly, 20-24", 3gallon
- 40- Emodia linearis, Golden Creeper, 10- 12", 1 gallon
- 32- Stachytarpheta jamaicensis, Native Blue Porterweed, 1g.
- 5- 15-20", 3 g. (gallon) Sea Lavender
- Approx. 400 s.f. of Zoysia Empire sod (contractor verify quantity in the field.)

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- Raspberry 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- Blackbead (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
 PRCF: REG. AA3601059
 Building Relationships
 Based on Trust and Results
 Created | Columbia | Highlands | Key Largo | Key West | Marathon | Christmas | Harbour | Westside

Seal:
 Consultants:
BROWN & CREBBIN
 DESIGN STUDIO
 KEYS 1995
 GARDEN DESIGN & LANDSCAPE ARCHITECTURE
 305.852.PALM
 BROWNANDCREBBIN.COM
 Submissions:
 11/5/21
 11/16/21
 1/3/22

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

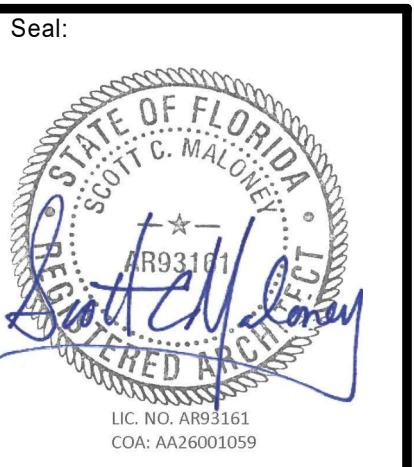
PLOTTED:
 12/15/2021 2:36:25 PM
 Drawing Size Project #:
 30x42 19095
 Drawn By: Checked By:
 Designer Checker
 Title:
REQUIRED LANDSCAPE PLAN
 Sheet Number:
L1.1.2
 Date: 12/9/21
 ©2021 by K2M Design, Inc.

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\arandm\Documents\19095 - FDG_A21_arandm\arandm\ACB\16.n



Consultants:

Submissions:

NO.	REVISION	DATE
1	ISSUED FOR SET	06/26/2021
2	ISSUED FOR SET	06/27/2021

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

PLOTTED:
11/16/2021 12:47:29 PM

Drawing Size Project #
30x42 19095

Drawn By: LBB/EHP Checked By: EG

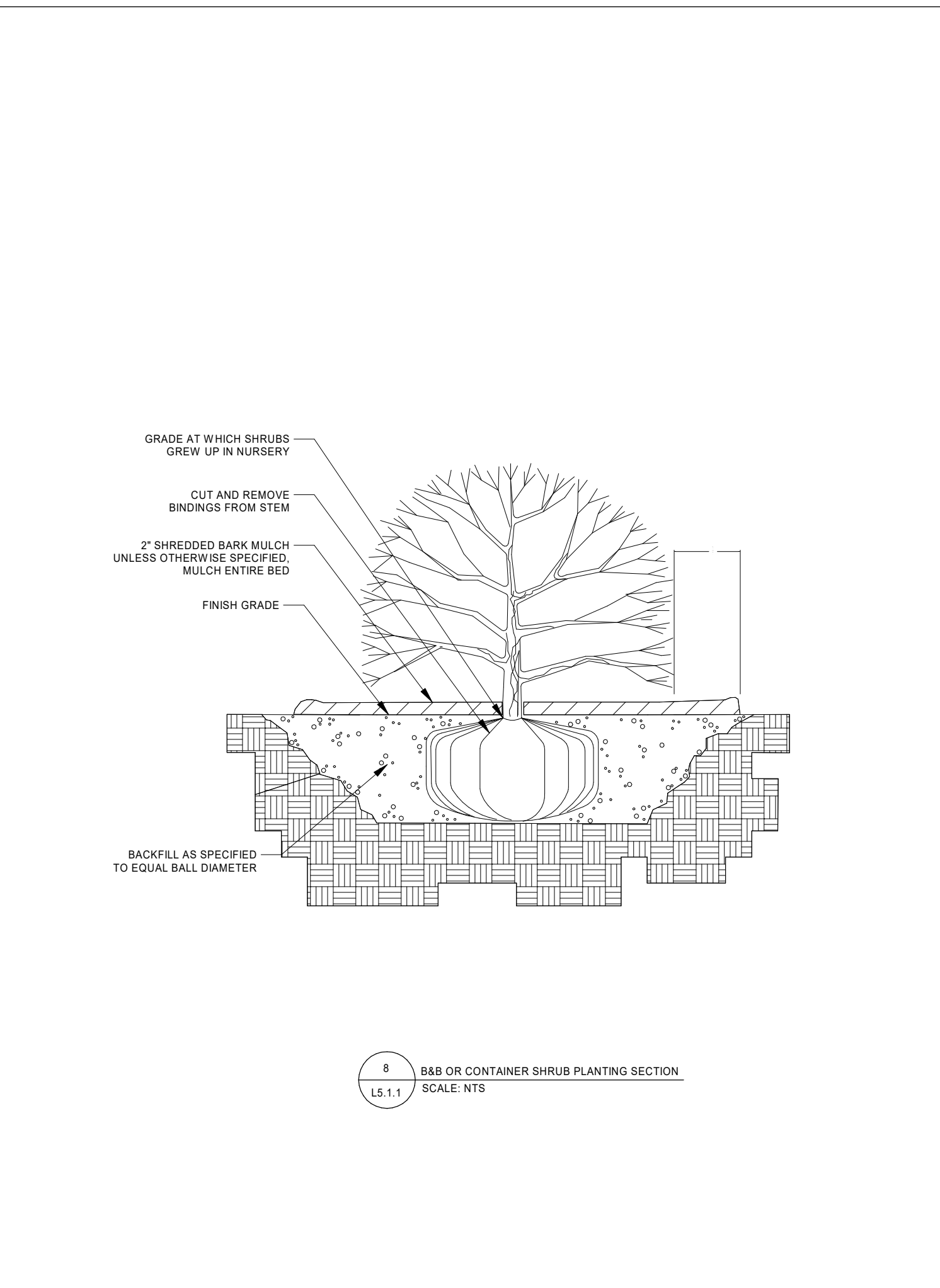
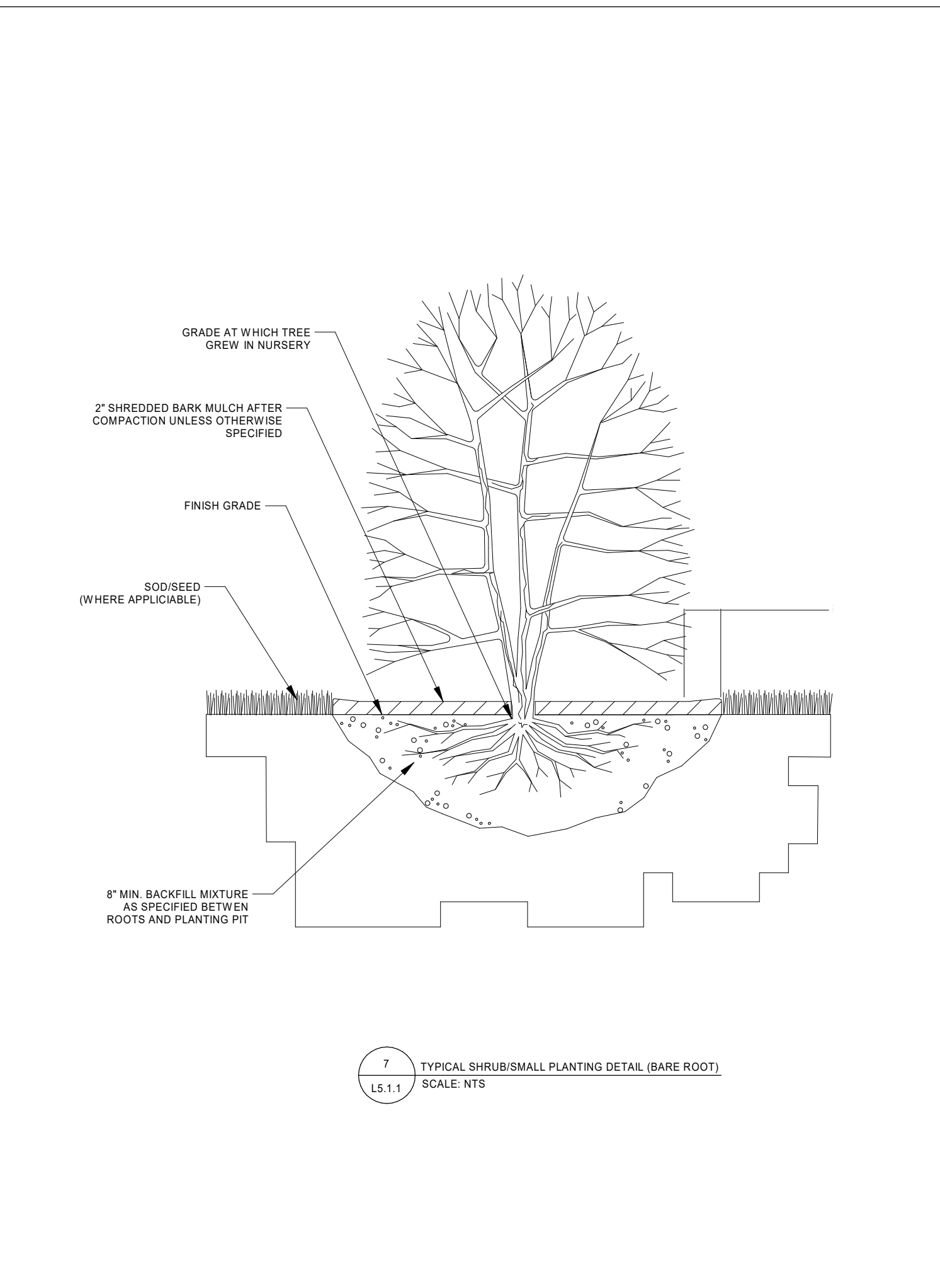
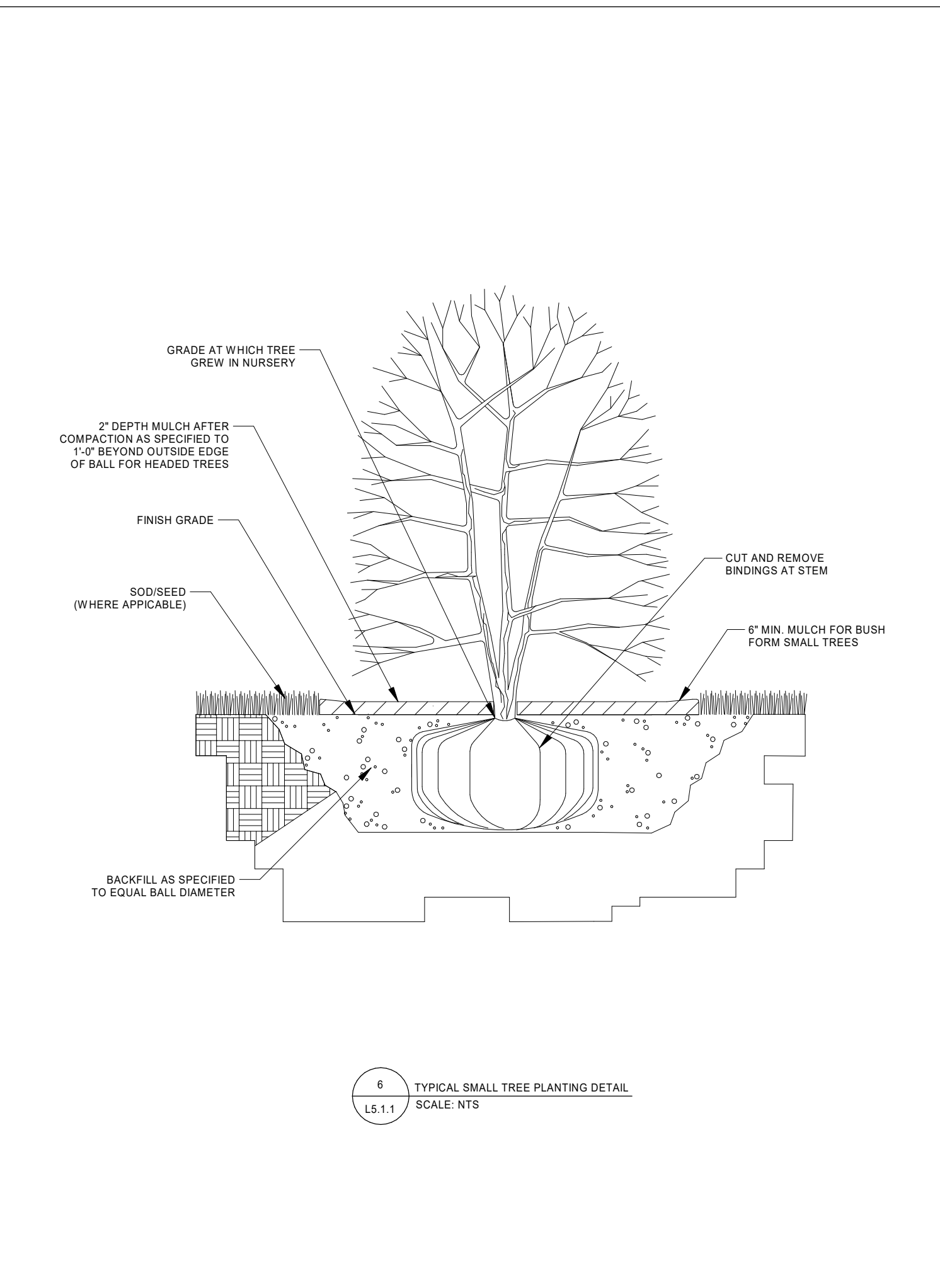
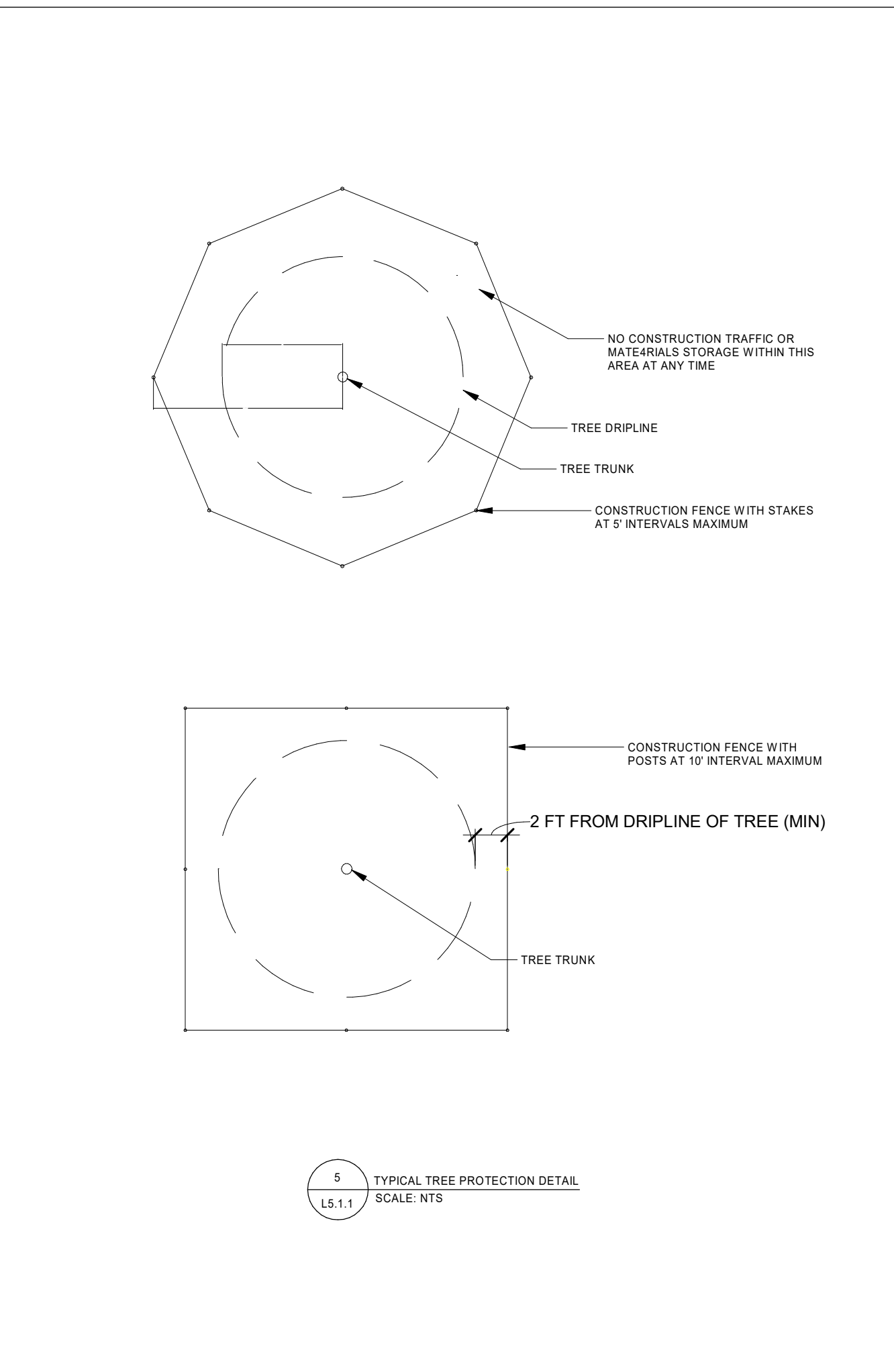
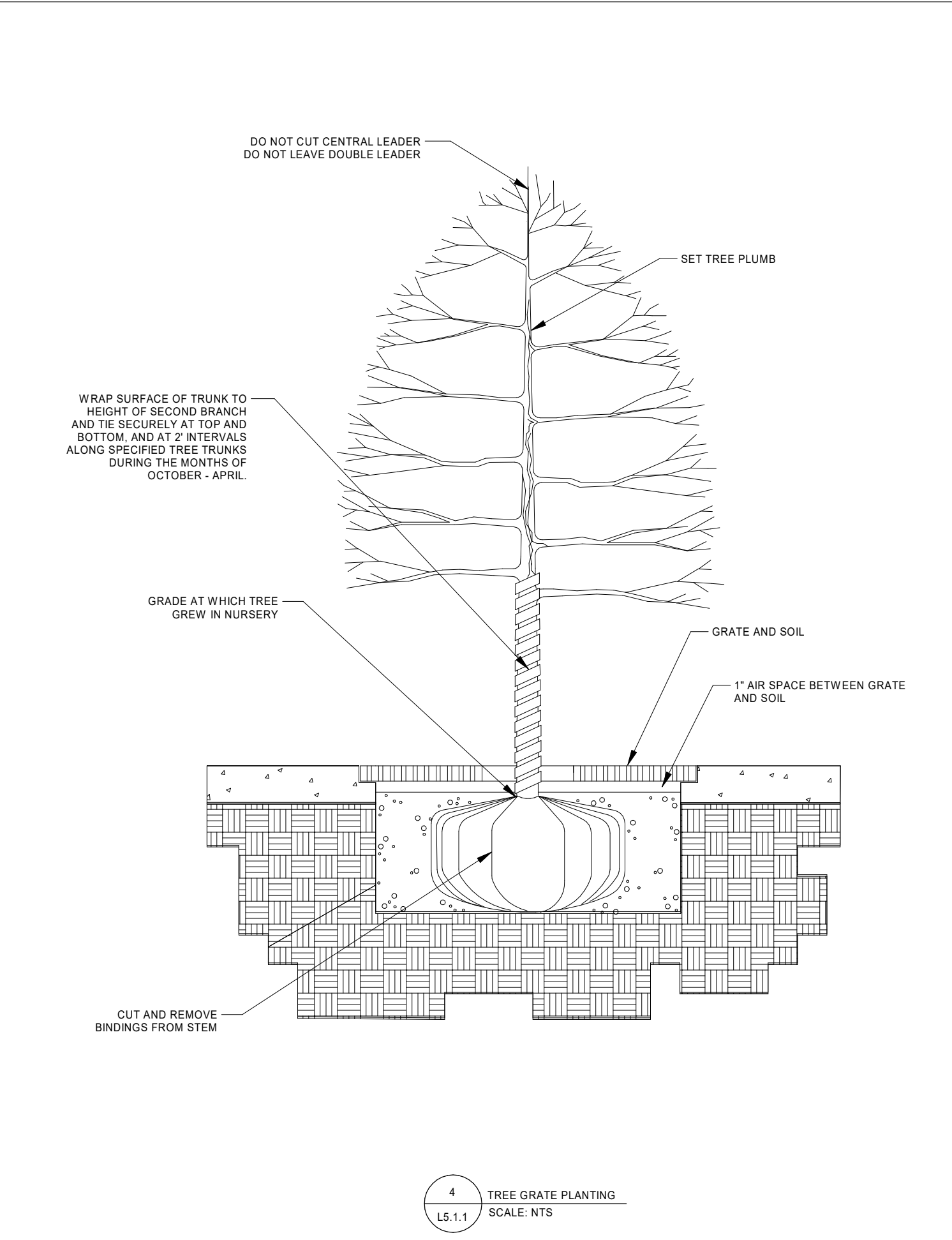
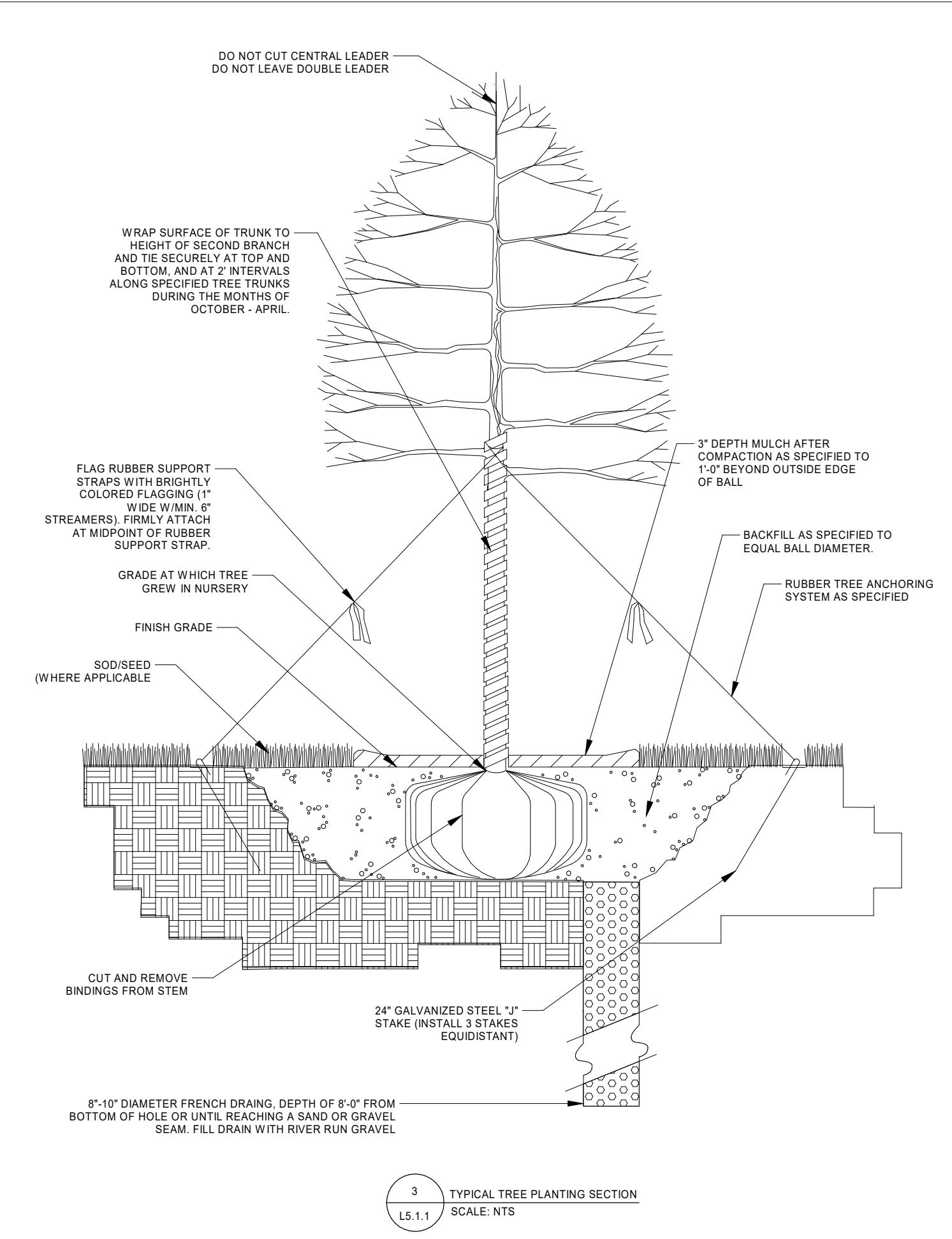
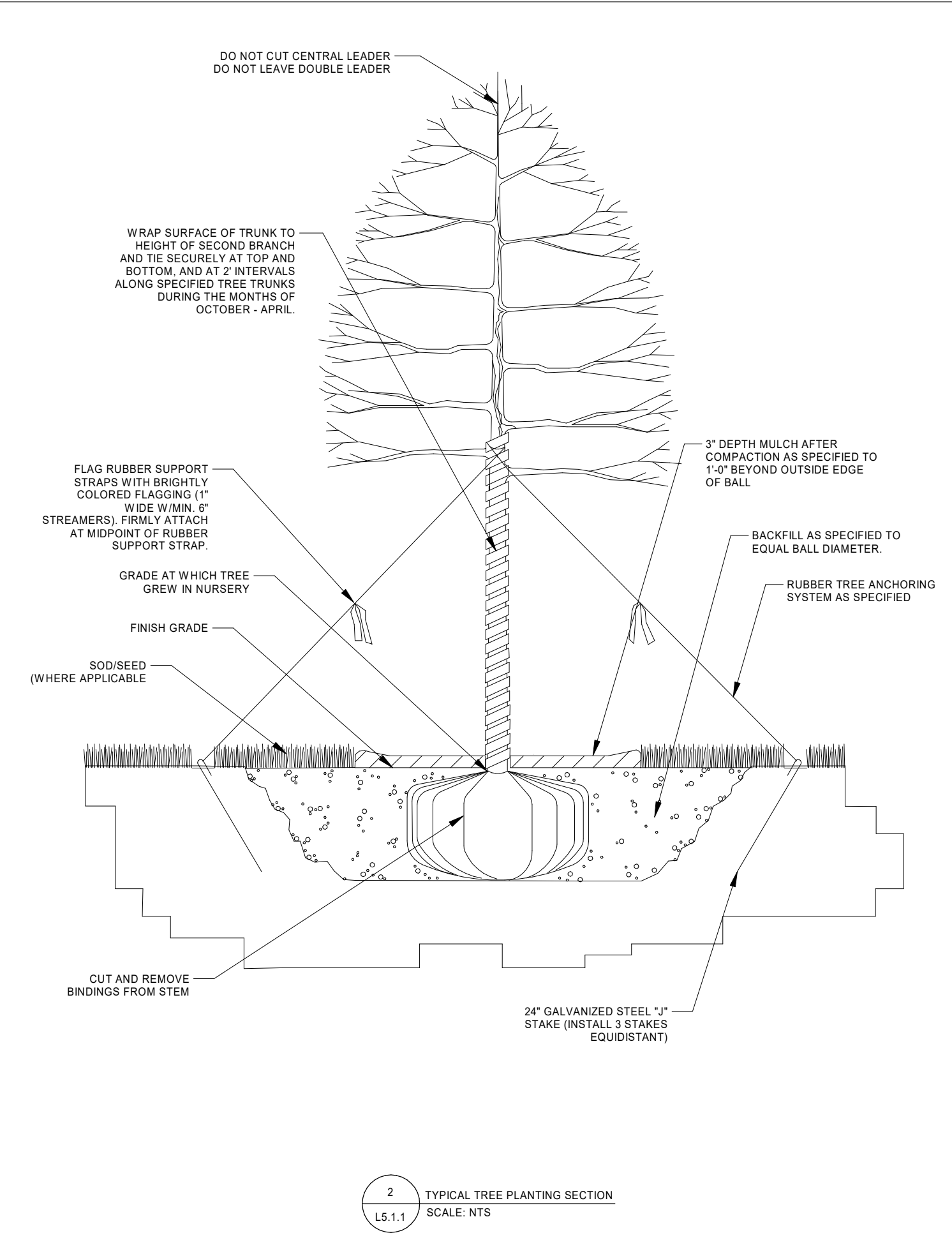
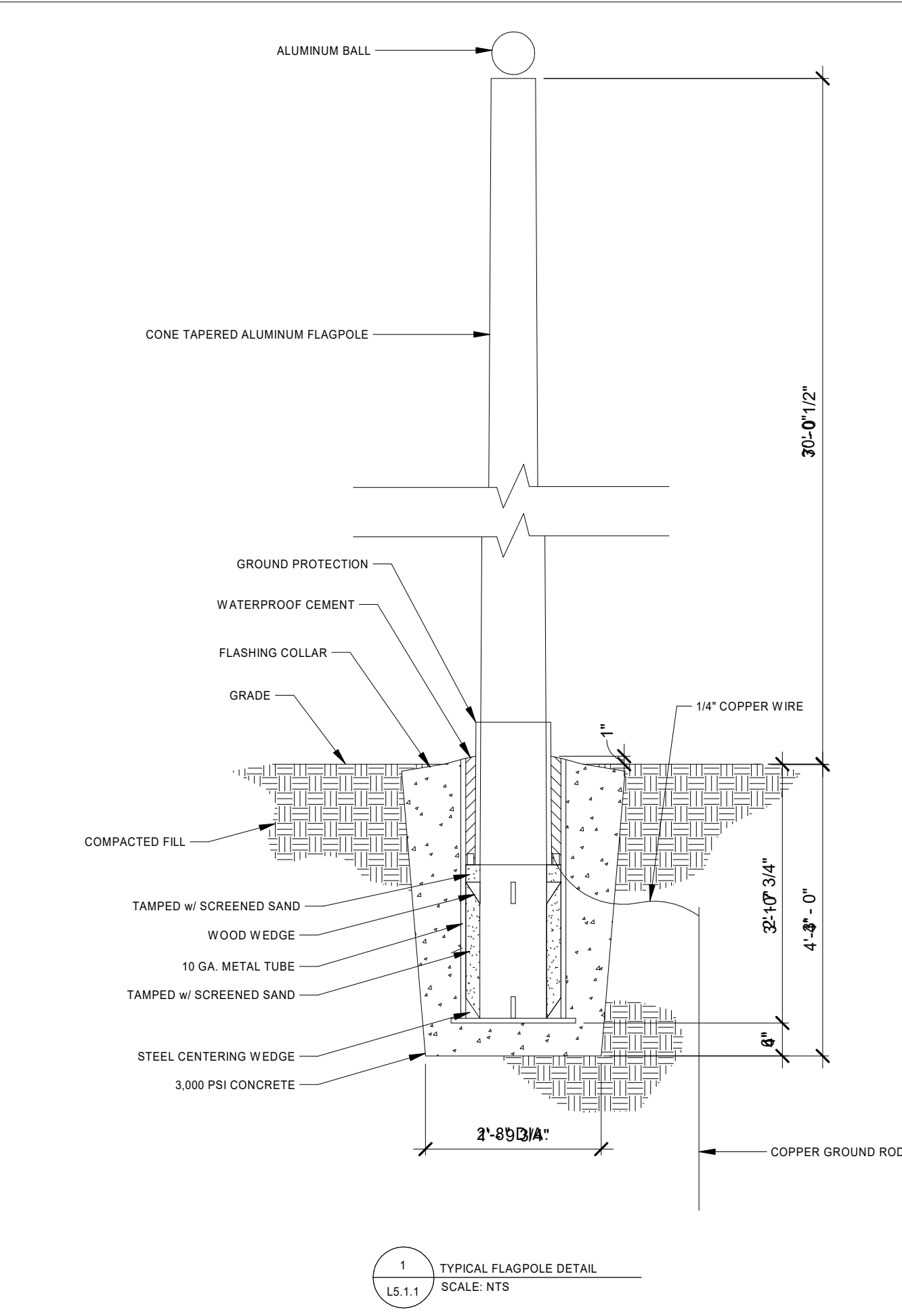
Title:
LANDSCAPE/SITE DETAILS

Sheet Number:

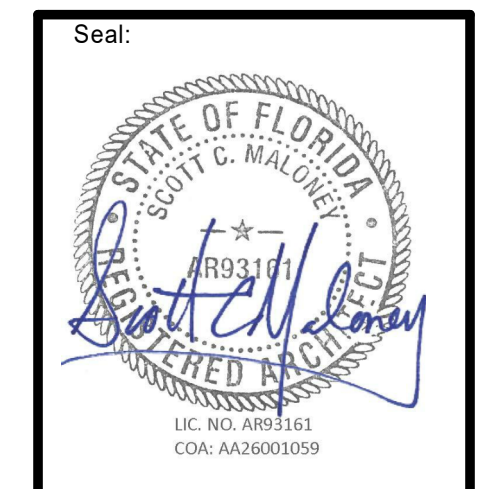
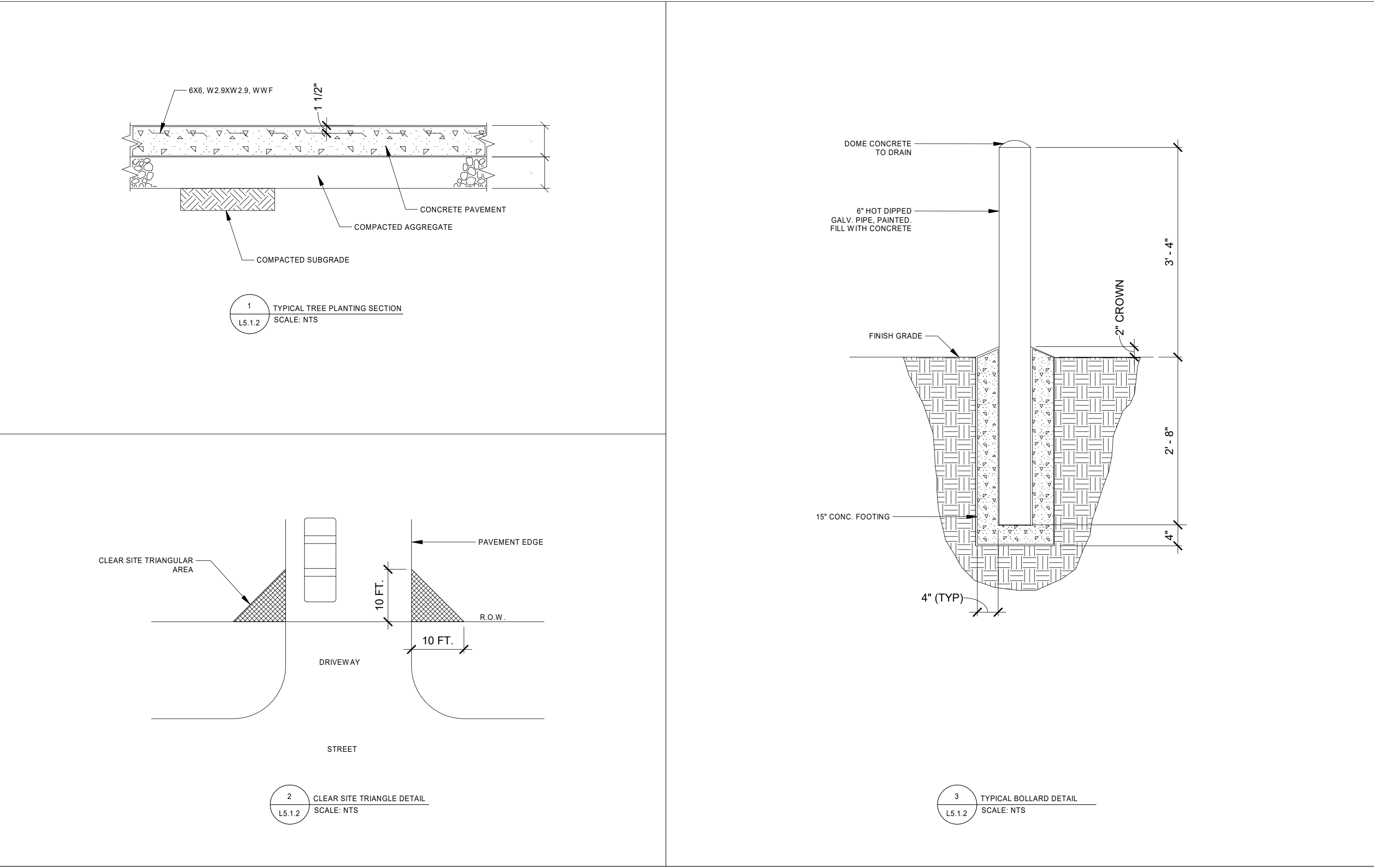
L5.1.1

Date: 08/04/2021

©2021 by K2M Design, Inc.



1. ALL EXCAVATED AREAS TO BE SEEDED OR SODDED AFTER FINAL GRADING UNLESS OTHERWISE NOTED. SEE LANDSCAPE PLAN AND/OR EROSION CONTROL PLAN FOR DIRECTIONAL VERIFICATION.
2. PROVIDE POSITIVE DRAINAGE IN ALL PAVED AREAS WITHOUT PONDING WATER. THE PAVING CONTRACTOR SHALL TEST ALL PAVED AREAS FOR BIRD BATH CONDITIONS BY FLOODING THE ENTIRE AREA WITH WATER AND MARKING THE POND AREA PRIOR TO THE INSTALLATION OF THE TOPPING COURSE. CORRECTION SHALL BE MADE IF NECESSARY.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE ENGINEERING PLANS, LANDSCAPE PLANS, OR SURVEY PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL CONTACT THE A/E IMMEDIATELY.
4. ALL CONTRACTOR(S) BUT NOT LIMITED TO THE EXCAVATING CONTRACTOR(S) MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. ACTUAL FIELD LOCATION OF ALL EXISTING UTILITIES ARE THE CONTRACTOR'S RESPONSIBILITY AND MUST BE LOCATED EITHER BY THE REPRESENTATIVE OF THE UTILITY COMPANY OR BY A PRIVATE UNDERGROUND UTILITY LOCATION COMPANY PRIOR TO THE START OF EXCAVATING. VERIFY MINIMUM COVERAGE REQUIREMENTS BY THE UTILITY COMPANY OR CONTRACTOR(S) SO AS NOT TO CAUSE DAMAGE.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL THE UTILITY COMPANIES AND DEPARTMENTS 72 HOURS BEFORE COMMENCING CONSTRUCTION ACTIVITIES TO VERIFY ALL UTILITIES THAT MAY BE PRESENT ON THE SITE. ALL VERIFICATIONS, LOCATIONS, SIZE, AND DEPTHS SHALL BE MADE BY THE UTILITIES. THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY OR DEPARTMENT SO A REPRESENTATIVE OF THE UTILITY CAN BE PRESENT DURING THE EXCAVATING TO INSTRUCT AND OBSERVE THE EXCAVATION.
6. TRENCHES FOR ALL UTILITIES SHALL BE BACKFILLED COMPLETELY WITH APPROVED ENGINEERED GRANULAR MATERIAL SUITABLE TO THE A/E. SEE THE APPROPRIATE DETAILS AND SPECIFICATIONS FOR THE APPROVED MATERIALS.
7. ALL PROPOSED SPOT ELEVATIONS ARE THE FINAL TOP OF PAVEMENT, TOP OF CURB OR FINAL GRADE ELEVATION. TO DETERMINE THE SUBGRADE ELEVATION REQUIRED BELOW, SEE APPROPRIATE DETAIL.
8. HEAVY CONSTRUCTION EQUIPMENT AND TRAFFIC MAY CREATE PUMPING AND GENERAL DETERIORATION OF THE SHALLOWER SOILS IF EXCESS SURFACE WATER IS PRESENT. PROPER PRECAUTIONARY STEPS MUST BE TAKEN DURING THE ENTIRE CONSTRUCTION SCHEDULE TO ALLEVIATE SUCH DAMAGE.
9. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
10. EXISTING PAVEMENTS, SIDEWALKS, CURBS, DRIVEWAYS, ELECTRICAL TRANSFORMERS AND PADS, DITCHES, DRAINAGE PIPES AND STRUCTURES, FENCES, LAWNS, TREES, BUSHES, MAILBOXES, SIGNS, POWER POLES, ETC. TO REMAIN AND BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. ANY DAMAGE DURING CONSTRUCTION SHALL BE RESTORED, RECONSTRUCTED OR REPLACED BY THE CONTRACTOR AT THIS EXPENSE. ALL DAMAGES SHALL BE RESTORED OR REPLACED TO AT LEAST THEIR ORIGINAL CONDITION OR AS REQUIRED OR DICTATED BY FEDERAL, STATE, COUNTY, CITY, OR LOCAL AGENCIES.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL FEDERAL, STATE, COUNTY, CITY, OR LOCAL PERMITS FOR ANY AND ALL WORK REQUIRED UNLESS OTHERWISE NOTED. THE CONTRACTOR IS RESPONSIBLE TO PAY FOR ALL REQUIRED PERMITS BY ANY OR ALL AGENCIES MENTIONED ABOVE UNLESS OTHERWISE NOTED IN THE CONTRACT OR SPECIFICATION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AT HIS EXPENSE ALL AUTOMOBILE AND PEDESTRIAN TRAFFIC CONTROL DEVICES REQUIRED BY FEDERAL, STATE, COUNTY, CITY, OR LOCAL AGENCIES.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT EACH DAY AND REMOVE ALL MUD, DIRT, GRAVEL, AND LOOSE MATERIALS TRACED, DUMPED, SPILLED OR WIND BLOWN FROM THE SITE ONTO OTHER SITES, RIGHT OF WAYS, PUBLIC OR PRIVATE, STREETS OR ROADS, DRIVEWAYS, YARDS, OR SIDEWALKS. THE CONTRACTOR MUST CLEAN OR PICK UP DAILY IF NECESSARY. THE CONTRACTOR SHALL REDUCE THE AIRBORNE DUST DURING THE ENTIRE CONSTRUCTION SCHEDULE. WATER MAY BE USED AS A REDUCER.



Consultants:

Submissions:

	REVISION NO.	DATE
1	ISSUED FOR SET	06/26/2021
2	ISSUED FOR SET	08/10/2021

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

PLOTTED:
11/16/2021 12:47:30 PM

Drawing Size	Project #
30x42	19095

Drawn By: LBB/EHP Checked By: EG

Title:
LANDSCAPE/SITE DETAILS

Sheet Number:
L5.1.2

Date: 08/04/2021

©2021 by K2M Design, Inc.

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

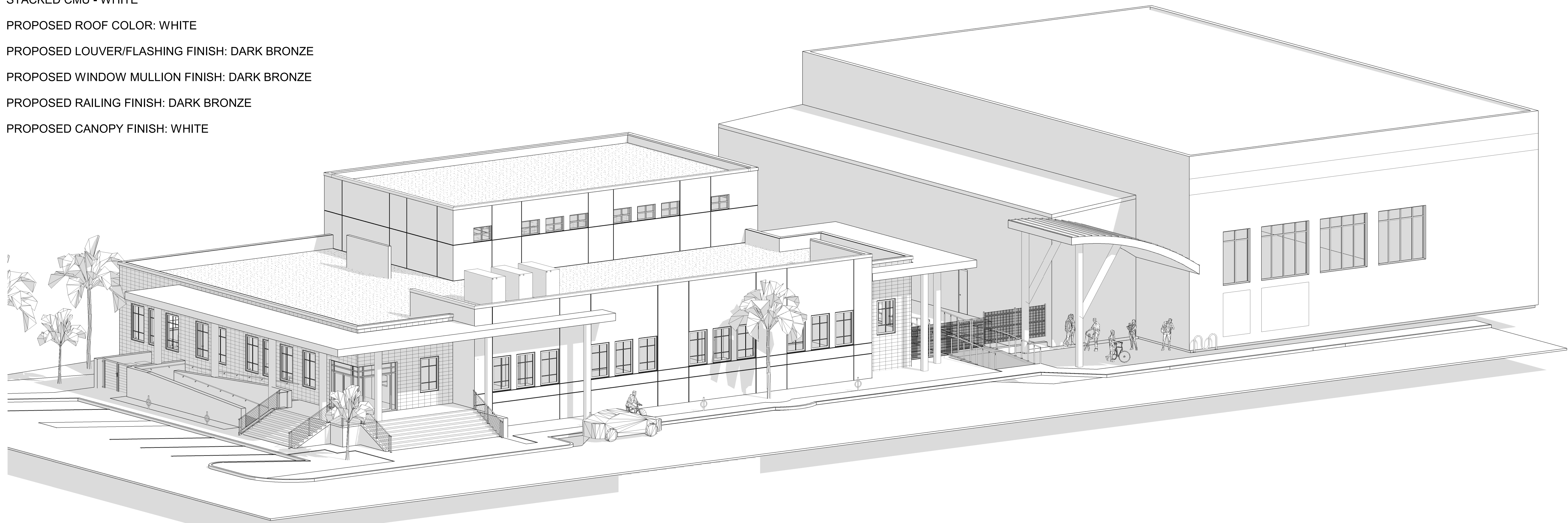
PROPOSED ROOF COLOR: WHITE

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
111 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.



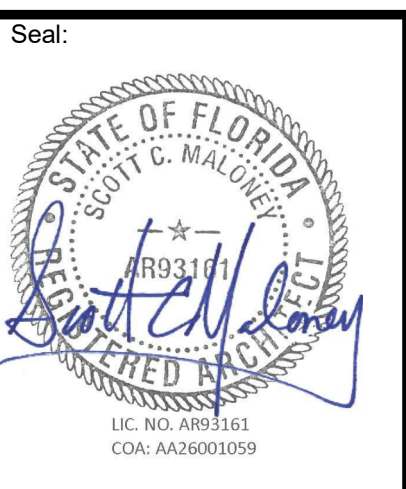
3 COURTYARD ENTRANCE VIEW
 SCALE:



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.

EXTERIOR MATERIAL CONCEPT



METAL CANOPY EXAMPLE



STUCCO FINISH OVER CMU - STACK BOND PATTERN



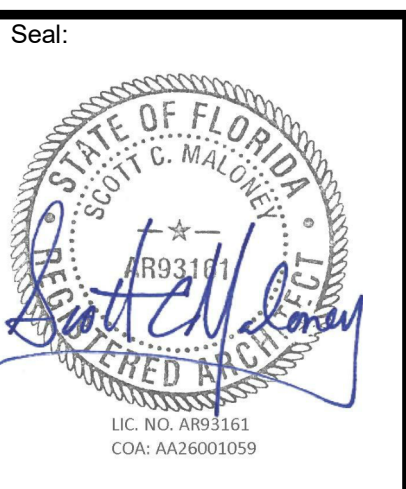
METAL CANOPY EXAMPLE



STUCCO FINISH - WHITE



STUCCO FINISH - OFF WHITE



Consultants:

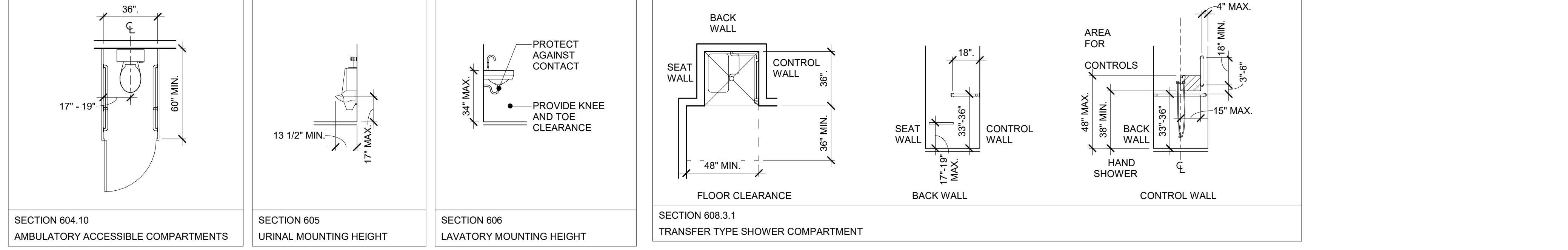
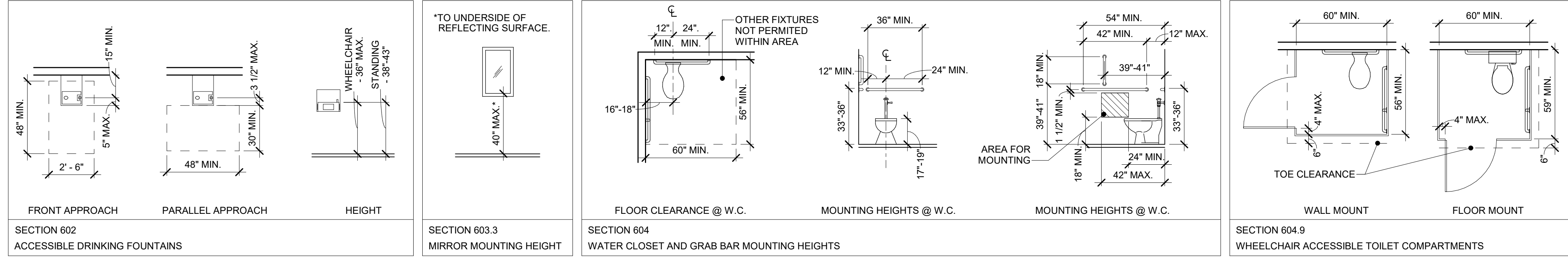
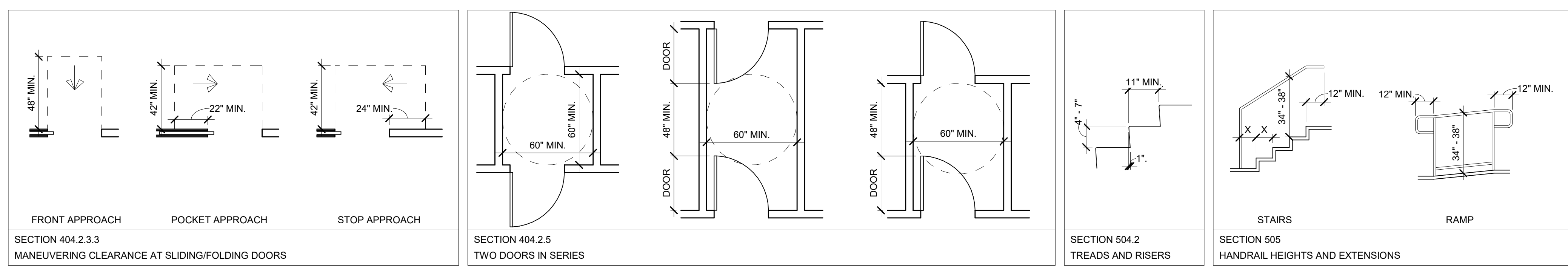
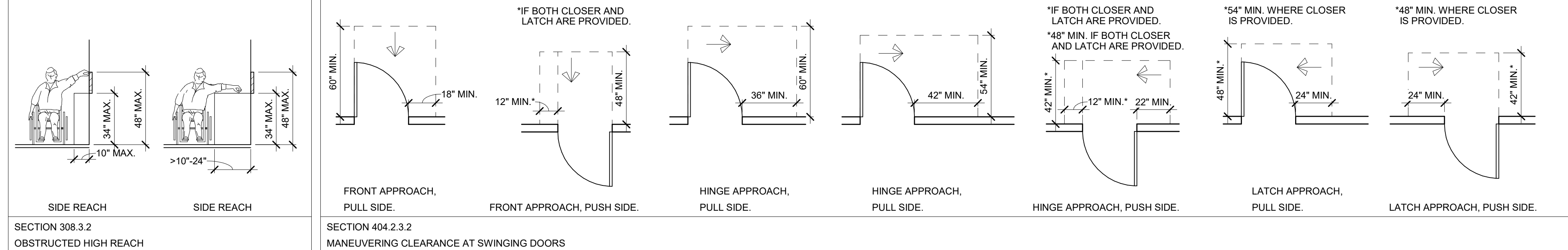
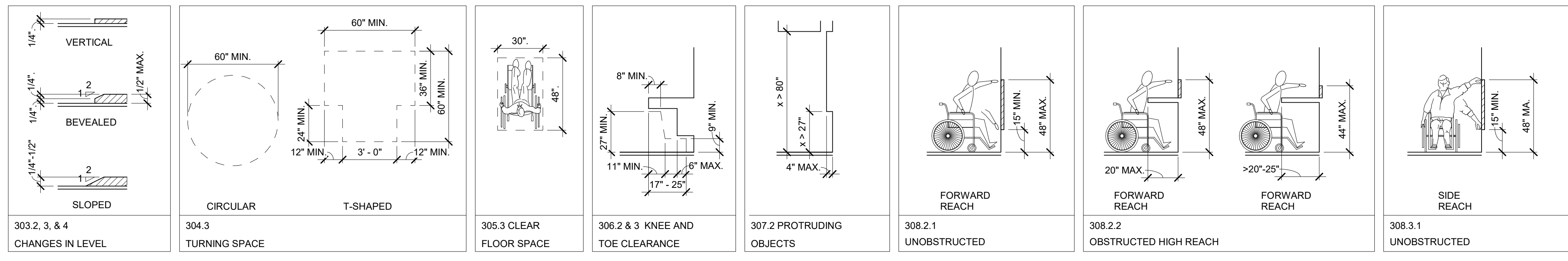
Submissions:

NO.	DESCRIPTION	DATE
1	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 4:23:26 PM
 Drawing Size: 30x42 Project #: 19095
 Drawn By: Designer Checked By: Checker

Title:
MATERIALS & COLORS
 Sheet Number:
G0.0.5
 Date: 08/04/2021
 ©2021 by K2M Design, Inc.



NOTES

- GENERAL NOTES:
 1. THESE DETAILS GOVERN IN THE EVENT OF ANY DISCREPANCIES ELSEWHERE IN THE DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION. OF ANY ITEMS.
 2. INCLUDED DETAILS MAY OR MAY NOT BE USED ON THIS PROJECT.
 3. DO NOT SCALE DRAWINGS.
- ADDITIONAL ICC 117.1-2009 CODE REFERENCES:
 1. 301.2 OVERLAP UNLESS OTHERWISE SPECIFIED, CLEAR FLOOR SPACES, CLEARANCES AT FIXTURES, MANEUVERING CLEARANCES AT DOORS, AND TURNING SPACES SHALL BE PERMITTED TO OVERLAP.
 2. 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.
 3. 304.4 DOOR SWING UNLESS OTHERWISE SPECIFIED, DOORS SHALL BE PERMITTED TO SWING INTO TURNING SPACES.
 4. 306.5 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.
 5. 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 BARRIERS SHALL BE LOCATED 27 INCHES MAXIMUM ABOVE THE FLOOR.
 6. 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.
 7. 309.4 GENERAL, OPERABLE PARTS 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.
 8. 404.2.4 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.
 8.1 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.
 9. 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 36 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.
 10. 404.2.7.1 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.
 11. 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.
 604.9.5 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.
 604.9.6.1 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
- 33" - 36" DIMENSION INDICATING A RANGE FROM MINIMUM TO MAXIMUM.
- x > 24" DIMENSION GREATER THAN INDICATED DIMENSION.
- x > 24" DIMENSION GREATER THAN OR EQUAL TO INDICATED DIMENSION.
- 48" MAX. MAXIMUM DIMENSION.
- 48" ABSOLUTE DIMENSION.
- x < 24" DIMENSION GREATER THAN 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.

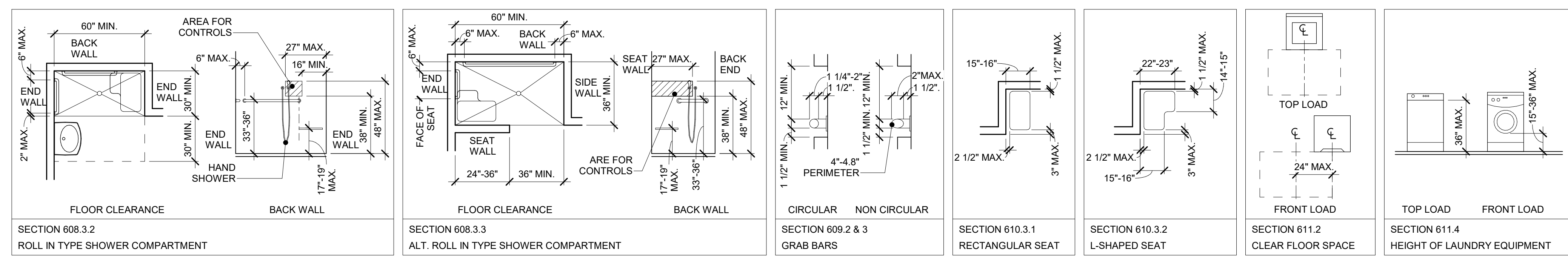
K2M DESIGN
 Architecture, Engineering,
 Interior Design,
 Asset Management,
 Specialty Consulting

Key Largo, Florida
 Key West, Florida
 Marathon, Florida

URL: www.k2mdesign.com
 PROF. REG. AA28001059

Building Relationships
 Based on Trust and Results

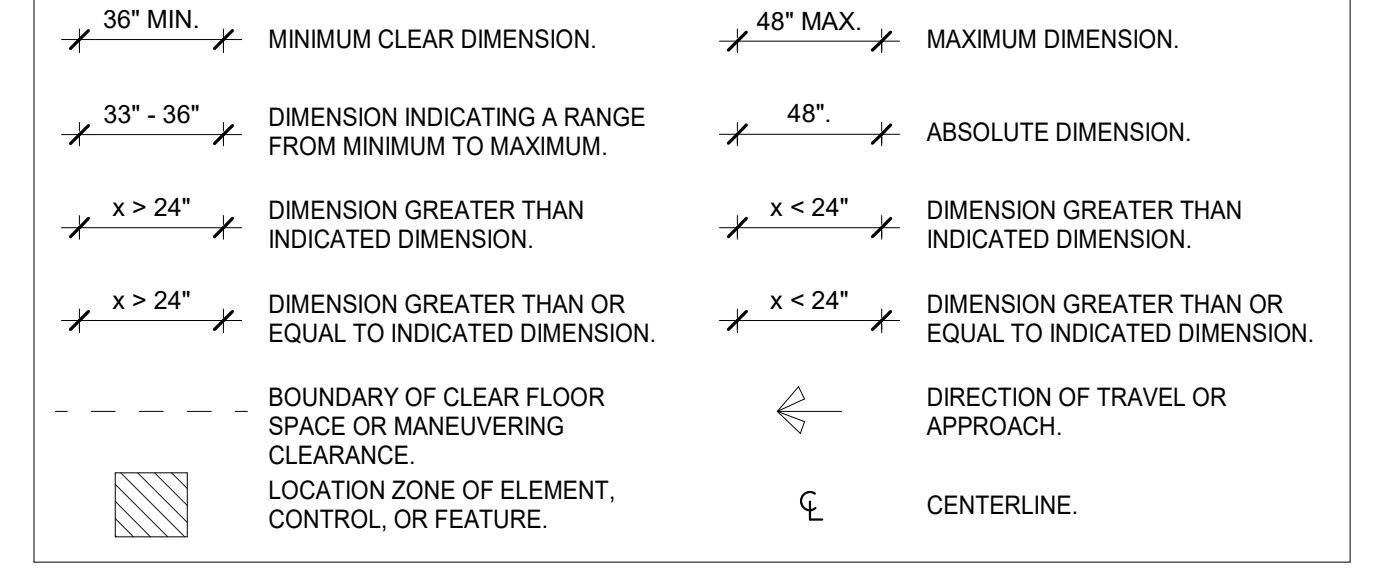
Cleveland | Columbus | Indianapolis | Key Largo | Key West | Marathon | Charlotte | Baltimore | Bensenville



NOTES

- ADDITIONAL ICC 117.1-2009 CODE REFERENCES (CONTINUED):**
25. 608.5 HAND SHOWERS. A HAND SHOWER WITH A HOSE 59 INCHES MINIMUM IN LENGTH, THAT CAN BE USED BOTH AS 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.
 26. 608.6 THRESHOLDS. THRESHOLDS IN ROLL-IN-TYPE SHOWER COMPARTMENTS SHALL BE 1/2 INCH MAXIMUM IN HEIGHT IN ACCORDANCE WITH SECTION 303. IN TRANSFER-TYPE SHOWER COMPARTMENTS, THRESHOLDS 1/2 INCH MAXIMUM IN HEIGHT SHALL BE BEVELLED, ROUNDED, OR VERTICAL.
 27. 608.7 SHOWER ENCLOSURES. SHOWER COMPARTMENT ENCLOSURES FOR SHOWER COMPARTMENTS SHALL NOT OBSTRUCT CONTROLS OR OBSTRUCT TRANSFER FROM WHEELCHAIRS ONTO SHOWER SEATS.
 28. 609.3 SPACING. THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 11/2 INCHES. THE SPACE BETWEEN THE GRAB BARS AND PROJECTING OBJECTS BELOW AND AT THE ENDS OF THE GRAB BAR SHALL BE 1 1/2 INCHES MINIMUM. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE THE GRAB BAR SHALL BE 12 INCHES MINIMUM.
 - 28.1. EXCEPTIONS:
 - 28.1.1. THE SPACE BETWEEN THE GRAB BARS AND SHOWER CONTROLS, SHOWER FITTINGS, AND OTHER GRAB BARS ABOVE THE GRAB BAR SHALL BE PERMITTED TO BE 1 1/2 INCHES MINIMUM.
 - 28.1.2. RECESSED DISPENSERS PROJECTING FROM THE WALL 1/4 INCH MAXIMUM MEASURED FROM THE FACE OF THE DISPENSER AND COMPLYING WITH SECTION 604.7 SHALL BE PERMITTED WITHIN THE 12-INCH SPACE ABOVE AND THE 1 1/2 INCH SPACES BELOW AND AT THE ENDS OF THE GRAB BAR.
 29. 610.2 BATHTUB SEATS. THE HEIGHT OF BATHTUB SEATS SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM ABOVE THE BATHROOM FLOOR, MEASURED TO THE TOP OF THE SEAT. REMOVABLE IN-TUB SEATS SHALL BE 15 INCHES MINIMUM AND 16 INCHES MAXIMUM IN DEPTH. REMOVABLE IN-TUB SEATS SHALL BE CAPABLE OF SECURE PLACEMENT. PERMANENT SEATS SHALL BE 15 INCHES MINIMUM IN DEPTH AND SHALL EXTEND FROM THE BACK WALL TO OR BEYOND THE OUTER EDGE OF THE BATHTUB. PERMANENT SEATS SHALL BE POSITIONED AT THE HEAD END OF THE BATHTUB.
 30. 610.3 SHOWER COMPARTMENT SEATS. THE HEIGHT OF SHOWER COMPARTMENT SEATS SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM ABOVE THE BATHROOM FLOOR, MEASURED TO THE TOP OF THE SEAT. IN TRANSFER-TYPE AND ALTERNATE ROLL-IN-TYPE SHOWERS, THE SEAT SHALL EXTEND ALONG THE SEAT WALL TO A POINT WITHIN 3 INCHES OF THE COMPARTMENT ENTRY. IN STANDARD ROLL-IN-TYPE SHOWERS, THE SEAT SHALL EXTEND FROM THE CONTROL WALL TO A POINT WITHIN 3 INCHES OF THE COMPARTMENT ENTRY. SEATS SHALL COMPLY WITH SECTION 610.3.1 OR 610.3.2.
 31. 610.4 STRUCTURAL STRENGTH. ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHERE A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS IS APPLIED AT ANY POINT ON THE SEAT, FASTENER MOUNTING DEVICE, OR SUPPORTING STRUCTURE.
 32. 612.2 BENCH. WHERE SEATING IS PROVIDED IN SAUNAS AND STEAM ROOMS, AT LEAST ONE BENCH SHALL COMPLY WITH SECTION 903. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE REQUIRED BY SECTION 903.
 33. 612.3 TURNING SPACE. A TURNING SPACE COMPLYING WITH SECTION 304 SHALL BE PROVIDED WITHIN SAUNAS AND STEAM ROOMS.
 34. 702.1 GENERAL. ACCESSIBLE AUDIBLE AND VISIBLE ALARMS AND NOTIFICATION APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72 LISTED IN SECTION 105.2.2. BE POWERED BY A COMMERCIAL LIGHT AND POWER SOURCE, BE PERMANENTLY CONNECTED TO THE WIRING OF THE PREMISES ELECTRIC SYSTEM, AND BE PERMANENTLY INSTALLED.
 35. 703.1 GENERAL. ACCESSIBLE SIGNS SHALL COMPLY WITH SECTION 703. TACTILE SIGNS SHALL CONTAIN BOTH RAISED CHARACTERS AND BRAILLE. WHERE SIGNS WITH BOTH VISUAL AND RAISED CHARACTERS ARE REQUIRED, EITHER ONE SIGN WITH BOTH VISUAL AND RAISED CHARACTERS, OR TWO SEPARATE SIGNS, ONE WITH VISUAL AND ONE WITH RAISED CHARACTERS, SHALL BE PROVIDED.
 36. 704.1 GENERAL. ACCESSIBLE PUBLIC TELEPHONES SHALL COMPLY WITH SECTION 704.
 37. 705.1 GENERAL. DETECTABLE WARNING SURFACES SHALL COMPLY WITH SECTION 705.
 38. 706.1 GENERAL. ACCESSIBLE ASSISTIVE LISTENING SYSTEMS IN ASSEMBLY AREAS SHALL COMPLY WITH SECTION 706.
 39. 707.1 GENERAL. ACCESSIBLE AUTOMATIC TELLER MACHINES AND FARE MACHINES SHALL COMPLY WITH SECTION 707.
 40. 708.1 GENERAL. ACCESSIBLE TWO-WAY COMMUNICATION SYSTEMS SHALL COMPLY WITH SECTION 708.
 41. 1104.1 CLEAR FLOOR SPACE. ACCESSIBLE EXERCISE MACHINES AND EQUIPMENT SHALL HAVE A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305 POSITIONED FOR TRANSFER OR FOR USE BY AN INDIVIDUAL SEATED IN A WHEELCHAIR. CLEAR FLOOR SPACES REQUIRED AT EXERCISE MACHINES AND EQUIPMENT SHALL BE PERMITTED TO OVERLAP.
 42. 1109.1 GENERAL. SWIMMING POOLS, WADING POOLS, HOT TUBS AND SPAS SHALL COMPLY WITH SECTION 1109.

SYMBOL LEGEND



DWELLING UNIT NOTES

- SECTION 10 ICC 117.1-2009 CODE REFERENCES:**
1. 608.5 HAND SHOWERS. A HAND SHOWER WITH A HOSE 59 INCHES MINIMUM IN LENGTH, THAT CAN BE USED BOTH AS 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.

Seal:

 CONSULTANTS:
 Submissions:

1	ISSUED 60 SET	08/04/2021
2	ISSUED 60 SET	08/10/2021
3	ISSUED PLANNING SET	12/09/2021

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 4:23:29 PM

Drawing Size	Project #
30x42	19095

Drawn By: LBB/EHP
 Checked By: EG

Title:
 ACCESSIBILITY GUIDELINES ICC A117.1-2009

Sheet Number:
G0.1.2
 Date: 08/04/2021
 ©2021 by K2M Design, Inc.

CODE DATA

USE GROUP:
 ASSEMBLY A-3
 BUSINESS B

OCCUPANCY CALCULATIONS:
 A-3 15 SF/OCCUPANT
 B 100 SF/OCCUPANT
 MECH 300 SF

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 2 HR
 FIRE STAIR WALLS 2 HR
 FIRE STAIR DOORS/WINDOWS 2 HR
 FIRE SEPARATION @ LOBBY 2 HR
 FIRE SEPARATION @ MAIN HALL 2 HR
 LOBBY INTERIOR DOORS 2 HR
 NON-LOAD BEARING EXT WALLS 0 HR

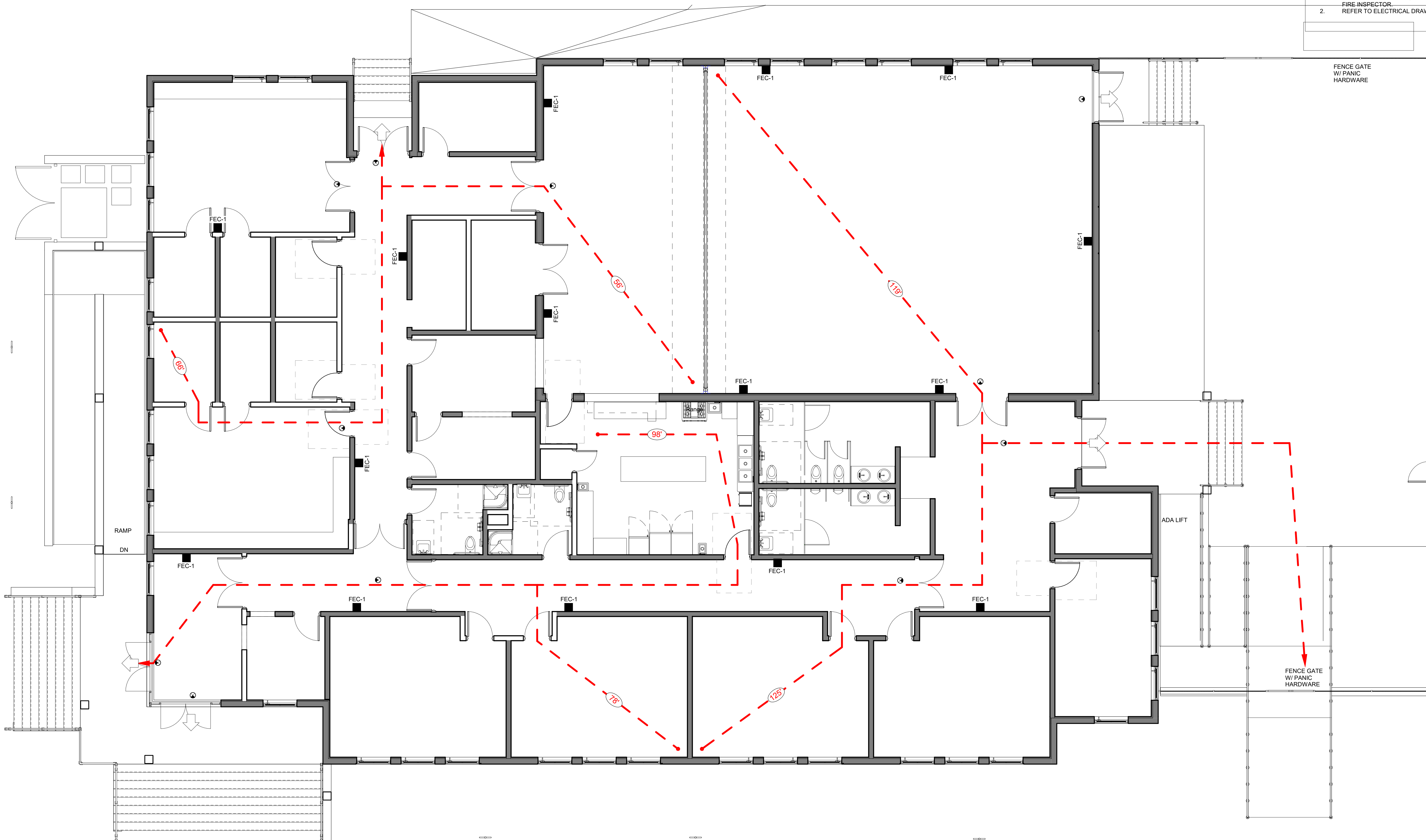
BUILDING SQUARE FOOTAGE:
 1ST FLOOR - 6,354 SF
 2ND FLOOR - 3,142 SF
 TOTAL - 9,496 SF

LIFE SAFETY PLAN LEGEND:

- AUTOMATED EXTERNAL DEFIBRILLATOR PROVIDED AND INSTALLED BY OWNER.
- EXIT SIGN
- TRAVEL DISTANCE
- 3 HOUR FIRE WALL
- 1 HOUR SHAFT ENCLOSURE
- 1 HOUR FIRE BARRIER
- 1 HOUR FIRE PARTITION / SMOKE PARTITION
- 2 HOUR BUILDING ELEMENTS
- 1 HOUR BUILDING ELEMENTS
- MP SERIES DRY CHEMICAL EXTINGUISHER ON MOUNTING BRACKET
- 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
- INTERIOR FIRE RATED 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 8/A8.1.2
- BUILDING EXIT

GENERAL NOTES

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



Seal:
 Consultants:

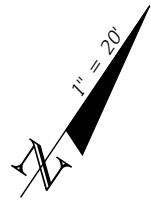
Submissions:

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

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 4:23:32 PM
 Drawing Size Project #
 30x42 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.



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:

NO.	DATE	DESCRIPTION

SITE DATA:

RE # : 00014720-000000
SEC-TWP-RGE : 06-68-25

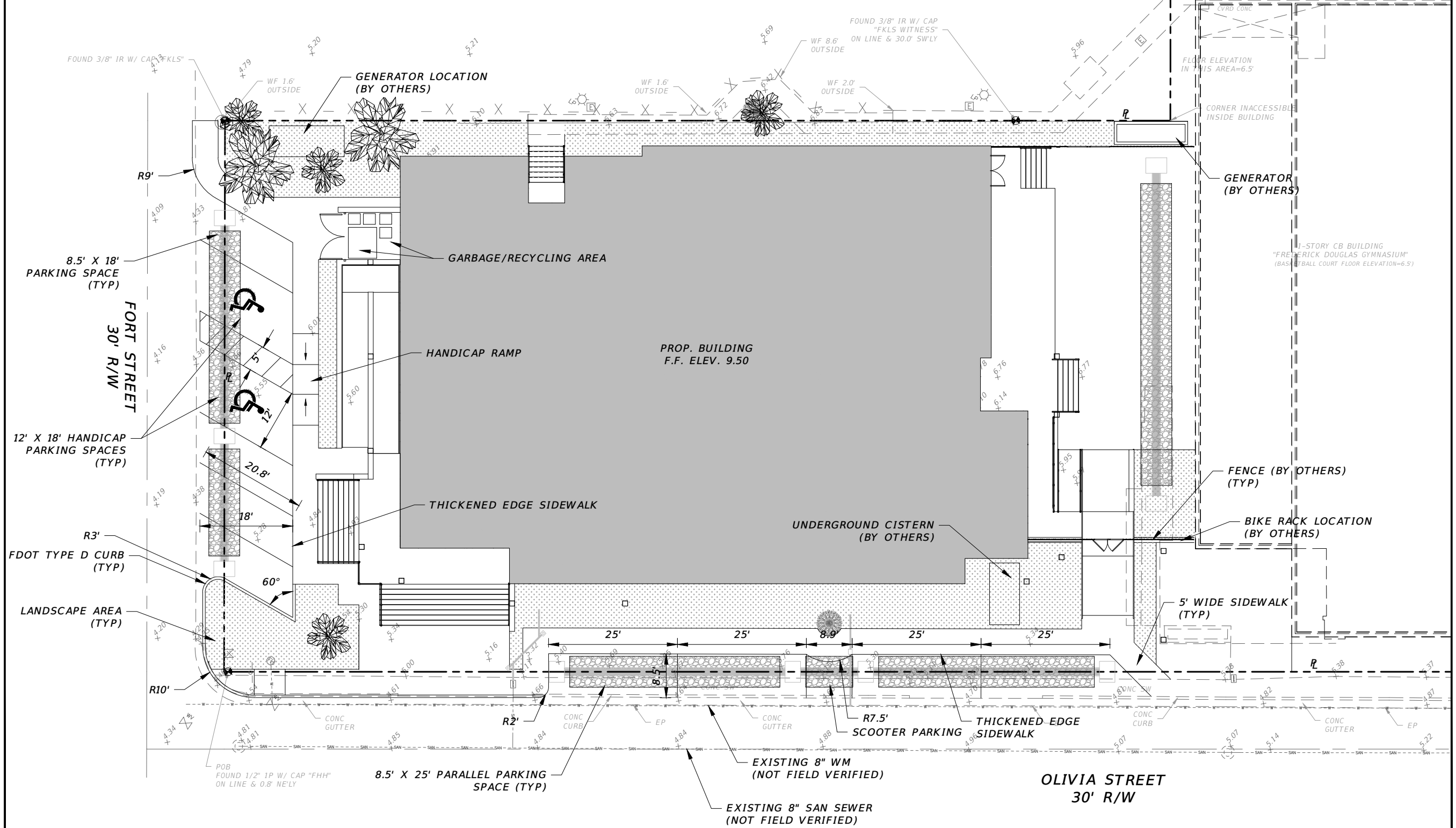
PROJECT MGR: CEW
PROJECT # : 19-0031
FILE NAME : 02-19-0031-SITE.DWG
ORIGIN DATE : 10-22-19
DESIGNER : JNP
CADD : JNP
CHECKED BY : CEW
PLOT DATE : THU, 12-9-2021 3:40 PM
PLOTTED BY : JPANICARD

SHEET TITLE:

CONCEPT
SITE PLAN

SHEET NO. 02

2021.12.09 -
PLANNING SUBMITTAL



8.5' X 18' PARKING SPACE (TYP)
FORT STREET 30' R/W
12' X 18' HANDICAP PARKING SPACES (TYP)
FDOT TYPE D CURB (TYP)
LANDSCAPE AREA (TYP)

8.5' X 25' PARALLEL PARKING SPACE (TYP)
EXISTING 8" WM (NOT FIELD VERIFIED)
EXISTING 8" SAN SEWER (NOT FIELD VERIFIED)
OLIVIA STREET 30' R/W

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 : THU, 12-9-2021 3:40 PM
PLOTTED BY : JPANICARD

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 DOUGLASS ASSOCIATES, INC. © 2010.

Revisions:

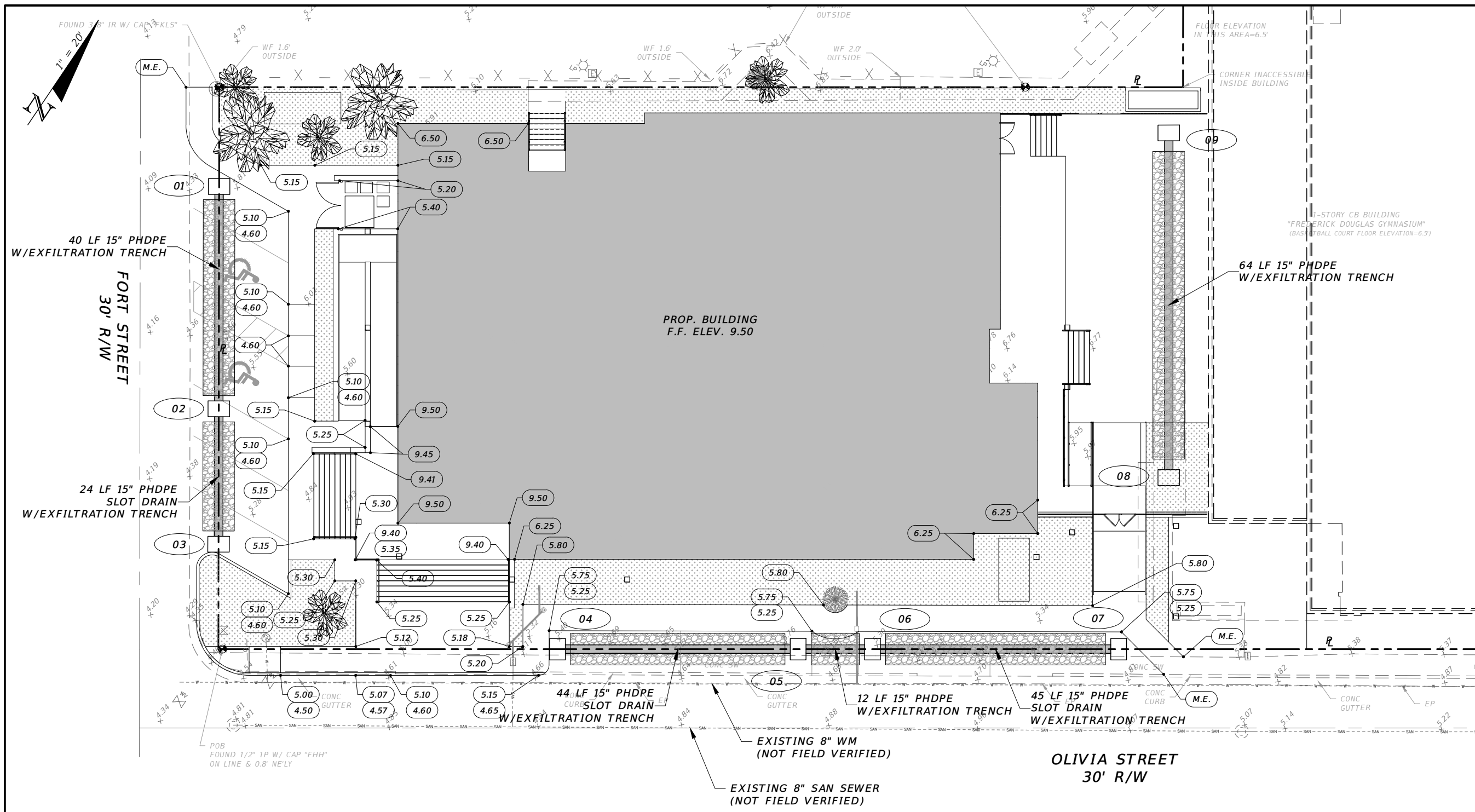
SITE DATA:

RE #	00014720-000000
SEC-TWP-RGE	08-68-25
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	JRANICARD

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

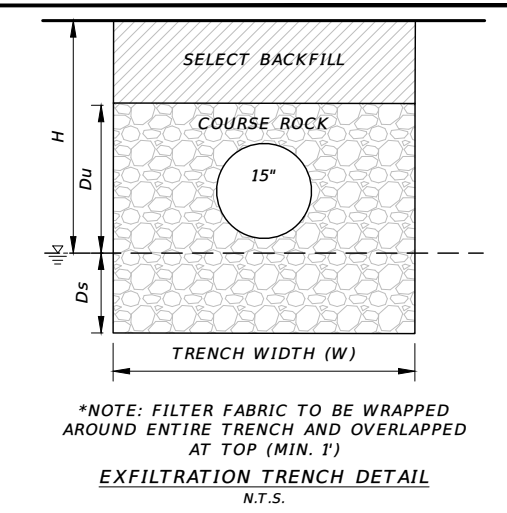
REQUIRED TRENCH LENGTH (L) =

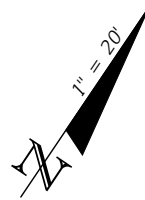
$$\frac{V}{K(HW + 2HDu - Du^2 + 2HDs) + (1.39 \times 10^{-4})WDu}$$

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 DOUGLASS ASSOCIATES, INC. © 2010.

Revisions:

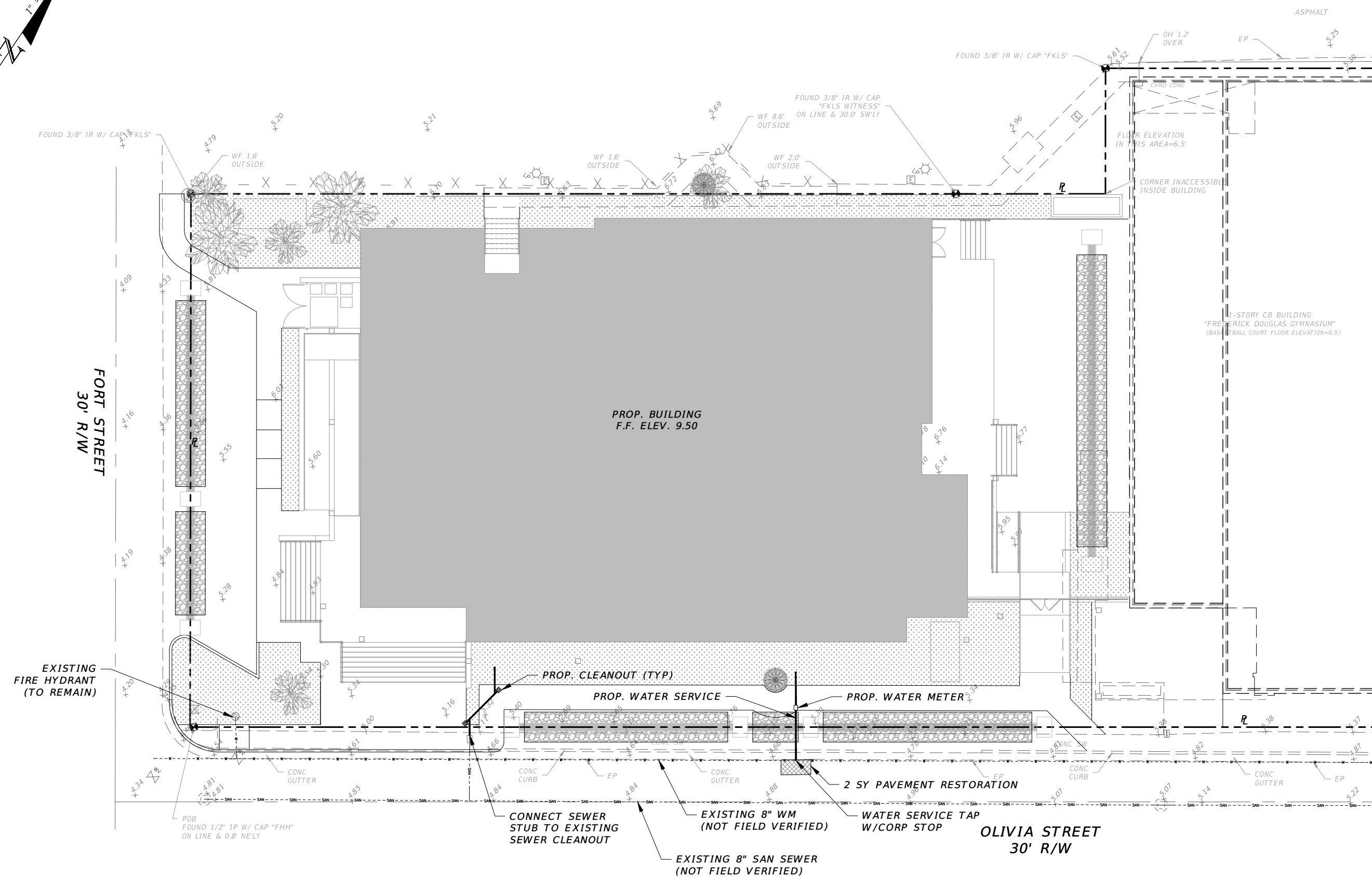
No.	Description

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 : JPNICARD
SHEET TITLE:

CONCEPT
UTILITY PLAN

SHEET NO. 04

2021.12.09 -
PLANNING SUBMITTAL



Property Record Card



Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00014720-000000
 Account# 1015091
 Property ID 1015091
 Millage Group 11KW
 Location 830 EMMA St, KEY WEST
 Address
 Legal KW PT LOT 6 & PT LOT 10 OF TRACT 3 H2-391/93 G13-54/57/575/77 OR56-396/99
 Description OR61-451/52 OR61-451/452 OR1106-123/125 OR1122-1308/11/C
 (Note: Not to be used on legal documents.)
 Neighborhood 32060
 Property MUNICIPAL (8900)
 Class
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

[CITY OF KEY WEST](#)
 PO Box 1409
 Key West FL 33041

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$3,176,091	\$3,176,091	\$3,176,091	\$3,176,091
+ Market Misc Value	\$15,705	\$15,705	\$15,705	\$15,705
+ Market Land Value	\$1,637,712	\$1,637,712	\$1,637,712	\$1,637,712
= Just Market Value	\$4,829,508	\$4,829,508	\$4,829,508	\$4,829,508
= Total Assessed Value	\$4,829,508	\$4,829,508	\$4,829,508	\$4,829,508
- School Exempt Value	(\$4,829,508)	(\$4,829,508)	(\$4,829,508)	(\$4,829,508)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL EXEMPT (100E)	33,700.00	Square Foot	106	292

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1966	1967	1	1 UT	1
ASPHALT PAVING	1991	1992	1	7850 SF	2
FENCES	1993	1994	1	2133 SF	2
CONC PATIO	1993	1994	1	276 SF	2
CH LINK FENCE	1996	1997	1	192 SF	1
TIKI	1996	1997	1	240 SF	4

Permits

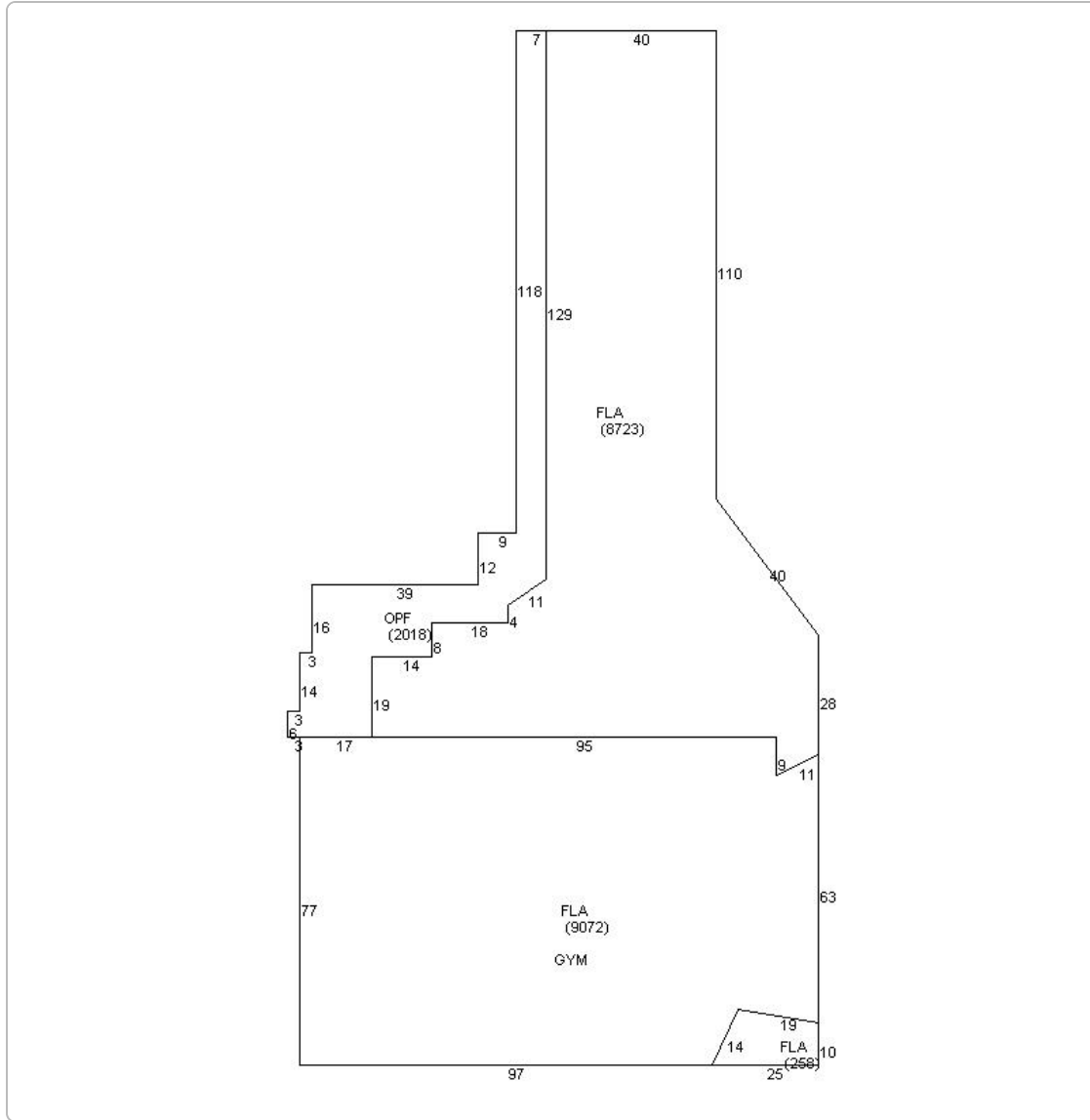
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2019-3448	9/25/2019		\$2,500	Commercial	AIPP art installation of stained glass framed mosaics on exterior of Douglass Gym building.
17-2695	10/6/2017	12/14/2017	\$400	Commercial	POWER TO NEW CHANNEL LETTERS
17-3159	8/23/2017		\$110,000	Commercial	REMOVE EXISTING LOUVERED PANELS AND REPLACE WITH ENERGY EFFICIENT/IMPACTED RATED TRANSLUCENT PANELS.

16-2773	8/2/2016	5/10/2018	\$1,380,642	Commercial	RENOVATION OF FREDRICK DOUGLAS RECREATION CENTER. INCLUDES DEMO, NEW CONSTRUCTION.
10-2810	8/31/2010	8/8/2012	\$15,375	Commercial	AFTER THE FACT: REPAIR 20SF ROOF AND RECOAT FLAT ROOF WITH ELASTOMATIC ROOF PAINT COATING 9500SF
09-1358	2/24/2010	1/31/2012	\$100,000	Commercial	REVISION: NEW IMPACT WINDOWS AND DOORS, HANDRAILS; A/C CLOSET, HARDWARE AND SIGNAGE.
09-4081	11/30/2009	11/20/2011	\$4,800	Commercial	INSTALL 52 MICROWAVE OUTLETS IN KITCHEN. ALL MICROWAVE CIRCUITS SHALL BE FED FROM EXISTING HOOD VENT CIRCUIT LOCATED BELOW MICROWAVE OUTLET LOCATION
07-1744	4/12/2007	6/5/2007	\$12,000	Commercial	INSTALL WHEELCHAIR LIFT
06-1702	3/15/2006	3/15/2006	\$144,000	Commercial	REPLACE 55 CONDENSING UNITS
04-3441	11/5/2004	12/10/2004	\$50,000	Commercial	PAINT EXTERIOR
02-3422	12/18/2002	3/2/2003	\$2,200	Commercial	CHANGE 5-TON EVAP.
02-1813	9/5/2002	10/23/2002	\$500,001	Commercial	PLUMBING
02/1813	9/4/2002	10/23/2002	\$54,000	Commercial	ELE.FOR 2 EXAM ROOMS
02-1813	9/4/2002	11/27/2002	\$58,000	Commercial	CHANGE EXIST DUCTWORK
02-1813	8/30/2002	10/23/2002	\$40,000	Commercial	REMODEL CLINIC
01-2811	8/9/2001	11/27/2001	\$1,400	Commercial	REPLACE 2.5 TON CONDENSOR
00-2078	7/25/2000	11/3/2000	\$47,000	Commercial	A/C UNITS
00-1900	7/11/2000	11/3/2000	\$3,300	Commercial	CONDENSING UNITS
00-1616	6/15/2000	11/3/2000	\$1,400	Commercial	AIR HANDLERS
99-2113	6/22/1999	11/2/1999	\$49,157	Commercial	HURRICANE SHUTTERS
97-3721	2/24/1998	1/1/1999	\$29,000	Commercial	REPAIR/REPAINT BLDG
9703870	12/1/1997	12/1/1997	\$40,500	Commercial	100 SQS POLYURETHANE ROOF
9702283	10/1/1997	12/1/1997	\$7,500	Commercial	CONSTRUCT GAZEBO
9700007	1/1/1997	7/1/1997	\$600	Commercial	ELECTRICAL
9604820	12/1/1996	7/1/1997	\$500	Commercial	REPAIRS
9603448	8/1/1996	7/1/1997	\$800	Commercial	MECHANICAL
9602853	7/1/1996	7/1/1997	\$36,000	Commercial	REPAIR/REMODELING
A951448	5/1/1995	8/1/1995	\$6,500		415LF PICKET FENCE
A951738	5/1/1995	8/1/1995	\$19,000		30 SQS ROOFING
M944118	12/1/1994	8/1/1995	\$1,000		INSTALL ANSUL SYSTEM
B943257	10/1/1994	12/1/1994	\$203,000		INTERIOR PARTITIONS
M943388	10/1/1994	12/1/1994	\$15,000		(2)3 TON (1)3.5 TON AC'S
M941425	5/1/1994	12/1/1994	\$5,000		5 TON AC
B941093	4/1/1994	10/1/1994	\$48,701		INTERIOR FINISHING

View Tax Info

[View Taxes for this Parcel](#)

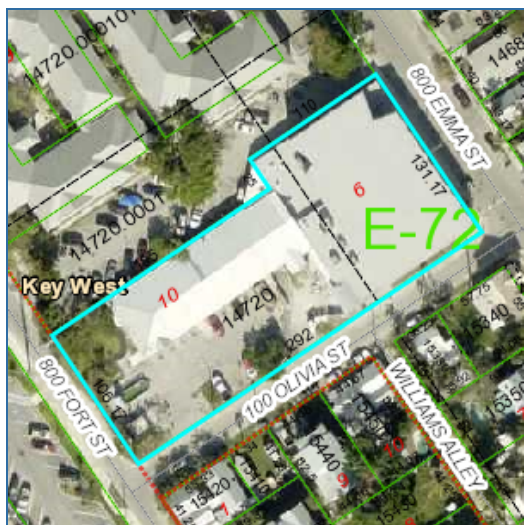
Sketches (click to enlarge)



Photos



Map



No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Exemptions, Sales, TRIM Notice.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Developed by
 Schneider
GEO SPATIAL

[Last Data Upload: 3/6/2020, 5:13:25 AM](#)

[Version 2.3.44](#)

Deed

628551 OFF REC 122 PAGE 1308

Prepared by and Return to:
Daniel J. Shepherd, Esquire
Daniel J. Shepherd, P.A.
One Park Place Suite 395
621 Northwest 53rd Street
Boca Raton, Florida 33487

1700
250

CORRECTIVE DEED

THIS CORRECTIVE DEED, made this 27 day of February, 1990, by the SCHOOL BOARD OF MONROE COUNTY, FLORIDA, a body corporate existing under Chapter 230 Florida Statutes, whose principal address is 242 White Street, Key West, Florida 33040, First Party,

AND

The CITY OF KEY WEST, FLORIDA, a municipality acting pursuant to Chapter 125 Florida Statutes, whose principal address 525 Angela Street, Key West, Florida 33040, Second Party:

WITNESSETH, That the said First Party did on the 11th day of September, 1989, execute and deliver to the Second Party for the consideration therein mentioned, a conveyance of those certain lands, situated in Monroe County, Florida, and hereinafter more particularly described, which said conveyance is recorded in O.R. Book 1106, pages 0123 through 0125, inclusive, Public Records of Monroe County, Florida; and

WHEREAS, in said conveyance, by mistake, the following legal description was written, to wit:

In the City of Key West and is part of Lots Five (5), Six (6), Nine (9) and Ten (10) all in Tract Three (3) according to Chas. W. Tift's map; said parcel of land hereby conveyed is being described by metes and bounds as follows:

Begin at the easterly corner of the intersection of Fort Street and Petronia Street (which point is also the westerly corner of said Lot Nine (9) and run thence in a northeasterly direction along the southeasterly side of Petronia Street, a distance of Two Hundred Ninety-two (292) feet to the northerly corner of Petronia Street and Emma Street; thence run in a southeasterly direction along the southwesterly side of Emma Street Two Hundred Forty-five (245) feet; thence run a southwesterly direction, at right angles to Emma Street, a distance of One Hundred Ten (110) feet; thence run at right angles in a southeasterly direction Twenty-five (25) feet; thence run at right angles in a southwesterly direction One Hundred Eighty-Five (185) feet to the northeasterly side of Fort Street; thence in a northwesterly direction along the northeasterly side of Fort Street, a distance of Two Hundred Seventy (270) feet to the point of begin.

Said parcel contains 1.765 acres more or less which is 76,900 square feet excluding all land for street purposes.

FILED FOR RECORD
90 FEB 28 P 1:40

628551 REC 122 PAGE 1309

AND

In the City of Key West and is part of Lots Five (5), Six (6), Nine (9) and Ten (10) all in Tract Three (3) according to Chas. W. Tift's map; said parcel of land hereby conveyed is being described by metes and bounds as follows:

Begin at the southerly corner of the intersection of Fort Street and Olivia Street (which point is also the southerly corner of said Lot Ten (10) and run thence in a northwesterly direction along the southwesterly side of Fort Street, a distance of One Hundred Six and 17/100 (106.17) feet; thence run in a northeasterly direction, at right angles to Fort Street, a distance of One Hundred Eighty-five (185) feet; thence run at right angles in a northwesterly direction Twenty-five (25) feet; thence run at right angles in a northeasterly direction One Hundred Ten (110) feet to the southwesterly side of Emma Street; thence in a southeasterly direction along the southwesterly side of Emma Street, a distance of One Hundred Thirty-one and 17/100 (131.17) feet to the westerly corner of Emma Street and Olivia Street; thence run in a southwesterly direction along the northwesterly side of Olivia Street Two Hundred Ninety-two (292) feet to the point of begin.

Said parcel contains 0.782 acres more or less which is 34,070 square feet excluding all land for street purposes.

AND

In the City of Key West, Lot #23 and Lot #24 Square 3 Tract 3, according to T.A. Ashe's diagram recorded in Deed Book I, Page 77.

Commencing at the corner of Fort and Patronia Streets, running thence along the said Fort Street in a northwesterly direction 116 feet; thence at right angles in a northeasterly direction 70 feet; thence at right angles in a southeasterly direction 116 feet to Patronia Street; thence in a southwesterly direction 70 feet to Fort Street to the point of beginning.

Said parcel contains 0.186 acres more or less which is 8,120 square feet excluding all land for street purposes; and

WHEREAS, to prevent difficulties hereafter, it is expedient to correct said errors:

NOW, THEREFORE, the said First Party, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid by the said Second Party, receipt whereof is hereby acknowledged, does hereby grant, sell, convey and confirm unto the said Second Party, and to its successors and assigns forever, the following described land lying and being in Monroe County, Florida, to wit:

Page Two of Four.

628551 OFF REC 122 PAGE 1310

In the City of Key West, Monroe County, Florida, and being known as part of Lots Five (5), Six (6), Nine (9), and Ten (10), Tract Three (3), according to Charles W. Tift's map, and being more particularly described as follows:

Begin at the intersection of the northeasterly right-of-way line of Fort Street and the southeasterly right-of-way line of Petronia Street; thence in a northeasterly direction along the said southeasterly right-of-way line of Petronia Street for Two Hundred Ninety-one and 88/100 (291.88) feet to the southwesterly right-of-way line of Emma Street; thence at a right angle and in a southeasterly direction along the said southwesterly right-of-way line of Emma Street for Two Hundred Forty-six and 68/100 (246.68) feet; thence at a right angle and in a southwesterly direction for One Hundred Eight and 84/100 (108.84) feet; thence at a right angle and in a southeasterly direction for Twenty-five and 18/100 (25.18) feet; thence at a right angle and in a southwesterly direction for One Hundred Eighty-three and 04/100 (183.04) feet to the said northeasterly right-of-way line of Fort Street; thence at a right angle and in a northwesterly direction along the said northeasterly right-of-way line of Fort Street for Two Hundred Seventy-one and 86/100 (271.86) feet to the point of beginning. Containing 76,609.91 square feet, more or less.

AND

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. Tift's map, and being more particularly described as follows:

Begin at the intersection of the northeasterly right-of-way line of Fort Street and the northwesterly right-of-way line of Olivia Street; thence in a northwesterly direction along the said northeasterly 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 northeasterly direction for One Hundred Eighty-three and 04/100 (183.04) feet; thence at a right angle and in a northwesterly direction for Twenty-five and 18/100 (25.18) feet; thence at a right angle and in a northeasterly direction for One Hundred Eight and 84/100 (108.84) feet to the southwesterly right-of-way line of Emma Street; thence at a right angle and in a southeasterly direction along the said southwesterly right-of-way line of Emma Street for One Hundred Thirty-two and 07/100 (132.07) feet to the said northwesterly right-of-way line of Olivia Street; thence at a right angle and in a southwesterly direction along the said northwesterly right-of-way line of Olivia Street for Two Hundred Ninety-one and 88/100 (291.88) feet to the point of beginning. Containing 33,939.64 square feet, more or less.

Page Three of Four.

62855 OFF REC 1122 PAGE 1311

AND

In the City of Key West, Lot #23 and Lot #24 Square 3 Tract 3, according to T.A. Ashe's diagram recorded in Deed Book I, Page 77.

Commencing at the corner of Fort and Petronia Streets, running thence along the said Fort Street in a northwesterly direction 116 feet; thence at right angles in a northeasterly direction 70 feet; thence at right angles in a southeasterly direction 116 feet to Petronia Street; thence in a southwesterly direction 70 feet to Fort Street to the point of beginning.

Said parcel contains 0.186 acres more or less which is 8,120 square feet excluding all land for street purposes.

TOGETHER WITH all improvements and buildings now affixed and being upon the described real property.

This is a corrective deed, given and accepted as such in substitution for such earlier deed of September 11, 1989, and it shall be effectual as of, and retroactive to such date. However, except as herein corrected, such corrected deed shall remain in full force and effect.

IN WITNESS WHEREOF, The said First Party has caused these presents to be executed in its name by the School Board of Monroe County, Florida, acting by the Chairman of said Board, the day and year first written above.

Signed, sealed and delivered in presence of:

Betty J. Maloney
[Signature]

SCHOOL BOARD OF MONROE COUNTY, FLORIDA

BY *[Signature]*
Chairman

Attest: *[Signature]*
As Superintendent, Secretary, and Executive Officer of the School Board.

(Official Seal)

STATE OF FLORIDA)
COUNTY OF MONROE) ss

I HEREBY CERTIFY that on this day, before me, and officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Ruth Alice Campbell to me known to be the persons described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 27 day of February, 1990.

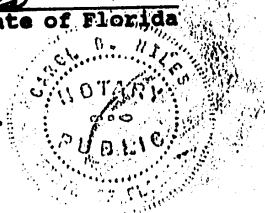
My Commission Expires:

Coral B. Miles
Notary Public, State of Florida

Notary Public, State of Florida at Large
My Commission Expires August 2, 1992
Bonded thru Maynard Bonding Agency

Page Four of Four.

Recorded in Official Records Book
In Monroe County, Florida
Record Verified
DANNY L. KOLHAGE
Clerk Circuit Court



**Authorization/Verification
Forms**

**City of Key West
Planning Department**



Authorization Form
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Patti K McLanchlin as
Please Print Name of person with authority to execute documents on behalf of entity

City Manager of City of Key West
Name of office (President, Managing Member) *Name of owner from deed*

authorize Heather Carruthers, Amy VanderMeer
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

[Signature]
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 10/13/2021
Date

by [Signature]
Name of person with authority to execute documents on behalf of entity owner

He/She is personally known to me or has presented _____ as identification.

[Signature]
Notary's Signature and Seal



Dorian E Patton III
Name of Acknowledger typed, printed or stamped

GG 957401
Commission Number, if any

**City of Key West
Planning Department**



Verification Form
(Where Applicant is an entity)

I, Patti K. McLaughlin, in my capacity as City Manager
(print name) (print position; president, managing member)
of City of Key West
(print name of entity)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

111 Olivia Street
Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Patti K. McLaughlin
Signature of Applicant

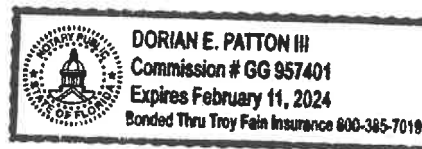
Subscribed and sworn to (or affirmed) before me on this 13, Oct 2021 by
date

Name of Applicant

He/She is personally known to me or has presented _____ as identification.

D. Patton III
Notary's Signature and Seal

Dorian E Patton III
Name of Acknowledger typed, printed or stamped



GG 957401
Commission Number, if any