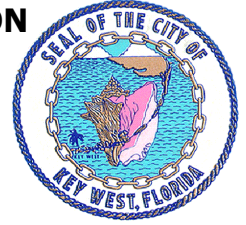


# **Application**

**DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION**  
**City of Key West Planning Department**  
**1300 White Street, Key West, FL 33040**  
**(305) 809-3720**



**Development Plan & Conditional Use Application**

**Applications will not be accepted unless complete**

Development Plan

Major \_\_\_\_\_

Minor \_\_\_\_\_

Conditional Use

\_\_\_\_\_

Historic District

Yes \_\_\_\_\_

No \_\_\_\_\_

Please print or type:

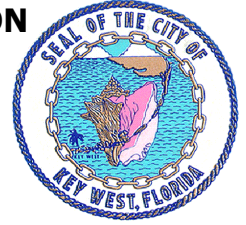
- 1) Site Address \_\_\_\_\_
- 2) Name of Applicant \_\_\_\_\_
- 3) Applicant is: Owner \_\_\_\_\_ Authorized Representative \_\_\_\_\_  
 (attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant \_\_\_\_\_  
 \_\_\_\_\_
- 5) Applicant's Phone # \_\_\_\_\_ Email \_\_\_\_\_
- 6) **Email Address:** \_\_\_\_\_
- 7) Name of Owner, if different than above \_\_\_\_\_
- 8) Address of Owner \_\_\_\_\_
- 9) Owner Phone # \_\_\_\_\_ Email \_\_\_\_\_
- 10) Zoning District of Parcel \_\_\_\_\_ RE# \_\_\_\_\_
- 11) Is Subject Property located within the Historic District? Yes \_\_\_\_\_ No \_\_\_\_\_  
 If Yes: Date of approval \_\_\_\_\_ HARC approval # \_\_\_\_\_  
 OR: Date of meeting \_\_\_\_\_

- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

\_\_\_\_\_ Demo scope:  
 Demolition of existing 6,114 sf music & tutoring program building attached to  
 Frederick Douglass gym and associated mechanical, electrical, plumbing, and  
 structure. Demo of existing asphalt parking lot, concrete ramps, walks, and pads,  
 flex paver path at learning garden, and flagpole/base. Demo of existing dumpster  
 enclosure and associated pad. Removal of all existing bike racks at gym/parking lot.  
 Removal or salvage of trees per I-sheets. Existing gym to remain in-tact. No  
 structural or utility work. \_\_\_\_\_

\_\_\_\_\_ New construction scope-  
 Construction of new 9,587 sf 1-story building with CMU exterior wall construction,  
 ground floor concrete slab, first floor and roof steel beam structure. Impact rated  
 storefront glazing/door system. EIFS system and stucco per elevations. TPO  
 membrane roof, new railings and stairs/ramp per plans. New parking lot per plan  
 and bike racks per plan. New utility connections per civil. New landscape plan per I-  
 sheets. \_\_\_\_\_

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13) Has subject Property received any variance(s)? Yes \_\_\_\_\_ No \_\_\_\_\_

If Yes: Date of approval \_\_\_\_\_ Resolution # \_\_\_\_\_

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes \_\_\_\_ No \_\_\_\_

If Yes, describe and attach relevant documents.

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A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.

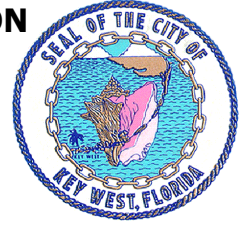
B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).

C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

D. For both *Conditional Uses* and *Development Plans*, one set of plans **MUST** be signed & sealed by an Engineer or Architect.

**Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.**

**DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION**  
**City of Key West Planning Department**  
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**Required Plans and Related Materials for both a Conditional Use and  
Minor/Major Development Plan**

**I. Existing Conditions.**

- A) Recent Survey of the site by a licensed Surveyor showing all dimensions including distances from property lines, and including:
  - 1) Size of site;
  - 2) Buildings, structures, and parking;
  - 3) FEMA Flood Zone;
  - 4) Topography;
  - 5) Easements; and
  - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
- B) Existing size, type and location of trees, hedges, and other features.
- C) Existing stormwater retention areas and drainage flows.
- D) A sketch showing adjacent land uses, buildings, and driveways.

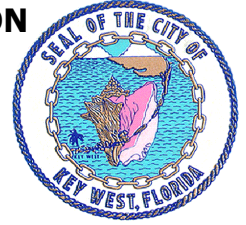
**II. Proposed Development: Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.**

- A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.
  - 1) Buildings
  - 2) Setbacks
  - 3) Parking:
    - a. Number, location and size of automobile and bicycle spaces
    - b. Handicapped spaces
    - c. Curbs or wheel stops around landscaping
    - d. Type of pavement
  - 4) Driveway dimensions and material
  - 5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
  - 6) Location of garbage and recycling
  - 7) Signs
  - 8) Lighting
  - 8) Project Statistics:
    - a. Zoning
    - b. Size of site
    - c. Number of units (or units and Licenses)
    - d. If non-residential, floor area & proposed floor area ratio
    - e. Consumption area of restaurants & bars
    - f. Open space area and open space ratio
    - g. Impermeable surface area and impermeable surface ratio
    - h. Number of automobile and bicycle spaces required and proposed
- B) Building Elevations
  - 1) Drawings of all building from every direction. If the project is in the Historic District please submit HARC approved site plans.
  - 2) Height of building.
  - 3) Finished floor elevations and bottom of first horizontal structure
  - 4) Height of existing and proposed grades
- C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms.
- D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations.



# DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

City of Key West Planning Department  
1300 White Street, Key West, FL 33040  
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- III. **Solutions Statement.** Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

## Development Plan Submission Materials

### Sec. 108-226. Scope.

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties;
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

### Sec. 108-227. Title block.

The development plan shall contain the following pertaining to the title block:

- (1) Name of development.
- (2) Name of owner/developer.
- (3) Scale.
- (4) North arrow.
- (5) Preparation and revision date.
- (6) Location/street address of development.

### Sec. 108-228. Identification of key persons.

The development plan shall contain the following pertaining to identification of key persons:

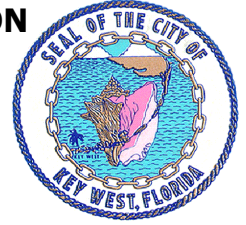
- (1) Owner.
- (2) Owner's authorized agent.
- (3) Engineer and architect.
- (4) Surveyor.
- (5) Landscape architect and/or environmental consultant.
- (6) Others involved in the application.
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

### Sec. 108-229. Project description.

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

- (1) Zoning (include any special districts).
- (2) Project site size (acreage and/or square footage).
- (3) Legal description.
- (4) Building size.
- (5) Floor area ratio, permitted and proposed.
- (6) Lot coverage, permitted and proposed.
- (7) Impervious surface.
- (8) Pervious surface.
- (9) Landscape areas.

**DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION**  
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- (10) Parking spaces, permitted and proposed.
- (11) Delineation of location of existing and proposed structures.
- (12) Existing and proposed development type denoted by land use including density/intensity.
- (13) Setbacks.

**Sec. 108-230. Other project information.**

A general outline of the proposed development shall include the following criteria where applicable:

- (1) Proposed stages or phases of development or operation and facility utilization.
- (2) Target dates for each phase.
- (3) Expected date of completion.
- (4) Proposed development plan for the site.
- (5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospital beds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).
- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.
- (7) Buildings and sitting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

**Sec. 108-231. Residential developments.**

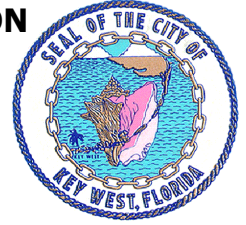
- (a) If the development includes residential units, the following characteristics shall be discussed in the written description:
  - (1) A breakdown of the proposed residential units by number of bedrooms;
  - (2) Tenure (i.e., owner-occupied or rental); and
  - (3) Structure type, such as single-family, duplex, multiple-family, mobile home.
- (b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

**Sec. 108-232. Intergovernmental coordination.**

The development plan shall contain the following pertaining to intergovernmental coordination:

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
  - a. South Florida Regional Planning Council (SFRPC).
  - b. City electric system (CES).
  - c. State department of environmental protection (DEP).
  - d. Army Corps of Engineers (ACOE).
  - e. South Florida Water Management District (SFWMD).
  - f. State department of transportation (DOT).
  - g. State department of community affairs (DCA).
  - h. Florida Keys Aqueduct Authority (FKAA).
  - i. State fish and wildlife conservation commission (F&GC).
  - j. The county.
- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.
- (3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.

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**CONDITIONAL USE CRITERIA**

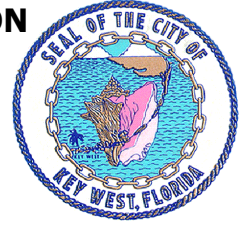
**Sec. 122-61. Purpose and intent.**

The purpose of this article is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. This article sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

**Sec. 122-62. Specific criteria for approval.**

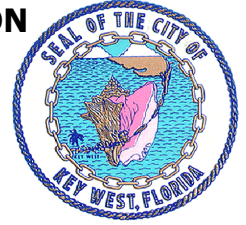
- (a) Findings. A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan comply with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.
- (b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
- (1) Scale and intensity of the proposed conditional use as measured by the following:
    - a. Floor area ratio;
    - b. Traffic generation;
    - c. Square feet of enclosed building for each specific use;
    - d. Proposed employment;
    - e. Proposed number and type of service vehicles; and
    - f. Off-street parking needs.
  - (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:
    - a. Utilities;
    - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
    - c. Roadway or signalization improvements, or other similar improvements;
    - d. Accessory structures or facilities; and
    - e. Other unique facilities/structures proposed as part of site improvements.
  - (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
    - a. Open space;
    - b. Setbacks from adjacent properties;
    - c. Screening and buffers;
    - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
    - e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts.

**DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION**  
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- (c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:
- (1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.
  - (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.
  - (3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.
  - (4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.
  - (5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.
  - (6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:
    - a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outside the V zone.
    - b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, internal circulation, and off-

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street parking; as well as possible required mitigative measures such as landscaping and site design amenities.

- c. Commercial or mixed use development. Commercial or mixed use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.
- d. Development within or adjacent to historic district. All development proposed as a conditional use within or adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.
- e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.
- f. Commercial structures, uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.
- g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.

# **Authorization**



**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*

# Verification



**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

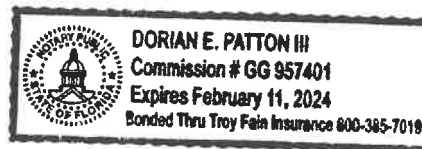
Subscribed and sworn to (or affirmed) before me on this 13, Oct 2021 by  
date

\_\_\_\_\_  
Name of Applicant

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

Dorian E. Patton III  
Notary's Signature and Seal

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



GG 957401  
Commission Number, if any

# **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**

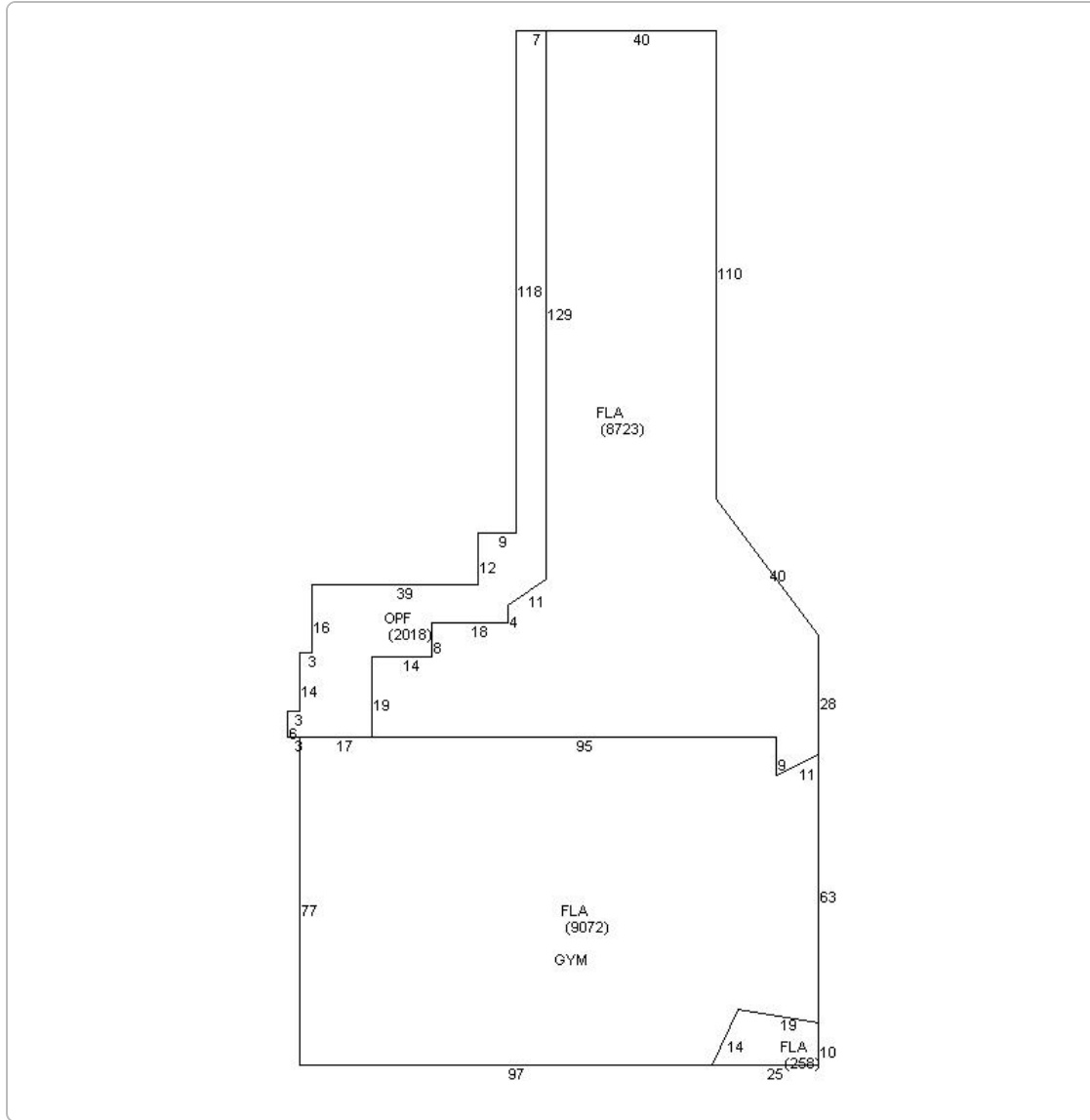
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2019-3448	9/25/2019		\$2,500	Commercial	AIPP art installation of stained glass framed mosaics on exterior of Douglass Gym building.
17-2695	10/6/2017	12/14/2017	\$400	Commercial	POWER TO NEW CHANNEL LETTERS
17-3159	8/23/2017		\$110,000	Commercial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





# **Boundary Survey**







# Site Plan

# CITY OF KEY WEST

## KEY WEST, FL

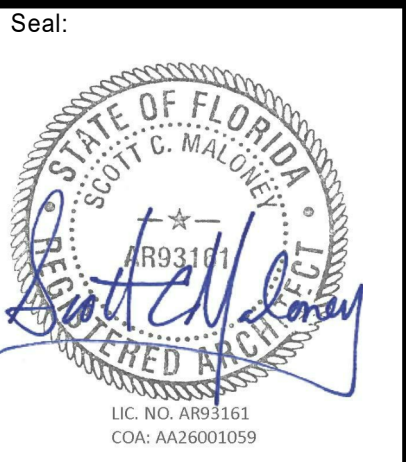
# FREDERICK DOUGLASS GYM

## NEW CONSTRUCTION

# DRC SUBMITTAL

ISSUED - 2021.09.17

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.	REVISION	DATE
1	ISSUED TO SET	08/26/2021
2	ISSUED FOR	09/17/2021

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

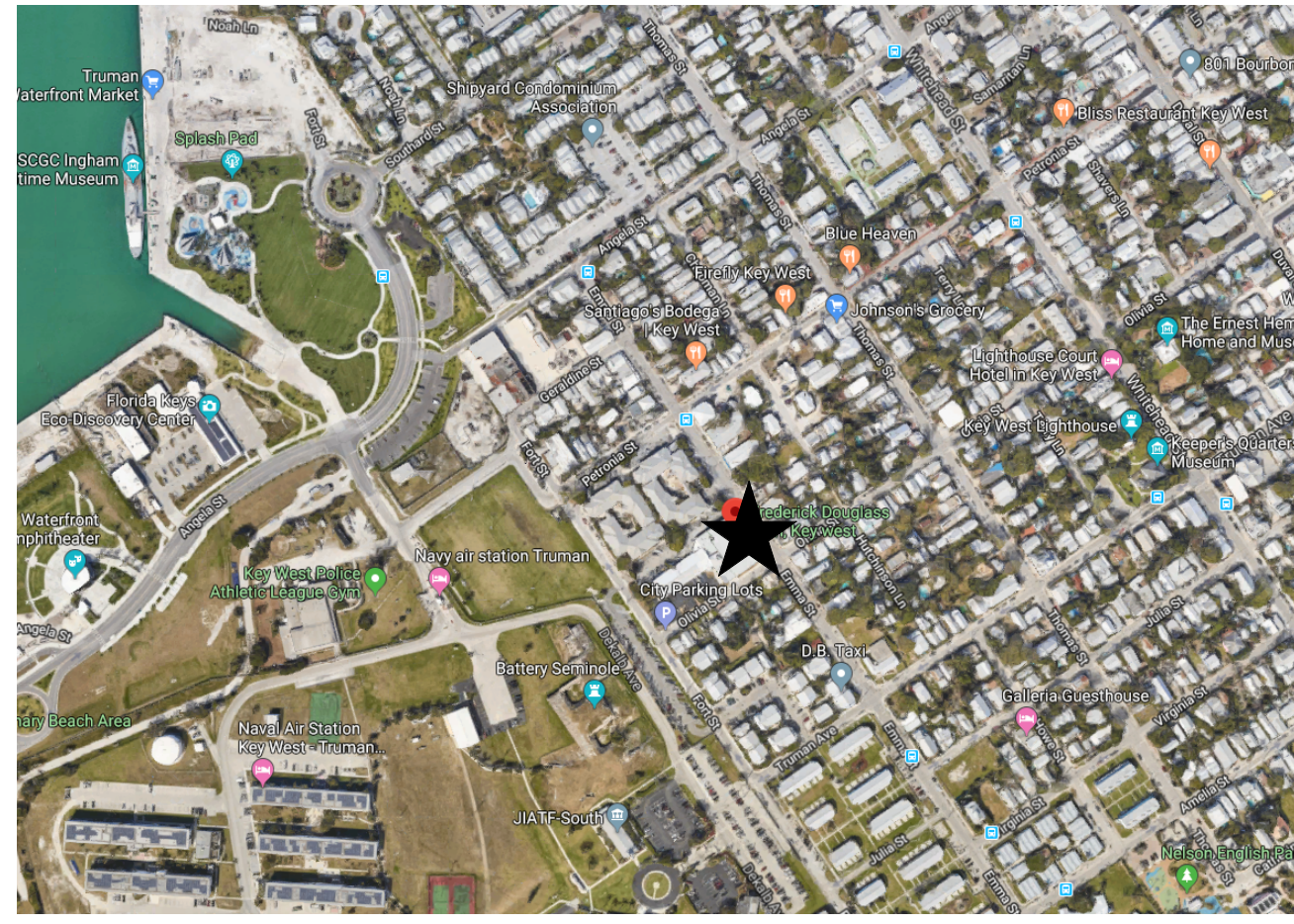
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Drawn By: LBB/EHP Checked By: EG  
Title: COVER SHEET  
Sheet Number:  
**G0.0.1**  
Date: 08/04/2021  
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ARCHITECT:  
**K2M**  
DESIGN  
Architecture,  
Engineering,  
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Largo | Key West | Marathon | Charlotte |  
Baltimore | Bentonville

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



LOCATION MAP



PROJECT LOCATION

GENERAL NOTES

- 1. The contract documents consist of this set of drawings, addenda, construction change directives, change orders, the contract between the owner and contractor, conditions of the contract and any other information written and mutually agreed upon between the owner and contractor.

SYMBOLS

Diagram showing various symbols for room identification, elevation, detail, interior elevation, section, door, window, wall, break line, graphic scale, north arrow, and drawing title.

SCOPE OF WORK

DEMO SCOPE: DEMOLITION OF EXISTING 6,114 SF MUSIC & TUTORING PROGRAM BUILDING ATTACHED TO FREDERICK DOUGLASS GYM AND ASSOCIATED MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURE.

CODE INFORMATION

Table listing building codes: 2020 FLORIDA BUILDING CODE, 2020 FLORIDA MECHANICAL CODE, 2020 FLORIDA PLUMBING CODE, etc.

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

DRC STATEMENTS

BUILDING TO BE DESIGNED ABOVE THE PROPOSED, NAVD FLOOD LINE BASED ON THE DRAFT MAPS. PARKING VARIANCE WILL BE REQUIRED WITH THIS APPLICATION.

BUILDING INFORMATION

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

USE GROUP: ASSEMBLY A-3
EDUCATIONAL E

NUMBER OF EXITS: REQUIRED = 2
PROVIDED = 3

CONSTRUCTION TYPE: TABLE 601 TYPE IIB

BUILDING IS NOT SPRINKLED
FIRE RESISTANCE RATINGS: SHAFT WALLS 0 HR
FIRE STAIR WALLS 0 HR

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

BUILDING IS IN THE HISTORIC DISTRICT

CONTRACTOR GENERAL NOTES: - ALL WORK TO BE IN ACCORDANCE WITH APPLICABLE CODES. - WORKMANSHIP TO MEET OR EXCEED ACCEPTED STANDARDS OF RESPECTIVE TRADES.

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

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

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

ADA COMPLIANCE STATEMENT

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

DRAWING INDEX

Table listing drawing sheets: GENERAL (COVER SHEET, DRAWING INDEX, 3D VIEWS), CIVIL (EXISTING CONDITIONS, CONCEPT SITE PLAN), ARCHITECTURAL (DEMOLITION SITE PLAN, ARCHITECTURAL SITE PLAN), INTERIOR DESIGN (INTERIOR ELEVATIONS, FINISH PLANS), STRUCTURAL (GENERAL NOTES, FOUNDATION PLAN), MECHANICAL (MECHANICAL PLANS - LEVEL 1), PLUMBING (PLUMBING SCHEDULES, DOMESTIC WATER PLUMBING PLANS), ELECTRICAL (MECHANICAL POWER PLAN, LEGENDS & SCHEDULES), LANDSCAPE (EXISTING LANDSCAPE PLAN, PROPOSED LANDSCAPE PLAN), IRRIGATION (IRRIGATION SITE PLAN).

DESIGN TEAM INFORMATION

Table listing design team members: POINT OF CONTACT (Devon Ayers), INTERIOR DESIGN (Valene Tabone), CIVIL ENGINEER (Jason Panicaro), IRRIGATION (Blue Island Lighting & Irrigation Inc.), GEOTECHNICAL ENGINEER (Nutting Engineers), MEP ENGINEER (Mark Wutz), STRUCTURAL ENGINEER (Steven S. Grasley), ARCHITECT (Scott Maloney), SURVEYOR (Florida Keys Land Surveying).

SHEET NUMBERING SYSTEM

Diagram showing sheet numbering system: A2.1.1 (Drawing Index, Series Number, Sub-Series Number, Number of Drawings with in Sub-Series). Includes drawing title G0.0.2 and date 08/04/2021.

K2M DESIGN logo and contact information: Architecture, Engineering, Interior Design, Asset Management, Specialty Consulting. Key Largo, Florida; Key West, Florida; Marathon, Florida.

Professional seal for Frederick Douglass, State of Florida, License No. 18931, Civil Engineer.

Consultants section with a grid for listing consultants.

Submissions section with a grid for tracking drawing submissions.

Submissions section with a grid for tracking drawing submissions.

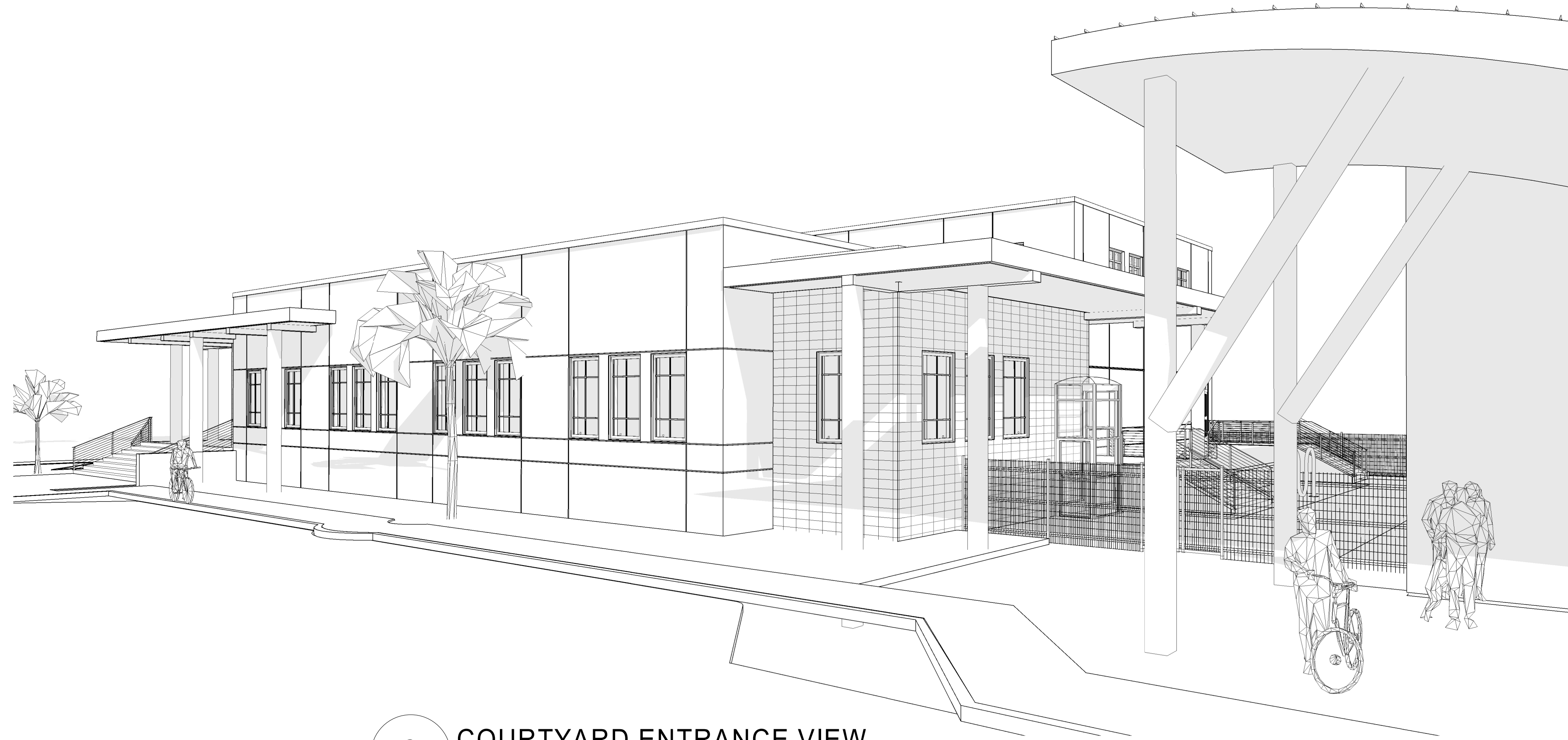
Project information: FREDERICK DOUGLASS GYM, 111 OLIVIA STREET, KEY WEST, FL, 33040. CITY OF KEY WEST, 1300 WHITE STREET, KEY WEST, FL, 33040.

Project metadata: PLOTTED: 8/17/2021 11:38:08 AM. Drawing Size: 30x42. Project #: 19095. Drawn By: LBB/EHP. Checked By: EG. Title: DRAWING INDEX, CODE INFO, SYMBOL LEGEND, & ABBREVIATIONS. Sheet Number: G0.0.2. Date: 08/04/2021.





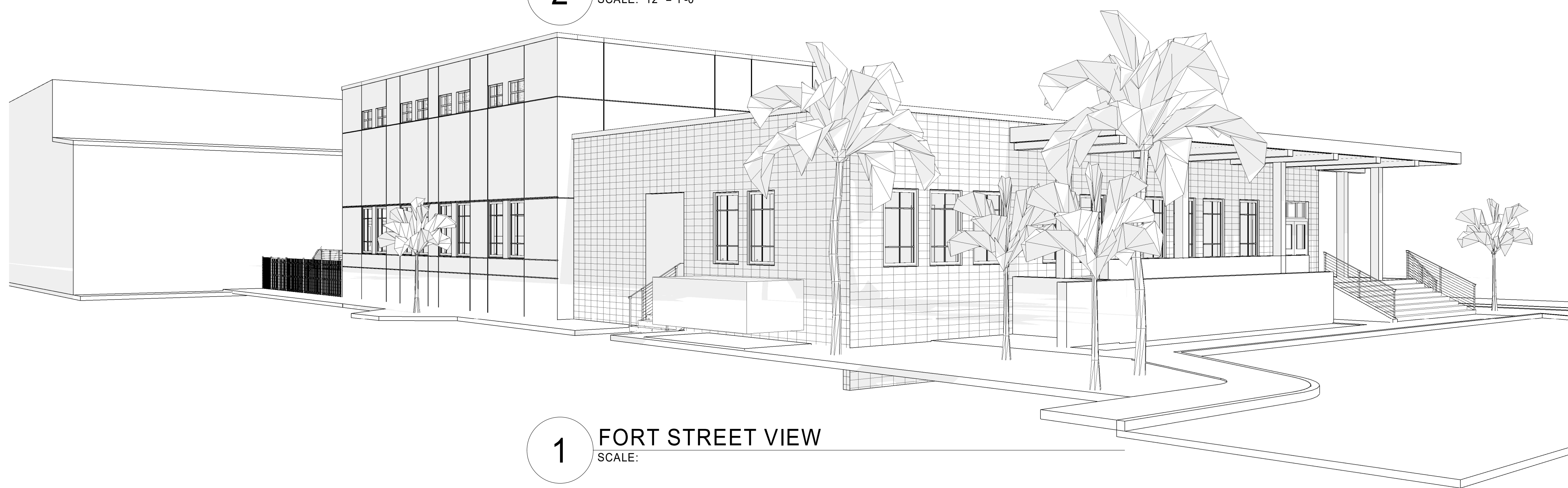




**3** COURTYARD ENTRANCE VIEW  
SCALE:



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



**1** FORT STREET VIEW  
SCALE:

EXTERIOR MATERIAL CONCEPT



STUCCO FINISH OVER CMU - STACK BOND PATTERN



METAL CANOPY W/ WOOD-LOOK SOFFIT



STUCCO FINISH - WHITE



STUCCO FINISH -OFF WHITE

ARCHITECT  
**K2M DESIGN**  
Architecture, Engineering,  
Interior Design,  
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Seal:

Consultants:

Submissions:


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

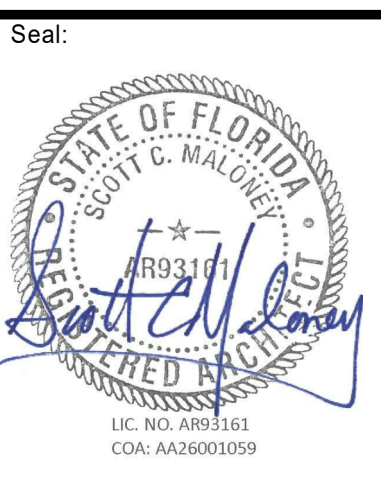
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Drawn By:	Checked By:
VAM	DA

Title:  
3D VIEWS

Sheet Number:  
**G0.0.4**  
Date: 08/04/2021  
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Consultants:

Submissions:

NO.	ISSUED DATE	BY
1	06/17/2021	
2	06/17/2021	

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

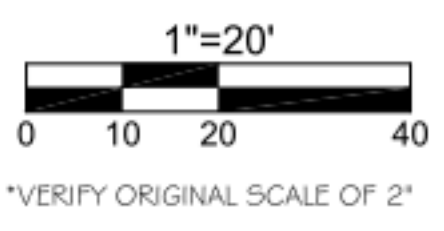
**CITY OF KEY WEST**  
 1300 WHITE STREET, KEY WEST, FL, 33040

# BOUNDARY & TOPOGRAPHIC SURVEY MAP OF FREDERICK DOUGLAS GYMNASIUM

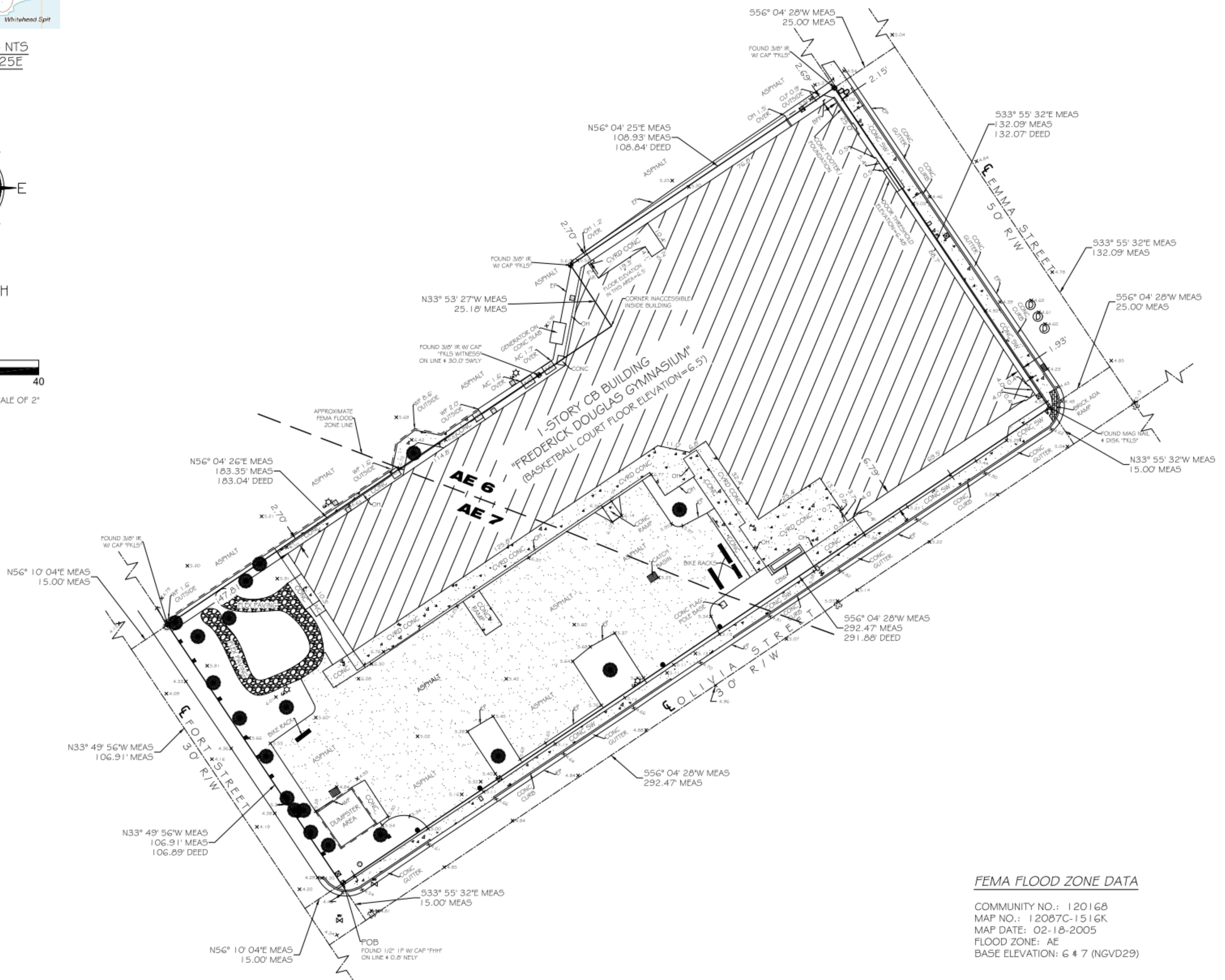
## 830 EMMA STREET, KEY WEST, MONROE COUNTY, STATE OF FLORIDA



LOCATION MAP - NTS  
 SEC. 6-T685-R25E



\*VERIFY ORIGINAL SCALE OF 2"



**LEGAL DESCRIPTION -**  
 In the City of Key West, Monroe County, Florida, and being known as part of Lots 5x (6), and Ten (10), Tract Three (3), according to Charles W. Tife's map, and being more particularly described as follows:  
 Begin at the intersection of the Northeastly right-of-way line of Fort Street and the Northwestly right-of-way line of Olivia Street; thence in a Northwestly direction along the said Northwestly right-of-way line of Fort Street for One Hundred Six and 89/100 (106.89) feet; thence at a right angle and in a Northeastly direction for One Hundred Eighty-three and 04/100 (183.04) feet; thence at a right angle and in a Northwestly direction for Twenty-five and 1/100 (25.1) feet; thence at a right angle and in a Northeastly direction for One Hundred Eight and 84/100 (108.84) feet to the Southwestly right-of-way line of Emma Street; thence at a right angle and in a Southeastly direction along the said Southwestly right-of-way line of Emma Street for One Hundred Thirty-two and 07/100 (132.07) feet to the said Northwestly right-of-way line of Olivia Street; thence at a right angle and in a Southwestly direction along the said Northwestly right-of-way line of Olivia Street for Two Hundred Ninety-one and 88/100 (291.88) feet to the Point of Beginning.

- SURVEYOR NOTES**
- BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO GRID NORTH, BASED ON THE 1990 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/90), OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRANSVERSE MERCATOR PROJECTION), EAST ZONE.
  - COORDINATES WERE ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GPS CONTROL SURVEY WHICH IS CERTIFIED TO A 2-CENTIMETER LOCAL ACCURACY, RELATIVE TO THE NEAREST CONTROL POINT WITHIN THE NATIONAL GEODETIC SURVEY (NGS) GEODETIC CONTROL NETWORK. METHOD: WIDE AREA CONTINUOUSLY OPERATING GPS REFERENCE STATION NETWORK. EQUIPMENT USED: TRIMBLE R10 GNSS, SERIAL NUMBER 5249419679 (DUAL FREQUENCY RECEIVER); PROCESSING SOFTWARE: TRIMBLE GEOMATICS OFFICE, VERSION 1.63. HORIZONTAL TIES WERE MADE TO THE NATIONAL GEODETIC SURVEY CONTROL POINT WEST MARTELLO TOWER 2 (P.I.D. AA1146), HAVING A HORIZONTAL DIFFERENTIAL OF N 0.02' E 0.12', FROM THE PUBLISHED VALUE OF WEST MARTELLO TOWER 2 (P.I.D. AA1146) = N 78.401' E 0.394' 0.10'.
  - ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929). BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK '972-4580 TIDAL BASIN' (P.I.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) - 10/23/2019 - REVISED TO ADD SPOT GRADE ELEVATIONS
  - REVISION (2) - 10/23/2019 - REVISED TO ADD APPROXIMATE FEMA FLOOD ZONE LINE

**SYMBOL LEGEND:**

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

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

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE REQUIREMENTS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 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.

**FEMA FLOOD ZONE DATA**

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

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



**BOUNDARY & TOPOGRAPHIC SURVEY MAP**  
**FREDERICK DOUGLASS 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

PLOTTED:  
 9/17/2021 11:38:34 AM

Drawing Size: 30x42  
 Project #: 19095

Drawn By: LBB/EHP  
 Checked By: EG

Title: SITE SURVEY

Sheet Number:  
**V1.1.1**

Date: 08/04/2021

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

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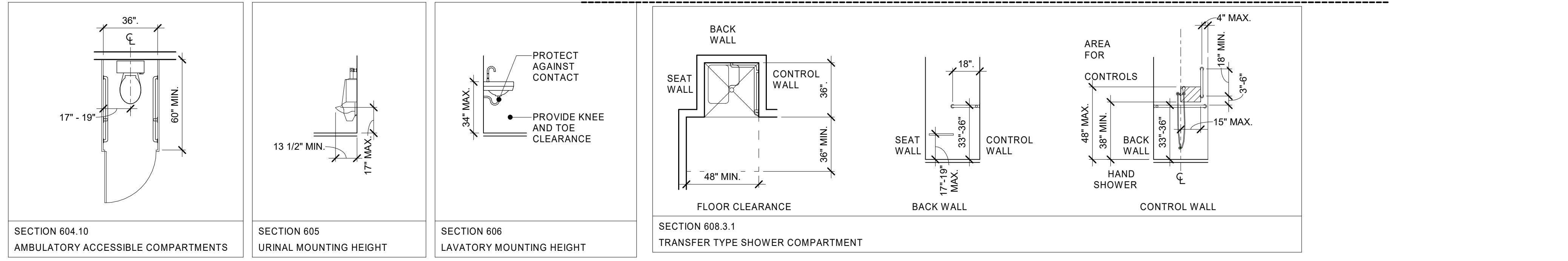
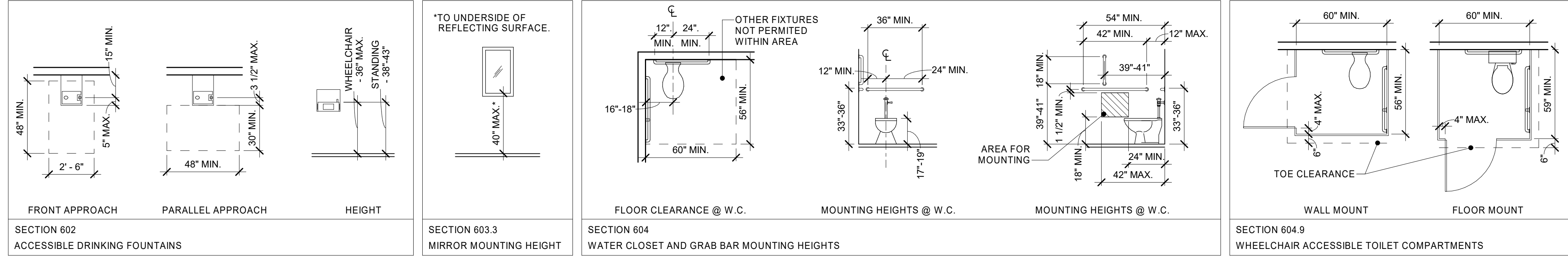
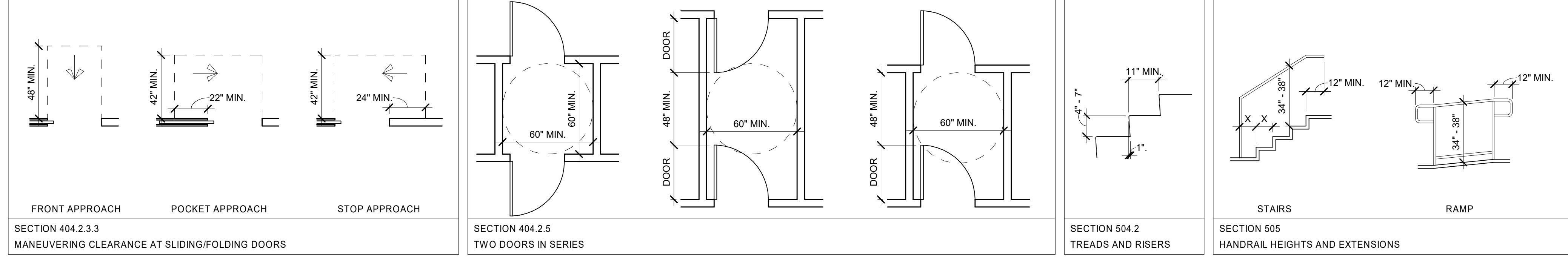
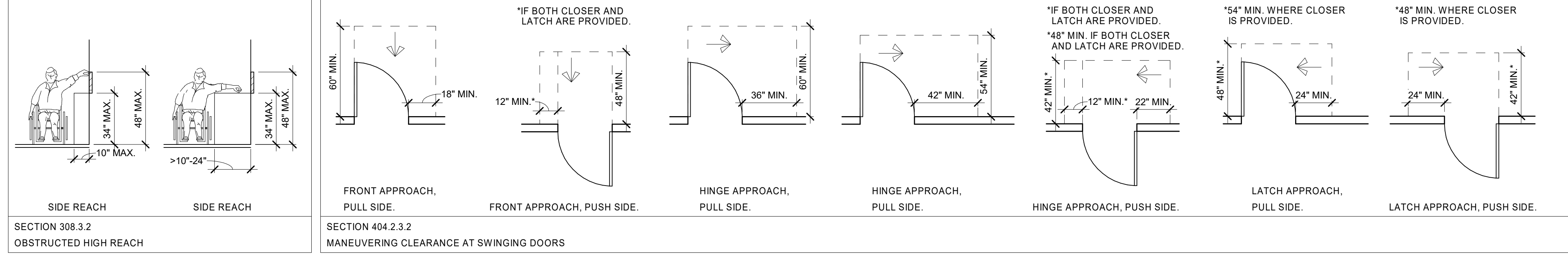
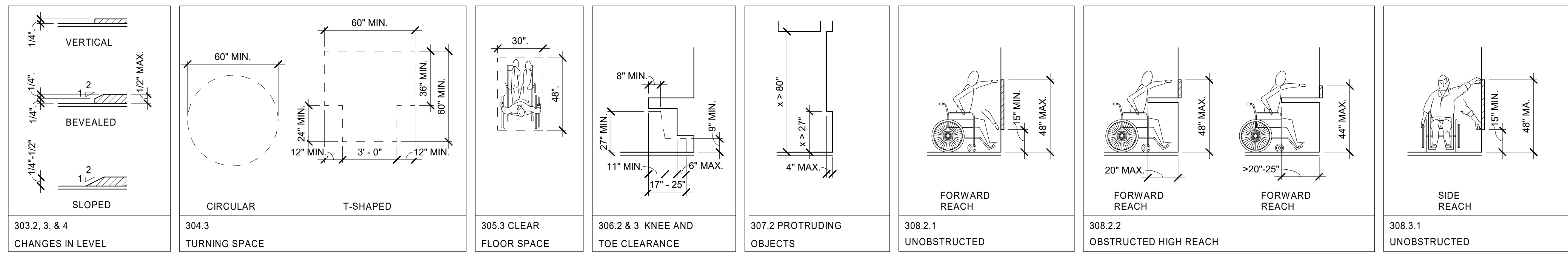
NO.	REVISION	DATE
1	ISSUED FOR SET	06/26/2021
2	ISSUED FOR SET	06/27/2021

**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. 307.1 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: 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. 306.1 GENERAL: WHERE SPACE BENEATH AN ELEMENT IS INCLUDED AS PART OF CLEAR FLOOR SPACE AT AN ELEMENT, CLEARANCE AT AN ELEMENT, OR A TURNING SPACE, THE SPACE SHALL COMPLY WITH SECTION 306.  
 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. 308.1 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. 403.3 CLEAR WIDTH: THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36 INCHES MINIMUM. EXCEPTION: THE CLEAR WIDTH SHALL BE PERMITTED TO BE REDUCED TO 32 INCHES MINIMUM FOR A LENGTH OF 24 INCHES MAXIMUM PROVIDED THE REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48 INCHES MINIMUM IN LENGTH AND 36 INCHES MINIMUM IN WIDTH.  
 8. 404.2 THRESHOLDS: IF PROVIDED, THRESHOLDS AT DOORWAYS SHALL BE 1/2" INCH MAXIMUM IN HEIGHT. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTIONS 302 AND 303.  
 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 3/4" INCHES MINIMUM AND 48 INCHES MINIMUM 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.  
 12. 405.2 SLOPE: RAMP RUNS SHALL HAVE A RUNNING SLOPE GREATER THAN 1:20 AND NOT STEEPER THAN 1:12.  
 13. 405.3 CROSS SLOPE: CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48.  
 14. 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.  
 15. 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.  
 16. 604.6 FLUSH CONTROLS: FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 308. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.  
 17. 604.9.3 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 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.  
 18. 604.9.5 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.  
 19. 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.  
 20. 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.  
 21. 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.  
 22. 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 308.4.  
 23. 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.  
 24. 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 RIM OF THE BATHTUB.

**SYMBOL LEGEND**

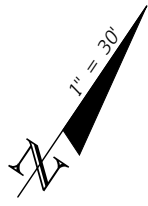
- 36" MIN. MINIMUM CLEAR DIMENSION
- 33" - 36" DIMENSION INDICATING A RANGE FROM MINIMUM TO MAXIMUM.
- x > 24" DIMENSION GREATER THAN INDICATED DIMENSION.
- x > 24" DIMENSION GREATER THAN OR EQUAL TO INDICATED DIMENSION.
- 48" MAX. MAXIMUM DIMENSION
- 48" ABSOLUTE DIMENSION.
- x < 24" DIMENSION GREATER 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.











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

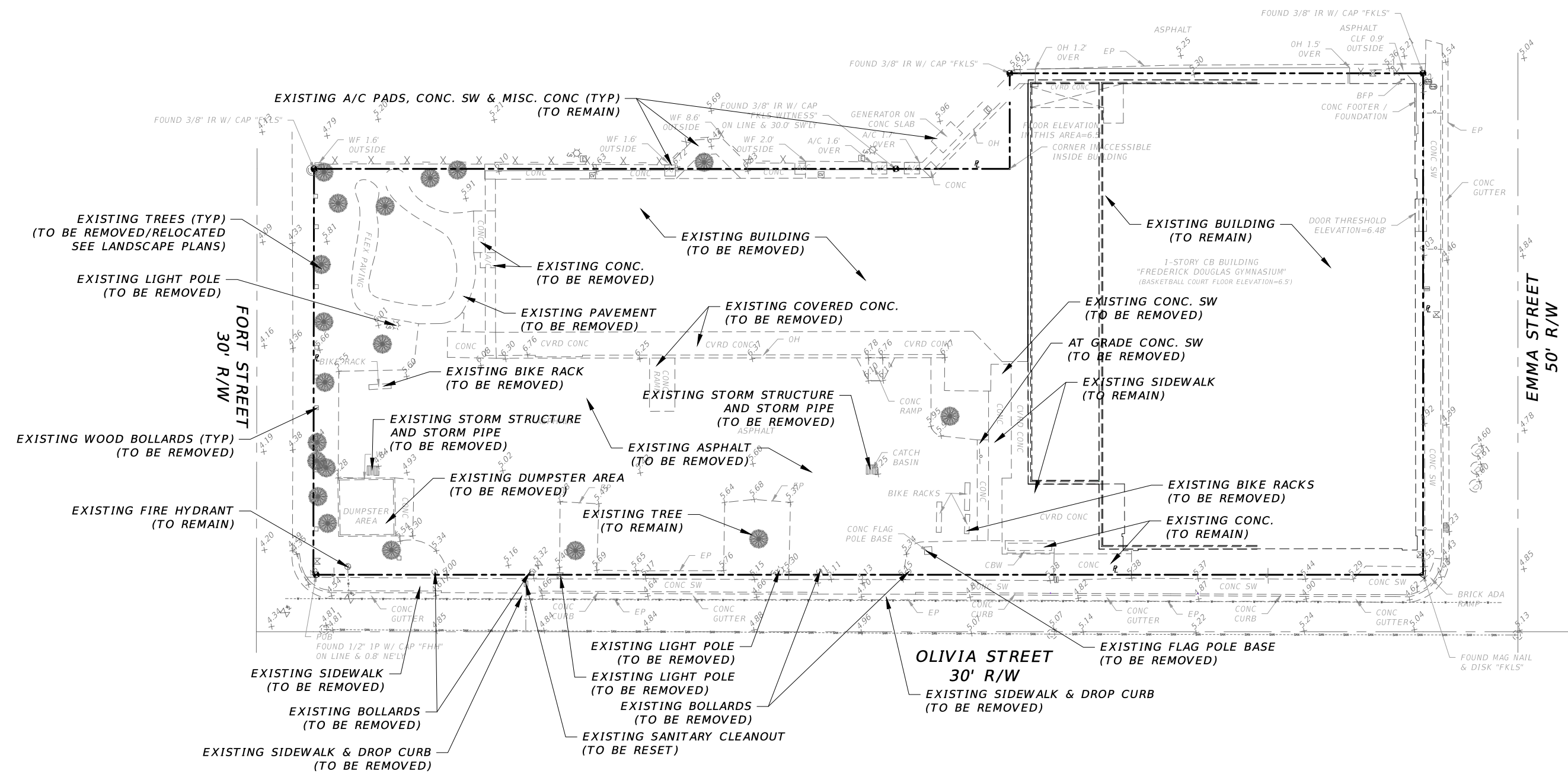
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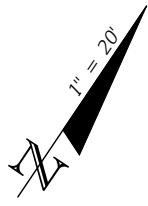
Revisions:

NO.	DESCRIPTION

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 : FRI 9-17-2021-10:14 AM  
PLOTTED BY : JPANICARD  
SHEET TITLE:

EXISTING  
CONDITIONS  
SHEET NO. 01  
2021.09.17 -  
ISSUED DRC SET





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  
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Project Engineer:  
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Revisions:

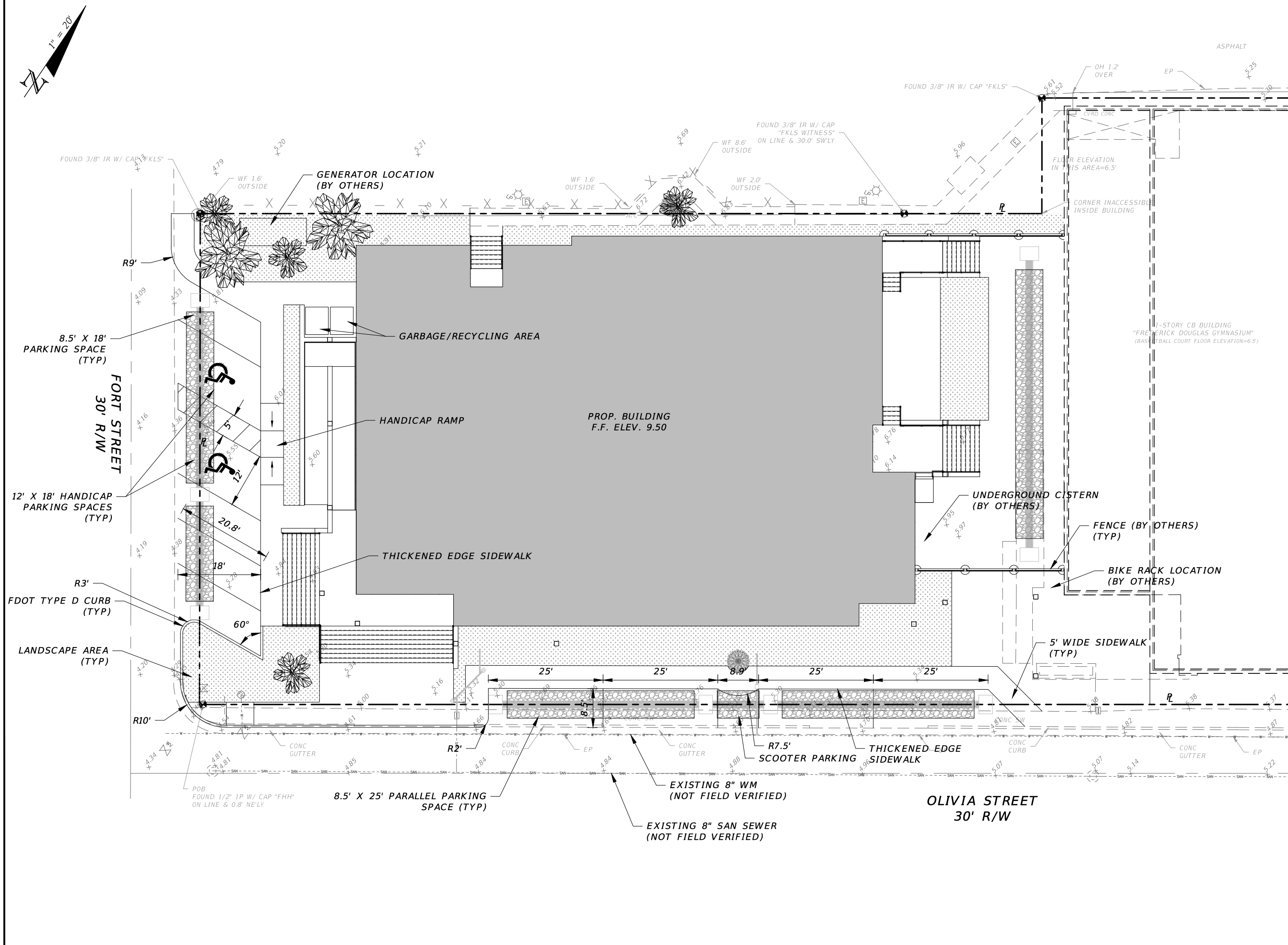
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SEC-TWP-RGE	06-68-25
PROJECT MGR	CEW
PROJECT #	19-0031
FILE NAME	02-19-0031-SITE.DWG
ORIGIN DATE	10-22-19
DESIGNER	JNP
CADD	JNP
CHECKED BY	CEW
PLOT DATE	FRI 9-17-2021-10:14 AM
PLOTTED BY	JPANICARD

SHEET TITLE:

CONCEPT  
SITE PLAN

SHEET NO. 02  
2021.09.17 -  
ISSUED DRC SET



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:  
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CLAIR WRIGHT, III, P.E. NO. 64089

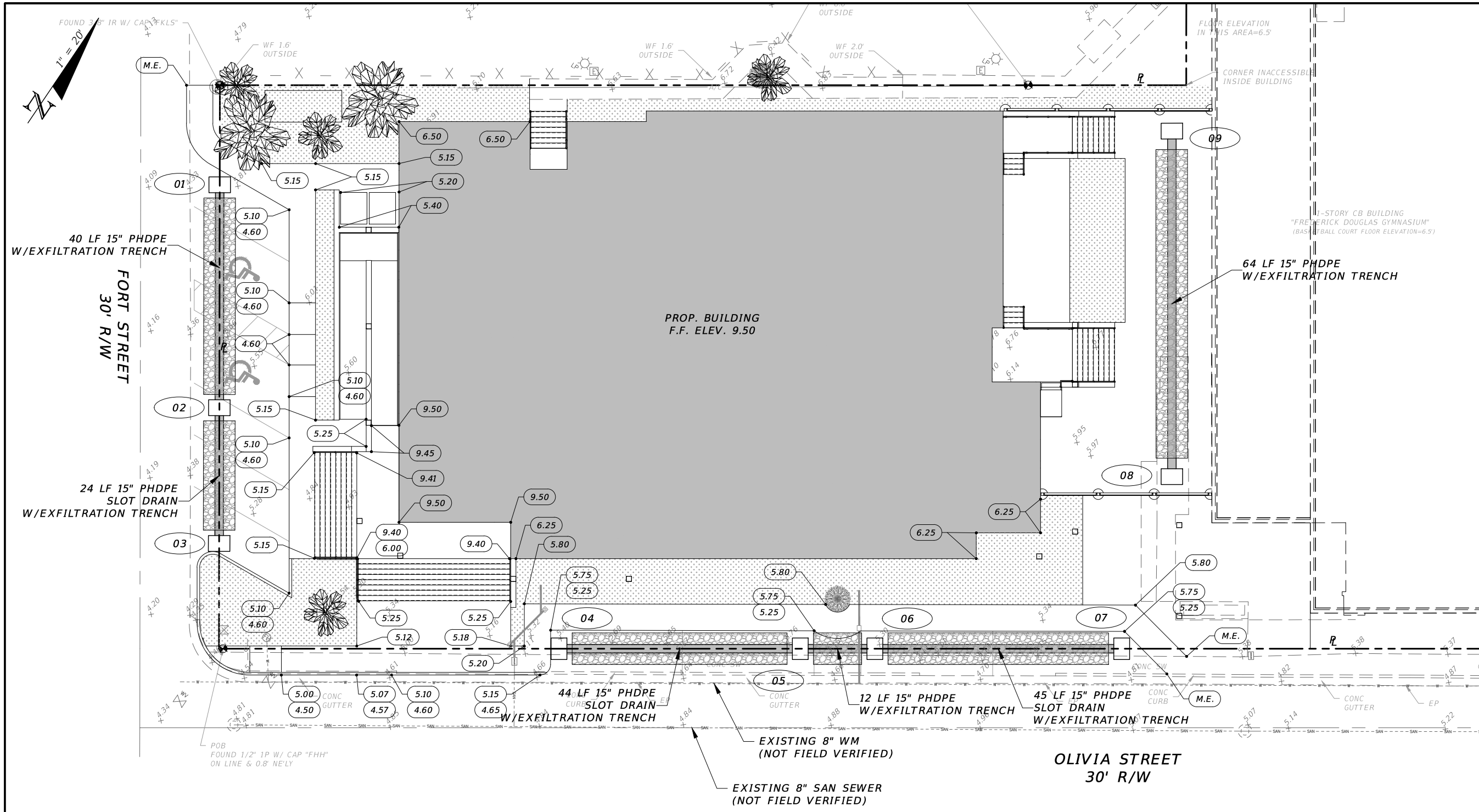
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Revisions:

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RE # : 00014720-000000  
SEC-TWP-RGE : 06-68-25  
PROJECT MGR: CEW  
PROJECT # : 19-0031  
FILE NAME : 03-19-0031-MPGD.DWG  
ORIGIN DATE : 10-22-19  
DESIGNER : JNP  
CADD : JNP  
CHECKED BY : CEW  
PLOT DATE : FRI 9-17-2021-10:15 AM  
PLOTTED BY : JPNICARD  
SHEET TITLE:

CONCEPT DRAINAGE PLAN

SHEET NO. 03  
2021.09.17 -  
ISSUED DRC SET



**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:	3,098 SF	0.07 AC
IMPERVIOUS AREA:	16,513 SF	0.38 AC
% IMPERVIOUS:	84.20%	

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:	4,467 SF	0.10 AC
PERVIOUS AREA:	3,098 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: 4,467 SF 0.10 AC  
(SITE AREA FOR WATER QUALITY - PERVIOUS)

% IMPERVIOUS: 59.04%  
(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))

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

**EXFILTRATION TRENCH DESIGN**

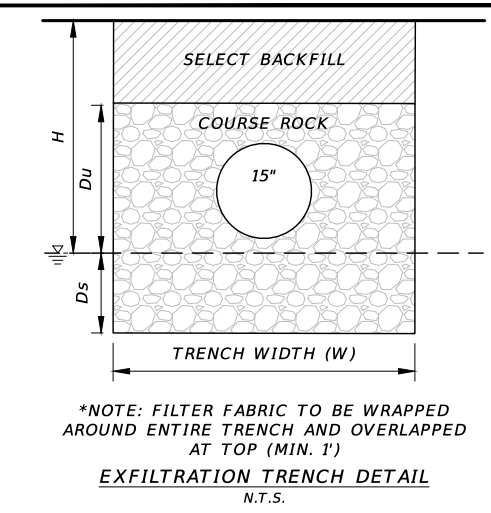
REQUIRED TRENCH LENGTH (L) =

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

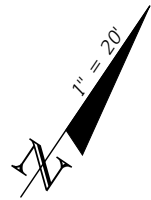
ASSUMED HYDRAULIC CONDUCTIVITY, K = 0.0000716  
H = 3.0 FT  
W = 6 FT  
Du = 1.5 FT  
Ds = 0 FT

VOLUME OF TRENCH, V = .664 AC-IN

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







Project Name:  
**FREDERICK DOUGLASS GYM EXPANSION**

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

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

Project Engineer:  
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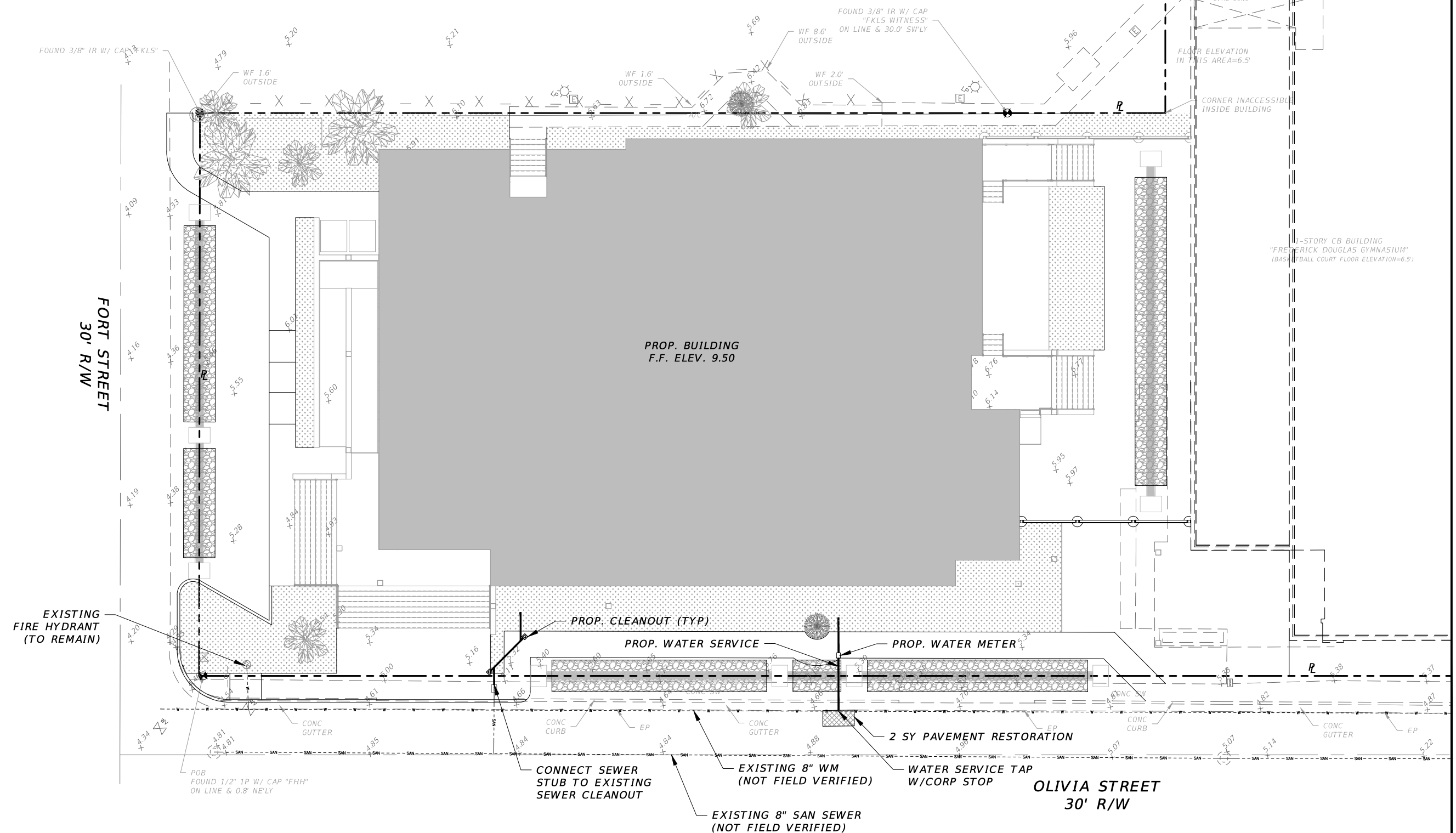
Revisions:

SITE DATA:  
RE # : 00014720-000000  
SEC-TWP-RGE : 06-68-25  
PROJECT MGR: CEW  
PROJECT # : 19-0031  
FILE NAME : 04-19-0031-UTILS.DWG  
ORIGIN DATE : 10-22-19  
DESIGNER : JNP  
CADD : JNP  
CHECKED BY : CEW  
PLOT DATE : FRI 9-17-2021-10:15 AM  
PLOTTED BY : JPANICARD

SHEET TITLE:

CONCEPT  
UTILITY PLAN

SHEET NO. 04  
2021.09.17 -  
ISSUED DRC SET



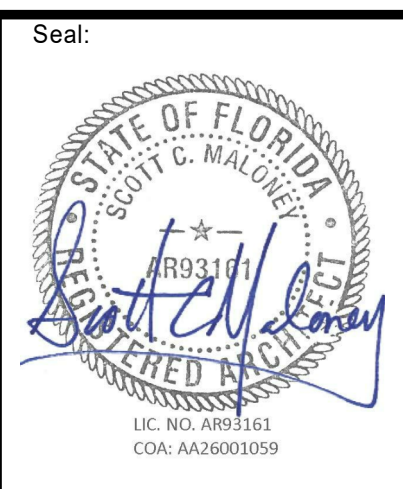




LEGEND	
	- ST. AUGUSTINE GRASS
	- TURFSTONE PAVERS
	- ASPHALT

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



Seal:

Consultants:

Submissions:

NO.	REVISION	DATE
1	ISSUED FOR SET	06/20/2021
2	ISSUED FOR SET	06/20/2021

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

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

PLOTTED:  
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Drawing Size: 30x42 Project #: 19095

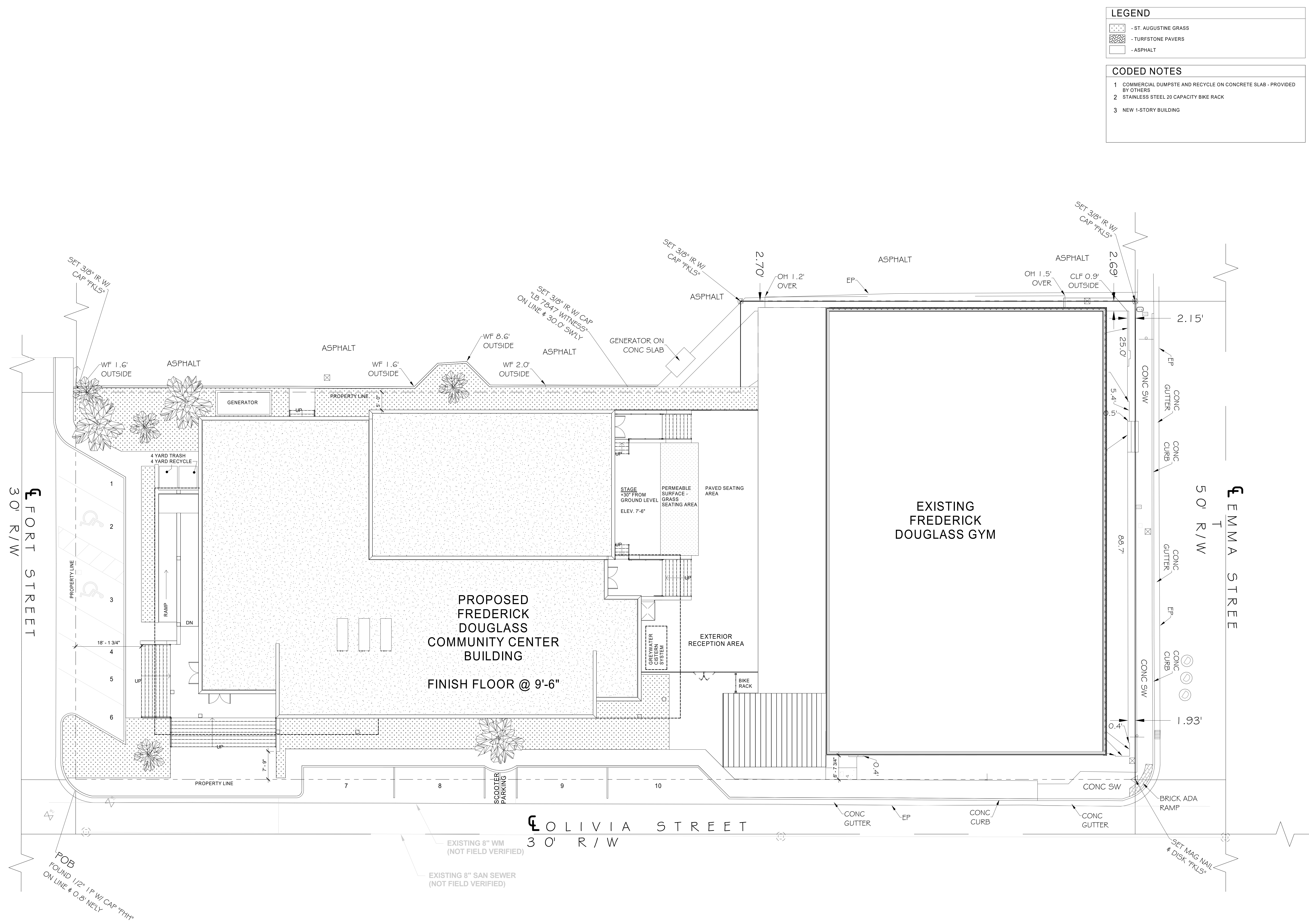
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Title:  
 ARCHITECTURAL SITE PLAN

Sheet Number:  
**A1.1.1**

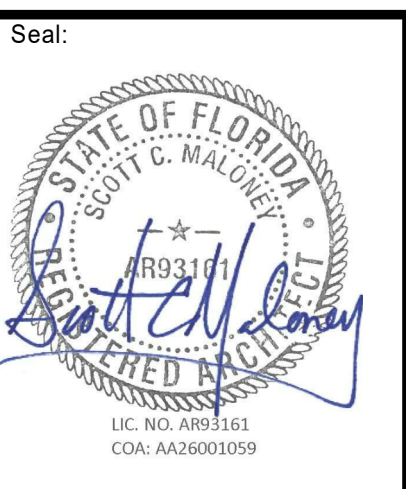
Date: 08/04/2021

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





Seal:

Consultants:

Submissions:

NO.	REVISION	DATE
1	ISSUED FOR SET	06/26/2021
2	ISSUED FOR SET	06/29/2021

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

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

PLOTTED:  
 9/17/2021 11:37:54 AM

Drawing Size: 30x42 Project #: 19095

Drawn By: LBB/EHP Checked By: EG

Title:  
**FIRST FLOOR PLAN**

Sheet Number:  
**A2.1.1**

Date: 08/04/2021

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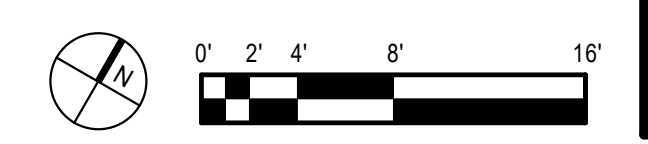
**PLAN LEGEND**

- 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 UNLESS OTHERWISE NOTED

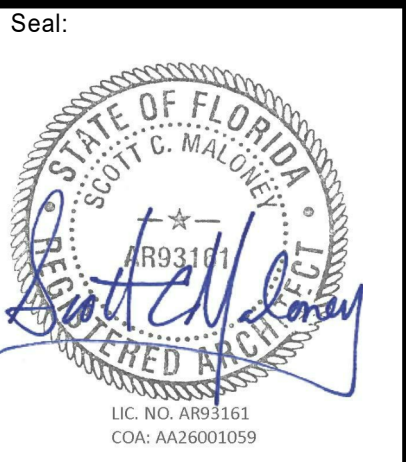


**1 FIRST FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"





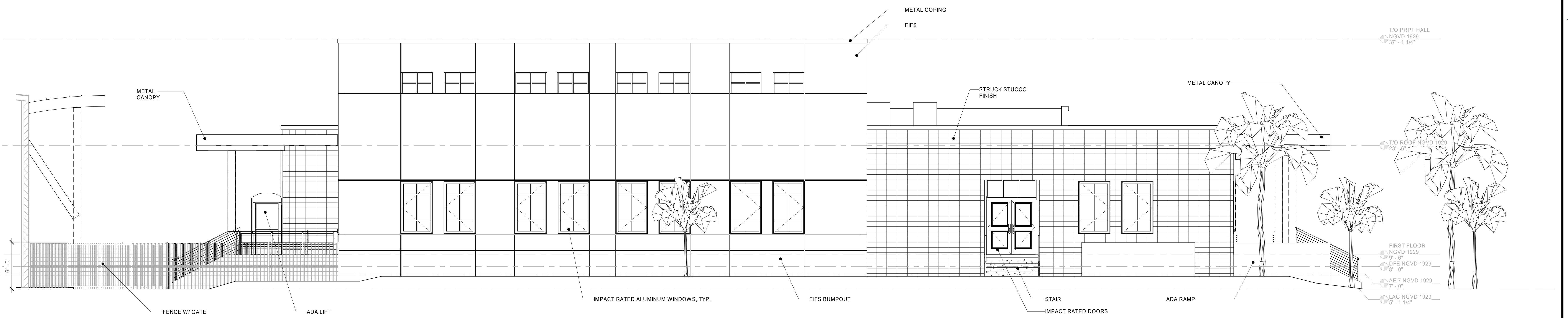




Consultants:

Submissions:

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



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



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

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

PLOTTED:  
 9/17/2021 11:38:01 AM  
 Drawing Size Project #  
 30x42 19095  
 Drawn By: LBB/EHP Checked By: EG

Title:  
 EXTERIOR ELEVATIONS  
 Sheet Number:  
**A3.1.1**  
 Date: 08/04/2021  
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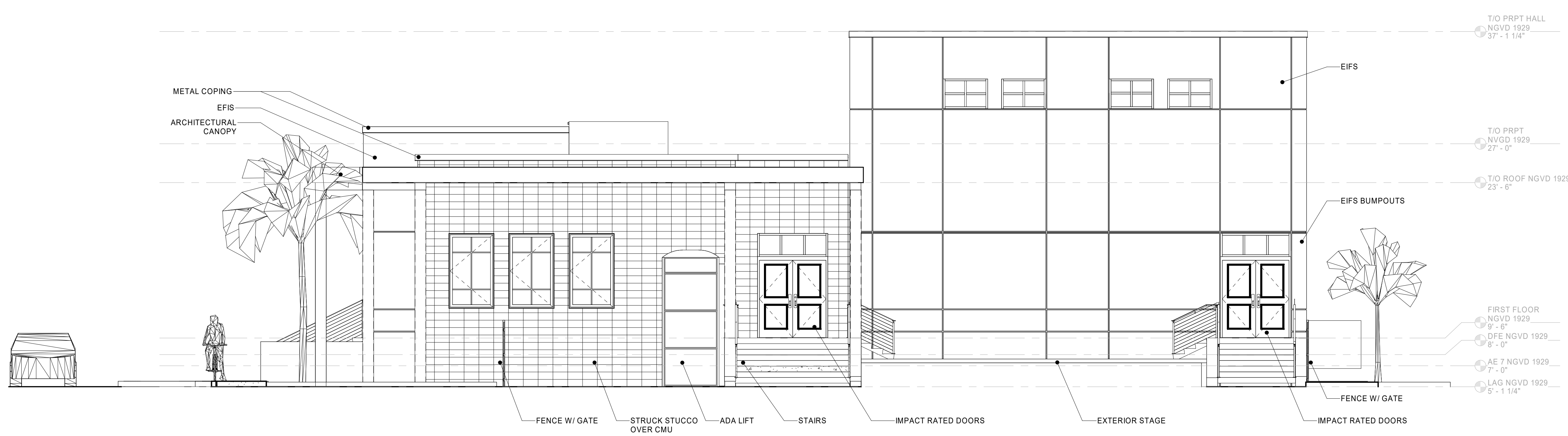
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Submissions:

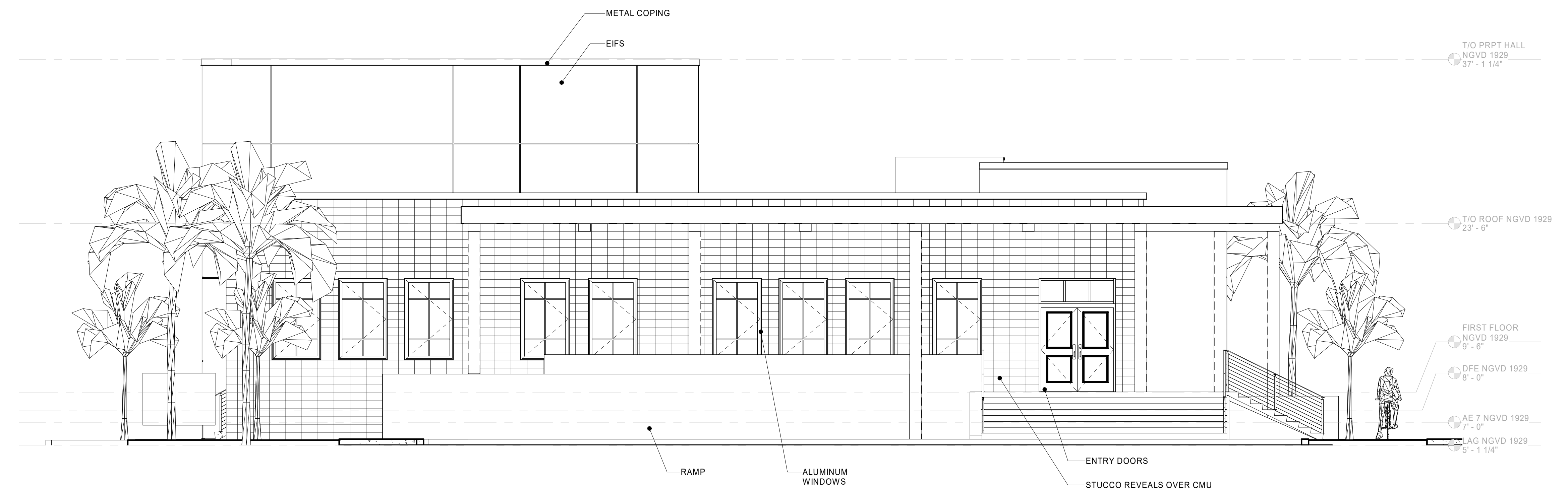

FREDERICK DOUGLASS GYM  
 1111 OLIVIA STREET, KEY WEST, FL, 33040  
 CITY OF KEY WEST  
 1300 WHITE STREET, KEY WEST, FL, 33040

PLOTTED:  
 9/17/2021 11:38:06 AM  
 Drawing Size Project #  
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 Drawn By: LBB/EHP Checked By: EG

Title:  
 EXTERIOR ELEVATIONS  
 Sheet Number:  
**A3.1.2**  
 Date: 08/04/2021  
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**1 EAST ELEVATION**  
 SCALE: 3/16" = 1'-0"

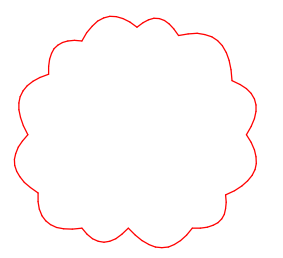
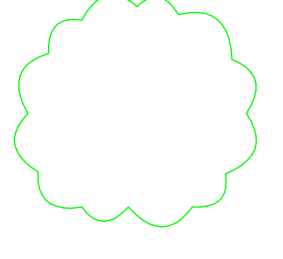
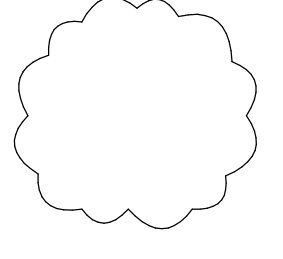


**2 WEST ELEVATION**  
 SCALE: 3/16" = 1'-0"

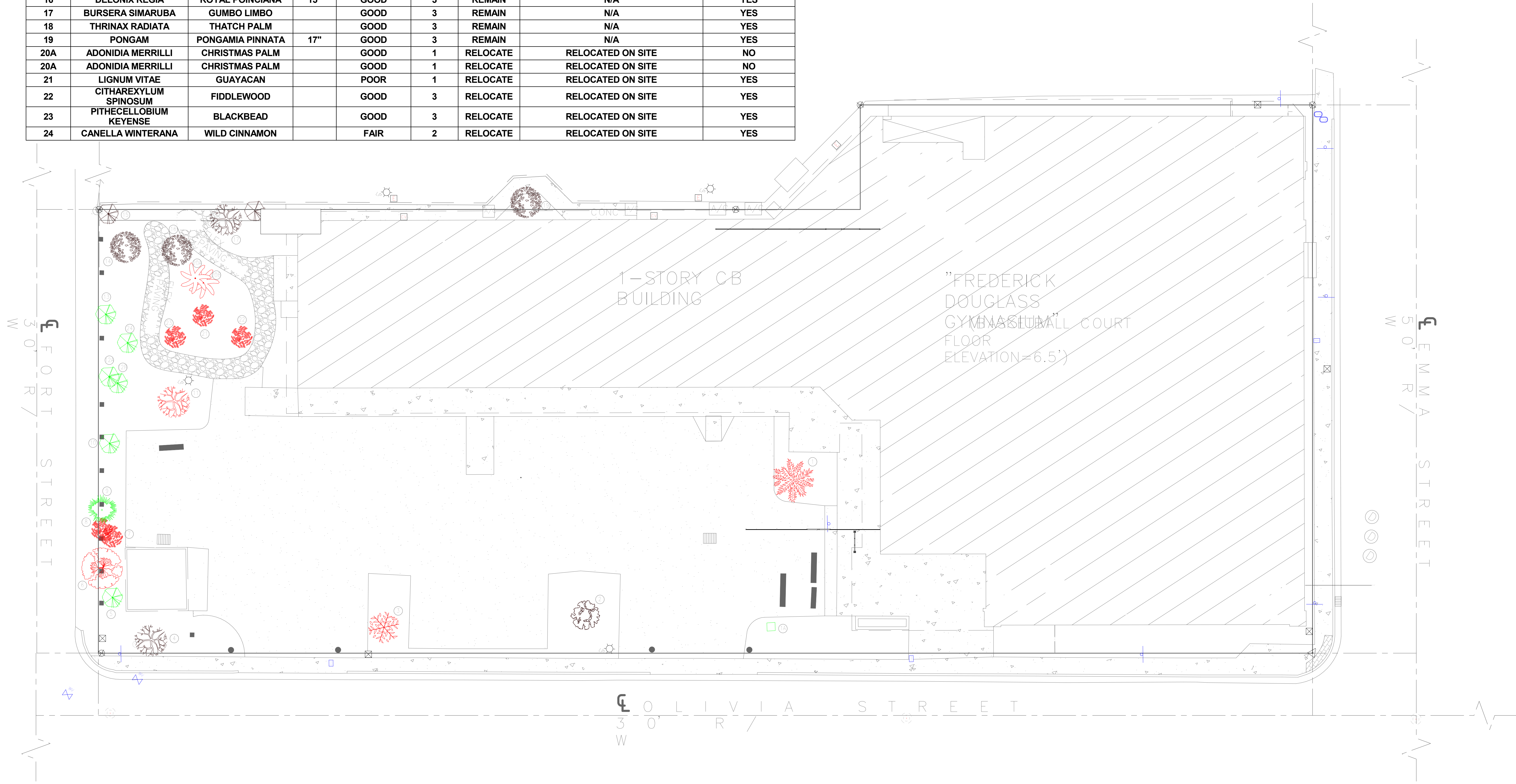


**GENERAL NOTES**  
 1. ALL PALMS TO BE 4' TLL MINIMUM PER CODE  
 2. TREES TO BE RELOCATED TO BE REMOVED WITH SPUD AND MAINTAINED WATERED DURING CONSTRUCTION  
 3. COORDINATE TREE RELOCATIONS WITH SHEET L1.1.2  
 4. LANDSCAPE PLANS TO BE PRINTED IN COLOR TO INSURE CLARITY

**LEGEND**

-  TREE TO BE REMOVED
-  TREE TO BE RELOCATED
-  TREE TO REMAIN

PLAN #	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	RATING	DISPOSITION	PROPOSED REPLACEMENT (AS REQUIRED)	PERMIT REQUIRED
1	TABEBUIA BAHAMENSIS	BAHAMA TABEBUIA		GOOD	3	RELOCATE	RELOCATED ON SITE	YES
1A	CLUSIA MAJOR	PITCH APPLE		GOOD	3	RELOCATE	RELOCATED ON SITE	YES
2	LYSILOMA LATSILIQUM	WILD TAMARINO	15.2"	GOOD	3	RELOCATE	RELOCATED ON SITE	YES
3	CANELLA WINTERANA	WILD CINNAMON	6.3"	POOR	3	REMOVE	N/A	YES
4	BURSERA SIMARUBA	GUMBO LIMBO	21.3"	GOOD	3	RELOCATE	RELOCATED ON SITE	YES
5	THRINAX RADIATA	THATCH PALM		GOOD	3	RELOCATE	RELOCATED ON 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	N/A	YES
9	SABAL PALMETTO	CABBAGE PALM PUP		GOOD	3	RELOCATE	RELOCATED ON SITE	YES
10	THRINAX RADIATA	THATCH PALM	10"	GOOD	3	RELOCATE	RELOCATED ON SITE	YES
11	BURSERA SIMARUBA	GUMBO LIMBO	9.2"	FAIR	3	REMOVE	N/A	YES
12A	THRINAX RADIATA	THATCH PALM		GOOD	3	RELOCATE	RELOCATED ON SITE	YES
12B	SABAL PALMETTO	SABAL PALM		GOOD	3	RELOCATE	RELOCATED ON SITE	
13	THRINAX RADIATA	THATCH PALM		GOOD	3	RELOCATE	RELOCATED ON 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 ON SITE	NO
20A	ADONIDIA MERRILLI	CHRISTMAS PALM		GOOD	1	RELOCATE	RELOCATED ON SITE	NO
21	LIGNUM VITAE	GUAYACAN		POOR	1	RELOCATE	RELOCATED ON SITE	YES
22	CITHAREXYLUM SPINOSUM	FIDDLEWOOD		GOOD	3	RELOCATE	RELOCATED ON SITE	YES
23	PITHECELLOBIUM KEYENSE	BLACKBEAD		GOOD	3	RELOCATE	RELOCATED ON SITE	YES
24	CANELLA WINTERANA	WILD CINNAMON		FAIR	2	RELOCATE	RELOCATED ON SITE	YES



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



- GENERAL NOTES**
1. ALL PALMS TO BE 4' TALL MINIMUM PER CODE
  2. TREES TO BE RELOCATED TO BE REMOVED WITH SPUD AND MAINTAINED WATERED DURING CONSTRUCTION
  3. LANDSCAPE PLANS FOR DRC TREE REVIEW ONLY.
  4. PLANS TO BE PRINTED IN COLOR TO INSURE CLARITY

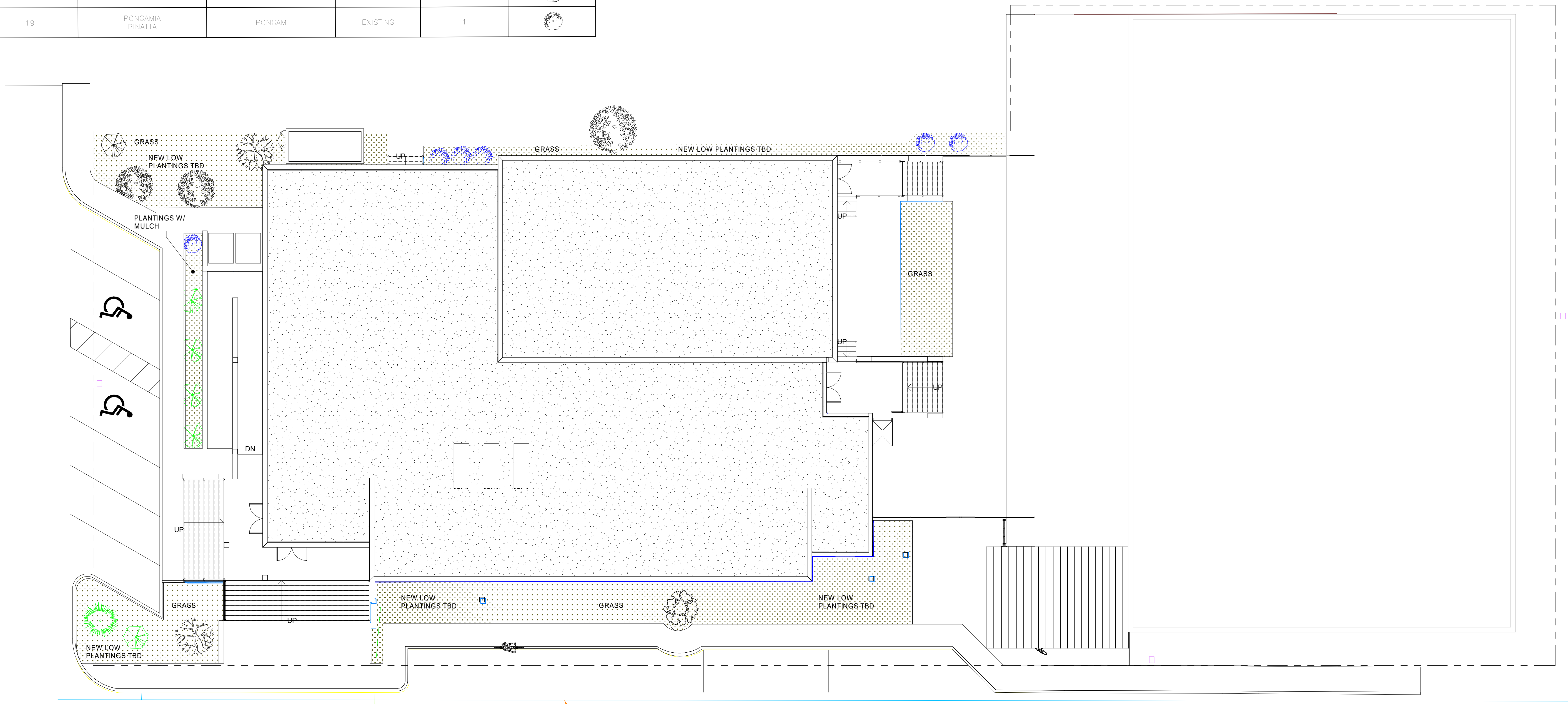
**LEGEND**

EXISTING - TO BE RELOCATED

NEW TREE TO BE PLANTED

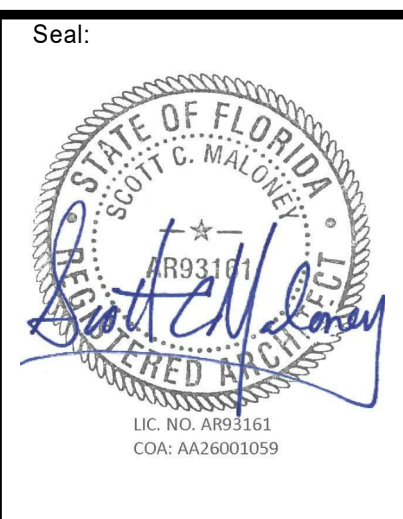
EXISTING TO REMAIN

PLAN #	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	QUANTITY	PLAN LEGEND
A	CYMNANTHES LUCIDA	LUCIDA	5'	3	[Symbol]
E	ZYGOPYLLACEAE	LIGNUM-VITAE	2'	3	[Symbol]
2	LYSIOMA LATSILUQUUM	WILD TAMARIND	EXISTING	1	[Symbol]
4	BURSERA SIMARUBA	GUMBO LIMBO	EXISTING	1	[Symbol]
5	THRINAX RADIATA	THATCH PALM	EXISTING	1	[Symbol]
8	EUGENIA SP	REDBERRY STOPPER	EXISTING	1	[Symbol]
10	THRINAX RADIATA	THATCH PALM	EXISTING	1	[Symbol]
12	THRINAX RADIATA	THATCH PALM	EXISTING	1	[Symbol]
13	THRINAX RADIATA	THATCH PALM	EXISTING	1	[Symbol]
14	DELONIX REGIA	ROYAL POINCIANA	EXISTING	1	[Symbol]
15	THRINAX RADIATA	THATCH PALM	EXISTING	1	[Symbol]
16	DELONIX REGIA	ROYAL POINCIANA	EXISTING	1	[Symbol]
17	BURSERA SIMARUBA	GUMBO LIMBO	EXISTING	1	[Symbol]
18	THRINAX RADIATA	THATCH PALM	EXISTING	1	[Symbol]
19	PONGAMIA PINATA	PONGAM	EXISTING	1	[Symbol]



EXISTING 8" WM (NOT FIELD VERIFIED)

EXISTING 8" SAN SEWER (NOT FIELD VERIFIED)



Consultants:

Submissions:

NO.	REVISION	DATE
1	ISSUED FOR SET	06/26/2021
2	ISSUED FOR SET	06/29/2021

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

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

PLOTTED: 6/17/2021 11:38:29 AM

Drawing Size: 30x42 Project #: 19095

Drawn By: Designer Checked By: Checker

Title: PROPOSED LANDSCAPE PLAN - TREES ONLY FOR DRC REVIEW

Sheet Number:

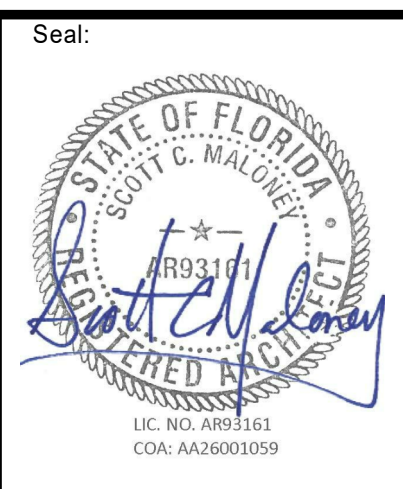
**L1.1.2**

Date: 06/04/2021

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





Consultants:

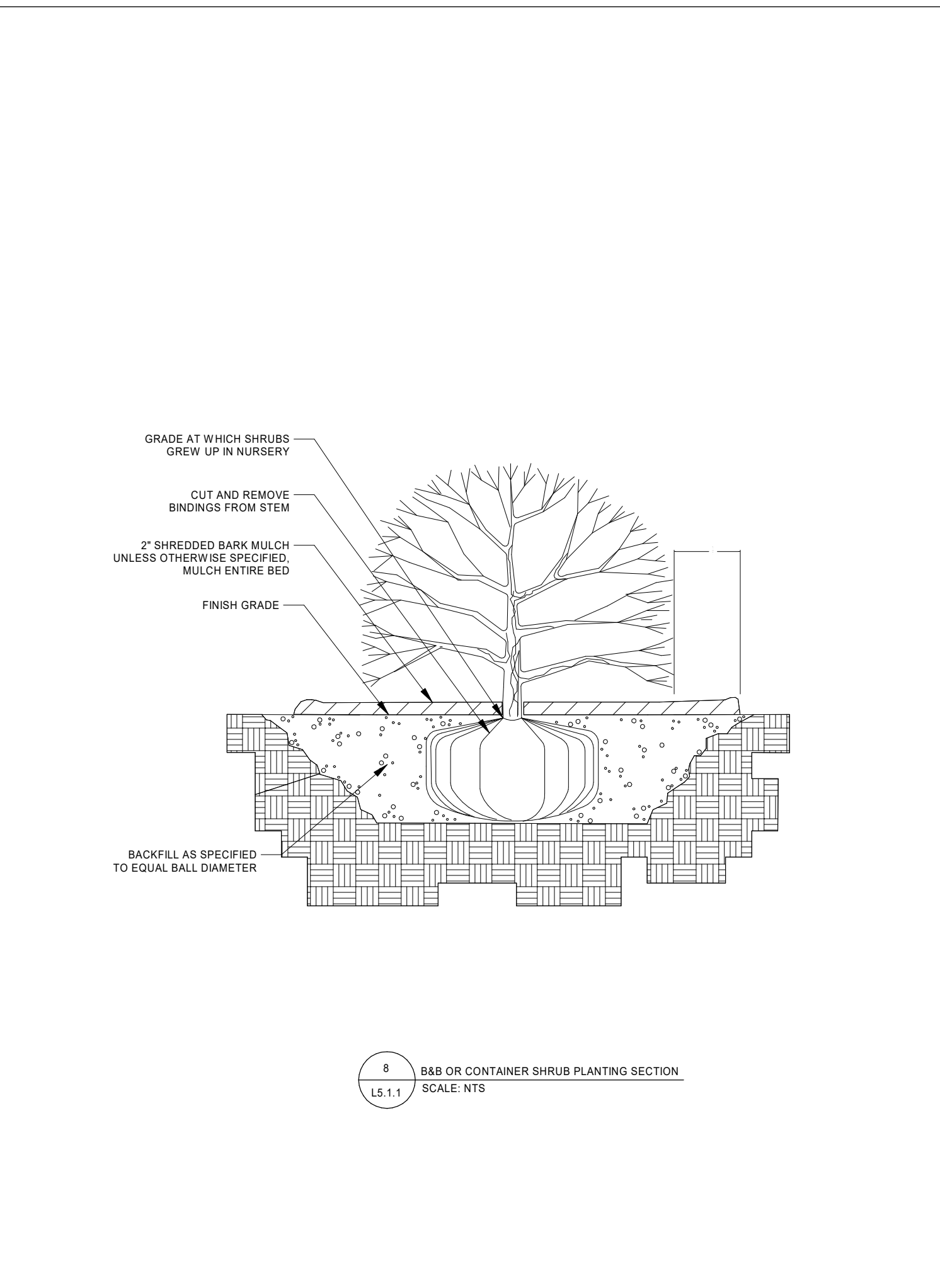
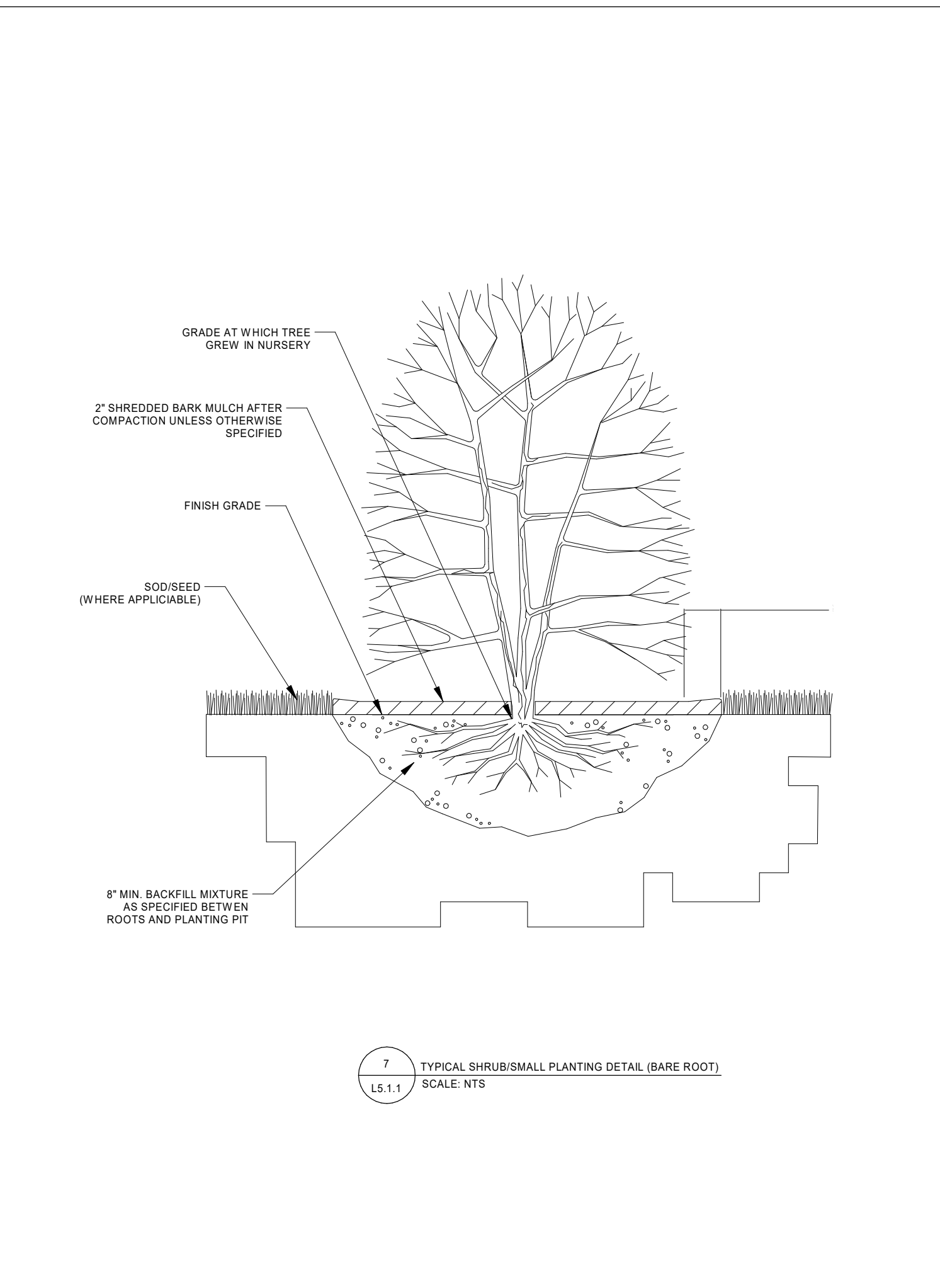
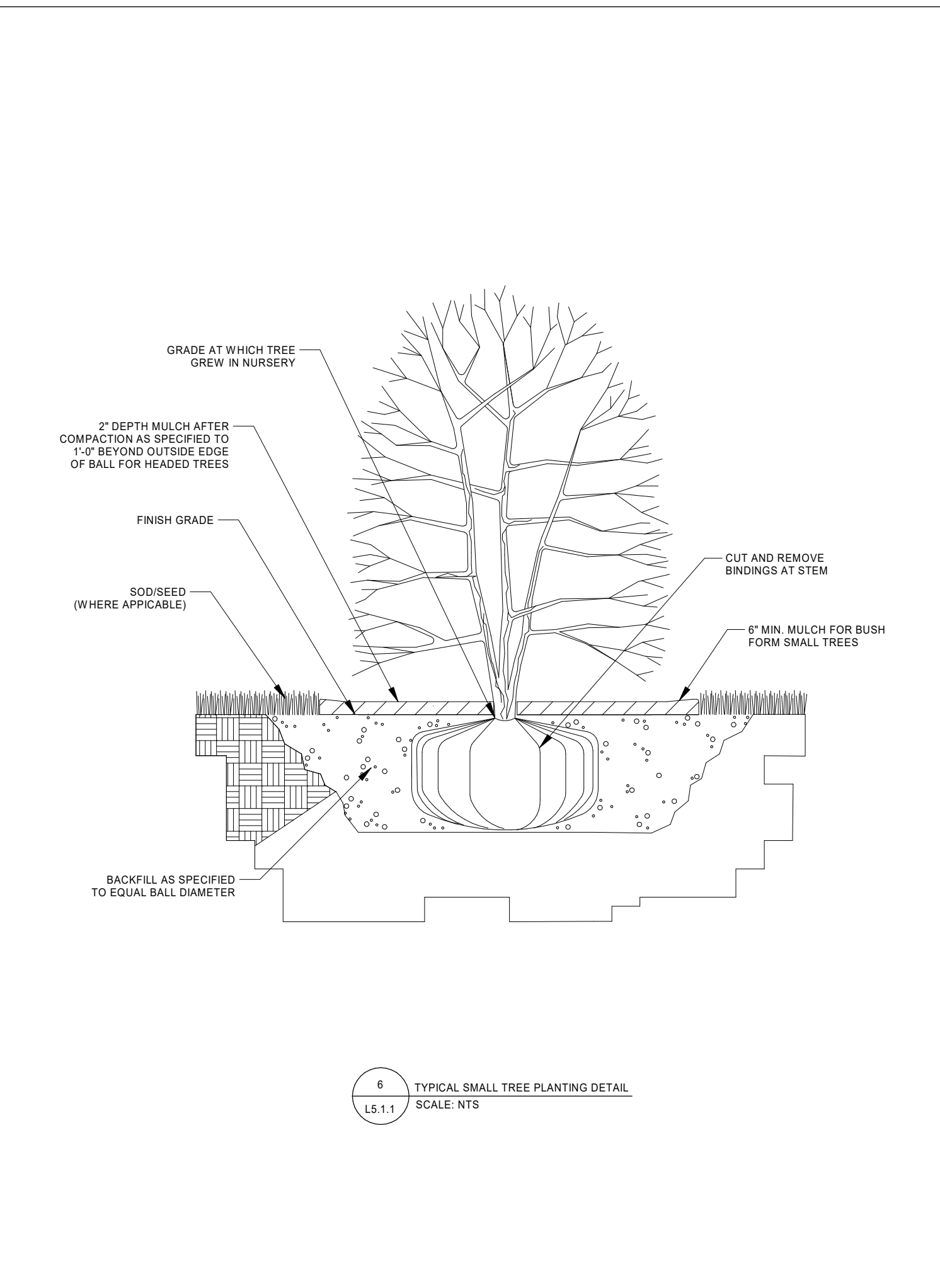
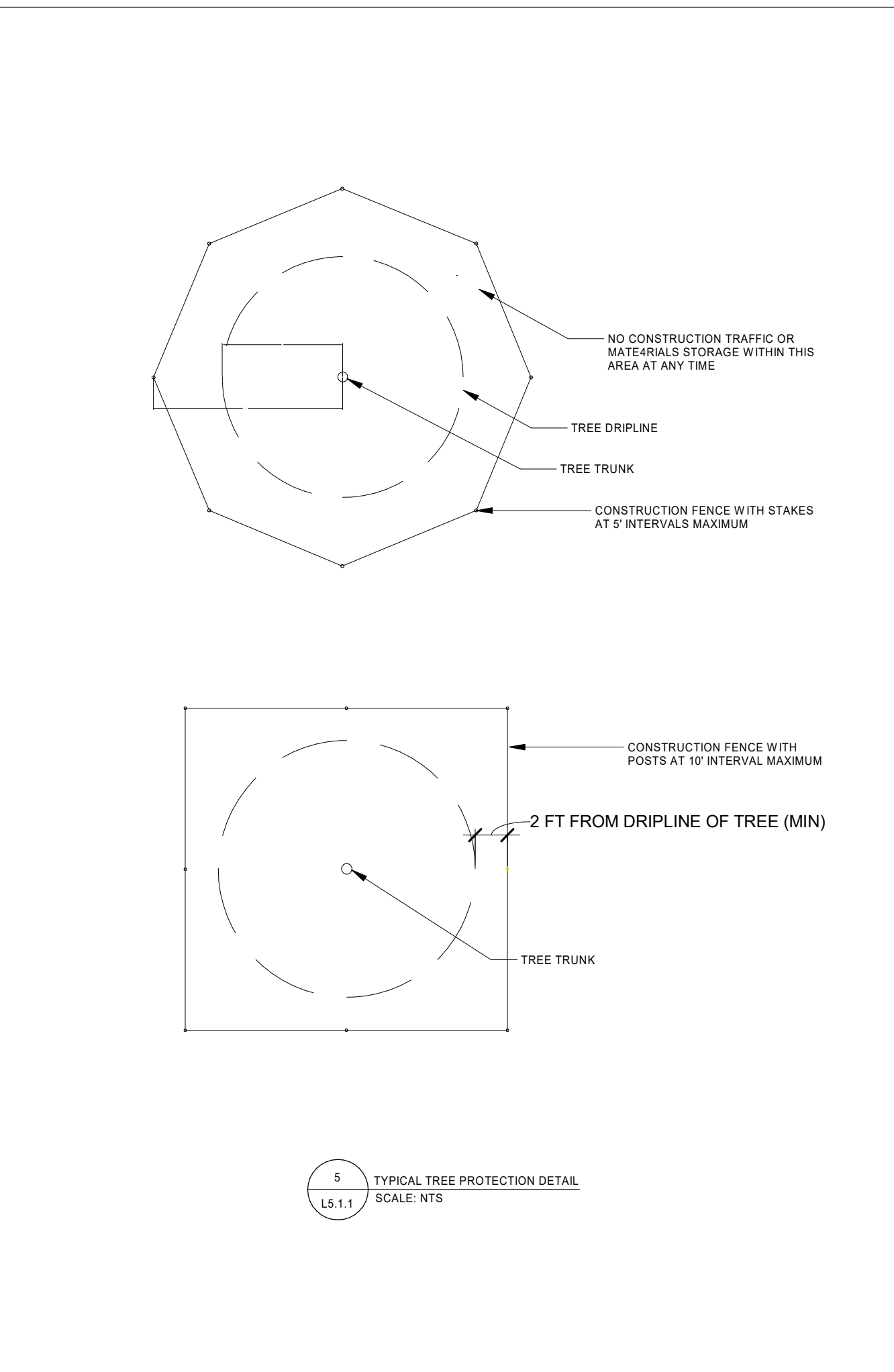
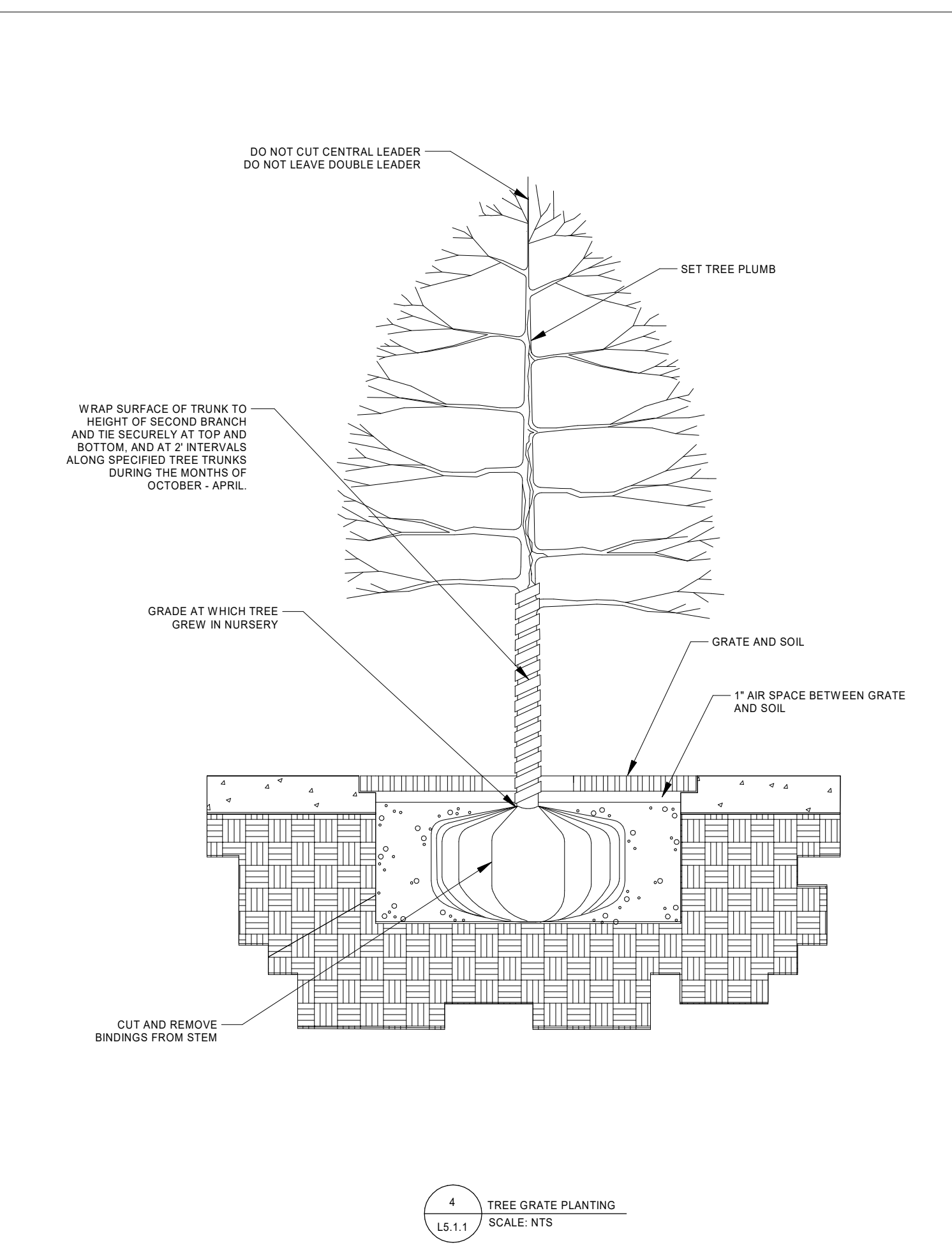
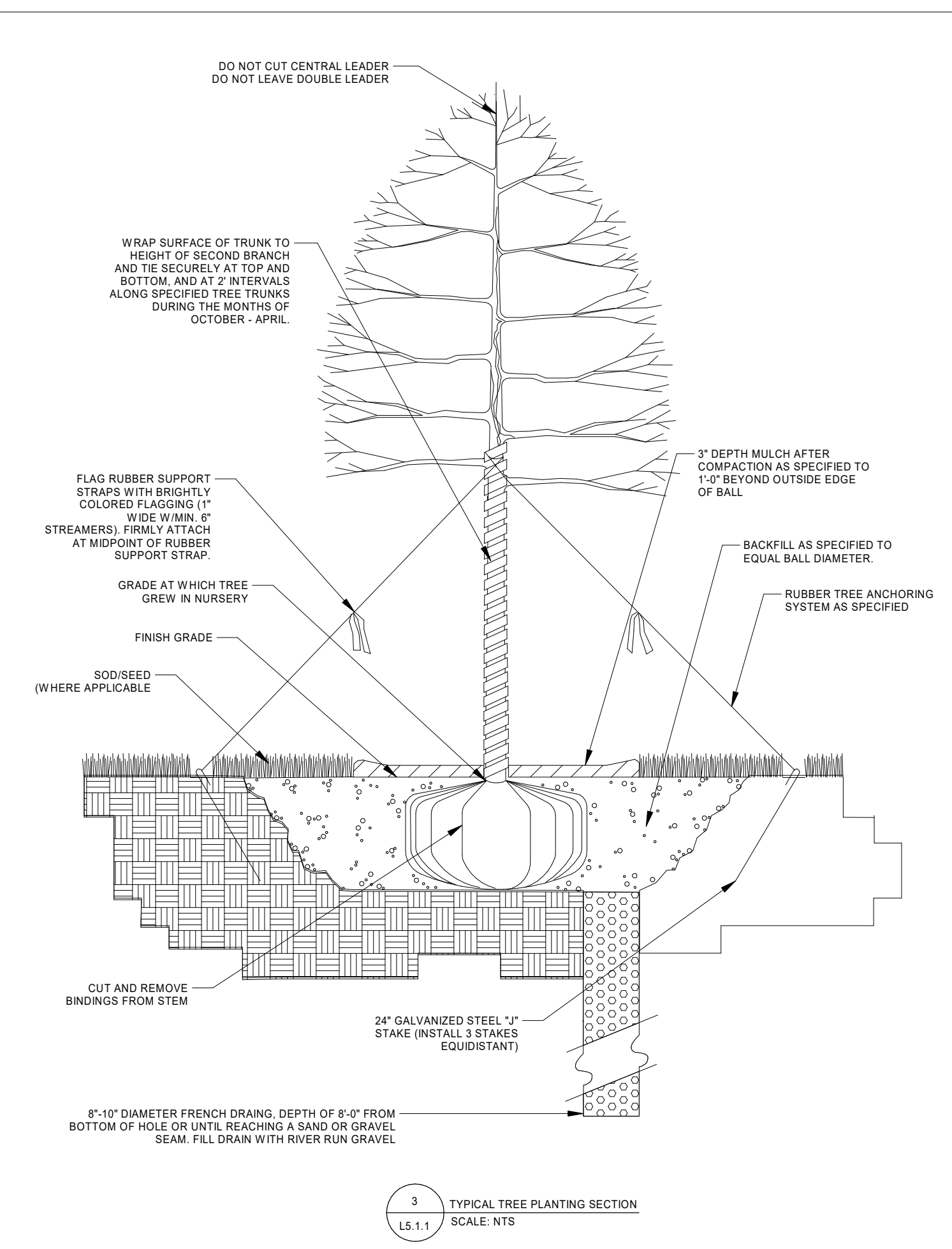
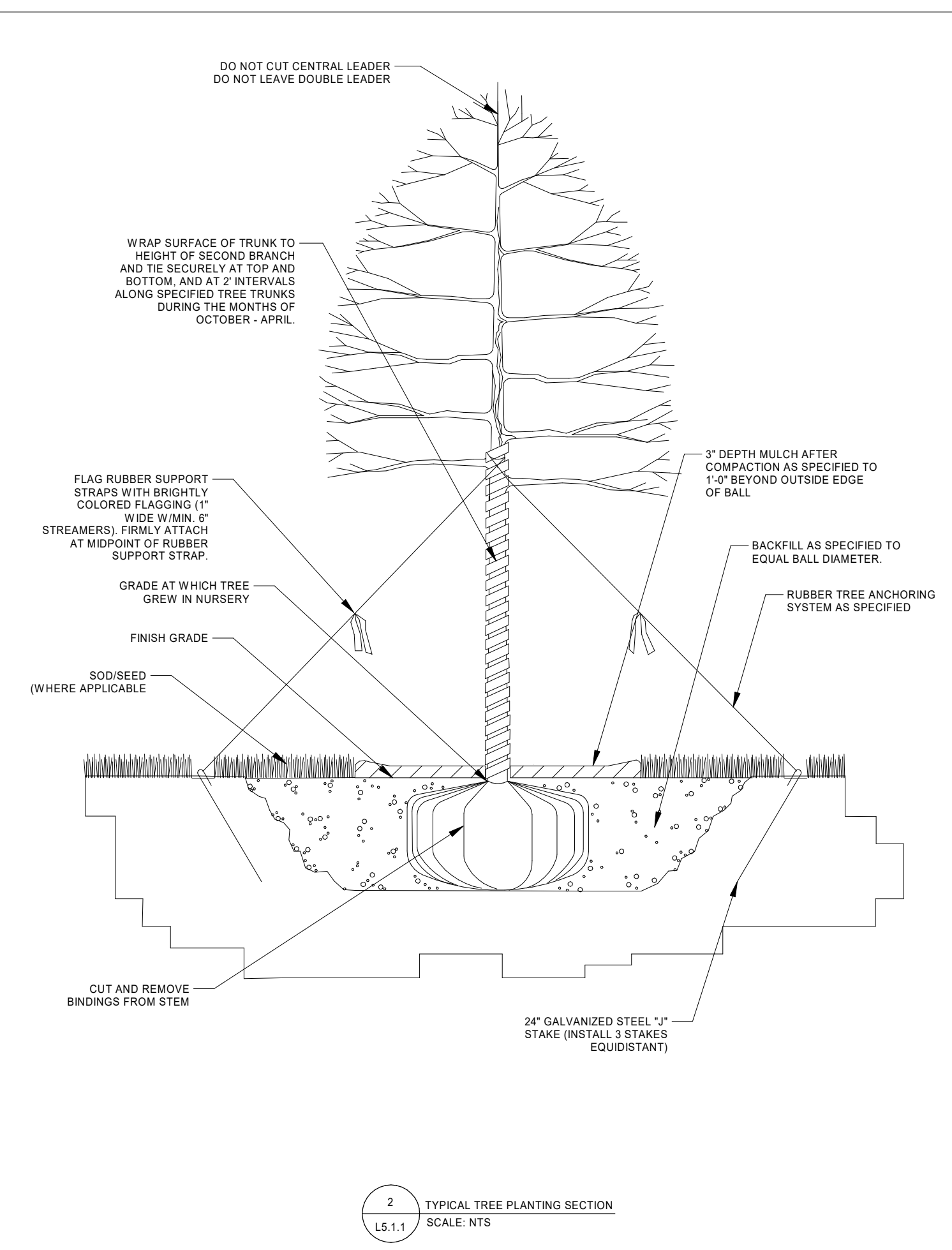
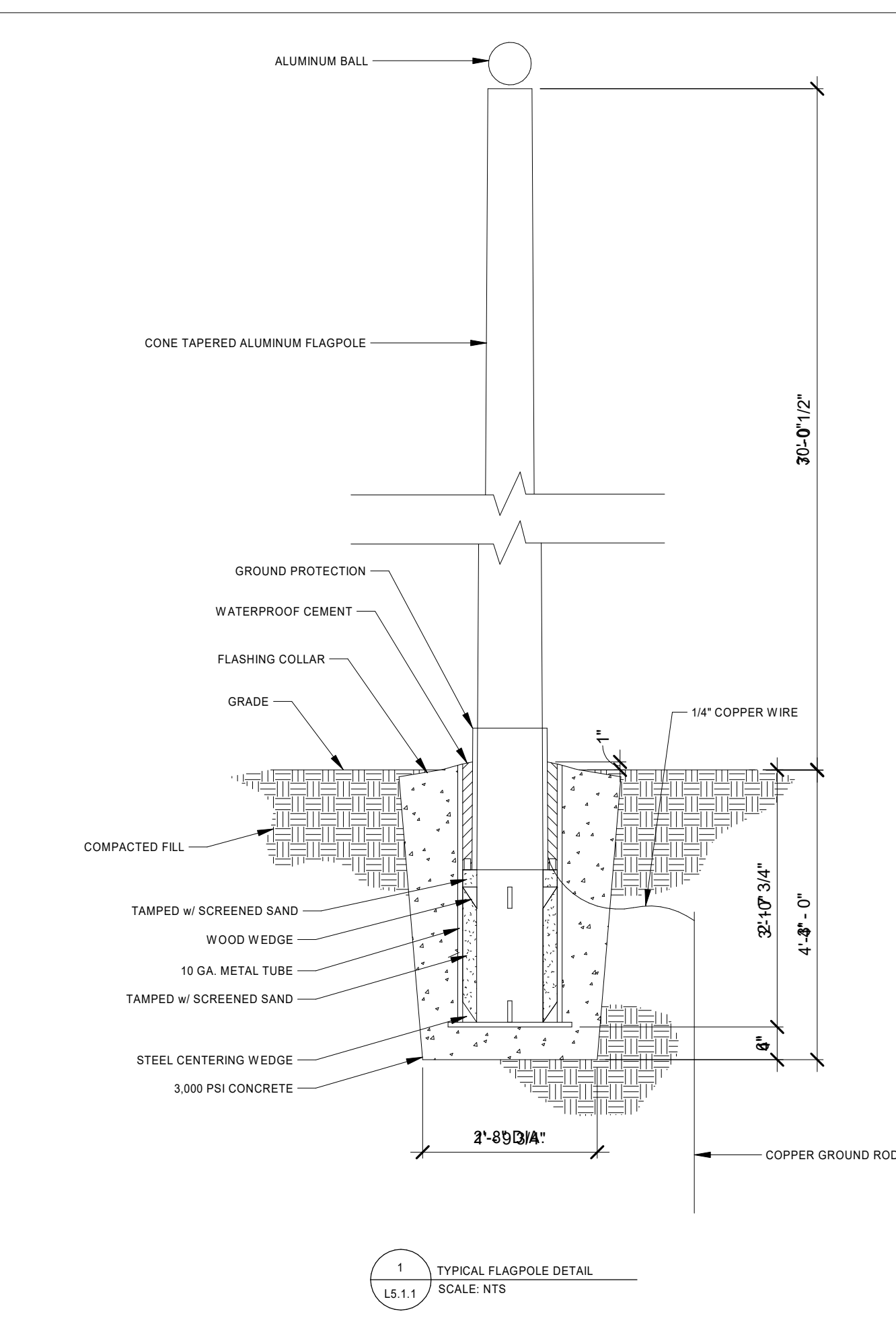
Submissions:

NO.	REVISION	DATE
1	ISSUED FOR SET	06/26/2021
2	ISSUED FOR SET	06/17/2021

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

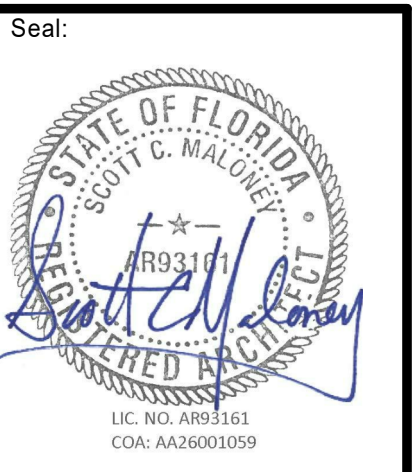
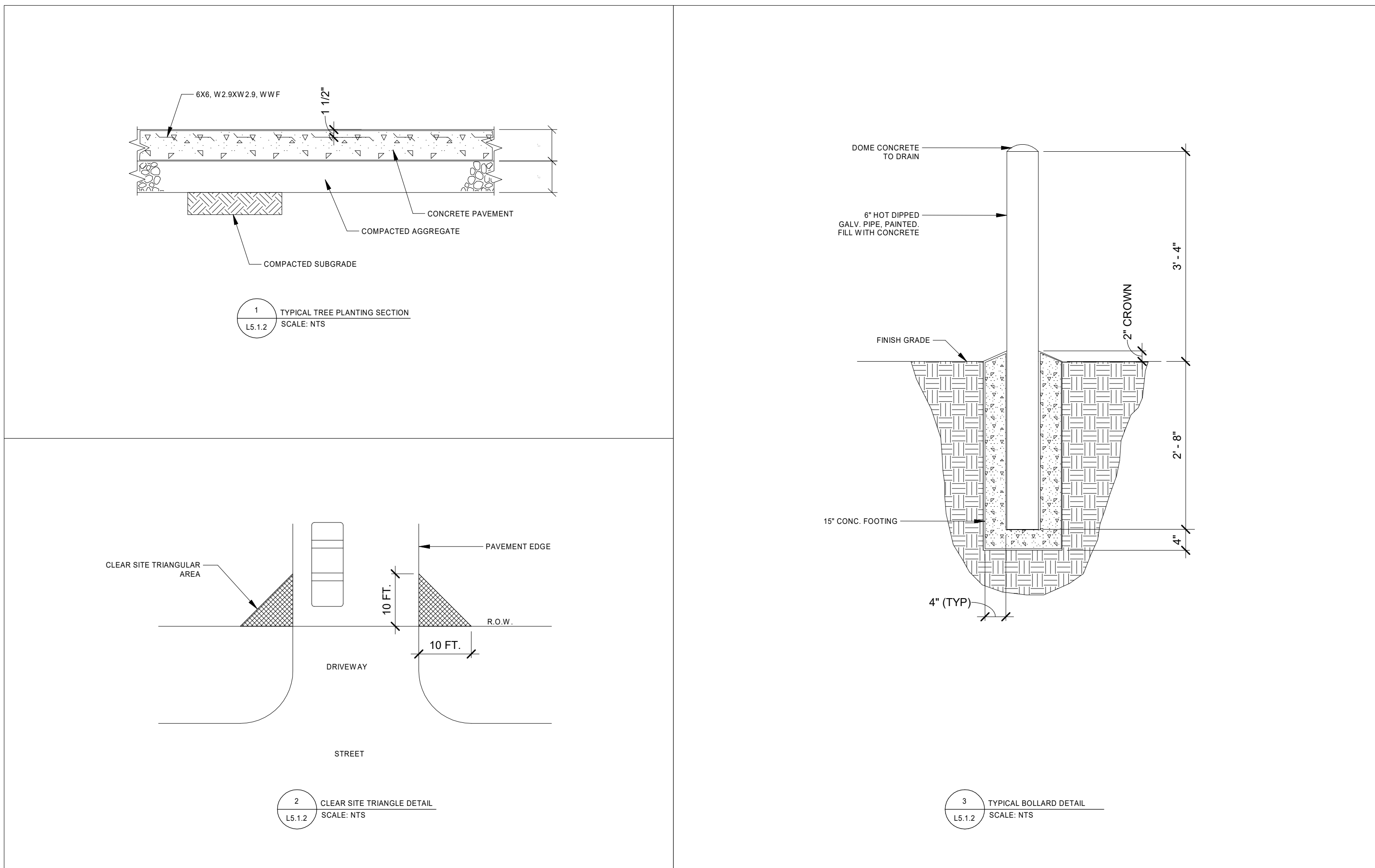
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 Drawing Size: 30x42 Project #: 19095  
 Drawn By: LBB/EHP Checked By: EG  
 Title:  
**LANDSCAPE/SITE  
 DETAILS**

Sheet Number:  
**L5.1.1**  
 Date: 08/04/2021  
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1. ALL EXCAVATED AREAS TO BE SEEDED OR SODDED AFTER FINAL GRADING UNLESS OTHERWISE NOTED. SEE LANDSCAPE PLAN AND/OR EROSION CONTROL PLAN FOR DIRECTION AND 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 AND 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 SET	DATE
1	ISSUED FOR SET	08/26/2021
2	ISSUED FOR SET	08/17/2021

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

PLOTTED:  
9/17/2021 11:38:33 AM  
Drawing Size: 30x42 Project #: 19095  
Drawn By: LBB/EHP Checked By: EG  
Title: LANDSCAPE/SITE DETAILS

Sheet Number:  
**L5.1.2**  
Date: 08/04/2021  
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**Deed**



628551 OFF REC 122 PAGE 1308

①

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.

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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:

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.



