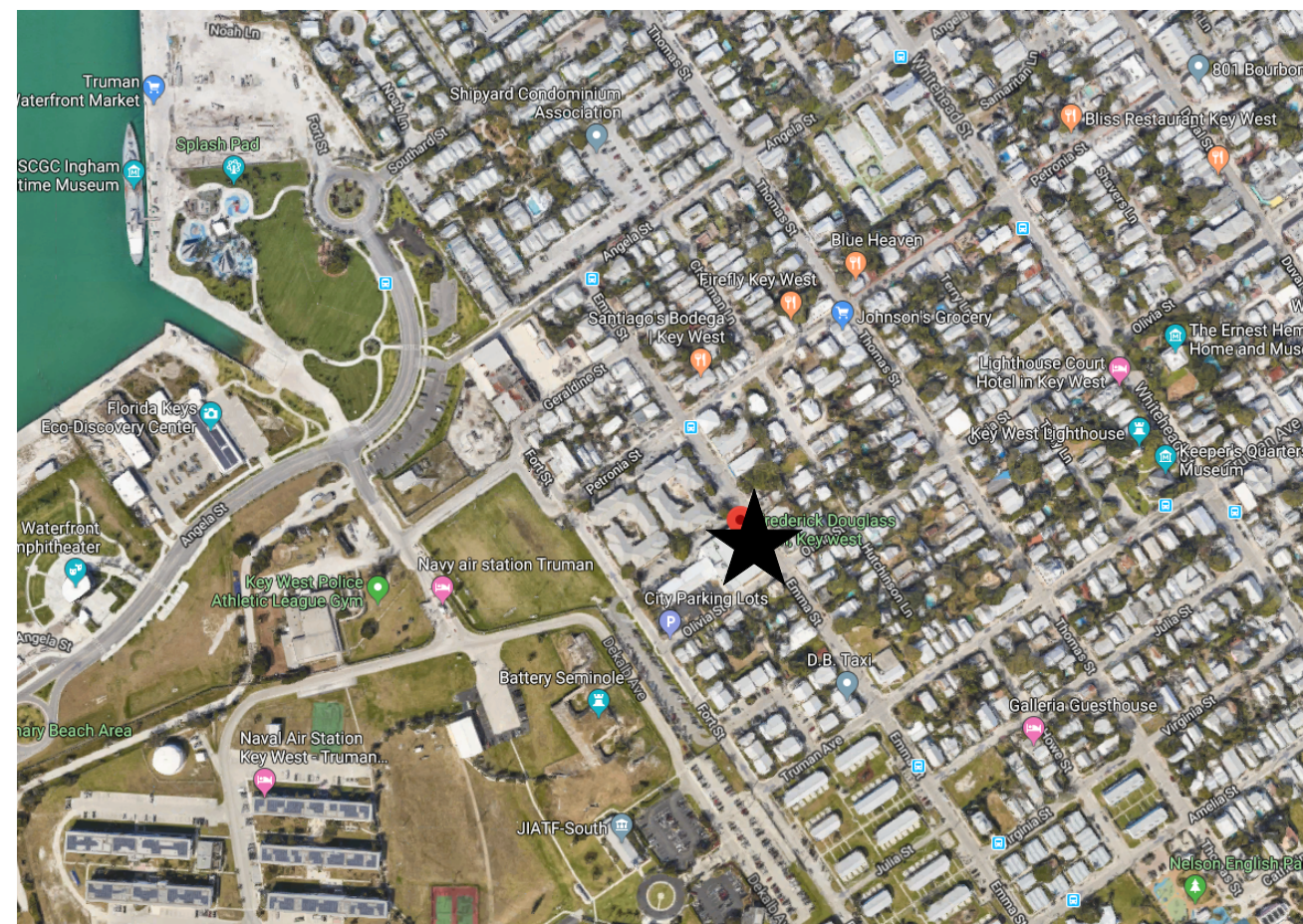


LOCATION MAP



PROJECT LOCATION ★

GENERAL NOTES

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

SYMBOLS

	ROOM IDENTIFICATION TAG	ROOM NAME ROOM NUMBER
	ELEVATION TAG	ELEVATION NUMBER SHEET NUMBER
	DETAIL TAG	DETAIL NUMBER SHEET NUMBER
	INTERIOR ELEVATION TAG	ELEVATION NUMBER SHEET NUMBER
	SECTION TAG	SECTION NUMBER SHEET NUMBER
	DOOR TAG. REFER TO DOOR SCHEDULE	
	WINDOW TAG. REFER TO WINDOW SCHEDULE	
	WALL TAG. REFER TO WALL TYPES.	
	BREAK LINE	
	GRAPHIC SCALE	
	NORTH ARROW	

01 View Name DRAWING TITLE
SCALE: 1/8" = 1'-0" DETAIL NUMBER TITLE
SHEET NUMBER SCALE

SCOPE OF WORK

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

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

CODE INFORMATION

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

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

DRC STATEMENTS

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

PARKING VARIANCE WILL BE REQUIRED WITH THIS APPLICATION.

PARKING TO BE MAINTAINED ON SITE.

NO PROPOSED RESIDENTIAL UNITS/DEVELOPMENT WITH THIS APPLICATION.

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

PROPOSED USE = COMMUNITY CENTER

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

STORMWATER TO BE MAINTAINED ON SITE.

BUILDING INFORMATION

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

USE GROUP:
ASSEMBLY A-3
EDUCATIONAL E

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

EGRESS WIDTH = .20"/OCCUPANT
44" REQUIRED

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

NUMBER OF EXITS:
REQUIRED = 2
PROVIDED = 3

CONSTRUCTION TYPE: TABLE 601 TYPE IIB

BUILDING IS NOT SPRINKLED

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

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

BUILDING IS IN THE HISTORIC DISTRICT

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

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

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

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

ADA COMPLIANCE STATEMENT

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

DRAWING INDEX

ISSUED FOR:		Sheet Number	Sheet Name
ISSUED SCHEMATIC DESIGN SET			
ISSUED DRC SUBMITTAL			
ISSUED PLANNING SET			
ISSUED DESIGN DEVELOPMENT SET			
ISSUED CONSTRUCTION DOCUMENT SET			

GENERAL			
X	X	G0.0.1	COVER SHEET
X	X	G0.0.2	DRAWING INDEX, CODE INFO., SYMBOL LEGEND, & ABBREVIATIONS
X	X	G0.0.3	3D VIEWS
X	X	G0.0.4	3D VIEWS
X	X	G0.0.5	MATERIALS & COLORS
X	X	V1.1.1	SITE SURVEY
X	X	G0.1.1	ACCESSIBILITY GUIDELINES ICC A117.1-2009
X	X	G0.1.2	ACCESSIBILITY GUIDELINES ICC A117.1-2009
X	X	G0.2.1	UL DETAILS
X	X	G2.1.1	LIFE SAFETY PLANS

CIVIL			
X	X	C 01	EXISTING CONDITIONS
X	X	C 02	CONCEPT SITE PLAN
X	X	C 03	CONCEPT DRAINAGE PLAN
X	X	C 04	CONCEPT UTILITY PLAN

ARCHITECTURAL			
X	X	AD1.1.1	DEMOLITION SITE PLAN/FLOOR PLAN
X	X	A1.1.0	SITE DATA TABLES
X	X	A1.1.1	ARCHITECTURAL SITE PLAN
X	X	A2.1.1	FIRST FLOOR PLAN
X	X	A2.2.1	FIRST FLOOR REFLECTED CEILING PLAN
X	X	A2.3.1	ROOF PLAN
X	X	A3.1.1	EXTERIOR ELEVATIONS
X	X	A3.1.2	EXTERIOR ELEVATIONS
X	X	A3.2.1	BUILDING SECTIONS
X	X	A3.2.2	BUILDING SECTIONS
X	X	A3.2.3	BUILDING SECTIONS
X	X	A3.4.1	ENLARGED SECTION DETAILS
X	X	A6.1.1	WINDOW SCHEDULES
X	X	A6.2.1	DOOR DETAILS
X	X	A6.2.2	WINDOW DETAILS
X	X	A7.1.1	STAIR PLANS, SECTIONS, AND DETAILS
X	X	A7.2.1	ELEVATOR PLANS, SECTIONS, AND DETAILS
X	X	A8.1.1	ROOFING DETAILS
X	X	A8.2.1	EXTERIOR DETAILS
X	X	A8.3.1	INTERIOR DETAILS
X	X	A9.1.1	WALL TYPES

INTERIOR DESIGN			
X	X	I4.2.2	INTERIOR ELEVATIONS
X	X	I2.1.1	FINISH PLANS
X	X	I2.2.1	CEILING PLAN
X	X	I2.3.1	FIRST FLOOR FURNITURE PLAN
X	X	I4.2.1	INTERIOR ELEVATIONS
X	X	I5.1.1	ENLARGED MILLWORK PLANS
X	X	I5.2.1	MILLWORK DETAILS & SECTIONS
X	X	I6.1.1	SCHEDULES - FINISH & FINISH LEGEND
X	X	I9.1.1	INTERIOR DETAILS

STRUCTURAL			
X	X	S0.1	GENERAL NOTES
X	X	S0.2	GENERAL NOTES
X	X	S0.3	SPECIAL INSPECTIONS
X	X	S1.1	FOUNDATION PLAN
X	X	S1.3	MAIN HALL ROOF FRAMING PLAN
X	X	S1.4	ROOF FRAMING PLAN
X	X	S2.1	FOUNDATION TYPICAL DETAILS
X	X	S2.2	FOUNDATION SECTIONS
X	X	S3.1	FRAMING TYPICAL DETAILS
X	X	S3.2	FRAMING SECTIONS
X	X	S4.1	ROOF TYPICAL DETAILS
X	X	S4.2	ROOF SECTIONS

MECHANICAL			
X	X	M0.1.1	GENERAL NOTES AND SCHEDULES
X	X	M1.1.1	MECHANICAL PLANS - LEVEL 1
X	X	M2.3.1	ROOF MECHANICAL PLAN
X	X	M5.1.1	MECHANICAL BUILDING AUTOMATION PLANS
X	X	M5.1.2	MECHANICAL BUILDING AUTOMATION PLANS

PLUMBING			
X	X	P0.1.1	PLUMBING SCHEDULES, NOTES & SYMBOLS
X	X	P1.1.1	DMV PLUMBING PLANS
X	X	P1.2.1	DOMESTIC WATER PLUMBING PLANS
X	X	P3.1.2	SANITARY/VENT RISER DIAGRAM
X	X	P5.1.1	DETAILS

ELECTRICAL			
X	X	E2.1.3	MECHANICAL POWER PLAN
X	X	E0.1.1	LEGENDS & SCHEDULES
X	X	E1.1.1	ELECTRICAL SITE PLAN
X	X	E2.1.1	FIRST FLOOR POWER PLAN
X	X	E2.2.1	FIRST FLOOR LIGHTING PLAN
X	X	E2.3.1	TECHNOLOGY PLAN
X	X	E3.1.1	ONE LINE DIAGRAM
X	X	E3.1.2	PANEL SCHEDULES/RISER DIAGRAM
X	X	E5.1.1	ELECTRICAL DETAILS
X	X	E6.0.1	ELECTRICAL ONE-LINE DIAGRAM
X	X	E6.1.1	ELECTRICAL SCHEDULES

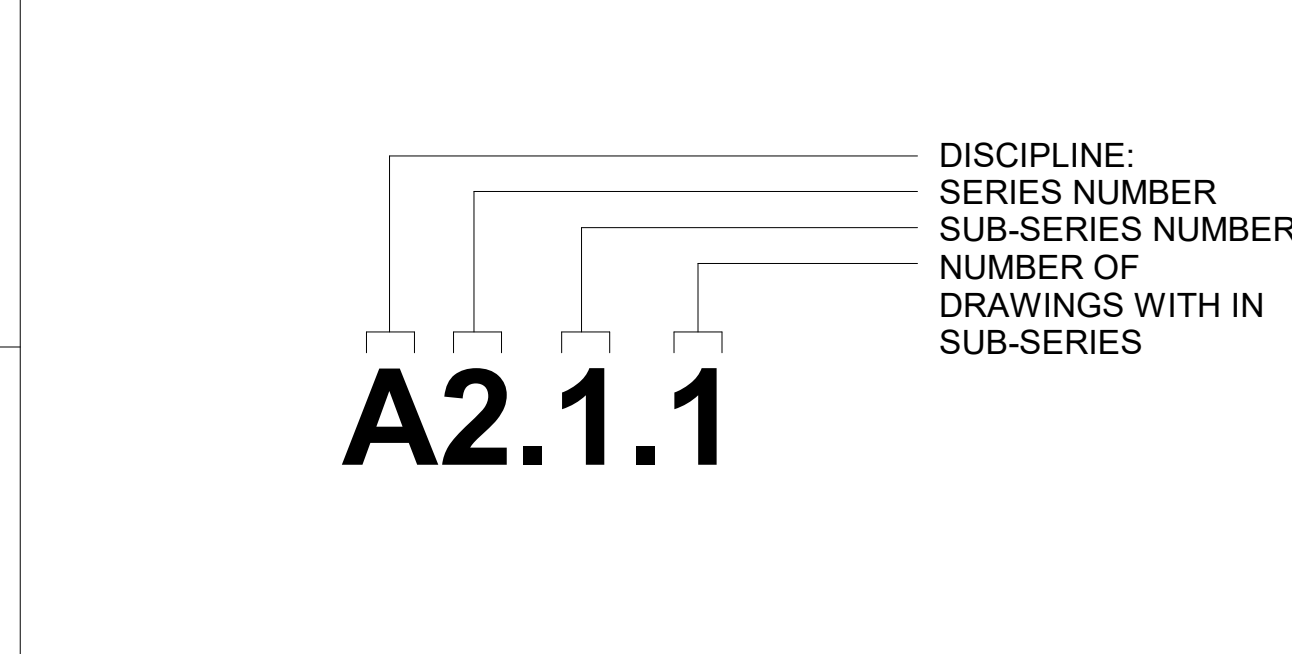
LANDSCAPE			
X	X	L1.1.1	EXISTING LANDSCAPE PLAN
X	X	L1.1.2	REQUIRED LANDSCAPE PLAN
X	X	L5.1.1	LANDSCAPE/SITE DETAILS
X	X	L5.1.2	LANDSCAPE/SITE DETAILS

IRRIGATION			
X	X	IR1.1.1	IRRIGATION SITE PLAN, NOTES AND DETAILS
X	X	IR1.1.2	IRRIGATION SITE PLAN

DESIGN TEAM INFORMATION

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

SHEET NUMBERING SYSTEM

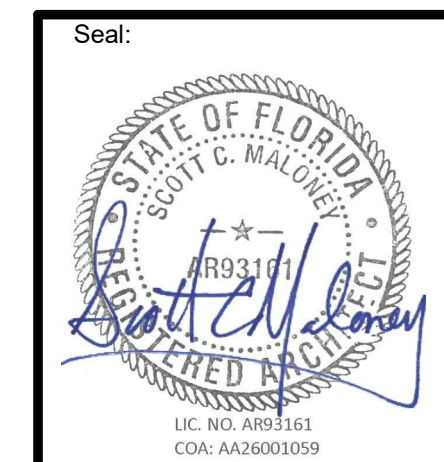


ARCHITECT:
K2M DESIGN
Architecture, Engineering, Interior Design, Asset Management, Specialty Consulting

Key Largo, Florida
Key West, Florida
Marathon, Florida

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

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Submissions:

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

Consultants:

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

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

PLOTTED:
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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

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

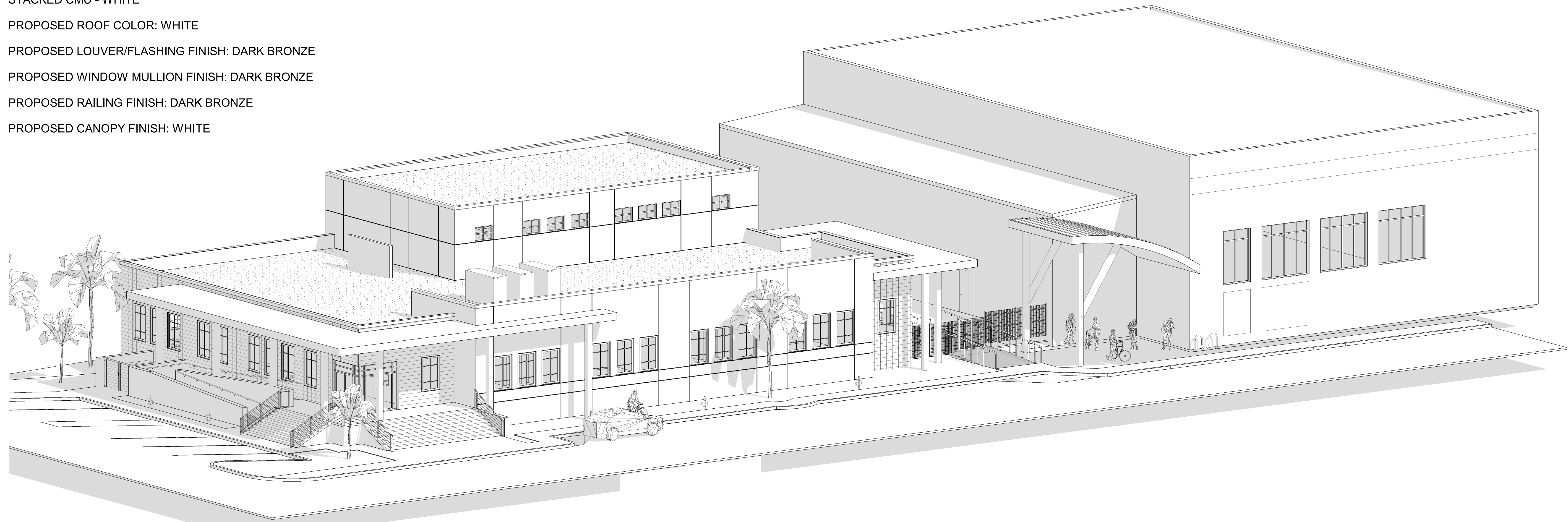
PROPOSED ROOF COLOR: WHITE

PROPOSED LOUVER/FLASHING FINISH: DARK BRONZE

PROPOSED WINDOW MULLION FINISH: DARK BRONZE

PROPOSED RAILING FINISH: DARK BRONZE

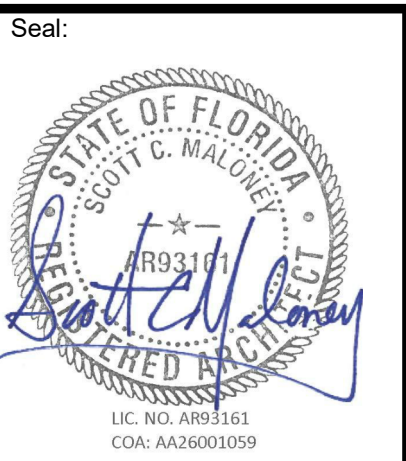
PROPOSED CANOPY FINISH: WHITE



1 3D VIEW A
SCALE:



2 3D VIEW B
SCALE:



Consultants:

Submissions:

NO.	DESCRIPTION	DATE
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

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Drawn By: Checked By:
Designer Checker
Title:
3D VIEWS

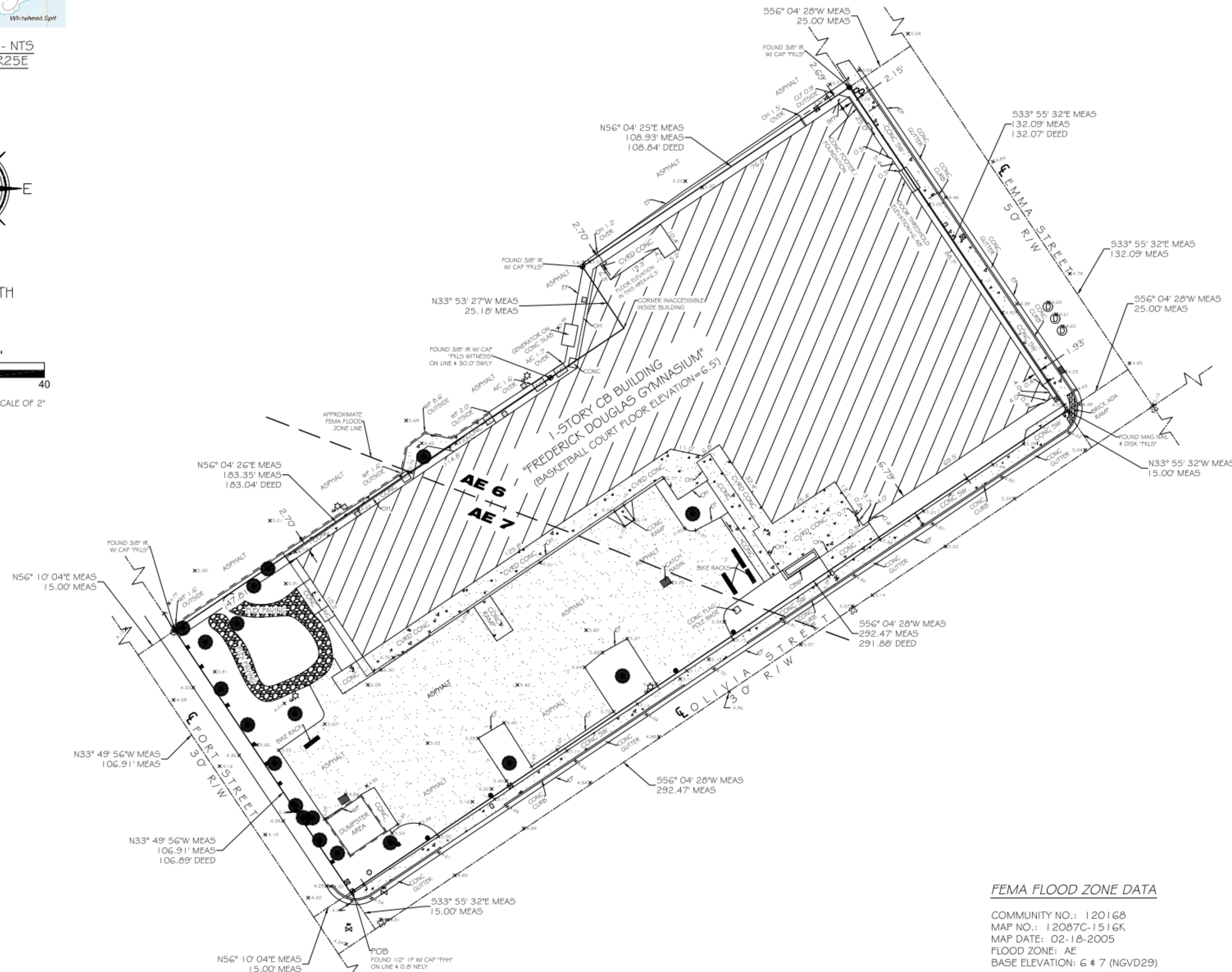
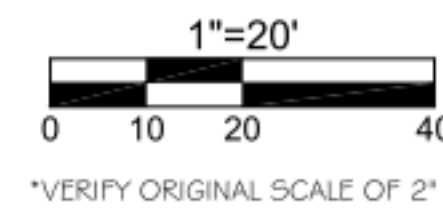
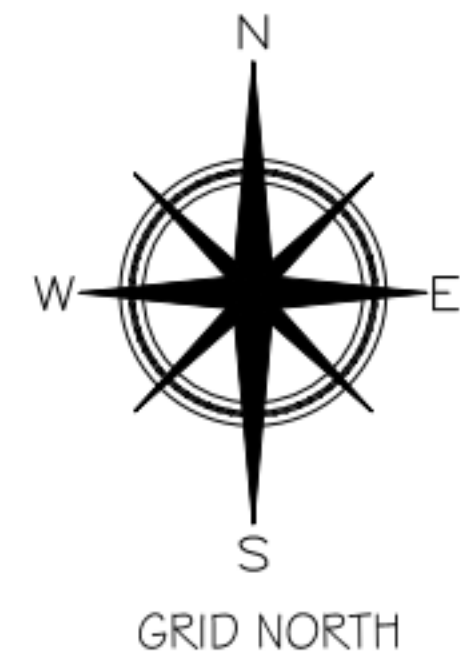
Sheet Number:
G0.0.3
Date: 08/04/2021
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BOUNDARY & TOPOGRAPHIC SURVEY MAP OF FREDERICK DOUGLAS GYMNASIUM

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



LOCATION MAP - NTS
 SEC. 6-T685-R25E



LEGAL DESCRIPTION -
 In the City of Key West, Monroe County, Florida, and being known as part of Lots Six (6), and Ten (10), Tract Three (3), according to Charles W. Tife's map, and being more particularly described as follows:
 Begin at the intersection of the Northeastly right-of-way line of Fort Street and the Northwestly right-of-way line of Olivia Street; thence in a 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 1/100 (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 Olivia Street; thence at a right angle and in a Southwesterly direction along the said Northwestly right-of-way line of Olivia Street for Two Hundred Ninety-one and 88/100 (291.88) feet to the Point of Beginning.

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

SYMBOL LEGEND:

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

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

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

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

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

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

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

FLORIDA KEYS LAND SURVEYING
 19960 OVERSEAS HIGHWAY
 SUGARLOAF KEY, FL 33042
 PHONE: (305) 394-3690
 FAX: (305) 509-7373
 EMAIL: FKLSeMail@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 DOUGLASS GYM
 111 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

Drawn By: LBB/EHP
 Checked By: EG

Title:
SITE SURVEY

Sheet Number:
V1.1.1

Date: 08/04/2021

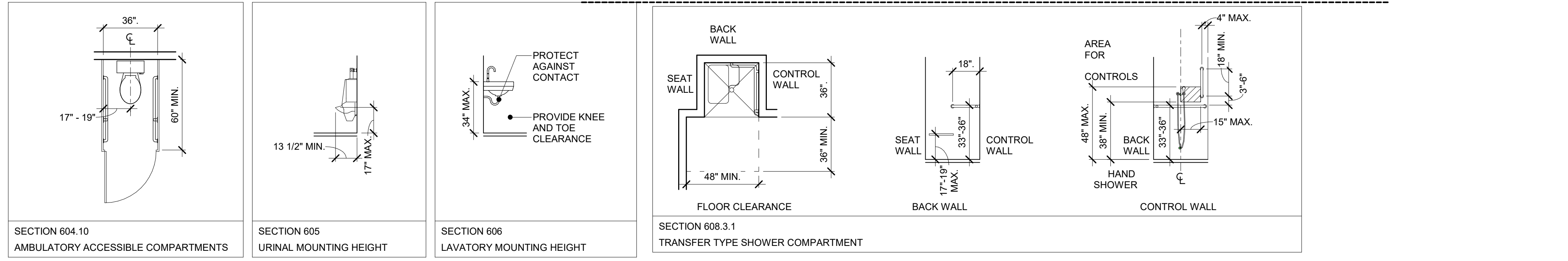
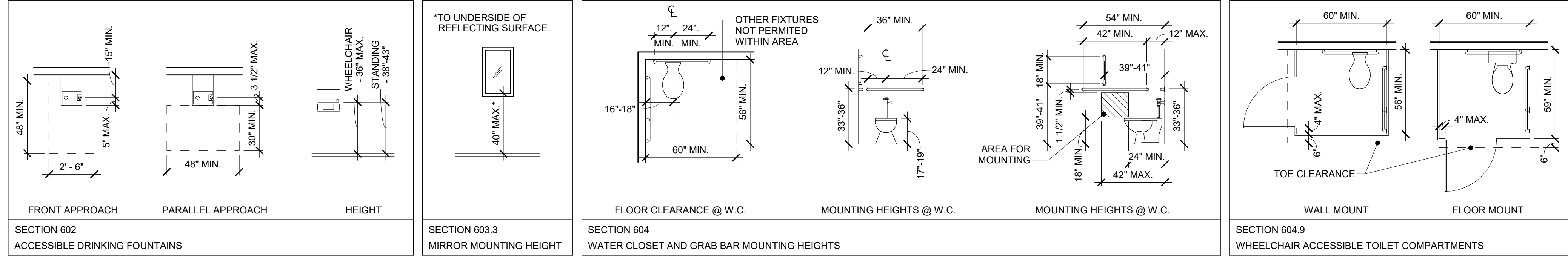
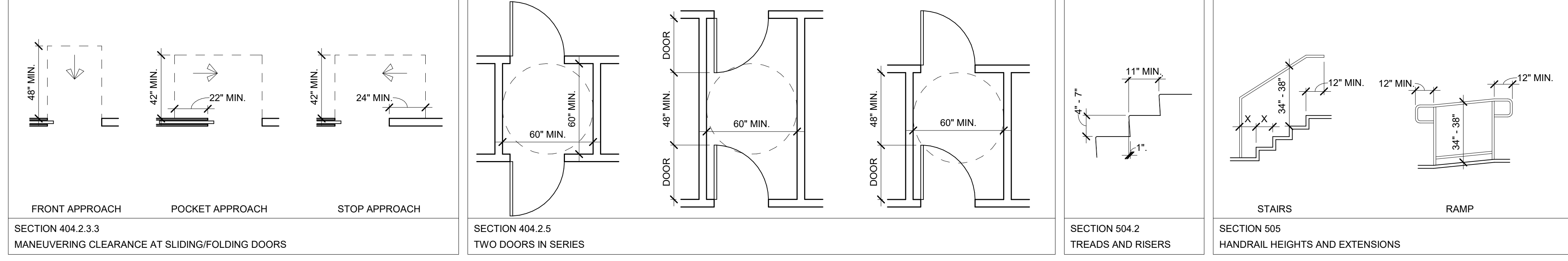
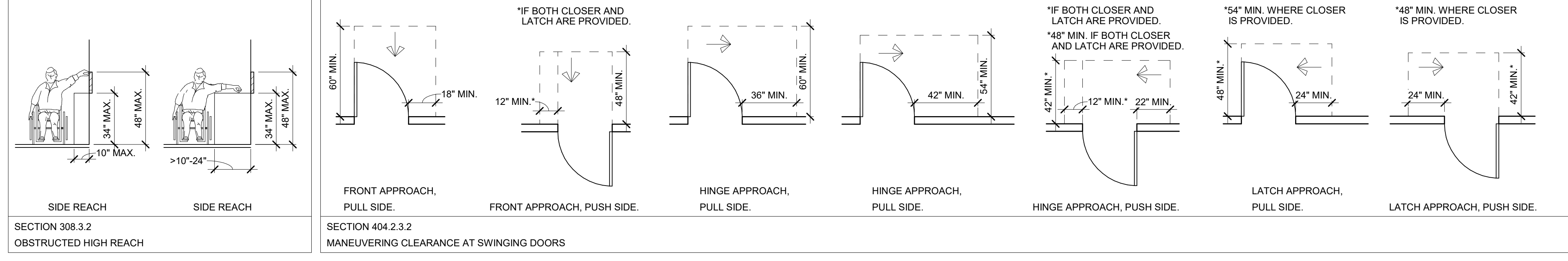
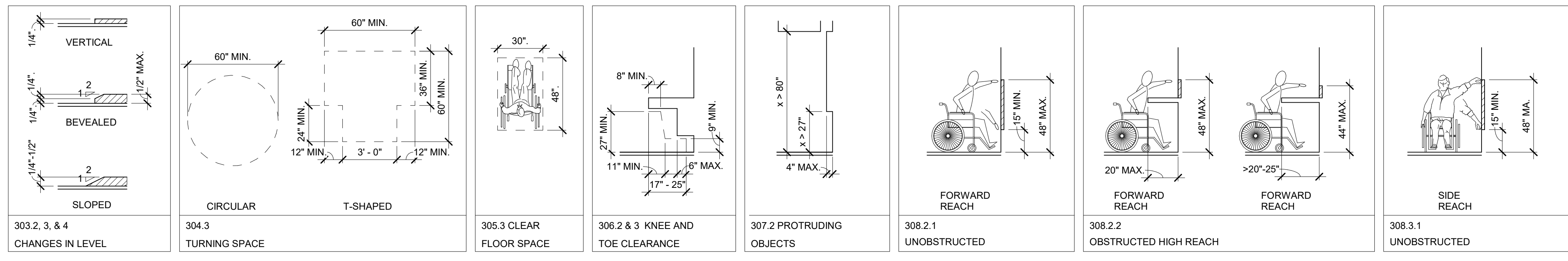
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NOTES

- 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: 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. 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. 309.3 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. 404.2.4 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 3/4 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
 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 309. 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 604.5.1.1 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 THE 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 309.4.
 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 RIMS OF THE BATHTUB.

SYMBOL LEGEND

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



OCCUPANCY PER SPACE						
ROOM #	ROOM NAME	AREA	USE GROUP	OCCUPANCY FACTOR	OCCUPANCY	REMARKS
101	MAIN HALL	1660 SF	A-3	15 SF/OCCUPANT	110	
110	THINK TANK	85 SF	E- CLASSROOM	20 SF NET/OCCUPANT	4	
111	INCUBATOR SPACE/ CONF RM	220 SF	E- CLASSROOM	20 SF NET/OCCUPANT	11	
117	CLASSROOM 1	343 SF	E- CLASSROOM	20 SF NET/OCCUPANT	12	
119	CLASSROOM 2	343 SF	E- CLASSROOM	20 SF NET/OCCUPANT	12	
120	MULTI-PURPOSE	343 SF	E- CLASSROOM	20 SF NET/OCCUPANT	12	
120	CLASSROOM 3	343 SF	E- CLASSROOM	20 SF NET/OCCUPANT	12	
126	STUDIO EQUIPMENT ROOM	137 SF	STORAGE	300 GROSS SF/OCCUPANT	1	
127	RECORDING STUDIO	112 SF	E- CLASSROOM	20 SF NET/OCCUPANT	5	
128	MUSIC CLASSROOM	422 SF	E- CLASSROOM	20 SF NET/OCCUPANT	21	
129	PRACTICE	71 SF	E- CLASSROOM	20 SF NET/OCCUPANT	3	
130	PRACTICE	58 SF	E- CLASSROOM	20 SF NET/OCCUPANT	2	
131	PRACTICE	71 SF	E- CLASSROOM	20 SF NET/OCCUPANT	3	
132	PRACTICE	58 SF	E- CLASSROOM	20 SF NET/OCCUPANT	2	
135	MECH/ELEC	117 SF	MECH	300 GROSS SF/OCCUPANT	1	
136	PRACTICE	71 SF	E- CLASSROOM	20 SF NET/OCCUPANT	3	
137	PRACTICE	71 SF	E- CLASSROOM	20 SF NET/OCCUPANT	3	
139	OFFICE	94 SF	E- CLASSROOM	20 SF NET/OCCUPANT	4	
140	MUSIC CLASSROOM	402 SF	E- CLASSROOM	20 SF NET/OCCUPANT	20	
147	KITCHEN	415 SF	E- COMMERCIAL KITCHEN	200 GROSS SF/OCCUPANT	2	
148	STORAGE	102 SF	STORAGE	300 GROSS SF/OCCUPANT	1	
153	VESTIBULE	186 SF	E- CLASSROOM	20 SF NET/OCCUPANT	9	
161	MUSIC STORAGE	86 SF	STORAGE	300 GROSS SF/OCCUPANT	1	
				TOTAL OCCUPANTS:	254	

CODE DATA

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

USE GROUP:
ASSEMBLY A-3
EDUCATIONAL E

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

EGRESS WIDTH = .207/OCCUPANT
44" REQUIRED

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

NUMBER OF EXITS:
REQUIRED = 2
PROVIDED = 3

CONSTRUCTION TYPE: TABLE 601 TYPE IIB

BUILDING IS NOT SPRINKLED

BUILDING WILL BE EQUIPPED WITH A FULLY FUNCTIONAL FIRE ALARM SYSTEM

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

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

LIFE SAFETY PLAN LEGEND:

AED AUTOMATED EXTERNAL DEFIBRILLATOR PROVIDED AND INSTALLED BY OWNER.

EXIT SIGN EXIT SIGN

TRAVEL DISTANCE TRAVEL DISTANCE

2 HOUR BUILDING ELEMENTS 2 HOUR BUILDING ELEMENTS

FEC-1 INTERIOR FIRE EXTINGUISHER CABINET WND MP SERIES DRY CHEMICAL EXTINGUISHER RECESSED IN WALL AT 4'-8" A.F.F. TO TOP OF CABINET. REFER TO DETAIL 7/A8.1.2

BUILDING EXIT BUILDING EXIT

ASSEMBLY ASSEMBLY

EDUCATIONAL EDUCATIONAL

STORAGE STORAGE

GENERAL NOTES

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

ARCHITECT:

K2M DESIGN

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

Key Largo, Florida
Key West, Florida
Marathon, Florida

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

Building Relationships
Based on Trust and Results

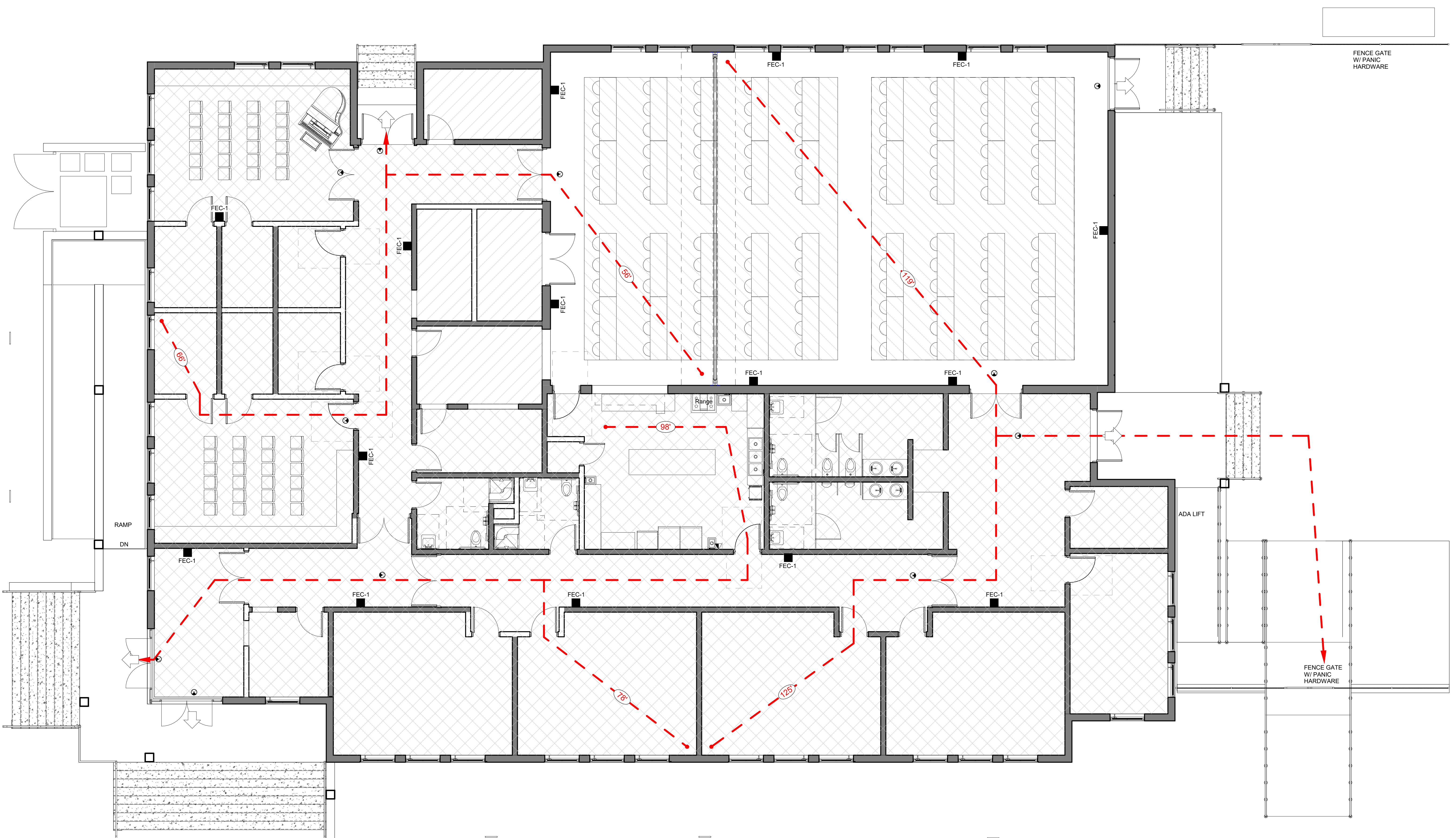
Cleveland | Columbus | Indianapolis | Key Largo | Key West | Marathon | Charlotte | Baltimore | Boston

Seal:

Consultants:

Submissions:

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



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

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

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

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

Drawing Size 30x42 Project # 19095

Drawn By: LBB/EHP Checked By: EG

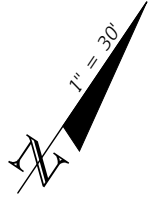
Title:
LIFE SAFETY PLANS

Sheet Number:
G2.1.1

Date: 08/04/2021

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1/12/2022 9:05:22 AM
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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: CWRWRIGHT@CW-3.COM
Project Engineer:
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CLAIR WRIGHT, III, P.E. NO. 64089

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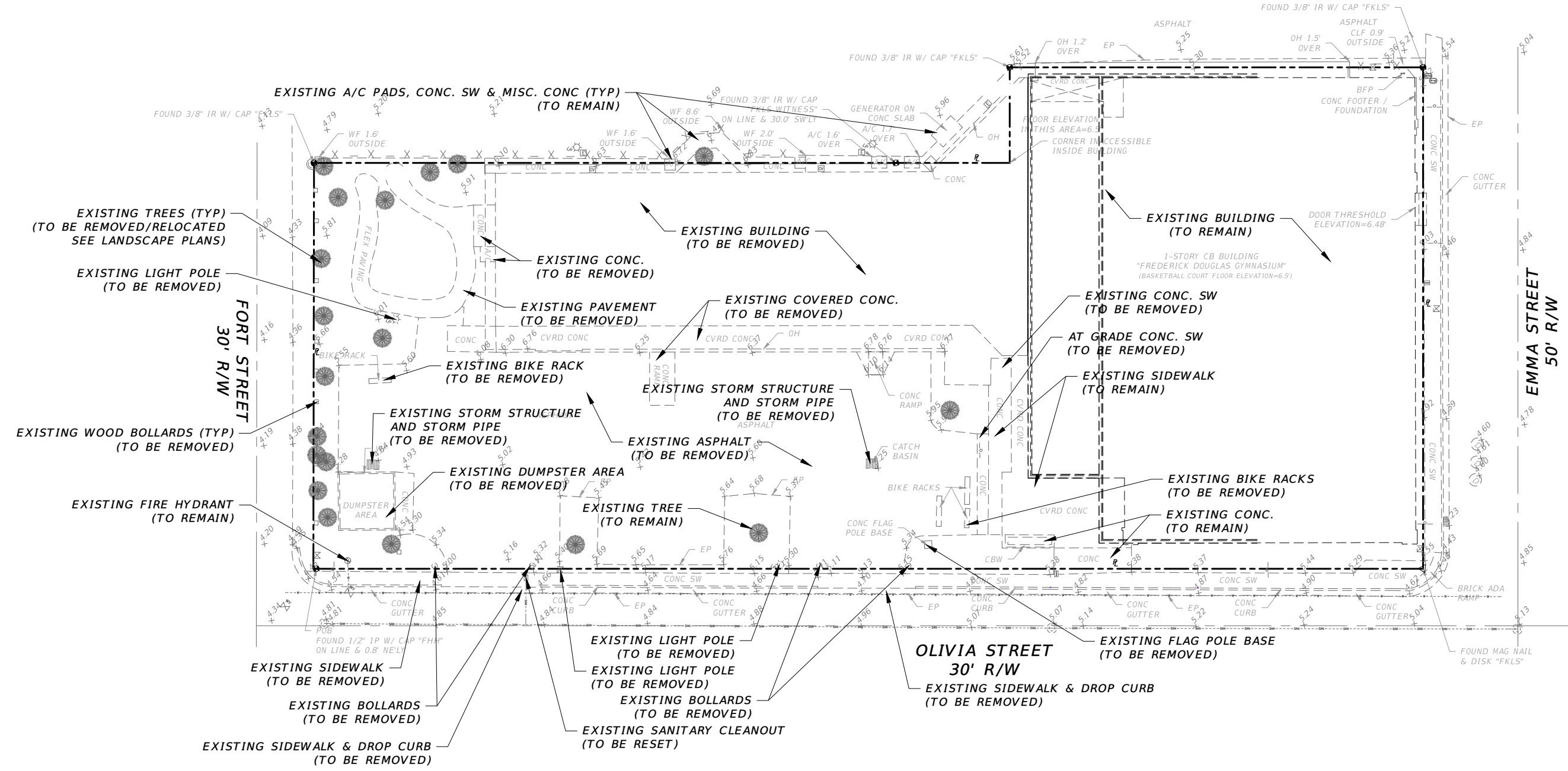
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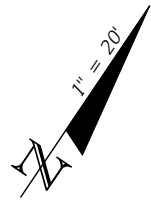
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SEC-TWP-RGE	: 06-68-25
PROJECT MGR	: CEW
PROJECT #	: 19-0031
FILE NAME	: 01-19-0031-DEMO.DWG
ORIGIN DATE	: 10-22-19
DESIGNER	: JNP
CADD	: JNP
CHECKED BY	: CEW
PLOT DATE	: THU, 12-9-2021 3:40 PM
PLOTTED BY	: JPNICARD

SHEET TITLE:

EXISTING
CONDITIONS





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:
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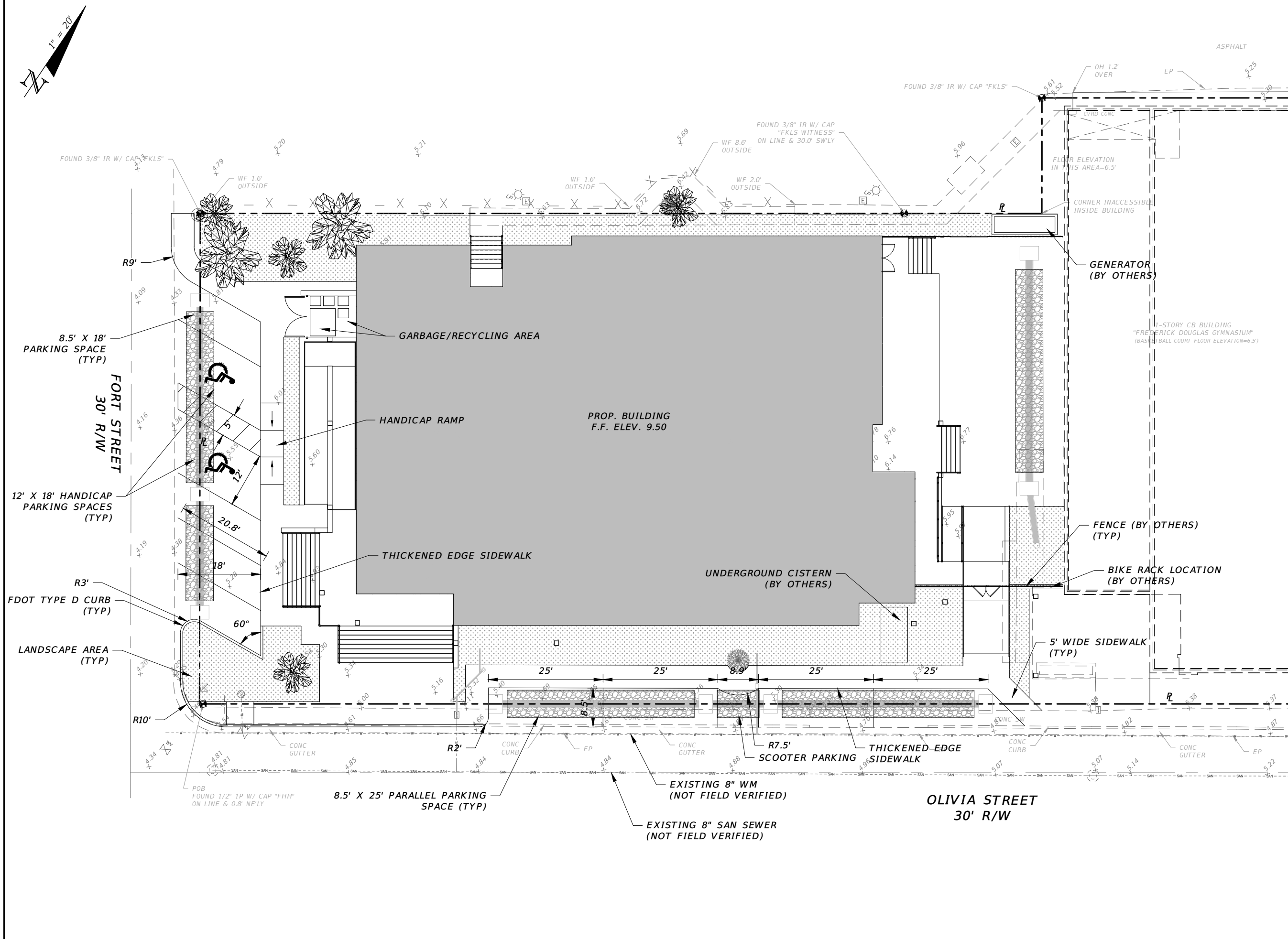
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PROJECT #	19-0031
FILE NAME	02-19-0031-SITE.DWG
ORIGIN DATE	10-22-19
DESIGNER	JNP
CADD	JNP
CHECKED BY	CEW
PLOT DATE	TUE 1-11-2022 9:34 AM
PLOTTED BY	JPANICARD

SHEET TITLE:

CONCEPT
SITE PLAN

SHEET NO. 02

2022.01.12 -
PLANNING SUBMITTAL



Project Name:
FREDERICK DOUGLASS GYM EXPANSION

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

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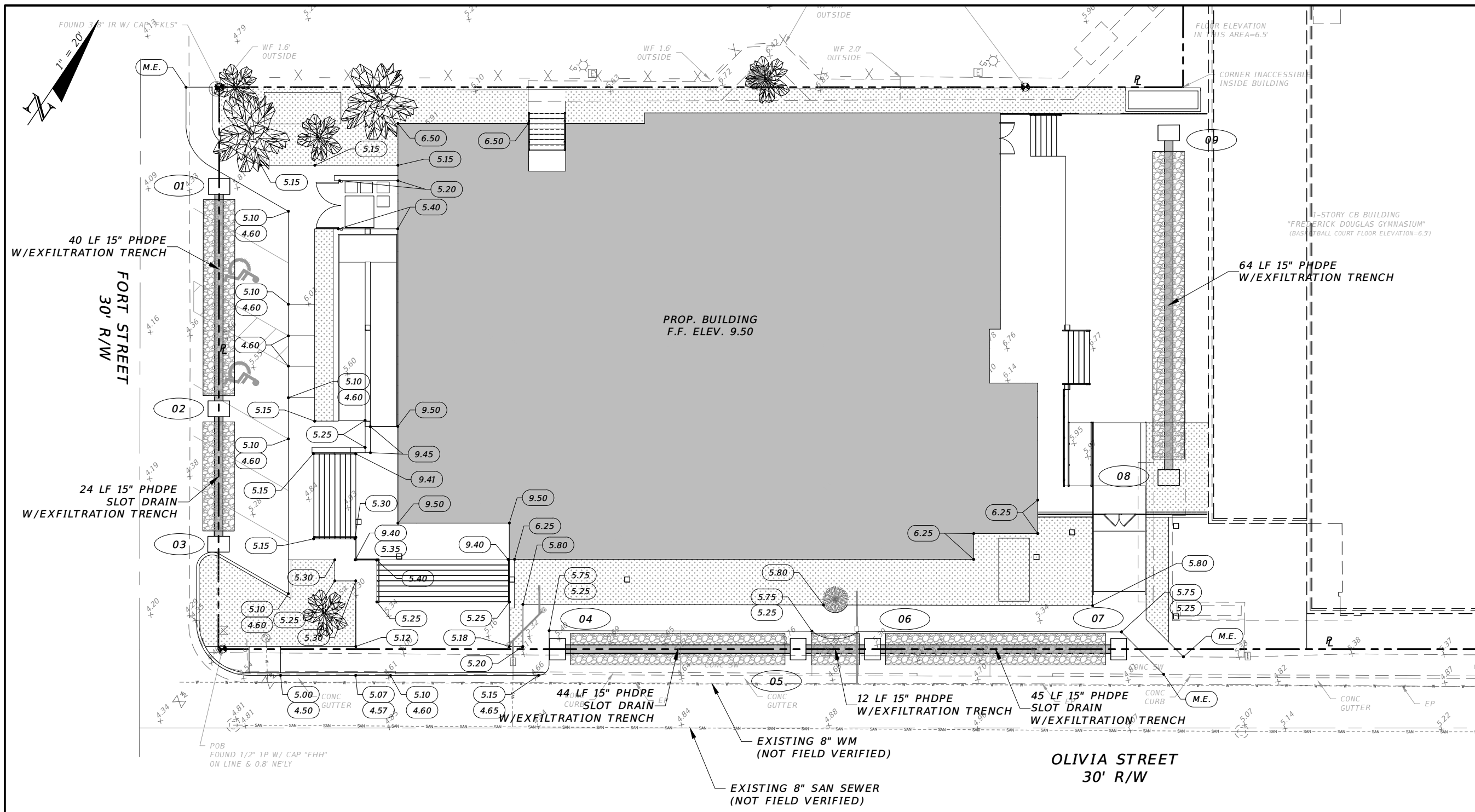
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SEC-TWP-RGE : 06-68-25
PROJECT MGR: CEW
PROJECT # : 19-0031
FILE NAME : 03-19-0031-MPGD.DWG
ORIGIN DATE : 10-22-19
DESIGNER : JNP
CADD : JNP
CHECKED BY : CEW
PLOT DATE : THU, 12-9-2021 3:40 PM
PLOTTED BY : JNP/CLARO
SHEET TITLE:

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

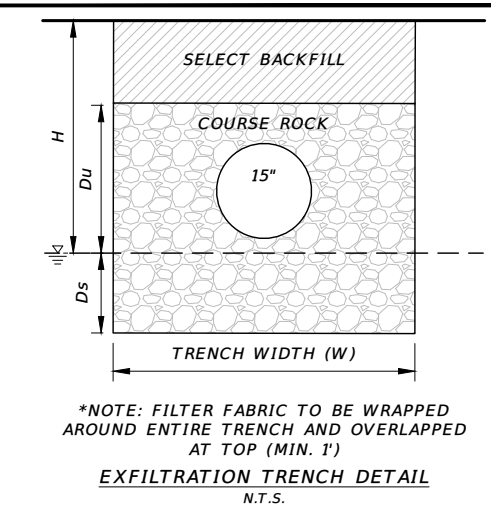
REQUIRED TRENCH LENGTH (L) =

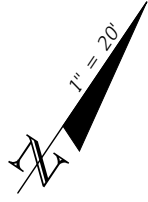
$$\frac{V}{K(HW + 2HDu - Du^2 + 2HDs) + (1.39 \times 10^{-4})WDu}$$

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





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1300 WHITE STREET
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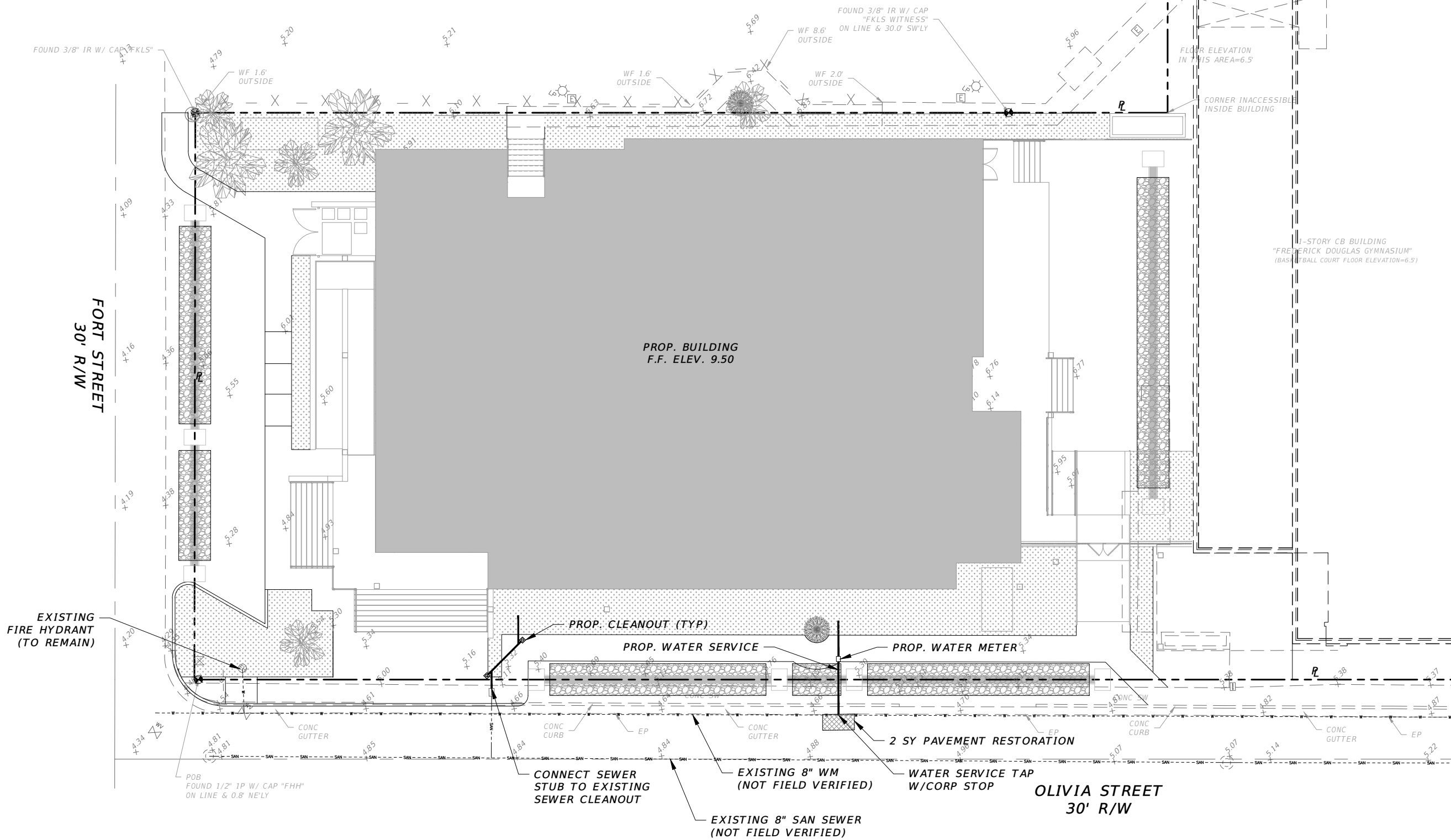
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Revisions:

NO.	DESCRIPTION	DATE

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 : JNP/ICARD
SHEET TITLE:

CONCEPT UTILITY PLAN
SHEET NO. 04
2021.12.09 - PLANNING SUBMITTAL





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

SITE DEMOLITION NOTES:

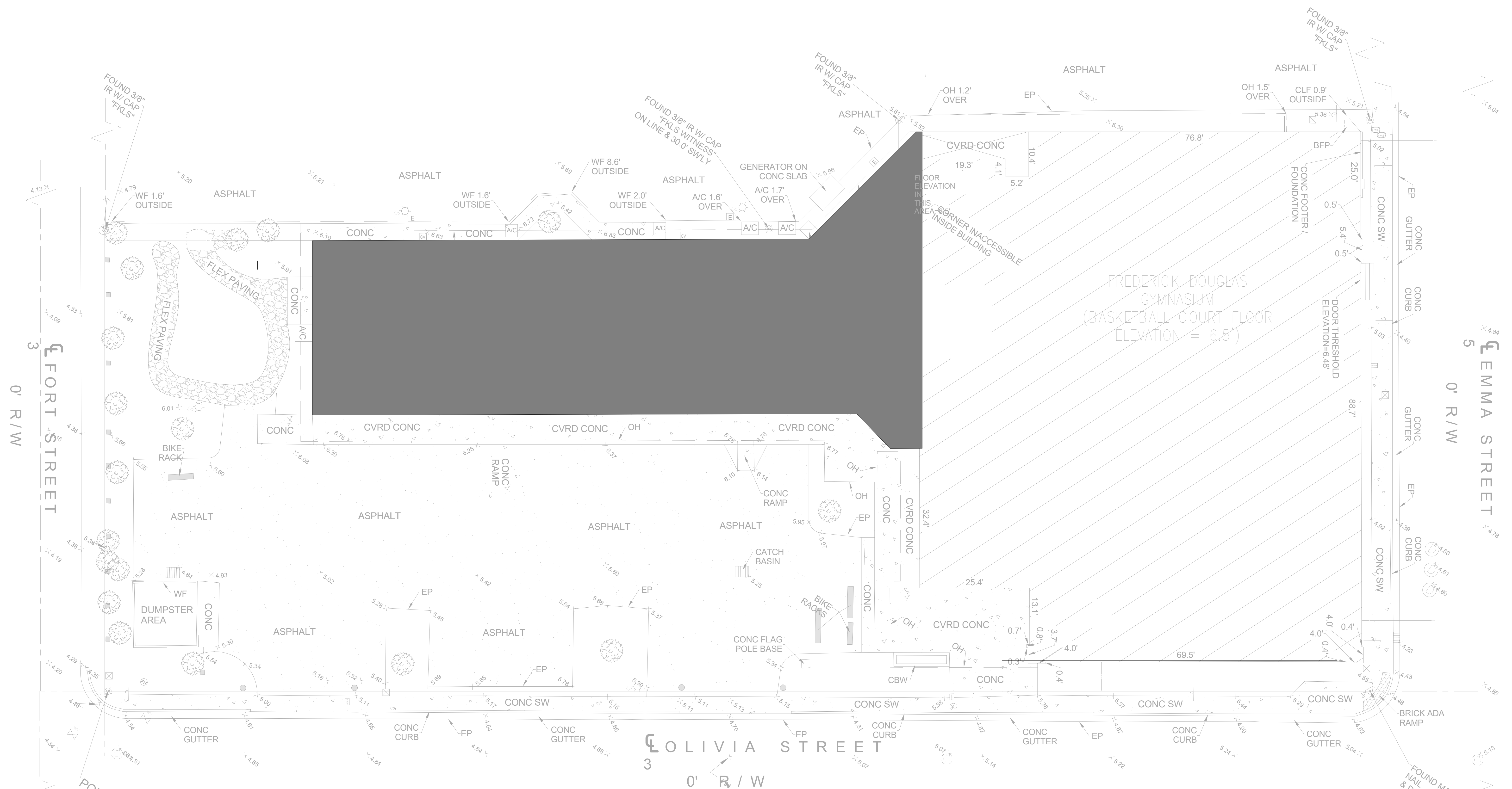
1. DEMO ALL EXISTING PAVEMENT AT PARKING LOT AND PATHWAYS AT EXISTING MUSIC PROGRAM BUILDING.
2. DEMO EXISTING FLEXIBLE PAVEMENT AT LEARNING GARDEN.
3. DEMO ALL EXISTING CONCRETE PADS AND WALKWAYS AT BUILDING. PROTECT SIDEWALK AND CONCRETE ENTRYWAY AT GRADE AT FREDERICK DOUGLASS GYM ENTRANCE AND SURROUND.
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:

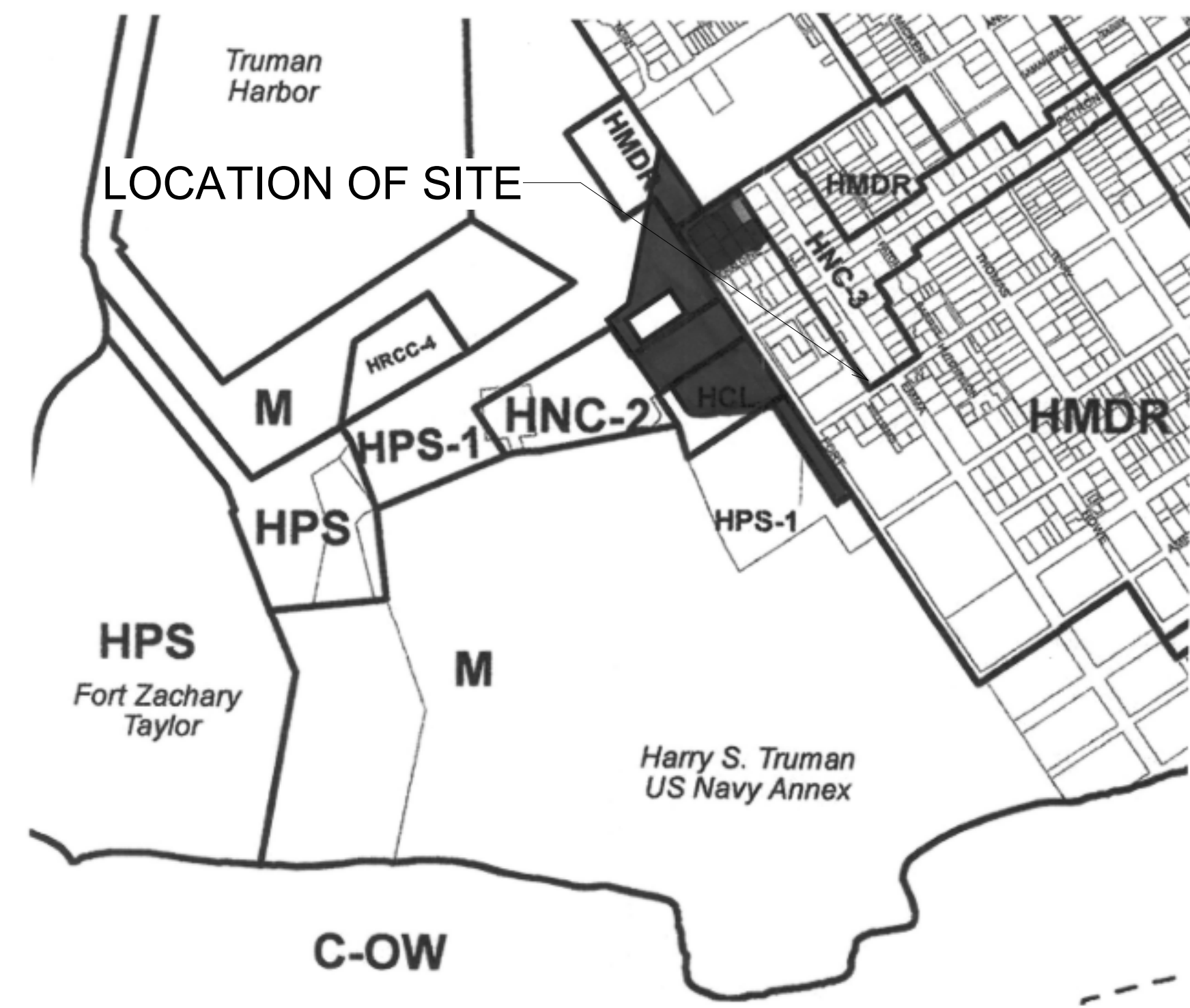
1. DEMOLITION OF EXISTING 6,114 SF MUSIC & TUTORING PROGRAM BUILDING ATTACHED TO FREDERICK DOUGLASS GYM AND ASSOCIATED MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURE.
2. DEMO EXISTING DUMPSTER ENCLOSURE AND ASSOCIATED SLAB/STRUCTURE.
3. EXISTING GYM TO REMAIN IN-TACT. NO STRUCTURAL OR UTILITY WORK.

BUILDING DEMOLITION LEGEND:

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



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



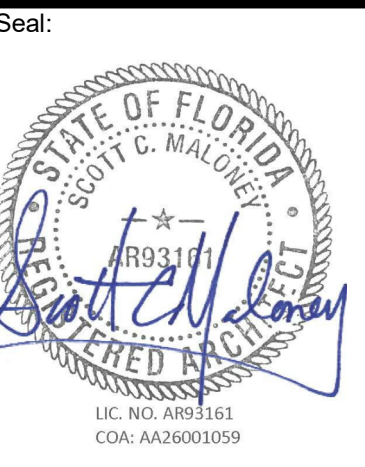
VICINITY MAP W/ LAND USE

UPDATED
01.17.2022

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	62%	20,924	71%	24,193	YES
Impervious Surface	60%	20,400	89%	30,361	85%	28,812	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	15%	5,189	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	
	Dumpster	280	
			See Building/Lot Coverages Below
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		4,619	
Impervious Surface		28,812	
Impervious Surface %		85%	
Building Coverage		24,193	
Building Coverage %		71%	
Open Space		5,189	
Open Space %		15%	



Consultants:

Submissions:		
1	ISSUED TO SET	06/26/2021
2	ISSUED REC	06/17/2021
3	ISSUED PLANNING SET	12/08/2021

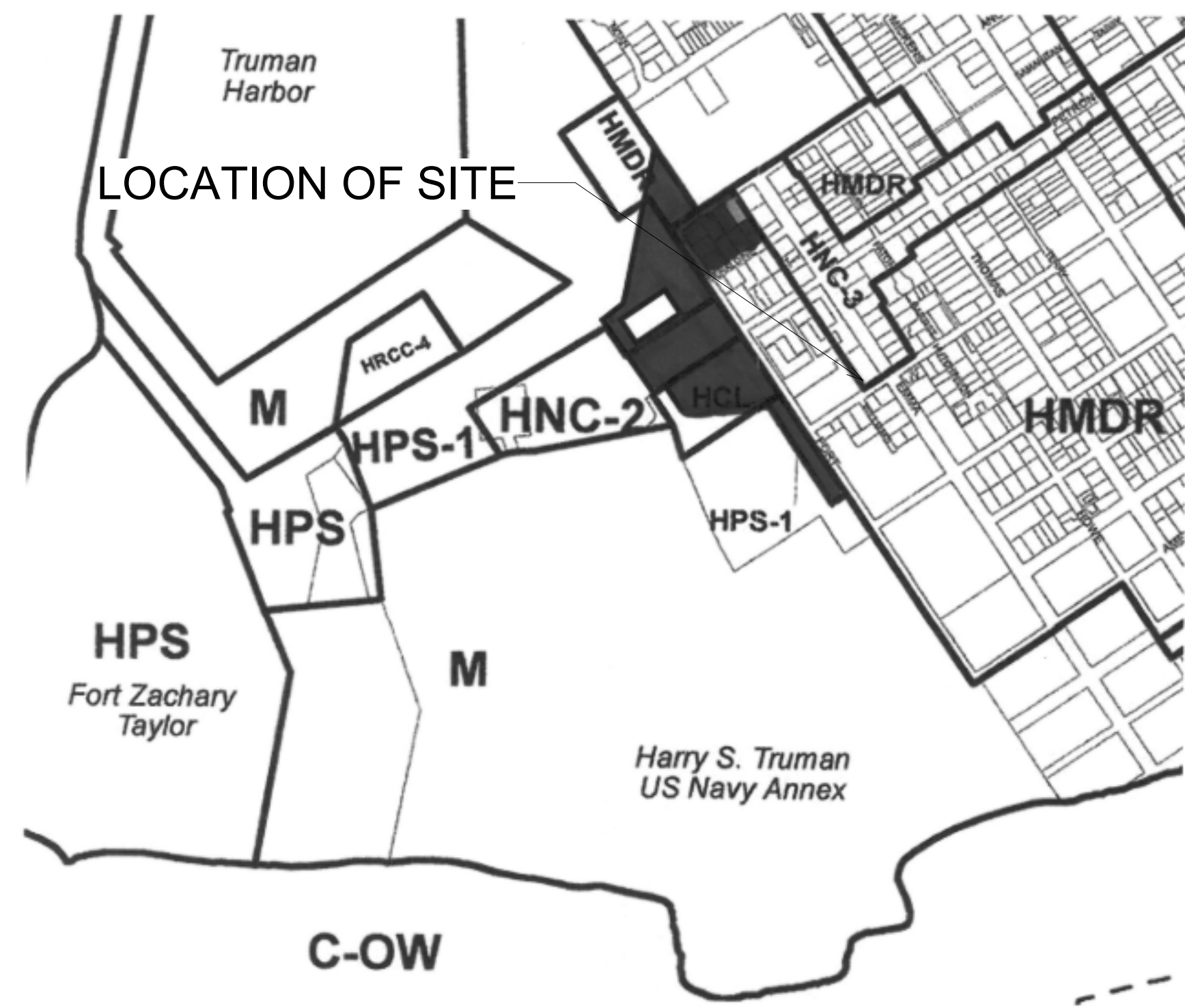
FREDERICK DOUGLASS GYM
 111 OLIVIA STREET, KEY WEST, FL, 33040
 CITY OF KEY WEST
 1300 WHITE STREET, KEY WEST, FL, 33040

PLOTTED:
 1/17/2022 1:20:41 PM

Drawing Size	Project #
30x42	19095
Drawn By:	Checked By:
LBB/EHP	EG

Title:
 SITE DATA TABLES

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



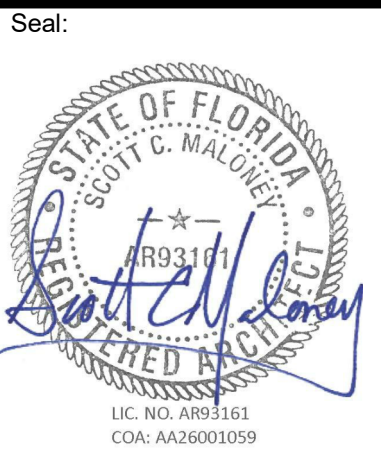
VICINITY MAP W/ LAND USE

SITE DATA TABLE							
	CODE REQUIREMENT	CODE REQUIRED SQ. FT.	EXISTING SITE	EXISTING SITE SQ. FT.	PROPOSED	PROPOSED SQ. FT.	VARIANCE REQUEST
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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%	

REPLACED-
SEE
UPDATED
SHEET A1.1.0



Consultants:

Submissions:		
1	ISSUED TO SET	06/26/2021
2	ISSUED PER	06/17/2021
3	ISSUED PLANNING SET	12/09/2021

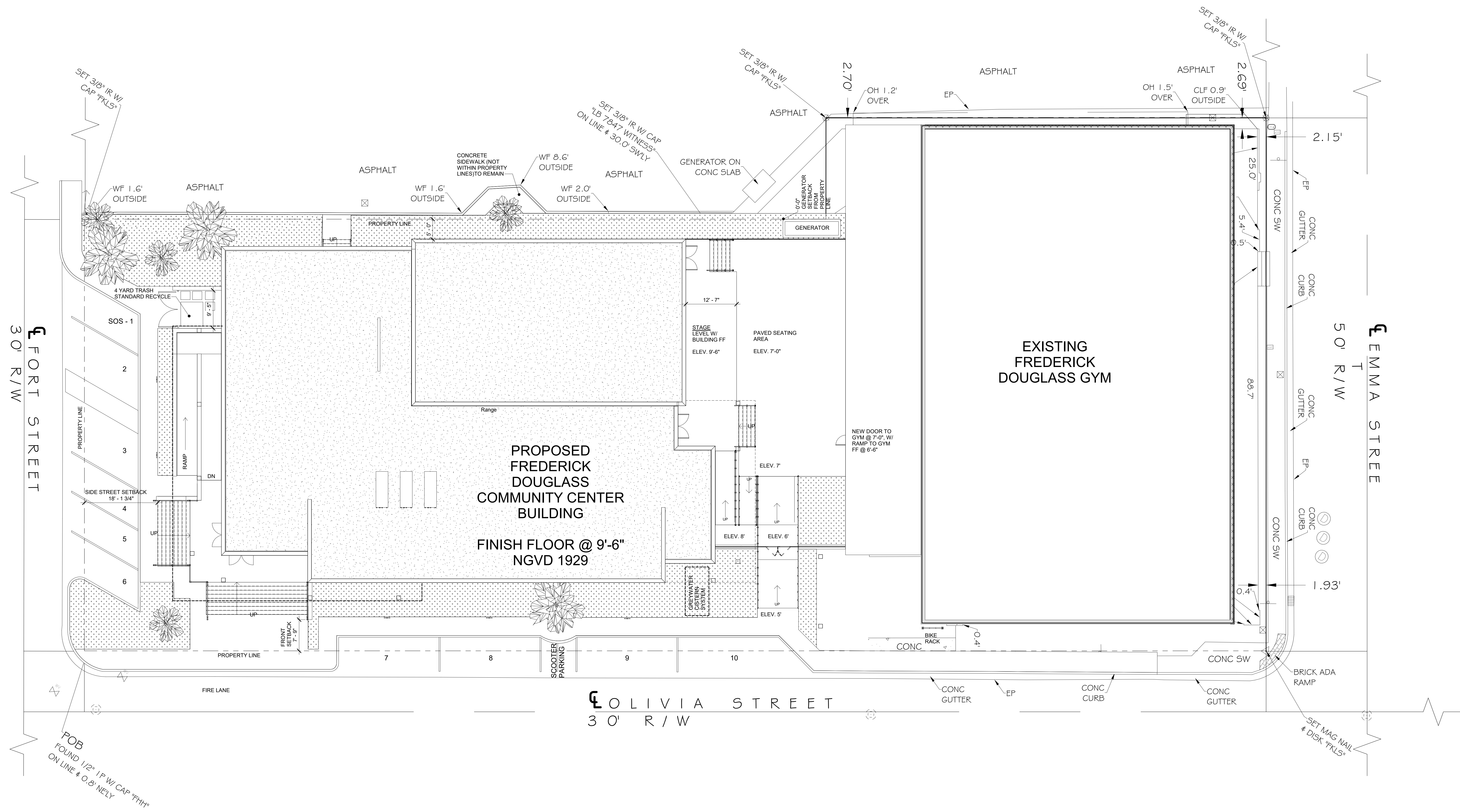
FREDERICK DOUGLASS GYM
 111 OLIVIA STREET, KEY WEST, FL, 33040
CITY OF KEY WEST
 1300 WHITE STREET, KEY WEST, FL, 33040

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 Drawn By: LBB/EHP Checked By: EG

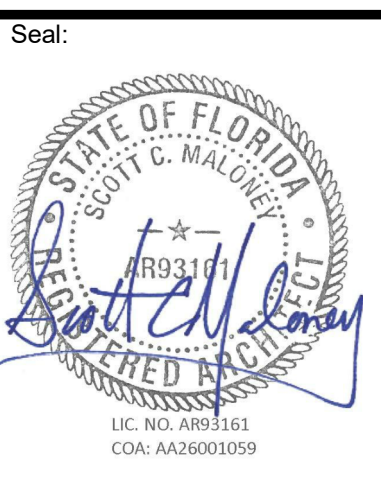
Title:
 SITE DATA TABLES
 Sheet Number:
A1.1.0
 Date: 08/04/2021
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LEGEND	
	- ST. AUGUSTINE GRASS
	- TURFSTONE PAVERS
	- ASPHALT

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 PER	06/17/2021
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:
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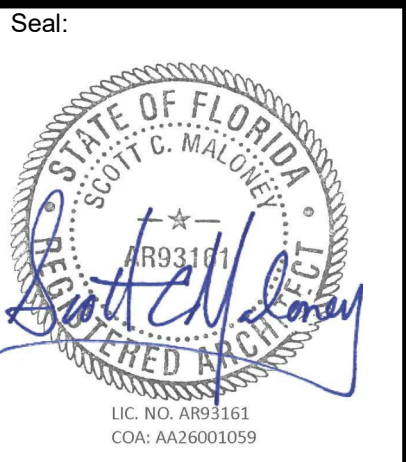
Drawn By: LBB/EHP Checked By: EG

Title:
 ARCHITECTURAL SITE PLAN

Sheet Number:
A1.1.1

Date: 08/04/2021

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Seal:

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

NO.	DESCRIPTION	DATE

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

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

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

Drawing Size: 30x42 Project #: 19095

Drawn By: LBB/EHP Checked By: EG

Title:
FIRST FLOOR PLAN

Sheet Number:
A2.1.1

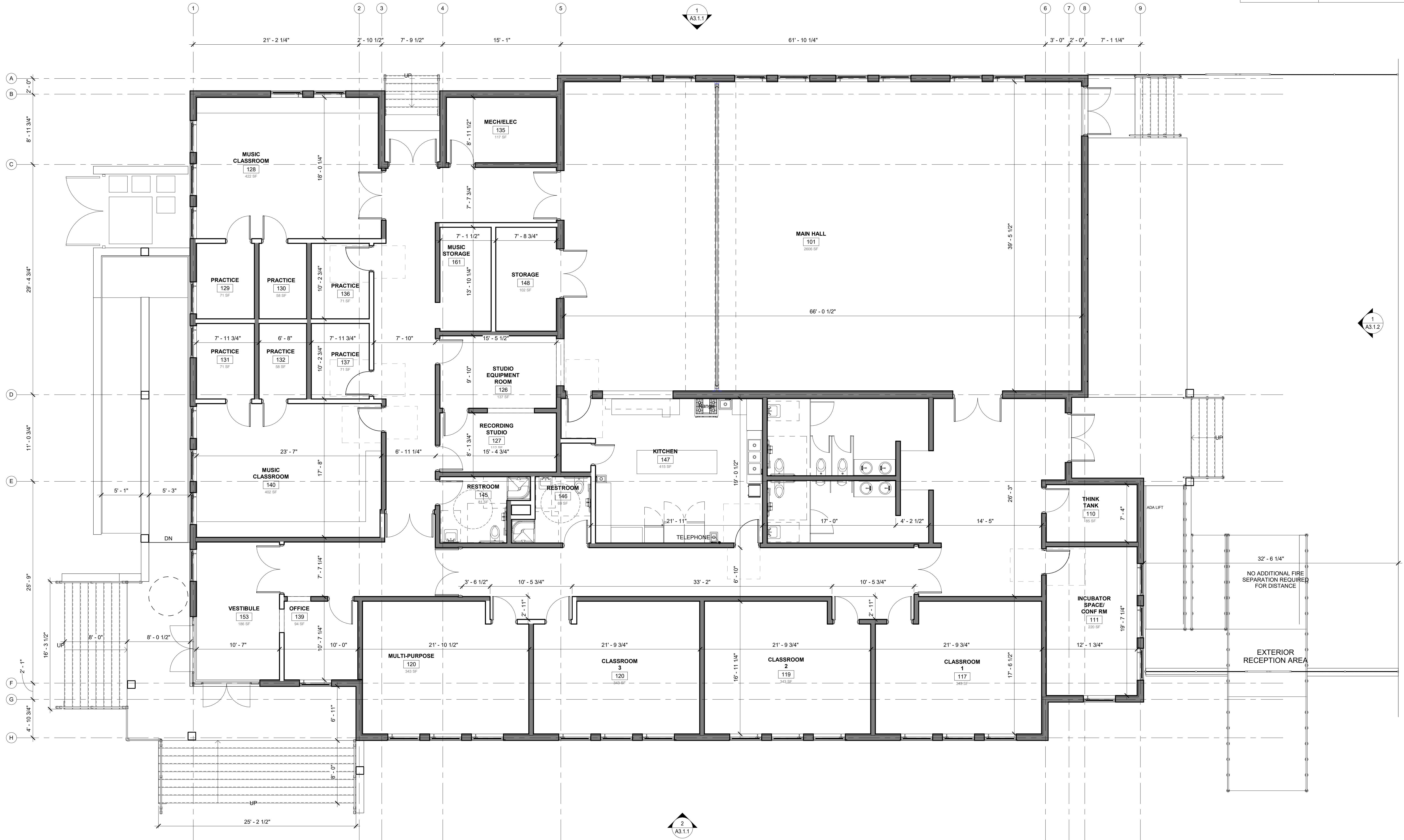
Date: 08/04/2021

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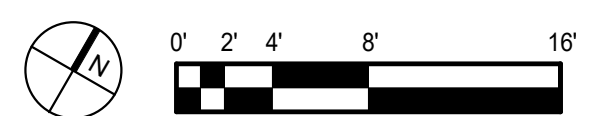
PLAN LEGEND

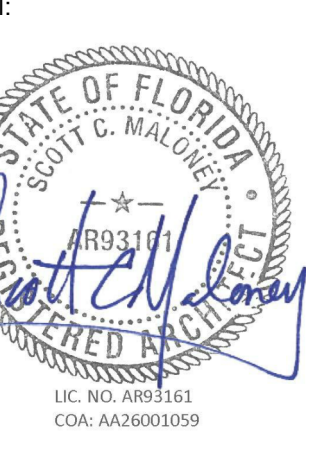
- EXISTING ITEMS TO REMAIN
- NEW PARTIAL HEIGHT WALL
- NEW GYP. BD. WALL/ REFER TO WALL TYPES
- NEW GYP. BD. FIRE RATED WALL/ REFER TO WALL TYPES
- REFER TO WALL TYPES ON A9.1.1
- EXISTING DOOR TO REMAIN
- NEW DOOR. REFER TO DOOR SCHEDULE

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



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



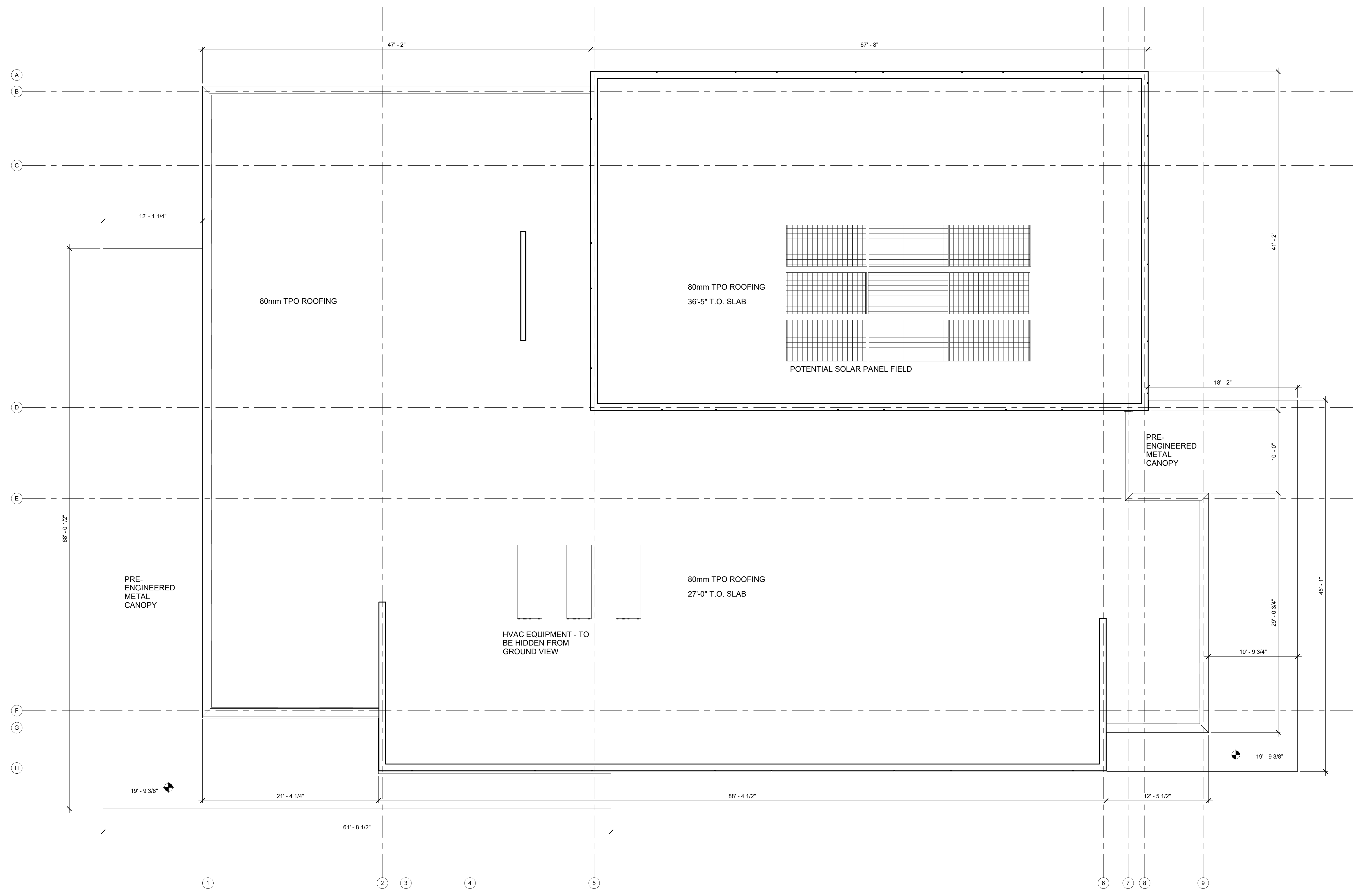


GENERAL ROOFING NOTES:

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

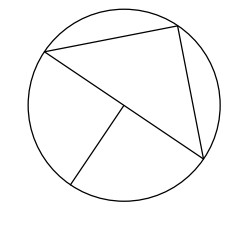
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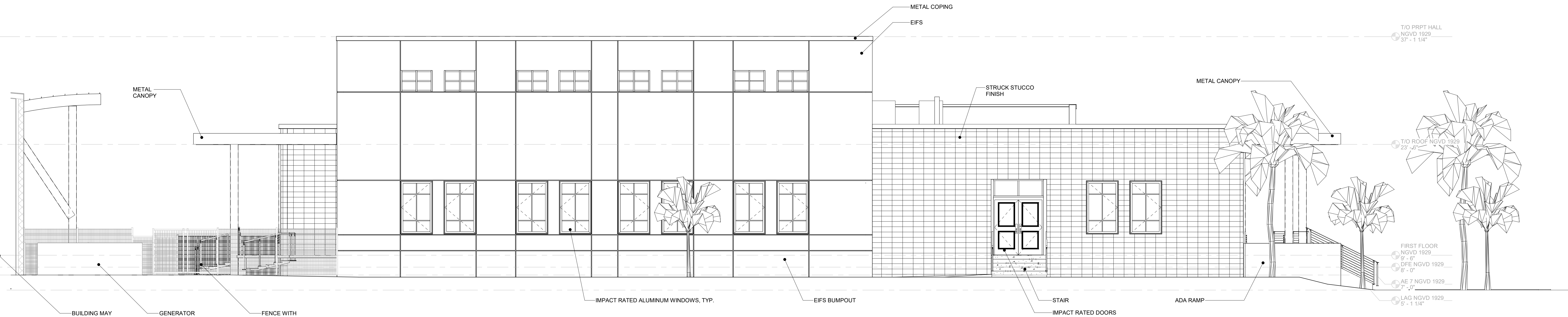
Drawing Size	Project #
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Drawn By: LBB/EHP Checked By: EG

Title: **ROOF PLAN**

Sheet Number:
A2.3.1
Date: 08/04/2021
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1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



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

Consultants:

Submissions:

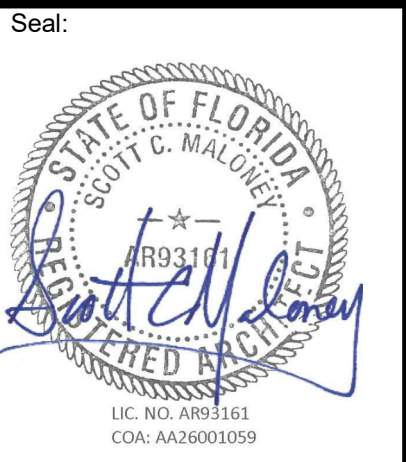
No.	REVISION	DATE
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2	ISSUED PER	06/17/2021
3	ISSUED PLANNING SET	12/08/2021

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

PLOTTED:
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Drawing Size Project #:
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Drawn By: LBB/EHP Checked By: EG

Title:
EXTERIOR ELEVATIONS

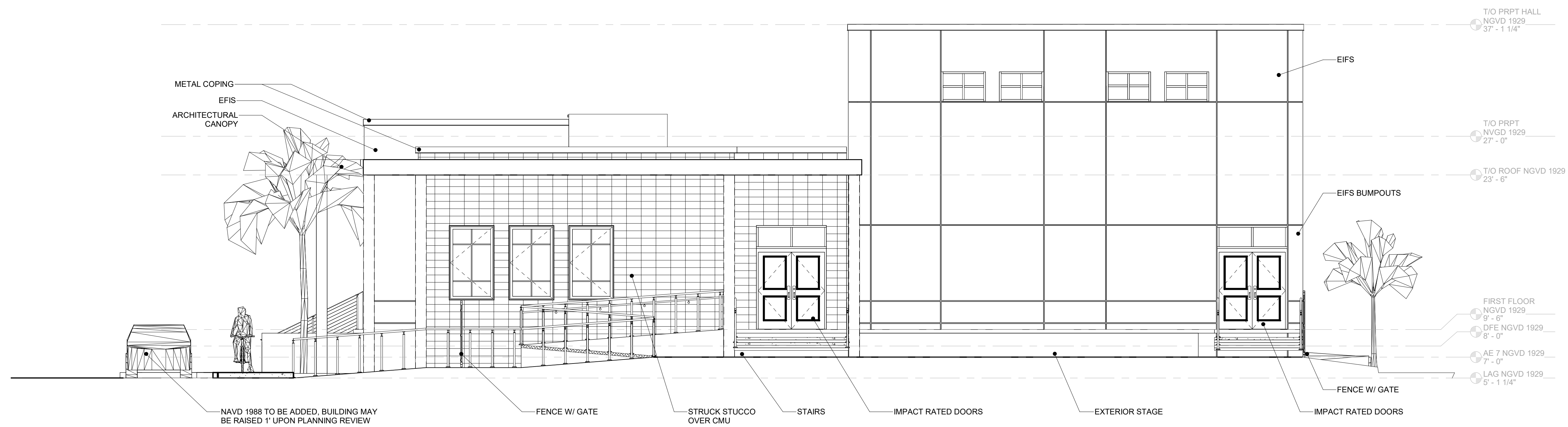
Sheet Number:
A3.1.1
Date: 08/04/2021
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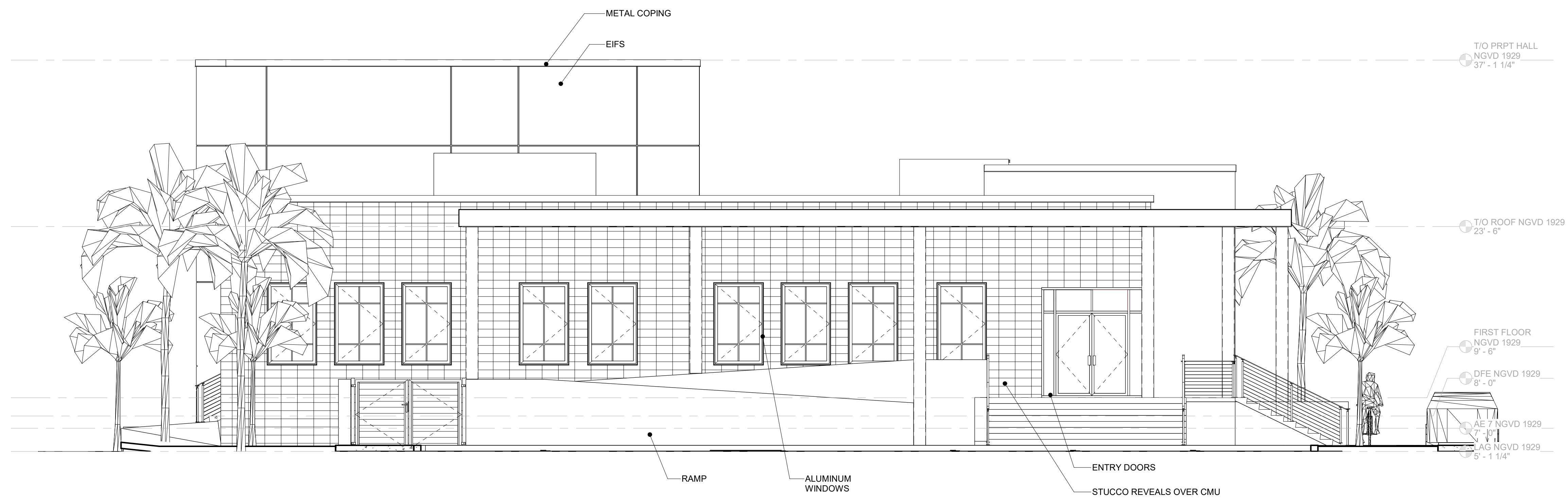
Consultants:

Submissions:

NO.	DESCRIPTION	DATE
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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:
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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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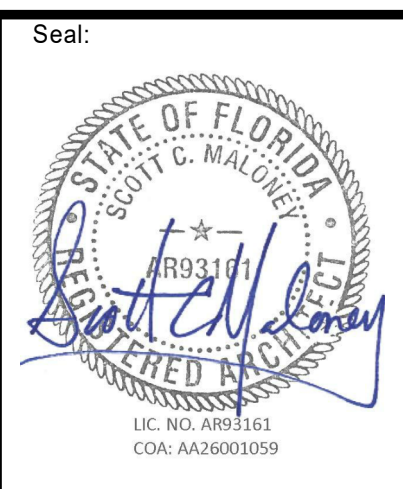
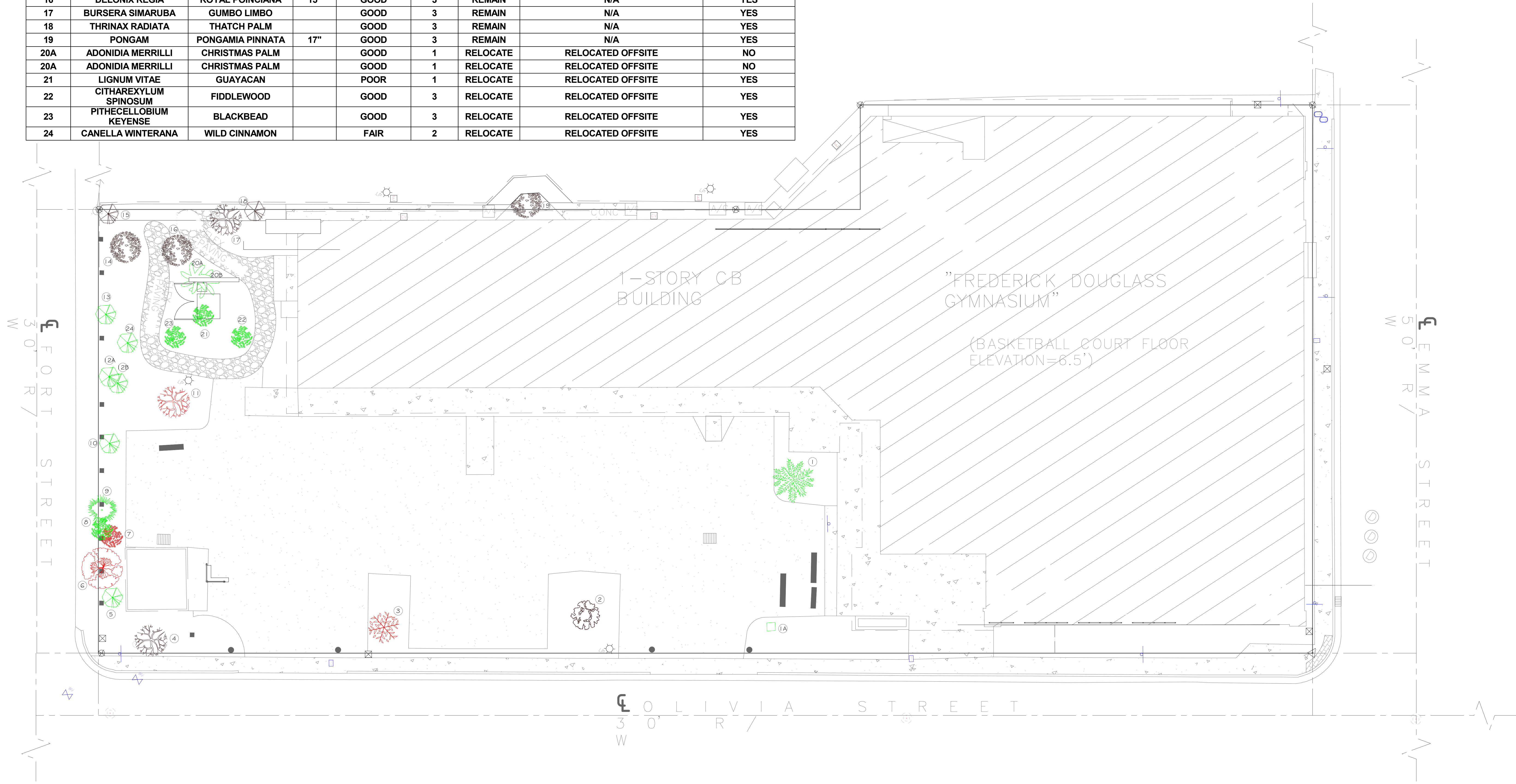
GENERAL NOTES
 1. ALL PALMS TO BE 4' TLL MINIMUM PER CODE
 2. TREES TO BE RELOCATED TO BE REMOVED WITH SPUD AND MAINTAINED WATERED DURING CONSTRUCTION
 3. COORDINATE TREE RELOCATIONS WITH SHEET L1.1.2
 4. LANDSCAPE PLANS TO BE PRINTED IN COLOR TO INSURE CLARITY

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)	REGULATED
1	TABEUIA BAHAMENSIS	BAHAMA TABEUIA		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	PITHECELLORIUM KEYENSE	BLACKBEAD		GOOD	3	RELOCATE	RELOCATED OFFSITE	YES
24	CANELLA WINTERANA	WILD CINNAMON		FAIR	2	RELOCATE	RELOCATED OFFSITE	YES

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)



Consultants:

Submissions:

NO.	REVISION	DATE	BY
1			
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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"

11/16/2021 12:47:25 PM
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Required Landscape Calculations for Frederick Douglas Gym, City of Key West, Florida
 111 Olivia Street, Key West, Florida
 Subject property zoning: (HNC-3) (Sept. 21, 2021) rev. Jan. 7, 2021

Notes:
 This plan is only intended to represent the minimally required landscape per code for planning approval. The installed landscape may exceed all landscape requirements to enhance the communities character.
 Plants will be installed as shown and the overall effect is meant to replicate a naturally occurring arrangement of native trees mixed with native and other non native plantings. 100% of proposed plants are native.
 3" of ericoid cypress bark mulch will be installed in the required landscape areas & all required plants will be sized in accordance with Sec. 109-4B1/2 Key West, Florida, Code of Ordinances. Is. 12" for Canopy trees and 24" for Shrubs.
 All landscape areas shall be covered by living plants material per 109-4B8 and any area not indicated with plant material shall receive Zoysia Empire sod.

Protect existing tree and other vegetation indicated to remain in place against unnecessary cutting, breaking or skinning of roots, skimming and bruising of bark, smothering of trees by stockpiling construction materials or excavating materials within drip line, excess foot or vehicular traffic or parking of vehicles within drip line. No activity of any sort is to take place in an area fenced off as a protected area. Water, fertilize, 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 pried 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 "Vaporguard" 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 "Vindene" and an approved fungicide. The Landscape Architect also may require the palm to be bud poled. Relocated palms are not guaranteed by the landscape contractor.

Street Frontage:
 Required: 5'-x1 acre, 252 linear feet provided. 200 plant units required.
 Provided: 297 plant units provided
Provided:
 4 existing trees, 1 existing palm = 53 Landscape Units exist
 156 new landscape units required. = 244 Units provided
 6 - 12' tall min. Krugiodendron ferreum, Black Ironwood #80 units
 2 - 12' tall min. Eugenia frondosa- Redberry Stopper 20 units
 30 - 24", 3 g. gallon) Locustberry #20 units
 35 - 24", 3 g. gallon) Key Lilly #35 units
 72 - 12", 1 g. gallon) Golden Creeper #72 units
 5 - 15-20", 3 g. gallon) Sea Lavender #5 units
 Total: 232 Units.

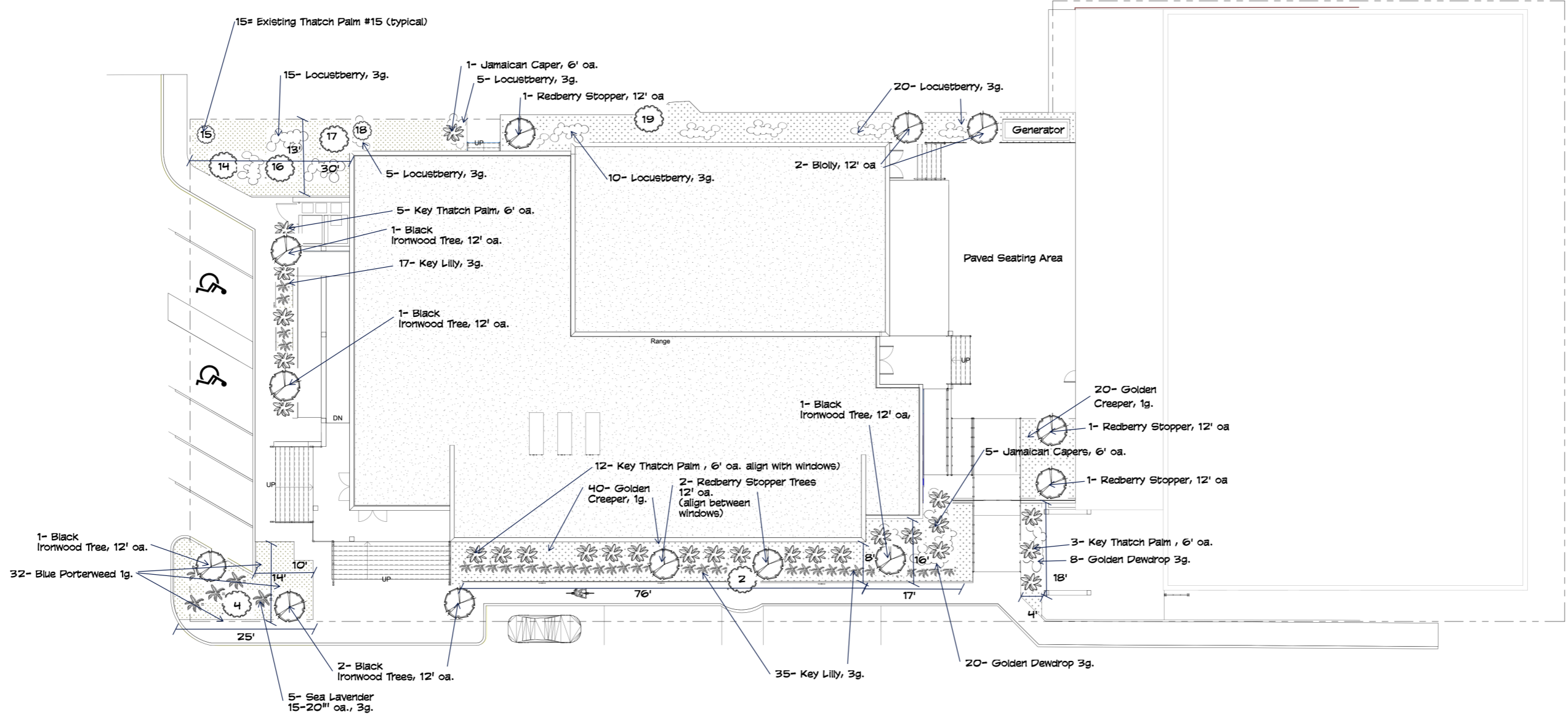
Perimeter Landscaping:
 76 lf. provided
Canopy Trees
 Required: 2, 17' x 1 + 2 required
 Provided: 2 existing or relocated mature Trees
 2 - Guapira discolor, Biolly, 12' oa.
Shrubs
 Required: 2, 17' x 10 = 22
 Provided: 30 - 24" native Shrubs will be planted. 1- 6' native Palm
 35 Locustberry- Byronima 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. Redberry Stopper
Screening:
 10 Locustberry- Byronima lucida
 1 Capparid 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.
- 20 - Thrinax morlesi, Key Thatch Palm., 6' oa., b&b
- 6 - Eugenia frondosa, Redberry Stopper, 12-13' oa., 45 gallon
- 2 - Guapira discolor, Biolly, 12-13' oa., 45 gallon
- 6 - Capparid cynophallophora, Jamaican Caper, 6' oa, 45 gallon
- 55 - Locustberry- Byronima lucida, 24-30", 7 gallon
- 28 - Duranta repens, Golden Dewdrop, 20-24", 3gallon
- 42 - Hymenocallis latifolia 'keyensis', Key Lilly, 20-24", 3gallon
- 60 - Ernodesa linearis, Golden Creeper, 10- 12", 1 gallon
- 32 - Stachytarpheta jamaicensis, Native Blue Porterweed, 1g.
- 5- 15-20", 3 g. gallon) Sea Lavender

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



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

Seal:
 State of Florida
 Professional Seal
 Landscape Architect
 License No. 1324
 Key West, Florida

Consultants:
BROWN & CREBBIN DESIGN STUDIO
 FORMED 1995
 LANDSCAPE ARCHITECTURE
 305 S. 522 PALM
 BROWNSCREEN.COM

Submissions:

NO.	ISSUED BY	DATE
1	ISSUED BY SET	06/06/2021
2	ISSUED BY SET	06/17/2021
		11/5/21
		11/16/21
		1/3/22
		1/7/22

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

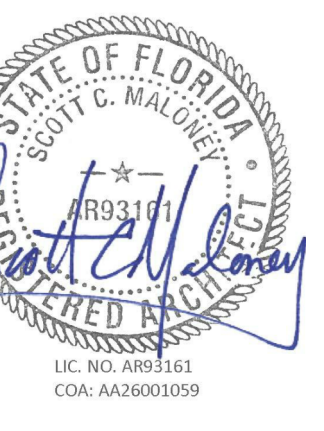
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 30x42 19095
 Drawn By: Checked By:
 Designer Checker
 Title:
REQUIRED LANDSCAPE PLAN
 Sheet Number:
L1.1.2
 Date: 12/9/21
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1 SITE PLAN - LANDSCAPE PLAN
 SCALE: 3/32" = 1'-0"

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1	REVISED 60 SET	06/26/2021
2	ISSUED ONE	06/17/2021

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 12:47:29 PM

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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