PLANNING BOARD RESOLUTION NO. 2022-002

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD APPROVING A MAJOR DEVELOPMENT PLAN, CONDITIONAL USE, AND LANDSCAPE WAIVER AT 111 OLIVIA STREET (RE# 00014720-000000) FOR CONSTRUCTION OF A NEW 9,587 SQUARE FOOT COMMUNITY CENTER LOCATED IN THE HISTORIC NEIGHBORHOOD COMMERCIAL (HNC-3) ZONING DISTRICT, PURSUANT TO SECTIONS 108-91.A.2(B), 108-517, 122-62, AND 122-868(2) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the subject property is located within the Historic Neighborhood Commercial (HNC-3) Zoning District; and

WHEREAS, pursuant to Section 108-91A.2.(b) of the Land Development Regulations of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City"), the applicant filed a Major Development Plan application to reconstruct more than 2,500 square feet of gross floor area at property located at 111 Olivia St (RE# 00014720-000100); and

WHEREAS, City Code Section 108-196(a) states the Planning Board shall act by resolution to approve, approve with conditions, or deny the Major Development Plan in an advisory capacity to the City Commission; and

WHEREAS, pursuant to Section 108-91A.2.(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida the applicant filed a Conditional Use application for the construction of a 9,587 square foot community center at the property located at 111 Olivia Street (RE# 00014720-000100); and

WHEREAS, City Code Sections 122-62 outline the criteria for reviewing a Conditional

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Use Application by the Planning Board; and

WHEREAS, pursuant to Section 108-517 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida (the "City"), the applicant filed a waiver application for the modification to the landscape standards; and

WHEREAS, City Code Sections 108-517 outline the criteria for reviewing a waiver application by the Planning Board; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on January 20, 2022; and

WHEREAS, the Planning Board found that the proposed use does comply with the criteria in City Code Sections 108-91.A.2 (b), 108-517, 122-62 and 122-868 (2); and

WHEREAS, the Planning Board found that the Major Development Plan, Conditional Use, and landscape waiver would be in harmony with the general purpose and intent of the Land Development Regulations, and would not be injurious to the neighborhood, and/or otherwise not detrimental to the public welfare.

NOW THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as fully set forth herein.

Section 2. That the Major Development Plan, Conditional Use, and landscape waiver, pursuant to 108-91.A.2(b), 108-517, 122-62, and 122-868(2) of the Code of Ordinances of the City of Key West, Florida is hereby approved as follows:

The Major Development Plan, Conditional Use, and landscape waivers are to demolish

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6,114 square feet of building attached to Frederick Douglass Gymnasium and construct a new 9,587 square foot Community Center in the Historic Neighborhood Commercial (HNC-3) zoning district pursuant to Sections 108-91.A.2(b), 108-517, 122-62, and 122-868(2) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

General Conditions:

- 1. The following required variances must first be approved: a variance allowing total building coverage of 71%, or 20,924 square feet, which exceeds the Code's maximum allowable building coverage of 40%; a variance allowing total impervious surface of 85% or 28,812 square feet, which exceeds the Code's maximum allowable impervious surface coverage of 60%; a variance allowing minimum open space of 15% or 5,189 square feet, which exceeds the Code's minimum required open space of 20%, and a variance to the required minimum rear setback: the Code requires fifteen (15) feet, but the project will be constructed five (5) feet from the rear property line.
- The proposed construction shall be consistent with the site plan signed, sealed, and dated December 9, 2021, by K2M Design with updated Landscape and Civil Plans dated January 11, 2022.
- 3. The City of Key West shall retain off-site parking spaces at the public parking lot at 918 Fort Street for the duration of the principal use of the Frederick Douglass Gym and Annex building. Signage indicating that off-site parking is available at the Fort Street Parking Lots shall be installed on the project site at 111 Olivia Street. Proposed off-site parking signage shall be reviewed and approved in accordance with adopted Historic Architectural Review Commission guidelines.

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- 4. The City shall install a crosswalk with ADA sidewalk access from the project site to the Fort Street Parking lot.
- 5. During all phases of construction, temporary fencing and erosion barriers shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.
- 6. All sidewalks and walkways shall have a minimum 36-inch width and clearance from objects and landscaping. Five feet is preferred wherever possible. Flexi-pave shall be utilized in all instances in which sidewalks or parking area is in close proximity to trees, particularly tree #2, #4, and #14, and the canopy trees at the northwest corner of the site. Pavement and sidewalk installation and repaving shall occur with oversight from the Urban Forester.
- 7. Solid Waste: Sufficient area must be provided for one (1) four-cubic-yard trash dumpster, and five (5) 97-gallon recycle carts. These areas must be fully screened from view from the right of way.
- 8. All new underground piping shall be located to avoid drip lines of existing tree roots.

 Conditions prior to the City Commission hearing:
- 9. The applicant must obtain a Certificate of Appropriateness from the Historic Architectural Review Commission (HARC).
- 10. Sanitary Sewer: The Architectural Site Plan and Concept Utility Plan do not depict the required grease interceptor. Please correct plans to provide a grease interceptor for the kitchen plumbing system, including the mop sink, three-compartment sink, and kitchen floor drains, in accordance with the Florida Building Code: Plumbing, Chapter 10, Section

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Planning Board Chair

Planning Director

- 1003. Sewer connections to the grease interceptor shall exclude all non-kitchen generated wastewater flows (Sec.74-171).
- 11. Stormwater Management: the proposed exfiltration trench treatment and disposal volume addresses the requirements of the Land Development Regulations, Chapter 108, Article VIII:Stormwater and Surface Water Management. Exfiltration trench locations and dimensions will need to be adjusted on-site to avoid impact to tree roots and palms. The City shall maintain and ensure the functionality of the proposed on-site cistern to utilize collected stormwater runoff to irrigate on-site landscaping.
- 12. The Final Landscape Plan and Site Plan shall reflect replacement of the pavement in the patio area ("paved seating area") with semi-pervious turf material or pervious pavers to further reduce the impervious surface variance. The Paved Seating Area shall also be modified to include non-linear perimeter planting beds for shade species (ferns or shrubs, as appropriate) to improve the on-site open space ratio, aesthetics, and human comfort/functionality of this integral meeting area that links the Gym with the Community Center.
- 13. Landscape plans revised and dated January 12, 2022, include the removal of two trees, the protection of trees to remain on-site, and the transplanting of additional trees to the Fort Street parking lot, as approved by the Tree Commission and Urban Forestry Manager.
- 14. Final Landscape approval required from the Urban Forestry Manager on behalf of the Tree Commission.

Conditions prior to issuance of a building permit:

15. Approval of an Art in Public Places plan shall be obtained from the Art in Public Places

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Board, pursuant to City Code Section 2-487, and may include payment of an in-lieu fee.

Conditions prior to issuance of a Certificate of Occupancy:

16. On-site artwork shall be installed and inspected by the City pursuant to Code Section 2-

487.

Section 3. This resolution does not constitute a finding as to ownership or right to

possession of the property, and assumes, without finding, the correctness of applicant's assertion

of legal authority respecting the property.

Section 4. This resolution shall go into effect immediately upon its passage and

adoption and authentication by the signatures of the presiding officer and the Clerk of the

Commission.

Section 5. This resolution is subject to appeal periods as provided by the City of Key

West Code of Ordinances (including the Land Development Regulations). After the City appeal

period has expired, this permit or development order will be rendered to the Florida Department

of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order

is not effective for 45 days after it has been properly rendered to the DEO with all exhibits and

applications attached to or incorporated by reference in this approval; that within the 45-day review

period the DEO can appeal the permit or development order to the Florida Land and Water

Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the

appeal is resolved by agreement or order.

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Planning Board Chair

VPIT Planning Director

Read and passed at a regularly scheduled meeting held this 20th day of January 2022.

Authenticated by the Chair of the Planning Board and the Planning Director.

Sam Holland, Planning Board Chair

Date

Attest:

Katie P. Halloran, Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

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Planning Board Chair

Planning Director

CITY OF KEY WEST

KEY WEST, FL

FREDERICK DOUGLASS GYM **NEW CONSTRUCTION**

PLANNING SUBMITTAL

ISSUED - 2021.12.09 UPDATE 2022.01.11 - LANDSCAPE & CIVIL UPDATE



CITY OF KEY WEST 00 WHITE STREET, KEY WEST, FL, 3304

FREDERICK DOUGLASS GYM 111 OLIMA STREET. KEY WEST, FL, 33040

APPROVALS RECIVED

Building Relationships Based on Trust and Result



GENERAL NOTES

LOCATION MAP

- The contract documents consist of this set of drawings, addende, 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.

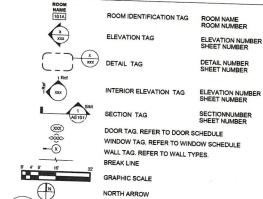
 These drawings are complementary and interrelated; work of any individual trade is not necessarily confined to specific documents, chapters, or locations. It is the intent of the contract documents to be designed in accordance with all codes and ord the contract documents to be designed in accordance with all codes and ord the contract documents to be designed in accordance with all codes and crimens of the contract of
- on the job and the architect must be notified or any discrepancies believe powers with the work.

 Ocordinate locations and/or elevations of floor drains, registers, grilles, louvers, ducts, unit heaters, panels, etc., with the Mechanical, Plumbing, and Electrical Contracts as and the architectural drawings.

 Blocking as openings, doors, windows, and wall mounted fixtures shall be 2x FRT materials. At wall mounted equipment locations, use 12°C phywood sheet meterial. All blocking in contact with concrete or concrete masonry units to be pressure treated. Where a dated all shown for one or officing, it shall apply to all like or similar conditions, etc. 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



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

DETAIL NUMBER TITLE SHEET NUMBER SCALE

SCOPE OF WORK

DEMO SCOPE:

DEMOLITION OF EXISTING 8,114 SF MUSIC & TUTORING PROGRAM
BUILDING ATTACHED TO FREDERICK DOUGLASS GYM AND ASSOCIATED
MCCHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURE. DEMO OF
EXISTING ASPHALT PARKING LOT, CONCRETE RAMPS, WALKS, AND
PADS, FLEX PAVER PATH AT LEARNING GARDEN, AND FLAG POLEBASE.
DEMO OF EXISTING DUMPSTER ENCLOSURE AND ASSOCIATED PAD.
REMOVAL OF ALL EXISTING BIKE RACKS AT GYMPARKING LOT.
REMOVAL OR SALVAGE OF TREES PER L. SHEETS, EXISTING GYM TO
REMAIN IN-TACT. NO STRUCTURAL OR UTILITY WORK.

NEW CONSTRUCTION SCOPECONSTRUCTION OF NEW 9,587 SF 1-STORY BUILDING WITH CMU
EXTERIOR WALL CONSTRUCTION, OR ROUND FLOOR CONCRETE SLAB,
FIRST FLOOR AND ROOF STEEL BEAM STRUCTURE. IMPACT PATTED
STOREFRONT GLAZING/DOOR SYSTEM. EIFS SYSTEM AND STACCOPER
ELEVATIONS. TPO MEMBRANE ROOF, NEW RAILINGS AND STAIRS/RAMP
PER FLANS, NEW PARKING LOT PER PLAN AND BIRE FAR 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 PLLMBING CODE 2020 FLORIDA PLLMBING CODE (NEC) NFPA 2020 FLORIDA FUEL GAS CODE (NEC) NFPA 2020 FLORIDA FUEL GAS CODE 2020 FLORIDA ENERGY CONSERVATION CODE 2020 FLORIDA ACCESSIBILTY CODE ASCE 7-10 LOCAL BUILDING REQUIREMENTS: FEMA REQUIREMENTS:

CITY OF KEY WEST CODES AND ORDINANCES FLOOD ZONE: AE: "7 NGVD 1829 FLOOD ZONE: 48.0 FEET NGVD 1929 FLOOD ZONE: 49.0 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'

DESIGN FLOOD ELEVATION:
CURRENT ZONING
MAX BUILDING HEIGHT:
FLORIDA GREEN BUILDING:
USE GROUP:

DRC STATEMENTS

BUILDING DESIGNED WITH THE FIRST FINISHED FLOOR AT OR ABOVE THE NEW BASE FLOOD ELEVATION SHOWN ON FEMAL PRELIMINARY FIRMS (MAVD 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 CENTED

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

DESIGN TEAM INFORMATION

INTERIOR DESIGN:

Valene Tabone K2M Design 3121 Bridge Avenue Cleveland, Ohio 44113 tel: 216.357.2794 fax: 216.357.2796

STRUCTURAL ENGINEER:

Steven S. Grasley K2M Design 1150 Virginia Street Key West, FL 33040 tel: 855.868.4526 fax: 216.357.2796

CIVIL ENGINEER:

ARCHITECT:

Scott Maloney K2M Design 3121 Bridge Avenue Cleveland, Ohio 44113 tel: 855.866.4526

Jason Panicaro CW3 Engineers 5783 Bayshore Rd. Suite 113 N. Ft. Myers FL 33917 tel. 239.205.6473

IRRIGATION:

SURVEYOR:

Blue Island Lighting & Irrigation Inc. 3255 Flagler Avenue #307 Key West, FL 33040 tel. 305.293.8444

Florida Keys Land Surveying 19960 Overseas Highway Sugarloaf Key, FL 33042 tel. 305.394.3690

POINT OF CONTACT:

Devon Ayers K2M Design 1150 Virginia Street Key West, FL 33040 tel: 305.307.5840 fax: 216.357.2796

MEP ENGINEER:

Mark Wutz K2M Design 3121 Bridge Avenue Cleveland, Ohio 44113 tel: 216.588.0715 ext. 1158 fax: 216.357,2796

RMWATER 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:

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: FIRE RESISTANCE RATINGS:
SHAFT WALLS
FIRE STAIR WALLS
FIRE STAIR OORSWINDOWS
FIRE SEPARATION @ LOBBY
FIRE SEPARATION @ MAIN HALL
LOBBY INTERIOR DOORS
NON-LOAD BEARING EXT WALLS
O 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 IOR TYPE II CONSTRUCTION PROJECTS FIRE RETARDANT TREATED WOOD (EXTREDIOR OR INTERIOR 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.

GEOTECHNICAL ENGINEER:

Nutting Engineers 2051 NW 112th Avenue #126 Miami, FL 33172 tel. 305.824.0060

DRAWING INDEX

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ISSUED FOR:				
ISSUED SCHEMATIC DESIGN SET ISSUED PRC SUBMITTAL SSUED PLANNING SET SSUED DESIGN DEVELOPMENT SET	SSUED CONSTRUCTION DOCUMENT SET			

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		X	G0.0.5	MATERIALS & COLORS
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	x	C 03	CONCEPT DRAINAGE PLAN
X	X	C 04	CONCEPT UTILITY PLAN
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	X	A1.1.0	SITE DATA TABLES
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			A3.2.2	BUILDING SECTIONS
			A3.2.3	BUILDING SECTIONS
			A3.4.1	ENLARGED SECTION DETAILS
			A6.1.1	WINDOW/DOOR SCHEDULES
			A6.2.1	DOOR DETAILS
			A6.22	WINDOW DETAILS
			A7,1.1	STAIR PLANS, SECTIONS, AND DETAILS
7			A7.2.1	ELEVATOR PLANS, SECTIONS, AND DETAILS
1			A8.1.1	ROOFING DETAILS
			A8.2.1	EXTERIOR DETAILS
7			A8.3.1	INTERIOR DETAILS
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	14.2.2	INTERIOR ELEVATIONS
	12.1.1	FINISH PLANS
	12.2.1	CEILING PLAN
	12.3.1	FIRST FLOOR FURNITURE PLAN
	M.2.1	INTERIOR ELEVATIONS
	15.1.1	ENLARGED MILLWORK PLANS
	15.2.1	MILLWORK DETAILS & SECTIONS
	16.1.1	SCHEDULES - FINISH & FINISH LEGEND
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	\$1.4	ROOF FRAMING PLAN
	\$2.1	FOUNDATION TYPICAL DETAILS
	\$2.2	FOUNDATION SECTIONS
	\$3.1	FRAMING TYPICAL DETAILS
	93.2	FRAMING SECTIONS
	\$4.1	ROOF TYPICAL DETAILS
	\$4.2	ROOF SECTIONS

	MO:1.1	GENERAL NOTES AND SCHEDULES
	M1.1.1	MECHANICAL PLANS - LEVEL 1
	M2.3.1	ROOF MECHANICAL PLAN
\perp	M5.1.1	MECHANICAL BUILDING AUTOMATION PLANS
MBING	M5.1.2	MECHANICAL BUILDING AUTOMATION PLANS
IBING	P0.1.1	MECHANICAL BUILDING AUTOMATION PLANS PLUMBING SCHEDULES, NOTES & SYMBOLS
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	E2.1.1	FIRST FLOOR POWER PLAN	
\perp	E2.2.1	FIRST FLOOR LIGHTING PLAN	
	E2.3.1	TECHNOLOGY PLAN	
	E3.1.1	ONE LINE DIAGRAM	
	E3.1.2	PANEL SCHEDULES/RISER DIAGRAM	
	E5.1.1	ELECTRICAL DETAILS	
	E6.0.1	ELECTRICAL ONE-LINE DIAGRAM	
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X	L5.1.2	LANDSCAPE/SITE DETAILS

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

SHEET NUMBERING SYSTEM



DISCIPLINE:
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SUB-SERIES NUMBER
NUMBER OF
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AWING INDEX, CODE INFO., SYMBOL LEGEND, & ABBREVIATIONS

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FREDERICK DOUGLASS 111 OLIMA STREET, KEY WEST, FL, 3304

OF KEY WEST

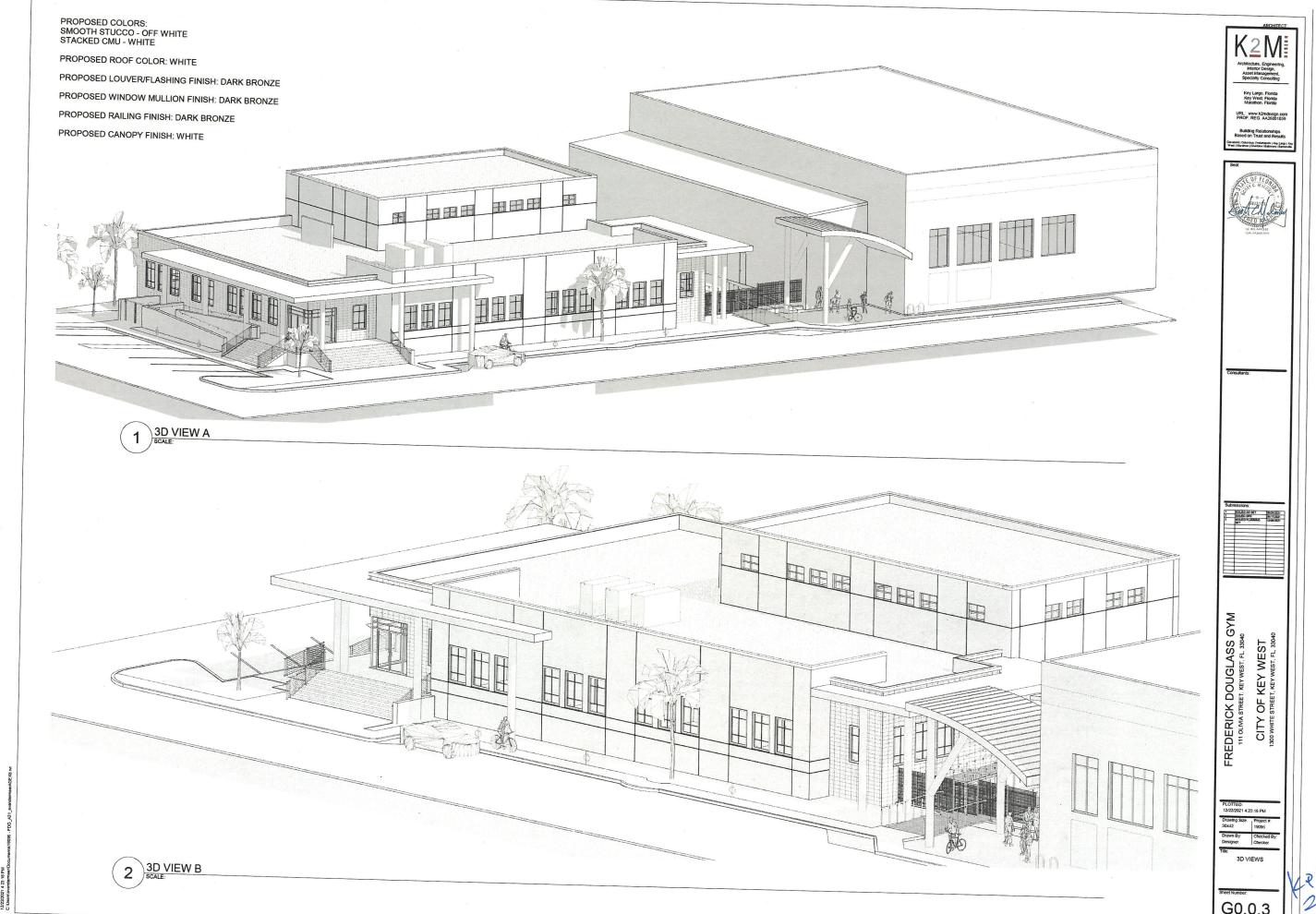
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Key Largo, Florida Key West, Florida Marathon, Florida

URL: www.k2mdesign.com PROF. REG. AA26001059 Building Relationships Based on Trust and Results

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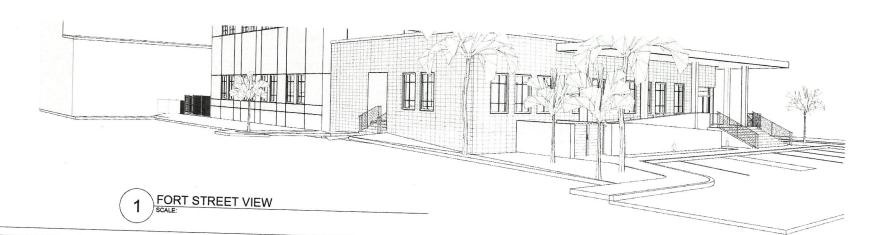




3 COURTYARD ENTRANCE VIEW



2 FRONT ENTRANCE VIEW



Architecture. Engineering.
Interior Design.
Architecture. Engineering.
Interior Design.
Asset Management.
Specially Consulting

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Based on Trust and Results.
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Character (Consult Stations)



Consultant

Submissions:

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FREDERICK DOUGLASS GYM
111 OLIMA STREET. KEY WEST, FL. 3040
CITY OF KEY WEST
1300 WHITE STREET, KEY WEST, FL. 33040

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Title: 3D VIEWS

Sheet Number:
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Date: 08/04/2021

60021 by KSM Deelgn, Inc.

Cett 2022

EXTERIOR MATERIAL CONCEPT



METAL CANOPY EXAMPLE



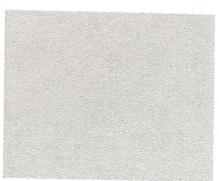
METAL CANOPY EXAMPLE



STUCCO FINISH OVER CMU - STACK BOND PATTERN



STUCCO FINISH - WHITE



STUCCO FINISH - OFF WHITE





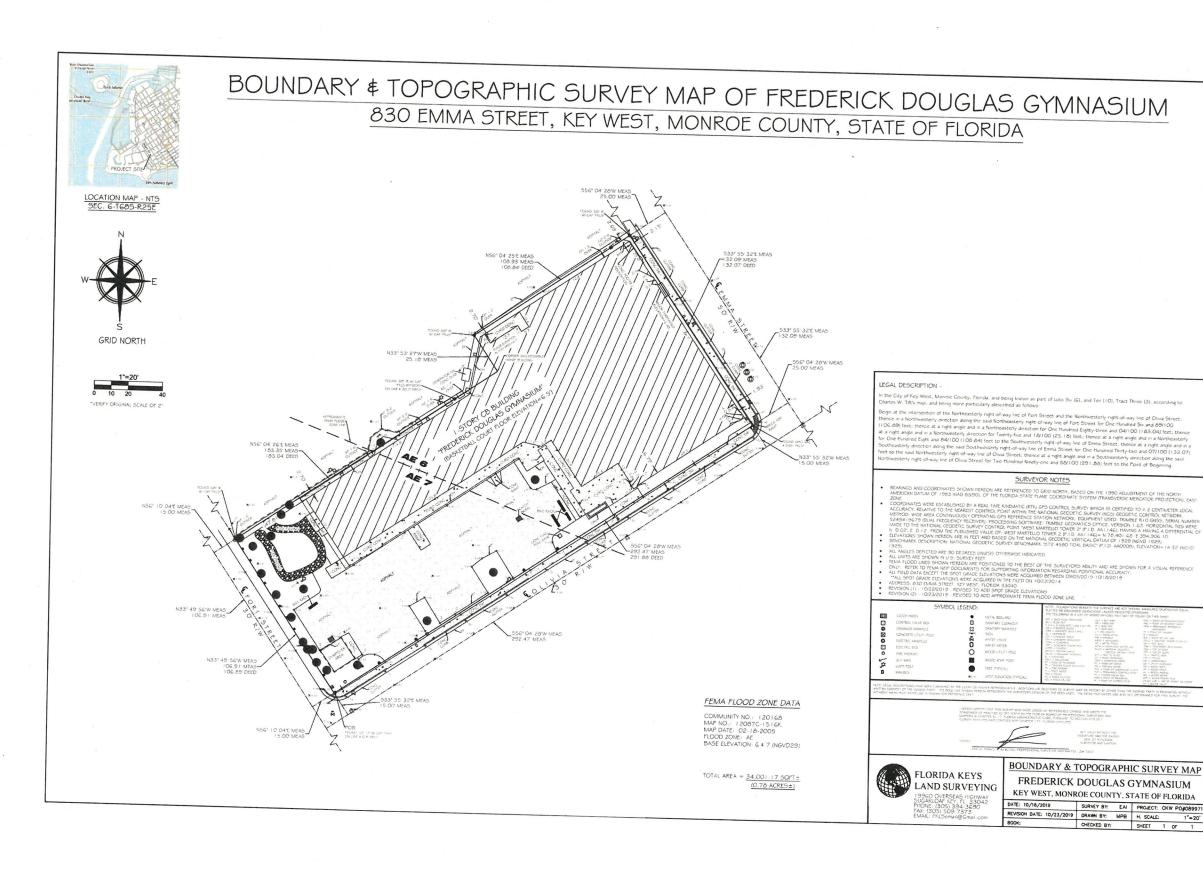
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FREDERICK DOUGLASS GYM
111 OLIVA STREET, KEY WEST
CITY OF KEY WEST
1300 WHITE STREET, KEY WEST

Drawing Size Project #: 30x42 | 19095

Drawin By: Checked By: Checker

Title: MATERIALS & COLORS



Architecture. Engineering. Interior Design. Method Marship Consulting URL: www.k2mdesign.com PROF. REG A-42001039

Building Relationships

Building Relationships

Based on Trust and Results

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Consultants:

Submissions:

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

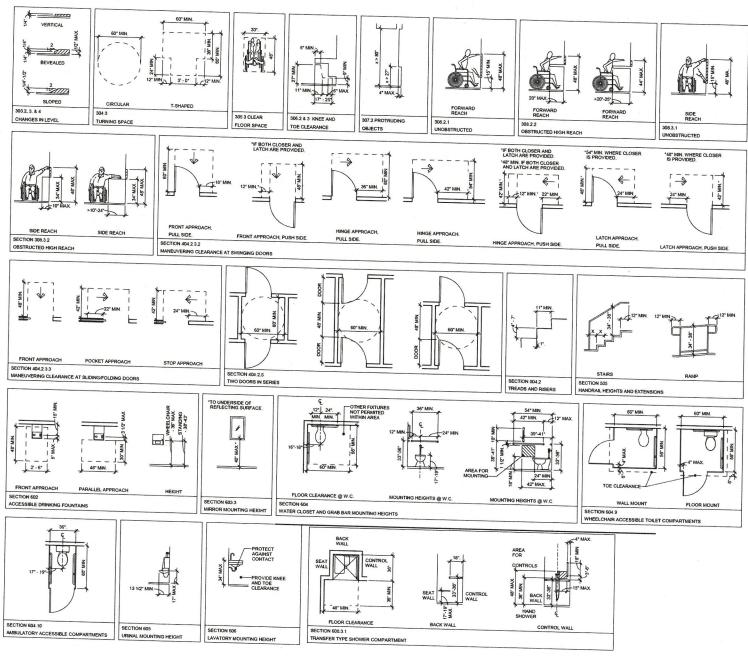
CITY OF KEY WEST, PL. 3304

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SITE SUDVE

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NOTES

SYMBO	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.	* × < 24"	DIMENSION GREATER THAN INDICATED DIMENSION.
* ×>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	-	DIRECTION OF TRAVEL OR APPROACH.
	LOCATION ZONE OF ELEMENT.	•	

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

Key Largo, Florida Key West, Florida Marathon, Florida URL: www.k2mdesign.com PROF. REG. AA26001059

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FREDERICK DOUGLASS GYM CITY OF KEY WEST 300 WHITE STREET, KEY WEST, FL, 33040

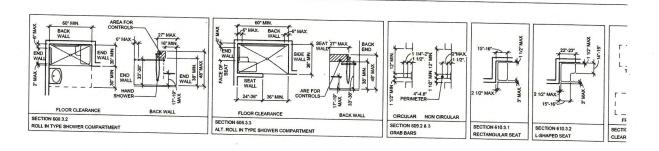
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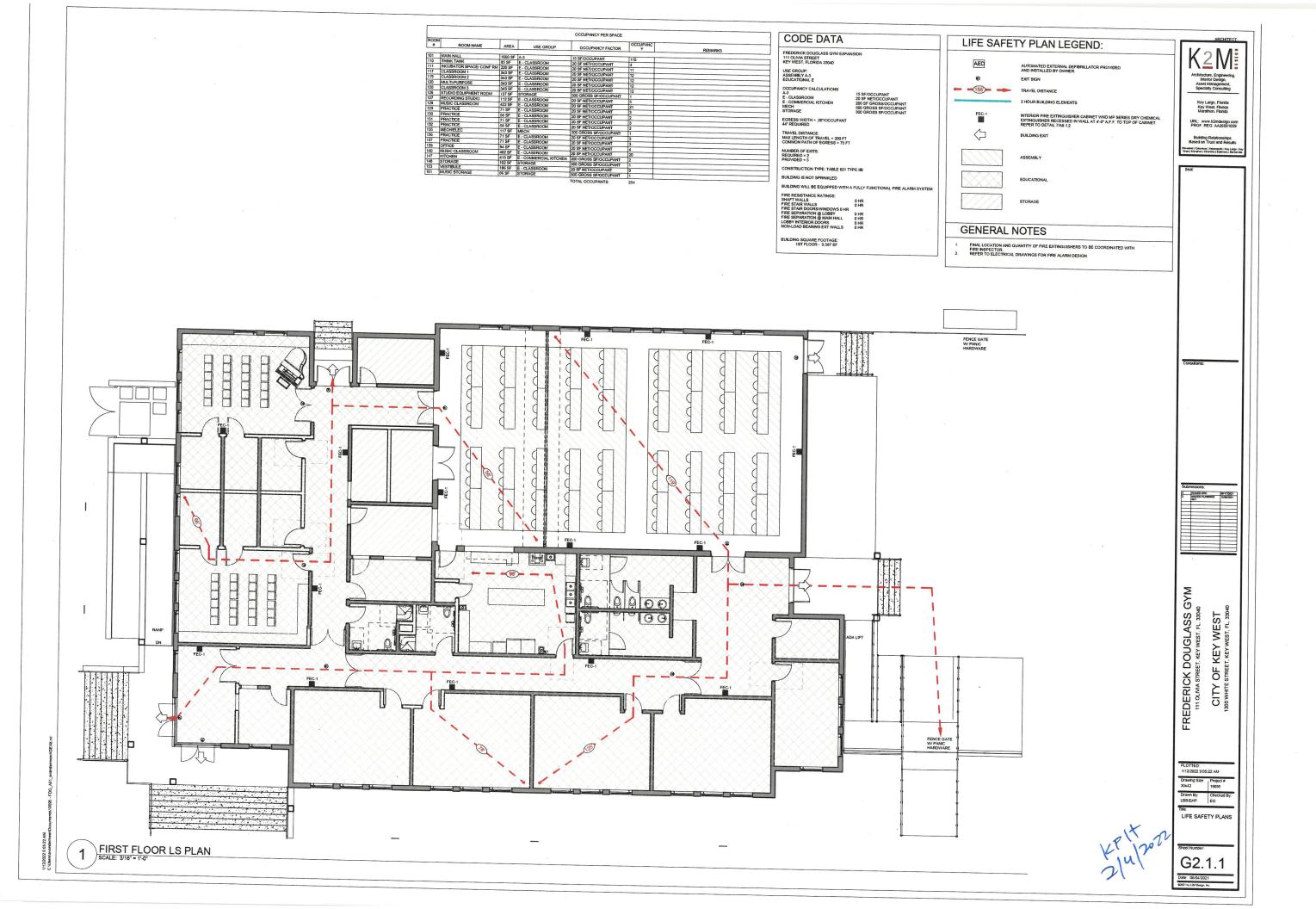
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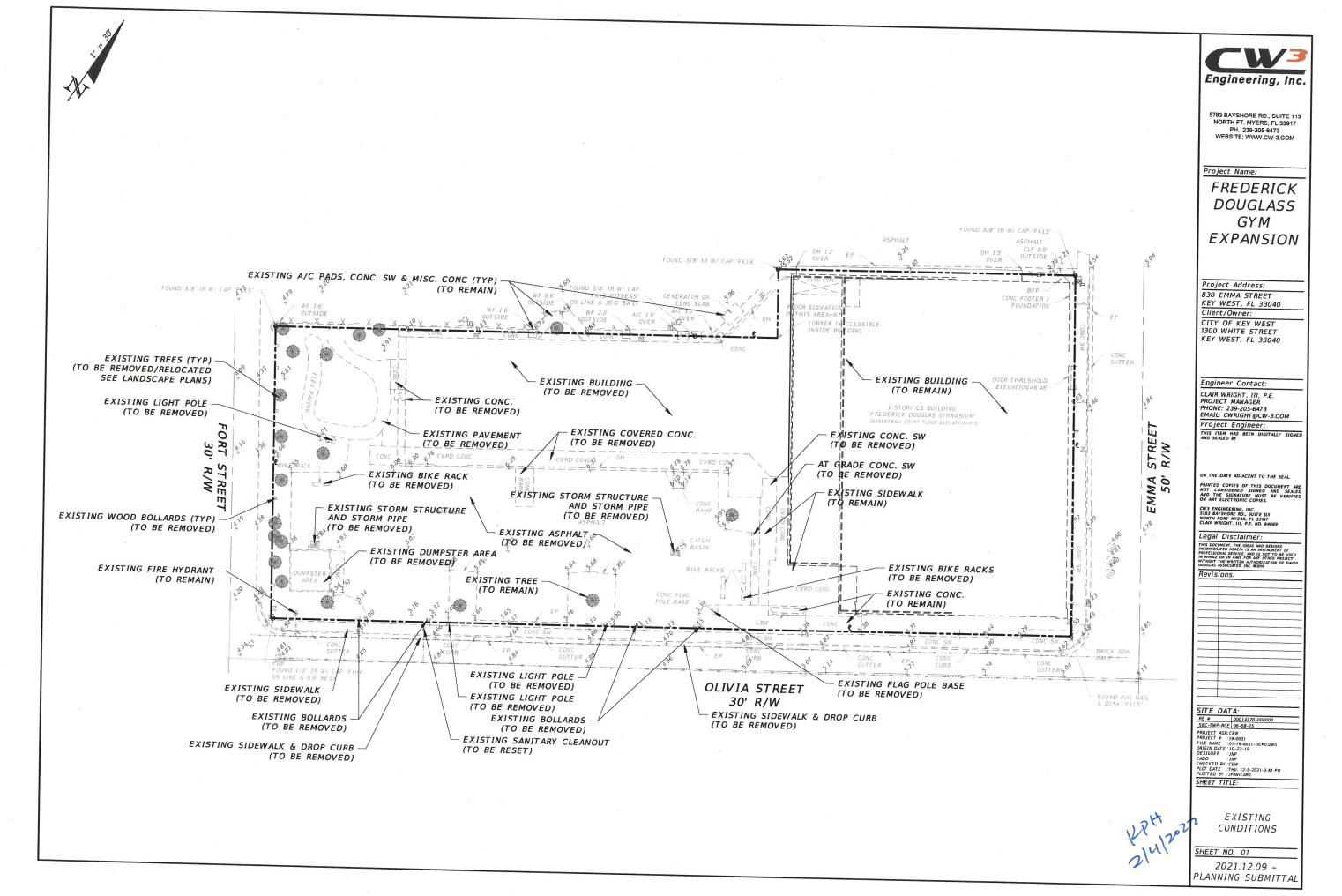
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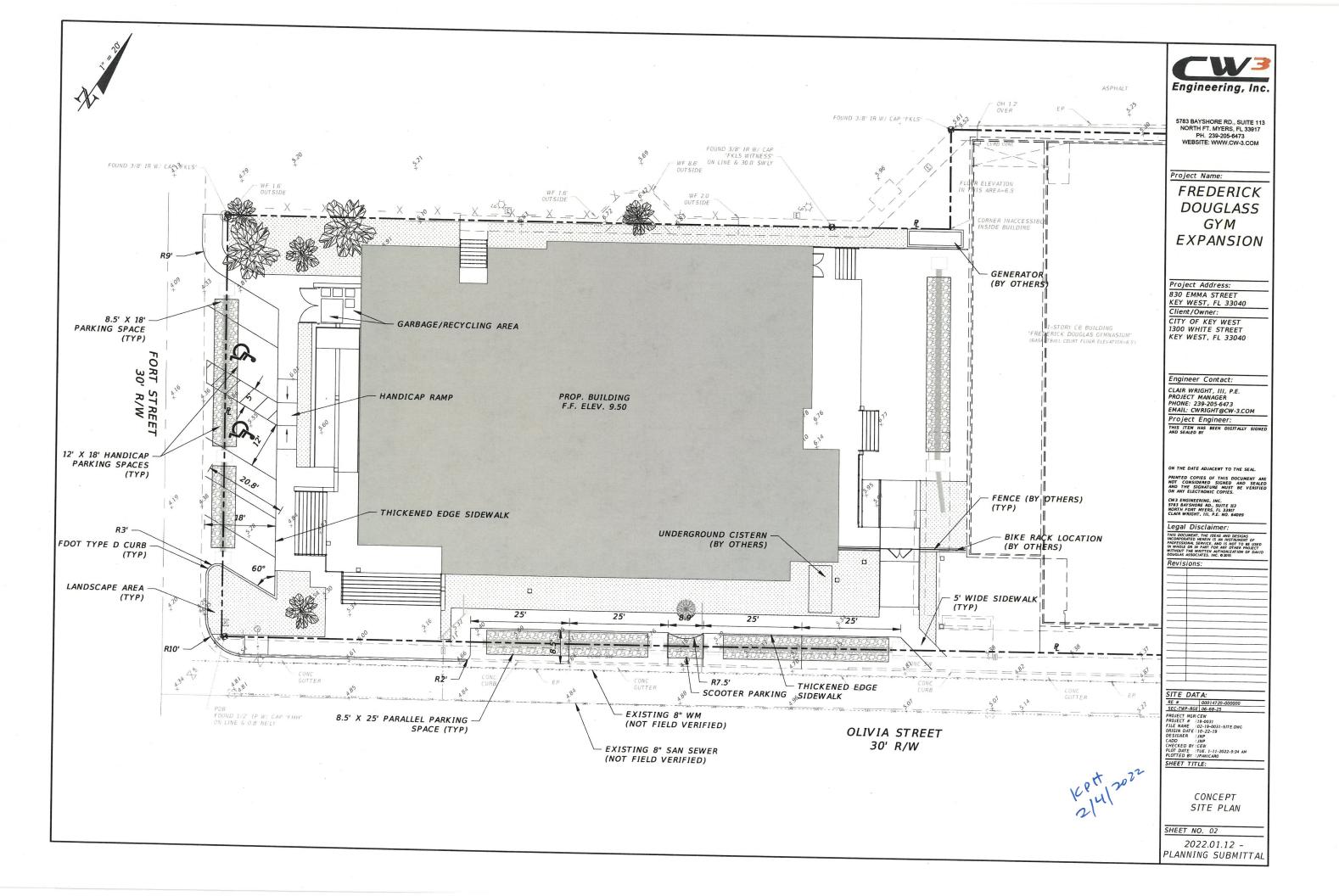
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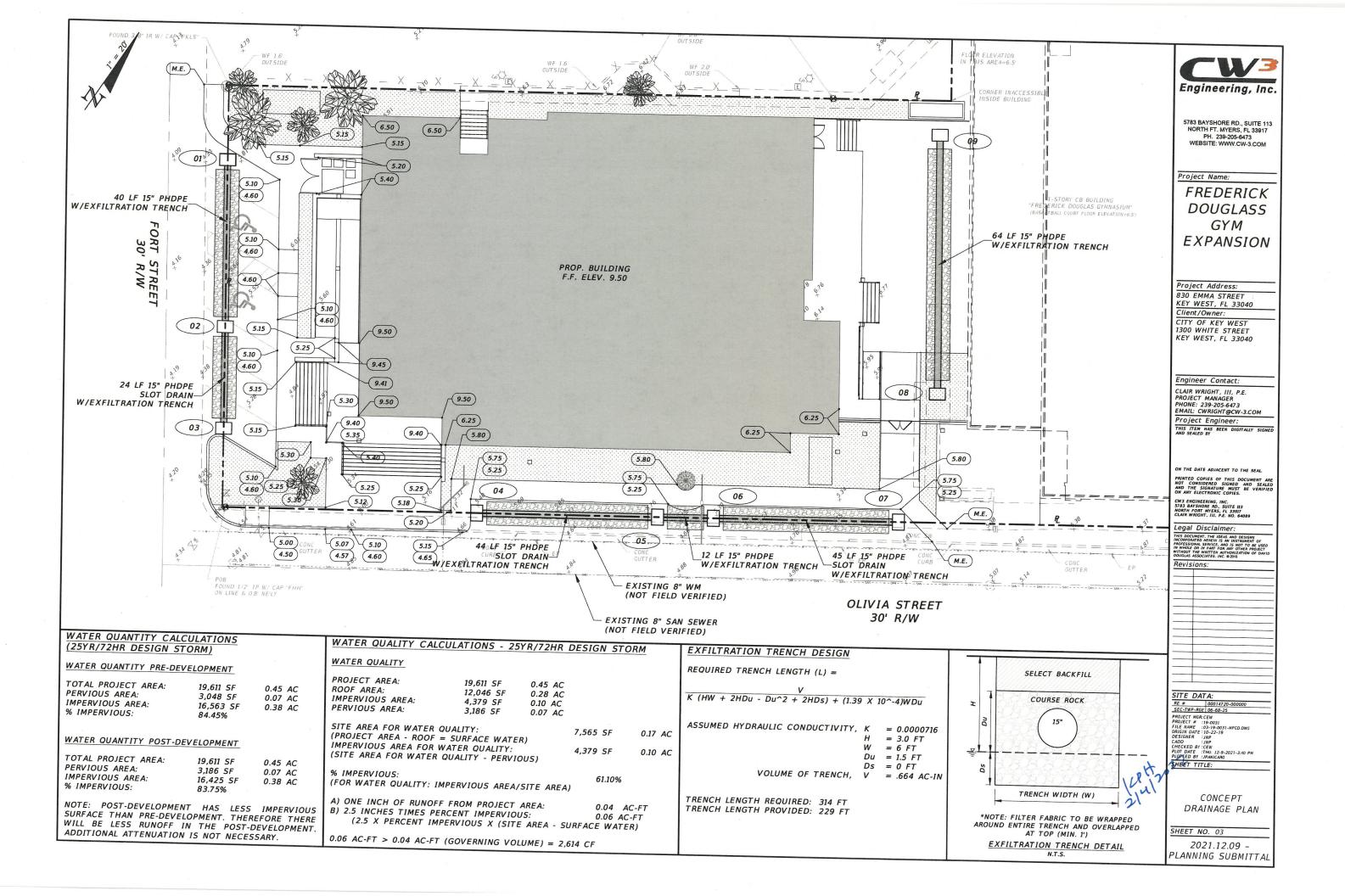


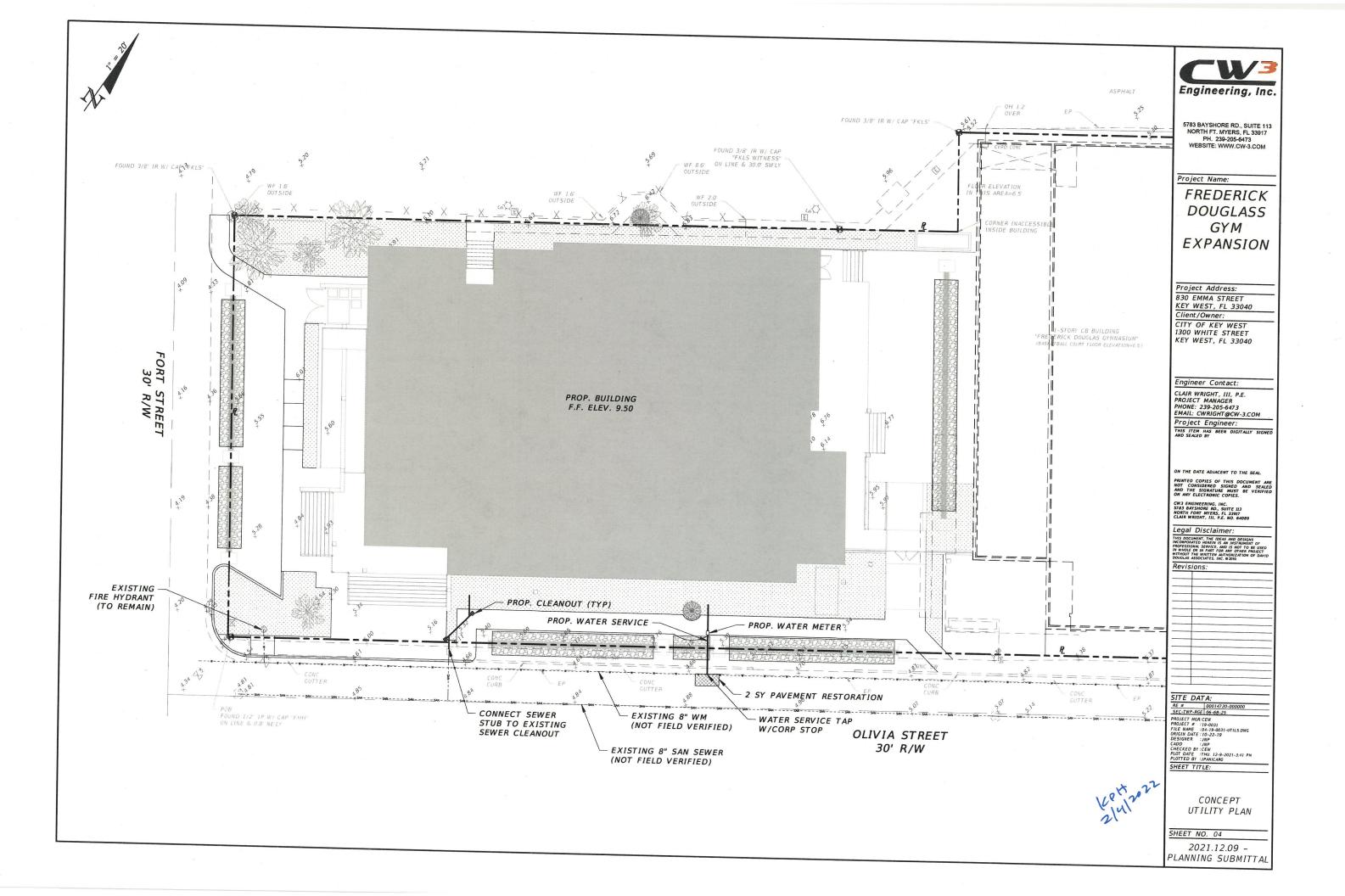
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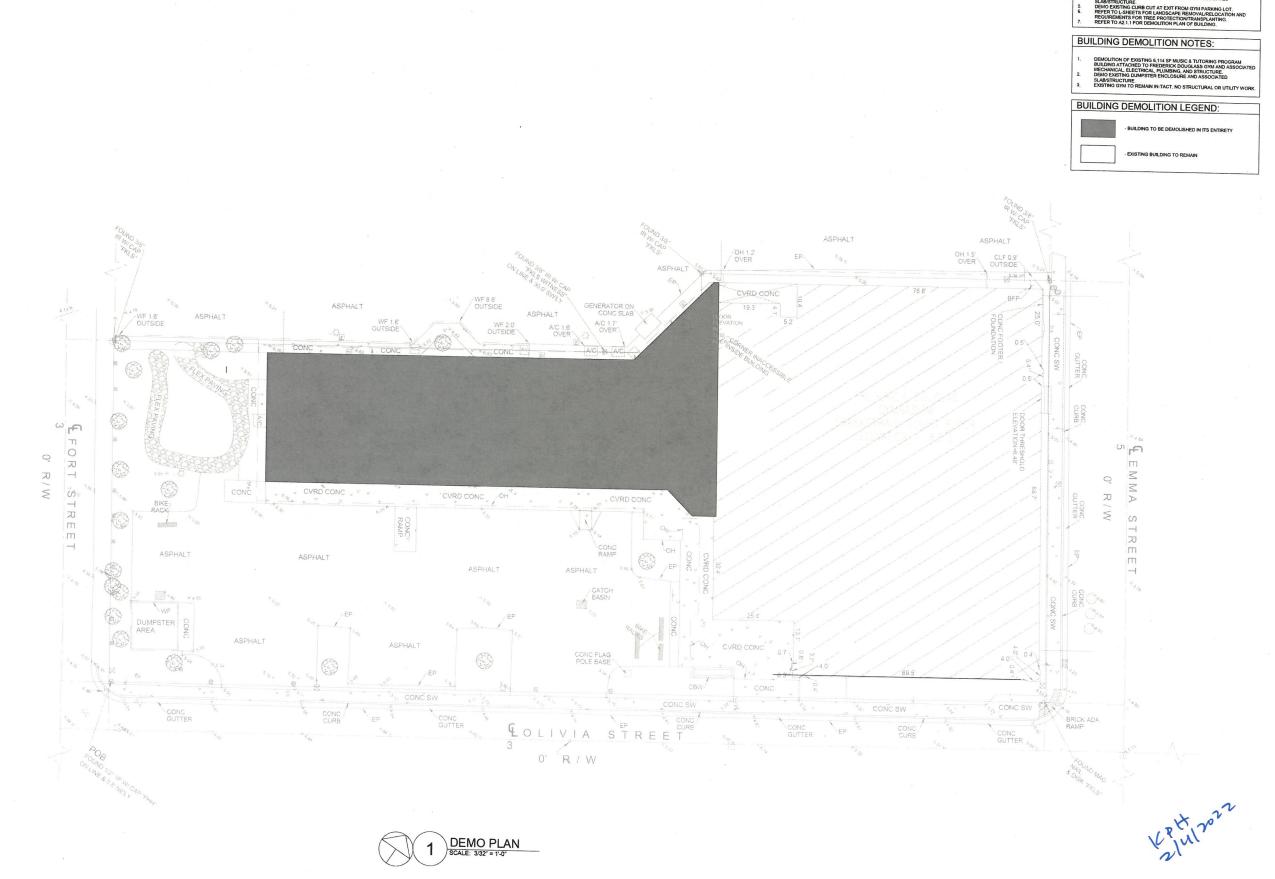












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FREDERICK DOUGLASS GYM CITY OF KEY WEST

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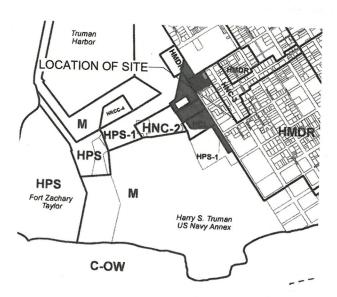
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DEMOLITION SITE PLAN/FLOOR PLAN

AD1.1.1

Date: 08/04/2021

Date: 08/04/2021



UPDATED 01.17.2022

VICINITY MAP W/ LAND USE

		SITE I	DATA TABLE				
	CODE REQUIREMENT	CODE REQUIRED SQ. FT.	EXISTING SITE	EXISTING SITE SQ. FT.	PROPOSED	PROPOSED SQ.	VARIANCE
Zoning	HNC-3						neques!
Flood Zone	AE 7						
Size of Site	34,000 SF (Min. 4,000 SF)		34,000 SF				
Height	30'-0"		30'-0"				
Front Setback	None		None		30'-0"		N/A
Side Setback	5'-0"		5'-0"		7'-9"		N/A
Side Setback	5'-0"		5'-0"		0'-0"		N/A
Street Side Setback	7'-6"		7'-6"		5'-0"		N/A
Rear Setback	15'-0"		0'-0"		18'-0"		N/A
Residential Floor Area	N/A				5'-0"		YES
Density	16 du/acre		N/A		N/A		N/A
F.A.R. (Commercial)	1		0		N/A		N/A
Building Coverage	40%	13,600	0		0		N/A
mpervious Surface	60%	20,400	62%	20,924	71%	24,193	YES
Parking	27	20,400	89%	30,361	85%	28,812	YES
	0		19		10		N/A
landicap Parking**	3				/		1
Bicycle Parking	35%		2		2		N/A
	0		8		21		N/A
Open Space/Landscaping	20%		/		1		1
Number & Type of Units	N/A	6,800 SF	11%	3,639 SF	15%	5,189	YES
Consumption Area or Number of	IV/A		N/A		N/A		N/A
eats	N/A		N/A		N/A		N/A
*up to 25 - 1							
oning of Adjoining Sites	HNC-3 and HMDR***						

	Breakdowns	(SF)		
	Existing Develo	pments		
Lot Area		Our Site	Total Existing	
Existing Coverages		34,001.17	34,001.1	
Asphalt/Concrete			0 1,002.12	
Buildings	Parking Side	8,703		
	Side AC/Conc	39		
	Flex Pavers	525		
	Sidewalks on Back	22		
	Sidewalks on Front/Side	148		
	Buildings	20,644		
	Dumpster	280	See	
			Building/Lot	
			Coverages	
			Below	
Impervious Surface		30,361	20.264	
Impervious Surface %		89%	30,361	
Building Coverage		20,924	89%	
Building Coverage %		62%	20,924	
Open Space		3,640.00	62%	
Open Space %		11%	3,640.00	
		1178	11%	
	Proposed Develo	pments		
ot Area		34,001.17		
Coverages		3 1,001.17		
Asphalt/Parking		1,340		
Buildings		24,193		
Pavement		4,619		
		4,019		
mpervious Surface				
mpervious Surface %		28,812		
uilding Coverage		85%		
uilding Coverage %		24,193		
pen Space		71%		
pen Space %	-	5,189		
<u> </u>		15%		

ARCHITECT

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Bergering, Control of the Co



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

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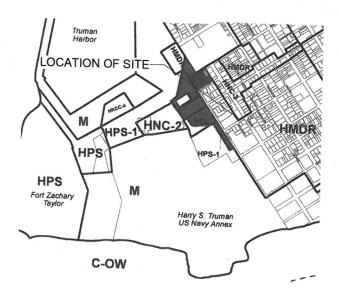
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SITE DATA TABLES

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VICINITY MAP W/ LAND USE

		SITE I	DATA TABLE				
	CODE REQUIREMENT	CODE REQUIRED SQ. FT.	EXISTING SITE	EXISTING SITE SQ. FT.	PROPOSED	PROPOSED SQ.	VARIANCE REQUEST
Zoning	HNC-3						A PART OF THE PART
Flood Zone	AE 7						10 m
Size of Site	34,000 SF (Min. 4,000 SF)		34,000 SF			10000	
Height	30'-0"		30'-0"			The Park	
Front Setback	None		None		30'-0"	A Park	N/A
Side Setback	5'-0"		5'-0"		7'-9"	Acces.	N/A
Side Setback	5'-0"		5'-0"		0'-0"		N/A
Street Side Setback	7'-6"		7'-6"		5'-0"		N/A
Rear Setback	15'-0"		0'-0"		18'-0"		N/A
Residential Floor Area	N/A				5'-0"		YES
Density	16 du/acre		N/A		N/A		N/A
F.A.R. (Commercial)	1		0	2000	N/A		N/A
Building Coverage	40%	13,600 SF	0	2000	0		N/A
Impervious Surface	60%	20,400 SF	62%	20,924 SF	71%	24,193 SF	YES
Parking	27	20,400 SF	89%	30,361 SF	89%	30,361 SF	YES
	0		19	*	10		N/A
Handicap Parking**	3		1 200		/		1
Bicycle Parking	35%		2		2		N/A
	0		8		21		N/A
Open Space/Landscaping	20%	5 000 00	•		/		1
Number & Type of Units	N/A	6,800 SF	11%	3,639 SF	11%	3,639 SF	YES
Consumption Area or Number of	N/A	and the same of th	N/A		N/A		N/A
Seats	N/A	The state of the s	N/A		N/A		N/A
		<i>A</i> *					
**up to 25 - 1	a.e.e.e.e						
Coning of Adjoining Sites	HNC-3 and HMDR***						

	Breakdowns	(51)		
	Existing Develo	pments		
Lot Area		Our Site	Total Existing	
		34,001.17	34,001.17	
Existing Coverages			34,001.11	
Asphalt/Concrete	Parking Side	8,703		
- Andrew	Side AC/Conc	39		
- Andrews	Flex Pavers	525		
And a second	Sidewalks on Back	22		
	Sidewalks on Front/Side	148		
Buildings	Buildings	20,644		
	Dumpster	280	See	
		200	Building/Lot	
			Coverages	
			Below	
Impervious Surface		30,361	20.00	
Impervious Surface %		89%	30,361	
Building Coverage		20,924	89%	
Building Coverage %		62%	20,924	
Open Space		3,640.00	62%	
Open Space %		11%	3,640.00	
		1176	11%	
	Proposed Develo	pments		
Lot Area		34,001.17		
Coverages		34,001.17		
Asphalt/Parking		1,340		
Buildings		24,193		
Pavement				
		4,715		
mpervious Surface				
mpervious Surface %		30,248		
Building Coverage		89%	·	
Building Coverage %		24,193		
Open Space		71%		
Open Space %		3,753		
		11%		

Architecture, Engineering, Interior Design, Mortor Design, Asset Management, Specially Consulting Key Largo, Plorida Marambon, Pionda Marambon



Consultants

Submissions:

| Industrial State | Security | Security

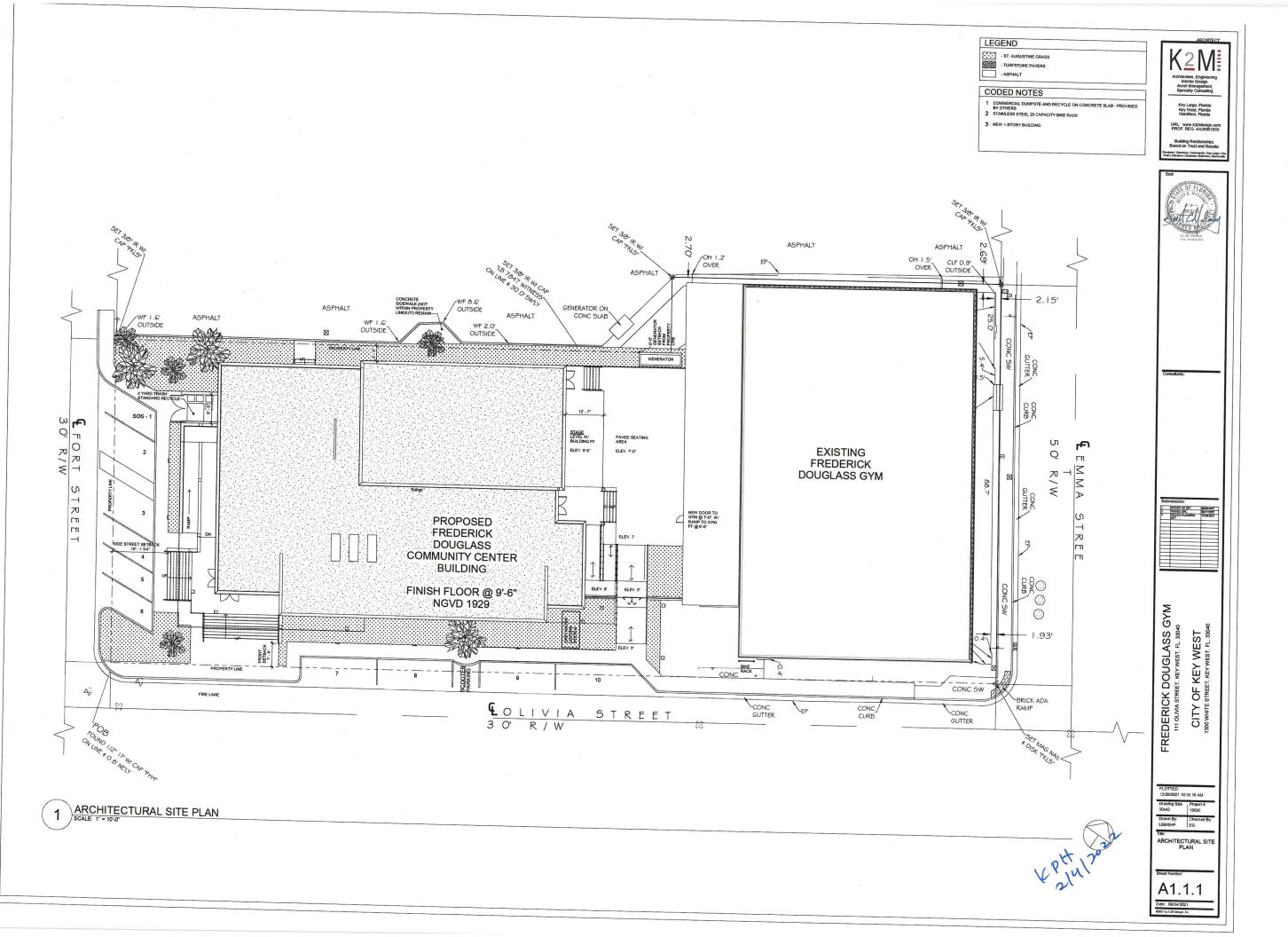
FREDERICK DOUGLASS GYM
111 OLIMA STREET, REY WEST, FL, 33040
CITY OF KEY WEST
1300 WHITE STREET, REY WEST

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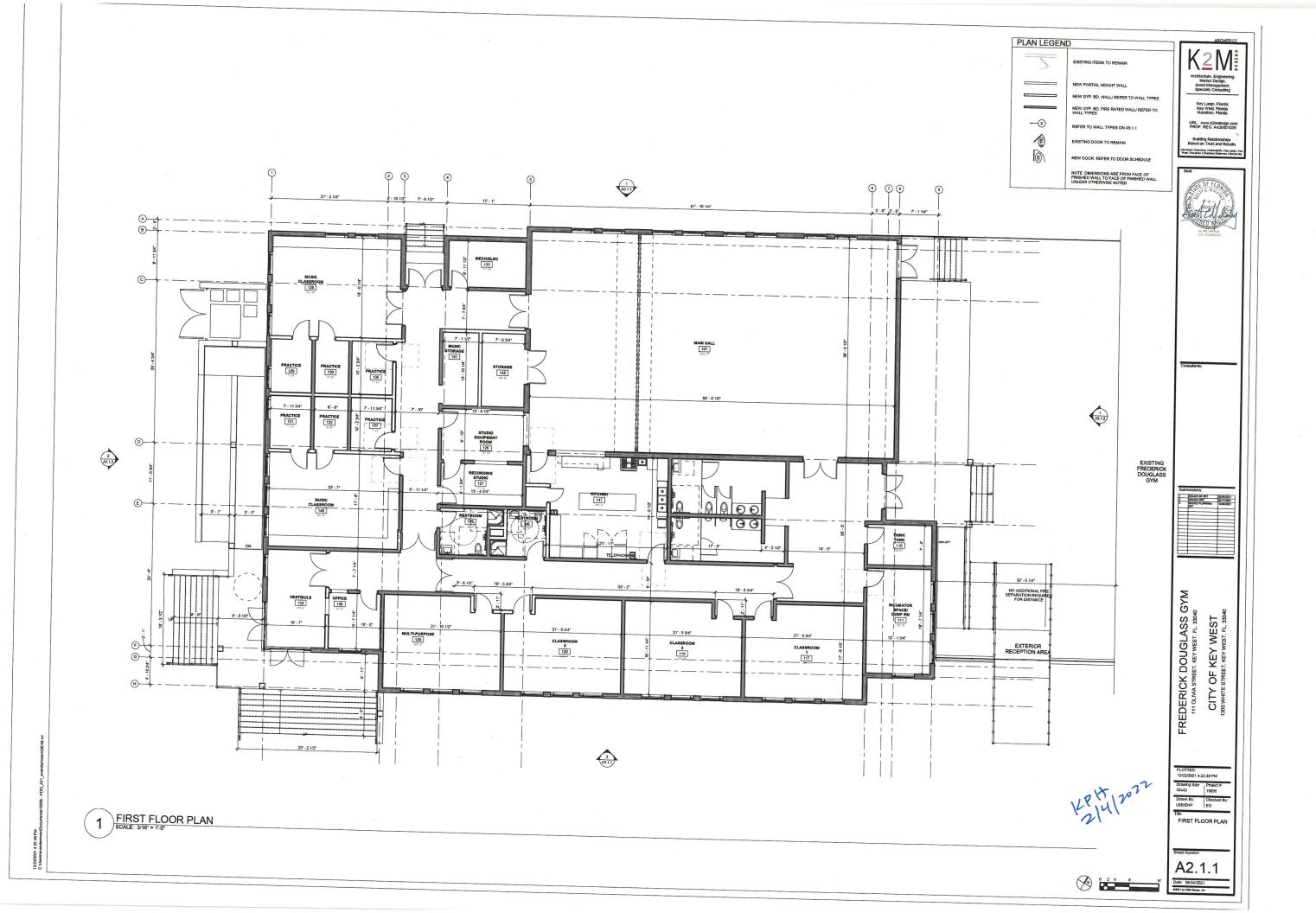
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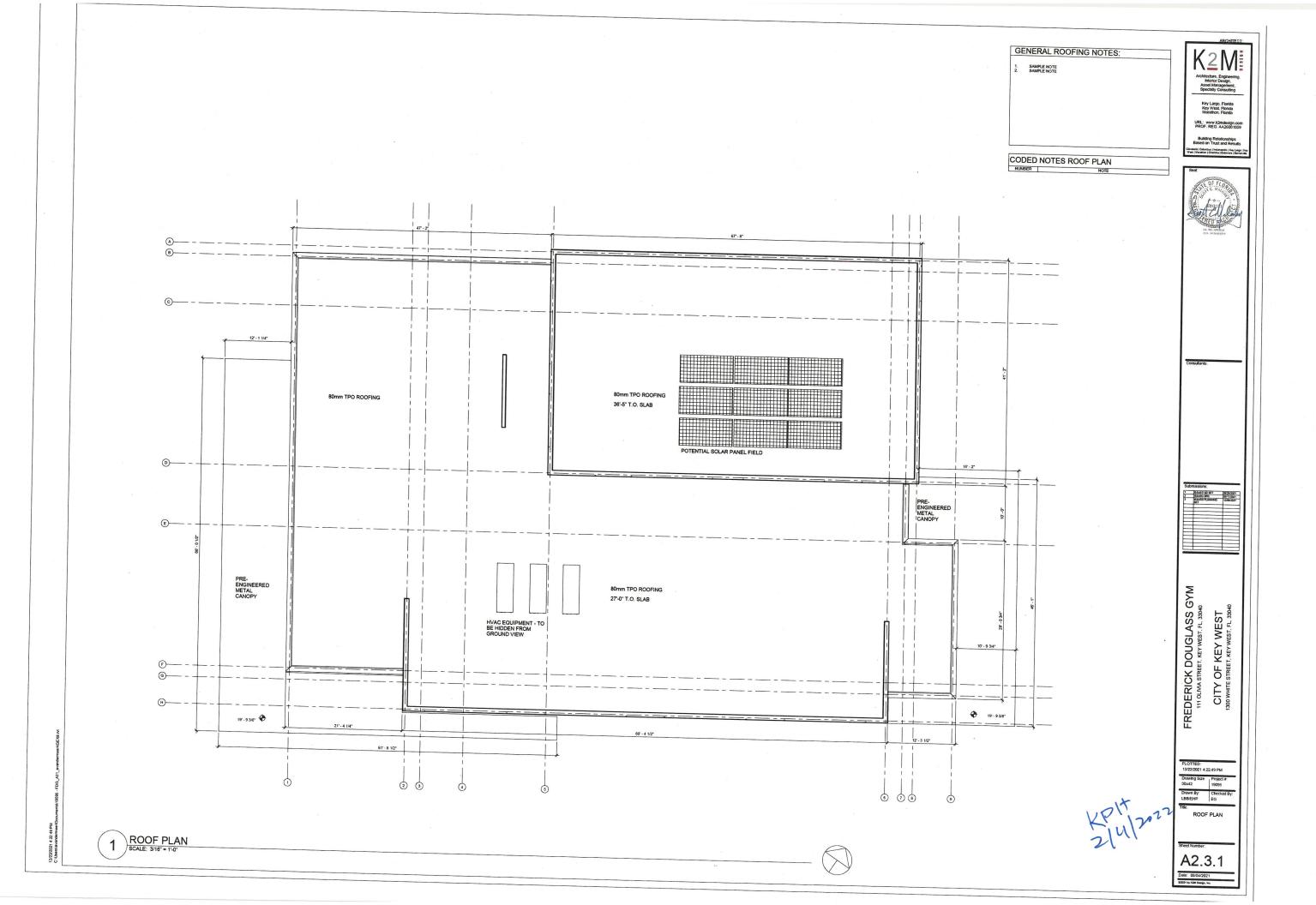
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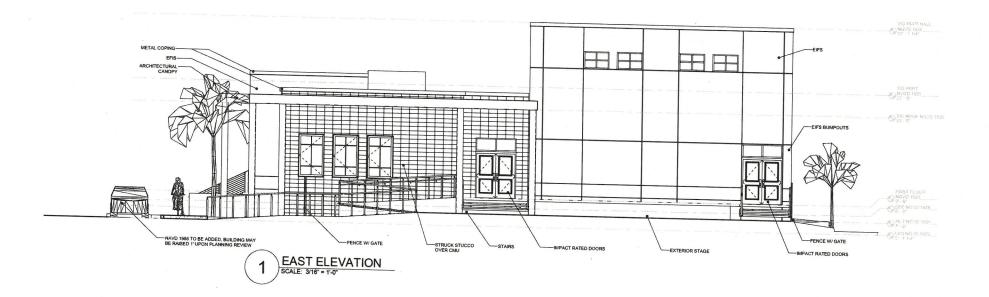


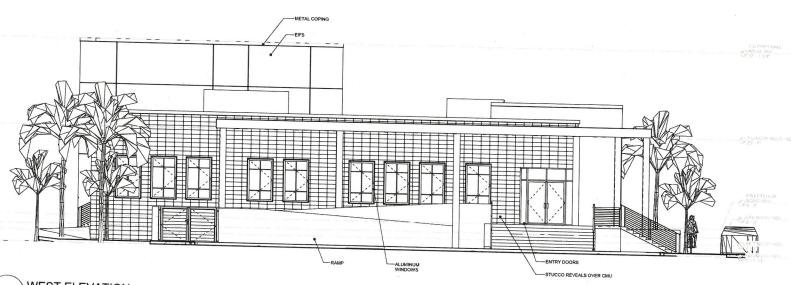
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2 WEST ELEVATION
SCALE: 3/16" = 1'-0"

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

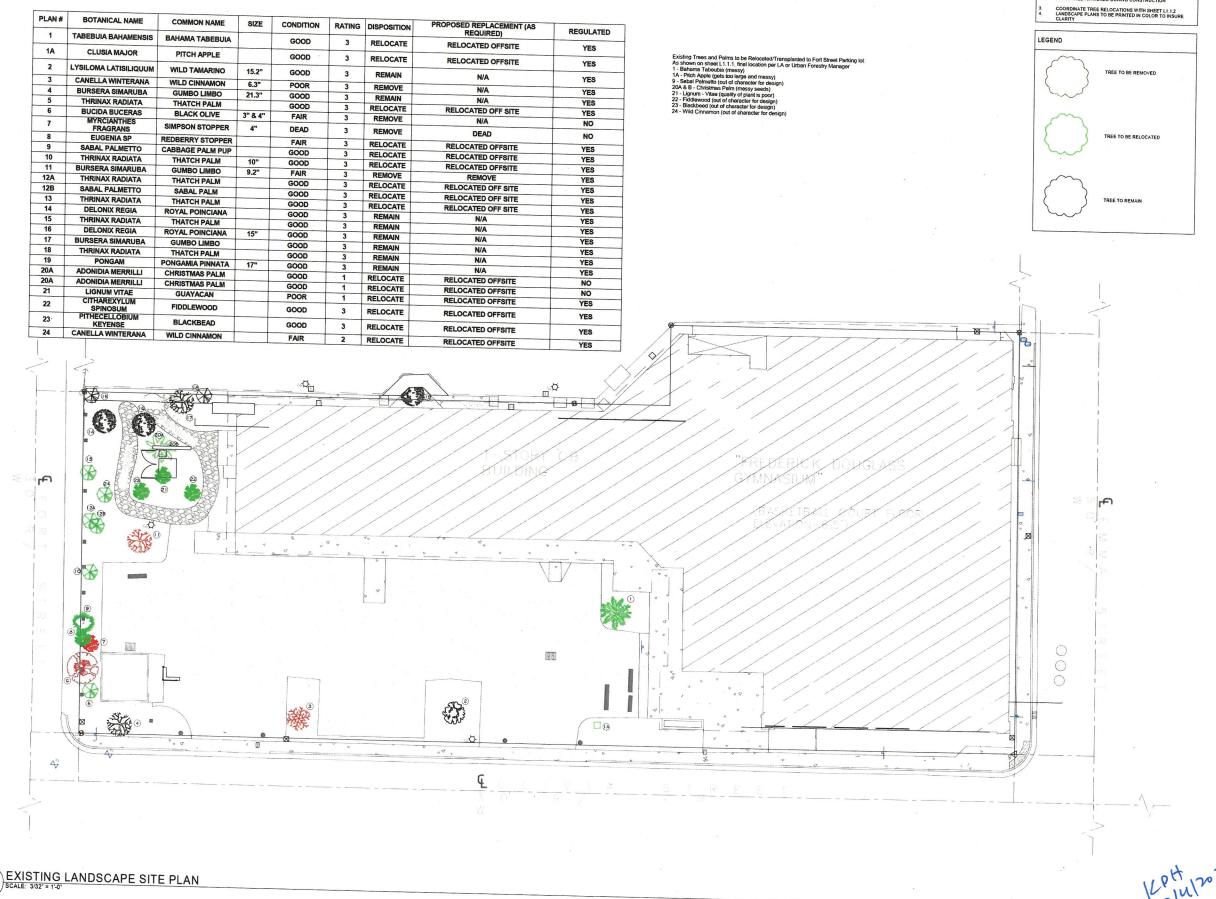


FREDERICK DOUGLASS GYM
111 OLIMA STREET, REY WEST, FL. 33040
CITY OF KEY WEST
1300 WHITE STREET, REY WEST

A3.1.2

Date: 08/04/2021

60021 by KOM Design, Inc.



GENERAL NOTES

ALL PALMS TO BE 4' TLL MINIMUM PER CODE

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

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

CITY OF KEY WEST 3300 WHITE STREET, KEY WEST, FL, 3300

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Key Largo, Florida Key West, Florida Marathon, Florida

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

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EXISTING LANDSCAPE PLAN

L1.1.1

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

Notes:

Notes:

The plan is only intended to represent the minimally required landscape per code for planning approval. The Intended Incomper may exceed all landscape requirements to relating a communities character. Planns will be installed as shown and the overall effect is meant to replicate a saturally occurring arrangement of nature trees made with nature and other non a plannings. ICOS of proposed planns are native.

If the plannings is considered to the proposed planning are native.

If the plannings is considered to the planning area of the planning area of the planning and a landscape areas a lattice overall by land planning area (24° for 52 kg West Florids Code of Ordinances, Is. 12° for Canopy trees and 24° for 52 kg West All Landscape areas enable to overall by linking plann material per 1008–448 and any area not indicated with plann material shall recover 20 years limited.

Relocating Palms:
Transplaration will be einitiar to that for tress except trim at but 3-4 fironds off of the palm, all first and flowers and in some cases the fronts will have to tied up. The I almost a transpread francisis The Landscape Architect also may require the palm of all to the Transplant of Transcale and Transplant of Transpl

Street Frontage: Bearined: .5-41 sore. 252 linear feet provided. 200 plant units required. Provided: 297 plant units provided

Provided: 4 existing Trees,, 1 existing palms = 53 Landscape Units exist 156 new landscape units required. - 244 Units provided

6 - 12' fall nin "Krugidardron farneum. Black fromwood seG uribs 2-17 fell mitter fromtoaer Racibarry Scoppers 2O uribs 3O-24", 3 d. Capital fromtoaer Racibarry Scoppers 2O uribs 35-24", 3 d. (capital) Kgr. July +35 uribs 72-12", 1 g. (capital) Kgr. July +35 uribs 72-12", 1 g. (capital) Kgr. July +35 uribs 5-15-20", 3 e. (capital) Kgr. Layerder = 172 uribs 5-15-20", 3 e. (capital) Kgr. Layerder = 15 uribs Total: 232 Units.

17 - 6' Thrinax morisell, Key Thatch Palm.=5tunits- These units exceed the req.

Non Vehicular use areas: Caropy Trees Requires: Less than 30% and less than 2,000 s.f. NOS. # 4 trees Provided: 1 Existing tree and 3 = 12' tall min. Recherry Scopper

Locustberry- Byrsonima lucida 6' Capparis cynophallophora, 6' oa.

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

6 - Kruglodendron Ferraum , Black Ironwood, 12-13' oa., 45 gallon.
20 - Thrinax morfself, Key Thatch Palm., 6' oa., båb
6 - Eugenia rhombea, Reoberry Skopper, 12-13' oa., 45 gallon
2- Guspira discolor, 80kly, 12-13' oa., 45 gallon
6- Capparte cynophachphora, Jamalcan Caper, 6' pa., 45 gallon
6- Capparte cynophachphora, Jamalcan Caper, 6' pa., 45 gallon
12- Duranta repens, Golden Dewdrop, 20-24", 3gallon
12- Standard Capparte, Key Lilly, 20-24", 3gallon
12- Standard Capparte, Key Lilly, 20-24", 3gallon
13- Standard Capparte, 10-12", 1 gallon
13- Standard Cappar

Existing Trees and Palme to relocated/Transplanted to Fort Street Parking Existing Trees and Palme to relocated/Transplanted to Fort Street Parking los:

As shown on sheet L.1.1. final location per LA or Urban Forestry Manager
As shown on sheet L.1.1. final location per LA or Urban Forestry Manager
1-Bahama Tabeubia (messy)
1A-Pitich Apple (gates to large and messy)
5-Tratch Palm (plassing)
8- Reoberry stopper
9- Sabal palmetro (out of character for design)
10- Tratch Palm (phassing)
13- Thatch Palm (phassing)
13- Thatch Palm (phassing)
13- Thatch Palm (phassing)
12- ABB- Cirristrase Palm (messy seeds, Lethal yellow carrier)
21- Ligrum-Vitca (quality of plant is poor)
22- Fiddewood (out of character for design)
23- Blackbead (out of character for design)
24- Wild Cirrismon (out of character for design)

K₂M Key Largo, Florida Key West, Florida Marathon, Florida URL: www.k2mdesign.com PROF, REG. AA26001059 Building Relationships Based on Trust and Results

BROWN & CREBBIN 305.852.PALM

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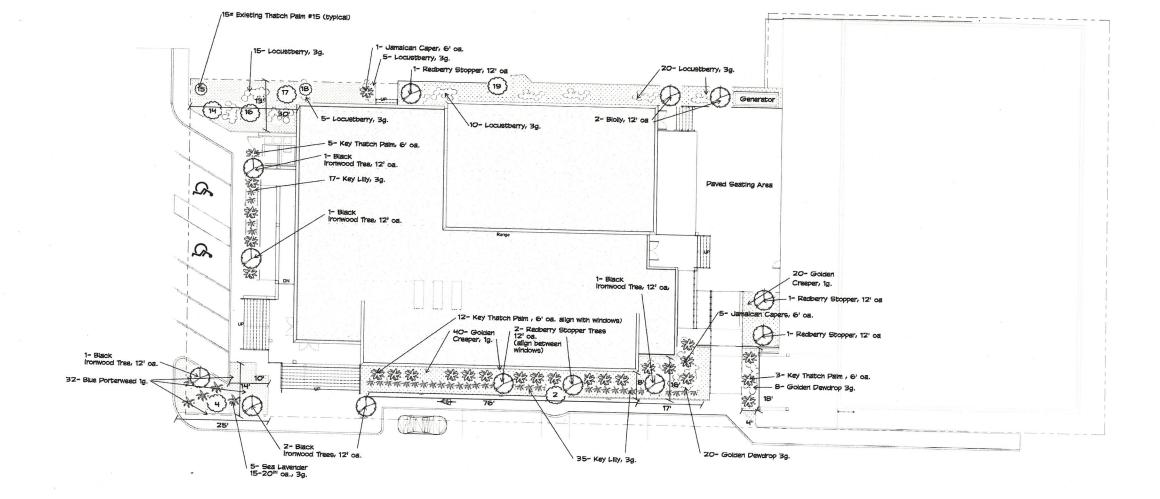
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FREDERICK DOUGLASS GYM 111 OLIVIA STREET, REY WEST, EL, 33040 CITY OF KEY WEST 300 WHITE STREET, KEY WEST. FL, 3304

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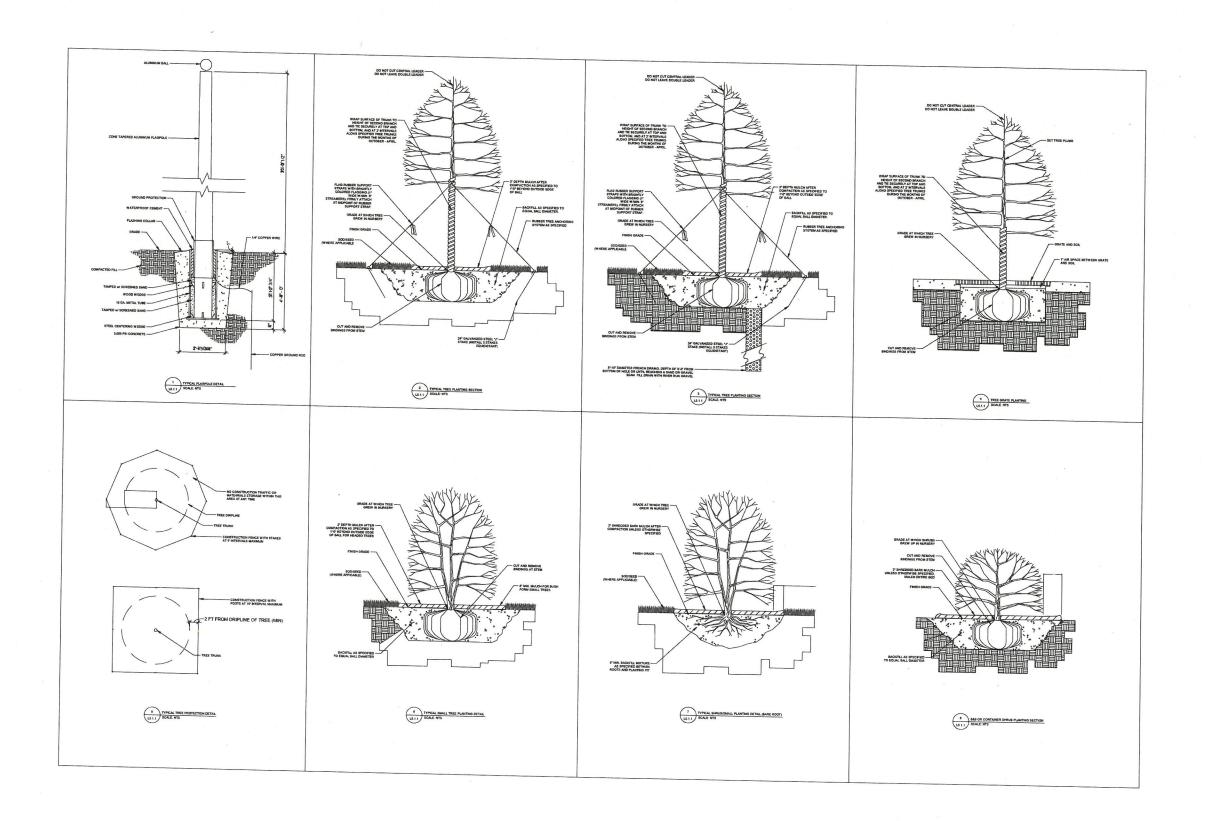
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Architectre, Engineering, inferior Celegon, Asset Management, Specially Consuling

Key Largo, Florida Key West, Florida Maramon, Maramon, Florida Maramon, Flor



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

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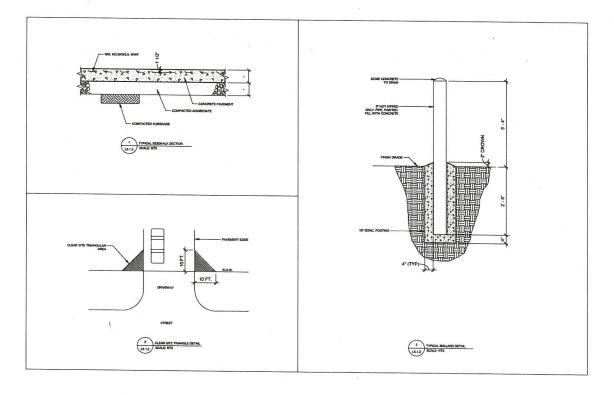
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LANDSCAPE/SITE DETAILS

L5.1.1

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- ALL EXCAVATED AREAS TO BE SEEDED OR SODDED AFTER FINAL GRADING UNLESS OTHERWISE NOTED SEE LANDSCAPE PLAN AND/OR EROSION CONTROL PLAN FOR DIRECTIONA ND VERIFICATION
- PROVIDE POSITIVE DRAINAGE IN ALL PAVED AREAS INTHOLIT PONDING WATER. THE PAVING CONTRACTOR SHALL TEST ALL PAVED AREAS FOR BIRD BATH CONDITIONS BY ILDOUNG THE ENTIRE AREA WITH WATER AND MARKING THE POND AREA PRIOR TO THE INSTALLATION OF THE TOPPING COURSE. CORRECTION SHALL BE MADE OF INCESSED.
- 3. THE CONCITACTOR SHALL YERRY ALL DIMENSIONS AND ELEVATIONS IN THE FELD PRIOR TO THE START OF CONSTRUCTION. THE CONCITACTORS SHALL BE RESPONSIBLE FOR ALL FIELD IMMENSIONS AND ELEVATIONS CURRENCE THE ENTRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCES ARE FOUND IN THE CONTINENCE OF SHALL CONTICCT THE AND IN SURVEY PLANS FROMACTIAL FIELD CONDITIONS.
- 4. ALL CONTRACTOR(S) BUT NOT LIMITED TO THE EXCAVATING CONTRACTOR(S) MILIST TAKE PARTICULAR CARE WHITH EXCAVATION IN AND ARKONID SOSTING UTLET! UNLES AND EQUIPMENT ACTULI, PEIDL LOCATION OF ALL EXISTING UTLITIES ARE THE CONTRACTORS RESPONSIBILITY AND MILIST BE LOCATED ETHER BY THE REPRESENTATIVE OF THE UTLITY COMPAY OF BY A PRAVATE UNDERGROUND UTLITY LOCATION COMPANY PRIOR TO THE START OF EXCAVATING. VERIFY MINIBULU COVERAGE REQUIREMENT BY THE UTLITY COMPANY OR CONTRACTORIS) SO AS NOT TO CAUSE DIAMAGE.
- 5. IT IS THE CONTRICTORS RESPONSBILITY TO NOTIFY ALL THE UTILITY COMPANIES AND DEPARTMENTS 72. HOURS BEFORE COMMENCING CONSTRUCTION ACTIVITIES TO VERREY AND UTILITIES THAT MAY BE PRESENT ON THE SITE. ALL VERPEATIONS, LOCATIONS, SUZE. AND DEPTHS SHALL BE MADE BY THE UTILITIES, THE CONTRICTOR MIST NOTIFY THE UTILITY COMPANY OR DEPARTENT SO A REPRESENTATIV OF THE UTILITY CAN'D RESPONSED TO THE UTILITY CAN'D REPART SO A REPRESENTATIV EXCAVATION.
- TRENCHES FOR ALL UTILITIES SHALL BE BACKFILLED COMPLETELY WITH APPROVED ENGINEERED GRANULAR MATERIAL SUITABLE TO THE A/E. SEE THE APPROPRIATE DETAILS AND SPECIFICATIONS FO THE APPROVED MATERIALS.
- ALL PROPOSED SPOT ELEVATIONS ARE THE FINAL TOP OF PAVEMENT, TOP OF CURB OR FINAL GRADE ELEVATION. TO DETERMINE THE SURGRADE ELEVATION PEOURSES ASSOCIATED.
- 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.
- 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 PAYMENTS, SIDEWALKS, CURBS, DRIVEWAYS, ELECTRICAL TRANSFORMERS AND PAOS, DITCHES, DRAMAGE PIPES AND STRUCTURES, FENCES, LAWNS, TERESS, BUSINESS, MALBOXES 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 EXPLORED THIS DEPOSIT. ALL DAMAGES SHALL BE RESTORED REPLACED TO ATLEAST THE ORIGINAL CONDITION OR AS REQUIRED OR BOTATED 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 FERMITS 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 CONTRACTOR OR SPECIFICATION.
- PEDESTRIAN TRAFFIC CONTROL DEVICES REQUIRED BY FEDERAL, STATE, COUNTY, CITY, OR LOCA AGENCIES.
- 16. It's the res-vorsibility of the Contractors to onspect each day and remove all Mud, Dirt. Gravel, and loose materials tracted dumped. Shelled for Wind Blown from the site onto other sites, richit of ways, felic or printe, streets or roads, drivenys, yados, or sisewals. The contractor must clean or pick up dually is recessary, the contractor shall reduce the arronded bust during the entire construction schedule. Water may be used as a reducer.







Consultants:

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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LANDSCAPE/SITE
DETAILS

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