

**PLANNING BOARD  
RESOLUTION NO. 2022-001**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING VARIANCES TO THE MAXIMUM BUILDING COVERAGE, MAXIMUM IMPERVIOUS SURFACE, MINIMUM OPEN SPACE, AND REAR SETBACK FOR PROPERTY LOCATED WITHIN THE HISTORIC NEIGHBORHOOD COMMERCIAL (HNC-3) ZONING DISTRICT PURSUANT TO SECTION 90-395, SECTION 122-870(4)A, 122-870(4)B, 122-870(6)C, AND SECTION 108-346(B) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.**

**WHEREAS**, the applicant proposes to redevelop the Frederick Douglass Gymnasium “Annex” building on property located at 111 Olivia Street (RE# 00014720-000000); and

**WHEREAS**, Section 122-870(4)a of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides the maximum building coverage as 40% or 13,600 square feet; and

**WHEREAS**, the proposed maximum building coverage would be 71% or 24,193 square feet; and

**WHEREAS**, Section 122-870(4)b of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida provides the impervious surface ratio of 60% or 20,400 square feet; and

**WHEREAS**, the proposed maximum impervious surface ratio would be 85% or 28,812 square feet; and

**WHEREAS**, Section 122-870(6)c of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida provides the minimum rear setback as 15 feet; and

**WHEREAS**, the proposed rear setback would be five (5) feet; and

**WHEREAS**, Section 108-346(b), of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida provides the minimum open space requirement is 20% or 6,800 square feet; and

*usll*

Chairman

*KPH*

Planning Director

**WHEREAS**, the proposed open space ratio is 15% or 5,189 square feet; and

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

**WHEREAS**, reviewed the variances above pursuant to the criteria set forth in Section 90-395 of the Land Development Regulations of the Code of Ordinance of the City of Key West; and

**WHEREAS**, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures, or buildings in the same district; and

**WHEREAS**, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

**WHEREAS**, the Planning Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings, or structures in the same zoning district; and

**WHEREAS**, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

**WHEREAS**, the Planning Board finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

**WHEREAS**, the Planning Board finds that the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

**WHEREAS**, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts are

WJK Chairman  
KPT Planning Director

grounds for the issuance of the requested variances; and

**WHEREAS**, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

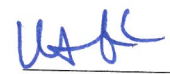
**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the City of Key West, Florida:

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

**Section 2.** An approval by Resolution of the Key West Planning Board for variances to the maximum building coverage to 71% or 24,193 square feet, maximum impervious surface to 85% or 28,812 square feet, minimum open space to 20% or 6,800 square feet, and rear setback to five (5) feet at 111 Olivia Street (RE# 00014720-000000) within the Historic Neighborhood Commercial (HNC-3) zoning district pursuant to Section 90-395, Section 122-870(4)a, Section 122-870(4)b, Section 122-870(6)c, and Section 108-346(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

**General Conditions:**

1. The proposed construction shall be consistent with the site plan signed, sealed, and dated December 9, 2021 by K2M Design.
2. 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.
3. The City shall install a crosswalk with ADA sidewalk access from the project site to the Fort Street parking lot.
4. The Final Landscape Plan and Site Plan shall reflect replacement of the pavement in the patio

 Chairman

 Planning Director



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 both improve the onsite open space ratio, aesthetics, and human comfort/functionality of this integral meeting area that links the Gym with the Community Center.

**Section 3.** It is a condition of this variance that full, complete and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in its entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

**Section 4.** The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

**Section 5.** This variance 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 6.** 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 7.** 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 forty

Wald Chairman

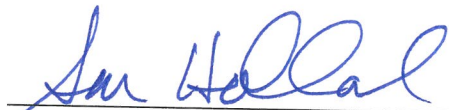
KPIT Planning Director



five (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 forty five (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.

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

Authenticated by the Chairman of the Planning Board and the Planning Director;

  
\_\_\_\_\_  
Sam Holland, Planning Board Chair

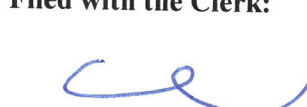
2-4-22  
Date

**Attest:**



  
\_\_\_\_\_  
Katie P. Halloran, Planning Director

2/4/2022  
Date

**Filed with the Clerk:**

  
\_\_\_\_\_  
Cheryl Smith, City Clerk

2-7-2022  
Date

  
\_\_\_\_\_  
Chairman  
  
\_\_\_\_\_  
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

ARCHITECT

**K2M** DESIGN

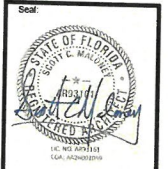
Architecture, Engineering,  
Interior Design,  
Asset Management,  
Specialty Consulting

Key Largo, Florida  
Key West, Florida  
Marathon, Florida

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

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Consultants:

NO.	DATE	BY	REVISION
1			
2			
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7			
8			
9			
10			
11			

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

ARCHITECT:

**K2M** DESIGN

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

Key Largo, Florida  
Key West, Florida  
Marathon, Florida

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

### APPROVALS RECEIVED DATE

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

PLOTTED:  
1/11/2022 11:20:57 AM  
Drawing Size: Project #  
30x42 19095  
Drawn By: LBB/EGP  
Checked By: EG

COVER SHEET

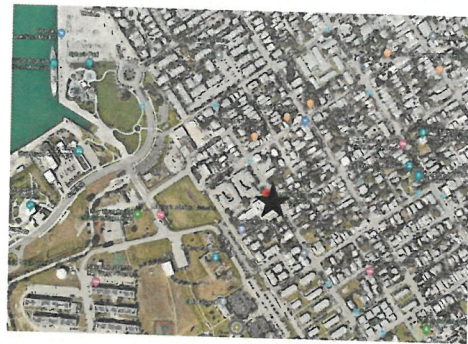
Sheet Number:  
**G0.0.1**

Date: 09/04/2021  
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*Handwritten:*  
JBB  
2/4/22  
KPT  
2/4/2022



**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**  
SCALE: 1/8" = 1'-0"

DRAWING TITLE	DETAIL NUMBER	TITLE
	SHEET NUMBER	SCALE

**SCOPE OF WORK**

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

**NEW CONSTRUCTION SCOPE:**  
CONSTRUCTION OF NEW 9,587 SF 1-STORY BUILDING WITH CMU EXTERIOR WALL CONSTRUCTION, GROUND FLOOR CONCRETE SLAB, FIRST FLOOR AND ROOF STEEL BEAM STRUCTURE. IMPACT RATED STOREFRONT GLAZING/DOOR SYSTEM. EIFS SYSTEM AND STAIRS/RAMP ELEVATIONS. TPO MEMBRANE ROOF. NEW RAILINGS AND STUCCO PER 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:	2020 FLORIDA BUILDING CODE, 6TH EDITION
MECHANICAL CODE:	2020 FLORIDA MECHANICAL CODE
PLUMBING CODE:	2020 FLORIDA PLUMBING CODE
ELECTRICAL CODE:	2020 NATIONAL ELECTRIC CODE (NEC) NFPA
FUEL GAS CODE:	2020 FLORIDA FUEL GAS CODE
ENERGY CODE:	2020 FLORIDA ENERGY CONSERVATION CODE
ADA ACCESSIBILITY CODE:	2020 FLORIDA ACCESSIBILITY CODE
STANDARD LOAD DESIGN CRITERIA:	ASCE 7-10
LOCAL BUILDING REQUIREMENTS:	CITY OF KEY WEST CODES AND ORDINANCES
FEMA REQUIREMENTS:	FLOOD ZONE: AE; 7' NGVD 1929
DESIGN FLOOD ELEVATION:	FLOOD ZONE: #8.0 FEET NGVD 1929
CURRENT ZONING:	FLOOD PLAIN COMPLIANCE: ASCE 24-14"
MAX BUILDING HEIGHT:	SUBURBAN COMMERCIAL
FLORIDA GREEN BUILDING:	35' FROM COR
USE GROUP:	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  
E - CLASSROOM 15 SF/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.

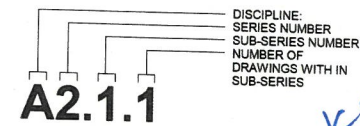
**DESIGN TEAM INFORMATION**

<b>POINT OF CONTACT:</b> Devon Ayers K2M Design 1150 Virginia Street Key West, FL 33040 tel: 305.307.5840 fax: 216.357.2796	<b>INTERIOR DESIGN:</b> Valene Tabone K2M Design 3121 Bridge Avenue Cleveland, Ohio 44113 tel: 216.357.2794 fax: 216.357.2796	<b>CIVIL ENGINEER:</b> Jason Panicaro CW3 Engineers 5783 Bayshore Rd. Suite 113 N. Ft. Myers FL 33917 tel: 239.205.6473	<b>IRRIGATION:</b> Blue Island Lighting & Irrigation Inc. 3255 Flagler Avenue #307 Key West, FL 33040 tel: 305.293.8444	<b>GEOTECHNICAL ENGINEER:</b> Nutting Engineers 2051 NW 112th Avenue #126 Miami, FL 33172 tel: 305.624.0060
<b>MEP ENGINEER:</b> Mark Wutz K2M Design 3121 Bridge Avenue Cleveland, Ohio 44113 tel: 216.588.0715 ext. 1158 fax: 216.357.2796	<b>STRUCTURAL ENGINEER:</b> Steven S. Grasley K2M Design 1150 Virginia Street Key West, FL 33040 tel: 216.588.0715 ext. 1158 fax: 216.357.2796	<b>ARCHITECT:</b> Scott Maloney K2M Design 3121 Bridge Avenue Cleveland, Ohio 44113 tel: 855.866.4526 fax: 216.357.2796	<b>SURVEYOR:</b> Florida Keys Land Surveying 19960 Overseas Highway Sugarloaf Key, FL 33042 tel: 305.394.3690	

**DRAWING INDEX**

ISSUED FOR:	Sheet Number	Sheet Name
ISSUED SCHEMATIC DESIGN SET		
ISSUED DRC SUBMITTAL SET		
ISSUED PLANNING SET		
ISSUED DESIGN DEVELOPMENT SET		
ISSUED CONSTRUCTION DOCUMENT SET		
GENERAL		
X X X	G0.0.1	COVER SHEET
X X X	G0.0.2	DRAWING INDEX CODE INFO, SYMBOL LEGEND, & ABBREVIATIONS
X X X	G0.0.3	3D VIEWS
X X X	G0.0.4	3D VIEWS
X X X	G0.0.5	MATERIALS & COLORS
X X X	V1.1.1	SITE SURVEY
X X X	G0.1.1	ACCESSIBILITY GUIDELINES ICC A117.1-2009
X X X	G0.1.2	ACCESSIBILITY GUIDELINES ICC A117.1-2009
X X X	G0.2.1	UL DETAILS
X X X	G2.1.1	LIFE SAFETY PLANS
CIVIL		
X X X	C 01	EXISTING CONDITIONS
X X X	C 02	CONCEPT SITE PLAN
X X X	C 03	CONCEPT DRAINAGE PLAN
X X X	C 04	CONCEPT UTILITY PLAN
ARCHITECTURAL		
X X X	A01.1.1	DEMOLITION SITE PLAN/FLOOR PLAN
X X X	A1.1.0	SITE DATA TABLES
X X X	A1.1.1	ARCHITECTURAL SITE PLAN
X X X	A2.1.1	FIRST FLOOR PLAN
X X X	A2.3.1	FIRST FLOOR REFLECTED CEILING PLAN
X X X	A2.3.1	ROOF PLAN
X X X	A3.1.1	EXTERIOR ELEVATIONS
X X X	A3.1.2	EXTERIOR ELEVATIONS
X X X	A3.2.1	BUILDING SECTIONS
X X X	A3.2.2	BUILDING SECTIONS
X X X	A3.2.3	BUILDING SECTIONS
X X X	A3.4.1	ENLARGED SECTION DETAILS
X X X	A6.1.1	WINDOW/DOOR SCHEDULES
X X X	A6.2.1	DOOR DETAILS
X X X	A6.2.2	WINDOW DETAILS
X X X	A7.1.1	STAIR PLANS, SECTIONS, AND DETAILS
X X X	A7.2.1	ELEVATOR PLANS, SECTIONS, AND DETAILS
X X X	A8.1.1	ROOFING DETAILS
X X X	A8.2.1	EXTERIOR DETAILS
X X X	A8.3.1	INTERIOR DETAILS
X X X	A9.1.1	WALL TYPES
INTERIOR DESIGN		
X X X	I4.2.2	INTERIOR ELEVATIONS
X X X	I2.1.1	FINISH PLANS
X X X	I2.2.1	CEILING PLAN
X X X	I2.3.1	FIRST FLOOR FURNITURE PLAN
X X X	I4.2.1	INTERIOR ELEVATIONS
X X X	I6.1.1	ENLARGED MILLWORK PLANS
X X X	I6.2.1	MILLWORK DETAILS & SECTIONS
X X X	I6.3.1	SCHEDULES - FINISH & FINISH LEGEND
X X X	I9.1.1	INTERIOR DETAILS
STRUCTURAL		
X X X	S0.1	GENERAL NOTES
X X X	S0.2	GENERAL NOTES
X X X	S0.3	SPECIAL INSPECTIONS
X X X	S1.1	FOUNDATION PLAN
X X X	S1.3	MAIN HALL ROOF FRAMING PLAN
X X X	S1.4	ROOF FRAMING PLAN
X X X	S2.1	FOUNDATION TYPICAL DETAILS
X X X	S2.2	FOUNDATION TYPICAL DETAILS
X X X	S3.1	FRAMING TYPICAL DETAILS
X X X	S3.2	FRAMING SECTIONS
X X X	S4.1	ROOF TYPICAL DETAILS
X X X	S4.2	ROOF SECTIONS
MECHANICAL		
X X X	M0.1.1	GENERAL NOTES AND SCHEDULES
X X X	M1.1.1	MECHANICAL PLANS - LEVEL 1
X X X	M2.3.1	ROOF MECHANICAL PLAN
X X X	M5.1.1	MECHANICAL BUILDING AUTOMATION PLANS
X X X	M5.1.2	MECHANICAL BUILDING AUTOMATION PLANS
PLUMBING		
X X X	P0.1.1	PLUMBING SCHEDULES, NOTES & SYMBOLS
X X X	P1.1.1	DRY PLUMBING PLANS
X X X	P1.2.1	DOMESTIC WATER PLUMBING PLANS
X X X	P3.1.2	SANITARY/VENT RISER DIAGRAM
X X X	P5.1.1	DETAILS
ELECTRICAL		
X X X	E2.1.3	MECHANICAL POWER PLAN
X X X	E6.1.1	LEGENDS & SCHEDULES
X X X	E1.1.1	ELECTRICAL SITE PLAN
X X X	E2.1.1	FIRST FLOOR POWER PLAN
X X X	E2.2.1	FIRST FLOOR LIGHTING PLAN
X X X	E2.3.1	TECHNOLOGY PLAN
X X X	E3.1.1	ONE LINE DIAGRAM
X X X	E3.1.2	PANEL SCHEDULES/RISER DIAGRAM
X X X	E5.1.1	ELECTRICAL DETAILS
X X X	E6.0.1	ELECTRICAL ONE-LINE DIAGRAM
X X X	E6.1.1	ELECTRICAL SCHEDULES
LANDSCAPE		
X X X	L1.1.1	EXISTING LANDSCAPE PLAN
X X X	L1.1.2	REQUIRED LANDSCAPE PLAN
X X X	L5.1.1	LANDSCAPE/SITE DETAILS
X X X	L5.1.2	LANDSCAPE/SITE DETAILS
IRRIGATION		
X X X	IR1.1.1	IRRIGATION SITE PLAN, NOTES AND DETAILS
X X X	IR1.1.2	IRRIGATION SITE PLAN

**SHEET NUMBERING SYSTEM**

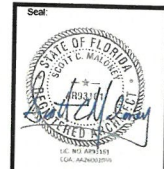


**K2M**  
ARCHITECTURE, ENGINEERING,  
INTERIOR DESIGN,  
ASSET MANAGEMENT,  
SPECIALTY CONSULTING

Key Largo, Florida  
Key West, Florida  
Marathon, Florida

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

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Consultants:

Submissions:

NO.	REVISION	DATE	BY

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

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

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

Drawing Size: 30x42 Project #: 19095

Drawn By: LBB/ENP Checked By: ESO

TITLE:  
DRAWING INDEX, CODE  
INFO, SYMBOL  
LEGEND, &  
ABBREVIATIONS

Sheet Number:  
**G0.0.2**

Date: 09/04/2021

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

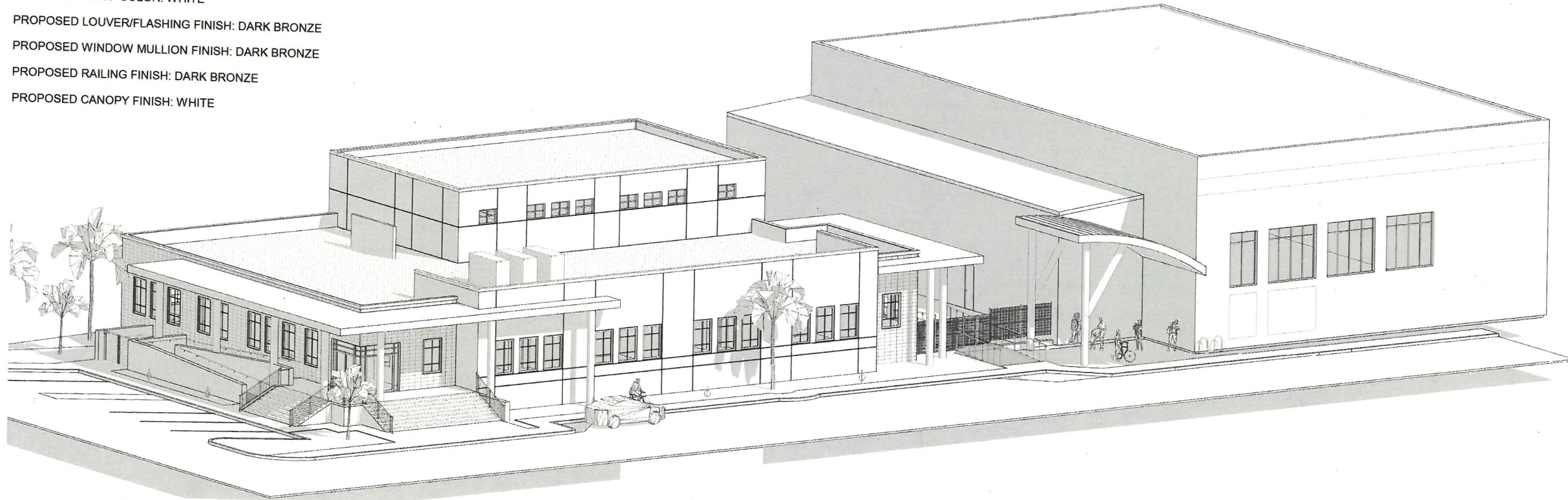
PROPOSED ROOF COLOR: WHITE

PROPOSED LOUVER/FLASHING FINISH: DARK BRONZE

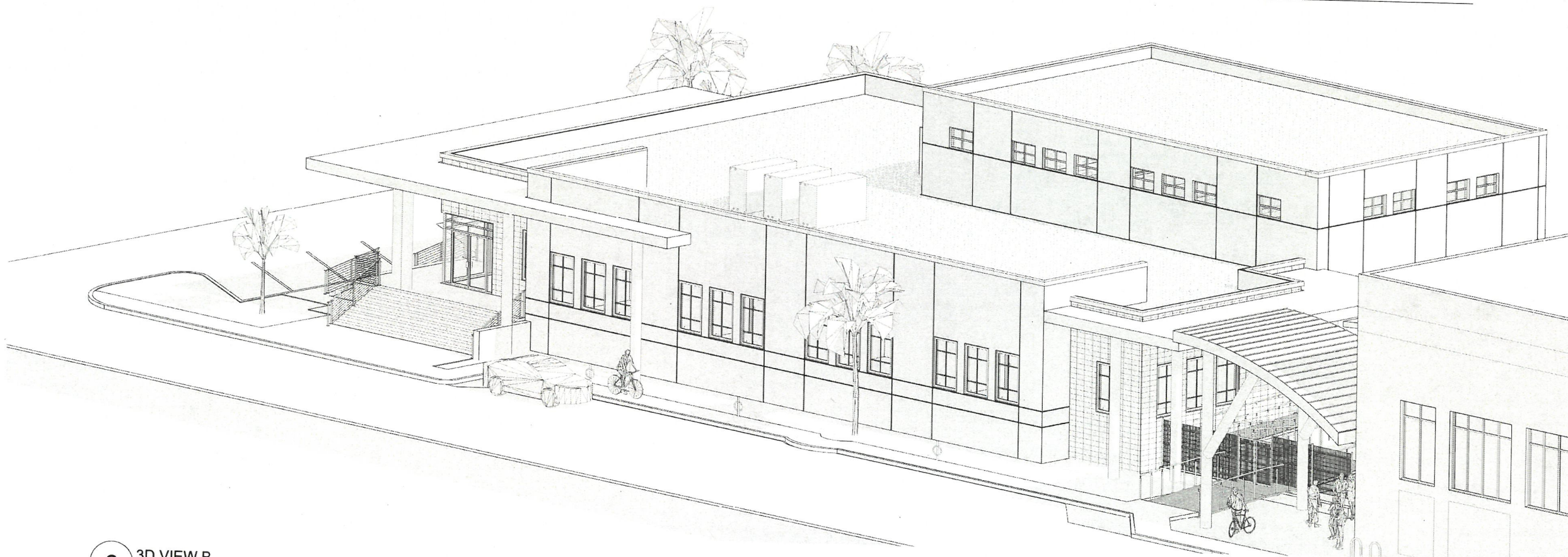
PROPOSED WINDOW MULLION FINISH: DARK BRONZE

PROPOSED RAILING FINISH: DARK BRONZE

PROPOSED CANOPY FINISH: WHITE



1 3D VIEW A  
 SCALE:



2 3D VIEW B  
 SCALE:

ARCHITECT

**K2M**  
 DESIGN

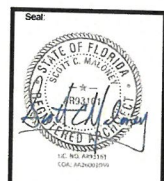
Architecture, Engineering,  
 Interior Design,  
 Asset Management,  
 Specialty Consulting

Key Largo, Florida  
 Key West, Florida  
 Marathon, Florida

URL: www.k2mdesign.com  
 PROF. REG. AA26001009

Building Relationships  
 Based on Trust and Results

Owned | Columbus | Indianapolis | Key Largo | Key  
 West | Marathon | Orlando | Tallahassee | Tampa



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Submissions:

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY SET	12/22/2021	MM/ST/ST
2	PERMITS SET		
3	CONTRACT SET		
4	AS-BUILT SET		
5	FINAL PLANNING SET		
6	FINAL SET		
7			
8			
9			
10			

**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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 12/22/2021 4:23:16 PM

Drawing Size: Project #  
 30x42 19095

Drawn By: Checked By:  
 Designer Checker

Title:  
 3D VIEWS

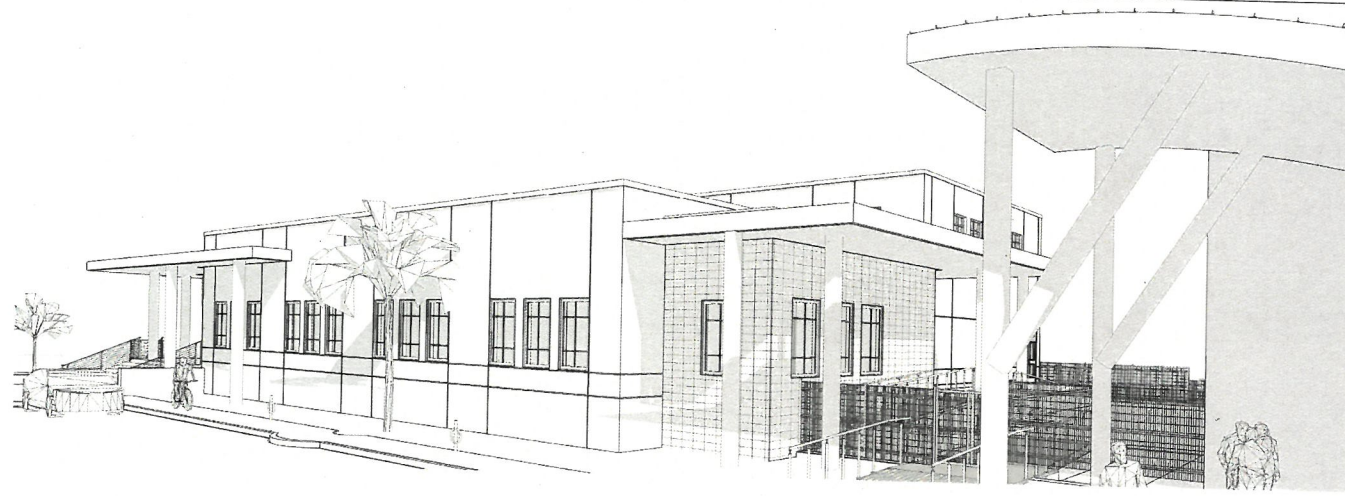
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 2/9/2022*

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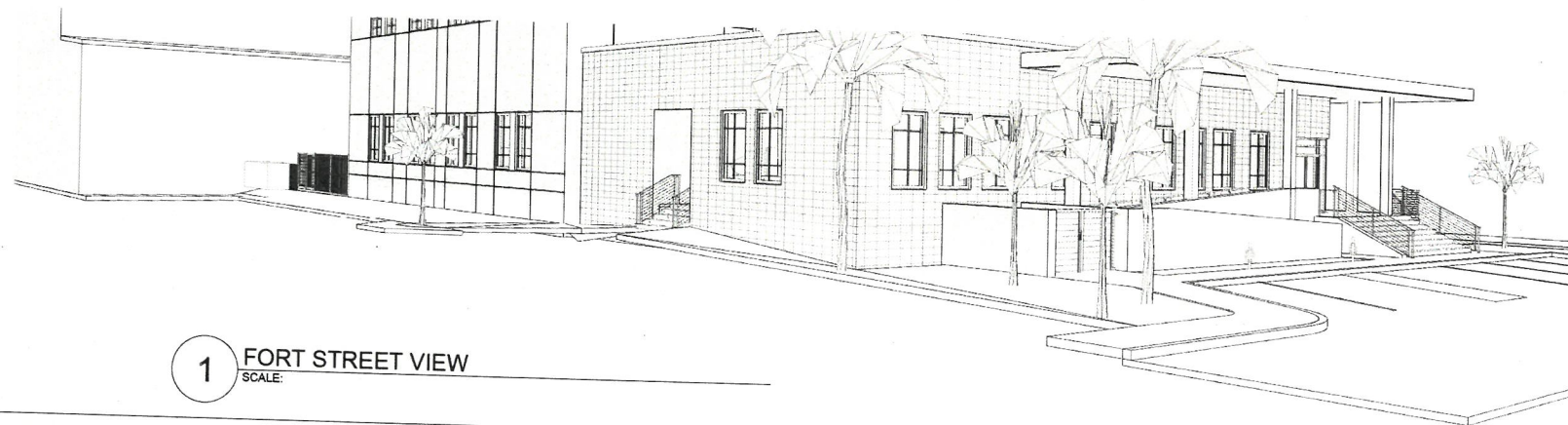




**3** COURTYARD ENTRANCE VIEW  
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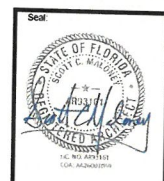


**2** FRONT ENTRANCE VIEW  
SCALE: 12" = 1'-0"



**1** FORT STREET VIEW  
SCALE:

ARCHITECT  
**K2M**  
DESIGN  
Architecture, Engineering,  
Interior Design,  
Asset Management,  
Specialty Consulting  
Key Largo, Florida  
Key West, Florida  
Marathon, Florida  
URL: www.k2mdesign.com  
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Pine | Marlin | Century | Bellini | International



Consultants:

Submissions:

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	08/08/21
2	REVISED PLAN	08/08/21
3	REVISED PLAN	08/08/21
4	REVISED PLAN	08/08/21
5	REVISED PLAN	08/08/21
6	REVISED PLAN	08/08/21
7	REVISED PLAN	08/08/21
8	REVISED PLAN	08/08/21
9	REVISED PLAN	08/08/21
10	REVISED PLAN	08/08/21

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

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

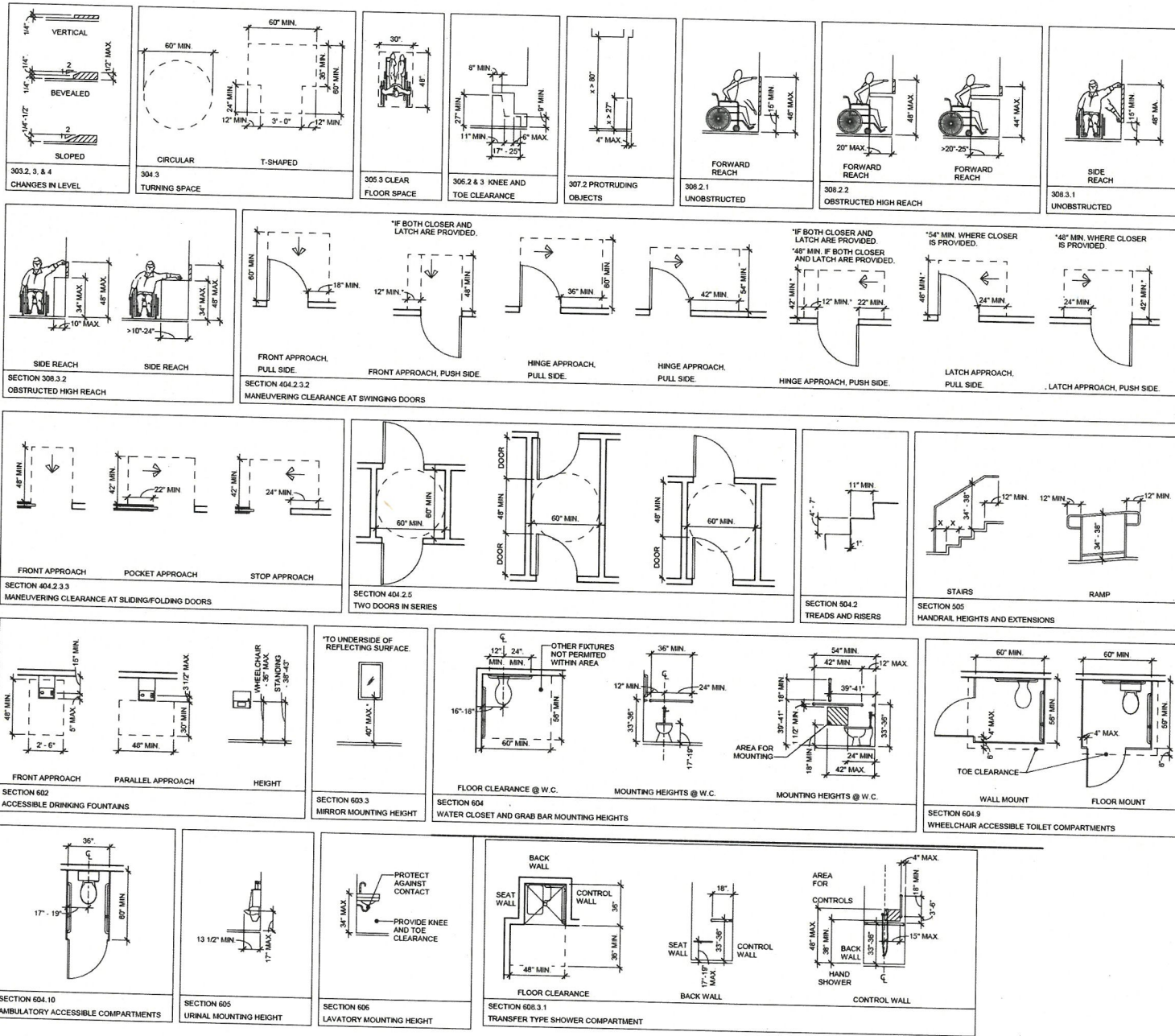
Sheet Number:  
**G0.0.4**  
Date: 08/04/2021  
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*KCPH  
2/24/2022*









**GENERAL NOTES:**  
 1. THESE DETAILS GOVERN IN THE EVENT OF ANY DISCREPANCIES ELSEWHERE IN THE DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION. IF ANY ITEMS ARE NOT SHOWN, THEY ARE TO BE INSTALLED AS SHOWN.  
 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 PASSAGE OF A 4" 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. 305.1 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. 307.1 VERTICAL CLEARANCE: VERTICAL CLEARANCE SHALL BE 80 INCHES MINIMUM. RAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE THE VERTICAL CLEARANCE IS LESS THAN 80 INCHES. THE LEADING EDGE OF SUCH RAILS OR BARRIERS SHALL BE LOCATED 27 INCHES MAXIMUM ABOVE THE FLOOR.  
 6. 308.4 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. 401.5 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. 402.2 THRESHOLDS: IF PROVIDED, THRESHOLDS AT DOORWAYS SHALL BE 1/2 INCH MAXIMUM IN HEIGHT. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTIONS 302 AND 303.  
 9. 403.1 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.  
 10. 404.2.1 DOOR CLOSERS: DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THEY ARE REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM.  
 11. 404.2.2 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  
 3. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT ARE USED TO LOCK THE DOOR IN A CLOSED POSITION.  
 4. 405.2 SLOPE: RAMP RUNS SHALL HAVE A RUNNING SLOPE GREATER THAN 1:20 AND NOT STEEPER THAN 1:12.  
 5. 405.3 CROSS SLOPE: CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48.  
 6. 404.5 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 PROJECT UNDER THE TREAD AT AN ANGLE OF 30 DEGREES MAXIMUM FROM VERTICAL. THE PERMITTED PROJECTION OF THE NOSING SHALL BE 1/2 INCH MAXIMUM OVER THE TREAD OR FLOOR BELOW.  
 7. 504.5.1 VISUAL CONTRAST: THE LEADING 2 INCHES (51 MM) OF THE TREAD SHALL HAVE VISUAL CONTRAST OF DARKENED LIGHT OR LIGHT-ON-DARK FROM THE REMAINDER OF THE TREAD.  
 8. 604.6 FLUSH CONTROLS: FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 305. FLUSH CONTROLS SHALL BE 1/2 INCH LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.  
 9. 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 AND ANY OBSTRUCTION SHALL BE 42 INCHES MINIMUM. THE DOOR SHALL BE SELF-CLOSING. A DOOR FULL COMPLYING WITH SECTION 404.5 SHALL SWING INTO THE REQUIRED MINIMUM AREA OF THE COMPARTMENT.  
 10. 604.9.5.1 TOILET CLEARANCE AT COMPARTMENTS: THE FRONT PARTITION AND AT LEAST ONE SIDE EXTENDING 6 INCHES BEYOND THE COMPARTMENT SIDE FACE OF THE PARTITION, EXCLUSIVE OF PARTITION SUPPORT MEMBERS.  
 11. 604.9.5.2 GRAB BARS: GRAB BARS SHALL COMPLY WITH SECTION 609. SIDE WALL GRAB BARS COMPLYING WITH SECTION 604.5.1 LOCATED ON THE WALL CLOSEST TO THE WATER CLOSET, AND A REAR WALL GRAB BAR COMPLYING WITH SECTION 604.5.1 SHALL BE PROVIDED.  
 12. 604.10.3 DOORS: TOILET COMPARTMENT DOORS, INCLUDING DOOR HARDWARE, SHALL COMPLY WITH SECTION 404. EXCEPT IF THE APPROACH IS TO THE LATCH SIDE OF THE COMPARTMENT DOOR, CLEARANCE BETWEEN THE DOOR AND ANY OBSTRUCTION SHALL BE 42 INCHES MINIMUM. THE DOOR SHALL BE SELF-CLOSING. A DOOR FULL COMPLYING WITH SECTION 404.5 SHALL SWING INTO THE REQUIRED MINIMUM AREA OF THE COMPARTMENT.  
 13. 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.  
 14. 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.  
 15. 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.  
 16. 607.7 BATHTUB ENCLOSURES: ENCLOSURES FOR BATHTUBS SHALL NOT OBSTRUCT CONTROLS, FAUCETS, SHOWER AND SPRAY UNITS OR OBSTRUCT TRANSFER FROM WHEELCHAIRS ONTO BATHTUB SEATS OR INTO BATHTUBS. ENCLOSURES ON BATHTUBS SHALL NOT HAVE TRACKS INSTALLED ON THE RIM OF THE BATHTUB.

**SYMBOL LEGEND**

	MINIMUM CLEAR DIMENSION		MAXIMUM DIMENSION
	DIMENSION INDICATING A RANGE FROM MINIMUM TO MAXIMUM		ABSOLUTE DIMENSION
	DIMENSION GREATER THAN INDICATED DIMENSION		DIMENSION GREATER THAN INDICATED DIMENSION
	DIMENSION GREATER THAN OR EQUAL TO INDICATED DIMENSION		DIMENSION GREATER THAN OR EQUAL TO INDICATED DIMENSION
	BOUNDARY OF CLEAR FLOOR SPACE OR MANEUVERING CLEARANCE		LOCATION ZONE OF ELEMENT, CONTROL, OR FEATURE
	DIRECTION OF TRAVEL OR APPROACH		CENTERLINE

**K2M DESIGN**  
 ARCHITECTURE, ENGINEERING, INTERIOR DESIGN, ASSET MANAGEMENT, SPECIALTY CONSULTING  
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 Key West, Florida  
 Marathon, Florida  
 URL: www.k2mdesign.com  
 PROF. REG. AA25001059  
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**Consultants:**

NAME	DATE

**Submittals:**

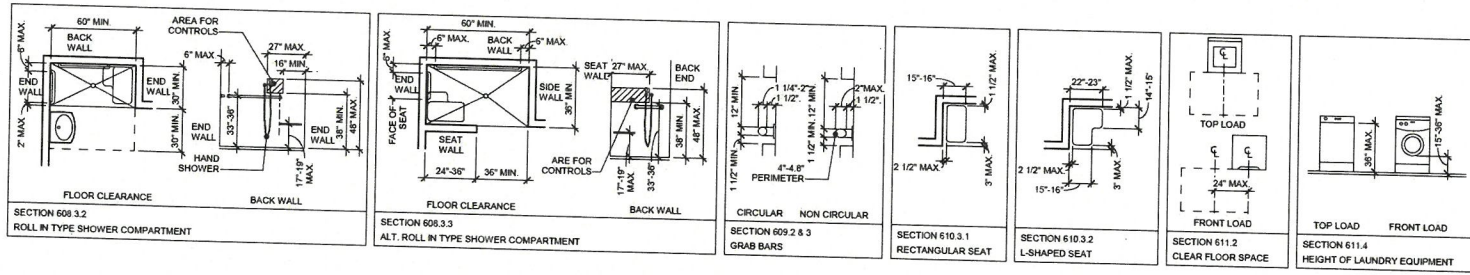
NO.	DESCRIPTION	DATE

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

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 Title: ACCESSIBILITY GUIDELINES ICC A117.1-2009  
 Sheet Number: **G0.1.1**  
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*KPH  
2/14/2022*

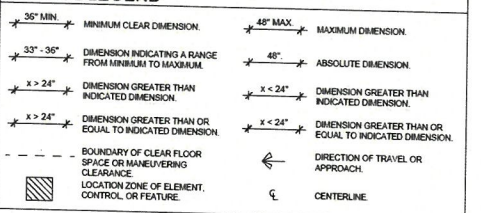




**NOTES**

- ADDITIONAL ICC 117.1-2009 CODE REFERENCES (CONTINUED):**
- 25. 608.5 HAND SHOWERS. A HAND SHOWER WITH A HOSE 59 INCHES MINIMUM IN LENGTH, THAT CAN BE USED BOTH AS A FIXED SHOWER HEAD AND AS A HAND SHOWER SHALL BE PROVIDED. THE HAND SHOWER SHALL HAVE A CONTROL WITH A NONPOSITIVE SHUT-OFF FEATURE. WHERE PROVIDED, AN ADJUSTABLE-HEIGHT HAND SHOWER MOUNTED ON A VERTICAL BAR SHALL BE INSTALLED SO AS TO NOT OBSTRUCT THE USE OF GRAB BARS.
  - 26. 608.6 MAXIMUM ABOVE THE SHOWER FLOOR SHALL BE PERMITTED IN LIEU OF A HAND SHOWER. MAXIMUM HEIGHT IN ACCORDANCE WITH SECTION 303. IN TRANSFER-TYPE SHOWER COMPARTMENTS, THRESHOLDS 1/2 INCH MAXIMUM IN HEIGHT SHALL BE BEVELED, ROUNDED, OR VERTICAL.
  - 27. 608.7 SHOWER ENCLOSURES. SHOWER COMPARTMENT ENCLOSURES FOR SHOWER COMPARTMENTS SHALL NOT OBSTRUCT CONTROLS OR OBSTRUCT TRANSFER FROM WHEELCHAIRS ONTO SHOWER SEATS.
  - 28. 609.3 SPACING. THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2 INCHES. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE ENDS OF THE GRAB BAR ABOVE THE GRAB BAR SHALL BE 12 INCHES MINIMUM.
  - 28.1.1. THE SPACE BETWEEN THE GRAB BARS AND SHOWER CONTROLS, SHOWER FITTINGS, AND OTHER GRAB BARS ABOVE THE GRAB BAR SHALL BE PERMITTED TO BE 1 1/2 INCHES MINIMUM.
  - 28.1.2. RECESSED DISPENSERS PROJECTING FROM THE WALL, 1/4 INCH MAXIMUM MEASURED FROM THE FACE OF THE DISPENSER AND COMPLYING WITH SECTION 604.7 SHALL BE PERMITTED WITHIN THE 12-INCH SPACE ABOVE AND THE 1 1/2 INCH SPACES BELOW AND AT THE ENDS OF THE GRAB BAR.
  - 29. 610.2 BATHTUB SEATS. THE HEIGHT OF BATHTUB SEATS SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM ABOVE THE BATHROOM FLOOR, MEASURED TO THE TOP OF THE SEAT. REMOVABLE IN-TUB SEATS SHALL BE 15 INCHES MINIMUM AND 16 INCHES MAXIMUM IN DEPTH. REMOVABLE IN-TUB SEATS SHALL BE CAPABLE OF SECURE PLACEMENT. PERMANENT SEATS SHALL BE 15 INCHES MINIMUM IN DEPTH AND SHALL EXTEND FROM THE BACK WALL TO OR BEYOND THE OUTER EDGE OF THE BATHTUB.
  - 30. 610.3 SHOWER COMPARTMENT SEATS. THE HEIGHT OF SHOWER COMPARTMENT SEATS SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM ABOVE THE BATHROOM FLOOR, MEASURED TO THE TOP OF THE SEAT. IN TRANSFER-TYPE AND ALTERNATE ROLL-IN TYPE SHOWERS, THE SEAT SHALL EXTEND ALONG THE SEAT WALL TO A POINT WITHIN 3 INCHES OF THE COMPARTMENT ENTRY. IN STANDARD ROLL-IN TYPE SHOWERS, THE SEAT SHALL EXTEND FROM THE CONTROL WALL TO A POINT WITHIN 3 INCHES OF THE COMPARTMENT ENTRY. SEATS SHALL COMPLY WITH SECTION 610.3.1 OR 610.3.2.
  - 31. 610.4 STRUCTURAL STRENGTH. ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHERE A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS IS APPLIED AT ANY POINT ON THE SEAT.
  - 32. 612.2 BENCH WHERE SEATING IS PROVIDED IN SAUNAS AND STEAM ROOMS. AT LEAST ONE BENCH SHALL COMPLY WITH SECTION 303. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE REQUIRED BY SECTION 303.2.
  - 33. 612.3 TURNING SPACE. A TURNING SPACE COMPLYING WITH SECTION 304 SHALL BE PROVIDED WITHIN SAUNAS AND STEAM ROOMS.
  - 34. 702.1 GENERAL. ACCESSIBLE AUDIBLE AND VISIBLE ALARMS AND NOTIFICATION APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72 LISTED IN SECTION 702.2. BE POWERED BY A COMMERCIAL ELECTRIC SYSTEM AND BE PERMANENTLY CONNECTED TO THE WIRING OF THE PREMISES.
  - 35. 705.1 GENERAL. ACCESSIBLE SIGNS SHALL COMPLY WITH SECTION 703. TACTILE SIGNS SHALL CONTAIN BOTH BRAIDED CHARACTERS AND BRAILLE. WHERE SIGNS WITH BOTH VISUAL AND RAISED CHARACTERS ARE REQUIRED, EITHER ONE SIGN WITH BOTH VISUAL AND RAISED CHARACTERS, OR TWO SEPARATE SIGNS, ONE WITH VISUAL, AND ONE WITH RAISED CHARACTERS, SHALL BE PROVIDED.
  - 36. 706.1 GENERAL. ACCESSIBLE PUBLIC TELEPHONES SHALL COMPLY WITH SECTION 704.
  - 37. 707.1 GENERAL. DETECTABLE WARNING SURFACES SHALL COMPLY WITH SECTION 708.
  - 38. 707.1 GENERAL. ACCESSIBLE ASSISTIVE LISTENING SYSTEMS IN ASSEMBLY AREAS SHALL COMPLY WITH SECTION 706.
  - 39. 707.1 GENERAL. ACCESSIBLE AUTOMATIC TELLER MACHINES AND FARE MACHINES SHALL COMPLY WITH SECTION 707.
  - 40. 708.1 GENERAL. ACCESSIBLE TWO-WAY COMMUNICATION SYSTEMS SHALL COMPLY WITH SECTION 706.
  - 41. 1104.1 CLEAR FLOOR SPACE. ACCESSIBLE EXERCISE MACHINES AND EQUIPMENT SHALL HAVE A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305 POSITIONED FOR TRANSFER OR FOR USE BY AN INDIVIDUAL SEATED IN A WHEELCHAIR. CLEAR FLOOR SPACES REQUIRED AT EXERCISE MACHINES AND EQUIPMENT SHALL BE PERMITTED TO OVERLAP.
  - 42. 1109.1 GENERAL. SWIMMING POOLS, WADING POOLS, HOT TUBS AND SPAS SHALL COMPLY WITH SECTION 1109.

**SYMBOL LEGEND**



**DWELLING UNIT NOTES**

SECTION 1109.1-2009 CODE REFERENCES:

608.5 HAND SHOWERS. A HAND SHOWER WITH A HOSE 59 INCHES MINIMUM IN LENGTH, THAT CAN BE USED BOTH AS A FIXED SHOWER HEAD AND AS A HAND SHOWER SHALL BE PROVIDED. THE HAND SHOWER SHALL HAVE A CONTROL WITH A NONPOSITIVE SHUT-OFF FEATURE. WHERE PROVIDED, AN ADJUSTABLE-HEIGHT HAND SHOWER MOUNTED ON A VERTICAL BAR SHALL BE INSTALLED SO AS TO NOT OBSTRUCT THE USE OF GRAB BARS.

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

Key Largo, Florida  
Key West, Florida  
Marathon, Florida

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PROF. REG. AA26001009

Building Relationships  
Based on Trust and Results

Contractors: Chastain | Interiorscape | Key Largo | Key West | Liberman | Ochsley | Salter | Satterwhite



Submissions

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

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Drawing Set: 30x42 Project #: 19095

Drawn By: LBB/EHP Checked By: EG

Title: ACCESSIBILITY GUIDELINES ICC A117.1-2009

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Date: 06/04/2021  
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*Handwritten:*  
KOP  
2/4/2022



OCCUPANCY PER SPACE					
ROOM #	ROOM NAME	AREA	USE GROUP	OCCUPANCY FACTOR	OCCUPANCY
101	MAIN HALL	1660 SF	A-3	15 SF/OCCUPANT	110
110	THINK TANK	83 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	422 SF	E - CLASSROOM	20 SF NET/OCCUPANT	5
128	MUSIC CLASSROOM	71 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	71 SF	E - CLASSROOM	20 SF NET/OCCUPANT	2
133	MECH/ELEC	29 SF	E - CLASSROOM	20 SF NET/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	54 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	192 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 = 20"/OCCUPANT  
4" 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:**

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

**GENERAL NOTES**

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

**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. AA26001009

Building Relationships  
Based on Trust and Results

Owned | Client | Underwriter | Key Largo | Key West | Marathon | Charters | Balfour Beatty

Scale:

Consultants:

Submissions:

NO.	REVISION	DATE	BY	CHKD BY

**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 Set: 30x42 Project #: 15095

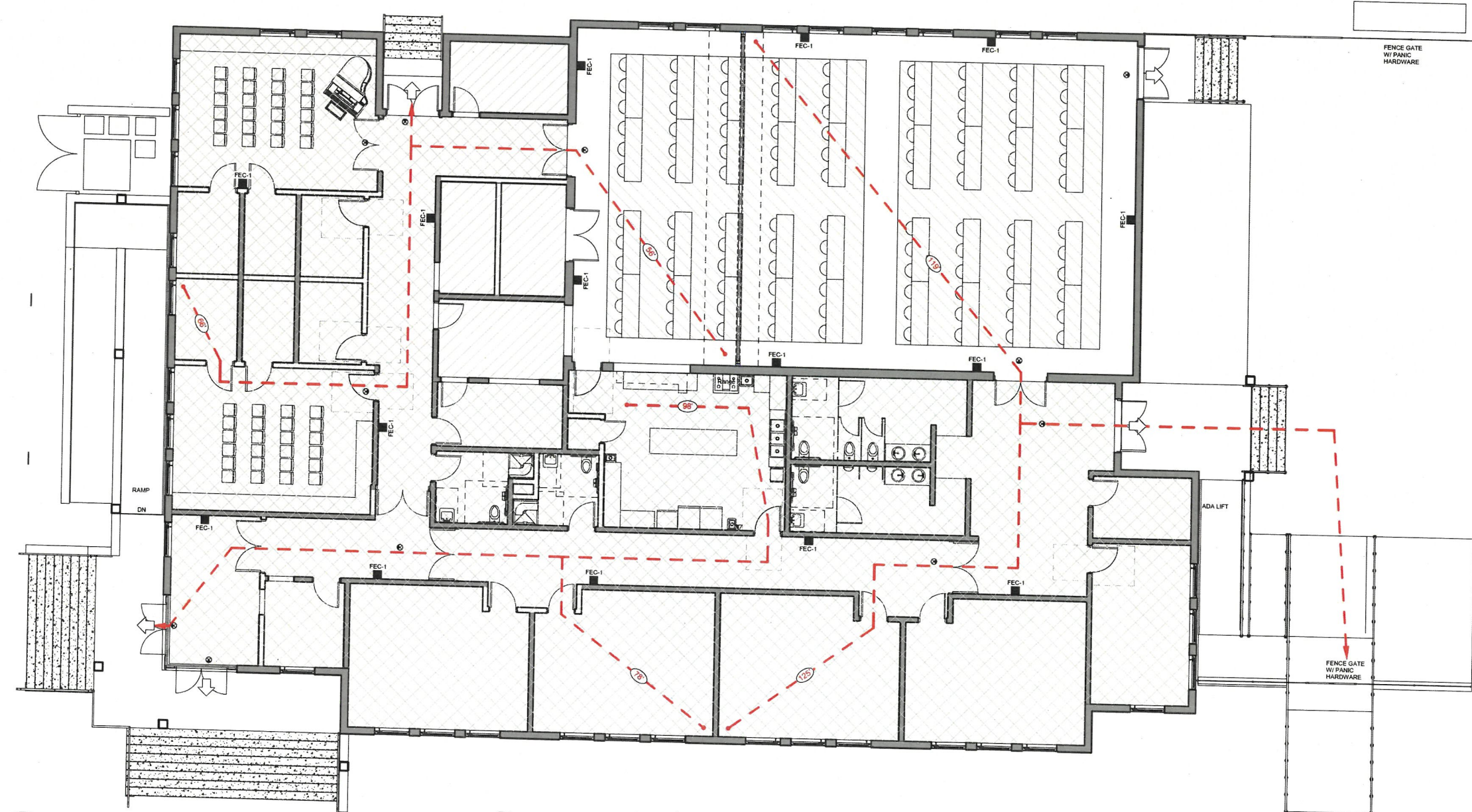
Drawn By: LBB/EHP Checked By: EG

Title: LIFE SAFETY PLANS

Sheet Number:  
**G2.1.1**

Date: 08/04/2021

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

*KCPH*  
*2/4/2022*

1/12/2022 9:05:22 AM  
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**Required Landscape Calculations for Frederick Douglass Gym, City of Key West**  
 111 Olivia Street, Key West, Florida  
 Subject property zoning (KWC-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 overall effect 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 diameter cypress bark mulch will be installed in the required landscape areas Florida Code of Ordinances, is 12" for Canopy trees and 24" for Street. All landscape areas shall be covered by living plant material per 10B-44B and any area not indicated with plant material shall receive *Zoysia* 'Empire' sod.

Protect existing tree and other vegetation indicated to remain in place against unnecessary cutting, breaking or skimming of roots, skinning and bruising of bark, smothering of trees by stockpiling construction materials or excavating materials within drip line, excess foot or vehicular traffic or parking of vehicles within drip line. No activity of any sort is to take place in an area fenced off as a protected area. Water, fertilizer, wash off and spray trees and other vegetation to remain within limits of contract work as required to maintain their health during the course of the landscape installation. Repair or replace trees and vegetation indicated to remain which are damaged by landscape operations with a tree listed on the 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 Caprock will have to be taken with the rootball. The tree is to be immediately placed in 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 "topogard" 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 be tied up. The Architect also may require the palm to be bud poled. Relocated palms are not guaranteed by the landscape contractor.

**Street Frontage:**  
 Required: 5-0' (100%) 252 linear feet provided. 200 plant units required.  
 Provided: 297 plant units provided

**Canopy Trees:**  
 Required: 1 existing trees = 53 Landscape Units exist  
 156 new landscape units required. - 244 Units provided

6 - 12' tall min. Knigodendron ferrugineum, Black Ironwood #80 units  
 2 - 12' tall min. Eugenia thomasa, Redberry Stopper #20 units  
 35 - 24" 3 g. (gallon) Key Lilly #35 units  
 72 - 12" 1 g. (gallon) Golden Creeper #72 units  
 5 - 15-20", 3 g. (gallon) Sea Lavender #5 units

Total: 232 Units.  
 17 - 6' Thrinax morrisii, Key Thatch Palm #17 units - These units exceed the req.

**Existing Trees and Palms to be relocated/Transplanted to Fort Street Parking lot:**  
 As shown on sheet L.1.1, final location per LA or Urban Forestry Manager  
 1- Bahama Tabebuia (massy)  
 1A- Pitch Apple (gate to large and massy)  
 5- Thatch Palm (phrasing)  
 8- Redberry stopper  
 9- Sabal palmetto (out of character for design)  
 10- Thatch Palm (phrasing)  
 12A- Thatch Palm (phrasing)  
 13- Thatch Palm (phrasing)  
 20 A&B- Christmas Palm (massy seeds, Lethal yellow carrier)  
 21- Ligustrum-Vitis (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)

**Perimeter Landscaping:**  
 76 l.f. provided

**Canopy Trees:**  
 Required: 2.17 x 1 = 2 required  
 Provided: 2 existing or relocated mature trees  
 2- Guapira oleocolor, Bolly, 12' oa.

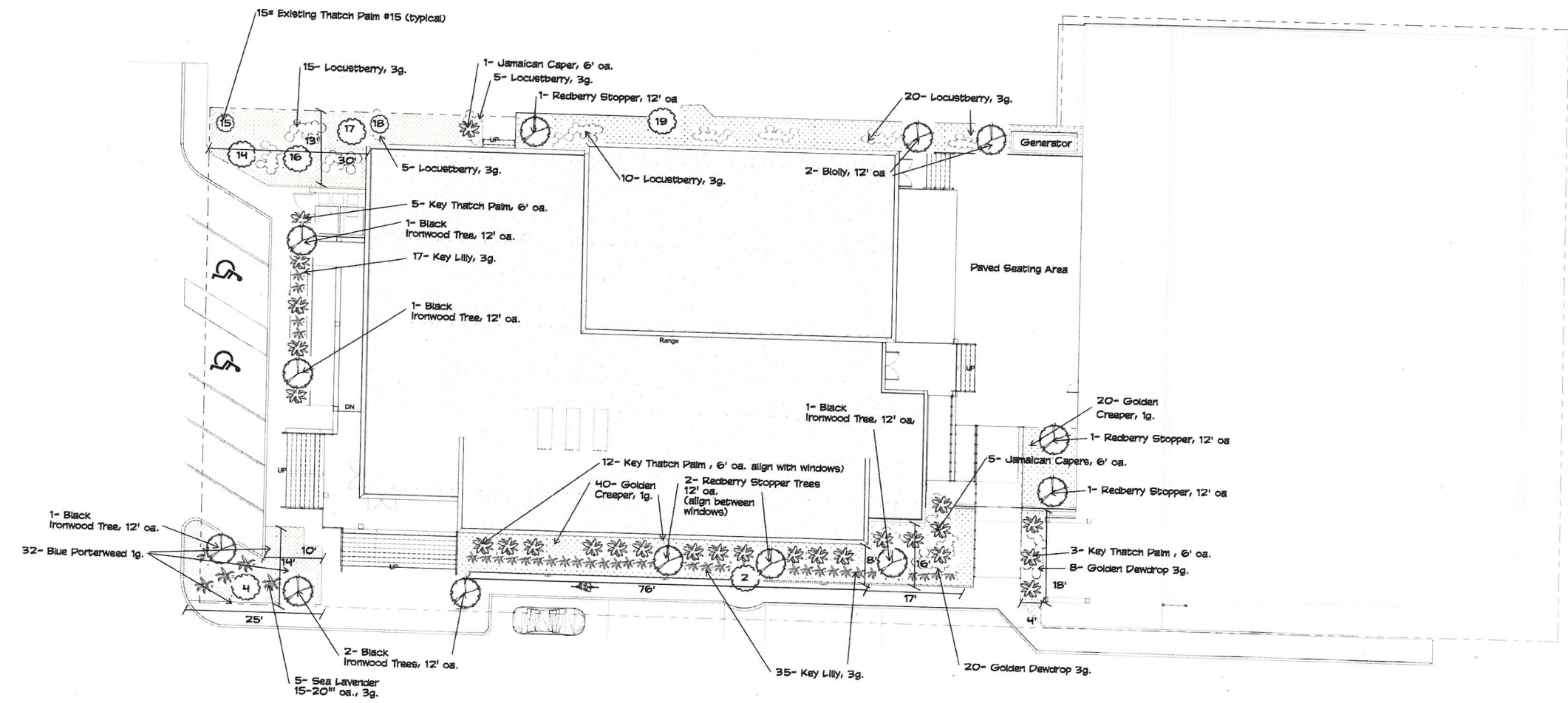
**Shrubs:**  
 Required: 2.17 x 10 = 22  
 Provided: 30 - 24" native shrubs will be planted 1- 6' native Palm  
 Locustberry- Byronnina lucida

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

**Screening:**  
 10  
 Locustberry- Byronnina lucida  
 6' Capparis cynophallophora, 6' oa.

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

6 - Knigodendron ferrugineum, Black Ironwood, 12-13' oa., 45 gallon.  
 20 - Thrinax morrisii, Key Thatch Palm, 6' oa., 68b  
 6 - Eugenia thomasa, Redberry Stopper, 12-13' oa., 45 gallon  
 2 - Guapira oleocolor, Bolly, 12-13' oa., 45 gallon  
 6 - Capparis cynophallophora, Jamaican Caper, 6' oa., 45 gallon  
 55 - Locustberry- Byronnina lucida, 24-30", 7 gallon  
 28 - Duranta repens, Golden Dewdrop, 20-24", 3gallon  
 12 - Hymerocallis 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



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

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ARCHITECT  
**K2M DESIGN**  
 Architecture, Engineering,  
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Key Largo, Florida  
 Key West, Florida  
 Marathon, Florida

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

Based Relationship  
 Based on Trust and Results

Client: City of Key West (Frederick Douglass Gym)  
 Owner: City of Key West (Frederick Douglass Gym)

Consultants:  
**BROWN & GREEN**  
 LANDSCAPE ARCHITECTS  
 1995  
 LANDSCAPE ARCHITECTURE  
 305.852.2100

Submittals:

1	11/5/21
2	11/16/21
3	1/3/22
4	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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 Drawn By: Checked By:  
 Designer: Checker:  
 Title:  
**REQUIRED LANDSCAPE PLAN**

Sheet Number:  
**L1.1.2**  
 Date: 12/9/21  
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Key West  
 2/4/2022

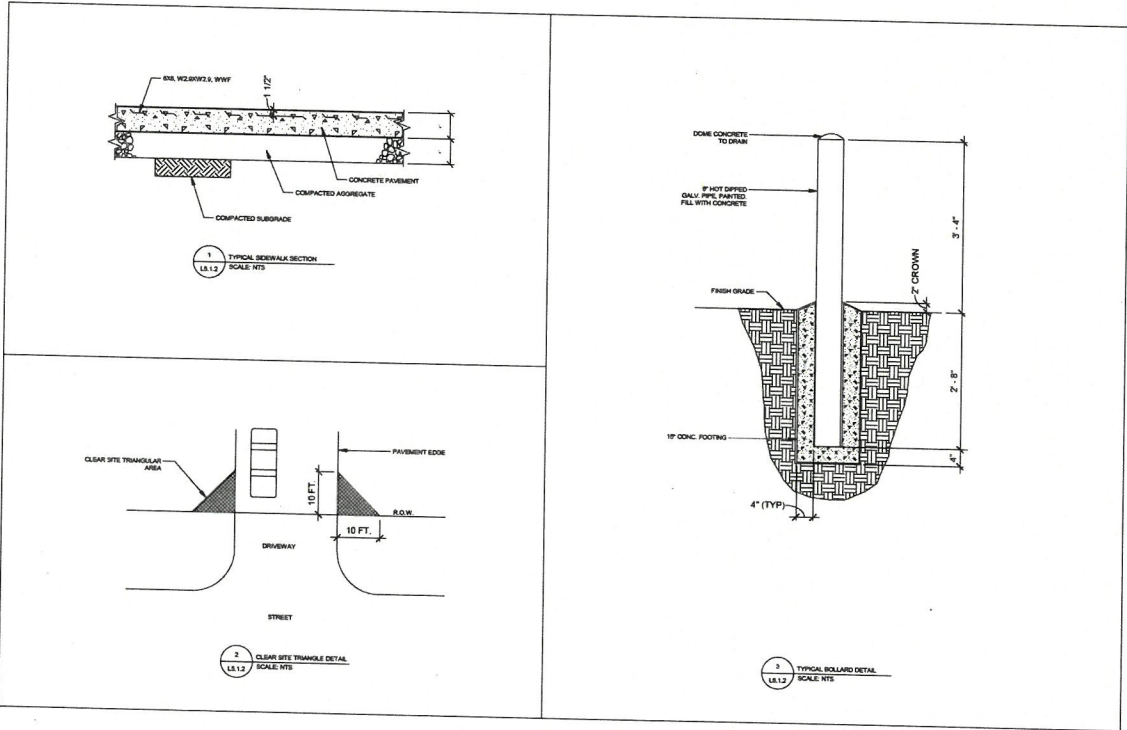








1. ALL EXCAVATED AREAS TO BE SEEDED OR SOODED AFTER FINAL GRADING UNLESS OTHERWISE NOTED. SEE LANDSCAPE PLAN AND/OR EROSION CONTROL PLAN FOR DIRECTION AND VERIFICATION.
2. PROVIDE POSITIVE DRAINAGE IN ALL PAVED AREAS WITHOUT PONDING WATER. THE PAVING CONTRACTOR SHALL TEST ALL PAVED AREAS FOR BIRD BATH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



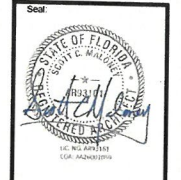
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Building Relationships  
 Based on Trust and Results

Consultants: Columbia | International | Key Largo | Key West | Marathon | Ocala | Sebring | South Beach



Consultants:

Submissions:

NO.	DATE	DESCRIPTION	BY	FOR

**FREDERICK DOUGLASS GYM**  
 111 OLIVA STREET, KEY WEST, FL, 30040  
**CITY OF KEY WEST**  
 1300 WHITE STREET, KEY WEST, FL, 30040

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 1/11/2022 9:48:36 AM

Drawing Size: 30x42    Project #: 19095

Drawn By: LBB/EMP    Checked By: EG

Title: **LANDSCAPE/SITE DETAILS**

Sheet Number:  
**L5.1.2**

Date: 05/04/2021

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*12/14  
 2/4/2022*





















Project Name:  
**FREDERICK DOUGLASS GYM EXPANSION**

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

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

Project Engineer:  
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ON THE DATE ADJACENT TO THE SEAL.  
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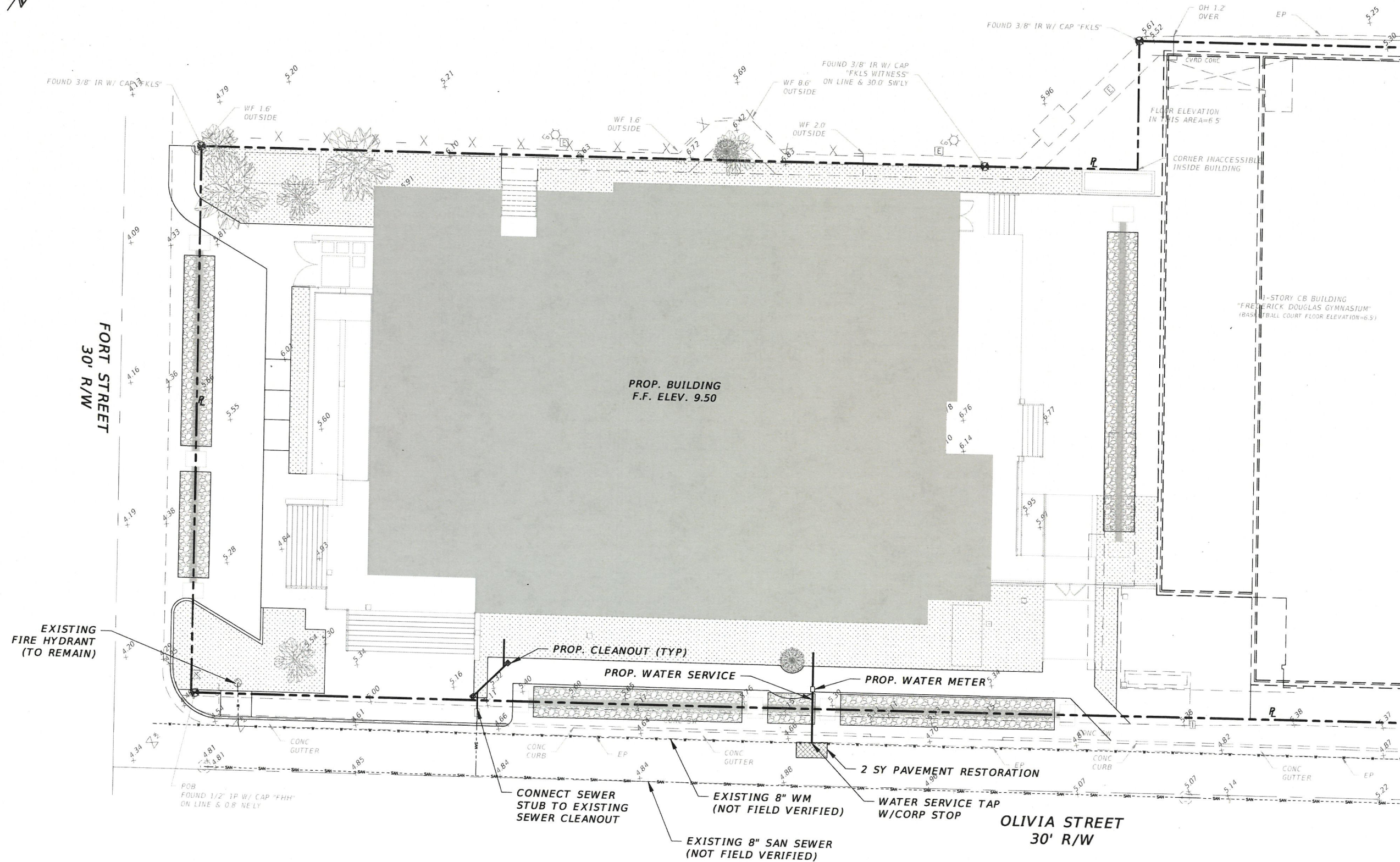
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Revisions:

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PROJECT MGR: CEW  
PROJECT # : 19-0031  
FILE NAME : 04-19-0031-UTILS.DWG  
ORIGIN DATE : 10-22-19  
DESIGNER : JNP  
CADD : JNP  
CHECKED BY : CEW  
PLOT DATE : THU 12-9-2021 3:41 PM  
PLOTTED BY : JPANICARO  
SHEET TITLE:

CONCEPT  
UTILITY PLAN  
SHEET NO. 04  
2021.12.09 -  
PLANNING SUBMITTAL

KEP/HT  
2/4/2022



FORT STREET  
30' R/W

PROP. BUILDING  
F.F. ELEV. 9.50

OLIVIA STREET  
30' R/W

EXISTING  
FIRE HYDRANT  
(TO REMAIN)

PROP. CLEANOUT (TYP)

PROP. WATER SERVICE

PROP. WATER METER

CONNECT SEWER  
STUB TO EXISTING  
SEWER CLEANOUT

EXISTING 8" WM  
(NOT FIELD VERIFIED)

WATER SERVICE TAP  
W/CORP STOP

EXISTING 8" SAN SEWER  
(NOT FIELD VERIFIED)

2 SY PAVEMENT RESTORATION

POB  
FOUND 1/2" IP W/ CAP "FHH"  
ON LINE & 0.8' NELY

FLOOR ELEVATION  
IN THIS AREA=6.5

CORNER INACCESSIBLE  
INSIDE BUILDING

1-STORY CB BUILDING  
"FREDERICK DOUGLASS GYMNASIUM"  
(BASE/FLOOR COURT FLOOR ELEVATION=6.5)

ASPHALT

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

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

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OUTSIDE

WF 2.0'  
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OUTSIDE

5.96

FLOOR ELEVATION  
IN THIS AREA=6.5

CORNER INACCESSIBLE  
INSIDE BUILDING

1-STORY CB BUILDING  
"FREDERICK DOUGLASS GYMNASIUM"  
(BASE/FLOOR COURT FLOOR ELEVATION=6.5)

ASPHALT

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

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

WF 1.6'  
OUTSIDE

WF 2.0'  
OUTSIDE

OH 1.2'  
OVER

EP

5.25

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

WF 1.6'  
OUTSIDE

WF 1.6'  
OUTSIDE

WF 2.0'  
OUTSIDE

5.96

FLOOR ELEVATION  
IN THIS AREA=6.5

CORNER INACCESSIBLE  
INSIDE BUILDING

1-STORY CB BUILDING  
"FREDERICK DOUGLASS GYMNASIUM"  
(BASE/FLOOR COURT FLOOR ELEVATION=6.5)

ASPHALT

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

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

WF 1.6'  
OUTSIDE

WF 2.0'  
OUTSIDE

OH 1.2'  
OVER

EP

5.25

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

WF 1.6'  
OUTSIDE

WF 1.6'  
OUTSIDE

WF 2.0'  
OUTSIDE

5.96

FLOOR ELEVATION  
IN THIS AREA=6.5

CORNER INACCESSIBLE  
INSIDE BUILDING

1-STORY CB BUILDING  
"FREDERICK DOUGLASS GYMNASIUM"  
(BASE/FLOOR COURT FLOOR ELEVATION=6.5)

ASPHALT

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

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

WF 1.6'  
OUTSIDE

WF 2.0'  
OUTSIDE

OH 1.2'  
OVER

EP

5.25

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

WF 1.6'  
OUTSIDE

WF 1.6'  
OUTSIDE

WF 2.0'  
OUTSIDE

5.96

FLOOR ELEVATION  
IN THIS AREA=6.5

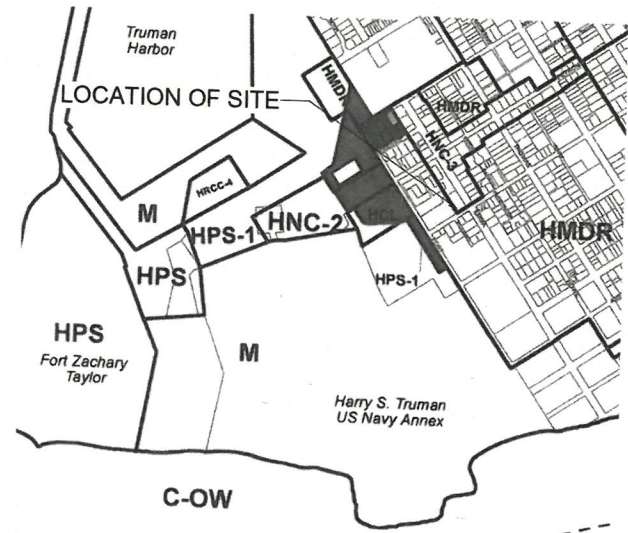
CORNER INACCESSIBLE  
INSIDE BUILDING

1-STORY CB BUILDING  
"FREDERICK DOUGLASS GYMNASIUM"  
(BASE/FLOOR COURT FLOOR ELEVATION=6.5)









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"		
Front Setback	None		None		7'-9"		N/A
Side Setback	5'-0"		5'-0"		0'-0"		N/A
Side Setback	5'-0"		5'-0"		0'-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		N/A		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
Handicap Parking**	0		/		/		/
Bicycle Parking	35%		2		2		N/A
			8		21		N/A
Open Space/Landscaping	20%	6,800 SF	/		/		/
Number & Type of Units	N/A		11%	3,639 SF	15%	5,189	YES
Consumption Area or Number of Seats	N/A		N/A		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			
Lot Area		Our Site	Total Existing
Existing Coverages		34,001.17	34,001.17
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			
Buildings		1,340	
Pavement		24,193	
		4,619	
Impervious Surface		28,812	
Impervious Surface %		85%	
Building Coverage		24,193	
Building Coverage %		71%	
Open Space		5,189	
Open Space %		15%	

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. AA26001029

Building Relationships  
Based on Trust and Results.

Consultants: Columbus (Michigan) | Key Largo | Key West | Marathon | Quincy | Tallahassee | Tallahassee



Consultants:

Submissions:		
1	PRELIMINARY	02/20/22
2	PERMITS	03/17/22
3	PERMITS	03/28/22
4	PERMITS	04/07/22
5	PERMITS	04/14/22
6	PERMITS	04/21/22
7	PERMITS	04/28/22
8	PERMITS	05/05/22
9	PERMITS	05/12/22
10	PERMITS	05/19/22
11	PERMITS	05/26/22
12	PERMITS	06/02/22
13	PERMITS	06/09/22
14	PERMITS	06/16/22
15	PERMITS	06/23/22
16	PERMITS	06/30/22
17	PERMITS	07/07/22
18	PERMITS	07/14/22
19	PERMITS	07/21/22
20	PERMITS	07/28/22
21	PERMITS	08/04/22
22	PERMITS	08/11/22
23	PERMITS	08/18/22
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37	PERMITS	11/24/22
38	PERMITS	12/01/22
39	PERMITS	12/08/22
40	PERMITS	12/15/22
41	PERMITS	12/22/22
42	PERMITS	12/29/22
43	PERMITS	01/05/23
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45	PERMITS	01/19/23
46	PERMITS	01/26/23
47	PERMITS	02/02/23
48	PERMITS	02/09/23
49	PERMITS	02/16/23
50	PERMITS	02/23/23
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96	PERMITS	01/10/24
97	PERMITS	01/17/24
98	PERMITS	01/24/24
99	PERMITS	01/31/24
100	PERMITS	02/07/24

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

PLOTTED:  
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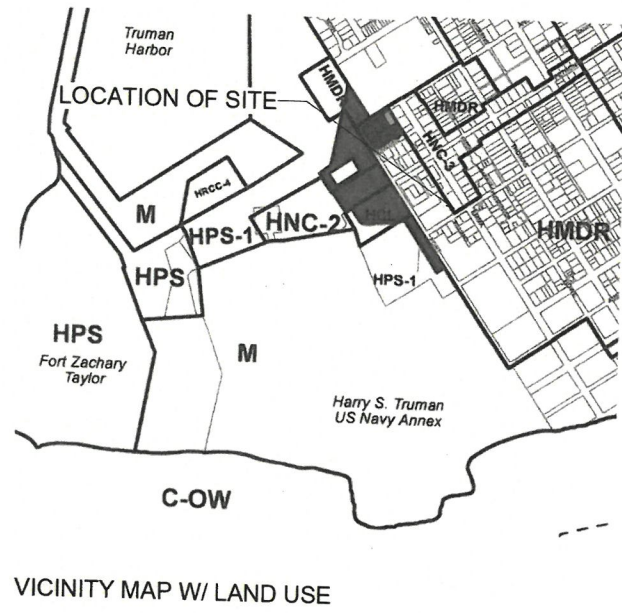
Sheet Number:  
**A1.1.0**

Date: 05/04/2021

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KPH  
2/4/2022





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"		
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		N/A		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
					N/A		N/A
**up to 25 - 1							
Zoning of Adjoining Sites	HNC-3 and HMDR**						
***Requires Buffer							

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Lot Area		Our Site	Total Existing
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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

**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

Owners | Columbia | Delaware | Key Largo | Key West | Marathon | Miami | Orlando | Sarasota



Submissions:

NO.	DESCRIPTION	DATE
1	PRELIMINARY	10/20/2021
2	PERMITS	11/10/2021
3	PERMITS	12/10/2021
4	PERMITS	01/10/2022
5	PERMITS	02/10/2022
6	PERMITS	03/10/2022
7	PERMITS	04/10/2022
8	PERMITS	05/10/2022
9	PERMITS	06/10/2022
10	PERMITS	07/10/2022
11	PERMITS	08/10/2022
12	PERMITS	09/10/2022

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

PLOTTED:  
12/22/2021 4:22:41 PM

Drawing Size: Project #  
30x42 19095

Drawn By: Checked By:  
LBB/EHP EG

Title:  
SITE DATA TABLES

Sheet Number:  
**A1.1.0**

Date: 05/04/2021

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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

**ARCHITECT**

**K2M DESIGN**

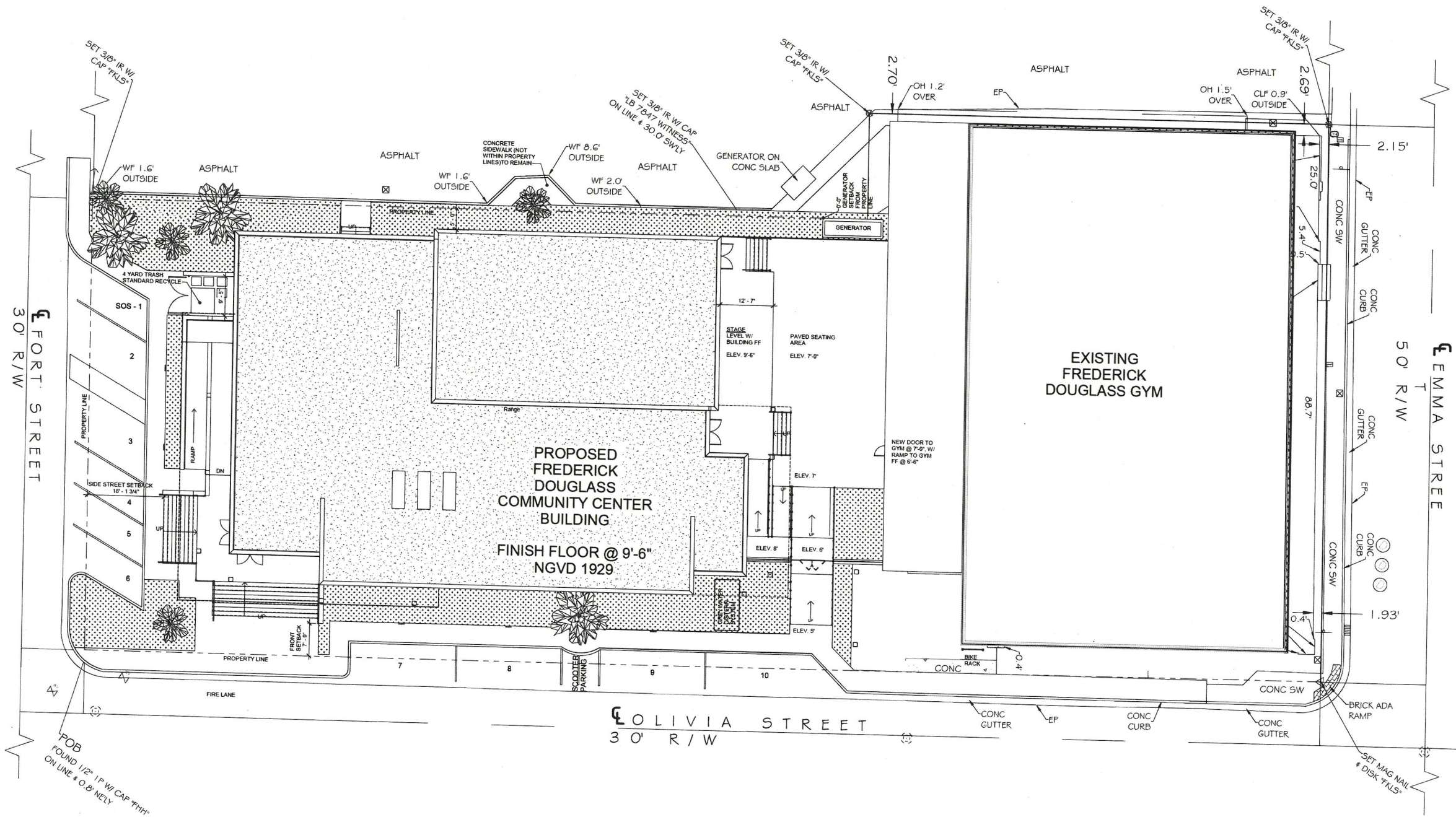
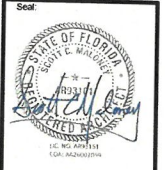
Architecture, Engineering,  
Interior Design,  
Asset Management,  
Specialty Consulting

Key Largo, Florida  
Key West, Florida  
Marathon, Florida

URL: www.k2mdesign.com  
PROF. REG. AA26001029

Building Relationships  
Based on Trust and Results

Client: Columbia (Hialeah) | Key Largo (Key West) | Marathon | Charters | Builders | Residents



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

Submissions:

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR SET	08/04/21	EG	EG
2	ISSUED FOR PERMITS	08/04/21	EG	EG
3	ISSUED FOR PERMITS	08/04/21	EG	EG

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

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

PLOTTED:  
12/29/2021 10:35:16 AM

Drawing Size: 30x42 Project #: 19095

Drawn By: LBB/EHP Checked By: EG

Title: ARCHITECTURAL SITE PLAN

Sheet Number:  
**A1.1.1**

Date: 08/04/2021

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*KPH  
2/4/2022*

1/29/2021 10:35:16 AM  
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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 AS.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	

ARCHITECT

**K2M DESIGN**

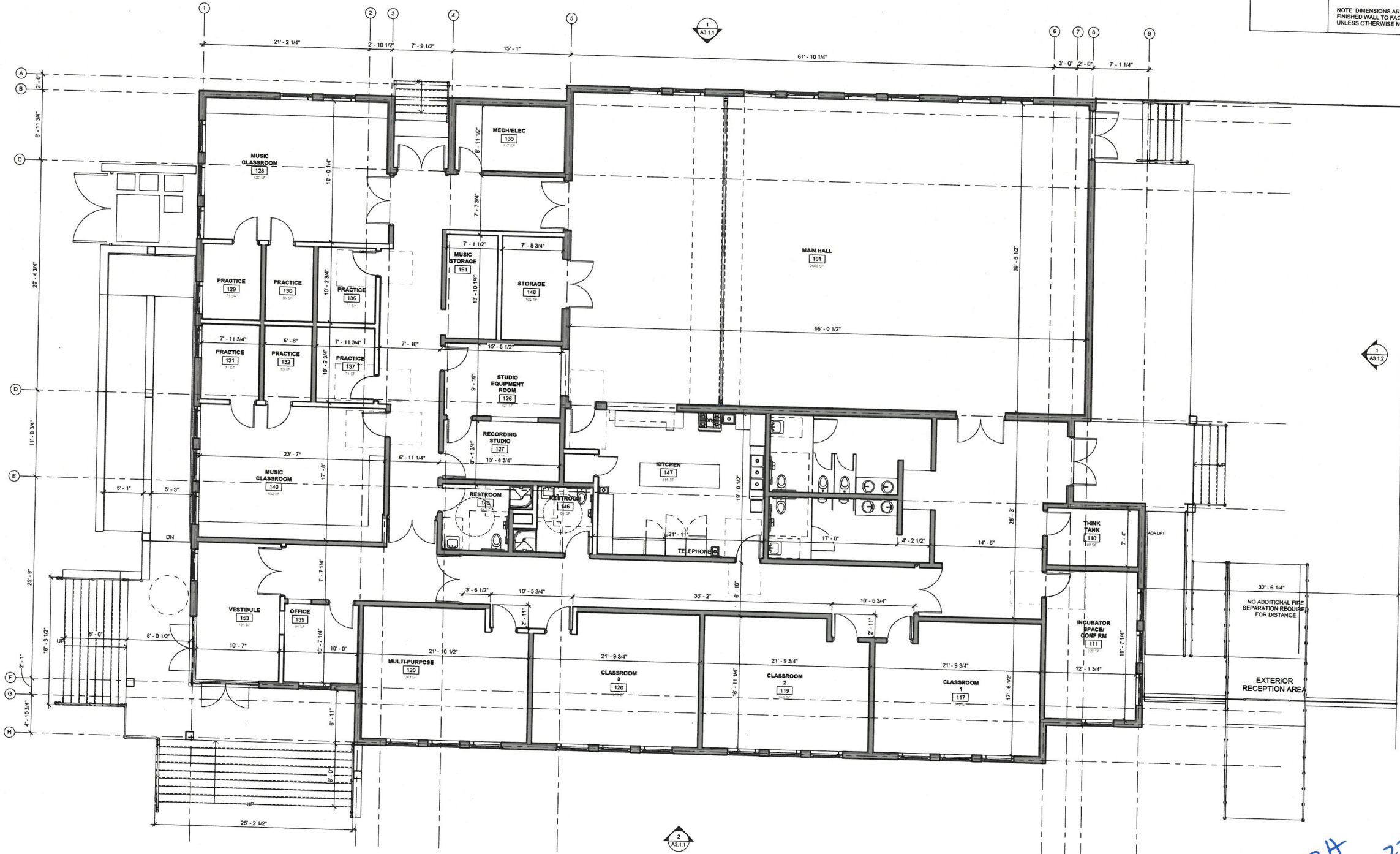
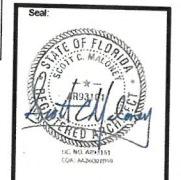
Architecture, Engineering, Interior Design, Asset Management, Specialty Consulting

Key Largo, Florida  
Key West, Florida  
Maitland, Florida

URL: www.k2mdesign.com  
PROF. REG. AA26001029

Building Relationships  
Based on Trust and Results

Client | Creative | Inexpensive | Use Large | Key West | Innovation | Clarity | Estimation | Satisfaction



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

EXISTING FREDERICK DOUGLASS GYM

Submissions	
1	REVISIONS TO BE MADE BY DATE
2	REVISIONS TO BE MADE BY DATE
3	REVISIONS TO BE MADE BY DATE
4	REVISIONS TO BE MADE BY DATE
5	REVISIONS TO BE MADE BY DATE
6	REVISIONS TO BE MADE BY DATE
7	REVISIONS TO BE MADE BY DATE
8	REVISIONS TO BE MADE BY DATE
9	REVISIONS TO BE MADE BY DATE
10	REVISIONS TO BE MADE BY DATE

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

*KPA*  
*2/4/2022*

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: 09/04/2021  
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12/22/2021 4:22:48 PM  
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**GENERAL ROOFING NOTES:**

- SAMPLE NOTE
- SAMPLE NOTE

**CODED NOTES ROOF PLAN**

NUMBER	NOTE

ARCHITECT

**K2M DESIGN**

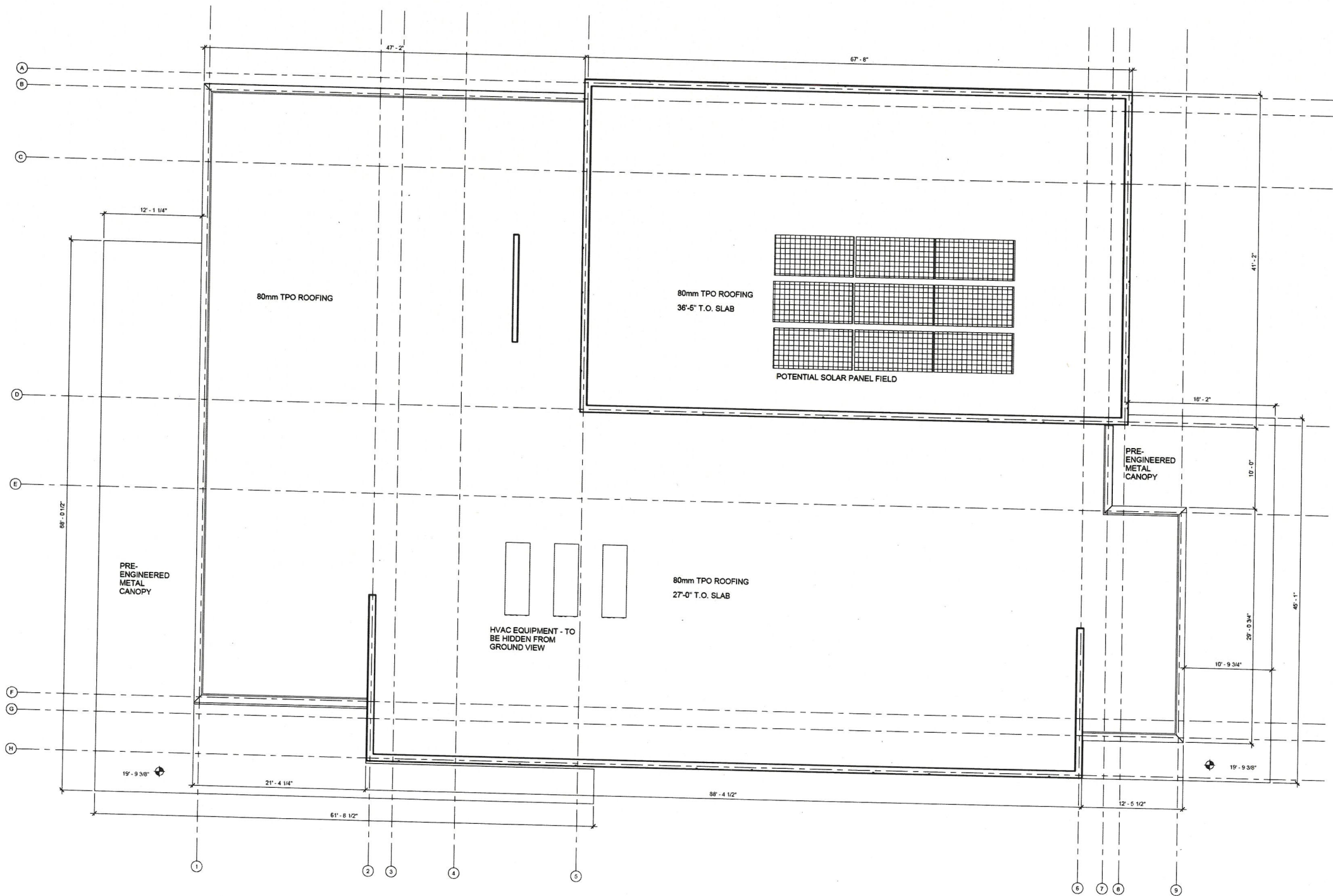
Architecture, Engineering,  
Interior Design,  
Asset Management,  
Specialty Consulting

Key Largo, Florida  
Key West, Florida  
Marathon, Florida

URL: www.k2mdesign.com  
PROF. REG. AA26001029

Building Relationships  
Based on Trust and Results

Orlando | Columbia | Indianapolis | Key Largo | Key West | Marathon | Ocala | Palm Bay | Palm Beach | Palm Springs | Sarasota



Consultants:

Submissions

NO.	DATE	DESCRIPTION	STATUS

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

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

PLOTTED:  
12/22/2021 4:22:49 PM

Drawing Size: 30x42    Project #: 19095

Drawn By: LBB/EHP    Checked By: EG

Title: **ROOF PLAN**

Sheet Number:  
**A2.3.1**

Date: 09/04/2021

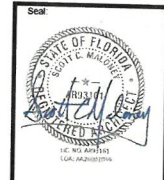
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*KPH*  
*2/4/2022*

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

12/22/2021 4:22:49 PM  
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Consultants:

Submissions:

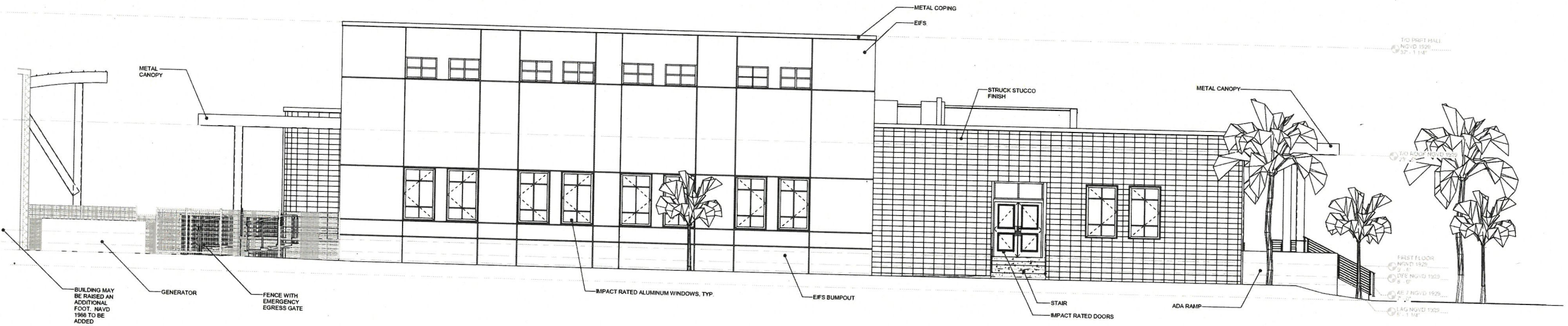
NO.	DATE	BY	REVISION
1	12/22/2021	LB/EHP	ISSUED FOR PERMIT
2	02/04/2022	LB/EHP	REVISED PER COMMENTS
3			
4			
5			
6			
7			
8			
9			
10			

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

PLOTTED  
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 Drawn By: LB/EHP Checked By: EQ  
 Title: EXTERIOR ELEVATIONS

Sheet Number:  
**A3.1.1**  
 Date: 02/04/2022  
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*KPH  
 2/4/2022*



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



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



