Historic Architectural Review Commission
Staff Report for Item 19

To: Chairman Haven Burkee and Historic Architectural Review Commission Members

From: Daniela Salume, MFA
Historic Preservation Manager

Meeting Date: January 27, 2026

Applicant: A20 Architecture, LLC

Application Number: C2025-0110

Address: 210 Elizabeth Street

Description of Work:

Replacement of all exterior windows and doors on contributing structure with impact rated units.

Site Facts:

The building under review is a contributing resource to the historic district built circa 1916. Staff strongly believes that the house was relocated as the orientation of the home shows the original entrance on the west elevation which historically would have been facing the street. The home appears on the 1962 Sanborn Map but not on the 1948 Sanborn Map. This current two-story historic structure is located in the corner of Elizabeth Street and Dey Street. The site consists of two main structures, the contributing structure between Elizabeth and Dey Street and a newer eyebrow house built in 2001 facing Elizabeth Street. Additionally, there is a smaller one-story elevated structure connected to the contributing structure by a breezeway, a pool, concrete deck around the pool, and brick paths and driveways.
Currently the house sits on piers, and it is on an AE-7 flood zone.



Photo taken by the Property Appraiser's office circa 1965. Monroe County Library.



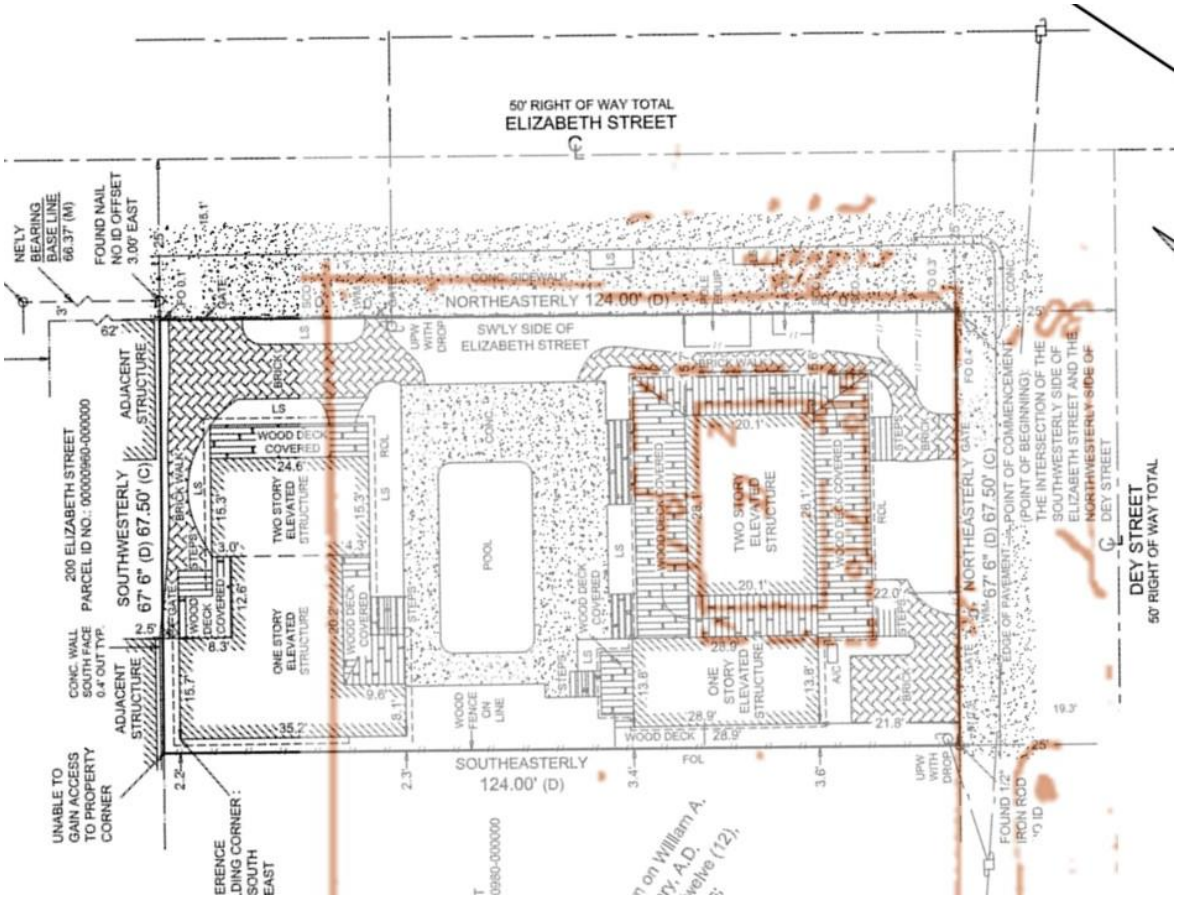
Photo taken by the Property Appraiser's office 08/30/22.



Photo taken by the Property Appraiser's office 08/30/22.



Current photo of house under review from Elizabeth Street.



Current survey and 1962 Sanborn Map.

Guidelines Cited on Review:

- Guidelines for Windows (pages 29a-29k), specifically guidelines A (3, 4, 5, 6, 7, 8, 9).
- Guidelines for Entrances, Porches, Doors, and exterior staircases (pages 32-33), specifically guidelines 5, 9, 10, 11, and 12.

Staff Analysis:

A Certificate of Appropriateness is currently under review for the replacement of all exterior windows and doors with impact rated units. Based on the submitted wind pressure analysis, the project site is located in an Exposure Category D area with a design wind speed of 176 mph.

The applicant proposes Andersen composite windows and doors manufactured with Fibrex material. Fibrex is a composite product made from a blend of reclaimed wood fiber and thermoplastic polymer and is designed to resemble painted wood while requiring less maintenance.

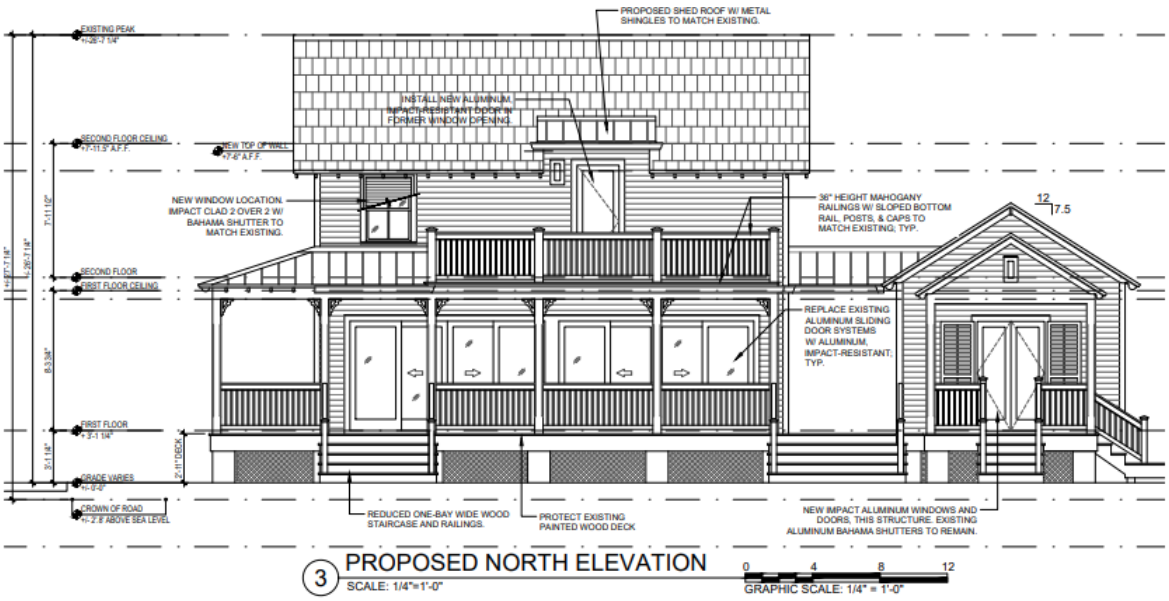
Staff notes that the originally selected window product was the Marvin Ultimate all-wood, impact-resistant window system, which met the required design pressures (IZ4). However, this product has since been discontinued following the closure of the manufacturing facility that produced these windows (formerly SIW in Stuart, Florida). As a result, the originally approved wood window option is no longer available: Marvin Coastline Discontinued | Marvin

Per the HARC Guidelines, windows on street-facing elevations constructed before 1945 are required to be wood, without cladding, and may be impact-rated and painted. Windows on non–street-facing elevations may be wood or aluminum.

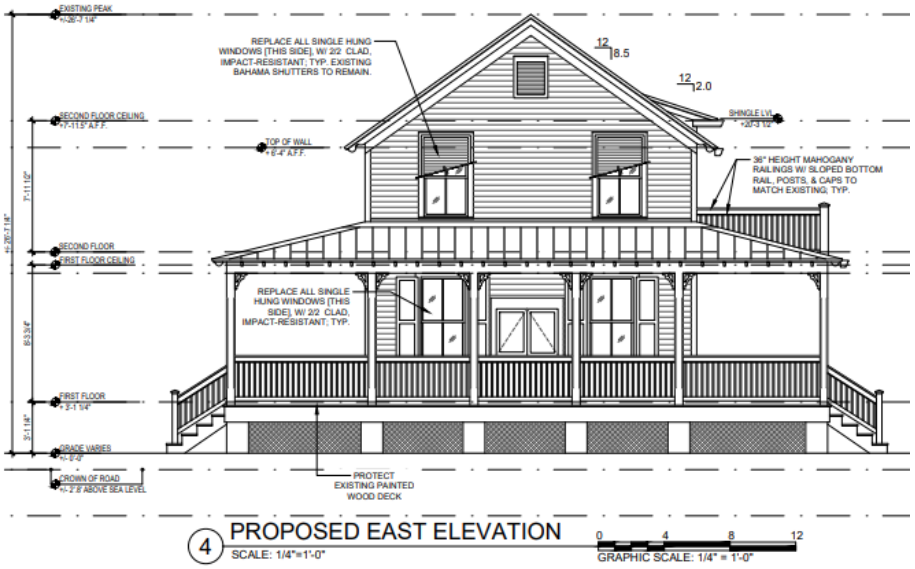
Below is a link to a video explaining the proposed cladding material, which is a composite made of approximately 40% reclaimed wood fibers and polymer:

https://www.andersenwindows.com/windows-and-doors/materials/composite-windows-doors/

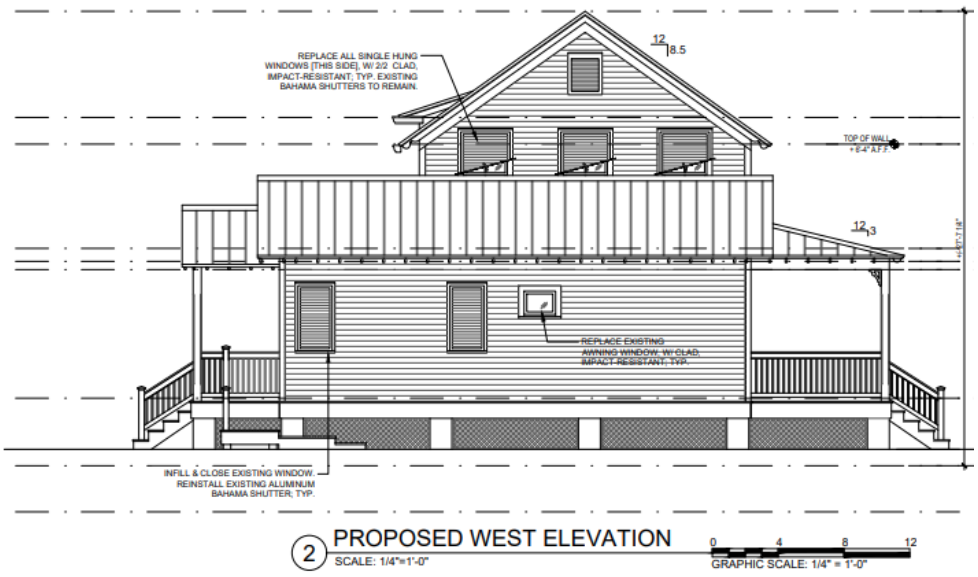
Attached is the Florida Building Code – Residential (8th Edition, 2023) which illustrates the methodology used to determine required wind pressures for building components and cladding based on exposure category, building height, and wind speed.



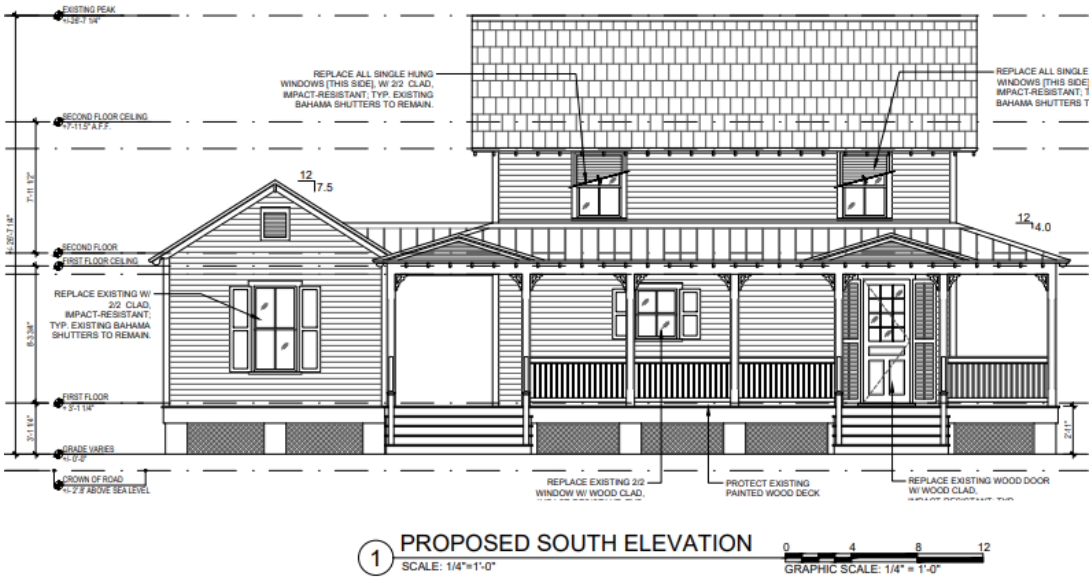
Existing North Elevation.



Proposed East Elevation (Elizabeth Street).



Existing West Elevation.



Proposed South Elevation (Dey Street).

Consistency with Cited Guidelines:

The proposed replacement of exterior windows and doors is not consistent with the HARC Guidelines. **Guideline 3** of Windows requires that replacement windows on principal street-facing elevations of buildings constructed prior to 1945 match the historic windows of the same period in design, configuration, proportions, detailing, materials, and color, as supported by documentation. The house was built circa 1916. While impact-rated windows are permitted, the proposed Fibrex composite window is not a traditional wood or metal material. On secondary elevations not visible from a street or lane, Window **Guideline 5** allows windows to be constructed of wood, metal, or metal-clad materials, provided the historic window configuration and proportions are maintained.

Similarly, the proposed replacement of exterior doors with Fibrex composite material is not consistent with the Entrances, Porches & Doors Guidelines. These guidelines state that historic doors and entrances are character-defining features and should be retained and preserved. Where replacement is necessary, **Guideline 5** requires that materials used to repair or replace entryway elements match the original fabric as closely as possible in quality and durability, particularly on publicly visible elevations. In addition, **Guideline 9** specifies that doors on historic residential buildings must be wood paneled or historically appropriate glazed wood doors, unless documentation indicates otherwise.

If the HARC Commission determines that the submitted documentation adequately demonstrates that a wood window product cannot meet the required design pressures for this Exposure Category D location and structure, the use of the proposed Fibrex composite windows and doors may be considered appropriate. In that case, the proposed material could be approved as an alternative based on demonstrated performance limitations and site-specific conditions.

TABLE R301.2(2)-continued
COMPONENT AND CLADDING LOADS FOR A BUILDING WITH A MEAN ROOF HEIGHT OF 30 FEET LOCATED IN EXPOSURE B (ASD) (psf)[a, b, c, d, e, f, g]

	Zone	Effective Wind Area	90		95		100		105		110		115		120		130		140		150		160		170		180	
			POS	NEG	POS	NEG	POS	NEG	POS	NEG	POS	NEG	POS	NEG	POS	NEG	POS	NEG	POS	NEG	POS	NEG	POS	NEG	POS	NEG	POS	NEG
Walls	4	10	8.7	-9.5	9.7	-10.6	10.8	-11.7	11.9	-12.9	13.1	-14.2	14.3	-15.5	15.5	-16.9	18.2	-19.8	21.2	-22.9	24.3	-26.3	27.6	-30.0	31.2	-33.8	35.0	-37.9
	4	20	8.3	-9.1	9.3	-10.1	10.3	-11.2	11.4	-12.4	12.5	-13.6	13.6	-14.8	14.8	-16.2	17.4	-19.0	20.2	-22.0	23.2	-25.2	26.4	-28.7	29.8	-32.4	33.4	-36.4
	4	50	7.8	-8.6	8.7	-9.5	9.7	-10.6	10.7	-11.7	11.7	-12.8	12.8	-14.0	13.9	-15.2	16.3	-17.9	18.9	-20.7	21.7	-23.8	24.7	-27.1	27.9	-30.6	31.3	-34.3
	4	100	7.4	-8.2	8.3	-9.1	9.2	-10.1	10.1	-11.1	11.1	-12.2	12.1	-13.3	13.2	-14.5	15.5	-17.1	18.0	-19.8	20.7	-22.7	23.5	-25.8	26.5	-29.2	29.7	-32.7
	5	10	8.7	-11.7	9.7	-13.0	10.8	-14.5	11.9	-15.9	13.1	-17.5	14.3	-19.1	15.5	-20.8	18.2	-24.4	21.2	-28.3	24.3	-32.5	27.6	-37.0	31.2	-41.8	35.0	-46.8
	5	20	8.3	-10.9	9.3	-12.2	10.3	-13.5	11.4	-14.9	12.5	-16.3	13.6	-17.8	14.8	-19.4	17.4	-22.8	20.2	-26.4	23.2	-30.3	26.4	-34.5	29.8	-39.0	33.4	-43.7
	5	50	7.8	-9.9	8.7	-11.0	9.7	-12.2	10.7	-13.4	11.7	-14.8	12.8	-16.1	13.9	-17.6	16.3	-20.6	18.9	-23.9	21.7	-27.4	24.7	-31.2	27.9	-35.2	31.3	-39.5
	5	100	7.4	-9.1	8.3	-10.1	9.2	-11.2	10.1	-12.4	11.1	-13.6	12.1	-14.8	13.2	-16.2	15.5	-19.0	18.0	-22.0	20.7	-25.2	23.5	-28.7	26.5	-32.4	29.7	-36.4

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m^2, 1 mile per hour = 0.447 m/s, 1 pound per square foot = 0.0479 kPa.

a. The effective wind area shall be equal to the span length multiplied by an effective width. This width shall be permitted to be not less than one-third the span length. For cladding fasteners, the effective wind area shall not be greater than the area that is tributary to an individual fastener.

b. For effective wind areas between those given, the load shall be interpolated or the load associated with the lower effective wind area shall be used.

c. Table values shall be adjusted for height and exposure by multiplying by the adjustment coefficient in Table R301.2(3).

d. See Figure R301.2(7) for location of zones.

e. Plus and minus signs signify pressures acting toward and away from the building surfaces.

f. Positive and negative design wind pressures shall not be less than 10 psf.

g. Roof overhang loads shall be determined by summing the applicable roof zone pressure with the adjacent wall zone pressure.

h. Table values have been multiplied by 0.6 to convert component and cladding pressures to ASD.

R301.2.1.1.1 Sunrooms. Sunrooms shall comply with AAMA/NSA 2100. For the purpose of applying the criteria of AAMA/NSA 2100 based on the intended use, sunrooms shall be identified as one of the following categories by the permit applicant, design professional or the property owner or owner's agent in the construction documents. Component and cladding pressures shall be used for the design of elements that do not qualify as main windforce-resisting systems. Main windforce-resisting system pressures shall be used for the design of elements assigned to provide support and stability for the overall *sunroom*.

Category I: A thermally isolated sunroom with walls that are open or enclosed with insect screening or 0.5 mm (20 mil) maximum thickness plastic film. The space is nonhabitable and unconditioned.

Category II: A thermally isolated sunroom with enclosed walls. The openings are enclosed with translucent or transparent plastic or glass. The space is nonhabitable and unconditioned.

Category III: A thermally isolated sunroom with enclosed walls. The openings are enclosed with translucent or transparent plastic or glass. The sunroom fenestration complies with additional requirements for air infiltration resistance and water penetration resistance. The space is nonhabitable and unconditioned.

Category IV: A thermally isolated sunroom with enclosed walls. The sunroom is designed to be heated or cooled by a separate temperature control or system and is thermally isolated from the primary structure. The sunroom fenestration complies with additional requirements for water penetration resistance, air infiltration resistance and thermal performance. The space is nonhabitable and conditioned.

Category V: A sunroom with enclosed walls. The sunroom is designed to be heated or cooled and is open to the main structure. The sunroom fenestration complies with additional requirements for water penetration resistance, air infiltration resistance and thermal performance. The space is habitable and conditioned.

R301.2.1.1.1.1 Aluminum structure design. The AAF *Guide to Aluminum Construction in High-Wind Areas* shall be permitted for the construction of the aluminum structures therein addressed. Screen enclosures shall be permitted to be designed in accordance with the *Florida Building Code, Building* Section 2002. Wind speeds shall be as for Risk Category I of Figure 1609.3(4) of the *Florida Building Code, Building*. Vinyl, tempered glass, and acrylic panels shall be permitted and shall be removable. Removable panels shall be identified as removable by a decal. The identification decal shall essentially state: "Removable panel SHALL be removed when wind speeds exceed 75 mph (34 m/s)." Decals shall be placed such that the decal is visible when the panel is installed.

R301.2.1.1.1.2 Sun control structure design. A registered design professional shall design sun control structures.

TABLE R301.2(3)
HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS FOR TABLE R301.2(2)

MEAN ROOF HEIGHT (ft)	EXPOSURE CATEGORY		
	B	C	D
15	0.82	1.21	1.47
20	0.89	1.29	1.55
25	0.94	1.35	1.61
30	1.00	1.40	1.66
35	1.05	1.45	1.70
40	1.06	1.49	1.74
45	1.10	1.53	1.78
50	1.13	1.56	1.81
55	1.16	1.59	1.84
60	1.19	1.62	1.87

R301.2.1.1.1.2.1. Free-standing sun control structures shall be permitted to be designed to resist wind speeds for Risk Category I of Figure 1609.3(4) of the *Florida Building Code, Building.* Sun control structures relying on a host structure for support shall be designed for the Risk Category of the host structure.

R301.2.1.1.1.2.2. Operable louvers shall be repositioned and locked in the vertical open position when wind speeds are predicted to be 75 mph or greater. The contractor shall post a legible and readily visible permanent decal or sign stating words to the effect that the operable louvers are to be locked in the vertically open position when wind speeds are predicted to be 75 mph and during a hurricane warning or alert as designated by the National Weather Service. The warning label should essentially read:

THIS SUN CONTROL
STRUCTURE SHALL HAVE
LOUVERED BLADES LOCKED IN
THE VERTICAL POSITION
DURING A HURRICANE
WARNING OR ALERT AS
DESIGNATED BY THE
NATIONAL WEATHER SERVICE
OR WHEN WIND SPEEDS ARE
PREDICTED
TO BE 75 MPH.

R301.2.1.1.1.3 Electrical installations. All electrical components and installations shall comply with Chapter 34 of this code.

R301.2.1.1.2 Alternative design method for screen enclosure.

(1) The purpose of this section is to provide an alternate method for designing aluminum screen enclosures as defined by the *Florida Building Code,* permitting the loads of the structural frame to be based on portions of the screen in the screen walls removed, retracted, moved to the open position, or cut. The use of framing materials other than aluminum is allowed in accordance with Section 104.11 of the *Florida Building Code, Building*. The method applies only to walls and roofs with 100-percent screen.

(a) Screen enclosure frames designed in accordance with the screen removal alternates of this section, shall be designed using signed and sealed site-specific engineering and shall be designed in accordance with the wind load provisions of the *Florida Building Code, Building*, Section 1609.1.1,

(b) Designs that consider these screen alternates shall comply with *Florida Building Code, Building* Section 2002.4 and Table 2002.4, using the 110 mph column as modified by Table 2002.4A with all screen panels in place.

(c) Design in accordance with the *Florida Building Code, Building*, Section 1605.2 shall be permitted.

(d) The design shall be by rational analysis or by 3D Finite Element Analysis. Either method will be acceptable.

(2) Where screen enclosures are designed in accordance with the screen removal alternates of this section, removable screen may consist of removable panels, retractable panels, or by designating specific screen panels in the design in which the screen is to be removed by cutting the screen. Removable panels shall be removed; retractable panels

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

City of Key West
1300 White Street
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
C2025-0110		
FLOOD ZONE	**ZONING DISTRICT**	**BLDG PERMIT #**
AE-7	HMDR	

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:	210 Elizabeth Street	
NAME ON DEED:	John Bolte Family Trust	**PHONE NUMBER** 215-834-0202
OWNER'S MAILING ADDRESS:	1214 Olivia Street	**EMAIL** jb4092@outlook.com
	Key West, Fl 33040	
APPLICANT NAME:	A2O Architecture, LLC	**PHONE NUMBER** 305-741-7676
APPLICANT'S ADDRESS:	3706 N. Roosevelt Blvd, #202	**EMAIL** office@a2oarchitecture.com
	Key West, FL 33040	
APPLICANT'S SIGNATURE:	Aileen Osh	**DATE** 12/19/25

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OFAPPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS X RELOCATION OF A STRUCTURE____ ELEVATION OF A STRUCTURE____
PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES____ NO X **INVOLVES A HISTORIC STRUCTURE:** YES X NO____
PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES____ NO X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: REPLACE ALL EXTERIOR WINDOWS AND DOORS WITH IMPACT RATED PER HARC APPROVAL.
MAIN BUILDING: N/A
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
N/A

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
N/A	
PAVERS: N/A	**FENCES:** N/A
DECKS: N/A	**PAINTING:** N/A
SITE (INCLUDING GRADING, FILL, TREES, ETC):	**POOLS (INCLUDING EQUIPMENT):**
N/A	N/A
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	**OTHER:**
N/A	

OFFICIAL USE ONLY:	**HARC COMMISSION REVIEW**	**EXPIRES ON:**
MEETING DATE:	__ APPROVED __ NOT APPROVED __ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	__ APPROVED __ NOT APPROVED __ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	__ APPROVED __ NOT APPROVED __ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

City of Key West
Planning Department

Authorization Form
(Where Owner is a Business Entity)

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

I, John Bolte as
Please Print Name of person with authority to execute documents on behalf of entity

Managing Member of John M Bolte Family Trust
Name of office (President, Managing Member) *Name of owner from deed*

authorize A2O Architecture, LLC
Please Print Name of Representative

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

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

Subscribed and sworn to (or affirmed) before me on this 12.19.2025
Date

by John M Bolte.
Name of person with authority to execute documents on behalf of entity owner

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

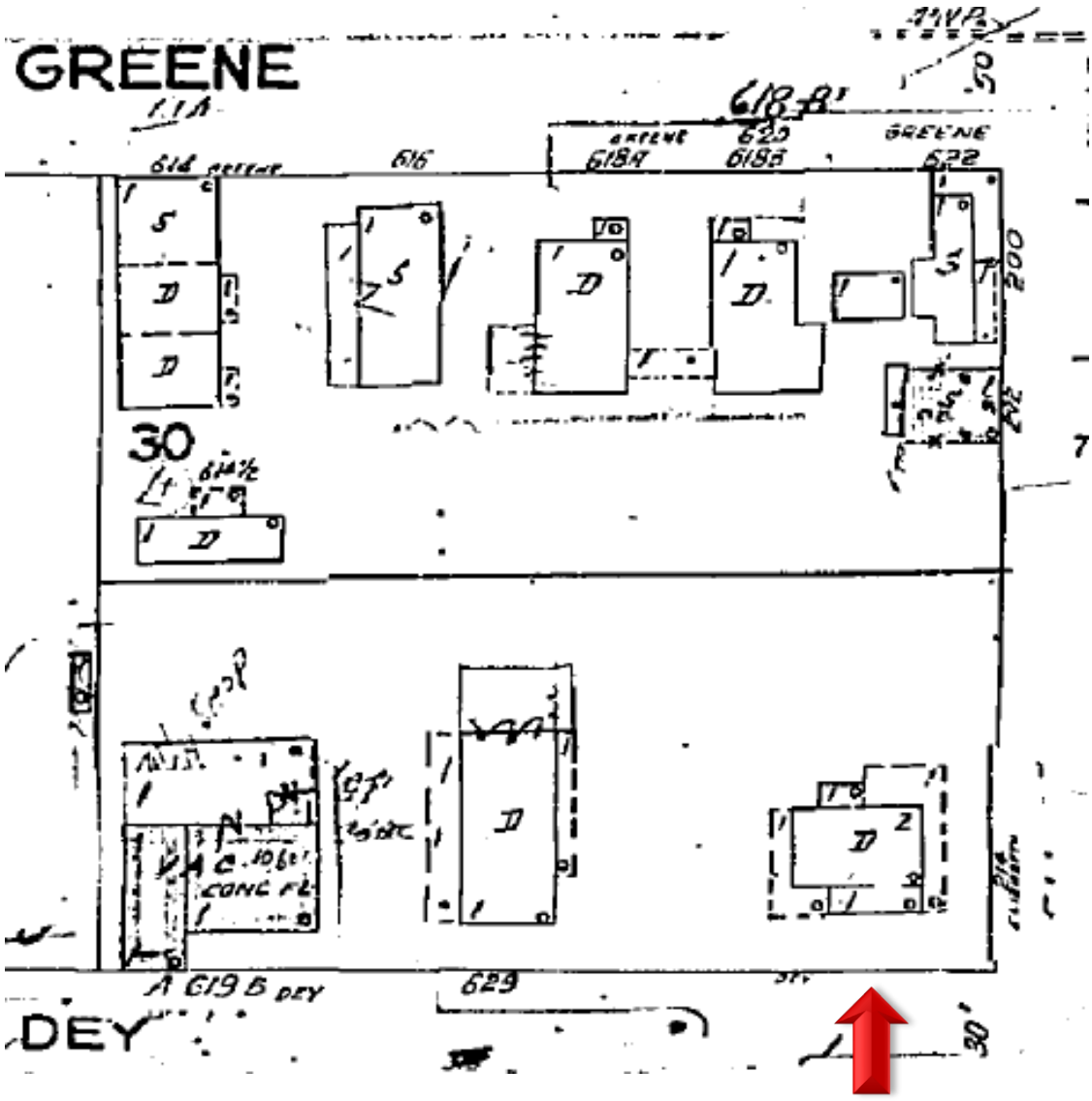
Notary Public State of Florida
Gina Gaft
My Commission HH 478403
Expires 1/14/2028

Notary's Signature and Seal

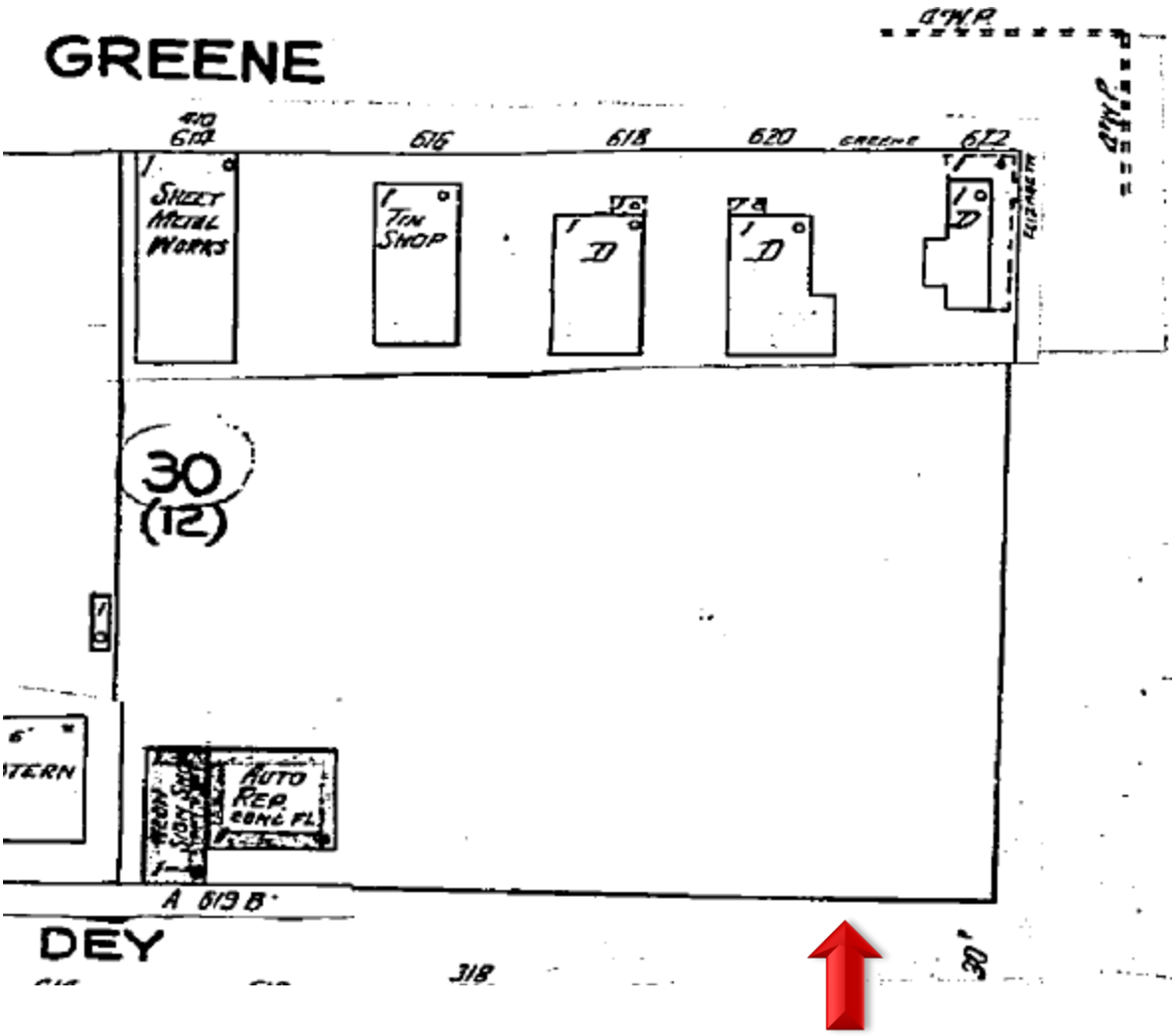
Name of Acknowledger typed, printed or stamped

HH 478403
Commission Number, if any

SANBORN MAPS



1962 Sanborn Map.



1948 Sanborn Map.

PROJECT PHOTOS



210 Elizabeth St Building 2 | CORNER OF ELIZABETH AND DEY



210 Elizabeth St Building 2 | CORNER OF ELIZABETH AND DEY



210 Elizabeth St Building 2 | NORTH ELEVATION POOL SIDE



210 Elizabeth St Building 2 | EAST ELEVATION ELIZABETH STREET SIDE



210 Elizabeth St Building 2



210 Elizabeth St Building 2



210 Elizabeth St Building 2 | SOUTH ELEVATION DEY STREET SIDE



210 Elizabeth St Building 2 | SOUTH ELEVATION DEY STREET SIDE

SURVEY

210 ELIZABETH STREET

KEY WEST, FL 33040

PARCEL ID: 00000970-000000

FENCE REPLACEMENT

SCOPE OF WORK

- REMOVE EXISTING 6'-0" TALL, SOLID WOOD FENCING AND GATE HOUSES.
- NEW 4'-6" TALL WROUGHT-IRON-LOOK ALUMINUM FENCE ON 18" CONCRETE RETAINING KNEE WALL. TOTAL PROPOSED HEIGHT 6'-0" TALL FROM SIDEWALK.

CODE INFORMATION

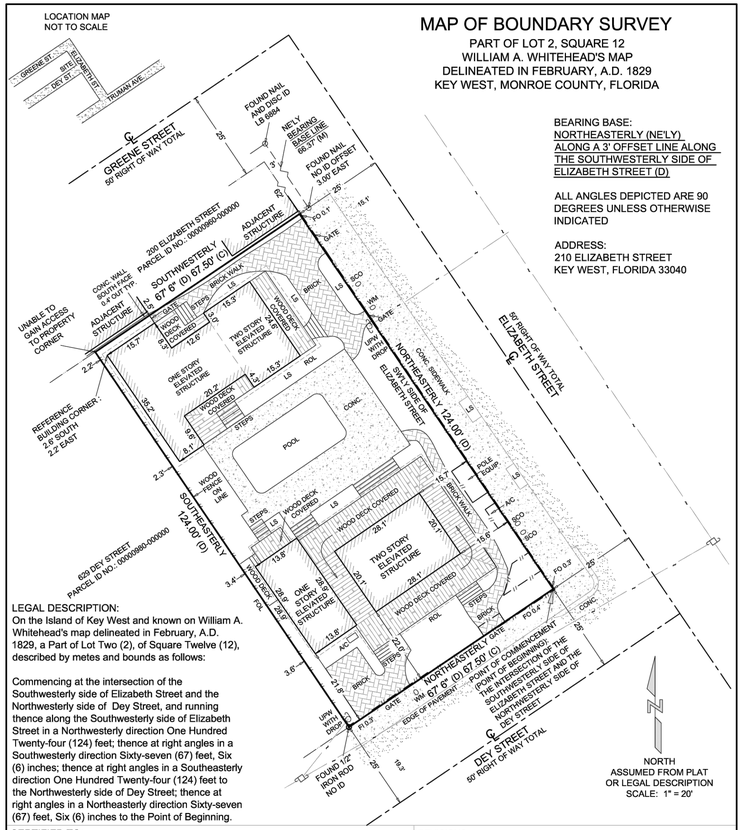
APPLICABLE CODES
FLORIDA BUILDING CODE 8TH EDITION 2023; WITH ALL AMENDMENTS.
CODE OF ORDINANCES CITY OF KEY WEST, FLORIDA

USE AND OCCUPANCY CLASSIFICATION
RESIDENTIAL R-3

SHEET INDEX

GENERAL
G1.0 COVER, SCOPE OF WORK, COPY OF SURVEY

ARCHITECTURAL
A1.1 SITE PLANS AND DATA TABLE
A2.0 EXISTING FLOOR PLANS WITH DEMOLITION
A2.1 PROPOSED FLOOR PLANS
A3.1 EXISTING EXTERIOR ELEVATIONS
A3.2 PROPOSED ELEVATIONS
A4.1 ENLARGED PLANS AND INTERIOR ELEVATIONS
A5.1 DOOR, WINDOW, AND FIXTURE SCHEDULE



LEGAL DESCRIPTION:
On the Island of Key West and known on William A. Whitehead's map delineated in February, A.D. 1829, a Part of Lot Two (2), of Square Twelve (12), described by metes and bounds as follows:

Commencing at the intersection of the Southwesterly side of Elizabeth Street and the Northwesterly side of Dey Street, and running thence along the Southwesterly side of Elizabeth Street in a Northwesterly direction One Hundred Twenty-four (124) feet; thence at right angles in a Southwesterly direction Sixty-seven (67) feet, Six (6) inches; thence at right angles in a Southeasterly direction One Hundred Twenty-four (124) feet to the Northwesterly side of Dey Street; thence at right angles in a Northeasterly direction Sixty-seven (67) feet, Six (6) inches to the Point of Beginning.

CERTIFIED TO:
1. Camp and Camp, P.A.
2. Old Republic National Title Insurance Company
3. Tiffany Hendry
4. James Colligan
5. Morgan Stanley Private Bank, N.A., its successors and/or assigns as their interest may appear

GENERAL NOTES
1. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
2. LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
3. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
4. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
6. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

REVISIONS:
06/09/20 ADD CERTIFICATIONS

ABBREVIATIONS:

C	= CALCULATED	LS	= LANDSCAPE
CLF	= CHAINLINK FENCE	M	= MEASURED
D	= DEED	P	= PLAT
EB	= ELECTRIC BOX	ROL	= ROOF OVERHANG LINE
EM	= ELECTRIC METER	SCO	= SANITARY CLEAN-OUT
(F)	= FIELD	SMH	= SANITARY MANHOLE
FI	= FENCE INSIDE	SV	= SEWER VALVE
FO	= FENCE OUTSIDE	WDF	= WOOD FENCE
FOL	= FENCE ON LINE	WM	= WATER METER
GL	= GROUND LEVEL	WV	= WATER VALVE
GW	= GUY WIRE		
LE	= LOWER ENCLOSURE		

LINES NOT TO SCALE
PLATTED LOT LINES
PLASTIC FENCE
WOOD FENCE
CHAIN LINK FENCE
OVERHEAD WIRES
PROPERTY LINE
CENTERLINE
FIRE HYDRANT
UTILITY POLE CONC.
UTILITY POLE METAL
UTILITY POLE WOOD

SCALE:	1"=20'
FIELD WORK DATE:	05/29/20
REVISION DATE:	06/09/20
SHEETS:	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE NO.:	20051903

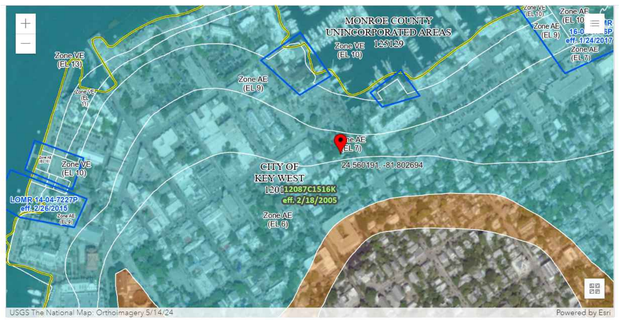
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SIGNED
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER
ROBERT E. REECE, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 5632

REECE & ASSOCIATES
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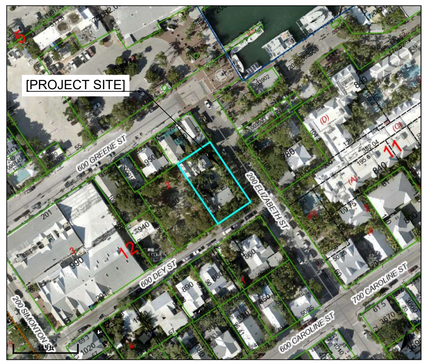
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3 SURVEY MAP
SCALE: NOT TO SCALE



2 FEMA FLOOD MAP
SCALE: NOT TO SCALE

Monroe County, FL



Parcel ID	00000970-000000	Alternate ID	1000990
Sec/Twp/Rng	06/68/25	Class	SINGLE FAMILY RESID
Property Address	210 ELIZABETH St KEY WEST	Owner Address	BOLTE JOHN M FAMILY TRUST 10/07/2008 C/O MARY ROSENTHAL TRUSTEE 1214 Olivia St Key West, FL 33040
District	12KW		
Brief Tax Description	KW PT LOT 2 SQR 12 OR90-278 OR470-794 OR1194-1912 OR1605-1108 OR1622-575 OR3287-0360 (Note: Not to be used on legal documents)		

Date created: 8/29/2024
Last Data Uploaded: 8/29/2024 8:11:39 AM
Developed by Schneider GEOSPATIAL

1 LOCATION MAP
SCALE: *NOT TO SCALE*

A2O ARCHITECTURE
P: 305.741.7676
E: office@a2oarchitecture.com
PROF. REG. AA26003092
3706 N. ROOSEVELT BLVD UNIT 202,
KEY WEST, FL 33040

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AILEEN A. OSBORN, R.A.
LICENSE NO. AR97003
EXPIRATION DATE: 02/28/27

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MR. JOHN & MRS. NANCY BOLTE ESTATE
PARCEL ID: 00000970-000000

FENCE

210 ELIZABETH STREET
KEY WEST, FLORIDA 33040

SUBMISSIONS:

APPROVALS:

TITLE:
COVER, SCOPE OF WORK

PROJECT #: 24.30

SHEET:
G1.0

JUNE 24, 2025

DRAWING SIZE: 24X36 | DO NOT SCALE DRAWINGS

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PROPOSED DESIGN

210 ELIZABETH STREET BUILDING #2

KEY WEST, FL 33040
PARCEL ID: 00000970-000000

COKW : HARC SUBMISSION DOOR & WINDOW REPLACEMENT

SCOPE OF WORK

- DOOR & WINDOW REPLACEMENTS HAVE BEEN PREVIOUSLY APPROVED [HARC APPLICATION # H2025-004].
- THIS APPLICATION SEEKS TO CHANGE THE MATERIAL OF THE STREET FACING DOOR & WINDOWS TO WOOD CLAD.
- FLOOR TWO DECK RELOCATION, AND ADJACENT DOOR APPROVED UNDER HARC APPLICATION # H2025-0004. NO MODIFICATIONS TO THE DECK ARE PROPOSED.

CODE INFORMATION

APPLICABLE CODES
FLORIDA BUILDING CODE 8TH EDITION 2023; WITH ALL AMENDMENTS.
CODE OF ORDINANCES CITY OF KEY WEST, FLORIDA

USE AND OCCUPANCY CLASSIFICATION
RESIDENTIAL R-3

SHEET INDEX

GENERAL
G1.0 COVER, SCOPE OF WORK, COPY OF SURVEY

ARCHITECTURAL
A1.1 SITE PLANS AND DETAILS
A2.1 EXISTING FLOOR PLANS WITH DEMOLITION
A2.2 PROPOSED FLOOR PLANS
A3.1 EXISTING EXTERIOR ELEVATIONS
A3.2 PROPOSED EXTERIOR ELEVATIONS

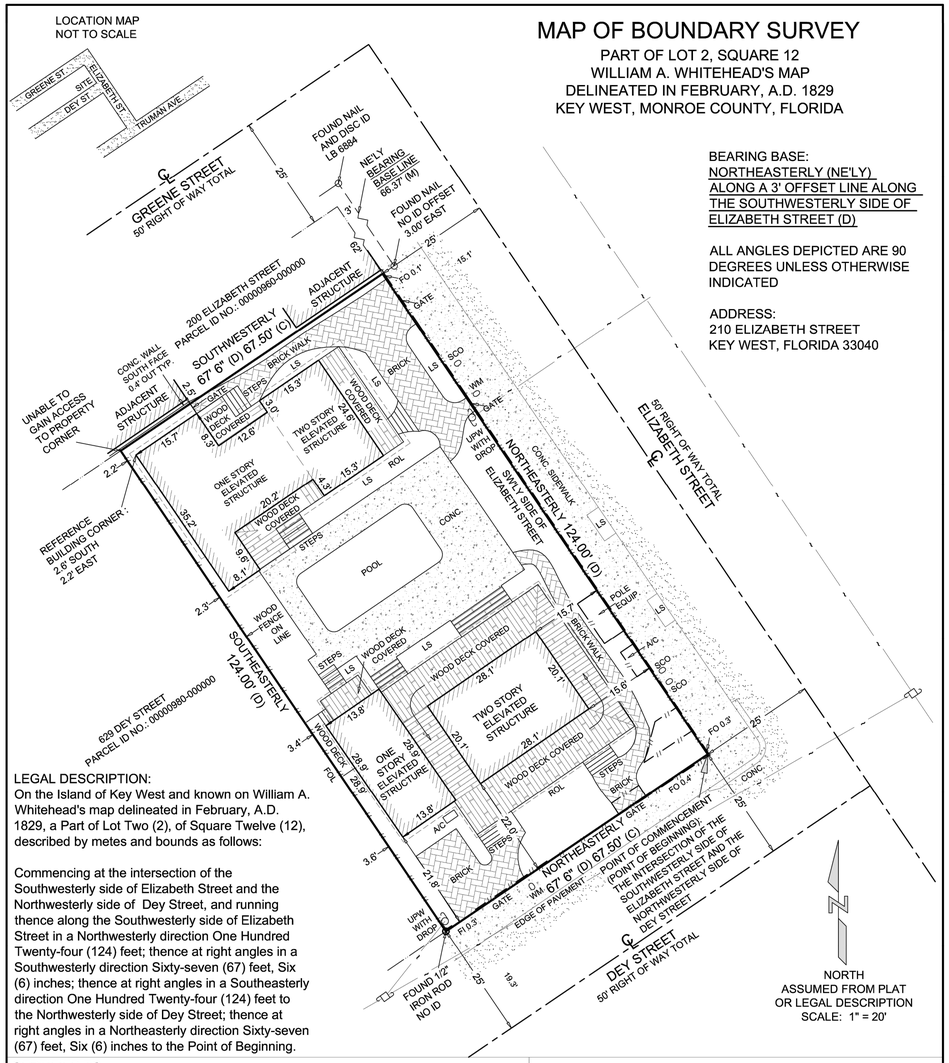
SHEET NUMBERING SYSTEM

DISCIPLINE
SERIES NUMBER
SHEET NUMBER IN SERIES

X1.0

MAP OF BOUNDARY SURVEY

PART OF LOT 2, SQUARE 12
WILLIAM A. WHITEHEAD'S MAP
DELINEATED IN FEBRUARY, A.D. 1829
KEY WEST, MONROE COUNTY, FLORIDA



BEARING BASE:
NORTHEASTERLY (NE'LY) ALONG A 3' OFFSET LINE ALONG THE SOUTHWESTERLY SIDE OF ELIZABETH STREET (D)

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ADDRESS:
210 ELIZABETH STREET
KEY WEST, FLORIDA 33040

LEGAL DESCRIPTION:
On the Island of Key West and known on William A. Whitehead's map delineated in February, A.D. 1829, a Part of Lot Two (2), of Square Twelve (12), described by metes and bounds as follows:

Commencing at the intersection of the Southwesterly side of Elizabeth Street and the Northwesterly side of Dey Street, and running thence along the Southwesterly side of Elizabeth Street in a Northwesterly direction One Hundred Twenty-four (124) feet; thence at right angles in a Southwesterly direction Sixty-seven (67) feet, Six (6) inches; thence at right angles in a Southeasterly direction One Hundred Twenty-four (124) feet to the Northwesterly side of Dey Street; thence at right angles in a Northeasterly direction Sixty-seven (67) feet, Six (6) inches to the Point of Beginning.

CERTIFIED TO:
1. Camp and Camp, P.A.
2. Old Republic National Title Insurance Company
3. Tiffany Hendry
4. James Colligan
5. Morgan Stanley Private Bank, N.A., its successors and/or assigns as their interest may appear

GENERAL NOTES
1. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER, LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
2. LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
3. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
4. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
6. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

REVISIONS:
06/09/20 ADD CERTIFICATIONS

ABBREVIATIONS:

C	= CALCULATED	LS	= LANDSCAPE
CLF	= CHAINLINK FENCE	M	= MEASURED
D	= DEED	P	= PLAT
EB	= ELECTRIC BOX	ROL	= ROOF OVERHANG LINE
EM	= ELECTRIC METER	SCO	= SANITARY CLEAN-OUT
(F)	= FIELD	SMH	= SANITARY MANHOLE
FI	= FENCE INSIDE	SV	= SEWER VALVE
FO	= FENCE OUTSIDE	WDF	= WOOD FENCE
FOL	= FENCE ON LINE	WM	= WATER METER
GL	= GROUND LEVEL	WV	= WATER VALVE
GW	= GUY WIRE		
LE	= LOWER ENCLOSURE		

LINES NOT TO SCALE
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WOOD FENCE
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CENTERLINE
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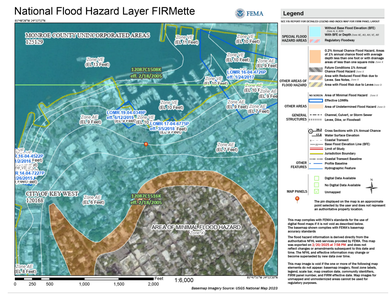
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SIGNED
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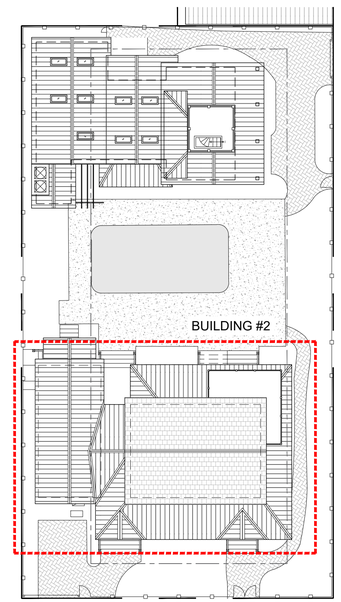
4 COPY OF SURVEY
SCALE: NOT TO SCALE



3 FEMA FLOOD MAP
SCALE: NOT TO SCALE



2 LOCATION MAP
SCALE: *NOT TO SCALE*



1 KEY PLAN
SCALE: *NOT TO SCALE*

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MR. JOHN & MRS. NANCY BOLTE ESTATE
PARCEL ID: 00000970-000000

RESIDENTIAL RENOVATION

210 ELIZABETH STREET - BUILDING 2
KEY WEST, FLORIDA 33040

SUBMISSIONS:

APPROVALS:

TITLE:
COVER, SCOPE OF WORK

PROJECT #: 24.30

SHEET:
G1.0

DECEMBER 19, 2025

DRAWING SIZE: 24X36 | DO NOT SCALE DRAWINGS

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GENERAL NOTES:

CODES, PERMITS, AND REGULATIONS:

1. CONTRACTORS ARE RESPONSIBLE FOR SECURING ALL BUILDING PERMITS REQUIRED BY LOCAL GOVERNING AUTHORITIES.
2. CONTRACTORS SHALL MEET ALL LOCAL, COUNTY, STATE AND FEDERAL REGULATIONS OF DEMOLITION, SAFETY, AND SANITARY PRECAUTIONS DURING BUILDING OPERATIONS.
3. ALL WORK SHALL COMPLY WITH APPLICABLE CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC., THAT ARE REQUIRED BY PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN. REQUIREMENTS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, THE CURRENTLY APPLICABLE EDITIONS OR PUBLICATIONS OF THE FOLLOWING:
   A. FLORIDA BUILDING CODE.
   B. ALL LOCAL AND MUNICIPAL CODES.
4. CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. COORDINATE ALL SITE REQUIREMENTS, ISSUES AND UTILITIES.

OWNERSHIP OF DRAWINGS AND CONTRACT ITEMS:

1. THE CONTRACT DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE CONTRACT DOCUMENTS ARE NOT TO BE USED BY THE OWNER FOR OTHER PROJECTS OR EXTENSIONS TO THE PROJECT NOR ARE THEY TO BE MODIFIED IN ANY MANNER WHATSOEVER EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. IF COPIES ARE REQUIRED NOTIFY THE ARCHITECT.
2. THE CONTRACT DOCUMENTS CONSIST OF THE FOLLOWING:
   A. DRAWINGS
   B. ANY AND ALL ADDENDA
3. IF AT ANY TIME BEFORE COMMENCEMENT OF WORK, OR DURING PROGRESS THEREOF, CONTRACTOR'S METHODS, EQUIPMENT OR APPLIANCES ARE INEFFICIENT OR INAPPROPRIATE FOR SECURING QUALITY OF WORK, OWNER MAY ORDER CONTRACTOR TO IMPROVE THE QUALITY OR INCREASE THEIR EFFICIENCY. THIS WILL NOT RELIEVE THE CONTRACTOR OF HIS SURETIES FROM THEIR OBLIGATIONS TO SECURE QUALITY SPECIFIED IN CONTRACT.
4. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT AND OWNER IN WRITING FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.

GENERAL COORDINATION OF DRAWINGS:

1. CONTRACTORS SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF PROPOSED WALLS. COORDINATE ALL MECHANICAL, DATA, ELECTRICAL, AND PLUMBING TO BE REMOVED, RELOCATED, OR INSTALLED (ITEMS TO INCLUDE ARE ALL PIPING, DUCT WORK, STRUCTURAL MEMBERS AND CONDUIT; AND EXISTING CONDITIONS). VERIFY THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED. ELEMENTS TO BE EXPOSED OR CONCEALED SHALL BE DETERMINED AND REVIEWED WITH OWNER PRIOR TO CONSTRUCTION.
2. CONTRACTORS AND SUBS SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF ALL PARTITIONS, DOORS, ACCESSORIES, ELECTRICAL / DATA OUTLETS AND LIGHT SWITCHES WITH ARCHITECTURAL DRAWINGS IN THE FIELD PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. THE FINISHED WORK SHALL BE FIRM, WELL ANCHORED, IN TRUE ALIGNMENT, PLUMB, LEVEL, WITH SMOOTH, CLEAN, UNIFORM APPEARANCES WITHOUT WAVES, DISTORTIONS, HOLE MARKS, CRACKS, STAINS, OR DISCOLORATION. JOINTING SHALL BE CLOSE FITTING, NEAT AS WELL SCRIBED. THE FINISH WORK SHALL HAVE NO EXPOSED UNSIGHTLY ANCHORS OR FASTENERS AND SHALL NOT PRESENT HAZARDOUS, UNSAFE CORNERS. ALL WORK SHALL HAVE THE PROVISION FOR EXPANSION, CONTRACTION, AND SHRINKAGE AS NECESSARY TO PREVENT CRACKS, BUCKLING AND WARPING DUE TO TEMPERATURE AND HUMIDITY CONDITIONS.
4. ATTACHMENTS, CONNECTIONS, OR FASTENINGS OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH BEST PRACTICE AND THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THEM ACCORDINGLY AND TO THESE CONDITIONS. THE DRAWINGS SHOW ONLY SPECIAL CONDITIONS TO ASSIST CONTRACTOR. THEY DO NOT ILLUSTRATE EVERY DETAILED CONNECTION.
5. THE CONTRACTORS ARE RESPONSIBLE FOR VERIFYING THE DIMENSIONS AND ELEVATIONS OF EXISTING CONDITIONS AT THE SITE. THE CONTRACTORS AND SUBS SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF ALL ITEMS IN THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO COORDINATE AND SCHEDULE ALL DELIVERIES AND DISPOSAL COORDINATION WITH THE OWNER.
7. EACH CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AT THE JOB AND SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF HIS/HER WORK THERE TO.
8. ALL EXISTING MATERIALS, EQUIPMENT, AND CONSTRUCTION ARE IDENTIFIED ON DRAWINGS BY THE WORDS "EXISTING" OR "EXIST", UNLESS STATED OTHERWISE, ALL NOTES REFER TO NEW MATERIALS, EQUIPMENT, AND CONSTRUCTION INSTALLED.
9. MATERIAL INDICATIONS, NOTES, AND ETC. ARE TYPICAL FOR ALL CONTRACT DRAWINGS (UNO) UNLESS NOTED OTHERWISE.
10. ALIGN MEANS SIMILAR COMPONENTS OF CONSTRUCTION, I.E. WALLS, JAMBS, ETC. SHALL BE IN LINE ACROSS VOIDS.
11. THESE DRAWINGS ARE COMPLEMENTARY AND INTERRELATED; WORK OF ANY INDIVIDUAL TRADE IS NOT NECESSARILY CONFINED TO SPECIFIC DOCUMENTS, CHAPTERS OR LOCATIONS.
12. 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.
13. CONSTRUCTION TECHNIQUES, PROCEDURES, SEQUENCING AND SCHEDULING ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
14. 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.
15. IT IS THE INTENT OF THE DOCUMENTS AND REQUIREMENTS OF ALL CONTRACTORS TO BID AND PROVIDE AND MAINTAIN A COMPLETELY WATERPROOF BUILDING ENVELOPE DURING AND AT THE COMPLETION OF WORK. REPORT TO ARCHITECT ANY CONDITION THAT WOULD PREVENT THIS IMMEDIATELY.
16. COORDINATE LOCATIONS AND/OR ELEVATIONS OF FLOOR DRAINS, REGISTERS, GRILLES, LOUVERS, DUCTS, UNIT HEATERS, PANELS, ETC. WITH MECHANICAL AND ELECTRICAL CONTRACTORS AND ARCHITECTURAL DRAWINGS.
17. 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.
18. ALL PENETRATIONS IN RATED CONSTRUCTION ARE TO BE SEALED WITH APPROPRIATE MATERIALS AS INDICATED BY THESE DOCUMENTS OR OTHERWISE REQUIRED BY INSPECTORS OR APPLICABLE CODES AND ORDINANCES.
19. THERE SHALL BE NO BACK-TO-BACK ELECTRICAL, TELEPHONE, OR OTHER OUTLETS.
20. BLOCKING AT OPENINGS, DOORS AND WINDOWS SHALL BE 2X F.R.T. MATERIALS, UNLESS NOTED OTHERWISE HEREIN. AT WALL MOUNTED EQUIPMENT LOCATIONS, USE 1/2" PLYWOOD SHEET MATERIAL, UNLESS NOTED OTHERWISE HEREIN. ALL BLOCKING IN CONTACT W/ CONCRETE OR CMU TO BE PRESSURE TREATED.
21. FOLLOW MANUFACTURER'S INSTRUCTION SPECIFICATIONS FOR CONSTRUCTION MATERIALS AND SYSTEMS.

DIMENSIONAL COORDINATION OF DRAWINGS:

1. DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITIONS AND DRAWINGS OR BETWEEN DRAWINGS, CONTACT THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
2. HORIZONTAL DIMENSIONS INDICATED ARE TO / FROM FINISHED FACE OF CONSTRUCTION, EXCEPT AS NOTED.
3. VERTICAL DIMENSIONS ARE FROM TOP OF FLOOR SLAB, EXCEPT WHERE NOTED TO BE FROM ABOVE FINISHED FLOOR (A.F.F.).
4. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF THE ARCHITECT UNLESS OTHERWISE NOTED ON DRAWINGS.
5. THE CONTRACTORS SHALL CONTINUOUSLY CHECK ARCHITECTURAL AND STRUCTURAL CLEARANCES FOR ACCESSIBILITY OF EQUIPMENT AND MECHANICAL AND ELECTRICAL SYSTEMS. NO ALLOWANCE OF ANY KIND WILL BE MADE FOR THE CONTRACTOR'S NEGLIGENCE TO FORESEE MEANS OF INSTALLING EQUIPMENT INTO POSITION INSIDE STRUCTURES OR PROPOSED CONSTRUCTION ELEVATIONS. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE ARCHITECT OF ANY ITEMS THAT MAY CAUSE A CHANGE FROM THE DIMENSIONS OUTLINED IN THE CONSTRUCTION DOCUMENTS FOR INSTRUCTIONS TO CLARIFY OR MODIFY OF THE AREA.
6. ANY DIMENSION NOTED "VERIFY" OR "VERIFY IN FIELD (VIF)" MUST BE REVIEWED WITH THE ARCHITECT BEFORE BEGINNING CONSTRUCTION.
7. DIMENSIONS INDICATED TO BE "CLEAR" SHALL BE MAINTAINED. ANY DISCREPANCIES OR VARIATIONS IN THESE DIMENSIONS SHALL BE REVIEWED WITH THE ARCHITECT BEFORE PROCEEDING WITH WORK IN THE QUESTIONABLE AREA.

PATCHING, REPAIR AND CONSTRUCTION:

1. CONTRACTORS ARE RESPONSIBLE FOR AND SHALL PROVIDE PROTECTION FOR ANY EXISTING EQUIPMENT, LANDSCAPE AND SITE CONDITIONS ON SITE, OUTSIDE PROJECT SCOPE OF WORK .
2. CUT AND FIT ALL NEW COMPONENTS ETC. FOR ALTERATION OF EXISTING CONDITIONS AND INSTALLATION OF NEW WORK. CONTRACTOR TO PATCH AND REPAIR ALL DISTURBED AREAS TO MATCH ADJACENT MATERIALS AND FINISHES, UNLESS NOTED OTHERWISE.

SCHEDULING ITEMS:

1. CONTRACTOR SHALL ORDER AND SCHEDULE DELIVERY OF MATERIALS IN AMPLE TIME TO AVOID DELAYS IN CONSTRUCTION. IF AN ITEM IS FOUND TO BE UNAVAILABLE OR HAVE A LONG LEAD TIME, CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.

M.E.P. COORDINATION ITEMS:

1. ALL DATA WORK SHALL BE COORDINATED BY THE CONTRACTOR WITH THE OWNER'S REPRESENTATIVE.
2. CONTRACTOR TO COORDINATE AND REVIEW WITH ARCHITECT THE LOCATION OF ALL NEW SLAB PENETRATIONS PRIOR TO BEGINNING ANY WORK. SEAL OPENINGS AS REQUIRED TO MEET ALL APPLICABLE RATINGS AND CODES.
3. PROVIDE REQUIRED MECHANICAL DRAWINGS.

WORKING HOURS:

1. CONTRACTOR TO COORDINATE WITH PROPERTY OWNER AND/OR MUNICIPALITY REQUIREMENTS TO ESTABLISH WORK HOURS, MEANS AND METHODS, SECURITY, DISPOSAL, ETC.

ELECTRICAL:

1. ELECTRICAL SUB-CONTRACTOR TO UTILIZE EXISTING POWER SOURCE (S) AT BUILDING. PROVIDE REQUIRED ELECTRICAL DRAWINGS.

SECTION 01 00 00 - GENERAL REQUIREMENTS

PART 1 - GENERAL

1.01 DESCRIPTION
   A. THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS REQUIRED AND NECESSARY TO PROVIDE A COMPLETE HABITABLE, WEATHERPROOF, SAFE AND SECURE FINISH BUILDING, SUITABLE FOR HUMAN OCCUPANCY IN ACCORDANCE WITH PROJECT DOCUMENTS.

1.02 CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND REQUIREMENTS OF CONSTRUCTION PRIOR TO START OF WORK.

1.03 CONTRACTOR SHALL COMPLETE NEW WORK IN CONFORMANCE WITH THESE DRAWINGS. NOTIFY ARCHITECT IF CONFLICTS APPEAR OR ARE UNCOVERED DURING THE PROGRESS OF THE WORK PRIOR TO ANY FIELD MODIFICATIONS OR CONSTRUCTION. DEVIATIONS FROM PERMITTED DRAWINGS WITHOUT ARCHITECTS PRIOR WRITTEN APPROVAL SHALL BE AT THE CONTRACTORS RESPONSIBILITY.

1.04 ALLOWANCE:
   A. CONTRACTOR SHALL INCLUDE AND ENUMERATE IN HIS BASE BID THE TOTAL SUMS FOR ALL ALLOWANCES ITEMS. QUANTITIES, PURCHASE, DELIVERY AND INSTALLATION SHALL BE BY CONTRACTOR. ALL OVERAGES OF ALLOWANCE AMOUNTS SHALL BE PAID FOR BY OWNER. ALL SAVINGS OF ALLOWANCE AMOUNTS SHALL BE CREDITED TO OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING, DELIVERY AND INSTALLATION DATES. ALLOWANCE ITEMS, IF ANY, SHALL BE LISTED IN WRITING BY THE OWNER PRIOR TO BIDDING.

1.05 PERMIT:
   A. CONTRACTOR SHALL PAY FOR ALL PERMITS, TESTING, FEES, AND INSPECTIONS.

GENERAL CONDITIONS

1. THE SCOPE OF WORK IS BASED ON THE CONSTRUCTION DOCUMENTS AND SHALL INCLUDE THE FURNISHING OF MATERIALS AND LABOR REQUIRED FOR THE COMPLETE PROJECT. COMPLY WITH THE CRITERIA DESCRIBED IN THE DRAWINGS.
2. COORDINATE WITH OWNERS REPRESENTATIVE FOR SITE STAGING AND TEMPORARY LOBBY RELOCATIONS.
3. VISIT THE JOB SITE PRIOR TO SUBMITTING BID. CONTRACTOR SHALL WALK THROUGH THE SITE WITH AN AUTHORIZED REPRESENTATIVE OF THE PROPERTY AND REVIEW CONSTRUCTION REQUIREMENTS. COORDINATE WORK WITH THE OWNER WITH REGARD TO TEMPORARY UTILITIES, ALLOWABLE MATERIAL, TRAFFIC ROUTES, STORAGE OF TOOLS AND MATERIALS, USE OF TOILET FACILITIES, HOURS IN WHICH WORK IS ALLOWED, NOISE AND DUST CONTROL, CLEANUP AND OTHER MATTERS REQUIRING ADHERENCE TO CITY REQUIREMENTS.
4. DURING PERFORMANCE OF WORK, BE RESPONSIBLE FOR PROVISION AND MAINTENANCE OF WARNING SIGNS, LIGHT SIGNAL DEVICES, GUARD LIGHTS, BARRICADES, GUARD RAILS, FENCES AND OTHER DEVICES, APPROPRIATELY LOCATED ON AND AROUND THE JOB SITE WHICH GIVE PROPER AND UNDERSTANDABLE WARNING TO PERSONS WITH REGARD TO HAZARDOUS CONDITIONS, EQUIPMENT AND OPERATIONS BEING PERFORMED IN CONJUNCTION WITH THE WORK.
5. EXISTING CONDITIONS AND DIMENSIONS MAY BE TAKEN FROM INFORMATION FURNISHED BY THE OWNER. VERIFY SPACE DIMENSIONS AND IDENTIFY DISCREPANCIES BETWEEN BUILDING OR SITE ELEMENTS AND DRAWINGS BEFORE COMMENCING CONSTRUCTION. DISCREPANCIES FOUND ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING NO LATER THAN (5) WORKING DAYS PRIOR TO THE BID DATE. DISCREPANCIES IDENTIFIED DURING BIDDING WILL BE CLARIFIED BY ADDENDUM.
6. DISCREPANCIES IDENTIFIED DURING CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF CONTRACTOR'S CONSTRUCTION MANAGER AND ARCHITECT IN WRITING. DISCREPANCIES IDENTIFIED DURING CONSTRUCTION WILL BE CLARIFIED BY CHANGE ORDERS. CHANGE ORDER APPROVAL IS SUBJECT TO AUTHORIZATION BY OWNER'S CONSTRUCTION MANAGER, OR AUTHORIZED REPRESENTATIVE.
7. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS INCURRED FOR NONCOMPLIANCE WITH THESE CONTRACT DOCUMENTS. CONTRACTOR WILL NOT BE ALLOWED CHANGE ORDERS FOR PROBLEMS ARISING FROM NEGLECT OF PROVISIONS INCLUDED IN THESE CONDITIONS.
8. ACCOMPLISH THE WORK IN COMPLIANCE WITH THE RESTRICTIONS AND REQUIREMENTS OF THE OWNER. WORK SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT AND APPLICABLE LOCAL AND STATE HANDICAPPED DISABILITY DESIGN REQUIREMENTS. VERIFY THAT THE WORK COMPLIES WITH ALL APPLICABLE LOCAL AND STATE FIRE, SAFETY, HEALTH, ENERGY AND BUILDING CODE REQUIREMENTS.
9. REMOVE CONSTRUCTION RUBBISH, SCAFFOLDING, EQUIPMENT, TEMPORARY PROTECTION, TEMPORARY FIELD STRUCTURES, AND OTHER MATERIALS OR EQUIPMENT THAT WAS REQUIRED IN CONNECTION WITH THE CONSTRUCTION, BUT NOT A PERMANENT PART THEREOF.
10. SCAFFOLDING SHALL BE BUILT IN ACCORDANCE WITH REQUIREMENTS OF FEDERAL, STATE, AND LOCAL LAWS. TEMPORARY SHORING REQUIRED FOR THE REMOVAL OF EXISTING WORK FOR THE INSTALLATION OF NEW WORK SHALL BE INCLUDED IN THE CONTRACT. BE RESPONSIBLE FOR THIS WORK, CORRECT AND REPAIR DAMAGES CAUSED BY IMPROPER SUPPORT OR FAILURE OF SHORING.
11. MAINTAIN ORDERLY HOUSEKEEPING DURING CONSTRUCTION, AND UPON SUBSTANTIAL COMPLETION PERFORM FINAL CLEANUP. FINAL CLEANUP SHALL INCLUDE THE FOLLOWING: SWEEP, DAMP MOP, AND WAX RESILIENT FLOORING. DUST, DIRT, PAINT DRIPPINGS, OIL, GREASE, AND OTHER BLEMISHES SHALL BE REMOVED FROM FINISHED SURFACES, INCLUDING PIPES AND EQUIPMENT. WINDOWS, GLASS UNITS, GLASS DOORS AND MIRRORS SHALL BE WASHED. PAINT OVERRUNS AND PUTTY SMEARS SHALL BE REMOVED AND HARDWARE SHALL BE RUBBED CLEAN WITH FLANNEL CLOTH.
12. INSOFAR AS JOBSITE SAFETY IS CONCERNED, THE ARCHITECT IS RESPONSIBLE SOLELY FOR HIS OWN AND HIS EMPLOYEES' ACTIVITIES ON THE JOBSITE, BUT THIS SHALL NOT BE CONSTRUED TO RELIEVE THE OWNER OR ANY CONSTRUCTION CONTRACTORS FROM THEIR RESPONSIBILITIES FOR MAINTAINING A SAFE JOBSITE. NEITHER THE PROFESSIONAL ACTIVITIES OF THE ARCHITECT, NOR THE PRESENCE OF THE ARCHITECT OR HIS EMPLOYEES AND SUBCONTRACTORS, SHALL BE CONSTRUED TO IMPLY THE ARCHITECT HAS ANY RESPONSIBILITY FOR METHODS OF WORK PERFORMANCE, SUPERINTENDENCE, SEQUENCING OF CONSTRUCTION, OR SAFETY IN, ON OR ABOUT THE JOBSITE. THE OWNER AGREES THAT THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY AND WARRANTS THAT THIS INTENT SHALL BE MADE EVIDENT IN THE OWNER'S AGREEMENT WITH THE CONTRACTOR. THE OWNER ALSO WARRANTS THAT THE ARCHITECT SHALL BE MADE ADDITIONAL INSURED UNDER THE CONTRACTOR'S GENERAL LIABILITY INSURANCE POLICY.
13. BE RESPONSIBLE TO THE OWNER FOR DAMAGES THAT OCCUR TO THE OWNER'S FACILITIES BEFORE, DURING, OR AFTER CONSTRUCTION PROCEDURES CAUSED BY CONTRACTOR, CONTRACTOR'S EMPLOYEES, OR SUBCONTRACTORS.
14. THE GENERAL CONTRACTOR SHALL VERIFY THAT THE WORK ADHERES TO ALL FIRE, SAFETY, AND BUILDING CODES. CONTRACTOR SHALL VERIFY THAT THE WORK COMPLIES WITH OWNER AND INSURANCE REQUIREMENTS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN FULL INSURANCE AS REQUIRED BY THE GENERAL CONDITIONS AND THE OWNER. EVIDENCE OF INSURANCE SHALL BE PROVIDED TO THE OWNER BEFORE PAYMENTS SHALL COMMENCE TO THE CONTRACTOR.
16. APPLICABLE STANDARDS OF CONSTRUCTION INDUSTRY HAVE THE SAME FORCE AND EFFECT ON PERFORMANCE OF THE WORK AS IF COPIED DIRECTLY INTO CONTRACT DOCUMENTS OR BOUND AND PUBLISHED THEREWITH. COMPLY WITH STANDARDS IN EFFECT ON THE DATE OF ISSUE OF THE CONTRACT DOCUMENTS, UNLESS OTHERWISE INDICATED.
17. WARRANT MATERIALS AND WORKMANSHIP FOR A PERIOD OF (1) YEAR FROM DATE OF ACCEPTANCE BY 'S CONSTRUCTION MANAGER.
18. CONTRACTOR'S CONSTRUCTION MANAGER SHALL REVIEW SHOP DRAWING SUBMISSIONS SOLELY FOR THEIR CONFORMANCE WITH THE DESIGN INTENT AND CONFORMANCE WITH INFORMATION GIVEN IN THE CONSTRUCTION DOCUMENTS. SHALL NOT BE RESPONSIBLE FOR ASPECTS OF A SHOP DRAWING SUBMISSION THAT AFFECT OR ARE AFFECTED BY THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF THE CONSTRUCTION, SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. CONTRACTOR SHALL REVIEW SHOP DRAWINGS WITH RESPECT TO THESE CONDITIONS BEFORE SUBMITTING THEM TO THE ARCHITECT.
19. DISSIMILAR METALS SHALL HAVE PROTECTIVE COATING TO PREVENT GALVANIZING.

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MR. JOHN & MRS. NANCY BOLTE ESTATE
PARCEL ID: 00000970-000000

RESIDENTIAL RENOVATION

210 ELIZABETH STREET - BUILDING 2
KEY WEST, FLORIDA 33040

SUBMISSIONS:

APPROVALS:

TITLE:

GENERAL NOTES

PROJECT #: 24.30

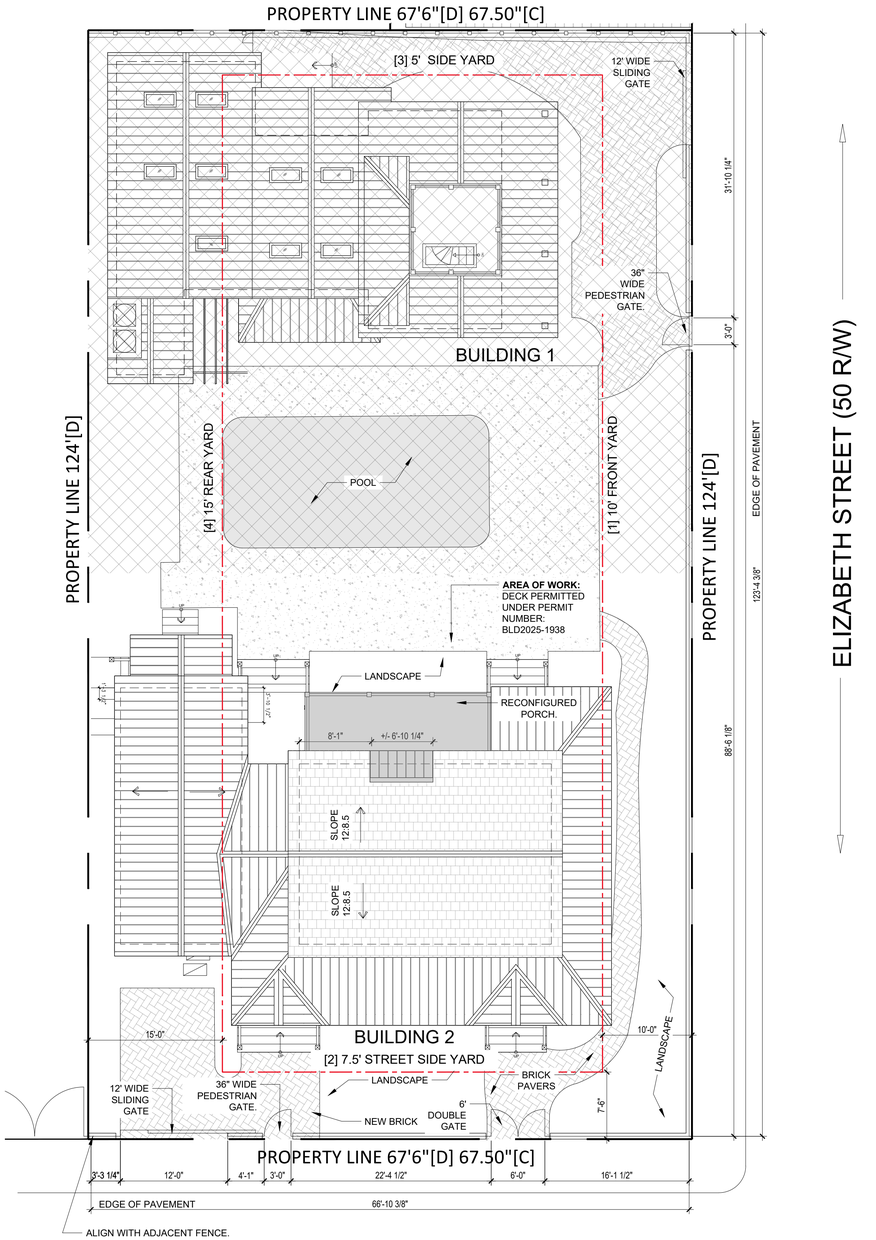
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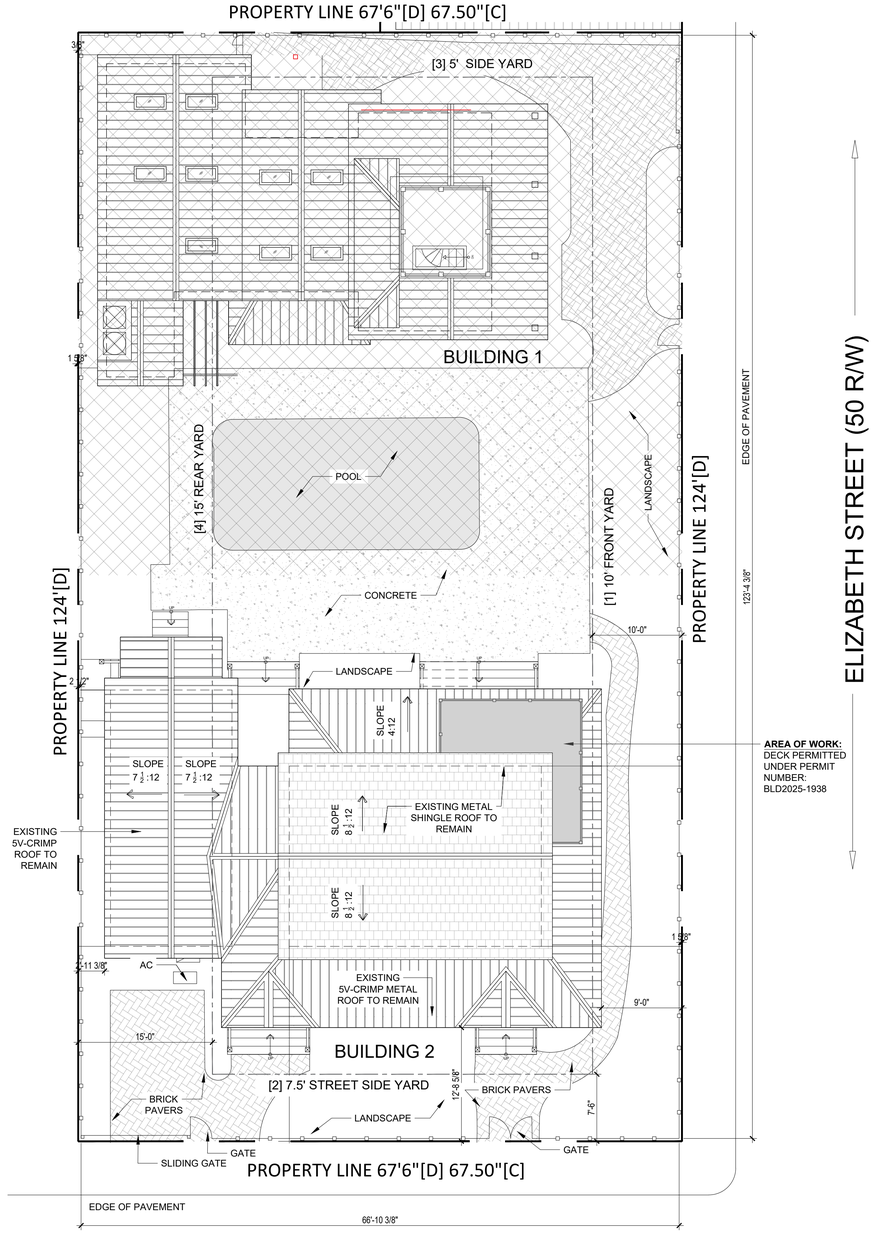
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PROJECT SITE DATA			
210 ELIZABETH STREET, KEY WEST, FLORIDA 33040			
REAL ESTATE NO.: 00000970-000000			
ZONING DISTRICT	HMDR		
FLOOD ZONE	AE-7		
CODE REQUIREMENTS:	**REQUIRED/ ALLOWED**	**EXISTING**	**PROPOSED**
LOT SIZE [TOTAL]	4,000 SF	8,370 SF	NO CHANGE
HEIGHT	30'-0"	+/- 26'-7 ¼"	NO CHANGE
SETBACKS			
FRONT YARD	10'-0"	9'-0"	NO CHANGE
STREET SIDE YARD	7'-6"	12'-8 5/8 "	NO CHANGE
SIDE YARD	5'-0"	1'-6"	NO CHANGE
REAR YARD	15'-0"	2'-11 3/8"	NO CHANGE
BUILDING COVERAGE	40% MAX [3,348 SF]	39.76 % [3,327.53 SF]	NO CHANGE
IMPERVIOUS COVERAGE	60% MAX [5,022 SF]	32.56 % [2,725.60 SF]	NO CHANGE
OPEN SPACE	35% MIN [2,929.5 SF]	27.87% [2,332.65 SF]	IMPROVES 28.15% [2,356.03 SF]

GENERAL NOTES

1. THIS PROJECT UTILIZES COKW LDR AMENDMENT: REDUCTION OF IMPERVIOUS COVERAGE FOR ELEVATED STRUCTURES.
2. LANDSCAPE AND HARDSCAPE SHOWN FOR REFERENCE AND SITE CALCULATION PURPOSES.



N 2 **PROPOSED SITE PLAN**
SCALE: 1/8"=1'-0"
0 8 16 24
GRAPHIC SCALE: 1/8" = 1'-0"

N 1 **EXISTING SITE PLAN**
SCALE: 1/8"=1'-0"
0 8 16 24
GRAPHIC SCALE: 1/8" = 1'-0"

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210 ELIZABETH STREET - BUILDING 2
KEY WEST, FLORIDA 33040

SUBMISSIONS:

APPROVALS:

TITLE:

SITE PLANS AND DETAILS

PROJECT #: 24.30

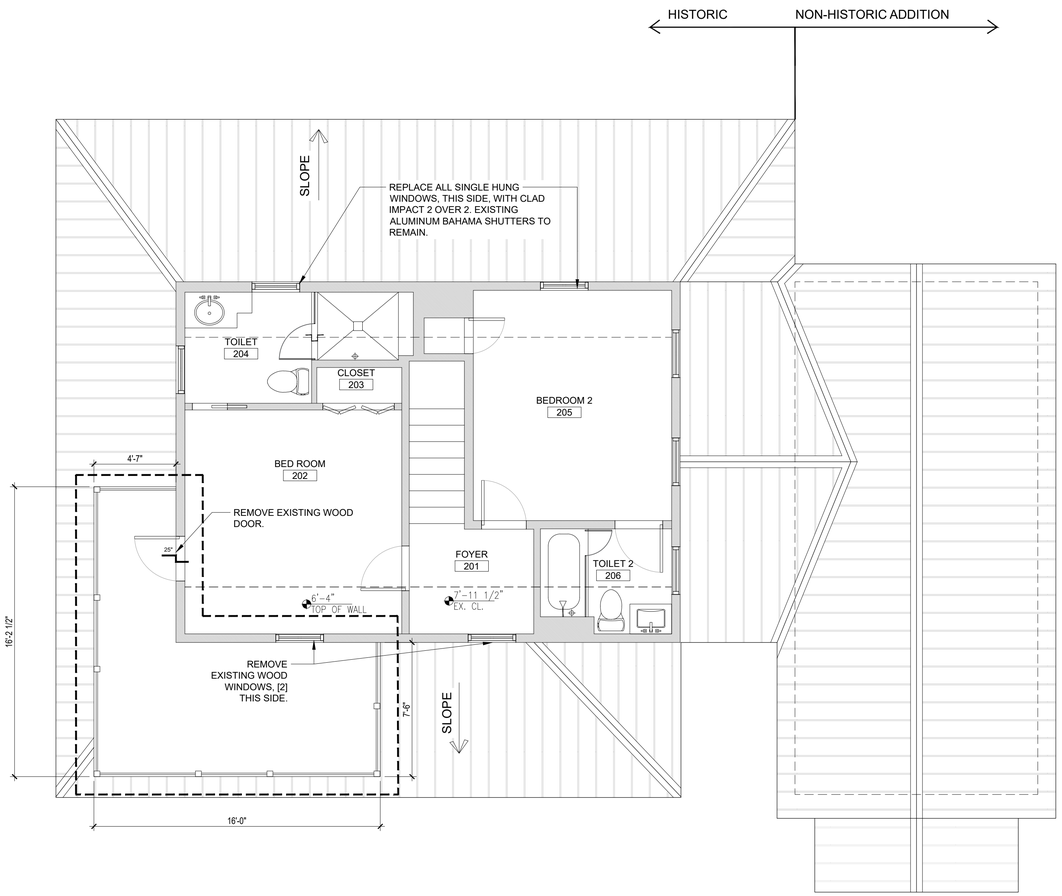
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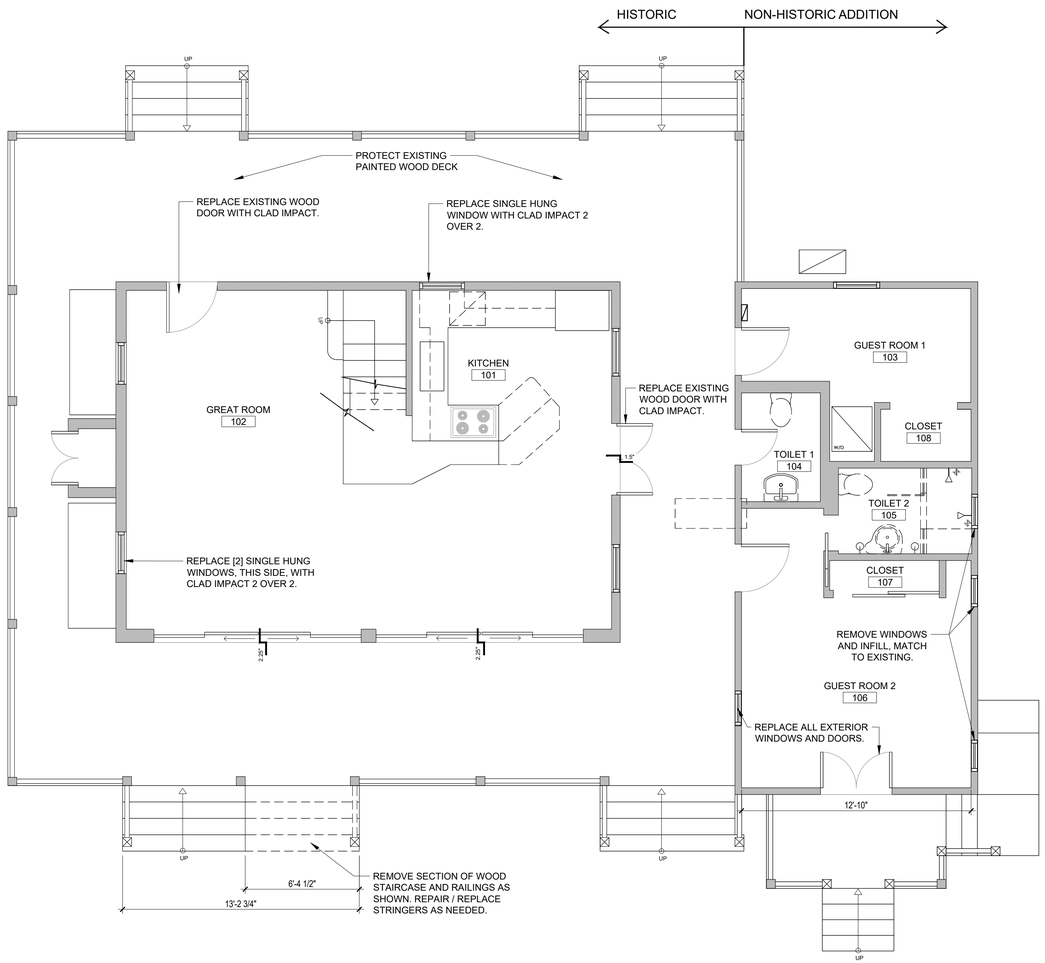
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N 2 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"

N 1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND

	EXISTING FRAME WALL.
	CONSTRUCTION TO BE REMOVED. COORDINATE WITH OWNER FOR ITEMS TO BE STORED.

DEMOLITION CONTRACTOR SHALL NOTIFY ARCHITECT IF ANY LOAD BEARING OR OTHERWISE STRUCTURAL ISSUES ARE ENCOUNTERED DURING THE SCOPE OF DEMOLITION.

GENERAL DEMOLITION NOTES

1. ALL WORK TO BE PERFORMED BY LICENSED, INSURED CONTRACTORS IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

SCOPE:
1. THE EXISTING CONDITIONS AND DEMOLITION WORK ARE PROVIDED AS A GENERAL GUIDE TO THE FULL DEMOLITION REQUIRED FOR THE PROJECT. DEMOLITION IS NOT SHOWN IN FULL DETAIL, AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE CONSTRUCTION AS REQUIRED TO ACCOMPLISH THE NEW DESIGN INTENT.

GENERAL CONDITIONS:
1. ALL CONTRACTORS ARE REQUIRED TO VISIT THE JOB SITE TO VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING ANY WORK. NOTIFY OWNER AND ARCHITECT OF ANY DISCREPANCIES FOUND PRIOR TO WORK COMMENCEMENT.
2. DEMOLITION CONTRACTOR TO REMOVE ALL EXISTING ITEMS SHOWN ON PLANS FOR REMOVAL. COORDINATE WITH OWNER OR OWNER'S REPRESENTATIVE FOR STORAGE AND REUSE OF ITEMS.
3. COORDINATE ACCESS TO SITE WITH OWNER.
4. SITE MUST REMAIN SECURE DURING DEMOLITION PHASES. COORDINATE EACH PHASE WITH OWNER OR REPRESENTATIVE.
5. CONTRACTOR IS RESPONSIBLE FOR DEBRIS REMOVAL. COORDINATE WITH OWNER AND CITY.
6. ALL ELECTRICAL AND PLUMBING IN AREA OF DEMOLITION TO BE CAPPED PER ALL APPLICABLE FEDERAL, STATE AND/OR LOCAL REGULATIONS.

HEALTH, SAFETY AND WELFARE:
1. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING DEMOLITION AND CONSTRUCTION TO PROTECT THE INTEGRITY OF THE STRUCTURE, LIFE SAFETY AND EGRESS REQUIREMENTS.
2. DURING DEMOLITION, THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID INTERRUPTIONS IN POWER, LIGHTING, AND GENERAL OPERATIONS, WITHOUT PRIOR NOTIFICATION.

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RESIDENTIAL RENOVATION

210 ELIZABETH STREET - BUILDING 1
KEY WEST, FLORIDA 33040

SUBMISSIONS:

APPROVALS:

TITLE:
EXISTING FLOOR PLANS WITH DEMOLITION

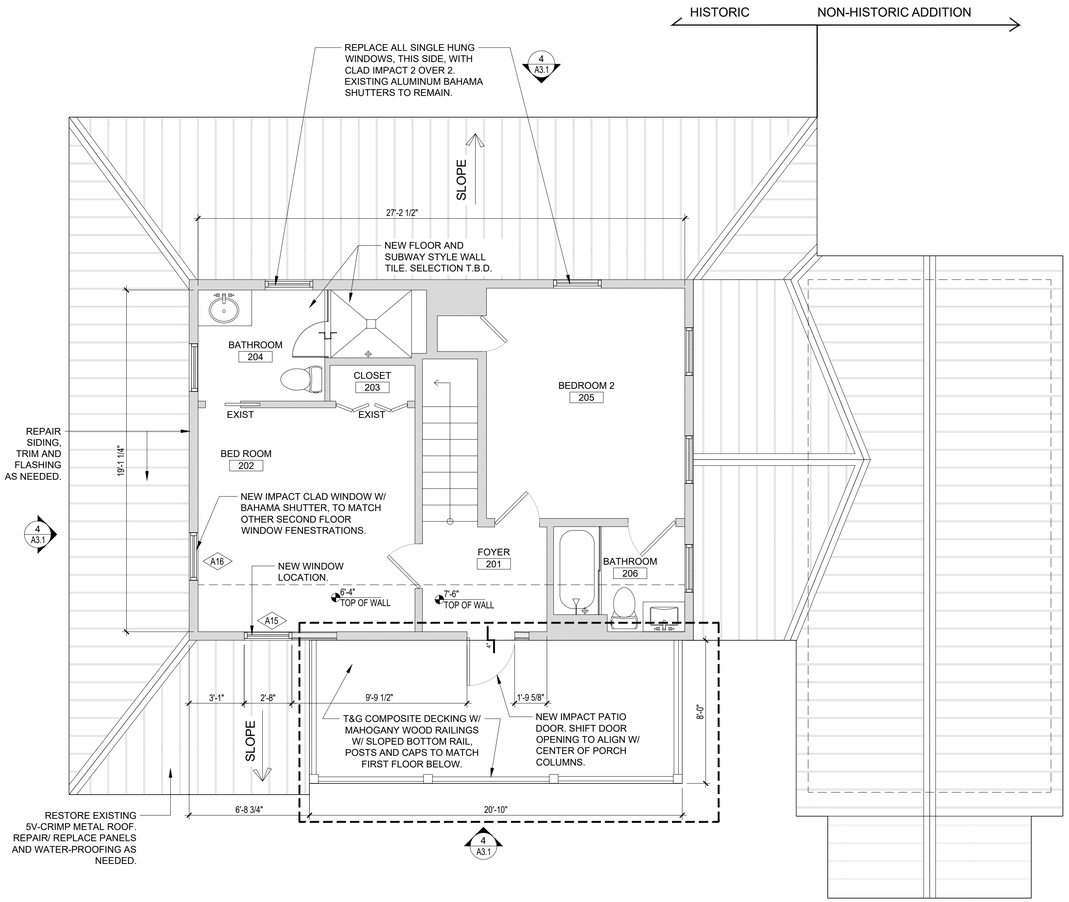
PROJECT #: 24.30

SHEET:
A2.1

DECEMBER 11, 2025

DRAWING SIZE: 24X36 | DO NOT SCALE DRAWINGS

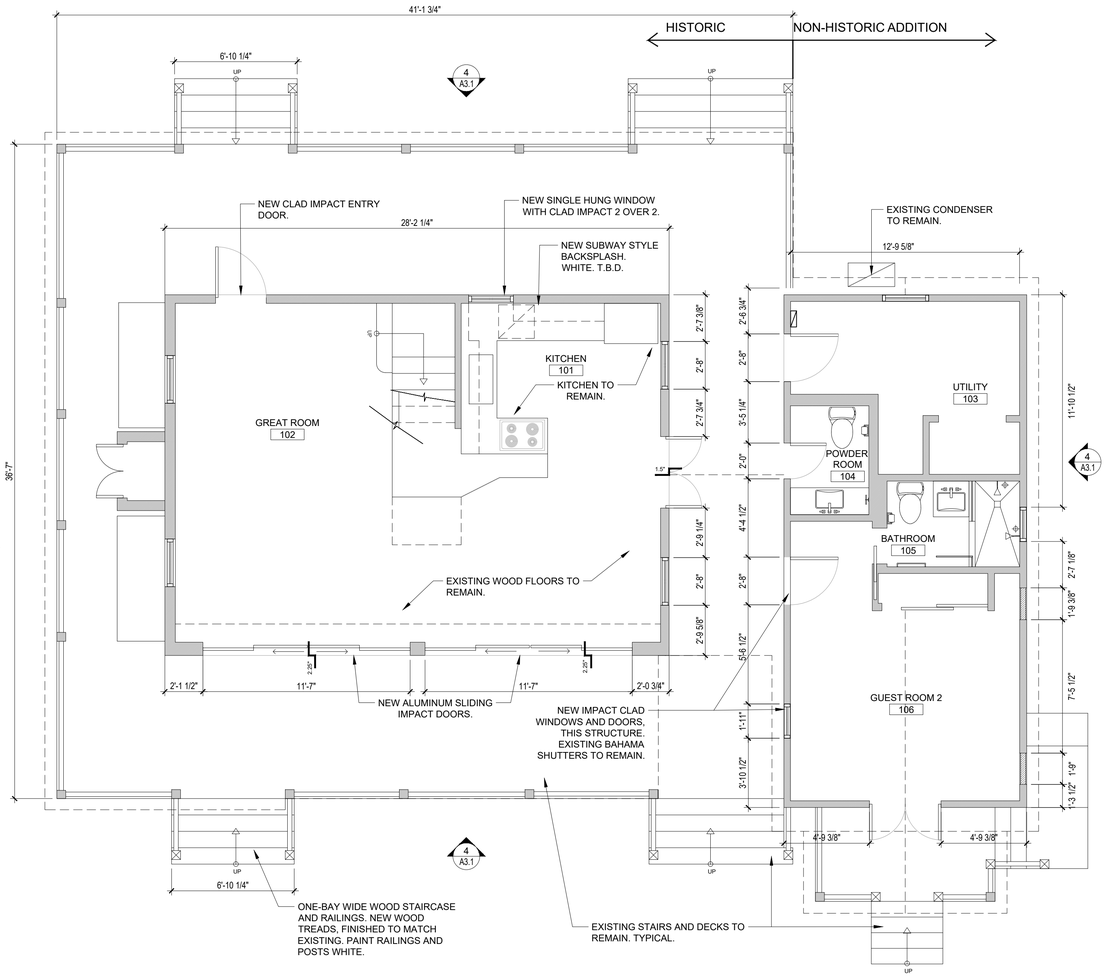
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2 SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

GRAPHIC SCALE: 1/4" = 1'-0" (0, 4, 8, 12)



1 FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

GRAPHIC SCALE: 1/4" = 1'-0" (0, 4, 8, 12)

FLOOR PLAN LEGEND

WALL TYPE 1	INTERIOR AND EXTERIOR EXISTING WALLS. PATCH, REPAIR AND REPAINT EXISTING EXTERIOR WOOD SIDING TO MATCH. SEE PLAN NOTES.
WALL TYPE 2	INTERIOR 2X4 SYP. P.T.WALL FRAMING. 5/8" GYPSUM BOTH SIDES [MATCH EXISTING]. SOUND ATTENUATION BLANKET. INFILL EXISTING OPENINGS TO MATCH EXISTING WALL THICKNESS.
	EXISTING DOOR
XXX	NEW DOOR
	WINDOW
ROOM NAME XXX	FINISH ROOM SF / ROOM ID. / NUMBER / ROUGH DIMENSIONS TO FACE OF FRAME. CONTRACTOR TO ACCOUNT FOR 5/8" DRYWALL FOR FINISH, UNLESS NOTED OTHERWISE; TYPICAL.
	HATCH DENOTES AREA IS NOT IN THE SCOPE OF WORK.

GENERAL NOTES:

1. ALL WORK TO BE PERFORMED BY LICENSED, INSURED CONTRACTORS IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
2. GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AND NOTIFY ARCHITECT OF DISCREPANCIES BEFORE PROCEEDING.
3. COORDINATE WITH INTERIORS, MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL DRAWINGS.
3. EXTERIOR WINDOWS/DOORS TO BE INSTALLED WITH FLASHING/WATERPROOFING AS REQUIRED TO COMPLY WITH CONSTRUCTION STANDARDS AND IN COMPLIANCE WITH PRODUCT TESTING APPROVALS, AND CURRENT BUILDING CODES.
4. CONTRACTOR TO VERIFY ROUGH OPENINGS OF DOORS AND WINDOWS FOR FRAMING COORDINATION.
5. ALL WOOD FRAMING MEMBERS TO BE #2 GRADE OR BETTER, SOUTHERN YELLOW PINE [SYP.], PRESSURE TREATED [P.T.].
6. ALL GYPSUM BOARD TO BE 5/8", UNLESS NOTED OTHERWISE. INSTALL MOISTURE RESISTANT GYPSUM BOARD IN DAMP AREAS AND CEMENT BOARD IN SHOWERS. DIMENSION TO MATCH DRYWALL.
7. ACQ TREATED LUMBER IS TO BE USED WHEN FRAMING COMES INTO CONTACT WITH CONCRETE. USE ACQ APPROVED FASTENERS ONLY.
8. FLOOR PLAN DIMENSION SHOWN TO FACE OF FRAME/ STRUCTURE, UNLESS NOTED "FIN.", CLEAR, OR NOTED OTHERWISE.

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KEY WEST, FLORIDA 33040

SUBMISSIONS:

APPROVALS:

TITLE:

PROPOSED FLOOR PLANS

PROJECT #: 24.30

SHEET:

A2.2

DECEMBER 11, 2025

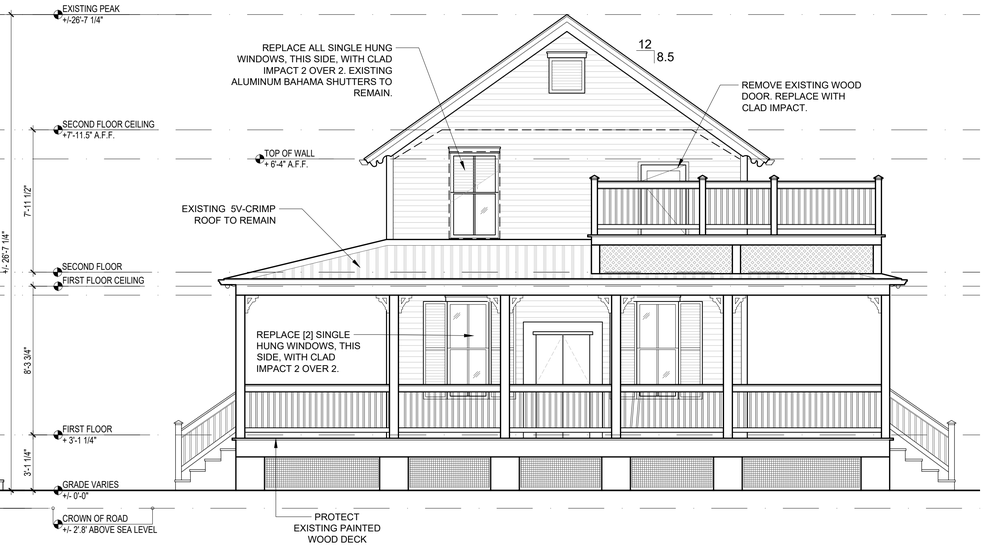
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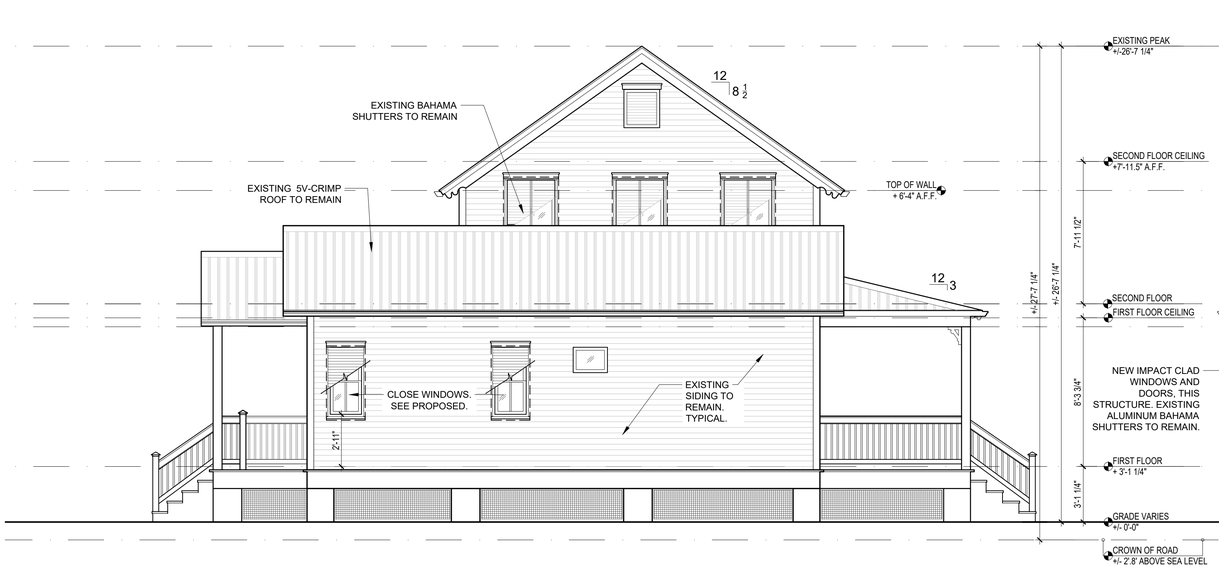
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0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"



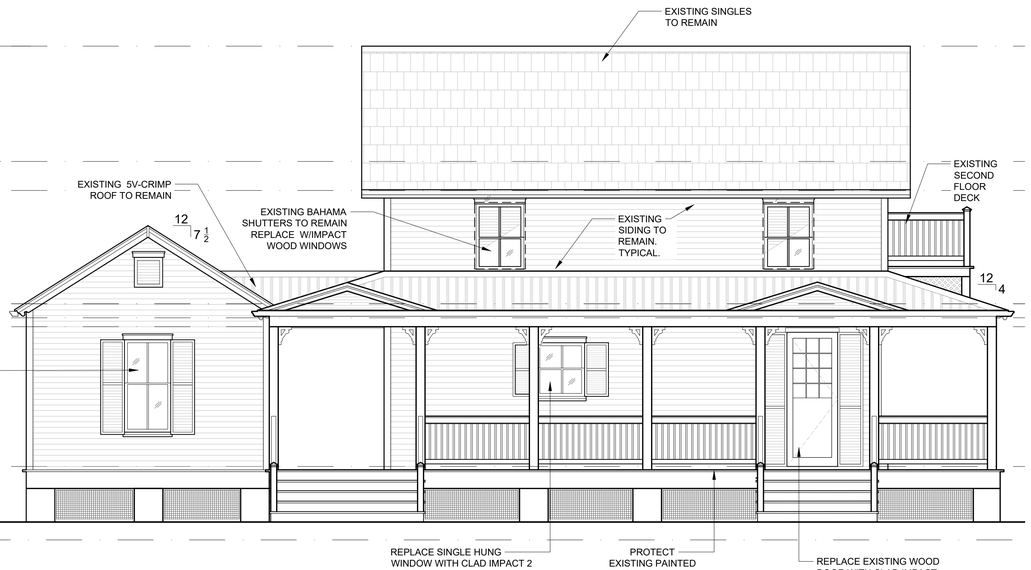
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SCALE: 1/4"=1'-0"

0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"



2 EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"

0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"



1 EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"

0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"

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RESIDENTIAL RENOVATION

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KEY WEST, FLORIDA 33040

SUBMISSIONS:

APPROVALS:

TITLE:
EXISTING EXTERIOR ELEVATIONS

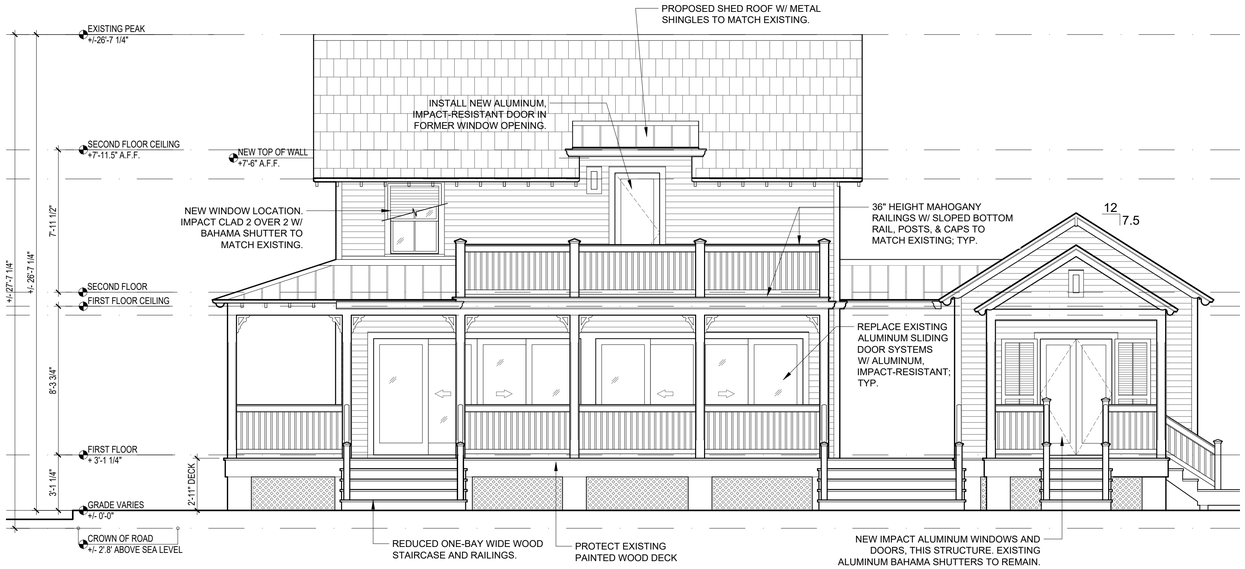
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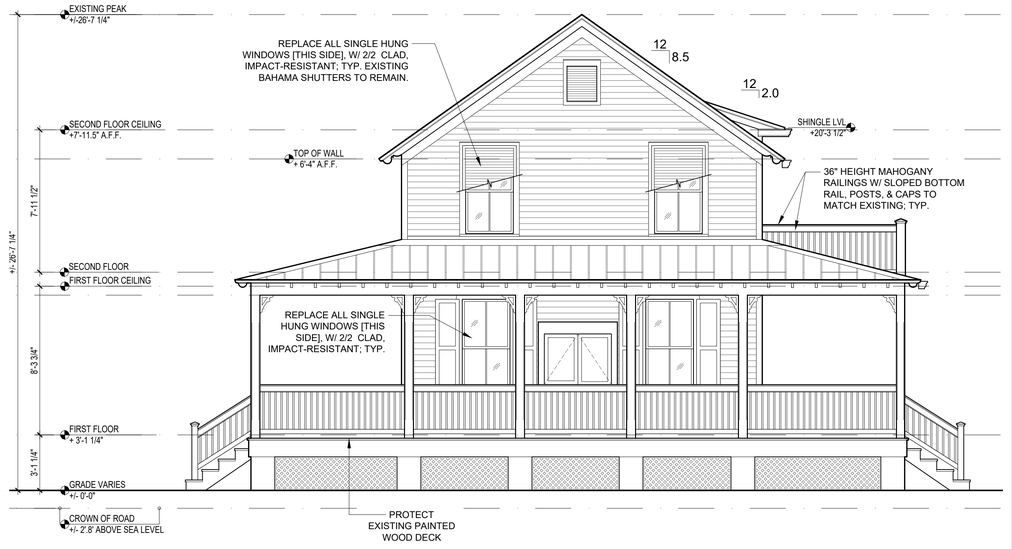
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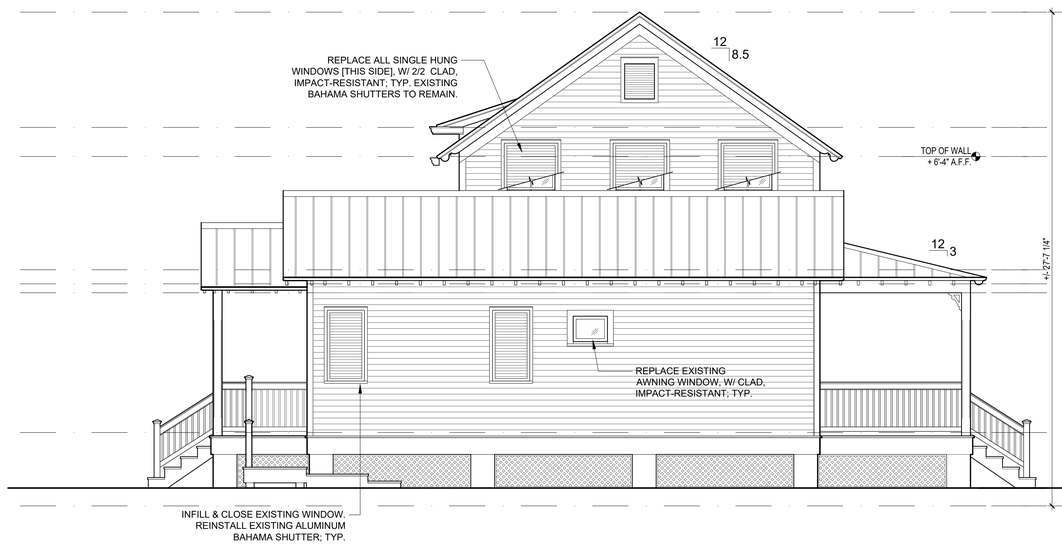
3 PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"

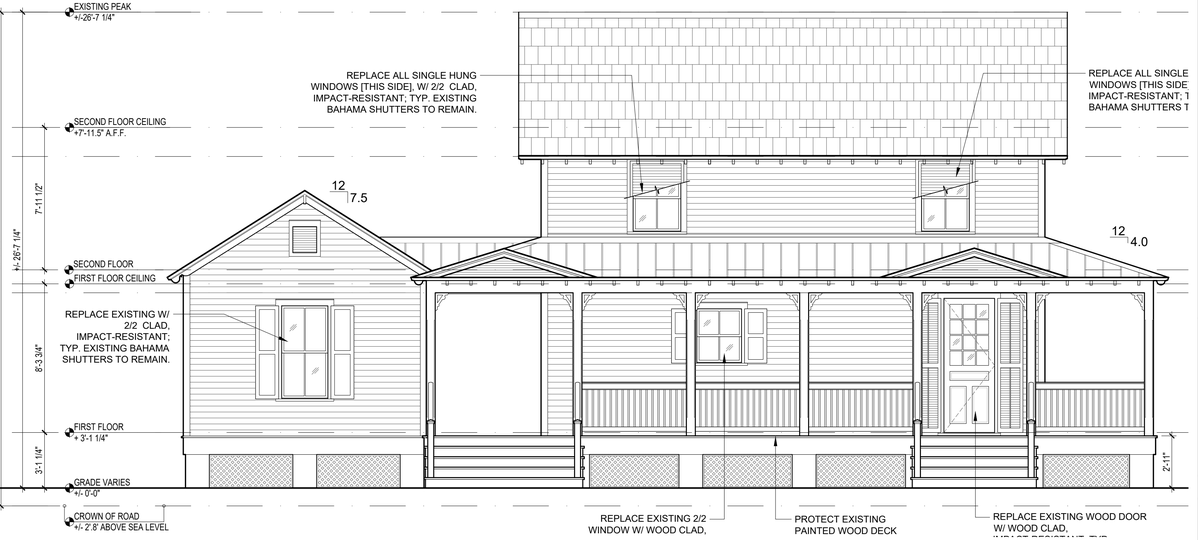
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4 PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"

GRAPHIC SCALE: 1/4" = 1'-0" (0, 4, 8, 12)





2 PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"

GRAPHIC SCALE: 1/4" = 1'-0" (0, 4, 8, 12)

1 PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"

GRAPHIC SCALE: 1/4" = 1'-0" (0, 4, 8, 12)

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AILEEN A. OSBORN, R.A.
LICENSE NO. AR97003
EXPIRATION DATE: 02/28/27

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MR. JOHN & MRS. NANCY BOLTE ESTATE
PARCEL ID: 00000970-000000

RESIDENTIAL RENOVATION

210 ELIZABETH STREET - BUILDING 2
KEY WEST, FLORIDA 33040

SUBMISSIONS:

APPROVALS:

TITLE:

PROPOSED EXTERIOR ELEVATIONS

PROJECT #: 24.30

SHEET:

A3.2

DECEMBER 19, 2025

DRAWING SIZE: 24X36 | DO NOT SCALE DRAWINGS

© 2025 BY A2O ARCHITECTURE, LLC.

WINDLOAD SOLUTIONS

ASCE 7-22

General Information

Design Wind Speed	Nominal	-
Wind Speed, V (mph)	176	Click Here to find the right wind speed
Exposure Category	D	(ASCE 7-22, Sect. 26.7)
Enclosure Classification	Enclosed	(ASCE 7-22, Section 26.12 & Figure 26.13-1)

Building Information

Height above ground, z (ft.)	1.8	Elevation of raised structure (i.e. house floor on piles)
Building Width, B (ft)	20.2	-
Building Length, L (ft)	28.2	-

Frequency Information

Damping Ratio, β	0.0700	(Standard Range = 0.010-0.070)
Period Coef., C_t	0.0200	(Standard Range = 0.020-0.035), (T = Ct*h(3/4) , and f = 1/T)

Roof Information

Roof Type	Gable w/Overhang	
Ridge Height, h_r (ft)	26.60	($h_r \geq h_e$), Roof Peak Height
Eave Height, he (ft.)	17.00	($h_e \leq h_r$), Roof Edge @ Wall
Overhang, ho (ft.)	1.50	
Parapet Along Roof Perimeter (ft.)		
Roof Slope (x:12)	8.50	
Mean Roof Height (h) - (ft.)	22.00	($h=(h_r+h_e)/2$, for roof angle >10 deg.)

Topographic Information

Hill Shape	Flat - No Hill	Click to view Topographic Diagram
H, (ft.)		
L_h, (ft.)		
x, (ft.)		
z, (ft.)		

Project Information

Client	BOLTE JOHN M FAMILY TRUST 10/07/2008
Address	210 ELIZABETH ST., BLDG. #2, KEY WEST, FL 33040
Company	A2O ARCHITECTURE, LLC.
Job Number	24.3
Preparer	ANTONIO A. OSBORN , JR.

Computations

Internal Pressure	0.18
Roof Angle, θ (degrees)	35.31
Edge Strip, a (ft.)	3.00
Directionality Factor, K_d	0.85
Topo. Factor, K_{zt}	1.00
Gust Factor, G	0.85
Building Type	Rigid

Components & Cladding (C&C)

INFO.	Mark ID	DESCRIPTION	ZONE	WIDTH (in.)	LENGTH (in.)	EFFECTIVE WIND AREA (sq.ft.)	Nominal Wind Load Pressures: MAXIMUM POSITIVE PRESSURE (psf)	Nominal Wind Load Pressures: MAXIMUM NEGATIVE PRESSURE (psf)	PRODUCT DETAILS	Manufacturer	Model Number
WALL OPENING INFORMATION	D:01		5	33.6	90	21.0	**50.9**	**-66.5**			
	D:02		4	48.0	80.4	26.8	**50.1**	**-54.6**			
	D:03		5	139.2	78.0	75.4	**46.5**	**-57.6**			
	D:04		5	139.2	78.0	75.4	**46.5**	**-57.6**			
	D:05		4	48.0	78.0	26.0	**50.2**	**-54.7**			
	D:06		4	32.4	80.4	18.1	**51.5**	**-56.0**			
	D:10		4	73.2	80.4	40.9	**48.6**	**-53.2**			
	D:11		5	72.0	80.4	40.2	**48.7**	**-62.0**			
	D:12		4	45.6	80.4	25.5	**50.3**	**-54.8**			
	W:A1		4	32.4	64.8	14.6	**52.2**	**-56.7**			
	W:A2		4	32.4	64.8	14.6	**52.2**	**-56.7**			
	W:A3		4	30.0	36.0	7.5	**53.5**	**-58.1**			
	W:A4		5	32.4	61.2	13.8	**52.4**	**-69.4**			
	W:A5		5	32.4	61.2	13.8	**52.4**	**-69.4**			
	W:A6		4	22.8	16.8	2.7	**53.5**	**-58.1**			
	W:A7		4	31.2	62.4	13.5	**52.5**	**-57.0**			
	W:A8		4	22.8	16.8	2.7	**53.5**	**-58.1**			
	W:A9		4	21.6	45.6	6.8	**53.5**	**-58.1**			
	W:A10		5	21.6	45.6	6.8	**53.5**	**-71.7**			
	W:A11		4	32.4	45.6	10.3	**53.4**	**-58.0**			
	W:A12		5	32.4	57.6	13.0	**52.6**	**-69.9**			
	W:A13		4	32.4	57.6	13.0	**52.6**	**-57.2**			
	W:A14		5	32.4	57.6	13.0	**52.6**	**-69.9**			
	W:A15		5	32.4	45.6	10.3	**53.4**	**-71.5**			
	W:A16		4	32.4	57.6	13.0	**52.6**	**-57.2**			
	W:A17		4	32.4	57.6	13.0	**52.6**	**-57.2**			
	W:A18		4	32.4	45.6	10.3	**53.4**	**-58.0**			
FORMATION											
		Wind Load Solutions LLC									

Composite windows & doors

The smart alternative to vinyl

We developed a material that is 2x as strong as vinyl, performs better when exposed to extreme temperatures and delivers exteriors that won't fade, flake, blister or peel. We call it Fibrex® material. It's made up of reclaimed wood fiber and thermoplastic polymer that is fused together and is unique to Andersen.

EXPLORE ANDERSEN® PRODUCTS THAT FEATURE FIBREX® MATERIAL BELOW.

A-Series • 100 Series • Renewal by Andersen



Fibrex® Material | Andersen Wi...

What Is Fibrex® Material?

- A blend of 40 percent wood fiber by weight, mostly reclaimed from Andersen manufacturing processes, with 60 percent thermoplastic polymer by weight, some of which is also reclaimed.
- Blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills.

Feedback

- Reduces VOC emissions because no wood preservative treatments or painting is required.
- Twice as strong as vinyl, so weathertight seals stay weathertight.
- Retains its stability and rigidity in all climates.
- A unique fabrication process blends the color with the Fibrex® material during production for long-lasting beauty.
- Resists rot, decay and fungal growth, and won't flake, blister, peel, pit or corrode*

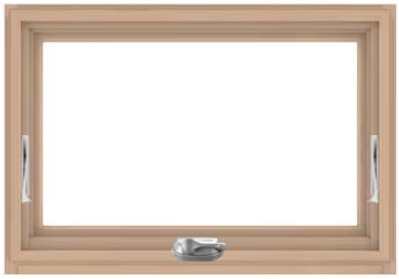
*See individual product warranties for more information.

A-Series

AWNING

A-Series

★★★★★ 5.0 | $$$$$



Exterior Colors

+8

- Weather-resistant design makes this our best-performing awning
- Wide array of style options including factory-finished wood

CASEMENT

A-Series

★★★★★ 4.8 | $$$$$



Exterior Colors

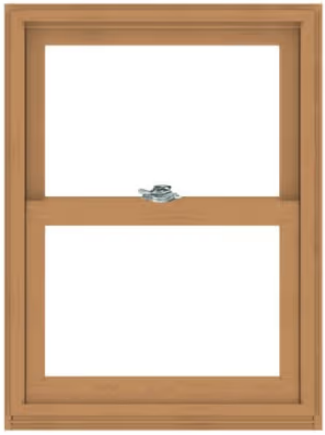
+8

- Weather-resistant design makes this our best-performing casement

DOUBLE-HUNG

A-Series

★★★½☆ 3.5 | $$$$$



Exterior Colors

+8

- Our best-performing double-hung.
- Wood protected by fiberglass and

Feedback

interiors for architectural authenticity
- Triple-pane glass options provide exceptional energy efficiency

View product →

- Wide array of style options including factory-finished wood interiors for architectural authenticity
- Triple-pane glass options provide exceptional energy efficiency

View product →

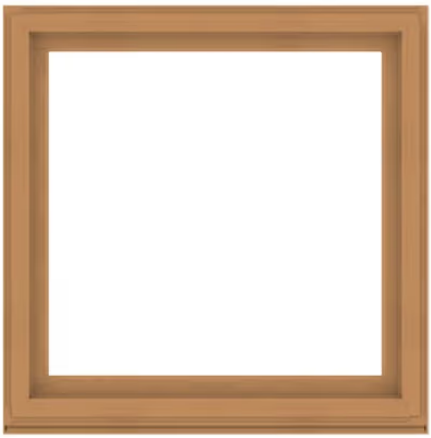
Fibrex® composite material.
- Designed for architectural authenticity.
- Standard sizes up to 4' wide and 8' high. Custom sizes available.

View product →

PICTURE

A-Series

★★★★★ 5.0 | $$$$$



Exterior Colors

+8

- Our best performing picture window.
- Wood protected by fiberglass.
- Beautiful wood options for architectural authenticity.

Feedback

Intertek | Architectural Testing

SUMMARY TEST REPORT

FOR: Andersen Corporation
100 Fourth Avenue North
Bayport, MN 55003

Report Number: E7289.03-201-47
Test End Date: 10/28/2015
Report Date: 11/10/2015
Test Record Retention End Date: 11/10/2019

SERIES TESTED: A-Series Double Hung with Stormwatch Protection
MODEL TESTED: ADH4080 IG IR

NAFS-08/-11: Class LC-PG70 Size Tested 47.3 x 95.3 in. DP +70/-70 psf
NAFS-05: N/A

Test	Results Summary
Operating Ease	133 N (30 lbf)
Resistance to Air Infiltration	0.08 cfm/ft2 (ASTM E283)
Resistance to Water Penetration	Pass at DP70 (ASTM E547)
Resistance to Structural Loading	Pass at DP70 (ASTM E330)
Forced Entry Resistance	Pass (ASTM F 588)

CAN/CSA A440-00, Evaluation to the prescriptive requirements was not performed

Test	Rating
Operating Ease	(N/A)
Air Tightness	A3
Water Tightness	B5
Wind Load Resistance	C5
Blow-Out	C5

ASTM E1886, E1996

Test	Results Summary
Impact	Windzone 4, Missile level D
Pressure Cycling	DP +70/-70 psf

REFERENCE:	See Intertek-ATI Report No. E7289.01-201-47, E7289.02-201-47, and E7289.04-201-47 for complete test results

A copy of this report will be retained by Intertek-ATI for a period of four years. This report is the exclusive property of the client named herein and is applicable to the sample tested. Results obtained are tested values and do not constitute an opinion or endorsement by this laboratory.

INTERTEK-ATI

Digitally Signed by: Karl Lips-Eakins

Karl A. Lips-Eakins
Senior Technician

INTERTEK-ATI

Digitally Signed by: Daniel A. Johnson

Daniel A. Johnson
Director of Regional Operations

exterior detail wood fiber composite



interior detail wood

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., January 27, 2026, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

REPLACEMENT OF ALL EXTERIOR WINDOWS AND DOORS ON CONTRIBUTING STRUCTURE WITH IMPACT RATED UNITS.

#210 ELIZABETH STREET

Applicant – A20 Architecture LLC Application #C2025-0110

If you wish to see the application or have any questions, you may visit the Growth Management Division during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared _____ Aileen Osborn, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 210 Elizabeth St. on the 19 day of January 2026

   This legal notice(s) contained an area of at least 8.5"x11".

   The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on Jan. 27, 2026.

   The legal notice(s) is/are clearly visible from the public street adjacent to the property.

   The Certificate of Appropriateness number for this legal notice is C2025-0110

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant: _____
Date: 1/20/26
Address: 3706 N. Roosevelt
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 20 day of January, 2026.

By (Print name of Affiant) _____ who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC
Sign Name: _____
Print Name: Patrick Dominick Mobley
Notary Public - State of Florida (seal)
My Commission Expires: 11/7/2027

PATRICK DOMINICK MOBLEY
Commission # HH 462261
Expires November 7, 2027

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Public
Meeting
Notice

PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID	00000970-000000
Account#	1000990
Property ID	1000990
Millage Group	12KW
Location Address	210 ELIZABETH St, KEY WEST
Legal Description	KW PT LOT 2 SQR 12 OR90-278 OR470-794 OR1194-1912 OR1605-1108 OR1622-575 OR3287-0360 (Note: Not to be used on legal documents.)
Neighborhood	6108
Property Class	SINGLE FAMILY RESID (0100)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No



Owner

BOLTE JOHN M FAMILY TRUST 10/07/2008
C/O MARY ROSENTHAL TRUSTEE
1214 Olivia St
Key West FL 33040

Valuation

		2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+	Market Improvement Value	$1,241,745	$1,185,909	$1,047,334	$929,952
+	Market Misc Value	$26,483	$26,629	$27,645	$28,687
+	Market Land Value	$2,048,976	$1,756,445	$1,330,830	$984,312
=	Just Market Value	**$3,317,204**	**$2,968,983**	**$2,405,809**	**$1,942,951**
=	Total Assessed Value	**$2,586,068**	**$2,350,971**	**$2,137,246**	**$1,942,951**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$3,317,204**	**$2,968,983**	**$2,405,809**	**$1,942,951**

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	$2,048,976	$1,241,745	$26,483	$3,317,204	$2,586,068	$0	$3,317,204	$0
2023	$1,756,445	$1,185,909	$26,629	$2,968,983	$2,350,971	$0	$2,968,983	$0
2022	$1,330,830	$1,047,334	$27,645	$2,405,809	$2,137,246	$0	$2,405,809	$0
2021	$984,312	$929,952	$28,687	$1,942,951	$1,942,951	$0	$1,942,951	$0
2020	$976,779	$951,219	$29,930	$1,957,928	$1,866,720	$0	$1,957,928	$0
2019	$1,029,510	$844,883	$31,174	$1,905,567	$1,697,018	$0	$1,905,567	$0
2018	$906,471	$866,150	$32,419	$1,805,040	$1,542,744	$0	$1,805,040	$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	8,370.00	Square Foot	124.5	67.5

Buildings

Building ID	20
Style	2 STORY ELEV FOUNDATION
Building Type	S.F.R. - R1 / R1
Building Name	
Gross Sq Ft	2146
Finished Sq Ft	1835
Stories	2 Floor
Condition	AVERAGE
Perimeter	344
Functional Obs	0
Economic Obs	0
Depreciation %	1
Interior Walls	WD PANL/CUSTOM

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	248	0	0
FLA	FLOOR LIV AREA	1,835	1,835	0
OPU	OP PR UNFIN LL	63	0	0
TOTAL		**2,146**	**1,835**	**0**

Exterior Walls	ABOVE AVERAGE WOOD
Year Built	2003
EffectiveYearBuilt	2022
Foundation	WD CONC PADS
Roof Type	GABLE/HIP
Roof Coverage	METAL
Flooring Type	SFT/HD WD
Heating Type	FCD/AIR DUCTED with 0% NONE
Bedrooms	3
Full Bathrooms	3
Half Bathrooms	1
Grade	700
Number of Fire Pl	0

Building ID	19
Style	2 STORY ELEV FOUNDATION
Building Type	S.F.R. - R1 / R1
Building Name	
Gross Sq Ft	5017
Finished Sq Ft	1526
Stories	2 Floor
Condition	AVERAGE
Perimeter	278
Functional Obs	0
Economic Obs	0
Depreciation %	5
Interior Walls	WALL BD/WD WAL

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	50	0	0
FLA	FLOOR LIV AREA	1,526	1,526	0
OPU	OP PR UNFIN LL	103	0	0
OUU	OP PR UNFIN UL	176	0	0
OPF	OP PRCH FIN LL	1,497	0	0
PTO	PATIO	1,665	0	0
TOTAL		**5,017**	**1,526**	**0**

Exterior Walls	ABOVE AVERAGE WOOD
Year Built	1938
EffectiveYearBuilt	2018
Foundation	CONCR FTR
Roof Type	GABLE/HIP
Roof Coverage	METAL
Flooring Type	SFT/HD WD
Heating Type	FCD/AIR DUCTED with 0% NONE
Bedrooms	3
Full Bathrooms	3
Half Bathrooms	0
Grade	600
Number of Fire Pl	1

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
TIKI	1993	1994	4 x 7	1	28 SF	1
WATER FEATURE	2003	2004	0 x 0	1	1 UT	1
FENCES	2003	2004	6 x 228	1	1368 SF	2
TILE PATIO	2003	2004	15 x 2	1	22.5 SF	1
BRICK PATIO	2003	2004	8 x 30	1	240 SF	2
BRICK PATIO	2003	2004	2 x 22	1	44 SF	2
TILE PATIO	2003	2004	15 x 35	1	525 SF	1
CUSTOM POOL	1993	2004	15 x 33	1	495 SF	5

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/1/2024	$4,900,000	Warranty Deed	2470278	3287	0360	01 - Qualified	Improved		
3/10/2000	$975,000	Warranty Deed		1622	0575	Q - Qualified	Improved		
12/1/1991	$250,000	Warranty Deed		1194	1912	Q - Qualified	Improved		
2/1/1971	$17,000	Conversion Code		470	794	Q - Qualified	Improved		

Permits

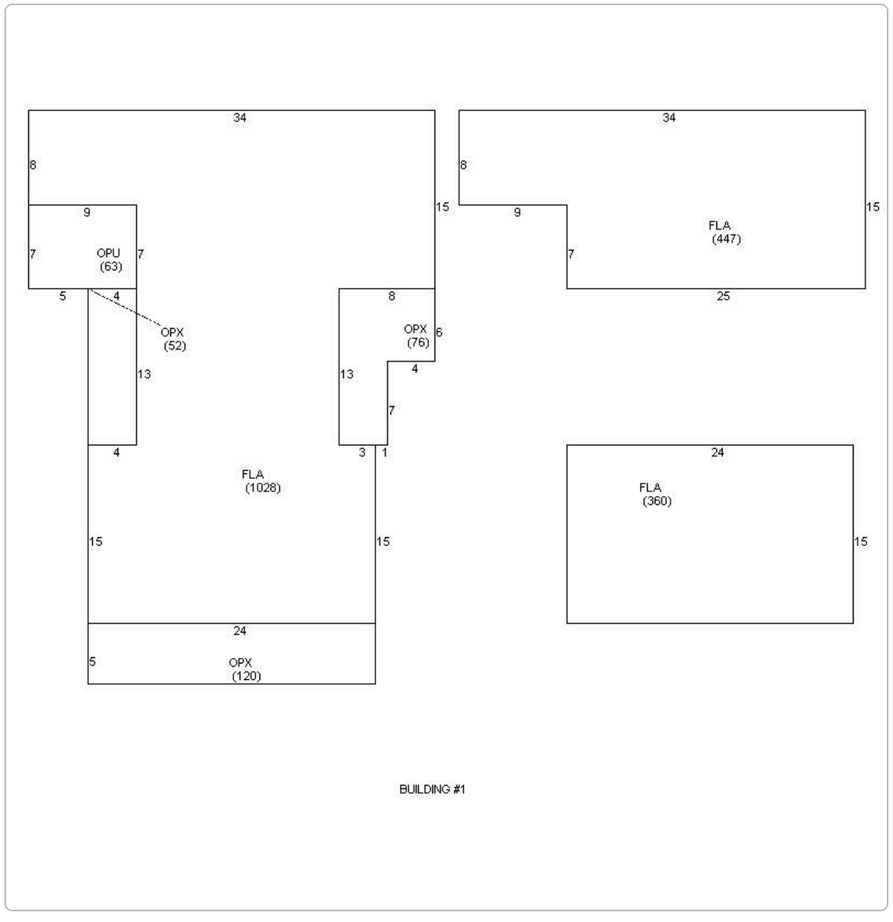
Number	Date Issued	Status	Amount	Permit Type	Notes
25-0561	03/18/2025	Active	$47,800	Residential	Replacement of foundation as per plan 46SF
07-2188	05/07/2007	Completed	$8,750	Residential	INSTALL 800 SF OF METAL ROOFING
04-0971	04/02/2004	Completed	$2,000	Residential	PLUMBING
03-2309	07/08/2003	Completed	$800	Residential	DECKING
03-2132	06/19/2003	Completed	$23,500	Residential	POOL
02-2646	10/25/2002	Completed	$8,000	Residential	PAINT BUILDING
02-1735	07/10/2002	Completed	$1,600	Residential	INSTALL BRICK PAVERS
02-1629	06/19/2002	Completed	$35,000	Residential	FINISH FLOORS, PAINT INT.
02-1512	06/17/2002	Completed	$3,000	Residential	RELOCATE SERVICE
02-0725	04/03/2002	Completed	$2,079	Residential	SECURITY SYSTEM

Number	Date Issued	Status	Amount	Permit Type	Notes
02-641	03/18/2002	Completed	$21,885	Residential	METAL ROOF
01-2754	08/16/2001	Completed	$1,500	Residential	SEWER LINE
01-2113	05/30/2001	Completed	$254,000	Residential	ADDITION TO POOL HOUSE
B933272	11/01/1993	Completed	$20,000		POOL & DECK
M932998	10/01/1993	Completed	$3,500		1-3 1/2 TON A/C W/5 DROPS
B932068	07/01/1993	Completed	$160,000		RENOVATION & ADDITION
B921077	04/01/1992	Completed	$800	Residential	RENOVATE STORAGE BLDG

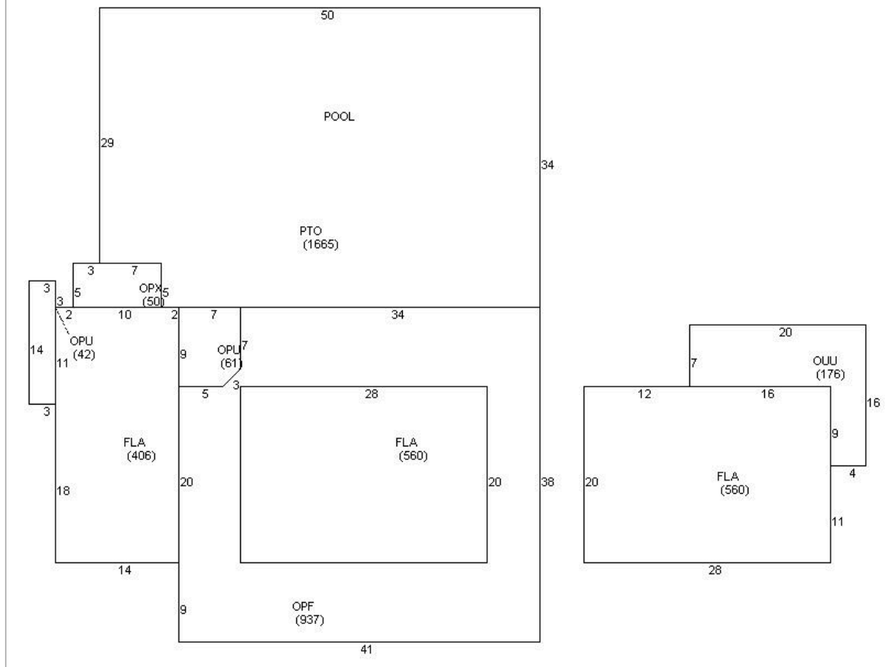
View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)



BUILDING #1



BUILDING #2

Photos







Map



TRIM Notice

2024 TRIM Notice (PDF)

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

| User Privacy Policy | GDPR Privacy Notice

Last Data Upload: 7/17/2025, 1:21:59 AM

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